

# East West Seattle/Georgetown/S. Park

Area: 018

## *Residential Revalue for 2015 Assessment Roll*



Obtained from wn.com

Area 18 is located southwest of downtown Seattle and includes Georgetown, Southpark and East West Seattle (also known as the Delridge neighborhood). It has easy access to I-5, Highway 99 and is a few minutes' drive to Alki beach. The Duwamish River makes its lazy way through the heart of this area. Georgetown, one of the oldest areas of Seattle, was first settled in 1851. It contains a significant amount of commercial and industrial businesses, most of which are located in subarea 6. Delridge is currently seeing resurgence in townhouse development. Area 18 is home to South Seattle Community College and the West Seattle Golf Course. The King County International Airport and Boeing Field are located just south of Georgetown.



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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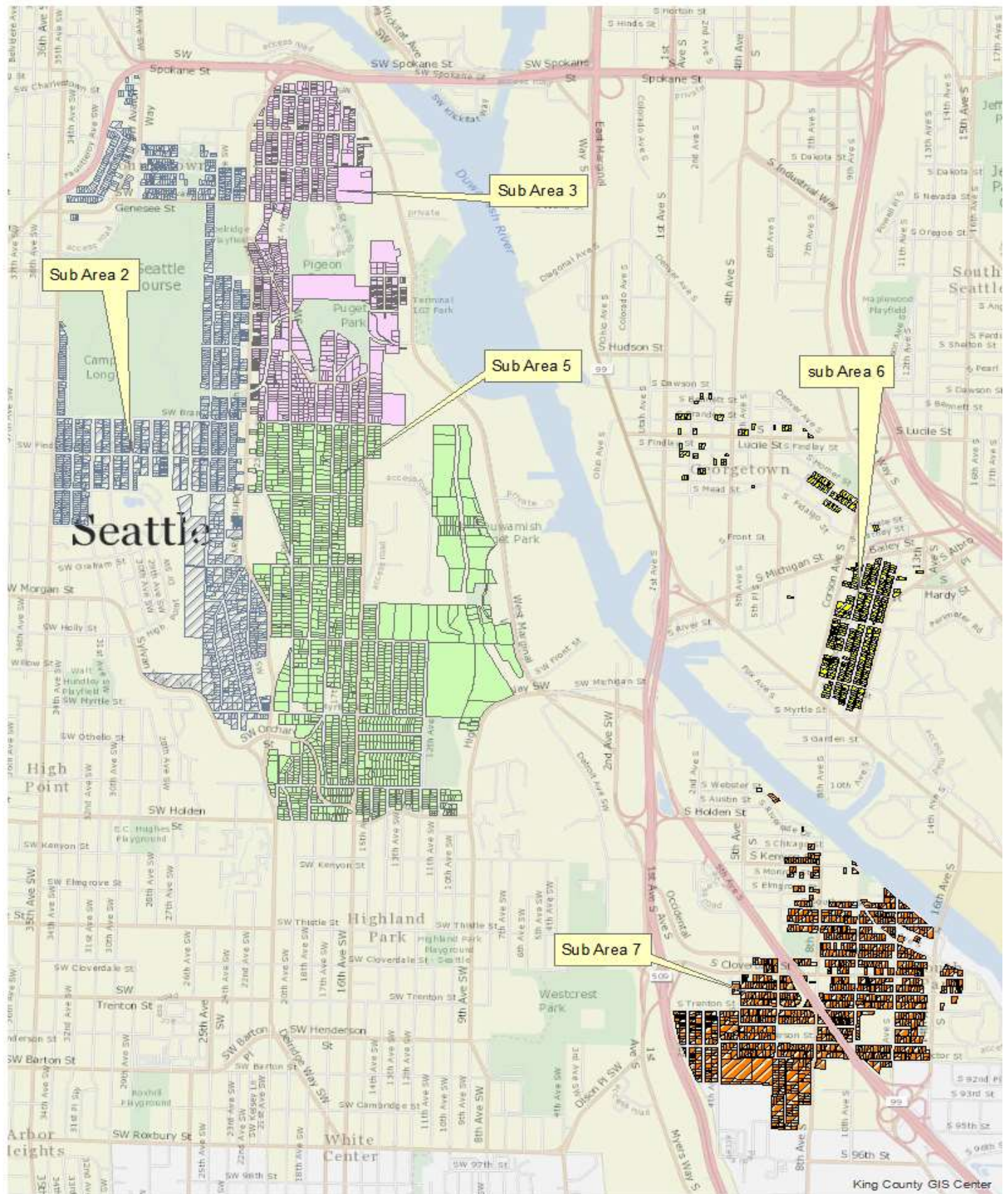
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## Area 018 Map



