

Executive Summary Physical Inspection

Snoqualmie/North Bend - Area 080 Physical Inspection

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2009
Number of Improved Sales: 617
Range of Sale Dates: 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$132,200	\$181,700	\$313,900			11.15%
2014 Value	\$152,000	\$245,500	\$397,500	\$427,900	92.7%	8.72%
Change	+\$19,800	+\$63,800	+\$83,600			
% Change	+15.0%	+35.1%	+26.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 8.72% is an improvement from the previous COD of 11.15%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

Population – Improved Valuation Change Summary

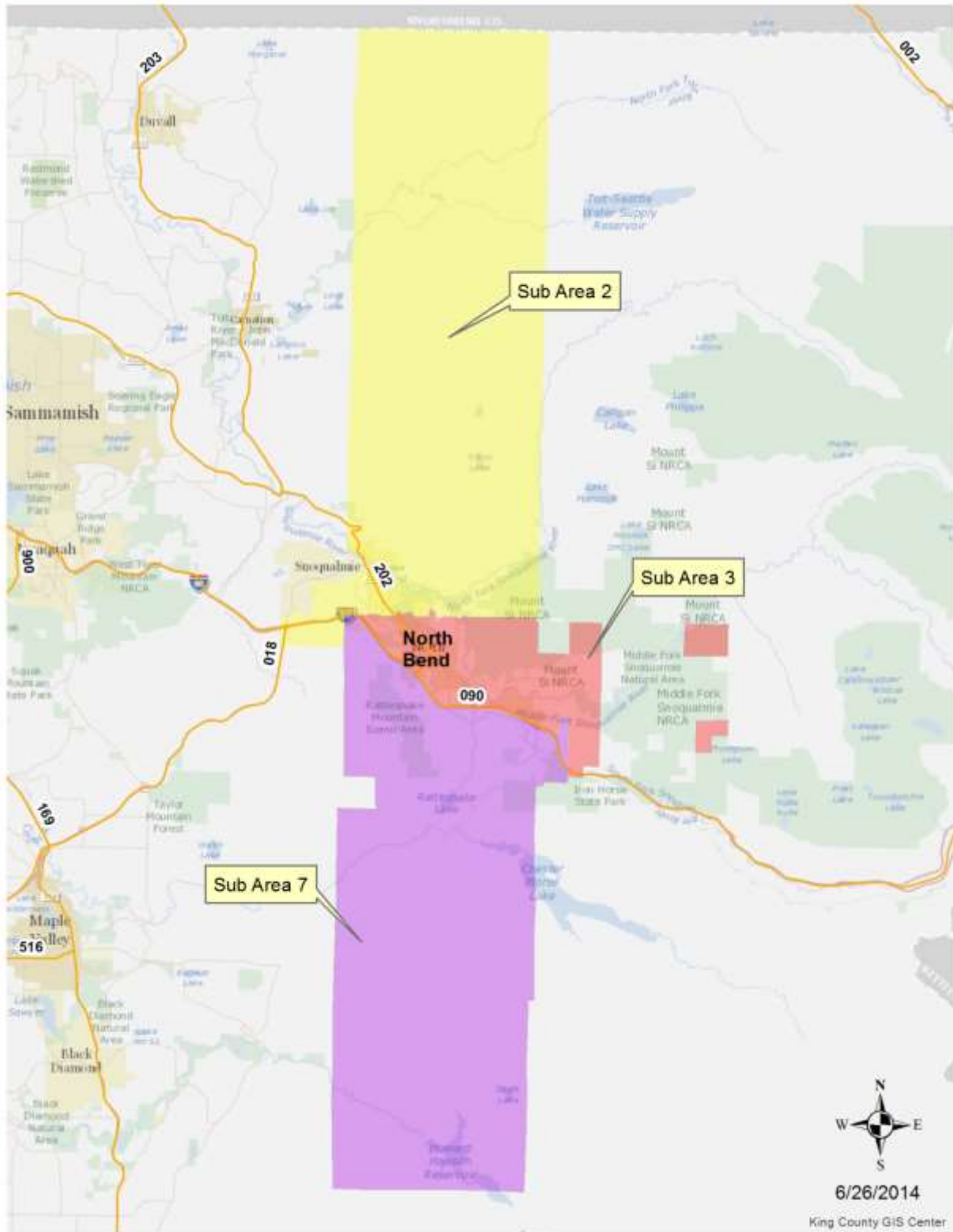
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$134,700	\$160,300	\$295,000
2014 Value	\$155,400	\$211,000	\$366,400
% Change	+15.4%	+31.6%	+24.2%

Number of one to three unit residences in the population: 5,091

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 080 – Snoqualmie/North Bend, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

Area 080 Map



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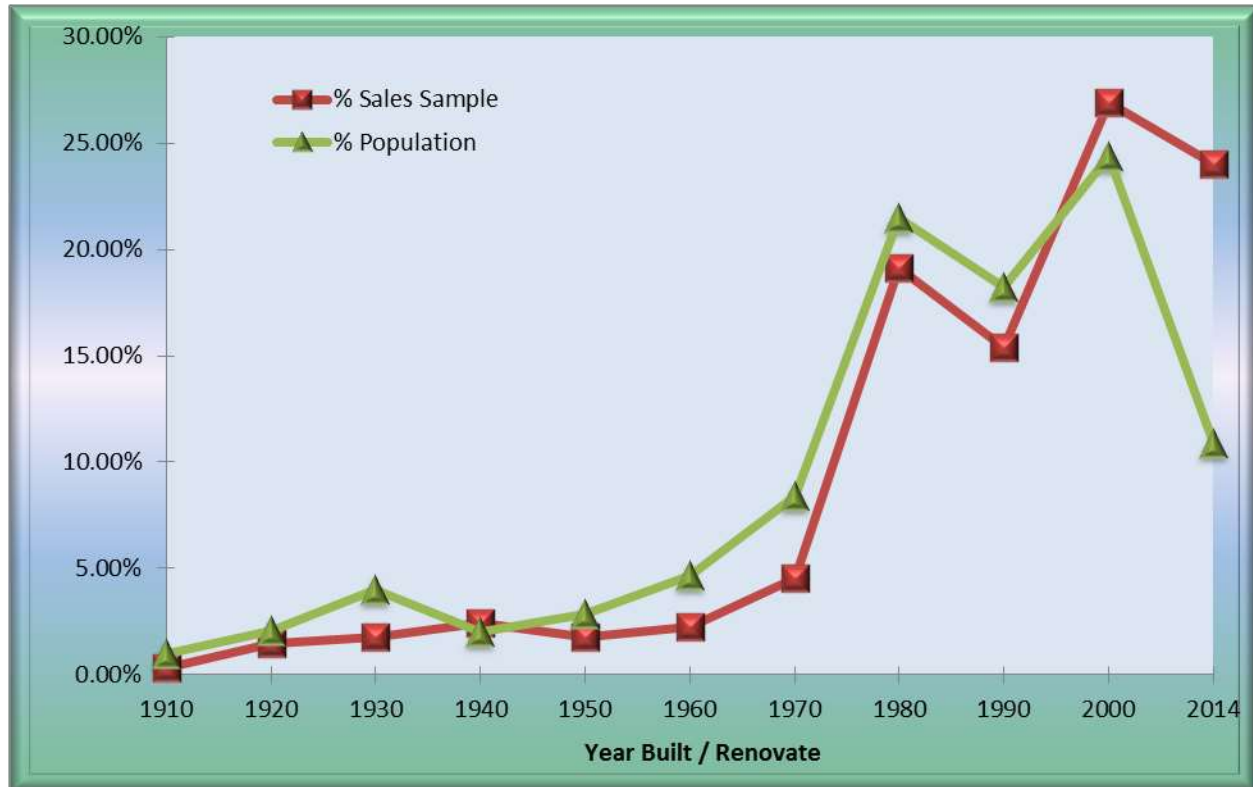
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.32%
1920	9	1.46%
1930	11	1.78%
1940	15	2.43%
1950	11	1.78%
1960	14	2.27%
1970	28	4.54%
1980	118	19.12%
1990	95	15.40%
2000	166	26.90%
2014	148	23.99%
	617	

Population

Year Built/Ren	Frequency	% Population
1910	49	0.96%
1920	107	2.10%
1930	205	4.03%
1940	103	2.02%
1950	145	2.85%
1960	239	4.69%
1970	428	8.41%
1980	1,092	21.45%
1990	927	18.21%
2000	1,241	24.38%
2014	555	10.90%
	5,091	



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

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

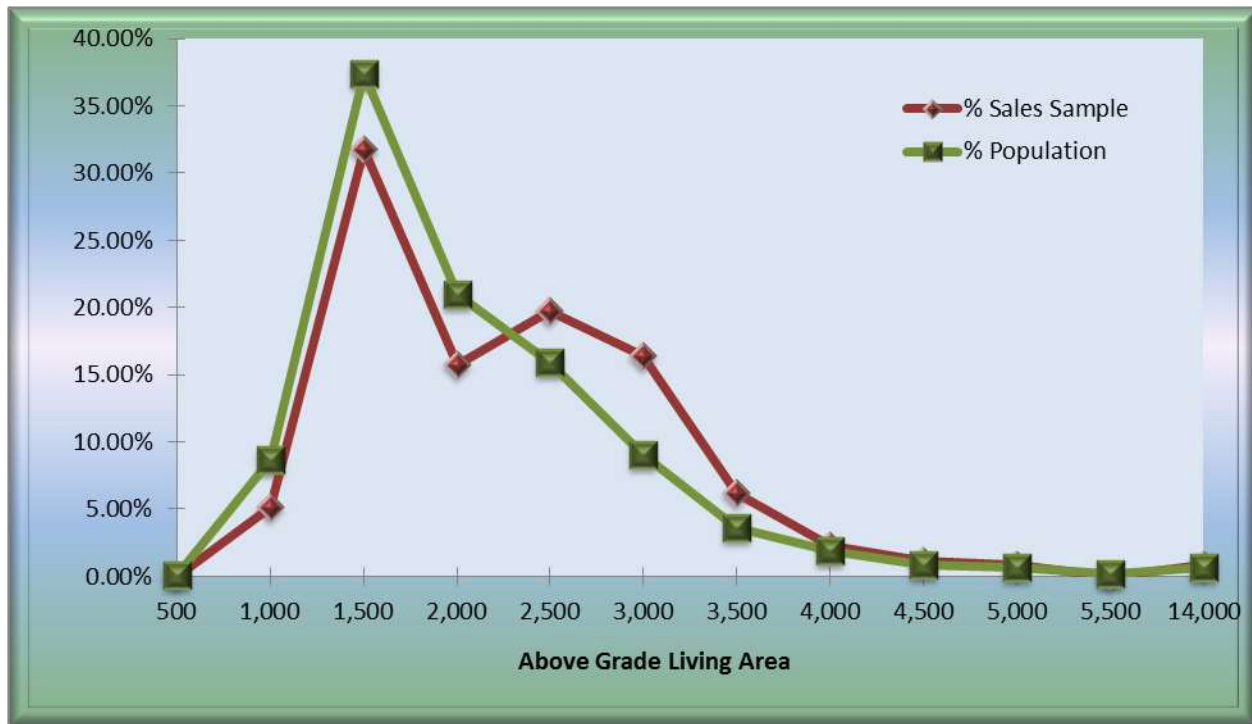
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	32	5.19%
1,500	196	31.77%
2,000	97	15.72%
2,500	122	19.77%
3,000	101	16.37%
3,500	38	6.16%
4,000	14	2.27%
4,500	7	1.13%
5,000	5	0.81%
5,500	0	0.00%
14,000	5	0.81%
617		

Population

AGLA	Frequency	% Population
500	5	0.10%
1,000	442	8.68%
1,500	1,905	37.42%
2,000	1,068	20.98%
2,500	811	15.93%
3,000	463	9.09%
3,500	182	3.57%
4,000	96	1.89%
4,500	42	0.82%
5,000	33	0.65%
5,500	11	0.22%
14,000	33	0.65%
5,091		



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



Sales Sample Representation of Population

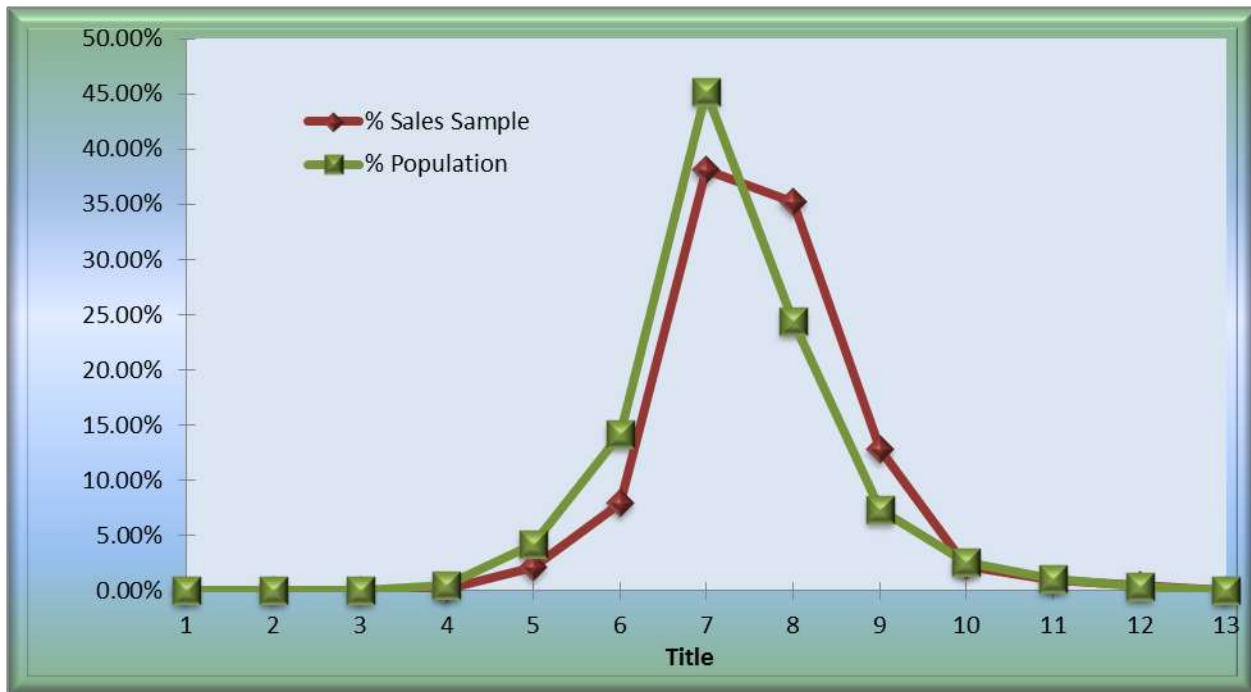
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.16%
5	13	2.11%
6	49	7.94%
7	235	38.09%
8	217	35.17%
9	79	12.80%
10	14	2.27%
11	6	0.97%
12	3	0.49%
13	0	0.00%
617		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	27	0.53%
5	213	4.18%
6	724	14.22%
7	2,302	45.22%
8	1,241	24.38%
9	373	7.33%
10	132	2.59%
11	54	1.06%
12	22	0.43%
13	3	0.06%
5,091		



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



Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 28, 2014

Appraisal Team Members and Participation

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

- Ronald Guidry – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Theresa Fawcett – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Mark Monahan – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- David McCourt – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Elizabeth Shirer – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Angelina Gomez – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$10,000 or less posted for the 2013 Assessment Roll Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

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

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



Standards and Measurement of Data Accuracy

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

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



Identification of the Area

Name or Designation:

Area 080 - Snoqualmie/North Bend

Boundaries:

The practical northern boundary of Area 80 is Tokul Rd, the eastern boundary is the western 1/3 of range 9 just to the east of Edgewick Rd, the southern boundary is Rattlesnake Ridge and the surrounding Snoqualmie National Forest and the western boundary is Highway 18 and Snoqualmie Parkway.

Maps:

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

Area Description:

Area 080 is located about 25 to 30 miles east of Seattle in the Cascade foothills of East King County. There are a large number of exempt forest land and open space parcels in Area 80 that extend far to the north and south near the Snohomish and Pierce County lines, however the majority of privately owned parcels are located in close proximity to Interstate 90. The towns of North Bend and Snoqualmie, incorporated in 1909 and 1903 respectively are the only two incorporated municipalities in Area 80. The area's pristine natural setting and stunning beauty inspire and support the community's identification with year-round outdoor activities.

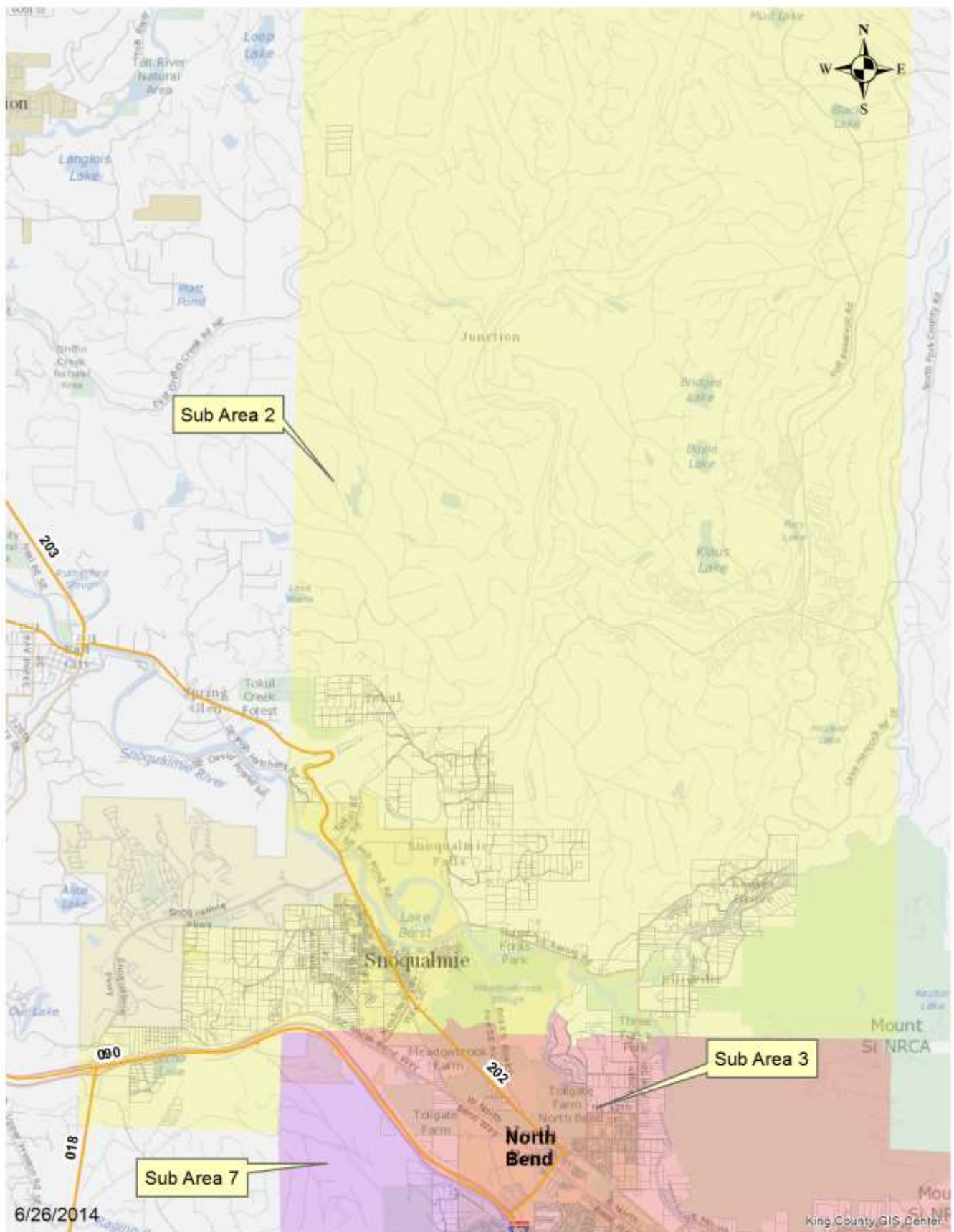
Area 80 is divided into 3 Sub Areas with 11 neighborhoods.

- **Area 80-2** is the northern most portion of Area 80 and encompasses neighborhoods 1 through 4 as well as a portion of the Town of Snoqualmie. *(See detailed neighborhood descriptions, beginning on page-12)*
- **Area 80-3** is the mid-section of the Area 80, north of Interstate 90 and encompasses neighborhoods 5 through 8 as well as the Town of North Bend. *(See detailed neighborhood descriptions, beginning on page-12)*
- **Area 80-7** is the southern portion of Area 80, south of Interstate 90; the area encompasses neighborhoods 9 through 11 including the large residential plats of Forster Woods, Riverbend and Wilderness Rim. *(See detailed neighborhood descriptions, beginning on page-12 & Plat Map on page-22)*

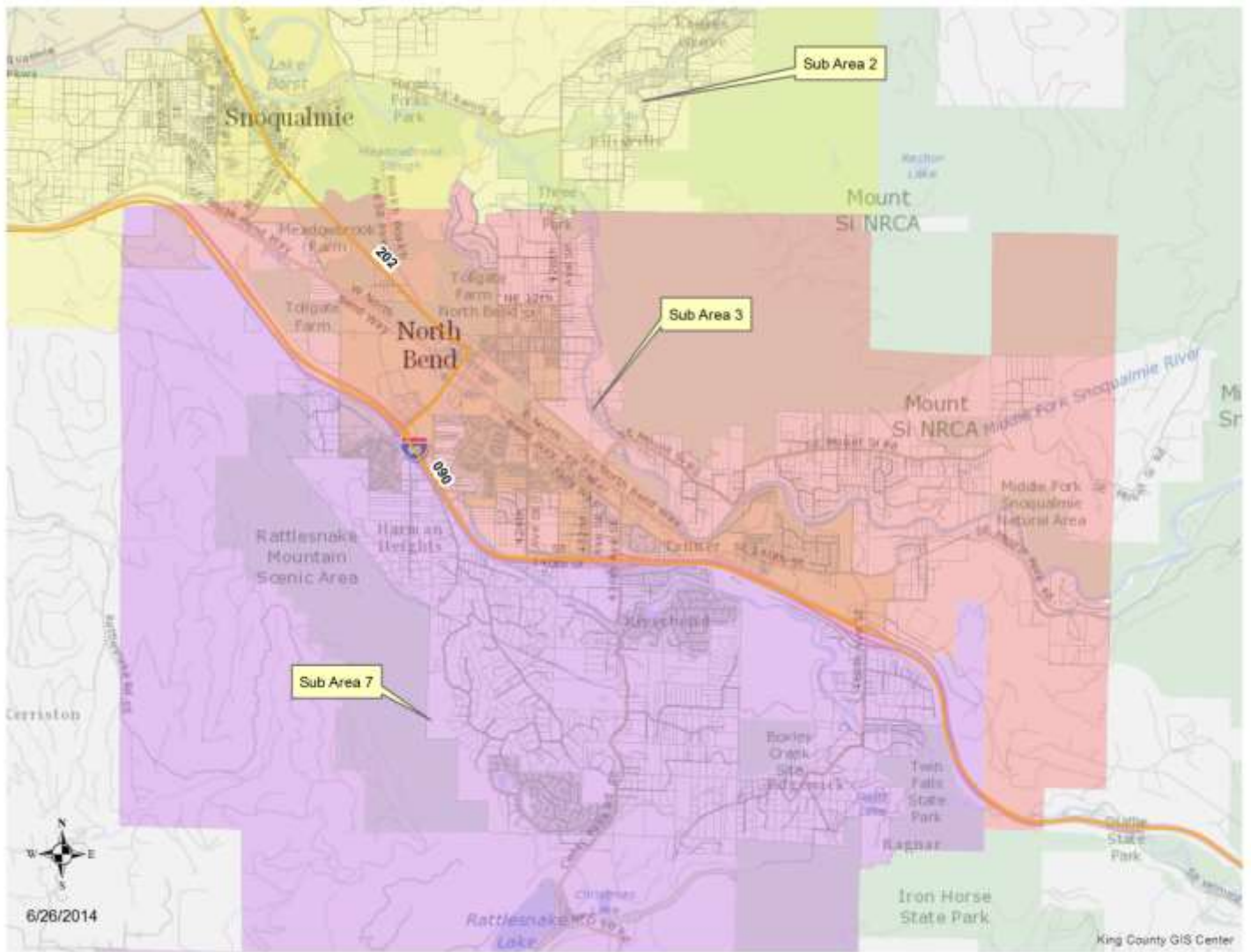
Area 80 is influenced and impacted by all three forks of the Snoqualmie River. Of the 6,849 taxable parcels in Area 80, 626 parcels are waterfront. Due to floodplain, floodway, channel migration and other impacts, many properties located on or in close proximity to rivers are not developable or face development restrictions. Despite these restrictions, market data indicates waterfront location is a positive attribute. Area 80 is close to major employment centers as well as winter and summer recreational activity centers.