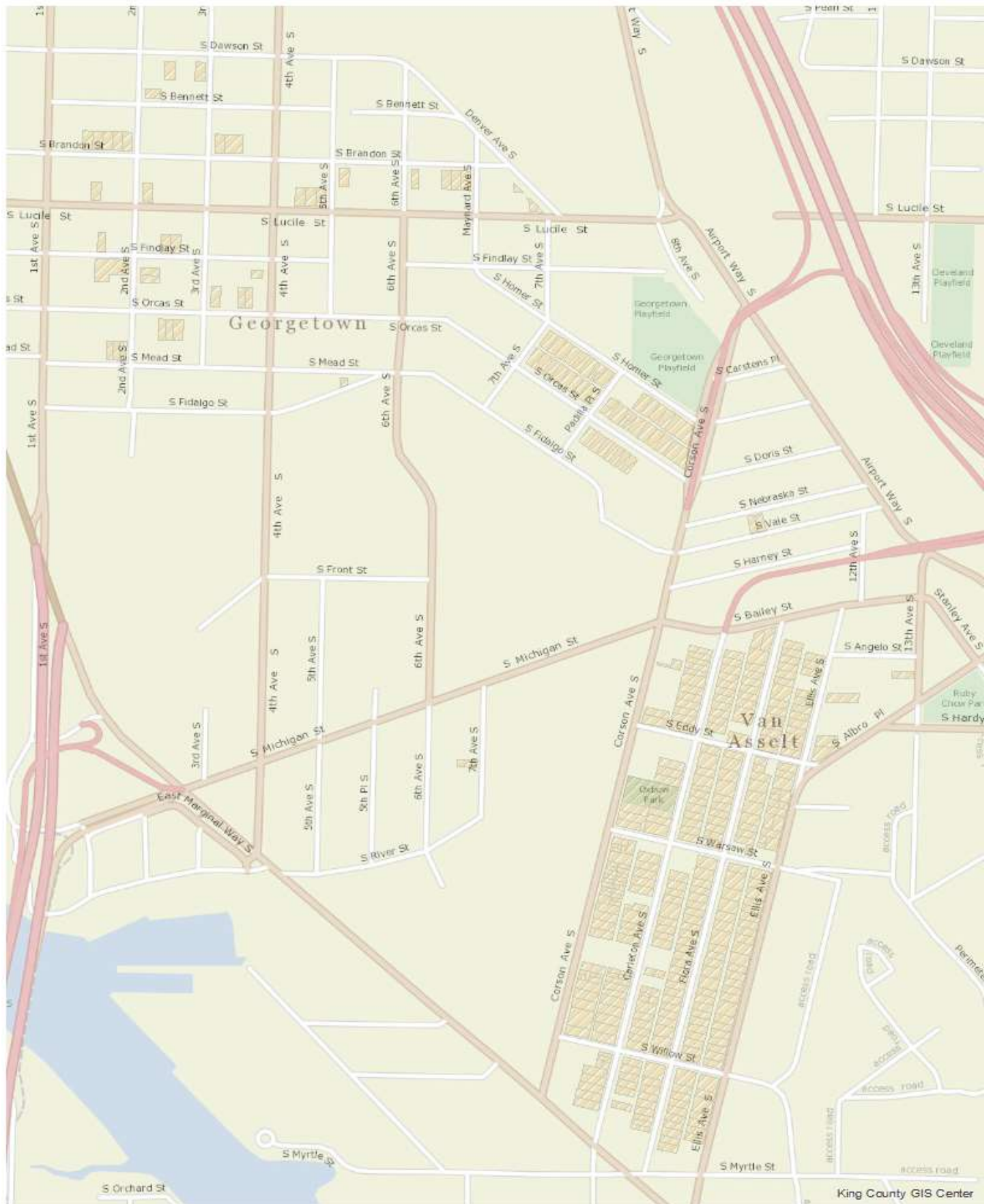
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## A detailed map of West Seattle, Washington, showing three specific sub-areas highlighted for assessment purposes. SubArea 2 is located in the central-western part of the city, near the Duwamish River and the West Seattle Golf Course, and is shaded in light blue. SubArea 3 is situated in the northern part of the city, east of the golf course, and is shaded in light pink. SubArea 5 is located in the southern part of the city, south of the golf course, and is shaded in orange with diagonal hatching. The map includes numerous street names such as SW Spokane St, SW Charlestown St, SW Oregon St, SW Alaska St, SW Findlay St, SW Morgan St, SW Holly St, SW Willow St, SW Myrtle St, SW Othello St, SW Holden St, SW Kenyon St, SW Orchard St, SW Front St, SW Michigan St, and 2nd Ave SW. It also shows major landmarks like the West Seattle Golf Course, Camp Long, Pigeon Park, and Puget Park. The Duwamish River is visible on the right side of the map. The map is titled "Sub Area 2, 3 and 5 Map" at the top. At the bottom left, it says "Area 018" and "2015 Annual Update". At the bottom center is the "King County Department of Assessments" logo. At the bottom right, it says "King County GIS Center" and the number "2".