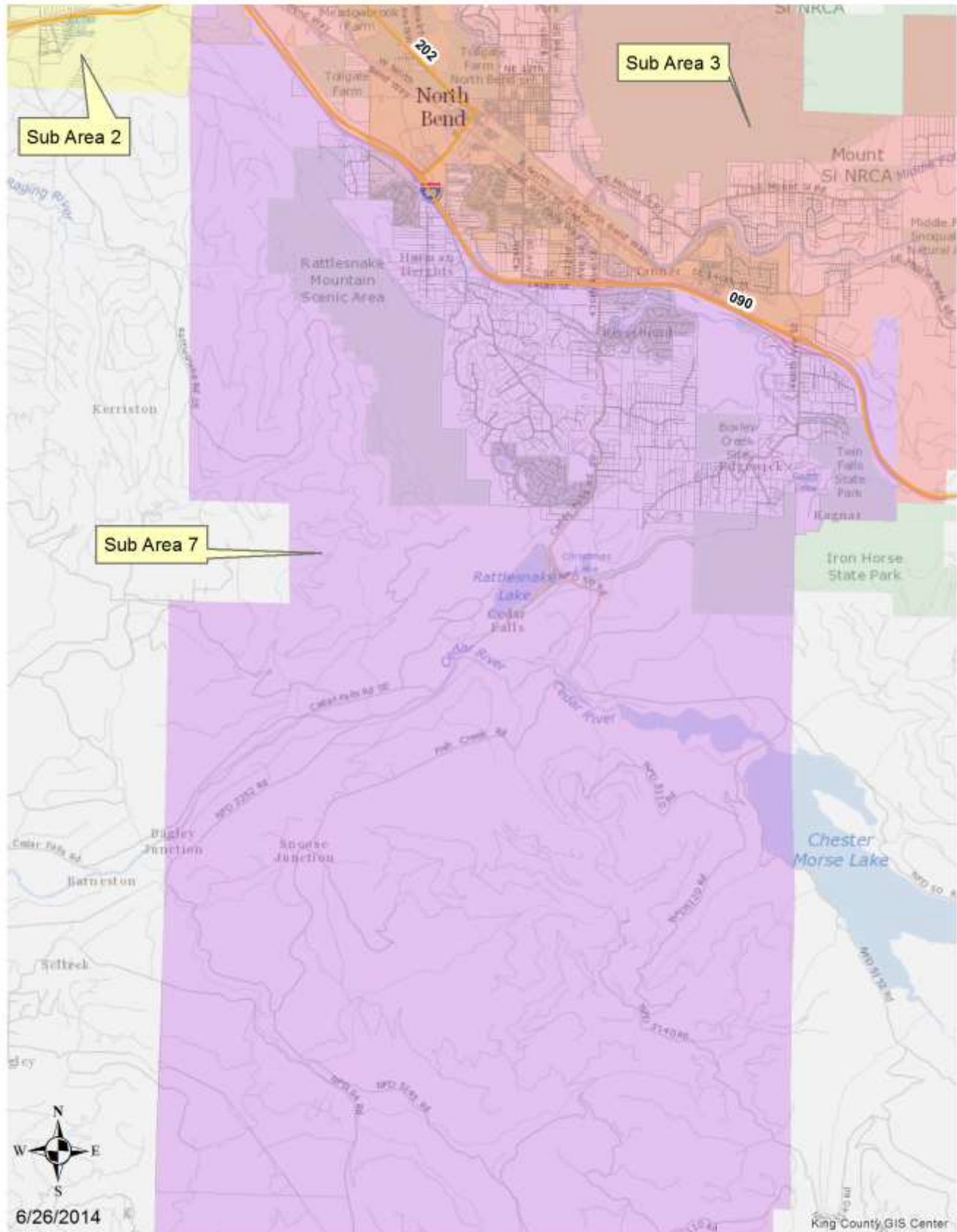
Area 080- Sub Area 2 Map



Area 080 – Sub Area 3 Map



Area 080 – Sub Area 7 Map



Neighborhoods

For the purpose of land valuation Area 80 is divided into eleven distinct neighborhoods. Area 80 clings to the Interstate 90 corridor as it winds southeast from Highway 18 to Olallie State Park, a distance of about 14 miles. Access and proximity to this corridor in large part define and influence growth patterns and land values in the area. Neighborhoods were established based on location, access and proximity to (Interstate 90, Highway 202 and neighborhood arterials), geographic constraints both natural and man-made, zoning, typical use and sales. These criteria demonstrated measurable market difference between neighborhoods.

Neighborhood 1 (West of Snoqualmie) consists of 541 parcels with 26 sales occurring in the sale date range, (1/1/2011 to 12/31/2013). This neighborhood is west of 'Old Town Snoqualmie' and in large part situated just north of Interstate 90 between 356th AV SE and 384th AV SE and extending north to about SE 80th ST. A small portion of Neighborhood 1 is located south of Interstate 90 and east of Echo Lake. The neighborhood housing stock is single family and evenly distributed between platted developments and tax lots of medium size, 1 to 3 acres.

Neighborhood 2 (Snoqualmie) consists of 583 parcels with 36 sales in the sale date range. The neighborhood straddles Highway 202 between the Snoqualmie River and 384th AV SE, extending south from SE Northern ST to Meadowbrook Farm. The neighborhood can be characterized as 'Old Town Snoqualmie' with an older single family housing stock as well as a modest commercial and tourist district along Highway 202. The neighborhood is located entirely in a designated flood zone; as such many home owners take advantage of a federally subsidized program to elevate/lift their home above flood levels.

Neighborhood 3 (Tokul) consists of 273 parcels with 13 sales in the sale date range. Neighborhood 3 is one of the furthest from Interstate 90 and is accessed via Highway 202 and SE Tokul RD. The neighborhood is generally north of Snoqualmie River and east of Borst Lake. There are no platted developments in this neighborhood, housing stock is single family located on medium to large tax lots, 1 to 10 acres.

Neighborhood 4 (Moon Valley) consists of 373 parcels with 20 sales in the sale date range. The neighborhood is north of the City of North Bend and extends from Three Forks Park along the North Fork of the Snoqualmie River between North Fork RD SE and along Moon Valley RD SE to its terminus. The neighborhood is a mixture of tax lots and platted parcels; many single family homes in this neighborhood enjoy dynamic river front locations and or views of Mount Si.

Neighborhood 5 (North Bend) consists of 770 parcels with 63 sales in the sale date range. Located in the heart of incorporated North Bend this neighborhood is accessed directly from Interstate 90 off of Bendigo Blvd S (Highway 202). The neighborhood is generally situated between E North Bend Wy and Interstate 90 extending southeast from NW 8th ST to Mountain View Blvd SE. Neighborhood 5 enjoys a vibrant commercial district including North Bend Outlet Mall. Single and multi-family housing stock exist side-by-side; single family homes in this neighborhood are typically older and situated on small lots from 3,000 to 5,000 sf.



Neighborhoods

Neighborhood 6 (80-3 around N. Bend) consists of 853 parcels with 123 sales in the sale date range. Generally located southeast and north of neighborhood 5, this neighborhood is south of Three Forks Park, between the Middle and South Forks of the Snoqualmie River. The neighborhood is a mixture of densely platted new developments as well as older established plats. The northern portion of neighborhood 5 consists of larger tax lots, many enjoying dynamic river front locations and or Mount Si views. A water moratorium established in 1999 stopped new development/construction in the area for nearly a decade; the moratorium was lifted in 2009. Since 2009 and the end of the moratorium supply and demand is beginning to move toward equilibrium, new developments have sold out and/or selling at a brisk pace.

Neighborhood 7 (Middle Fork Rd.) consists of 375 parcels with 44 sales in the sale date range. Neighborhood 7 is located between Interstate 90 and the Middle Fork Snoqualmie River extending southeast from SE Tanner RD and along SE Middle Fork RD to SE Lake Dorothy RD and Granite Creek RD. The area is a mixture of new and seasoned single family sub divisions, as well as medium to large size tax lots. There are several large custom homes with dynamic river front locations as well as a few very large vacant parcels of 20 to 40 acres. A water moratorium established in 1999 stopped new development/construction in the area for nearly a decade; the moratorium was lifted in 2009. Since 2009 and the end of the moratorium several new developments are now complete and selling out with regularity. Demand for new single family homes in this neighborhood is high, sales are brisk and usually at full price, future development in the area appears robust in the near term.

Neighborhood 8 (Mt Si Rd) consists of 677 parcels with 59 sales in the sale date range. Neighborhood 8 is located north of the Middle Fork Snoqualmie River and south of SE Mount Si RD from 434th AV SE to just beyond 480th AV SE. The neighborhood is a mixture of medium sized established developments as well as medium to large tax lots all featuring single family homes. Many properties in this neighborhood enjoy dynamic river front locations.

Neighborhood 9 (80-7 Ribary) consists of 507 parcels with 54 sales in the sale date range. Neighborhood 9 is south of Interstate 90 and extends southeast from W Ribary WY & 398th AV SE between Rattlesnake Ridge and Interstate 90 to about 424th AV SE. Neighborhood 9 includes the plats of Forster Woods, mid-grade homes on 9,000 to 12,000 sf lots, as well as Uplands Reserve and Uplands Snoqualmie Valley, higher grade homes on larger estate size lots, 1 to 5 acres. In addition to the platted areas in Neighborhood 9 there are a substantial number of tax lots in the 1 to 5 acre range. The area is populated by single family homes.

Neighborhood 10 (80-7 Cedar Falls Rd) consists of 1640 parcels with 161 sales in the sale date range. Neighborhood 10 is located south of Interstate 90 off of the 436 AV SE exit, (Cedar Falls RD SE). The neighborhood extends south from the freeway to about SE 177 ST and east from 424th AV SE to 453rd AV SE. The neighborhood features the large plats of Wilderness Rim with 649 parcels and Riverbend with 556 parcels. These plats feature smaller mid-grade homes built in the late 1970's through mid 1980's on 9,000 12,000 sf lots. Tax lots in this neighborhood range from 1 to 5 acres however there are 21 tax lots that are over 10 acres in size.

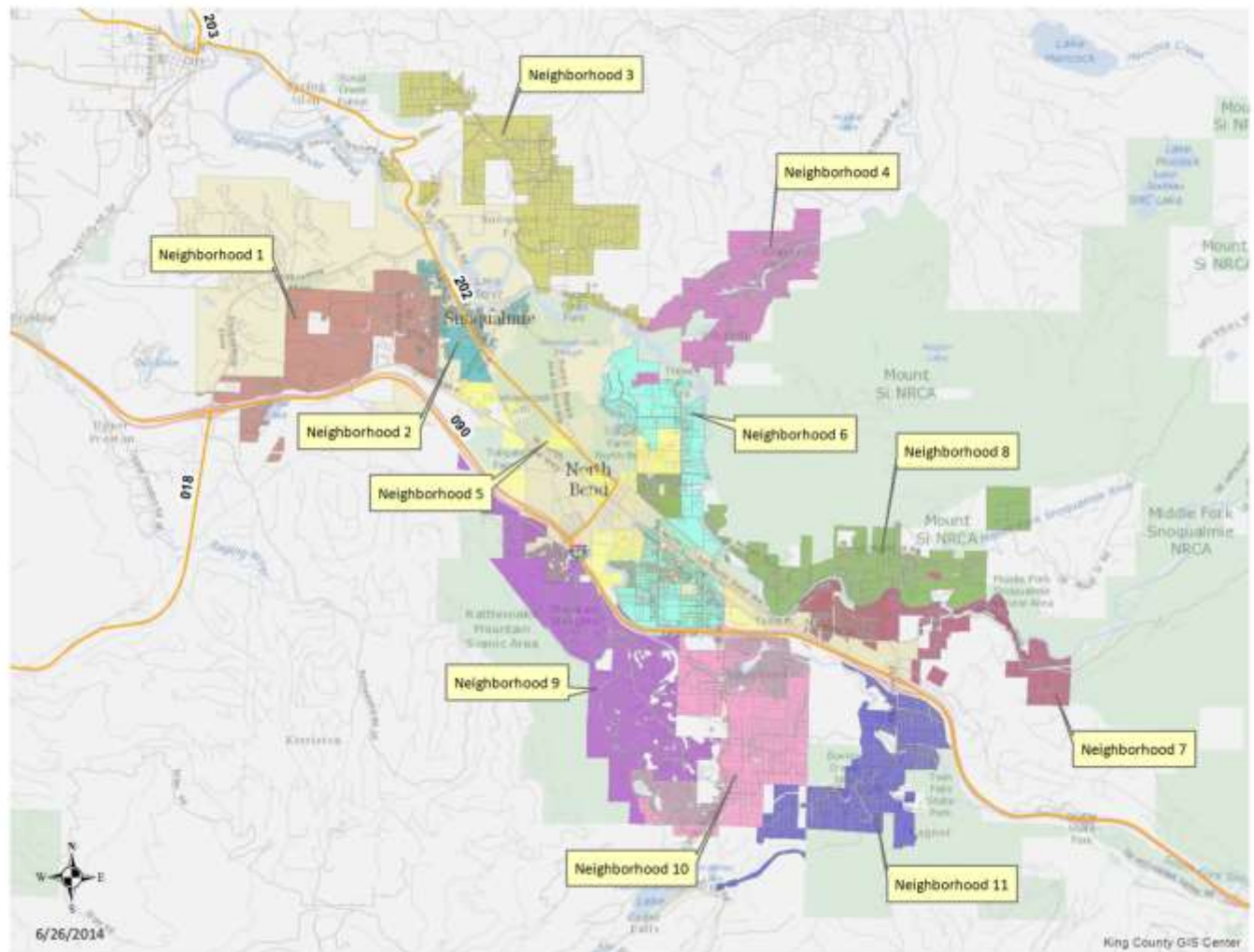


Neighborhoods

Neighborhood 11 (80-7 Edgewick) consists of 300 parcels with 18 sales in the sale date range.

Neighborhood 11 is located south of Interstate 90 off of the 468 AV SE exit. The neighborhood extends south along SE Edgewick RD to about SE 175th ST between neighborhood 10, Boxley Creek and Twin Falls State Park. The area is characterized by single family homes on tax lots that average 5 acres in size. The neighborhood represents the eastern boundary of Area 80 south of Interstate 90.

Neighborhood Map



Land Valuation

Vacant land sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014.

Area 80 consists of 6,892 taxable parcels of which 5,632 are improved with at least one Single Family residence. A total of 62% of the parcels in Area 80 are platted the remaining 38% are tax lots. There are 834 vacant parcels in the area, 308 mobile home parcels, and 74 accessory only parcels. There were 54 vacant land sales in Area 80 within the sale date range, 23 of those sales were used in the analysis while 29 were removed. A decade long (1999 to 2009) water moratorium coupled with sewer capacity issues brought growth, (the construction of new single family homes) to a stand-still in the City of North Bend. With the moratorium lifting and increased sewer capacity, new projects currently in construction and those in the permitting stage are beginning to meet demand and as such provide the substratum for an active and robust market in the near term.

Most lots were valued by lot size rather than per site value for an individual plat.

Land Model

Model Development, Description and Conclusions:

There were 54 vacant land sales in Area 80 within the sale date range, (1/1/2011 to 12/31/2013) - 23 of those sales were used in the analysis, 29 were removed.

The Land Model accounts for impacts that are common or typical for specific neighborhoods. In most cases negative adjustments are made for impacts such as floodplain, floodway, channel migration hazard, topography, easements and other environmental impacts. The extent of the adjustment was dependent on the aggregate effect of all impacts on the parcel. These impacts tend to present difficulties in the future development of parcels if vacant or interim use. In the case of improved properties these impacts can affect enjoyment of all or portions of a property. The aggregate impact of all environmental influences fit into one of five possible categories. The categories of the level of impact for properties are mild, moderate, high, extreme (questionable building site) and non-buildable. The range of downward adjustments to the scheduled land value for the first four categories is 5% to 70%. The final category is non-buildable which has a range of 75% to 90% off of the land schedule value. Typically for a non-buildable parcel, the Assessor has documentation on file showing this parcel to be unbuildable. However this category can also include properties where certainty exists as to its lack of development potential. Examples being a vacant parcel 100% impacted by wetlands or extreme topography. These adjustments are supported by land sales and paired sales of improved properties.

Negative adjustments for traffic nuisance, power lines, and difficult, steep or undeveloped access were made where applicable. Positive adjustments were made for views and waterfront locations. The majority of the marketable views requiring an upward adjustment were instances where the parcel had elevation creating an enhanced view amenity. Most properties in Area 80 enjoy some form of mountain or territorial view. Many of these views were considered typical and addressed in the land schedule thus requiring no upward adjustment. These adjustments either negative or positive are supported by land sales and paired sales of improved properties.

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

Land Value Model Calibration

Parcel Size (sf)	NH1 West of Snoqualmie	NH2 Snoqualmie	NH3 Tokul	NH4 Moon Valley	NH5 N. Bend	NH6 80-3 around N. Bend	NH7 Mid Fork Rd.	NH8 Mt Si Rd.	NH9 80-7 Ribary	NH10 80-7 Cedar Falls Rd.	NH11 80-7 Edgewick
2,178	\$105,700	\$98,600	\$103,200	\$115,300	\$123,200	\$127,500	\$131,300	\$108,900	\$118,800	\$115,100	\$115,300
4,356	\$113,600	\$105,900	\$110,800	\$123,900	\$130,000	\$136,900	\$141,100	\$117,000	\$127,600	\$123,600	\$123,900
6,534	\$119,800	\$111,800	\$117,000	\$130,700	\$136,000	\$144,500	\$148,900	\$123,500	\$134,600	\$130,400	\$130,700
8,712	\$125,400	\$117,000	\$122,400	\$136,800	\$141,100	\$151,200	\$155,800	\$129,200	\$140,800	\$136,500	\$136,800
10,890	\$130,100	\$121,300	\$126,900	\$141,900	\$145,300	\$156,800	\$161,500	\$134,000	\$146,000	\$141,500	\$141,900
13,068	\$133,900	\$124,900	\$130,700	\$146,100	\$149,600	\$161,500	\$166,400	\$138,000	\$150,400	\$145,800	\$146,100
15,246	\$137,900	\$128,700	\$134,600	\$150,400	\$153,800	\$166,300	\$171,300	\$142,100	\$154,800	\$150,100	\$150,400
17,424	\$141,800	\$132,300	\$138,400	\$154,700	\$158,100	\$171,000	\$176,200	\$146,100	\$159,200	\$154,300	\$154,700
19,602	\$145,700	\$136,000	\$142,200	\$159,000	\$162,300	\$175,700	\$181,000	\$150,100	\$163,600	\$158,600	\$159,000
21,780	\$149,600	\$139,600	\$146,000	\$163,200	\$165,700	\$180,400	\$185,900	\$154,100	\$168,000	\$162,900	\$163,200
23,958	\$152,700	\$142,500	\$149,100	\$166,600	\$169,100	\$184,200	\$189,800	\$157,400	\$171,600	\$166,300	\$166,600
26,136	\$155,900	\$145,400	\$152,100	\$170,100	\$172,500	\$188,000	\$193,700	\$160,600	\$175,100	\$169,700	\$170,100
28,314	\$159,000	\$148,300	\$155,200	\$173,500	\$175,900	\$191,700	\$197,600	\$163,800	\$178,600	\$173,100	\$173,500
30,492	\$162,100	\$151,300	\$158,300	\$176,900	\$179,300	\$195,500	\$201,400	\$167,100	\$182,100	\$176,500	\$176,900
32,670	\$165,300	\$154,200	\$161,300	\$180,300	\$181,900	\$199,300	\$205,300	\$170,300	\$185,600	\$179,900	\$180,300
34,848	\$167,700	\$156,400	\$163,700	\$182,900	\$184,400	\$202,200	\$208,300	\$172,800	\$188,300	\$182,500	\$182,900
37,026	\$170,000	\$158,600	\$165,900	\$185,400	\$187,000	\$205,000	\$211,200	\$175,100	\$190,900	\$185,000	\$185,400
39,204	\$172,400	\$160,800	\$168,300	\$188,100	\$189,500	\$207,900	\$214,200	\$177,600	\$193,600	\$187,600	\$188,100
41,382	\$174,700	\$163,000	\$170,500	\$190,600	\$192,100	\$210,600	\$217,000	\$180,000	\$196,200	\$190,200	\$190,600
43,560	\$177,100	\$165,200	\$172,800	\$193,200	\$202,300	\$213,500	\$220,000	\$182,400	\$198,800	\$192,700	\$193,200
54,450	\$186,500	\$174,000	\$182,000	\$203,400	\$212,500	\$224,900	\$231,700	\$192,100	\$209,400	\$203,000	\$203,400
65,340	\$195,900	\$182,800	\$191,200	\$213,700	\$221,000	\$236,200	\$243,300	\$201,800	\$220,000	\$213,200	\$213,700
76,230	\$203,700	\$190,100	\$198,900	\$222,300	\$229,500	\$245,700	\$253,100	\$209,900	\$228,800	\$221,800	\$222,300
87,120	\$211,600	\$197,400	\$206,500	\$230,800	\$236,300	\$255,100	\$262,800	\$218,000	\$237,600	\$230,300	\$230,800
98,010	\$217,800	\$203,200	\$212,600	\$237,600	\$243,100	\$262,700	\$270,600	\$224,400	\$244,600	\$237,100	\$237,600