## Sub Area 6 Map



## Sub Area 7 Map





## Area 018 Housing Profile



Grade 5/ Year Built 1918/ Total Living Area 720  
Account Number 177260-0640



Grade 6/ Year Built 1947/ Total Living Area 720  
Account Number 343850-1150



Grade 7/ Year Built 1980/ Total Living Area 970  
Account Number 343850-1810



Grade 8/ Year Built 1904/ Total Living Area 2,210  
Account Number 386840-0140



Grade 9/ Year Built 2013/ Total Living Area 3,150  
Account Number 343850-0490



Grade 10/ Year Built 2007/ Total Living Area 4,070  
Account Number 754730-1655

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

# Executive Summary

## East West Seattle/ Georgetown/South Park - Area 018

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2008  
**Number of Improved Sales:** 520  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$107,900	\$186,600	\$294,500			12.52%
<b>2015 Value</b>	\$120,200	\$227,300	\$347,500	\$373,600	93.6%	12.38%
<b>\$ Change</b>	+\$12,300	+\$40,700	+\$53,000			
<b>% Change</b>	+11.4%	+21.8%	+18.0%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 12.38% is an improvement from the previous COD of 12.52%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$110,500	\$152,400	\$262,900
<b>2015 Value</b>	\$123,100	\$183,200	\$306,300
<b>\$ Change</b>	+\$12,600	+\$30,800	+\$43,400
<b>% Change</b>	+11.4%	+20.2%	+16.5%

**Number of one to three unit residences in the population:** 4,304

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, high grade homes (building grade greater than 7) located in subarea 2, 3 and 5 were generally at lower assessment levels than the rest of the population, similarly parcels located in subarea 6 and subarea 7 was at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



## Area 018 - Model Adjustments 1-3 Unit Residences

*2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments*

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+17.69%</b>	2,568	60%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Sub Area = 6</b>	+8.09%	24	319	8%
<b>SubArea = 7</b>	+11.26%	81	876	9%
<b>Sub Area &lt; 6 and Building Grade &gt;7</b>	+21.87%	149	541	28%