King County

Department of Assessments

Land Value Model Calibration

Parcel Size (sf)	NH1 West of Snoqualmie	NH2 Snoqualmie	NH3 Tokul	NH4 Moon Valley	NH5 N. Bend	NH6 80-3 around N. Bend	NH7 Mid Fork Rd.	NH8 Mt Si Rd.	NH9 80-7 Ribary	NH10 80-7 Cedar Falls Rd.	NH11 80-7 Edgewick
108,900	\$224,100	\$209,100	\$218,700	\$244,500	\$249,900	\$270,200	\$278,400	\$230,900	\$251,600	\$243,900	\$244,500
119,790	\$230,400	\$214,900	\$224,900	\$251,300	\$256,700	\$277,800	\$286,200	\$237,400	\$258,700	\$250,700	\$251,300
130,680	\$236,600	\$220,800	\$231,000	\$258,200	\$262,600	\$285,300	\$294,000	\$243,800	\$265,700	\$257,600	\$258,200
141,570	\$242,100	\$225,900	\$236,300	\$264,100	\$268,600	\$291,900	\$300,800	\$249,400	\$271,900	\$263,500	\$264,100
152,460	\$247,600	\$231,000	\$241,700	\$270,100	\$274,500	\$298,600	\$307,700	\$255,100	\$278,000	\$269,500	\$270,100
163,350	\$253,100	\$236,100	\$247,000	\$276,100	\$280,500	\$305,100	\$314,400	\$260,700	\$284,200	\$275,500	\$276,100
174,240	\$258,600	\$241,300	\$252,400	\$282,100	\$286,400	\$311,800	\$321,200	\$266,400	\$290,400	\$281,400	\$282,100
185,130	\$264,000	\$246,300	\$257,700	\$288,000	\$292,400	\$318,400	\$328,100	\$272,000	\$296,500	\$287,400	\$288,000
196,020	\$269,600	\$251,500	\$263,100	\$294,100	\$298,300	\$325,000	\$334,900	\$277,700	\$302,700	\$293,400	\$294,100
206,910	\$275,000	\$256,600	\$268,400	\$300,000	\$304,300	\$331,600	\$341,700	\$283,300	\$308,800	\$299,400	\$300,000
217,800	\$280,500	\$261,700	\$273,800	\$306,000	\$314,500	\$338,300	\$348,500	\$289,000	\$315,000	\$305,300	\$306,000
239,580	\$289,900	\$270,500	\$283,000	\$316,300	\$324,700	\$349,600	\$360,200	\$298,700	\$325,600	\$315,600	\$316,300
261,360	\$299,300	\$279,300	\$292,200	\$326,600	\$334,900	\$360,900	\$371,900	\$308,400	\$336,100	\$325,800	\$326,600
283,140	\$308,700	\$288,100	\$301,400	\$336,800	\$345,100	\$372,300	\$383,600	\$318,100	\$346,700	\$336,000	\$336,800
304,920	\$318,200	\$296,800	\$310,500	\$347,100	\$355,300	\$383,600	\$395,200	\$327,800	\$357,200	\$346,300	\$347,100
326,700	\$327,600	\$305,600	\$319,700	\$357,300	\$365,500	\$395,000	\$406,900	\$337,500	\$367,800	\$356,500	\$357,300
348,480	\$337,000	\$314,400	\$328,900	\$367,600	\$375,700	\$406,300	\$418,600	\$347,200	\$378,400	\$366,800	\$367,600
370,260	\$346,400	\$323,200	\$338,100	\$377,900	\$385,900	\$417,600	\$430,300	\$356,900	\$388,900	\$377,000	\$377,900
392,040	\$355,800	\$331,900	\$347,300	\$388,100	\$396,100	\$429,000	\$442,000	\$366,600	\$399,500	\$387,200	\$388,100
413,820	\$365,200	\$340,700	\$356,400	\$398,400	\$406,300	\$440,300	\$453,700	\$376,200	\$410,000	\$397,500	\$398,400
435,600	\$374,600	\$349,500	\$365,600	\$408,600	\$423,300	\$451,700	\$465,400	\$385,900	\$420,600	\$407,700	\$408,600
479,160	\$390,300	\$364,100	\$380,900	\$425,700	\$440,300	\$470,600	\$484,800	\$402,100	\$438,200	\$424,800	\$425,700
522,720	\$405,900	\$378,700	\$396,200	\$442,800	\$457,300	\$489,500	\$504,300	\$418,200	\$455,800	\$441,800	\$442,800
566,280	\$421,600	\$393,400	\$411,500	\$459,900	\$474,300	\$508,400	\$523,800	\$434,400	\$473,400	\$458,900	\$459,900
609,840	\$437,300	\$408,000	\$426,800	\$477,000	\$491,300	\$527,300	\$543,300	\$450,500	\$491,000	\$476,000	\$477,000
653,400	\$453,000	\$422,600	\$442,100	\$494,100	\$504,000	\$546,200	\$562,700	\$466,700	\$508,600	\$493,000	\$494,100
696,960	\$464,700	\$433,500	\$453,600	\$506,900	\$516,800	\$560,300	\$577,400	\$478,800	\$521,800	\$505,800	\$506,900

Land Value Model Calibration

Parcel Size (sf)	NH1 West of Snoqualmie	NH2 Snoqualmie	NH3 Tokul	NH4 Moon Valley	NH5 N. Bend	NH6 80-3 around N. Bend	NH7 Mid Fork Rd.	NH8 Mt Si Rd.	NH9 80-7 Ribary	NH10 80-7 Cedar Falls Rd.	NH11 80-7 Edgewick
740,520	\$476,500	\$444,600	\$465,100	\$519,800	\$529,500	\$574,500	\$592,000	\$490,900	\$535,000	\$518,700	\$519,800
784,080	\$488,200	\$455,500	\$476,500	\$532,600	\$542,300	\$588,600	\$606,500	\$503,000	\$548,200	\$531,400	\$532,600
827,640	\$500,000	\$466,500	\$488,000	\$545,400	\$555,000	\$602,900	\$621,200	\$515,100	\$561,400	\$544,200	\$545,400
871,200	\$511,700	\$477,400	\$499,500	\$558,200	\$606,000	\$617,000	\$635,800	\$527,200	\$574,600	\$557,000	\$558,200
1,089,000	\$558,700	\$521,300	\$545,400	\$609,500	\$648,500	\$673,700	\$694,200	\$575,700	\$627,400	\$608,200	\$609,500
1,306,800	\$597,900	\$557,800	\$583,600	\$652,300	\$682,500	\$720,900	\$742,900	\$616,000	\$671,400	\$650,900	\$652,300
1,524,600	\$629,300	\$587,100	\$614,200	\$686,500	\$708,000	\$758,700	\$781,800	\$648,300	\$706,600	\$685,000	\$686,500
1,742,400	\$652,800	\$609,000	\$637,200	\$712,100	\$733,000	\$787,100	\$811,100	\$672,600	\$733,000	\$710,500	\$712,100
>1,742,400 (40 Acres)	Plus \$4,030 per Acre	Plus \$3,370 per Acre	Plus \$3,820 per Acre	Plus \$4,270 per Acre	Plus \$4,500 per Acre	Plus \$4,720 per Acre	Plus \$4,610 per Acre	Plus \$4,030 per Acre	Plus \$4,400 per Acre	Plus \$4,380 per Acre	Plus \$4,270 per Acre

Note – Base land values are interpolated between sizes.

Land Value Model Plat Values & Exceptions

Plat Names	Major	Base Land Value	Exception Parameter	Exception Value
Cedar Falls;				
No. 1	144287	\$140,000	> 8500 sf	\$145,000
No. 2	144288			
Forster Woods;				
No. 1	260773			
No. 2	260772	\$145,000	> 15000 sf	\$150,000
No. 3	260776			
No. 4	260774			
Riverbend;				
No. 1	733440			
No. 2	733450	\$125,000	>= 1 Acre	(Land schedule x 0.90)
No. 3	733460			
No. 4	733470			
No. 5	733480			
Sallal Prairie Estates;	751170	\$175,000	None	-
Tannerwood;				
No. 1	856485	\$150,000	None	-
No. 2	856486			
Wilderness Rim;				
No. 1	940700	\$120,000	> 15000 sf	(Land schedule x 0.85)
No. 2	940710			
No. 3	940711			



Base Land Value Adjustments

Environmental/Sensitive Area Impacts	Adjustments
Mild	less 5% to 15%
Moderate	less 20% to 30%
High	less 35% to 45%
Extreme	less 50% to 70%
Non-Buildable	less 75% to 90%
Traffic Nuisance	
Moderate	add 5% to 10%
High	add 15% to 20%
Extreme	add 25% to 30%
Power Lines	less 5% to 30%
Difficult Access	less 5% to 30%
Views	
Territorial/Cascade/River (Non-Waterfront)	
Average	add 5% to 15%
Good	add 20% to 25%
Excellent	add 30%
Waterfront (Snoqualmie River)	
Base Land Value plus \$35,000	BLV + \$35,000
1'-100'	\$500 per front foot
101'-200'	\$300 per front foot
200'-300'	\$200 per front foot
301'+	No Additional Adjustment
Waterfront River Views	
Average	No Adjustment
Good	add 10%
Excellent	add 20%
No River View	less 10%
Riverfront Restricted River Access	less 10% to 30%
Riverfront - No River Access/No River View	No Waterfront Adjustment



Area 80 Plat Map



Improved Parcel Valuation

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

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

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

Model Development, Description and Conclusions:

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition, the analysis showed Sub Area 3, High Grade (8+) and Very High Grade (10+) improvements, waterfront location and the platted subdivisions of Tannerwood, Forster Woods, Wilderness Rim, Riverbend and Cedar Falls were also influential in the market.

There are 308 manufactured homes serving as the primary residence in Area 80. During the value date range (1/1/2011 to 12/31/2013) there were only 5 manufactured home sales considered "good" market sales. Lack of adequate sales representation influenced the valuation method for this population; total Replacement Cost New Less Depreciation + Base Land, (RCNLD + Base Land). All manufactured homes in Area 80 were field-reviewed and characteristics updated.

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

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Sale DaySq	Time Adjustment Squared
Sub3YN	Parcel located in Sub Area 3
BaseLandC	2015 Adjusted Base Land Value
TotalRcnC	Total Reconstruction Cost New
AgeC	Age of Improvement
HiGradeYN	Improvement Grade greater than 8
ConditionC	Condition of Improvement
VHiGradeYN	Improvement Grade greater than 10
WfLocYN	Parcel located on waterfront
TannerWood	Parcel located in Plat of Tanner Wood
ForsterWoods	Parcel located in Plat of Forster Woods
WildernessRim	Parcel located in Plat of Wilderness Rim
RiverBend	Parcel located in Plat of Riverbend
CedarFalls	Parcel located in Plat of Cedar Falls

Multiplicative Model

$(1-0.06) * (EXP1.347048 + 5.160723E-04 * SaleDay + 3.322644E-07 * SaleDaySq - .0564957 * TannerWood - 4.106824E-02 * CedarFalls + 1.526627E-02 * Sub3YN + .0342807 * ForsterWoods - .0417488 * WildernessRim - 6.599886E-02 * RiverBend + .2609456 * BaseLandC + .5695748 * TotalRcnC - 9.269756E-02 * AgeC + 2.867012E-02 * HiGradeYN + .3632087 * ConditionC + .1118256 * VHiGradeYN + 4.435699E-02 * WfLocYN) * 1000$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Net condition, Obsolescence and Percent Complete greater than 0
- Condition equal to 1 (Poor condition)

Of the improved parcels in the population, 5053 parcels increased in value. They were comprised of 154 single family residences on commercially zoned land and 4899 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 15 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



Supplemental Models and Exceptions

Supplemental Models	Value Adjustment
Townhome (Present Use)	EMV * .84
Wood River Plat	EMV * .95

Area 080 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 1.181, resulting in an adjusted value of \$560,000 ($\$475,000 \times 1.181 = \$560,975$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.181	18.1%
2/1/2011	1.189	18.9%
3/1/2011	1.195	19.5%
4/1/2011	1.201	20.1%
5/1/2011	1.206	20.6%
6/1/2011	1.210	21.0%
7/1/2011	1.214	21.4%
8/1/2011	1.217	21.7%
9/1/2011	1.220	22.0%
10/1/2011	1.221	22.1%
11/1/2011	1.222	22.2%
12/1/2011	1.222	22.2%
1/1/2012	1.221	22.1%
2/1/2012	1.220	22.0%
3/1/2012	1.217	21.7%
4/1/2012	1.214	21.4%
5/1/2012	1.211	21.1%
6/1/2012	1.206	20.6%
7/1/2012	1.201	20.1%
8/1/2012	1.195	19.5%
9/1/2012	1.188	18.8%
10/1/2012	1.181	18.1%
11/1/2012	1.173	17.3%
12/1/2012	1.164	16.4%
1/1/2013	1.155	15.5%
2/1/2013	1.145	14.5%
3/1/2013	1.135	13.5%
4/1/2013	1.124	12.4%
5/1/2013	1.112	11.2%
6/1/2013	1.100	10.0%
7/1/2013	1.087	8.7%
8/1/2013	1.074	7.4%
9/1/2013	1.060	6.0%
10/1/2013	1.046	4.6%
11/1/2013	1.031	3.1%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%



Area 080 Market Value Changes Over Time

The time adjustment formula for Area 080 is: $1/\text{EXP}(5.160723\text{E-}04*\text{SaleDay} + 3.322644\text{E-}07*\text{SaleDaySq})$

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

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

Results

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

The resulting assessment level is 92.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +24.2%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 11.15% to 8.72%.

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

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

Physical Inspection Ratio Study Report (Before) - 2013 Assessments

District: NE / Team: Team 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Snoqualmie/North Bend		1/1/2013	8/6/2014	1/2011 - 12/2013
Area Number: 80		Appr ID:	Property Type:	Adjusted for
		RGUI	1 to 3 Unit	Yes
SAMPLE STATISTICS				
Sample size (n)	617			
Mean Assessed Value	313,900			
Mean Adj. Sales Price	427,900			
Standard Deviation AV	135,145			
Standard Deviation SP	209,410			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.752			
Median Ratio	0.746			
Weighted Mean Ratio	0.734			
UNIFORMITY				
Lowest ratio	0.457			
Highest ratio:	1.177			
Coefficient of Dispersion	11.15%			
Standard Deviation	0.106			
Coefficient of Variation	14.08%			
Price Related Differential (PRD)	1.025			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.734			
Upper limit	0.757			
95% Confidence: Mean				
Lower limit	0.743			
Upper limit	0.760			
SAMPLE SIZE EVALUATION				
N (population size)	5091			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.106			
Recommended minimum:	18			
Actual sample size:	617			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	318			
# ratios above mean:	299			
z:	0.765			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

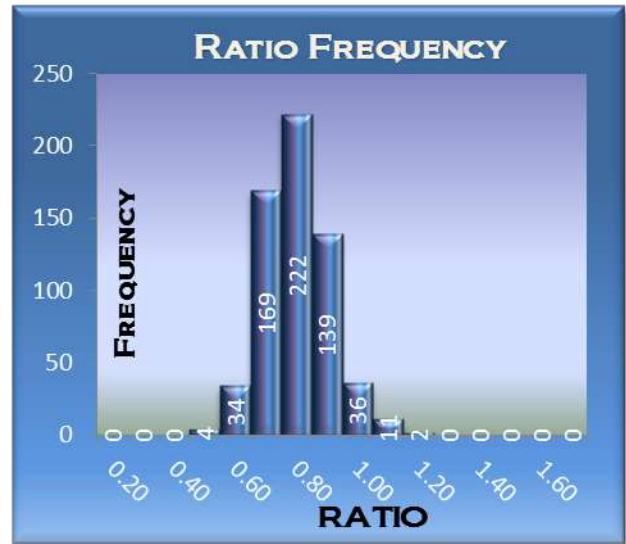
RATIO FREQUENCY

RATIO	FREQUENCY
0.50	34
0.60	169
0.70	222
0.80	139
0.90	36

COMMENTS:

1 to 3 Unit Residences throughout Area 080

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



COMMENTS:

1 to 3 Unit Residences throughout Area 080

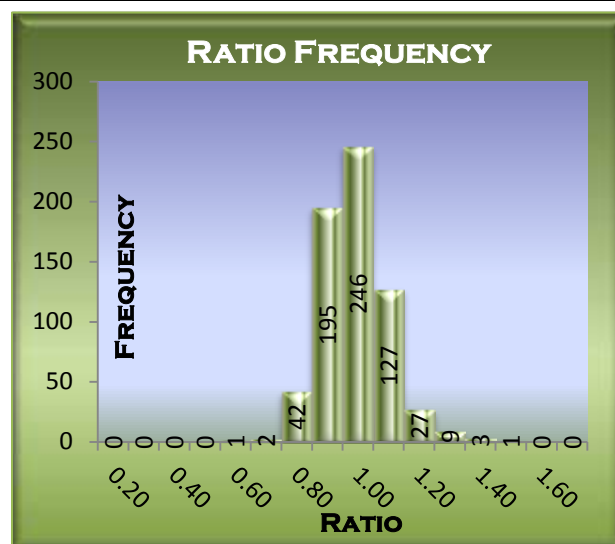
Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: NE / Team: Team 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Snoqualmie/North Bend	1/1/2014	8/6/2014	1/2011 - 12/2013
Area Number: 80	Appr. ID:	Property Type:	Adjusted for
	RGUI	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	617
Mean Assessed Value	397,500
Mean Sales Price	427,900
Standard Deviation AV	190,953
Standard Deviation SP	209,410
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.927
Weighted Mean Ratio	0.929
UNIFORMITY	
Lowest ratio	0.578
Highest ratio:	1.410
Coefficient of Dispersion	8.72%
Standard Deviation	0.105
Coefficient of Variation	11.21%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.919
Upper limit	0.940
95% Confidence: Mean	
Lower limit	0.930
Upper limit	0.947
SAMPLE SIZE EVALUATION	
N (population size)	5091
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	18
Actual sample size:	617
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	330
# ratios above mean:	287
Z:	1.731
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 080

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

Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
002	001	312408	9084	11/30/2011	\$199,000	\$243,000	770	5	1950	Good	42,852	N	N	38316 SE 92ND ST
002	001	799470	0035	9/19/2012	\$178,000	\$211,000	895	5	1924	Avg	77,972	N	N	37724 SE 80TH ST
002	001	312408	9102	8/20/2012	\$170,000	\$202,000	920	5	1961	Good	17,859	N	N	8209 384TH AVE SE
002	001	302408	9013	5/16/2013	\$210,000	\$232,000	1070	5	1950	Avg	213,286	N	N	7830 376TH AVE SE
002	001	942380	0155	9/24/2013	\$227,000	\$238,000	1360	5	1917	Good	7,000	N	N	38106 SE 85TH ST
002	001	942380	0245	11/27/2013	\$237,000	\$241,000	1500	5	1917	Avg	7,000	N	N	8541 382ND AVE SE
002	001	312408	9032	1/11/2013	\$205,000	\$236,000	1520	5	1943	Good	22,455	N	N	8733 384TH AVE SE
002	001	362407	9044	10/29/2013	\$275,000	\$284,000	720	6	1973	Good	108,900	N	N	37025 SE 89TH ST
002	001	942380	0270	11/4/2013	\$235,000	\$242,000	1020	6	1917	VGood	7,000	N	N	8501 382ND AVE SE
002	001	780290	0039	7/25/2013	\$185,000	\$199,000	1100	6	1944	Avg	12,332	N	N	8202 382ND AVE SE
002	001	780290	0100	9/9/2013	\$288,000	\$304,000	1100	6	1935	Good	66,211	N	N	8125 382ND AVE SE
002	001	942380	0195	2/19/2013	\$232,500	\$265,000	1350	6	1992	Avg	14,175	N	N	8533 381ST PL SE
002	001	942380	0035	11/2/2011	\$217,500	\$266,000	1650	6	1917	Good	7,700	N	N	8514 382ND AVE SE
002	001	942380	0130	6/20/2012	\$220,000	\$265,000	1910	6	1917	Good	7,000	N	N	38200 SE 85TH ST
002	001	372830	0160	5/30/2013	\$320,000	\$352,000	1320	7	1974	Good	22,369	N	N	9006 381ST AVE SE
002	001	942380	0235	7/3/2012	\$305,000	\$366,000	1330	7	1987	Good	16,809	N	N	8709 382ND AVE SE
002	001	362407	9101	8/20/2013	\$332,000	\$354,000	1390	7	1983	Avg	218,065	N	N	35717 SE 82ND ST
002	001	372830	0421	4/22/2013	\$435,000	\$485,000	1430	7	2012	Avg	20,031	Y	N	9008 382ND AVE SE
002	001	573650	0010	8/21/2013	\$365,000	\$389,000	1880	7	1960	Good	18,000	Y	Y	10110 352ND AVE SE
002	001	372830	0210	10/1/2012	\$375,000	\$443,000	2000	7	1967	Good	15,951	Y	N	38104 SE 91ST ST
002	001	012307	9019	3/18/2011	\$460,000	\$551,000	2030	7	1984	Avg	361,112	N	N	36102 SE 96TH WAY
002	001	362407	9096	3/5/2013	\$480,200	\$544,000	3160	7	1992	Avg	217,800	N	N	36210 SE 89TH PL
002	001	362407	9089	6/19/2013	\$480,000	\$524,000	2300	8	1985	Good	232,174	N	N	35929 SE 94TH ST
002	001	362407	9122	6/1/2013	\$652,000	\$717,000	2360	9	1999	Avg	217,800	Y	N	36508 SE 82ND ST
002	001	372830	0150	2/22/2013	\$385,000	\$438,000	2440	9	1994	Avg	15,916	N	N	9002 381ST AVE SE
002	001	780290	0405	4/15/2013	\$725,000	\$811,000	3050	9	2004	Avg	205,168	N	N	37419 SE 86TH ST
002	002	784920	2801	12/3/2013	\$157,400	\$160,000	770	5	1937	Good	3,215	N	N	8364 DOONE AVE SE
002	002	784920	0387	7/5/2013	\$159,950	\$174,000	790	5	1920	Good	5,440	N	N	8084 FALLS AVE SE
002	002	784920	1175	12/27/2013	\$205,000	\$206,000	1130	5	1927	Good	7,233	N	N	8573 RAILROAD PL SE
002	002	784920	0095	10/21/2013	\$214,950	\$223,000	1220	5	1935	Good	10,200	N	N	39075 SE PARK ST



Improved Sales Used in this Physical Inspection Analysis
Area 080 -- 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
002	002	784970	0190	2/21/2013	\$170,000	\$193,000	800	6	1986	Good	5,400	N	N	8172 SILVA AVE SE
002	002	541760	0035	9/23/2013	\$190,500	\$200,000	880	6	1925	Avg	6,600	N	N	39621 SE PARK ST
002	002	784970	0100	5/14/2013	\$213,000	\$236,000	1030	6	1989	Good	4,535	N	N	7890 SILVA AVE SE
002	002	541710	0070	6/20/2013	\$240,000	\$262,000	1150	6	1923	Good	6,600	N	N	39622 SE PARK ST
002	002	760620	0100	10/15/2013	\$180,000	\$187,000	1170	6	1924	Avg	9,300	N	N	38376 SE NORTHERN ST
002	002	784920	2275	8/18/2011	\$194,000	\$236,000	1190	6	1938	VGood	5,400	N	N	8397 SILVA AVE SE
002	002	784920	0885	10/23/2012	\$220,000	\$259,000	1250	6	1977	VGood	7,200	N	N	39172 SE GAMMA ST
002	002	541760	0110	11/21/2013	\$250,000	\$255,000	1280	6	1924	VGood	9,000	N	N	39722 SE SPRUCE ST
002	002	784920	0981	8/1/2013	\$200,000	\$215,000	1320	6	1964	Avg	7,200	N	N	39184 SE DELTA ST
002	002	785120	0045	11/2/2011	\$281,000	\$343,000	1380	6	1918	VGood	9,689	N	Y	39390 SE PARK ST
002	002	784920	2265	3/26/2013	\$225,575	\$253,000	1450	6	2008	Avg	5,400	N	N	8377 SILVA AVE SE
002	002	784920	1425	7/22/2013	\$259,900	\$280,000	1490	6	1989	Avg	6,000	N	N	8082 MAPLE AVE SE
002	002	785020	0060	3/8/2011	\$270,000	\$323,000	1490	6	1922	Good	12,707	N	Y	39112 SE PARK ST
002	002	302408	9042	4/18/2013	\$217,500	\$243,000	1550	6	1939	Avg	44,866	N	N	38070 SE NORTHERN ST
002	002	784920	0180	9/27/2013	\$220,000	\$230,000	1730	6	1910	Good	20,160	N	N	38985 SE PARK ST
002	002	541760	0210	7/23/2013	\$330,000	\$356,000	1810	6	1920	Avg	102,653	N	Y	8217 MOUNTAIN AVE
002	002	784970	0065	11/12/2013	\$382,500	\$392,000	1860	6	1926	VGood	7,200	N	N	8001 MAPLE AVE SE
002	002	784920	2090	9/1/2011	\$290,000	\$354,000	2440	6	1955	Good	8,280	N	N	8075 SILVA AVE SE
002	002	322408	9027	1/30/2013	\$214,000	\$245,000	770	7	2007	Avg	10,800	N	N	8472 MEADOWBROOK
002	002	322408	9030	3/23/2012	\$215,000	\$261,000	1160	7	1931	VGood	7,200	N	N	8498 MEADOWBROOK
002	002	784920	2560	7/15/2013	\$274,950	\$297,000	1180	7	1981	Good	5,400	N	N	8347 DOONE AVE SE
002	002	322408	9038	9/26/2012	\$220,000	\$260,000	1350	7	1929	Avg	6,969	N	N	8552 MEADOWBROOK
002	002	784920	2535	10/16/2012	\$245,000	\$288,000	1360	7	1996	Good	4,800	N	N	8311 DOONE AVE SE
002	002	312408	9133	8/14/2013	\$375,000	\$400,000	1400	7	1996	Avg	21,344	N	N	38451 SE 85TH CT
002	002	784920	2238	4/30/2011	\$290,000	\$350,000	1460	7	1999	Avg	5,727	N	N	8325 OLMSTEAD PL SE
002	002	312408	9003	3/22/2012	\$399,000	\$485,000	1750	7	1931	Good	750,974	N	N	8702 384TH AVE SE
002	002	784920	1225	5/2/2013	\$270,500	\$301,000	1800	7	1911	Avg	8,705	N	N	38775 SE NEWTON ST
002	002	312408	9012	8/30/2013	\$360,000	\$382,000	1930	7	1997	Avg	217,803	N	N	8845 RAILROAD AVE SE
002	002	784920	2742	6/14/2012	\$279,888	\$337,000	1980	7	1990	Good	7,200	N	N	8365 MAPLE AVE SE
002	002	760620	0095	9/11/2012	\$293,900	\$349,000	1540	8	2009	Avg	5,750	N	N	38362 SE NORTHERN ST



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
002	002	760620	0230	1/25/2012	\$367,000	\$448,000	2405	8	2012	Avg	6,000	N	N	38202 CEDAR ST
002	002	322408	9041	8/4/2012	\$415,000	\$496,000	3840	8	1940	Good	61,176	N	N	8850 MEADOWBROOK
002	003	282408	9063	1/23/2013	\$377,500	\$433,000	1040	6	1997	Avg	311,889	N	N	41516 SE 71ST ST
002	003	282408	9004	7/19/2013	\$405,000	\$437,000	1540	6	1980	Avg	1,059,814	N	N	7022 418TH AVE SE
002	003	332408	9051	12/19/2013	\$315,000	\$317,000	1300	7	1965	Avg	124,581	N	N	41110 SE 81ST ST
002	003	282408	9024	3/16/2011	\$253,500	\$304,000	1380	7	1980	Avg	96,703	N	N	40901 SE 71ST ST
002	003	282408	9058	3/16/2013	\$440,000	\$497,000	1510	7	1980	Good	220,413	N	N	41916 SE 66TH ST
002	003	182408	9024	12/12/2012	\$396,500	\$460,000	1910	7	1960	Good	91,476	N	N	4457 TOKUL RD SE
002	003	202408	9082	12/11/2012	\$335,000	\$389,000	2300	7	1965	Good	18,600	N	N	5306 402ND PL SE
002	003	332408	9048	7/10/2012	\$366,000	\$439,000	2390	7	1970	Avg	40,600	N	Y	40915 SE REINIG RD
002	003	282408	9046	8/13/2012	\$360,000	\$429,000	2300	8	1989	Avg	121,968	N	N	7031 411TH AVE SE
002	003	192408	9039	10/14/2011	\$419,900	\$513,000	3338	8	2004	Avg	156,816	N	N	37456 SE FISH
002	003	182408	9073	4/25/2012	\$520,000	\$630,000	3000	9	2008	Avg	60,450	N	N	4731 383RD AVE SE
002	003	282408	9037	7/31/2013	\$561,000	\$603,000	3200	9	2008	Avg	220,849	N	N	41710 SE 66TH ST
002	003	282408	9043	7/11/2012	\$700,000	\$839,000	4530	10	2000	Avg	354,142	N	N	6604 413TH AVE SE
002	004	947470	0020	9/27/2012	\$235,000	\$277,000	1010	6	1973	Good	9,945	N	N	7532 NORTH FORK RD
002	004	242440	0200	9/24/2013	\$256,900	\$269,000	1160	6	1985	Avg	17,185	N	N	43411 SE 76TH ST
002	004	947470	0040	6/17/2013	\$315,000	\$344,000	1200	7	1973	Good	10,248	N	N	7520 NORTH FORK RD
002	004	262408	9181	7/25/2013	\$522,634	\$562,000	1220	7	1987	Avg	47,250	N	N	44436 SE 78TH ST
002	004	242441	0080	5/3/2011	\$276,800	\$334,000	1270	7	1987	Avg	14,025	N	N	43327 SE 77TH ST
002	004	242440	0100	11/8/2012	\$227,000	\$266,000	1340	7	1965	Avg	21,850	N	N	43420 SE 76TH ST
002	004	272408	9028	12/27/2013	\$225,000	\$226,000	1360	7	1953	Avg	47,916	Y	N	7608 NORTH FORK RD
002	004	242440	0160	4/18/2013	\$410,000	\$458,000	1400	7	1987	Good	15,663	N	N	43507 SE 76TH ST
002	004	242441	0100	3/7/2012	\$235,000	\$286,000	1690	7	1974	Good	14,831	N	N	43349 SE 77TH ST
002	004	262408	9191	4/30/2013	\$320,000	\$356,000	2120	7	2000	Avg	10,560	N	N	44720 SE 71ST ST
002	004	342408	9119	11/28/2012	\$530,000	\$618,000	3240	7	1997	Avg	60,840	N	N	9116 432ND AVE SE
002	004	262408	9176	10/4/2012	\$350,000	\$413,000	1710	8	1994	Avg	64,849	N	N	7432 MOON VALLEY RD
002	004	602850	0015	2/26/2013	\$481,500	\$547,000	2070	8	1997	VGood	15,491	Y	Y	7408 442ND PL SE
002	004	262408	9004	9/5/2013	\$495,000	\$524,000	2190	8	1993	Avg	135,907	N	N	44912 SE 70TH ST
002	004	262408	9172	3/5/2012	\$440,000	\$535,000	2720	9	1987	Avg	53,578	N	N	7111 440TH AVE SE



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
002	004	570250	0275	7/8/2013	\$560,000	\$607,000	3140	9	2005	Avg	28,000	N	Y	43826 SE 80TH ST
002	004	570250	0270	9/23/2013	\$735,000	\$771,000	3320	9	2005	Avg	29,102	N	Y	43820 SE 80TH ST
002	004	262408	9173	3/28/2012	\$590,000	\$717,000	4190	9	2005	Avg	35,438	N	N	7147 NORTH FORK RD
002	004	352408	9068	8/10/2011	\$884,000	\$1,077,000	4640	10	2002	Avg	218,236	N	N	8122 438TH AVE SE
002	004	262408	9101	8/21/2013	\$1,190,000	\$1,267,000	4240	11	2007	Avg	111,009	N	N	8003 MOON VALLEY RD
003	005	857090	0187	10/23/2012	\$245,000	\$288,000	1010	6	1938	Good	6,525	N	N	328 W 2ND ST
003	005	270060	0155	5/16/2013	\$235,000	\$260,000	1210	6	1951	Avg	6,994	N	N	361 3RD ST
003	005	380800	0155	6/20/2011	\$255,000	\$309,000	1490	6	1932	Good	7,250	N	N	429 MAIN AVE N
003	005	077660	0160	2/24/2012	\$234,000	\$285,000	1680	6	1983	Avg	9,600	N	N	41406 SE 125TH ST
003	005	092308	9038	6/28/2013	\$222,000	\$242,000	1730	6	1947	Good	5,227	N	N	12316 412TH AVE SE
003	005	019245	0030	12/17/2013	\$267,076	\$269,000	840	7	1985	Fair	15,100	Y	N	13808 440TH PL SE
003	005	857090	0206	4/19/2013	\$278,000	\$311,000	890	7	2001	Avg	7,700	N	N	329 W 2ND ST
003	005	019246	0360	8/21/2013	\$253,000	\$269,000	1070	7	1985	Avg	14,352	N	N	13611 437TH PL SE
003	005	019246	0330	3/28/2013	\$211,000	\$237,000	1140	7	1985	Avg	18,678	N	N	43620 SE 137TH CT
003	005	770830	0030	8/28/2012	\$246,900	\$294,000	1140	7	1977	Avg	11,560	N	N	41219 SE 123RD ST
003	005	032308	9110	3/27/2013	\$279,900	\$315,000	1150	7	1962	Avg	10,890	N	N	925 PICKETT AVE NE
003	005	019246	0190	5/29/2012	\$234,000	\$282,000	1220	7	1985	Avg	14,986	N	N	43719 SE 136TH ST
003	005	032308	9132	10/24/2011	\$250,500	\$306,000	1280	7	1978	Avg	12,198	N	N	1018 BORST AVE NE
003	005	092308	9065	11/1/2013	\$335,000	\$345,000	1330	7	1929	Avg	68,389	N	N	12420 412TH WAY SE
003	005	256139	0030	6/28/2012	\$247,000	\$297,000	1380	7	1974	Avg	9,660	N	N	1111 PICKETT AVE NE
003	005	554331	0050	5/6/2011	\$245,000	\$296,000	1520	7	1980	Avg	13,694	N	N	730 NE 8TH ST
003	005	803880	0170	6/14/2013	\$347,000	\$380,000	1550	7	1984	Avg	10,000	N	N	437 SE ALDER DR
003	005	770830	0040	7/12/2013	\$309,000	\$335,000	1680	7	1997	Avg	11,560	N	N	41227 SE 123RD ST
003	005	770830	0040	5/8/2013	\$309,000	\$342,000	1680	7	1997	Avg	11,560	N	N	41227 SE 123RD ST
003	005	019245	0210	12/1/2011	\$250,000	\$305,000	1690	7	1984	Avg	14,378	N	N	13803 437TH PL SE
003	005	803990	0115	12/2/2013	\$330,000	\$335,000	1690	7	1964	Avg	12,150	Y	Y	809 RIVERSIDE DR SE
003	005	803990	0080	2/10/2012	\$324,000	\$395,000	1700	7	1987	Avg	10,298	N	N	542 MEADOW DR SE
003	005	803990	0380	6/10/2013	\$406,000	\$445,000	1950	7	1997	Avg	21,670	N	N	617 MEADOW DR SE
003	005	784670	0095	1/31/2013	\$305,000	\$349,000	2250	7	2006	Avg	5,000	N	N	124 W 3RD ST
003	005	032308	9102	4/15/2013	\$318,500	\$356,000	1420	8	1968	Avg	21,780	N	N	817 PICKETT AVE NE



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	005	032308	9111	8/14/2013	\$310,000	\$331,000	1450	8	1972	Avg	10,890	N	N	909 PICKETT AVE NE
003	005	032308	9066	7/31/2013	\$395,000	\$424,000	1540	8	1992	Good	16,477	N	N	810 NE 10TH ST
003	005	803990	0295	8/8/2012	\$315,000	\$376,000	1560	8	1988	Avg	12,914	N	N	460 SI VIEW PL
003	005	803880	0080	2/14/2013	\$295,000	\$336,000	1580	8	1975	Avg	11,250	N	N	449 SE CHERRY DR
003	005	803880	0230	7/30/2011	\$328,900	\$400,000	1800	8	1987	Avg	20,625	N	N	900 MEADOW DR SE
003	005	778710	0720	5/7/2013	\$367,000	\$407,000	1970	8	1996	Avg	7,267	N	N	445 SE 9TH ST
003	005	778710	0150	9/30/2013	\$400,000	\$418,000	2010	8	1995	Avg	11,590	N	N	435 SE 5TH ST
003	005	778710	0630	12/7/2011	\$338,000	\$413,000	2010	8	1996	Avg	7,127	N	N	540 SE 8TH ST
003	005	778710	0330	6/5/2013	\$411,900	\$452,000	2030	8	1996	Avg	8,327	N	N	485 SE 6TH ST
003	005	778710	0660	5/23/2011	\$335,000	\$405,000	2030	8	1996	Avg	7,623	N	N	480 SE 8TH ST
003	005	778710	0660	5/24/2013	\$402,000	\$443,000	2030	8	1996	Avg	7,623	N	N	480 SE 8TH ST
003	005	803880	0250	7/26/2012	\$315,000	\$377,000	2100	8	1972	Good	12,150	N	N	830 MEADOW DR SE
003	005	092308	9064	7/25/2013	\$402,500	\$433,000	2170	8	1946	Good	354,142	Y	N	725 NW 8TH ST
003	005	778710	0090	3/25/2011	\$423,500	\$508,000	2180	8	1996	Avg	10,571	N	N	460 SE 5TH ST
003	005	778710	0580	8/21/2013	\$415,000	\$442,000	2180	8	1996	Avg	7,545	N	N	585 SE 7TH ST
003	005	778710	0050	4/25/2013	\$411,000	\$458,000	2340	8	1996	Avg	9,650	N	N	540 SE 5TH ST
003	005	778710	0180	2/1/2012	\$362,000	\$441,000	2340	8	1996	Avg	7,578	N	N	505 SE 5TH ST
003	005	778710	0530	9/20/2013	\$437,000	\$459,000	2340	8	1996	Avg	7,662	N	N	485 SE 7TH ST
003	005	778710	0550	10/5/2011	\$360,000	\$440,000	2340	8	1996	Avg	7,754	N	N	525 SE 7TH ST
003	005	778710	0440	2/4/2011	\$372,000	\$442,000	2350	8	1996	Avg	7,281	N	N	560 SE 7TH ST
003	005	778711	0110	6/23/2012	\$352,900	\$424,000	2370	8	1998	Avg	8,989	N	N	355 10TH PL SE
003	005	778711	0070	10/9/2012	\$347,900	\$410,000	2410	8	1998	Avg	9,315	N	N	380 10TH PL SE
003	005	778710	0910	4/19/2013	\$410,000	\$458,000	2420	8	1996	Avg	7,874	N	N	505 SE 8TH ST
003	005	380800	0190	8/14/2012	\$458,000	\$546,000	2450	8	2011	Avg	6,307	N	N	123 E 5TH ST
003	005	778710	0640	6/24/2011	\$359,000	\$436,000	2450	8	1997	Avg	7,085	N	N	520 SE 8TH ST
003	005	778710	0190	11/13/2013	\$437,500	\$448,000	2530	8	1996	Avg	7,364	N	N	525 SE 5TH ST
003	005	778710	0430	8/14/2013	\$425,000	\$454,000	2530	8	1996	Avg	7,306	N	N	580 SE 7TH ST
003	005	778710	0520	8/16/2011	\$350,000	\$426,000	2530	8	1996	Avg	7,863	N	N	465 SE 7TH ST
003	005	912310	0022	11/27/2013	\$486,950	\$496,000	2580	8	1995	Avg	49,222	N	N	42510 SE 108TH ST
003	005	778711	0090	12/3/2013	\$473,835	\$481,000	2670	8	1998	Good	9,249	N	N	360 10TH PL SE

Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	005	778710	0710	12/9/2011	\$395,000	\$483,000	2690	8	1996	Avg	7,828	N	N	425 SE 9TH ST
003	005	778710	0500	6/25/2012	\$417,000	\$501,000	2710	8	1996	Avg	8,973	N	N	425 SE 7TH ST
003	005	032308	9083	9/30/2013	\$655,000	\$685,000	2870	8	1991	Good	101,930	Y	N	10405 428TH AVE SE
003	005	784620	0040	3/21/2013	\$520,000	\$587,000	3250	9	2004	Avg	9,880	Y	N	870 SNOQUALM PL
003	005	784620	0100	7/6/2012	\$517,000	\$620,000	3330	9	2004	Avg	8,632	Y	N	895 SNOQUALM PL
003	005	784620	0120	10/4/2011	\$505,000	\$617,000	3340	9	2004	Avg	9,691	Y	N	855 SNOQUALM PL
003	005	803990	0240	7/31/2012	\$550,000	\$657,000	4050	9	2002	Avg	14,850	N	N	730 MEADOW DR SE
003	005	784620	0140	4/1/2013	\$489,000	\$550,000	3320	10	2000	Avg	11,596	Y	N	805 SNOQUALM PL
003	006	032308	9003	10/11/2011	\$175,000	\$214,000	790	4	1910	Avg	117,612	Y	N	10302 428TH AVE SE
003	006	032308	9005	8/15/2013	\$214,950	\$229,000	1120	5	1932	Good	45,302	Y	N	42714 SE 100TH ST
003	006	102308	9106	9/12/2011	\$325,000	\$397,000	1010	6	1948	Good	34,200	N	Y	11204 432ND AVE SE
003	006	862170	0060	7/27/2012	\$225,000	\$269,000	1360	6	1921	Good	10,332	N	N	43326 SE 128TH PL
003	006	152308	9118	6/21/2011	\$350,000	\$425,000	1450	6	1953	Good	20,850	N	N	13715 424TH AVE SE
003	006	570350	0360	10/18/2013	\$304,000	\$315,000	1010	7	1980	Avg	9,424	N	N	13529 434TH AVE SE
003	006	115110	0022	4/21/2011	\$295,000	\$355,000	1090	7	1962	Avg	14,899	N	N	13430 423RD AVE SE
003	006	102308	9211	8/12/2013	\$299,000	\$320,000	1160	7	1967	Avg	9,392	N	N	207 THRASHER AVE NE
003	006	816860	0150	7/15/2011	\$242,000	\$294,000	1180	7	1982	Avg	15,580	N	N	1100 SE SYMMONS PL
003	006	115110	0050	6/25/2013	\$211,900	\$231,000	1190	7	1968	Avg	12,884	N	N	13205 423RD AVE SE
003	006	152308	9140	4/19/2011	\$240,000	\$289,000	1220	7	1959	Avg	43,140	N	N	1275 STILSON AVE SE
003	006	152308	9232	12/13/2011	\$242,000	\$295,000	1310	7	1995	Avg	14,450	N	N	43309 SE CEDAR FALLS
003	006	115110	0092	9/6/2011	\$230,000	\$281,000	1340	7	1980	Avg	16,866	N	N	42205 SE 133RD ST
003	006	115110	0049	2/21/2012	\$264,000	\$322,000	1350	7	1960	Avg	15,203	N	N	13220 423RD AVE SE
003	006	102308	9214	7/26/2013	\$233,000	\$251,000	1420	7	1968	Avg	10,156	N	N	209 THRASHER AVE NE
003	006	115110	0150	12/16/2013	\$280,000	\$282,000	1602	7	1957	Good	35,883	N	N	42020 SE 135TH ST
003	006	032308	9015	3/27/2012	\$390,000	\$474,000	1660	7	1959	Good	83,635	Y	N	10606 428TH AVE SE
003	006	102308	9197	7/27/2011	\$285,000	\$347,000	1930	7	1969	Avg	12,443	N	N	137 424TH AVE SE
003	006	816860	0140	7/27/2011	\$329,950	\$401,000	2040	8	1987	Good	15,470	N	N	1060 SE SYMMONS PL
003	006	778711	0050	11/13/2013	\$400,000	\$410,000	2120	8	1997	Avg	9,100	N	N	410 SE 10TH ST
003	006	778711	0390	10/22/2013	\$405,000	\$419,000	2120	8	1997	Avg	8,052	N	N	1123 SE 11TH PL
003	006	144287	0540	9/16/2012	\$349,990	\$415,000	2130	8	2012	Avg	5,021	N	N	1125 PATKANIM AVE SE