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

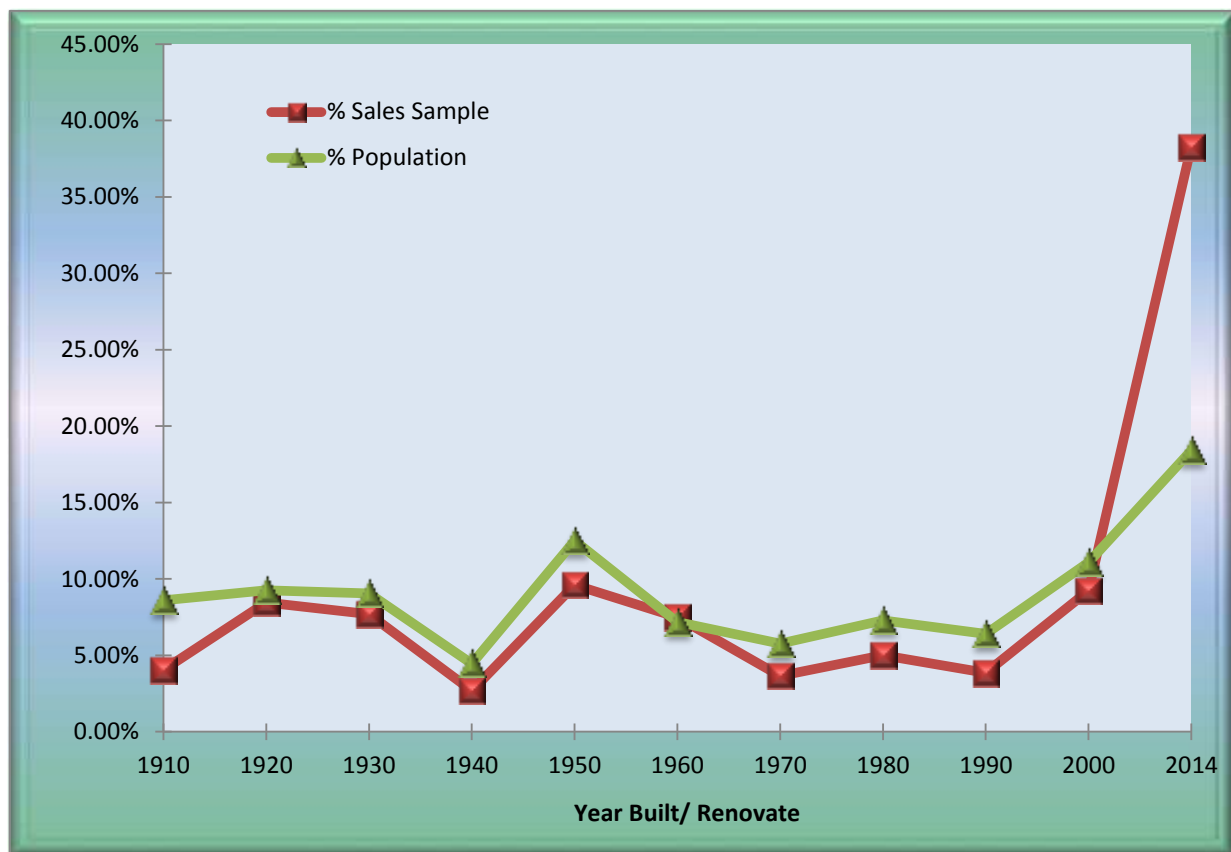
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	21	4.04%
1920	44	8.46%
1930	40	7.69%
1940	14	2.69%
1950	50	9.62%
1960	39	7.50%
1970	19	3.65%
1980	26	5.00%
1990	20	3.85%
2000	48	9.23%
2014	199	38.27%
520		

**Population**

Year Built/Ren	Frequency	% Population
1910	370	8.60%
1920	398	9.25%
1930	390	9.06%
1940	192	4.46%
1950	538	12.50%
1960	309	7.18%
1970	248	5.76%
1980	314	7.30%
1990	276	6.41%
2000	477	11.08%
2014	792	18.40%
4,304		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.