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	006	144287	0550	1/16/2013	\$355,485	\$409,000	2130	8	2012	Avg	5,585	N	N	1151 PATKANIM AVE SE
003	006	144287	0570	4/8/2013	\$359,990	\$404,000	2130	8	2013	Avg	5,779	N	N	1203 PATKANIM AVE SE
003	006	144287	0600	6/28/2013	\$409,990	\$446,000	2130	8	2013	Avg	5,000	N	N	1196 MALONEY GROVE
003	006	144287	0660	7/30/2012	\$384,319	\$459,000	2130	8	2012	Avg	5,941	N	N	1102 MALONEY GROVE
003	006	778712	0110	4/23/2013	\$335,000	\$374,000	2140	8	1998	Avg	9,807	N	N	120 SE 10TH ST
003	006	778712	0160	5/8/2013	\$418,000	\$464,000	2140	8	1999	Avg	7,916	N	N	165 SE 10TH CIR
003	006	115110	0118	3/21/2013	\$425,000	\$479,000	2180	8	1992	Avg	18,855	N	N	13509 423RD AVE SE
003	006	152308	9251	5/25/2012	\$510,000	\$616,000	2190	8	1987	Avg	37,196	N	N	565 SE 10TH PL
003	006	778712	0420	7/8/2011	\$385,000	\$468,000	2200	8	1998	Avg	9,750	N	N	1220 MOUNTAIN VIEW
003	006	778711	0250	1/24/2013	\$382,900	\$439,000	2210	8	1998	Avg	7,742	N	N	1018 SE 11TH PL
003	006	778711	0360	5/17/2011	\$352,500	\$426,000	2210	8	1997	Avg	7,390	N	N	1130 SE 11TH PL
003	006	778711	0520	11/7/2011	\$338,000	\$413,000	2210	8	1998	Avg	9,810	N	N	980 MOUNTAIN VIEW
003	006	152308	9145	5/17/2013	\$329,000	\$364,000	2230	8	1990	Avg	22,651	N	N	12903 432ND AVE SE
003	006	144287	0530	9/7/2012	\$384,938	\$457,000	2250	8	2012	Avg	5,966	N	N	1101 PATKANIM AVE SE
003	006	144287	0560	2/25/2013	\$395,278	\$449,000	2250	8	2013	Avg	6,001	N	N	1197 PATKANIM AVE SE
003	006	144287	0580	5/15/2013	\$418,389	\$463,000	2250	8	2013	Avg	5,624	N	N	1215 PATKANIM AVE SE
003	006	144287	0590	7/3/2013	\$424,526	\$461,000	2250	8	2013	Avg	6,112	N	N	1227 PATKANIM AVE SE
003	006	144287	0610	5/30/2013	\$399,990	\$440,000	2250	8	2013	Avg	5,000	N	N	1172 MALONEY GROVE
003	006	144287	0620	3/25/2013	\$387,748	\$437,000	2250	8	2013	Avg	5,000	N	N	1158 MALONEY GROVE
003	006	144287	0640	11/26/2012	\$365,990	\$427,000	2250	8	2012	Avg	5,000	N	N	1130 MALONEY GROVE
003	006	144287	0650	11/1/2012	\$359,990	\$422,000	2250	8	2012	Avg	5,000	N	N	1116 MALONEY GROVE
003	006	159300	1040	6/17/2013	\$507,000	\$554,000	2260	8	1993	Avg	52,272	Y	N	10215 420TH AVE SE
003	006	778712	0330	7/17/2012	\$402,500	\$482,000	2320	8	1998	Avg	9,117	N	N	220 SE 10TH CIR
003	006	144287	0100	7/18/2012	\$395,379	\$474,000	2340	8	2012	Avg	5,803	N	N	1136 SALISH AVE SE
003	006	144287	0140	11/12/2012	\$374,990	\$439,000	2340	8	2012	Avg	6,340	N	N	1184 SALISH AVE SE
003	006	144287	0290	6/20/2013	\$449,990	\$491,000	2340	8	2013	Avg	9,387	N	N	1055 SE 12TH ST
003	006	144287	0330	7/31/2013	\$419,990	\$451,000	2340	8	2013	Avg	5,000	N	N	1232 PATKANIM AVE SE
003	006	144287	0430	7/30/2013	\$414,990	\$446,000	2340	8	2013	Avg	6,042	N	N	1056 SE 12TH ST
003	006	144287	0490	12/9/2012	\$394,990	\$459,000	2340	8	2012	Avg	7,163	N	N	1175 SALISH AVE SE
003	006	144288	0010	9/3/2013	\$417,990	\$443,000	2340	8	2013	Avg	5,991	N	N	1159 SE 11TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	006	144288	0440	9/17/2013	\$448,145	\$472,000	2340	8	2013	Avg	6,543	N	N	1128 SE 11TH ST
003	006	778712	0430	5/11/2012	\$385,000	\$466,000	2340	8	1998	Avg	9,750	N	N	1240 MOUNTAIN VIEW
003	006	778712	0620	8/19/2013	\$436,100	\$465,000	2340	8	1998	Avg	9,258	N	N	385 SE 12TH PL
003	006	778711	0440	6/14/2012	\$405,000	\$488,000	2400	8	1997	Avg	7,667	N	N	1011 SE 11TH PL
003	006	778711	0290	7/17/2012	\$410,000	\$491,000	2430	8	1997	Avg	7,855	N	N	1080 SE 11TH PL
003	006	778711	0740	8/22/2011	\$415,000	\$506,000	2430	8	1997	Avg	9,609	N	N	700 SE 10TH ST
003	006	778711	0270	3/13/2012	\$367,000	\$446,000	2430	8	1998	Good	7,037	N	N	1040 SE 11TH PL
003	006	115110	0065	5/6/2013	\$385,000	\$428,000	2440	8	1966	Avg	37,784	N	N	42028 SE 133RD ST
003	006	778712	0540	11/17/2011	\$369,000	\$451,000	2480	8	1998	Avg	10,303	N	N	310 SE 13TH PL
003	006	778712	0010	11/16/2011	\$392,000	\$479,000	2500	8	1998	Avg	9,999	N	N	320 SE 10TH ST
003	006	778712	0040	6/17/2011	\$405,000	\$491,000	2510	8	1998	Avg	11,670	N	N	230 SE 10TH ST
003	006	778712	0590	3/7/2013	\$295,000	\$334,000	2537	8	1997	Avg	8,000	N	N	400 SE 13TH PL
003	006	778711	0720	6/1/2012	\$403,000	\$486,000	2570	8	1997	Good	8,229	N	N	750 SE 10TH ST
003	006	778711	0280	9/11/2012	\$425,000	\$504,000	2590	8	1998	Avg	7,749	N	N	1060 SE 11TH PL
003	006	144287	0080	11/28/2012	\$364,990	\$425,000	2620	8	2012	Avg	5,803	N	N	1112 SALISH AVE SE
003	006	144287	0090	11/8/2012	\$369,990	\$433,000	2620	8	2012	Avg	5,996	N	N	1124 SALISH AVE SE
003	006	144287	0170	9/19/2012	\$427,990	\$507,000	2620	8	2012	Avg	7,078	N	N	1216 SALISH AVE SE
003	006	144287	0190	11/27/2012	\$399,990	\$466,000	2620	8	2012	Avg	6,193	N	N	1232 SALISH AVE SE
003	006	144287	0220	3/1/2013	\$411,078	\$467,000	2620	8	2013	Avg	5,775	N	N	1255 SALISH AVE SE
003	006	144287	0240	5/31/2013	\$439,990	\$484,000	2620	8	2013	Avg	5,982	N	N	1217 SALISH AVE SE
003	006	144287	0340	9/13/2013	\$439,526	\$463,000	2620	8	2013	Avg	5,286	N	N	1218 PATKANIM AVE SE
003	006	144287	0380	8/8/2013	\$429,990	\$460,000	2620	8	2013	Avg	5,509	N	N	996 SE 12TH ST
003	006	144287	0400	6/12/2013	\$455,758	\$499,000	2620	8	2013	Avg	5,402	N	N	1020 SE 12TH ST
003	006	144287	0440	8/1/2013	\$450,453	\$483,000	2620	8	2013	Avg	6,178	N	N	1070 SE 12TH ST
003	006	144287	0450	4/15/2013	\$440,630	\$493,000	2620	8	2013	Avg	6,038	N	N	1084 SE 12TH ST
003	006	144287	0500	1/3/2013	\$389,990	\$450,000	2620	8	2012	Avg	6,620	N	N	1159 SALISH AVE SE
003	006	144288	0450	9/27/2013	\$452,869	\$474,000	2620	8	2013	Avg	6,307	N	N	1142 SE 11TH ST
003	006	778711	0350	3/28/2013	\$385,000	\$433,000	2630	8	1997	Avg	7,586	N	N	1128 SE 11TH PL
003	006	159300	0400	5/31/2011	\$500,000	\$605,000	2630	8	1993	Good	34,963	Y	Y	10131 416TH AVE SE
003	006	152308	9130	2/25/2013	\$380,000	\$432,000	2645	8	2002	Avg	31,684	N	N	13506 435TH AVE SE



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	006	778711	0180	11/12/2013	\$465,000	\$477,000	2690	8	1997	Good	7,674	N	N	445 SE 10TH ST
003	006	159300	0680	12/29/2011	\$450,000	\$550,000	2710	8	2000	Avg	55,321	N	N	10020 416TH AVE SE
003	006	144287	0070	9/12/2012	\$407,391	\$483,000	2790	8	2012	Avg	5,895	N	N	1100 SALISH AVE SE
003	006	144287	0110	9/16/2012	\$435,659	\$537,000	2790	8	2012	Avg	7,184	N	N	1148 SALISH AVE SE
003	006	144287	0120	10/3/2012	\$438,267	\$517,000	2790	8	2012	Avg	8,294	N	N	1160 SALISH AVE SE
003	006	144287	0130	7/17/2013	\$539,990	\$583,000	2790	8	2012	Avg	8,203	N	N	1172 SALISH AVE SE
003	006	144287	0150	4/3/2013	\$446,083	\$501,000	2790	8	2012	Avg	7,366	N	N	1200 SALISH AVE SE
003	006	144287	0160	9/7/2012	\$449,990	\$534,000	2790	8	2012	Avg	9,183	N	N	1208 SALISH AVE SE
003	006	144287	0180	12/3/2012	\$425,003	\$495,000	2790	8	2012	Avg	6,914	N	N	1224 SALISH AVE SE
003	006	144287	0200	9/13/2013	\$508,000	\$536,000	2790	8	2012	Avg	6,340	N	N	1240 SALISH AVE SE
003	006	144287	0210	12/17/2012	\$430,632	\$499,000	2790	8	2012	Avg	6,312	N	N	1250 SALISH AVE SE
003	006	144287	0230	12/18/2012	\$407,332	\$472,000	2790	8	2013	Avg	5,775	N	N	1241 SALISH AVE SE
003	006	144287	0260	4/1/2013	\$463,898	\$521,000	2790	8	2013	Avg	8,969	N	N	1097 SE 12TH ST
003	006	144287	0270	4/3/2013	\$463,990	\$521,000	2790	8	2013	Avg	9,588	N	N	1083 SE 12TH ST
003	006	144287	0280	4/26/2013	\$471,740	\$526,000	2790	8	2013	Avg	9,788	N	N	1069 SE 12TH ST
003	006	144287	0310	7/1/2013	\$542,990	\$590,000	2790	8	2013	Avg	6,531	N	N	1031 SE 12TH ST
003	006	144287	0320	6/3/2013	\$492,178	\$541,000	2790	8	2013	Avg	6,014	N	N	1003 SE 12TH ST
003	006	144287	0350	8/7/2013	\$511,632	\$548,000	2790	8	2013	Avg	6,349	N	N	1206 PATKANIM AVE SE
003	006	144287	0370	7/8/2013	\$504,768	\$547,000	2790	8	2013	Avg	5,509	N	N	978 SE 12TH ST
003	006	144287	0410	9/13/2013	\$459,990	\$485,000	2790	8	2013	Avg	6,021	N	N	1032 SE 12TH ST
003	006	144287	0420	5/1/2013	\$474,586	\$528,000	2790	8	2013	Avg	7,803	N	N	1044 SE 12TH ST
003	006	144287	0460	4/30/2013	\$443,990	\$494,000	2790	8	2013	Avg	6,538	N	N	1098 SE 12TH ST
003	006	144287	0470	1/17/2013	\$445,000	\$512,000	2790	8	2012	Avg	8,169	N	N	1199 SALISH AVE SE
003	006	144287	0480	12/3/2012	\$415,074	\$483,000	2790	8	2012	Avg	7,206	N	N	1191 SALISH AVE SE
003	006	144287	0510	11/2/2012	\$407,990	\$478,000	2790	8	2012	Avg	6,615	N	N	1143 SALISH AVE SE
003	006	144287	0520	7/27/2012	\$438,624	\$525,000	2790	8	2012	Avg	6,651	N	N	1127 SALISH AVE SE
003	006	144288	0430	9/12/2013	\$504,990	\$533,000	2790	8	2013	Avg	7,392	N	N	1106 SE 11TH ST
003	006	144288	0460	8/2/2013	\$530,590	\$569,000	2790	8	2013	Avg	5,771	N	N	1158 SE 11TH ST
003	006	102308	9070	6/7/2012	\$430,000	\$518,000	2850	8	1994	Good	15,504	N	N	803 SE MT TENERIFFE
003	006	144288	0040	12/5/2013	\$458,823	\$465,000	2910	8	2013	Avg	6,006	N	N	1131 SE 11TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	006	144288	0420	9/3/2013	\$522,485	\$553,000	2910	8	2013	Avg	6,624	N	N	1096 SE 11TH ST
003	006	152308	9185	8/16/2013	\$600,000	\$640,000	3000	8	1990	Avg	41,817	N	N	42828 SE 134TH PL
003	006	152308	9268	1/10/2013	\$317,400	\$366,000	2370	9	1990	Avg	15,007	N	N	1350 LA FOREST DR SE
003	006	152308	9263	12/11/2013	\$432,000	\$437,000	2430	9	1990	Avg	21,789	N	N	1020 LA FOREST DR SE
003	006	395610	0120	8/23/2013	\$550,000	\$585,000	2520	9	1991	Avg	21,618	N	N	1040 LA FOREST DR SE
003	006	395610	0080	11/28/2012	\$428,000	\$499,000	2690	9	1990	Good	21,656	N	N	1141 LA FOREST DR SE
003	006	102308	9255	6/15/2011	\$425,000	\$515,000	2830	9	1999	Avg	44,431	N	N	735 SE CEDAR FALLS
003	006	159300	0960	7/27/2013	\$695,000	\$748,000	3800	9	2001	Avg	43,995	N	N	41729 SE 101ST ST
003	006	159300	1260	6/8/2012	\$570,000	\$687,000	4370	9	1989	Avg	212,572	N	N	42503 SE 102ND ST
003	006	395610	0110	7/25/2012	\$530,000	\$634,000	3490	10	1991	Avg	21,760	N	N	1031 LA FOREST DR SE
003	006	159300	0780	3/3/2011	\$655,000	\$783,000	4160	10	2006	Avg	46,609	N	N	10220 416TH AVE SE
003	007	732750	0270	11/15/2012	\$334,950	\$392,000	1190	7	1984	Avg	13,630	Y	Y	45338 SE TANNER RD
003	007	732750	0130	8/12/2011	\$275,000	\$335,000	1700	7	1980	Good	19,490	N	N	13120 455TH PL SE
003	007	182309	9077	6/7/2013	\$350,000	\$384,000	1890	7	1995	Avg	42,908	N	N	14110 475TH AVE SE
003	007	732750	0320	11/14/2013	\$590,000	\$604,000	2550	7	1987	Avg	27,171	Y	Y	45304 SE TANNER RD
003	007	142308	9158	9/7/2012	\$425,000	\$504,000	1870	8	1987	Avg	44,431	Y	Y	45126 SE TANNER RD
003	007	856485	0050	7/26/2013	\$430,234	\$463,000	2610	8	2013	Avg	6,833	N	N	1749 EAGLES NEST PL
003	007	856485	0070	9/3/2013	\$429,823	\$455,000	2660	8	2013	Avg	6,263	N	N	1711 EAGLES NEST PL
003	007	856485	0020	10/30/2013	\$399,990	\$413,000	2690	8	2013	Avg	6,128	N	N	1797 EAGLES NEST PL
003	007	856486	0340	7/15/2013	\$427,394	\$462,000	2690	8	2013	Avg	5,978	N	N	0
003	007	202309	9028	11/1/2012	\$535,000	\$628,000	2910	8	1989	Avg	133,095	N	N	49624 SE MIDDLE FORK
003	007	856485	0060	2/26/2013	\$403,858	\$459,000	2910	8	2012	Avg	6,833	N	N	1731 EAGLES NEST PL
003	007	951030	0230	10/19/2012	\$377,000	\$444,000	2040	9	1994	Avg	32,072	N	N	13729 463RD AVE SE
003	007	856485	0250	9/7/2011	\$471,962	\$576,000	2480	9	2011	Avg	5,978	N	N	2954 SE 17TH ST
003	007	951030	0290	6/21/2013	\$479,000	\$523,000	2510	9	1994	Avg	33,028	N	N	46208 SE 139TH PL
003	007	951031	0220	12/12/2012	\$448,375	\$521,000	2510	9	1995	Avg	36,309	N	N	13724 457TH AVE SE
003	007	951030	0050	11/15/2011	\$425,000	\$519,000	2530	9	1994	Avg	32,728	N	N	13906 463RD AVE SE
003	007	202309	9019	6/26/2013	\$537,000	\$585,000	2620	9	1997	Avg	130,680	N	N	49816 SE MIDDLE FORK
003	007	951031	0080	10/2/2013	\$528,500	\$552,000	2770	9	1995	Avg	32,910	N	N	46021 SE 137TH ST
003	007	856485	0260	12/13/2012	\$438,917	\$509,000	2800	9	2013	Avg	6,060	N	N	0

Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	007	951032	0070	7/5/2011	\$565,000	\$686,000	2860	9	1997	Avg	35,488	N	N	13465 456TH PL SE
003	007	856485	0120	9/12/2012	\$489,880	\$581,000	2930	9	2012	Avg	7,865	N	N	1748 TANNERWOOD
003	007	951032	0360	9/27/2013	\$555,000	\$581,000	2970	9	1997	Avg	38,125	N	N	45712 SE 138TH CT
003	007	951032	0260	1/4/2011	\$557,000	\$658,000	3165	9	1996	Avg	29,073	N	N	45714 SE 139TH PL
003	007	856485	0190	7/3/2013	\$515,000	\$560,000	3190	9	2011	Avg	7,099	N	N	1765 TANNERWOOD
003	007	856485	0190	6/1/2012	\$532,429	\$642,000	3190	9	2011	Avg	7,099	N	N	1765 TANNERWOOD
003	007	132308	9175	10/22/2012	\$535,000	\$629,000	3200	9	2000	Avg	41,200	N	N	13919 455TH AVE SE
003	007	856485	0240	3/2/2011	\$549,352	\$656,000	3250	9	2011	Avg	8,983	N	N	1699 TANNERWOOD
003	007	856485	0150	4/10/2012	\$479,000	\$581,000	3260	9	2011	Avg	8,872	N	N	1776 TANNERWOOD
003	007	856485	0090	12/10/2012	\$505,880	\$588,000	3280	9	2012	Avg	7,229	N	N	1702 TANNERWOOD
003	007	856485	0200	6/19/2012	\$520,465	\$626,000	3280	9	2012	Avg	6,553	N	N	1749 TANNERWOOD
003	007	856486	0030	5/10/2013	\$532,880	\$591,000	3280	9	2013	Avg	9,468	N	N	1603 TANNERWOOD
003	007	856485	0130	8/22/2012	\$519,880	\$619,000	3340	9	2012	Avg	7,730	N	N	1758 TANNERWOOD
003	007	856486	0040	7/10/2013	\$565,635	\$613,000	3340	9	2013	Avg	8,810	N	N	2952 SE 16TH ST
003	007	856485	0140	6/1/2011	\$539,880	\$653,000	3440	9	2011	Avg	8,870	N	N	1768 TANNERWOOD
003	007	856485	0180	3/27/2012	\$535,082	\$650,000	3440	9	2011	Avg	6,553	N	N	1735 TANNERWOOD
003	007	856486	0050	7/24/2013	\$566,717	\$611,000	3440	9	2013	Avg	6,857	N	N	2974 SE 16TH ST
003	007	856485	0100	5/16/2013	\$540,000	\$597,000	3470	9	2012	Avg	7,260	N	N	1714 TANNERWOOD
003	007	856485	0160	3/7/2012	\$486,298	\$592,000	3480	9	2011	Avg	7,328	N	N	1788 TANNERWOOD
003	007	856485	0220	8/19/2011	\$539,880	\$658,000	3480	9	2011	Avg	6,553	N	N	1717 TANNERWOOD
003	007	856485	0110	3/13/2013	\$530,880	\$600,000	3530	9	2012	Avg	7,260	N	N	1730 TANNERWOOD
003	007	856485	0210	11/30/2011	\$529,880	\$647,000	3530	9	2012	Avg	6,553	N	N	1733 TANNERWOOD
003	007	856485	0310	11/10/2011	\$555,127	\$678,000	3530	9	2011	Avg	8,071	N	N	1687 TANNERWOOD
003	007	856486	0020	4/1/2013	\$571,880	\$643,000	3530	9	2013	Avg	9,956	N	N	1635 TANNERWOOD
003	007	856486	0190	8/24/2013	\$555,880	\$591,000	3530	9	2013	Avg	8,622	N	N	3198 SE 16TH ST
003	008	102308	9066	10/15/2013	\$267,500	\$278,000	770	5	1945	Good	11,250	Y	Y	12311 434TH AVE SE
003	008	102308	9144	10/4/2013	\$228,000	\$238,000	960	6	1950	Good	24,000	Y	N	307 NE 8TH ST
003	008	102308	9164	9/12/2011	\$240,000	\$293,000	1080	6	1980	Good	9,602	Y	N	616 MALONEY PL NE
003	008	102308	9075	10/15/2012	\$265,000	\$312,000	1410	6	1948	Good	25,500	Y	N	317 NE 8TH ST
003	008	102308	9163	8/2/2013	\$255,000	\$274,000	1420	6	1980	Avg	9,602	Y	N	618 MALONEY PL NE



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
003	008	102308	9236	8/19/2013	\$220,000	\$234,000	1060	7	1977	Avg	19,466	N	N	620 NE 6TH ST
003	008	779581	0030	6/27/2013	\$209,151	\$228,000	1060	7	1973	Good	9,630	Y	N	900 NE 5TH ST
003	008	779581	0090	10/9/2013	\$281,000	\$293,000	1130	7	1974	Avg	10,005	Y	N	417 TAYLOR PL NE
003	008	779540	0140	8/23/2012	\$234,000	\$279,000	1200	7	1966	Avg	10,094	Y	N	413 THRASHER AVE NE
003	008	779582	0020	12/23/2013	\$254,000	\$255,000	1250	7	1976	Avg	14,610	Y	N	408 TAYLOR PL NE
003	008	570245	0440	10/14/2013	\$335,000	\$348,000	1250	7	1989	Good	15,423	Y	N	325 NE 4TH ST
003	008	779540	0251	7/25/2012	\$240,000	\$287,000	1250	7	1959	Good	10,097	Y	N	715 OGLE AVE NE
003	008	779580	0020	9/3/2013	\$315,450	\$334,000	1250	7	1968	Good	9,630	Y	N	809 NE 6TH ST
003	008	122308	9070	3/16/2013	\$345,000	\$390,000	1330	7	1949	Good	166,399	N	N	46322 SE MOUNT SI RD
003	008	779582	0010	8/6/2013	\$295,000	\$316,000	1360	7	1975	Good	15,667	Y	N	403 TAYLOR PL NE
003	008	122308	9034	7/17/2012	\$550,000	\$658,000	1370	7	1987	Good	200,811	N	N	46226 SE 128TH ST
003	008	779580	0010	8/5/2013	\$285,000	\$306,000	1400	7	1968	Avg	9,591	Y	N	801 NE 6TH ST
003	008	142308	9151	5/15/2012	\$314,000	\$380,000	1400	7	1987	Good	45,302	N	N	44708 SE MOUNT SI RD
003	008	082309	9044	4/7/2011	\$310,000	\$373,000	1420	7	1985	Good	217,364	N	N	49114 SE 115TH ST
003	008	779580	0075	9/25/2013	\$260,000	\$273,000	1475	7	1970	Avg	9,630	Y	N	917 NE 6TH ST
003	008	570245	0190	10/23/2013	\$335,000	\$347,000	1480	7	1992	Avg	9,746	Y	N	394 MERRITT PL NE
003	008	779581	0070	3/11/2011	\$295,000	\$353,000	1490	7	1974	VGood	9,349	Y	N	433 TAYLOR PL NE
003	008	570245	0170	11/14/2013	\$343,000	\$351,000	1570	7	1992	Good	9,600	Y	N	450 NE 4TH ST
003	008	570245	0060	1/26/2013	\$314,000	\$360,000	1640	7	1989	Avg	9,610	Y	N	300 NE 4TH ST
003	008	072309	9060	9/26/2013	\$369,950	\$388,000	1670	7	1985	Avg	174,675	N	N	47733 SE MOUNT SI RD
003	008	570245	0070	10/29/2012	\$295,000	\$346,000	1700	7	1989	Avg	9,637	Y	N	310 NE 4TH ST
003	008	072309	9064	5/18/2011	\$329,800	\$398,000	1760	7	2004	Avg	31,879	N	N	12604 473RD AVE SE
003	008	072309	9064	6/25/2013	\$415,000	\$452,000	1760	7	2004	Avg	31,879	N	N	12604 473RD AVE SE
003	008	142308	9146	5/7/2012	\$323,500	\$391,000	1830	7	1987	VGood	41,996	N	N	45107 SE 130TH PL
003	008	072309	9065	8/8/2013	\$260,000	\$278,000	1840	7	1994	Avg	40,438	N	N	12609 474TH AVE SE
003	008	570245	0230	8/30/2012	\$336,000	\$399,000	1850	7	1991	Avg	25,162	Y	N	355 MERRITT PL NE
003	008	779582	0050	3/27/2013	\$262,500	\$296,000	1850	7	1976	Avg	13,210	Y	N	403 BOXLEY PL NE
003	008	182309	9032	9/12/2011	\$299,000	\$365,000	2010	7	1997	Avg	30,000	Y	N	12822 480TH AVE SE
003	008	779540	0125	12/28/2011	\$310,000	\$379,000	2010	7	2011	Good	10,097	Y	N	428 MERRITT AVE NE
003	008	736640	0070	7/11/2011	\$360,500	\$438,000	2180	7	1967	Good	11,729	Y	N	618 BORST AVE NE