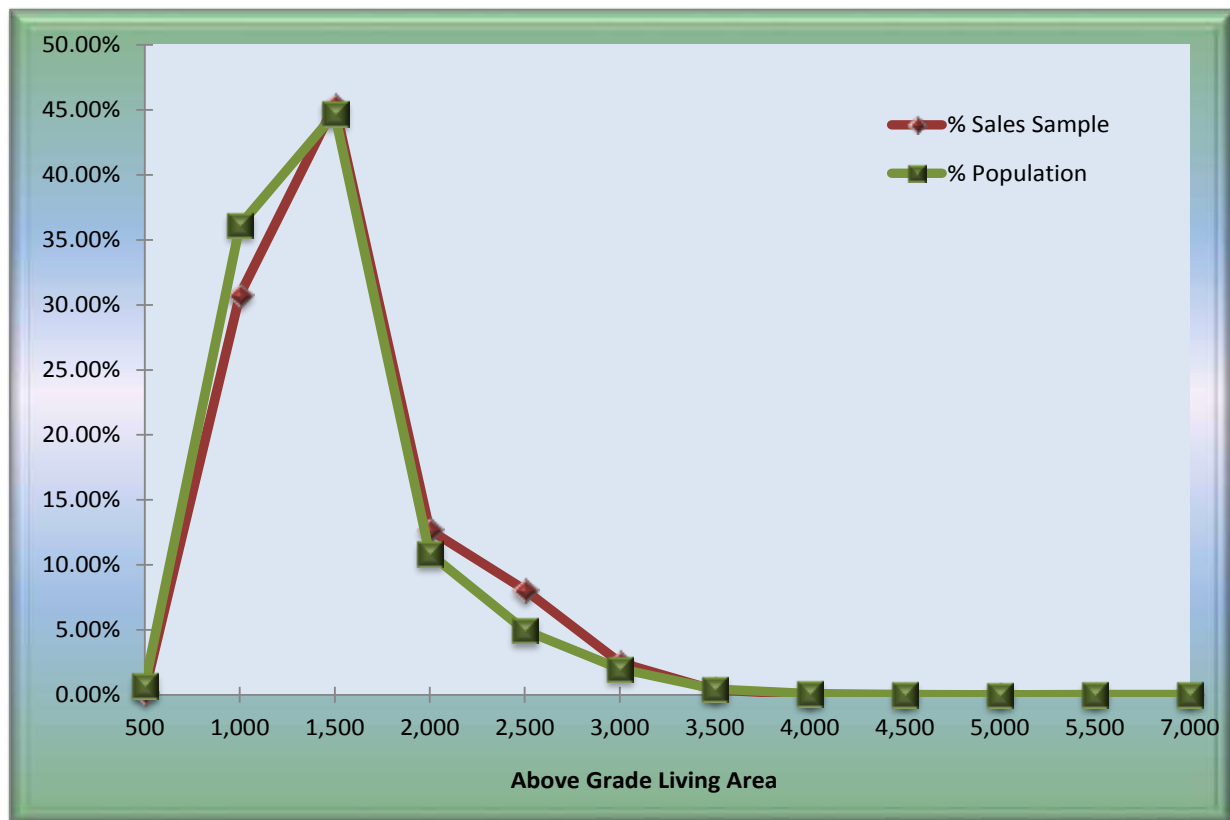
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	1	0.19%
1,000	160	30.77%
1,500	236	45.38%
2,000	66	12.69%
2,500	42	8.08%
3,000	13	2.50%
3,500	2	0.38%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
520		

**Population**

AGLA	Frequency	% Population
500	30	0.70%
1,000	1,555	36.13%
1,500	1,925	44.73%
2,000	468	10.87%
2,500	214	4.97%
3,000	86	2.00%
3,500	19	0.44%
4,000	4	0.09%
4,500	1	0.02%
5,000	0	0.00%
5,500	1	0.02%
7,000	1	0.02%
4,304		



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

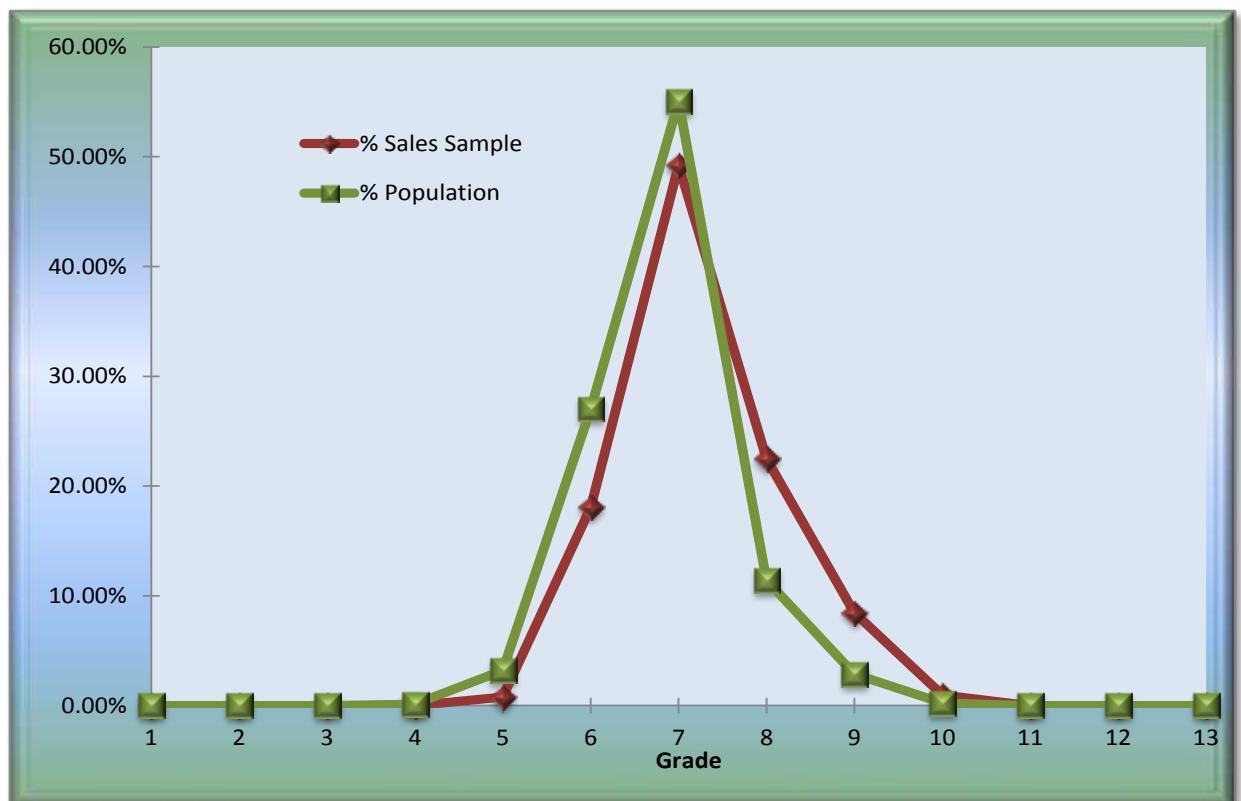
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.77%
6	94	18.08%
7	256	49.23%
8	117	22.50%
9	44	8.46%
10	5	0.96%
11	0	0.00%
12	0	0.00%
13	0	0.00%
520		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.14%
5	138	3.21%
6	1,164	27.04%
7	2,370	55.07%
8	492	11.43%
9	124	2.88%
10	10	0.23%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4,304		



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





## Area 018 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.191, resulting in an adjusted value of \$565,000 ( $\$475,000 \times 1.191 = \$565,725$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.458	45.8%
2/1/2012	1.445	44.5%
3/1/2012	1.433	43.3%
4/1/2012	1.420	42.0%
5/1/2012	1.407	40.7%
6/1/2012	1.395	39.5%
7/1/2012	1.382	38.2%
8/1/2012	1.369	36.9%
9/1/2012	1.356	35.6%
10/1/2012	1.344	34.4%
11/1/2012	1.331	33.1%
12/1/2012	1.318	31.8%
1/1/2013	1.305	30.5%
2/1/2013	1.292	29.2%
3/1/2013	1.280	28.0%
4/1/2013	1.267	26.7%
5/1/2013	1.255	25.5%
6/1/2013	1.242	24.2%
7/1/2013	1.229	22.9%
8/1/2013	1.216	21.6%
9/1/2013	1.204	20.4%
10/1/2013	1.191	19.1%
11/1/2013	1.178	17.8%
12/1/2013	1.166	16.6%
1/1/2014	1.153	15.3%
2/1/2014	1.140	14.0%
3/1/2014	1.128	12.8%
4/1/2014	1.115	11.5%
5/1/2014	1.102	10.2%
6/1/2014	1.089	8.9%
7/1/2014	1.077	7.7%
8/1/2014	1.064	6.4%
9/1/2014	1.051	5.1%
10/1/2014	1.038	3.8%
11/1/2014	1.025	2.5%
12/1/2014	1.013	1.3%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 018 is:  $(.8072039 - 3.384621E-04 * \text{SaleDay} + 7.169988E-02 * 4.615385E-02 + 4.667051E-02 * 0.1557692 - 2.769498E-02 * 0.2865385) / (.8072039 + 7.169988E-02 * 4.615385E-02 + 4.667051E-02 * 0.1557692 - 2.769498E-02 * 0.2865385)$