Improved Sales Used in this Physical Inspection Analysis
Area 080 -- 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
003	008	550650	0240	2/9/2012	\$317,000	\$386,000	1160	8	1989	Avg	32,229	N	N	45910 SE 130TH PL
003	008	550650	0280	4/12/2013	\$434,000	\$486,000	1360	8	1989	Avg	35,678	N	N	45665 SE 129TH ST
003	008	550650	0350	9/6/2013	\$400,000	\$423,000	1550	8	1989	Avg	35,104	N	N	12838 456TH DR SE
003	008	550650	0330	2/13/2013	\$405,000	\$462,000	1580	8	1989	Avg	37,412	N	N	45630 SE 129TH ST
003	008	182309	9029	4/26/2013	\$365,000	\$407,000	1980	8	2006	Avg	60,984	Y	N	12838 480TH AVE SE
003	008	142308	9031	4/23/2012	\$435,000	\$527,000	2220	8	1988	Avg	111,513	N	Y	45012 SE TANNER RD
003	008	132308	9105	3/22/2013	\$384,255	\$433,000	2460	8	2005	Avg	31,500	N	Y	46011 SE 134TH ST
003	008	132308	9105	8/14/2013	\$385,000	\$411,000	2460	8	2005	Avg	31,500	N	Y	46011 SE 134TH ST
003	008	102308	9025	2/21/2013	\$580,000	\$660,000	2590	8	2001	Avg	43,995	Y	Y	12033 434TH AVE SE
003	008	182309	9040	6/17/2012	\$457,500	\$551,000	2920	8	1999	Avg	247,856	Y	N	48122 SE 130TH ST
003	008	570245	0350	8/4/2012	\$624,000	\$745,000	3690	8	1989	VGood	33,451	Y	N	345 OGLE PL NE
003	008	733820	0210	5/4/2012	\$388,000	\$470,000	1880	9	1993	Avg	35,001	Y	N	12808 469TH PL SE
003	008	733820	0370	8/1/2011	\$460,000	\$560,000	2280	9	1993	Avg	35,127	Y	N	47106 SE 129TH ST
003	008	132308	9124	4/12/2012	\$450,000	\$546,000	2350	9	1999	Avg	31,875	Y	Y	46205 SE 134TH ST
003	008	112308	9028	7/19/2011	\$500,000	\$608,000	2410	9	1999	Avg	53,143	N	N	44129 SE MOUNT SI RD
003	008	550650	0220	10/8/2012	\$400,000	\$472,000	2460	9	1991	Avg	32,863	N	N	45925 SE 130TH PL
003	008	733820	0450	6/3/2011	\$525,000	\$636,000	2650	9	1992	Avg	35,000	Y	N	12608 471ST AVE SE
003	008	733820	0570	4/9/2013	\$549,500	\$616,000	2680	9	1992	Avg	35,309	Y	N	47025 SE 126TH ST
003	008	550650	0040	9/21/2011	\$565,000	\$690,000	2690	9	1989	Avg	44,826	Y	Y	12835 456TH DR SE
003	008	122308	9086	2/2/2011	\$600,000	\$713,000	3280	9	1999	Avg	50,631	Y	N	12726 456TH DR SE
003	008	733820	0320	11/2/2012	\$559,000	\$656,000	3400	9	1993	Avg	35,100	Y	N	47113 SE 129TH ST
003	008	733830	0040	9/8/2011	\$665,000	\$811,000	3410	9	1997	Avg	31,536	N	N	43935 SE 127TH PL
003	008	132308	9119	9/27/2013	\$828,000	\$867,000	4130	9	2007	Avg	97,138	N	N	46222 SE 131ST ST
003	008	102308	9241	1/18/2013	\$750,000	\$862,000	3380	10	2009	Avg	37,737	N	N	12130 434TH AVE SE
007	009	162308	9029	10/26/2011	\$181,000	\$221,000	930	6	1951	Avg	42,438	N	N	13319 415TH WAY SE
007	009	162308	9096	5/21/2012	\$215,000	\$260,000	1340	7	1958	Avg	71,874	N	N	13011 409TH AVE SE
007	009	162308	9111	7/25/2012	\$269,500	\$322,000	1620	7	1954	Good	57,499	N	N	41802 SE 141ST ST
007	009	162308	9028	4/16/2012	\$374,000	\$453,000	2250	7	1938	Good	217,800	N	N	13505 415TH WAY SE
007	009	162308	9028	10/1/2013	\$415,000	\$434,000	2250	7	1938	Good	217,800	N	N	13505 415TH WAY SE
007	009	162308	9044	8/6/2013	\$410,000	\$439,000	2430	7	1987	Avg	80,150	N	N	13623 409TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
007	009	260773	0480	8/1/2012	\$349,900	\$418,000	1430	8	1993	Avg	16,707	N	N	940 SW 11TH PL
007	009	260774	0070	10/4/2013	\$391,000	\$408,000	1750	8	1994	Avg	10,301	N	N	1157 HEMLOCK AVE SW
007	009	260773	0050	5/13/2013	\$370,000	\$410,000	1840	8	1993	Avg	9,980	Y	N	1060 SW 10TH ST
007	009	260773	0490	3/13/2012	\$302,640	\$368,000	1840	8	1993	Avg	11,403	N	N	930 SW 11TH PL
007	009	260772	0030	6/17/2013	\$368,000	\$402,000	1860	8	1994	Avg	9,700	N	N	1240 SW 10TH ST
007	009	260773	0330	6/12/2012	\$330,000	\$397,000	1920	8	1993	Avg	10,578	Y	N	1181 FORSTER BLVD SW
007	009	260776	0970	6/10/2013	\$405,000	\$444,000	1930	8	1995	Avg	10,494	N	N	1140 SW 12TH ST
007	009	260773	0500	6/1/2012	\$328,950	\$397,000	1940	8	1994	Avg	9,608	N	N	920 SW 11TH PL
007	009	260772	0500	5/14/2013	\$430,000	\$476,000	1970	8	1994	Avg	10,097	N	N	1020 13TH PL SW
007	009	260773	0260	10/21/2011	\$300,000	\$366,000	2000	8	1993	Avg	10,888	Y	N	1125 SW 10TH ST
007	009	260776	0040	8/22/2012	\$364,000	\$433,000	2000	8	1995	Avg	9,800	N	N	1080 FORSTER BLVD SW
007	009	260776	0440	4/26/2013	\$345,000	\$384,000	2000	8	1996	Avg	10,845	N	N	1515 SW 15TH PL
007	009	260776	0560	3/27/2012	\$347,000	\$422,000	2020	8	1995	Avg	19,137	N	N	1435 SW 13TH PL
007	009	260776	0860	11/28/2012	\$378,000	\$440,000	2020	8	1998	Avg	9,643	N	N	1240 11TH CT SW
007	009	260776	0350	10/24/2012	\$389,700	\$458,000	2040	8	1996	Avg	9,633	Y	N	1165 11TH PL SW
007	009	260776	0680	5/16/2012	\$368,000	\$445,000	2040	8	1995	Avg	9,622	N	N	1355 HEMLOCK AVE SW
007	009	260776	0810	5/28/2013	\$415,000	\$457,000	2040	8	1996	Avg	9,634	Y	N	1365 11TH CT SW
007	009	260773	0440	5/23/2013	\$404,000	\$446,000	2060	8	1993	Avg	11,714	N	N	985 SW 11TH PL
007	009	260773	0270	8/6/2012	\$369,000	\$441,000	2140	8	1993	Avg	10,343	Y	N	1085 SW 10TH ST
007	009	260773	0460	12/5/2012	\$371,000	\$432,000	2160	8	1993	Avg	15,730	N	N	960 SW 11TH PL
007	009	260774	0010	12/4/2013	\$407,500	\$413,000	2250	8	1994	Avg	9,700	Y	N	1105 HEMLOCK AVE SW
007	009	260772	0160	10/11/2013	\$470,000	\$489,000	2260	8	1994	Good	9,604	Y	N	1420 SW 10TH ST
007	009	260773	0430	2/15/2011	\$349,900	\$417,000	2290	8	1993	Avg	9,933	N	N	995 SW 11TH PL
007	009	260772	0170	5/29/2012	\$385,000	\$465,000	2370	8	1994	Good	12,426	Y	N	1430 SW 10TH ST
007	009	260772	0330	7/25/2013	\$449,900	\$484,000	2370	8	1994	Good	9,614	Y	N	1125 14TH PL SW
007	009	260776	0160	3/7/2011	\$380,000	\$454,000	2390	8	1995	Avg	9,637	Y	N	1410 FORSTER BLVD SW
007	009	260776	0170	10/29/2012	\$375,000	\$440,000	2400	8	1995	Avg	9,686	Y	N	1420 FORSTER BLVD SW
007	009	260776	0180	5/15/2012	\$392,500	\$474,000	2400	8	1996	Avg	10,256	Y	N	1430 FORSTER BLVD SW
007	009	260772	0430	8/24/2011	\$319,000	\$389,000	2420	8	1994	Avg	12,108	N	N	1145 13TH PL SW
007	009	260776	0790	8/15/2013	\$500,000	\$534,000	2490	8	1997	Avg	9,608	N	N	1315 11TH CT SW



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
007	009	260776	0660	10/26/2012	\$390,000	\$458,000	2510	8	1997	Avg	9,741	N	N	1335 SW 12TH PL
007	009	260776	0990	11/14/2013	\$490,000	\$502,000	2790	8	1999	Avg	10,075	Y	N	1220 SW 12TH ST
007	009	212308	9022	2/17/2011	\$500,000	\$596,000	3330	8	1981	Avg	217,800	Y	N	14536 415TH AVE SE
007	009	162308	9091	12/23/2013	\$575,000	\$578,000	2790	9	1985	Avg	43,300	Y	N	13008 409TH AVE SE
007	009	162308	9086	11/10/2011	\$649,900	\$794,000	3980	9	2006	Avg	285,318	Y	N	13305 409TH AVE SE
007	009	883580	0130	5/1/2012	\$870,000	\$1,053,000	3110	10	2004	Avg	235,698	N	N	42115 SE 149TH PL
007	009	883580	0170	3/5/2013	\$830,000	\$941,000	3490	10	2005	Avg	173,890	Y	N	42407 SE 149TH PL
007	009	883580	0010	5/31/2013	\$1,000,000	\$1,100,000	3820	10	2006	Avg	270,236	Y	N	42306 SE 149TH PL
007	009	883577	0140	6/22/2013	\$875,000	\$955,000	3950	10	2006	Avg	220,453	N	N	15131 UPLANDS WAY
007	009	162308	9165	7/11/2011	\$700,000	\$851,000	4030	10	2008	Avg	503,989	N	N	13215 409TH AVE SE
007	009	883580	0020	5/30/2013	\$1,270,000	\$1,398,000	4680	11	2001	Avg	273,660	Y	N	42314 SE 149TH PL
007	009	883580	0560	4/26/2013	\$1,299,000	\$1,448,000	4810	11	2000	Avg	201,190	N	N	16510 426TH WAY SE
007	009	883580	0160	5/26/2011	\$1,650,000	\$1,996,000	4840	11	2006	Avg	289,625	Y	N	42331 SE 149TH PL
007	009	883578	0050	4/9/2013	\$1,150,000	\$1,289,000	5540	11	2008	Avg	262,189	N	N	14979 RESERVE DR SE
007	009	883578	0030	4/6/2012	\$1,250,000	\$1,517,000	5680	11	2008	Avg	228,464	Y	N	15037 RESERVE DR SE
007	009	883580	0370	8/4/2011	\$1,390,000	\$1,691,000	5610	12	2002	Avg	297,560	Y	N	43236 SE 163RD ST
007	009	883580	0370	4/10/2013	\$1,600,000	\$1,793,000	5610	12	2002	Avg	297,560	Y	N	43236 SE 163RD ST
007	009	883577	0270	9/26/2013	\$1,760,000	\$1,845,000	6220	12	2005	Avg	160,595	N	N	15548 417TH PL SE
007	010	733440	0850	12/14/2011	\$158,000	\$193,000	730	6	1965	Avg	12,905	N	N	44531 SE 148TH ST
007	010	733450	1640	12/19/2013	\$260,000	\$262,000	840	6	1964	Avg	27,339	Y	Y	14600 438TH AVE SE
007	010	733460	0310	7/23/2013	\$265,950	\$287,000	1270	6	1975	Avg	11,320	Y	Y	14403 448TH AVE SE
007	010	940700	0260	9/19/2013	\$206,950	\$218,000	1280	6	1978	Good	12,300	N	N	17327 432ND AVE SE
007	010	940711	0310	4/13/2012	\$177,000	\$215,000	820	7	1978	Avg	9,600	N	N	16948 430TH PL SE
007	010	147163	0100	7/6/2012	\$275,000	\$330,000	830	7	1982	Avg	16,066	N	N	44035 SE 143RD ST
007	010	940710	2570	5/21/2013	\$225,000	\$248,000	840	7	1984	Avg	9,086	N	N	17605 429TH AVE SE
007	010	940700	0740	9/23/2011	\$175,000	\$214,000	910	7	1977	Good	9,025	N	N	17204 429TH AVE SE
007	010	733440	1110	3/12/2013	\$162,000	\$183,000	940	7	1979	Avg	10,030	N	N	14605 445TH AVE SE
007	010	940711	0230	7/24/2012	\$167,500	\$200,000	940	7	1981	Avg	11,600	N	N	17033 431ST AVE SE
007	010	940700	0370	2/20/2013	\$207,001	\$236,000	950	7	1993	Avg	9,600	N	N	17307 431ST AVE SE
007	010	733440	0100	7/25/2013	\$225,000	\$242,000	960	7	1977	Avg	13,875	N	Y	43716 SE 149TH ST



Improved Sales Used in this Physical Inspection Analysis
Area 080 -- 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
007	010	733450	0820	12/19/2013	\$180,299	\$182,000	990	7	1977	Avg	10,875	N	N	44534 SE 150TH ST
007	010	733450	0910	10/9/2012	\$164,950	\$194,000	990	7	1977	Avg	9,750	N	N	14706 447TH AVE SE
007	010	940710	2980	1/2/2013	\$228,000	\$263,000	990	7	1978	Avg	12,580	N	N	17414 433RD PL SE
007	010	733450	1450	10/1/2013	\$297,999	\$312,000	1000	7	1980	Good	10,650	N	N	44617 SE 151ST PL
007	010	940700	1910	8/19/2013	\$200,000	\$213,000	1010	7	1971	Avg	11,800	N	N	42630 SE 169TH ST
007	010	733460	1680	9/11/2012	\$189,900	\$225,000	1010	7	1977	Good	9,750	N	N	44756 SE 147TH ST
007	010	940700	1790	4/13/2011	\$239,950	\$289,000	1010	7	1972	Good	10,800	N	N	16820 426TH AVE SE
007	010	940710	1260	2/11/2012	\$172,500	\$210,000	1020	7	1987	Avg	14,600	N	N	16602 423RD PL SE
007	010	940711	1220	5/22/2012	\$221,500	\$268,000	1020	7	1978	Avg	9,200	N	N	42802 SE 170TH PL
007	010	733440	1050	8/15/2012	\$212,500	\$253,000	1030	7	1995	Avg	9,576	N	N	14703 445TH AVE SE
007	010	940710	1310	7/6/2013	\$274,000	\$297,000	1030	7	1991	Avg	9,680	N	N	16703 423RD PL SE
007	010	940710	2440	2/20/2013	\$215,000	\$245,000	1030	7	1994	Avg	11,760	N	N	42701 SE 175TH PL
007	010	940711	1060	6/19/2013	\$255,000	\$279,000	1030	7	1990	Avg	10,400	N	N	42963 SE 170TH CT
007	010	940711	1710	6/12/2012	\$254,950	\$307,000	1030	7	1990	VGood	10,650	N	N	17552 429TH AVE SE
007	010	940700	1060	11/15/2012	\$225,000	\$263,000	1040	7	1979	Avg	9,200	N	N	42735 SE 170TH PL
007	010	733440	1480	8/20/2012	\$204,995	\$244,000	1040	7	1987	Good	12,931	N	N	43729 SE 149TH ST
007	010	940710	2810	8/28/2013	\$228,000	\$242,000	1040	7	1979	Good	12,284	N	N	43202 SE 176TH ST
007	010	940711	0060	4/3/2013	\$280,000	\$314,000	1050	7	1978	Good	9,600	N	N	17026 431ST AVE SE
007	010	940710	0630	2/22/2012	\$189,000	\$230,000	1060	7	1977	Avg	11,360	N	N	42850 SE 176TH ST
007	010	940711	0300	9/16/2013	\$265,000	\$279,000	1060	7	1980	Avg	9,600	N	N	17004 430TH PL SE
007	010	733440	0600	9/27/2012	\$185,000	\$219,000	1060	7	1972	Good	9,750	N	N	44424 SE 146TH ST
007	010	940700	0860	5/4/2011	\$170,000	\$205,000	1060	7	1978	Good	12,300	N	N	17228 428TH PL SE
007	010	940710	3010	11/15/2013	\$230,000	\$235,000	1060	7	1983	Good	9,750	N	N	43413 SE 174TH ST
007	010	940711	0170	11/22/2013	\$300,000	\$306,000	1060	7	1989	Good	14,904	N	N	16834 430TH LN SE
007	010	940700	0770	8/16/2011	\$193,000	\$235,000	1070	7	1978	Avg	9,450	N	N	17224 429TH AVE SE
007	010	940700	0770	7/15/2013	\$210,000	\$227,000	1070	7	1978	Avg	9,450	N	N	17224 429TH AVE SE
007	010	147161	0260	6/22/2013	\$230,000	\$251,000	1080	7	1981	Avg	14,010	N	N	44217 SE 142ND ST
007	010	733440	0480	3/8/2011	\$185,000	\$221,000	1080	7	1988	Avg	15,760	N	N	14607 442ND AVE SE
007	010	733450	1410	9/14/2012	\$279,100	\$331,000	1080	7	1979	Good	15,312	N	N	44647 SE 151ST PL
007	010	940711	1270	7/30/2013	\$230,000	\$247,000	1090	7	1982	Avg	9,717	N	N	42714 SE 170TH PL

Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
007	010	940710	1000	3/2/2012	\$249,000	\$303,000	1110	7	1979	Good	11,800	N	N	42504 SE 175TH PL
007	010	940711	0970	5/7/2013	\$198,000	\$220,000	1120	7	1984	Avg	10,541	N	N	16925 430TH PL SE
007	010	940700	1600	7/31/2012	\$232,000	\$277,000	1130	7	1979	Avg	11,500	N	N	42405 SE 169TH ST
007	010	940710	2380	3/13/2013	\$229,400	\$259,000	1140	7	1980	Avg	9,600	N	N	42527 SE 175TH PL
007	010	940710	2550	2/28/2013	\$159,000	\$181,000	1140	7	1972	Avg	9,545	N	N	42841 SE 176TH ST
007	010	940710	2650	6/19/2013	\$258,000	\$282,000	1140	7	1979	Avg	11,703	N	N	43103 SE 174TH ST
007	010	940711	0760	8/23/2013	\$280,000	\$298,000	1140	7	1979	Avg	9,840	N	N	16842 427TH PL SE
007	010	940711	1020	12/19/2013	\$283,600	\$285,000	1140	7	1978	Avg	9,900	N	N	42950 SE 170TH CT
007	010	940711	1090	10/30/2013	\$224,000	\$231,000	1140	7	1979	Avg	10,640	N	N	42824 SE 170TH PL
007	010	733440	0110	6/23/2011	\$267,000	\$324,000	1140	7	1978	Good	12,375	N	Y	43724 SE 149TH ST
007	010	733450	1280	6/24/2011	\$255,000	\$309,000	1140	7	1978	Good	10,425	N	N	44603 SE 151ST ST
007	010	733450	1540	10/27/2011	\$257,650	\$315,000	1140	7	1978	Good	11,935	N	N	15105 445TH AVE SE
007	010	733460	1440	1/1/2012	\$257,500	\$314,000	1140	7	1978	Good	9,600	N	N	14610 450TH AVE SE
007	010	940711	0260	10/3/2011	\$265,000	\$324,000	1140	7	1979	Good	10,974	N	N	43034 SE 172ND ST
007	010	940711	0350	4/8/2011	\$265,000	\$319,000	1140	7	1978	Good	10,126	N	N	16912 430TH PL SE
007	010	940711	1010	5/18/2011	\$169,200	\$204,000	1160	7	1979	Avg	10,560	N	N	42956 SE 170TH CT
007	010	940711	1130	9/4/2013	\$219,301	\$232,000	1180	7	1978	Avg	11,186	N	N	42997 SE 170TH CT
007	010	940711	1580	9/6/2012	\$169,950	\$202,000	1190	7	1978	Avg	10,455	N	N	17310 428TH AVE SE
007	010	940710	0990	4/24/2013	\$225,000	\$251,000	1200	7	1980	Avg	10,200	N	N	42512 SE 175TH PL
007	010	733440	0060	9/24/2013	\$314,950	\$330,000	1200	7	1987	Good	9,075	Y	Y	14840 437TH PL SE
007	010	733460	1950	10/15/2013	\$254,000	\$264,000	1200	7	1977	Good	9,750	N	N	14614 447TH AVE SE
007	010	940710	0390	10/8/2013	\$282,000	\$294,000	1200	7	1978	Good	10,800	N	N	43424 SE 173RD PL
007	010	147160	0180	10/22/2013	\$304,000	\$315,000	1210	7	1980	Avg	18,408	N	N	44020 SE 142ND ST
007	010	262308	9103	6/18/2013	\$300,000	\$328,000	1210	7	2008	Avg	130,244	N	N	44809 SE 161ST PL
007	010	940700	0410	11/26/2012	\$203,000	\$237,000	1210	7	1980	Avg	9,880	N	N	43110 SE 173RD PL
007	010	940710	2020	12/18/2012	\$189,950	\$220,000	1210	7	1979	Avg	9,600	N	N	16833 424TH AVE SE
007	010	940710	2090	6/10/2013	\$197,515	\$217,000	1220	7	1979	Avg	9,480	N	N	16835 420TH AVE SE
007	010	733460	1160	12/30/2011	\$219,000	\$267,000	1220	7	1979	Good	9,750	N	N	44717 SE 145TH ST
007	010	940700	1400	1/14/2011	\$225,000	\$266,000	1230	7	1977	Avg	9,000	N	N	17007 426TH AVE SE
007	010	940710	2970	6/12/2012	\$191,580	\$231,000	1230	7	1978	Avg	14,093	N	N	43320 SE 176TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
007	010	940711	1240	6/4/2012	\$199,950	\$241,000	1230	7	1978	Avg	9,200	N	N	42738 SE 170TH PL
007	010	733440	0840	11/22/2013	\$218,000	\$222,000	1240	7	1980	Avg	16,200	N	N	44537 SE 148TH ST
007	010	940710	2610	11/15/2013	\$250,000	\$256,000	1240	7	1977	Avg	12,220	Y	N	42929 SE 176TH ST
007	010	940710	2940	2/1/2013	\$218,938	\$250,000	1240	7	1980	Avg	11,455	N	N	43329 SE 176TH ST
007	010	940711	0740	9/12/2013	\$225,000	\$237,000	1240	7	1979	Avg	9,600	N	N	16854 427TH PL SE
007	010	940700	0140	10/30/2013	\$287,500	\$297,000	1240	7	1972	Good	10,185	N	N	17214 432ND AVE SE
007	010	733440	1190	1/22/2013	\$195,000	\$224,000	1250	7	1977	Good	12,480	N	N	44236 SE 149TH PL
007	010	733450	1250	11/28/2012	\$297,500	\$347,000	1250	7	1994	Good	9,825	N	N	44627 SE 151ST ST
007	010	733460	0610	3/29/2012	\$230,000	\$279,000	1260	7	1969	Avg	9,750	N	N	44543 SE 144TH ST
007	010	733460	0610	6/11/2013	\$245,000	\$268,000	1260	7	1969	Avg	9,750	N	N	44543 SE 144TH ST
007	010	940711	0730	8/25/2011	\$157,200	\$192,000	1260	7	1979	Avg	9,600	N	N	16860 427TH PL SE
007	010	733460	1890	4/16/2012	\$257,000	\$312,000	1270	7	1977	Good	10,384	N	N	14624 448TH AVE SE
007	010	733450	0770	5/16/2012	\$175,000	\$211,000	1280	7	1977	Good	10,296	N	N	44414 SE 150TH ST
007	010	733460	1180	12/19/2012	\$180,500	\$209,000	1290	7	1977	Avg	9,775	N	N	14514 447TH AVE SE
007	010	940711	1260	8/23/2011	\$225,000	\$274,000	1290	7	1978	Avg	9,200	N	N	42722 SE 170TH PL
007	010	940700	1250	4/22/2013	\$255,000	\$285,000	1300	7	1981	Good	9,720	N	N	17043 427TH AVE SE
007	010	940700	1110	11/3/2011	\$256,000	\$313,000	1330	7	1994	Avg	9,990	N	N	17014 427TH AVE SE
007	010	940710	2960	7/23/2012	\$229,950	\$275,000	1330	7	1980	Avg	12,577	N	N	43306 SE 176TH ST
007	010	940700	1770	9/14/2011	\$185,000	\$226,000	1350	7	1987	Avg	9,000	N	N	16806 426TH AVE SE
007	010	940700	1780	8/7/2013	\$275,000	\$295,000	1370	7	1979	Good	9,752	N	N	16812 426TH AVE SE
007	010	147160	0170	2/15/2013	\$290,000	\$331,000	1390	7	1980	Avg	18,172	N	N	44012 SE 142ND ST
007	010	733440	0230	3/29/2012	\$239,950	\$291,000	1390	7	1978	Avg	10,881	N	N	14818 438TH AVE SE
007	010	940710	0720	4/13/2012	\$179,000	\$217,000	1390	7	1979	Avg	13,200	N	N	17450 427TH AVE SE
007	010	940700	0760	9/21/2011	\$206,500	\$252,000	1390	7	1978	Good	9,828	N	N	17216 429TH AVE SE
007	010	940700	0760	5/7/2013	\$257,500	\$286,000	1390	7	1978	Good	9,828	N	N	17216 429TH AVE SE
007	010	733440	1400	7/15/2013	\$184,000	\$199,000	1400	7	1977	Avg	9,782	N	N	43901 SE 149TH ST
007	010	940710	1990	9/4/2012	\$195,000	\$232,000	1400	7	1980	Avg	9,240	N	N	42300 SE 168TH CT
007	010	940711	0340	12/19/2012	\$284,000	\$329,000	1410	7	1977	Good	9,600	N	N	16922 430TH PL SE
007	010	940711	1490	10/19/2011	\$229,900	\$281,000	1430	7	1980	Avg	13,750	N	N	42769 SE 173RD PL
007	010	940700	0460	4/12/2011	\$230,000	\$277,000	1440	7	1980	Avg	9,600	N	N	43015 SE 172ND ST

Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
007	010	940710	2000	6/6/2013	\$216,259	\$237,000	1440	7	1980	Avg	12,000	N	N	42301 SE 168TH CT
007	010	940700	0870	12/1/2011	\$205,000	\$250,000	1450	7	1980	Avg	12,000	N	N	17232 428TH PL SE
007	010	733440	1090	9/6/2013	\$225,000	\$238,000	1450	7	1977	Good	10,626	N	N	14623 445TH AVE SE
007	010	733460	1490	4/26/2013	\$252,500	\$281,000	1450	7	1994	Good	22,332	N	N	14638 450TH AVE SE
007	010	940710	0410	4/2/2013	\$290,000	\$326,000	1460	7	1981	Good	9,500	N	N	43410 SE 173RD PL
007	010	733440	0070	12/6/2011	\$285,000	\$348,000	1500	7	1970	Good	11,975	Y	Y	14844 437TH PL SE
007	010	272308	9104	7/6/2012	\$270,000	\$324,000	1540	7	1992	Avg	17,424	N	N	17354 CEDAR FALLS RD
007	010	147162	0070	4/22/2013	\$330,000	\$368,000	1550	7	1984	Avg	21,963	N	N	14234 446TH PL SE
007	010	940710	1350	7/25/2013	\$254,950	\$275,000	1550	7	1994	Avg	19,286	N	N	42222 SE 168TH ST
007	010	262308	9023	8/8/2013	\$220,000	\$236,000	1560	7	2002	Avg	45,000	N	N	16027 CEDAR FALLS RD
007	010	272308	9088	11/19/2013	\$265,000	\$271,000	1570	7	1996	Avg	108,900	N	N	17128 423RD AVE SE
007	010	733440	0360	12/27/2012	\$255,000	\$295,000	1590	7	1984	Avg	15,939	Y	Y	43930 SE 149TH ST
007	010	940700	0620	4/27/2012	\$255,000	\$309,000	1590	7	1975	Avg	9,600	N	N	42837 SE 170TH PL
007	010	733460	1970	4/18/2013	\$252,000	\$282,000	1600	7	1980	Avg	9,750	N	N	14628 447TH AVE SE
007	010	940711	1000	9/4/2012	\$200,000	\$238,000	1600	7	1979	Avg	10,660	N	N	42976 SE 170TH CT
007	010	940700	1850	8/14/2012	\$213,000	\$254,000	1630	7	1977	Avg	9,350	N	N	16803 426TH PL SE
007	010	940711	1610	7/31/2013	\$300,000	\$322,000	1640	7	1996	Avg	9,600	N	N	42917 SE 173RD ST
007	010	733460	0180	10/3/2013	\$316,000	\$330,000	1640	7	1979	Good	13,600	Y	Y	44514 SE 144TH ST
007	010	142308	9082	1/26/2011	\$225,000	\$267,000	1660	7	1985	Avg	33,268	N	N	43627 SE 143RD PL
007	010	733440	0340	11/6/2012	\$286,000	\$335,000	1690	7	1996	Avg	15,169	Y	Y	43916 SE 149TH ST
007	010	733440	0790	10/4/2012	\$257,700	\$304,000	1720	7	1977	Good	9,360	N	N	14706 446TH AVE SE
007	010	733440	1350	11/13/2011	\$215,000	\$263,000	1730	7	1990	Avg	9,600	N	N	14742 442ND AVE SE
007	010	272308	9087	8/22/2012	\$395,000	\$470,000	1870	7	1989	Avg	419,218	Y	N	17230 423RD AVE SE
007	010	940710	1170	3/14/2013	\$340,000	\$384,000	1890	7	2012	Avg	9,600	N	N	16802 424TH AVE SE
007	010	940711	1560	10/5/2011	\$279,500	\$341,000	1920	7	1972	Good	10,400	N	N	17326 428TH AVE SE
007	010	733480	0040	11/1/2013	\$330,000	\$340,000	1940	7	1980	Avg	43,560	N	N	44210 SE 151ST ST
007	010	940710	0320	7/29/2013	\$233,751	\$251,000	1970	7	1971	Avg	9,500	N	N	17206 434TH AVE SE
007	010	222308	9035	7/15/2013	\$465,500	\$503,000	2930	7	1981	Good	57,063	Y	N	43303 SE 149TH ST
007	010	147161	0130	9/10/2012	\$267,500	\$317,000	1000	8	1984	Avg	15,080	N	N	14212 439TH AVE SE
007	010	147163	0390	9/29/2011	\$250,000	\$305,000	1080	8	1983	Avg	15,027	N	N	44108 SE 143RD ST



Improved Sales Used in this Physical Inspection Analysis

Area 080 -- 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
007	010	222308	9027	5/3/2012	\$275,000	\$333,000	1140	8	1961	Avg	42,079	Y	N	43501 SE 149TH ST
007	010	262308	9120	5/9/2011	\$307,500	\$371,000	1190	8	1989	Avg	40,489	N	N	44522 SE 166TH ST
007	010	147162	0150	8/15/2011	\$315,000	\$384,000	1240	8	1987	Avg	26,017	Y	Y	44423 SE 142ND PL
007	010	147163	0320	9/10/2013	\$252,600	\$267,000	1240	8	1981	Avg	15,360	N	N	44010 SE 143RD ST
007	010	733460	0440	3/26/2013	\$380,000	\$428,000	1300	8	1965	Good	10,688	Y	Y	45032 SE 145TH ST
007	010	232308	9072	6/10/2013	\$367,500	\$403,000	1410	8	1990	Avg	18,730	N	N	43930 SE 144TH LN
007	010	733440	0370	11/23/2011	\$300,000	\$367,000	1470	8	1990	Avg	16,940	Y	Y	14749 442ND AVE SE
007	010	733460	0240	3/13/2013	\$299,000	\$338,000	1530	8	1983	Avg	11,654	Y	Y	44558 SE 144TH ST
007	010	940710	2130	1/22/2012	\$278,000	\$339,000	1580	8	1979	Avg	9,360	N	N	17003 420TH AVE SE
007	010	733460	0410	1/17/2013	\$347,000	\$399,000	1680	8	1994	Avg	11,739	Y	Y	45010 SE 145TH ST
007	010	262308	9122	12/23/2013	\$379,000	\$381,000	1980	8	1996	Avg	61,875	N	N	16617 CEDAR FALLS RD
007	010	733440	0170	3/14/2012	\$362,000	\$440,000	2030	8	1996	Avg	10,875	N	Y	14813 438TH AVE SE
007	010	570301	0040	12/23/2013	\$427,000	\$429,000	2090	8	1990	Avg	92,782	N	N	44811 SE 159TH ST
007	010	147162	0085	9/9/2011	\$370,000	\$451,000	2140	8	1988	Avg	21,201	Y	Y	44535 SE 142ND PL
007	010	733460	0350	2/19/2013	\$350,900	\$400,000	2230	8	1993	Avg	10,920	Y	Y	44822 SE 145TH ST
007	010	733450	1690	4/8/2011	\$425,000	\$511,000	2240	8	1988	Good	9,525	Y	Y	14634 438TH AVE SE
007	010	733460	0300	12/6/2013	\$405,000	\$410,000	2320	8	1993	Avg	11,030	Y	Y	44722 SE 144TH ST
007	010	570300	0030	3/22/2013	\$425,000	\$479,000	2420	8	1986	Avg	87,120	N	N	44407 SE 159TH ST
007	010	147163	0310	2/14/2013	\$340,000	\$388,000	2450	8	1983	Avg	15,360	N	N	44002 SE 143RD ST
007	010	342308	9023	1/4/2011	\$350,000	\$414,000	2670	8	2000	Avg	45,302	N	N	43233 SE 177TH ST
007	010	940711	0470	4/23/2013	\$335,000	\$374,000	2750	8	1972	Avg	21,400	N	N	42902 SE 168TH PL
007	010	262308	9115	6/25/2012	\$419,900	\$505,000	2820	8	2006	Avg	40,300	N	N	44227 SE 161ST PL
007	010	262308	9092	8/17/2012	\$454,000	\$541,000	3800	8	1980	Good	213,879	N	N	44217 SE 170TH ST
007	010	262308	9142	9/24/2013	\$509,950	\$535,000	2040	9	1998	Avg	43,613	N	N	43828 SE 168TH ST
007	010	262308	9138	4/22/2013	\$410,000	\$458,000	2140	9	1998	Avg	49,222	N	N	43731 SE 168TH ST
007	010	570301	0170	6/13/2012	\$575,000	\$692,000	2530	9	1990	Avg	189,050	N	N	15625 451ST AVE SE
007	010	733480	0010	10/28/2013	\$750,000	\$774,000	3730	9	2005	Avg	285,576	N	N	15122 443RD AVE SE
007	010	262308	9104	3/4/2011	\$530,000	\$633,000	2880	10	2000	Avg	80,150	N	N	43622 SE 170TH ST
007	010	232308	9074	4/12/2011	\$725,000	\$872,000	3400	10	2000	Avg	120,783	Y	N	15202 451ST AVE SE
007	011	788050	0055	4/22/2013	\$240,000	\$268,000	770	6	2000	Avg	8,460	Y	Y	47413 SE 160TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 080 -- 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
007	011	262308	9014	8/4/2013	\$330,000	\$354,000	860	6	1934	Good	148,530	Y	N	44670 SE EDGEWICK RD
007	011	252308	9031	10/7/2013	\$260,000	\$271,000	1550	6	1932	Fair	130,680	N	N	46422 SE 174TH ST
007	011	302309	9039	6/19/2013	\$349,000	\$381,000	1460	7	1994	Avg	16,740	Y	Y	46825 SE 160TH ST
007	011	788050	0020	5/28/2013	\$272,000	\$300,000	1600	7	1999	Avg	14,304	N	N	47561 SE 159TH ST
007	011	788050	0040	3/28/2012	\$342,500	\$416,000	1890	7	2001	Good	17,720	Y	Y	47507 SE 160TH ST
007	011	788050	0040	6/5/2012	\$350,000	\$422,000	1890	7	2001	Good	17,720	Y	Y	47507 SE 160TH ST
007	011	142230	0040	7/5/2011	\$285,000	\$346,000	1580	8	1991	Avg	35,508	N	N	15231 472ND PL SE
007	011	142230	0110	8/19/2013	\$430,000	\$458,000	1690	8	1991	Avg	46,005	N	N	15216 474TH AVE SE
007	011	302309	9046	6/9/2011	\$508,000	\$615,000	2390	9	2002	Avg	42,920	N	N	47403 SE 162ND ST
007	011	302309	9045	10/11/2012	\$550,000	\$648,000	2510	9	2005	Avg	49,223	Y	Y	47206 SE 162ND ST
007	011	252308	9100	11/29/2012	\$385,000	\$449,000	2630	9	1985	Avg	317,116	N	N	45908 SE EDGEWICK RD
007	011	262308	9126	8/18/2011	\$875,500	\$1,067,000	2730	9	1993	VGood	285,318	N	N	44636 SE EDGEWICK RD
007	011	252308	9010	8/1/2012	\$452,500	\$541,000	2860	9	1990	Avg	70,445	Y	N	17125 453RD AVE SE
007	011	192309	9063	5/27/2011	\$475,000	\$574,000	2890	9	2002	Avg	154,638	N	N	47419 SE 157TH PL
007	011	192309	9063	6/13/2013	\$550,000	\$602,000	2890	9	2002	Avg	154,638	N	N	47419 SE 157TH PL
007	011	142230	0250	8/9/2013	\$639,000	\$684,000	3110	9	1991	Good	43,579	N	N	15350 470TH PL SE
007	011	252308	9093	4/29/2013	\$806,500	\$898,000	3610	10	2006	Avg	87,120	Y	N	45605 SE EDGEWICK RD

Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	001	022307	9056	10/21/201	\$650,000	OBSOLESCENCE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	001	302408	9056	1/7/2013	\$70,000	QUESTIONABLE PER SALES IDENTIFICATION; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	001	312408	9028	2/3/2012	\$130,000	NON-REPRESENTATIVE SALE;
002	001	312408	9031	10/26/201	\$121,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	001	312408	9059	12/19/201	\$336,825	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	001	312408	9062	12/11/201	\$210,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	001	362407	9063	5/1/2012	\$165,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	001	362407	9092	4/6/2011	\$11,030	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
002	001	362407	9103	2/21/2013	\$291,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	001	362407	9109	2/19/2011	\$1,061	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
002	001	362407	9110	1/29/2011	\$1,061	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
002	001	362407	9149	3/14/2012	\$457,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; PLOTTAGE
002	001	372830	0200	2/1/2013	\$231,000	NO MARKET EXPOSURE
002	001	372830	0421	1/26/2011	\$111,072	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	001	780290	0039	11/21/201	\$294,449	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	001	780290	0045	9/27/2012	\$209,950	QUESTIONABLE PER APPRAISAL; NON-REPRESENTATIVE SALE
002	001	780290	0045	8/22/2011	\$72,500	QUESTIONABLE PER APPRAISAL; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	001	780290	0060	5/14/2013	\$174,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	001	780290	0202	3/28/2012	\$143,455	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	001	780290	0461	1/2/2013	\$178,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	001	942380	0005	02/24/12	\$140,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	001	942380	0130	09/27/11	\$75,000	QUESTIONABLE PER APPRAISAL; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	001	942380	0135	01/30/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	001	942380	0155	03/04/13	\$158,506	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	001	942380	0270	04/05/11	\$149,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	002	302408	9034	10/2/2013	\$311,903	OBSOLESCENCE;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION
002	002	302408	9042	9/26/2012	\$343,488	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	002	312408	9047	9/10/2012	\$53,000	IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	002	322408	9027	1/9/2013	\$349,888	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	002	322408	9034	8/15/2012	\$313,501	REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; MOBILE HOME;
002	002	322408	9037	11/30/201	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	002	322408	9043	11/16/201	\$326,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	002	322408	9112	11/16/201	\$307,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	002	510390	0045	4/2/2013	\$243,589	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	002	541500	0440	9/26/2012	\$375,937	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	002	541500	0440	6/13/2013	\$116,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	002	760620	0105	6/21/2013	\$184,800	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	002	760620	0115	9/3/2013	\$320,883	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	002	760620	0150	11/19/201	\$118,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	002	760620	0237	2/11/2013	\$122,641	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	002	760620	0237	11/20/201	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
002	002	760620	0360	9/4/2013	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	002	780410	0030	10/12/201	\$188,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	002	780410	0050	9/10/2013	\$135,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	002	784920	0215	6/8/2012	\$65,000	OBSOLESCENCE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
002	002	784920	0285	7/22/2013	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	002	784920	0780	9/16/2011	\$134,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	002	784920	0860	11/28/201	\$349,693	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	002	784920	0860	5/30/2012	\$135,000	IMP COUNT
002	002	784920	0865	10/26/201	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	002	784920	0885	6/12/2012	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	002	784920	0950	9/30/2013	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
002	002	784920	1015	7/22/2013	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	002	784920	1015	12/11/201	\$94,778	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	002	784920	1910	9/4/2012	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	002	784920	2233	1/6/2012	\$180,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	002	784920	2291	5/16/2012	\$183,000	FINANCIAL INSTITUTION RESALE; INCORRECT CHARACTERISTICS DATA
002	002	784920	2530	4/27/2012	\$80,000	OBSOLESCENCE;QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
002	002	784920	2535	8/1/2012	\$182,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	002	784920	2742	3/1/2012	\$214,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
002	002	784970	0190	10/30/201	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	002	785120	0060	10/23/201	\$351,750	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	003	182408	9043	6/18/2013	\$166,057	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	003	192408	9025	11/16/201	\$55,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
002	003	202408	9007	7/11/2011	\$25,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	003	202408	9043	8/12/2013	\$454,724	IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	003	202408	9067	4/14/2011	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	003	212408	9028	6/13/2012	\$140,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	003	212408	9028	1/17/2012	\$258,204	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
002	003	282408	9020	6/27/2012	\$931,200	IMP COUNT
002	003	282408	9060	1/17/2012	\$249,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	003	282408	9069	11/8/2011	\$412,092	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	003	282408	9081	5/23/2013	\$157,799	REAL MH;QUIT CLAIM DEED; MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	003	292408	9001	4/24/2012	\$1,050,00	DOR RATIO;OPEN SPACE;TIMBER AND FOREST LAND; MULTI-PARCEL SALE
002	003	332408	9051	12/19/201	\$373,196	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	004	242441	0040	12/17/201	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
002	004	262408	9024	2/28/2013	\$219,950	NON-REPRESENTATIVE SALE;
002	004	262408	9125	1/8/2013	\$253,000	OBSOLESCENCE;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	004	262408	9191	12/11/201	\$360,342	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	004	352408	9056	3/21/2013	\$164,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	004	570250	0020	1/8/2013	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	004	570250	0090	2/25/2011	\$275,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	004	570250	0120	2/28/2013	\$121,500	IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	004	602850	0015	11/6/2012	\$299,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	004	947470	0020	11/17/11	\$152,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	005	019245	0280	1/15/2013	\$165,000	REAL MH; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	005	019246	0010	12/30/201	\$236,127	EXEMPT FROM EXCISE TAX;
003	005	019246	0300	12/23/201	\$278,986	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	005	019246	0310	9/26/2012	\$155,000	NO MARKET EXPOSURE
003	005	032308	9067	10/19/201	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	005	032308	9110	12/4/2012	\$291,361	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
003	005	052308	9033	4/25/2011	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	005	077660	0150	7/3/2013	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	005	077660	0160	4/26/2011	\$141,750	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	005	082308	9002	12/5/2011	\$59,285	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
003	005	092308	9048	6/14/2012	\$358,000	OBSOLESCENCE; IMP CHARACTERISTICS CHANGED SINCE SALE
003	005	142308	9179	2/6/2012	\$165,000	NO MARKET EXPOSURE
003	005	162308	9025	10/10/201	\$185,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	005	162308	9069	11/21/201	\$170,000	FINANCIAL INSTITUTION RESALE
003	005	162308	9069	12/19/201	\$351,527	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
003	005	162308	9116	5/24/2013	\$136,467	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	005	162308	9158	5/24/2012	\$165,000	REAL MH
003	005	373490	0085	4/1/2011	\$126,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
003	005	380800	0046	12/23/201	\$156,000	OBSOLESCENCE;
003	005	570245	0010	4/15/2013	\$310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	005	570245	0030	12/26/201	\$292,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	005	770830	0080	9/13/2012	\$166,425	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	005	770830	0080	1/23/2013	\$307,000	OBSOLESCENCE;
003	005	778710	0440	2/3/2011	\$422,500	RELOCATION - SALE TO SERVICE
003	005	778710	0570	3/20/2012	\$18,000	DOR RATIO;1031 TRADE; STATEMENT TO DOR
003	005	778710	0570	7/8/2011	\$374,000	1031 TRADE; SELLING OR BUYING COSTS AFFECTING SALE PRICE
003	005	778710	0610	2/29/2012	\$280,000	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	005	784670	0170	1/16/2013	\$90,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
003	005	784670	0170	11/14/201	\$286,714	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
003	005	803880	0250	6/28/2011	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	005	803990	0009	5/25/2012	\$191,000	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
003	005	803990	0129	11/13/201	\$300,000	QUIT CLAIM DEED;
003	005	803990	0260	6/1/2012	\$221,500	NO MARKET EXPOSURE
003	005	803990	0290	12/21/201	\$195,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
003	005	803990	0295	7/2/2012	\$215,000	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
003	005	857090	0162	2/22/2012	\$64,575	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
003	006	032308	9015	12/20/201	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
003	006	032308	9033	5/31/2012	\$72,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	006	032308	9047	9/29/2011	\$100,000	NO MARKET EXPOSURE; STATEMENT TO DOR
003	006	102308	9024	5/29/2012	\$117,500	PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
003	006	102308	9046	4/18/2012	\$140,700	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
003	006	102308	9046	1/12/2012	\$140,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
003	006	102308	9070	12/1/2011	\$200,000	QUIT CLAIM DEED
003	006	102308	9078	3/30/2011	\$425,000	REAL MH
003	006	102308	9095	12/18/201	\$328,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	006	115110	0010	4/19/2012	\$136,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	006	115110	0135	9/28/2012	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE;
003	006	144287	0200	12/2/2012	\$439,990	BUILDER OR DEVELOPER SALES
003	006	144287	0250	1/9/2013	\$388,623	ACTIVE PERMIT BEFORE SALE>25K
003	006	144288	0020	12/10/201	\$445,000	PERCENT COMPLETE;
003	006	144288	0030	12/9/2013	\$434,000	PERCENT COMPLETE;
003	006	144288	0050	12/17/201	\$423,000	PERCENT COMPLETE;
003	006	144288	0180	9/12/2013	\$451,000	PERCENT COMPLETE;
003	006	144288	0250	9/12/2013	\$480,000	PERCENT COMPLETE;
003	006	144288	0070	12/23/13	\$449,990	PERCENT COMPLETE;



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	006	144288	0190	11/01/13	\$423,157	PERCENT COMPLETE;
003	006	144288	0210	12/10/13	\$430,403	PERCENT COMPLETE;
003	006	144288	0260	12/09/13	\$419,500	PERCENT COMPLETE;
003	006	144288	0400	12/12/13	\$495,990	PERCENT COMPLETE;
003	006	144288	0470	10/04/13	\$500,000	PERCENT COMPLETE;
003	006	144288	0480	11/04/13	\$490,420	PERCENT COMPLETE;
003	006	144288	0490	12/23/13	\$486,321	PERCENT COMPLETE;
003	006	144288	0500	12/20/13	\$488,990	PERCENT COMPLETE;
003	006	144288	0700	12/20/13	\$539,260	PERCENT COMPLETE;
003	006	144288	0710	12/05/13	\$499,990	PERCENT COMPLETE;
003	006	144288	0720	12/11/13	\$523,990	PERCENT COMPLETE;
003	006	144288	0730	11/06/13	\$534,299	PERCENT COMPLETE;
003	006	144288	0740	10/22/13	\$538,309	PERCENT COMPLETE;
003	006	144288	0760	09/27/13	\$539,897	PERCENT COMPLETE;
003	006	152308	9010	4/13/2011	\$108,500	NO MARKET EXPOSURE
003	006	152308	9044	6/11/2012	\$297,000	REAL MH
003	006	152308	9121	7/9/2013	\$120,000	OBSOLESCENCE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	006	152308	9161	11/12/201	\$185,000	SHORT SALE
003	006	778711	0270	3/13/2012	\$367,000	RELOCATION - SALE TO SERVICE
003	006	778711	0520	9/14/2011	\$375,000	RELOCATION - SALE TO SERVICE
003	006	778711	0720	5/25/2012	\$403,000	RELOCATION - SALE TO SERVICE
003	007	132308	9049	8/21/2013	\$227,806	EXEMPT FROM EXCISE TAX;
003	007	132308	9171	2/11/2013	\$410,000	SHORT SALE
003	007	142308	9153	8/12/2013	\$326,070	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
003	007	172309	9032	8/5/2013	\$1,650,00	OPEN SPACE
003	007	202309	9005	9/7/2011	\$381,300	OPEN SPACE
003	007	202309	9027	4/17/2013	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	007	202309	9027	6/4/2012	\$308,458	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	007	732750	0260	3/5/2013	\$320,000	SHORT SALE
003	007	751170	0110	4/10/2013	\$331,000	EXEMPT FROM EXCISE TAX;
003	007	856485	0190	7/1/2013	\$515,000	RELOCATION - SALE TO SERVICE
003	007	856485	0300	10/10/201	\$135,000	QUESTIONABLE PER APPRAISAL
003	007	856485	0010	04/10/13	\$420,670	PERCENT COMPLETE;
003	007	856485	0030	01/09/13	\$411,792	PERCENT COMPLETE;
003	007	856485	0040	04/15/13	\$431,809	PERCENT COMPLETE;
003	007	856485	0080	07/22/13	\$469,720	PERCENT COMPLETE;
003	007	856485	0290	06/11/13	\$438,568	PERCENT COMPLETE;
003	007	856486	0200	10/8/2013	\$575,000	PERCENT COMPLETE;
003	007	856486	0060	12/26/13	\$535,880	PERCENT COMPLETE;
003	007	856486	0080	07/10/13	\$555,880	PERCENT COMPLETE;
003	007	856486	0300	11/14/13	\$454,027	PERCENT COMPLETE;
003	007	856486	0350	12/23/13	\$435,746	PERCENT COMPLETE;
003	007	856486	0360	12/02/13	\$417,990	PERCENT COMPLETE;
003	007	856486	0380	08/19/13	\$404,440	PERCENT COMPLETE;
003	007	856486	0390	08/01/13	\$425,694	PERCENT COMPLETE;
003	008	072309	9068	10/16/201	\$182,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
003	008	082309	9028	6/10/2013	\$440,000	IMP COUNT
003	008	102308	9139	6/18/2013	\$930,000	UNFIN AREA
003	008	112308	9022	5/22/2013	\$850,000	IMP COUNT
003	008	132308	9111	1/14/2012	\$230,000	REAL MH
003	008	132308	9116	11/6/2012	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	008	142308	9104	8/2/2011	\$237,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	008	142308	9146	9/7/2011	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	008	142308	9151	12/2/2011	\$177,350	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	008	182309	9029	11/6/2012	\$268,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
003	008	550650	0220	9/4/2012	\$414,500	RELOCATION - SALE TO SERVICE



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	008	550650	0240	12/28/201	\$337,000	RELOCATION - SALE TO SERVICE
003	008	550650	0240	12/28/201	\$337,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
003	008	550650	0350	4/30/2013	\$395,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
003	008	733820	0210	12/9/2011	\$335,793	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
003	008	733820	0480	8/10/2011	\$380,000	AUCTION SALE;
003	008	779540	0125	7/29/2011	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	008	779540	0127	9/18/2012	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	008	779581	0030	9/12/2013	\$298,500	NON-REPRESENTATIVE SALE
003	008	779582	0010	6/13/2012	\$246,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	008	779582	0020	6/25/2013	\$323,134	EXEMPT FROM EXCISE TAX;
007	009	082308	9042	1/23/2013	\$357,795	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	009	082308	9044	3/9/2011	\$102,186	REAL MH;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
007	009	152308	9200	9/4/2012	\$4,410	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
007	009	162308	9060	12/5/2011	\$25,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	009	162308	9061	6/11/2012	\$142,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	009	162308	9061	12/16/201	\$222,314	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	009	162308	9061	1/31/2013	\$344,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	009	162308	9066	7/6/2011	\$540,000	IMP COUNT
007	009	162308	9099	2/27/2012	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
007	009	162308	9101	11/19/201	\$450,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	009	162308	9101	7/3/2012	\$435,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
007	009	162308	9113	4/17/2012	\$200,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
007	009	260772	0280	10/14/201	\$537,231	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	009	260772	0460	7/1/2011	\$301,020	NON-REPRESENTATIVE SALE
007	009	260772	0500	5/13/2013	\$430,000	RELOCATION - SALE TO SERVICE
007	009	260773	0070	3/4/2011	\$282,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
007	009	260773	0190	3/29/2012	\$290,000	SHORT SALE
007	009	260773	0290	10/29/201	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	009	260773	0320	3/15/2011	\$314,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	009	260773	0490	4/17/2013	\$152,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	009	260774	0020	7/6/2012	\$286,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; STATEMENT TO DOR
007	009	260776	0500	11/26/201	\$377,149	EXEMPT FROM EXCISE TAX;
007	009	260776	0830	8/23/2013	\$585,000	RELOCATION - SALE TO SERVICE
007	009	260776	0830	8/23/2013	\$585,000	RELOCATION - SALE BY SERVICE; NON-REPRESENTATIVE SALE
007	009	260776	0970	6/10/2013	\$405,000	RELOCATION - SALE TO SERVICE
007	009	883577	0300	4/3/2011	\$1,150,00	IMP COUNT
007	009	883580	0110	7/12/2012	\$1,355,00	UNFIN AREA
007	009	883580	0530	9/16/2013	\$1,149,80	IMP COUNT
007	009	883580	0540	5/17/2013	\$1,282,50	UNFIN AREA
007	010	142308	9080	11/2/2012	\$135,000	NO MARKET EXPOSURE
007	010	147160	0240	7/23/2013	\$279,612	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	010	147162	0310	10/18/201	\$195,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
007	010	147163	0250	11/11/201	\$383,106	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	010	147163	0310	7/6/2012	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	147163	0370	5/17/2013	\$398,939	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	147163	0370	4/26/2013	\$398,939	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	232308	9073	12/7/2011	\$590,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	010	262308	9001	7/15/2011	\$810,000	OPEN SPACE
007	010	262308	9097	11/26/201	\$440,000	IMP COUNT
007	010	262308	9133	2/2/2012	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
007	010	262308	9155	1/28/2013	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	010	342308	9020	6/14/2012	\$237,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
007	010	570301	0040	6/4/2013	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	570301	0250	6/14/2012	\$565,000	SHORT SALE
007	010	733440	0500	10/3/2012	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	010	733440	0630	6/14/2011	\$149,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	010	733440	1150	3/20/2012	\$169,950	NON-REPRESENTATIVE SALE;
007	010	733440	1310	5/10/2012	\$136,500	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
007	010	733440	1480	1/18/2012	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733440	1480	4/13/2012	\$133,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
007	010	733450	0060	9/14/2011	\$109,287	QUIT CLAIM DEED
007	010	733450	0660	2/15/2011	\$165,100	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
007	010	733450	0820	8/23/2013	\$253,672	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733450	1050	3/7/2013	\$157,251	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733450	1090	9/30/2011	\$238,609	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
007	010	733450	1090	5/3/2012	\$138,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
007	010	733450	1280	1/20/2011	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	010	733460	0070	12/2/2011	\$187,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	232308	9073	12/7/2011	\$590,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	010	262308	9001	7/15/2011	\$810,000	OPEN SPACE
007	010	262308	9097	11/26/201	\$440,000	IMP COUNT
007	010	262308	9133	2/2/2012	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
007	010	262308	9155	1/28/2013	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	010	342308	9020	6/14/2012	\$237,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
007	010	570301	0040	6/4/2013	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	570301	0250	6/14/2012	\$565,000	SHORT SALE
007	010	733440	0500	10/3/2012	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	010	733440	0630	6/14/2011	\$149,900	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
007	010	733440	1150	3/20/2012	\$169,950	NON-REPRESENTATIVE SALE;
007	010	733440	1310	5/10/2012	\$136,500	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
007	010	733440	1480	1/18/2012	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733440	1480	4/13/2012	\$133,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
007	010	733450	0060	9/14/2011	\$109,287	QUIT CLAIM DEED
007	010	733450	0660	2/15/2011	\$165,100	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	010	733450	0820	8/23/2013	\$253,672	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733450	1050	3/7/2013	\$157,251	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733450	1090	9/30/2011	\$238,609	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
007	010	733450	1090	5/3/2012	\$138,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
007	010	733450	1280	1/20/2011	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	010	733460	0070	12/2/2011	\$187,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	0070	12/2/2011	\$187,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	0110	5/15/2012	\$160,000	OBSOL;STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
007	010	733460	0110	12/23/201	\$195,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	0310	4/18/2013	\$137,133	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	0700	2/3/2012	\$189,900	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	0760	5/4/2012	\$164,900	SELLING OR BUYING COSTS AFFECTING SALE PRICE; FINANCIAL INSTITUTION RESALE;
007	010	733460	0760	12/5/2011	\$321,154	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	0840	7/13/2012	\$324,223	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	0840	10/30/201	\$208,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	1050	2/23/2012	\$269,672	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	1050	5/9/2012	\$169,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	1270	2/24/2012	\$157,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	1330	5/8/2012	\$148,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	1490	10/27/201	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	010	733460	1510	9/4/2012	\$105,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
007	010	733460	1510	10/28/201	\$152,954	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	1710	4/8/2013	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	1750	11/9/2011	\$160,000	STATEMENT TO DOR; INCORRECT CHARACTERISTIC DATA
007	010	733460	1880	10/17/201	\$166,154	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	733460	1880	6/5/2013	\$209,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	1890	12/2/2011	\$137,901	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
007	010	733460	1910	1/18/2013	\$372,300	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	010	733460	1910	11/8/2013	\$266,310	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733460	1970	2/27/2012	\$199,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	733470	0090	9/6/2012	\$142,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
007	010	940700	0610	6/27/2011	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	010	940700	0630	5/26/2011	\$4,300	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
007	010	940700	0660	5/8/2012	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	010	940700	0910	5/22/2011	\$172,199	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
007	010	940700	1250	5/26/2011	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
007	010	940700	1490	10/30/201	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	010	940700	1570	5/28/2013	\$296,469	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	940700	1600	11/18/11	\$122,525	BANKRUPTCY - RECEIVER OR TRUSTEE
007	010	940710	0930	02/08/13	\$156,001	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
007	010	940710	1010	10/03/11	\$124,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
007	010	940710	1030	02/22/13	\$271,740	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	010	940710	1030	02/14/13	\$354,610	EXEMPT FROM EXCISE TAX;
007	010	940710	1030	07/12/13	\$159,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
007	010	940710	1180	10/22/12	\$300,000	UNFIN AREA
007	010	940710	1260	12/15/11	\$114,001	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
007	010	940710	2380	08/27/12	\$208,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	940710	2440	08/28/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	940710	2650	03/01/13	\$181,605	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	010	940710	2910	10/06/11	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	010	940710	1010	10/3/2011	\$151,000	OBSOLESCENCE;
007	010	940711	0220	05/24/13	\$250,000	NO MARKET EXPOSURE
007	010	940711	0230	02/13/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	940711	0840	08/09/13	\$96,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	010	940711	0970	02/06/13	\$286,160	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	010	940711	0970	12/19/12	\$309,527	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;



Improved Sales Removed in this Physical Inspection Analysis

Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	010	940711	1030	01/17/12	\$152,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
007	010	940711	1060	11/13/12	\$340,020	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	010	940711	1530	06/21/11	\$176,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	010	940711	1530	01/06/11	\$176,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
007	010	940711	1710	11/17/11	\$170,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
007	010	940711	1710	11/17/11	\$170,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
007	011	142230	0180	11/19/201	\$301,000	QUIT CLAIM DEED
007	011	192309	9042	4/26/2013	\$199,000	REAL MH;RELATED PARTY, FRIEND, OR NEIGHBOR
007	011	252308	9014	5/26/2011	\$760,000	NON-PROFIT ORGANIZATION;
007	011	252308	9045	5/30/2012	\$353,129	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	011	252308	9047	12/20/201	\$205,000	OBSOLESCENCE;QUESTIONABLE PER APPRAISAL; NON-REPRESENTATIVE SALE
007	011	252308	9110	12/5/2013	\$54,490	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	011	252308	9113	7/23/2013	\$325,000	FINANCIAL INSTITUTION RESALE; OBSOLESCENCE
007	011	252308	9113	8/12/2011	\$480,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
007	011	252308	9116	12/4/2012	\$538,827	OPEN SPACE
007	011	252308	9101	2/8/2012	\$257,000	OBSOLESCENCE;
007	011	302309	9071	5/9/2011	\$494,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
007	011	302309	9072	8/11/2011	\$310,000	NON-REPRESENTATIVE SALE
007	011	788050	0040	3/20/2012	\$342,500	RELOCATION - SALE TO SERVICE
007	011	788050	0100	8/3/2012	\$160,000	SHORT SALE; DIAGNOSTIC OUTLIER

Vacant Sales Used in this Physical Inspection Analysis Area 080

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
080	002	1	920270	0010	9/12/2013	\$89,000	13,366	N	N
080	002	3	282408	9074	4/8/2013	\$198,000	400,316	N	N
080	002	3	282408	9030	5/30/2013	\$185,000	307,533	N	N
080	002	4	262408	9001	7/20/2012	\$875,000	2,049,498	Y	N
080	002	4	570250	0295	7/19/2012	\$125,000	31,853	N	Y
080	003	5	162308	9010	8/13/2013	\$7,500	43,995	N	N
080	003	5	380800	0200	8/15/2012	\$102,500	6,307	N	N
080	003	6	102308	9079	8/6/2013	\$175,000	104,108	Y	N
080	003	6	159300	0290	8/9/2012	\$11,000	15,000	Y	Y
080	003	7	132308	9084	10/10/2012	\$99,000	19,200	N	N
080	003	7	132308	9037	12/28/2012	\$350,000	154,202	N	N
080	003	7	182309	9063	8/6/2013	\$242,500	179,996	N	N
080	003	7	182309	9061	10/2/2013	\$197,500	198,222	N	N
080	003	7	856485	0230	3/17/2011	\$150,000	7,242	N	N
080	007	9	162308	9130	12/14/2012	\$175,000	258,310	Y	N
080	007	9	162308	9033	2/19/2013	\$375,000	326,700	Y	N
080	007	9	172308	9005	9/12/2012	\$400,000	347,608	Y	N
080	007	9	883577	0250	4/3/2013	\$180,000	130,606	Y	N
080	007	9	883578	0040	11/6/2013	\$260,000	133,101	N	N
080	007	9	883578	0020	7/9/2013	\$235,000	103,649	Y	N
080	007	9	883580	0360	4/2/2013	\$270,000	164,760	Y	N
080	007	9	883580	0080	7/21/2011	\$300,000	234,549	Y	N
080	007	10	940710	2450	10/31/2012	\$160,000	88,427	N	N

Multi-Parcel Vacant Sales Used in this Physical Inspection Analysis Area 080

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Number of Parcels	View	Waterfront
080	003	5	162308	9169	8/9/2013	\$190,000	2	N	N
080	003	6	778712	0730					

Vacant Sales Removed in this Physical Inspection Analysis

Area 080

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	1	022307	9043	7/25/2013	\$7,500	GOVERNMENT AGENCY
002	1	022307	9007	1/30/2013	\$800	DOR RATIO;CORPORATE AFFILIATES
002	1	312408	9094	9/9/2013	\$65,000	%COMPL;QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
002	1	362407	9124	2/21/2012	\$300,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; PLOTTAGE
002	1	362407	9028	7/5/2011	\$4,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
002	1	362407	9083	4/12/2011	\$2,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
002	1	780290	0603	10/11/2012	\$230,000	REAL MH;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	780290	0250	2/11/2013	\$69,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; PLOTTAGE
002	2	760620	0190	1/9/2013	\$205,000	REAL MH;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	2	760620	0399	2/16/2012	\$60,000	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
002	2	784920	0790	12/23/2011	\$6,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	2	785020	0040	4/6/2013	\$18,500	GOVERNMENT AGENCY
002	3	202408	9103	3/14/2012	\$13,000	DOR RATIO;OPEN SPACE;CORPORATE AFFILIATES; EASEMENT OR RIGHT-OF-WAY;
002	3	282408	9056	9/19/2013	\$100,000	REAL MH
002	3	282408	9007	7/16/2012	\$75,000	OPEN SPACE;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AFTER SALE;
002	3	282408	9007	1/24/2013	\$171,500	OPEN SPACE
002	4	342408	9021	10/25/2012	\$10,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
002	4	570250	0205	3/25/2013	\$64,600	PARTIAL INTEREST (1/3, 1/2, Etc.); FINANCIAL INSTITUTION RESALE
003	5	162308	9174	4/16/2012	\$7,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	5	162308	9010	7/25/2011	\$500	QUIT CLAIM DEED; \$1,000 SALE OR LESS; RELATED PARTY, FRIEND, OR NEIGHBOR
003	5	912310	0020	12/14/2012	\$216,000	REAL MH;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	6	032308	9039	6/14/2011	\$35,000	QUESTIONABLE PER APPRAISAL; MOBILE HOME
003	6	144287	0060	3/1/2013	\$500	DOR RATIO;QUIT CLAIM DEED; \$1,000 SALE OR LESS
003	7	132308	9094	8/24/2012	\$362,684	REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
003	7	132308	9007	12/10/2013	\$750	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
003	7	172309	9022	2/7/2012	\$70,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
007	9	162308	9179	4/16/2012	\$176,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	11	242308	9054	1/24/2012	\$58,000	NO MARKET EXPOSURE

Multi-Parcels Vacant Sales Removed in this Physical Inspection Analysis Area 080

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Number of Parcels	Comments
003	6	032308	9178,9179	3/14/2013	\$180,000	2	NO MARKET EXPOSURE; MULTI-PARCEL SALE
003	7	856486	0280,0290 0340,0350 0360,0380 0390	12/21/2012	\$797,200	7	BUILDER OR DEVELOPER SALES; MULTI-PARCEL SALE

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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



Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Theresa Fawcett, Mark Monahan, David McCourt, Elizabeth Shirer and Angelina Gomez
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.



Certification:

- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Ronald Guidry
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation

Ronald E Guidry August 4, 2014
Appraiser II Date