$\text{SaleDay} = \text{SaleDate} - 42005$

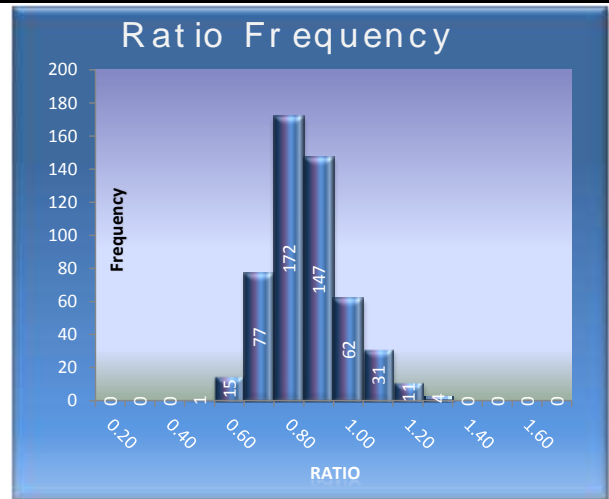
$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$



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

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East West Seattle/ Georgetown/South Park</b>	<b>1/1/2014</b>	<b>6/26/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 018</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>RPAN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	520
<b>Mean Assessed Value</b>	\$294,500
<b>Mean Adj. Sales Price</b>	\$373,600
<b>Standard Deviation AV</b>	\$97,501
<b>Standard Deviation SP</b>	\$136,797
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.810
<b>Median Ratio</b>	0.797
<b>Weighted Mean Ratio</b>	0.788
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.491
<b>Highest ratio:</b>	1.289
<b>Coefficient of Dispersion</b>	12.52%
<b>Standard Deviation</b>	0.130
<b>Coefficient of Variation</b>	16.10%
<b>Price Related Differential (PRD)</b>	1.027
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.786
Upper limit	0.809
<b>95% Confidence: Mean</b>	
Lower limit	0.799
Upper limit	0.821
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	4,304
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.130
<b>Recommended minimum:</b>	27
<b>Actual sample size:</b>	520
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	287
<b># ratios above mean:</b>	233
<b>z:</b>	2.368
<b>Conclusion:</b>	Non-normal



## COMMENTS:

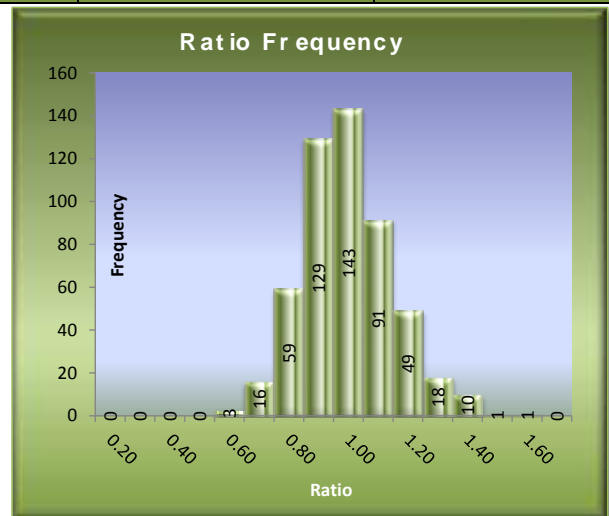
1 to 3 Unit Residences throughout Area 018

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

## Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East West Seattle/ Georgetown/South Park</b>	<b>1/1/2015</b>	<b>6/26/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 018</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>RPAN</b>	<b>1 to 3 Unit</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	520
<b>Mean Assessed Value</b>	\$347,500
<b>Mean Sales Price</b>	\$373,600
<b>Standard Deviation AV</b>	\$122,843
<b>Standard Deviation SP</b>	\$136,797
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.936
<b>Weighted Mean Ratio</b>	0.930
UNIFORMITY	
<b>Lowest ratio</b>	0.543
<b>Highest ratio:</b>	1.515
<b>Coefficient of Dispersion</b>	12.38%
<b>Standard Deviation</b>	0.149
<b>Coefficient of Variation</b>	15.73%
<b>Price Related Differential (PRD)</b>	1.020
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.920
Upper limit	0.951
<b>95% Confidence: Mean</b>	
Lower limit	0.936
Upper limit	0.962
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4,304
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.149
<b>Recommended minimum:</b>	36
<b>Actual sample size:</b>	520
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	281
# ratios above mean:	239
z:	1.842
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 018 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: June 26, 2015**

## 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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## Land Update

Based on the 16 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +11.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.119, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, high grade homes (building grade greater than 7) located in subarea 2, 3 and 5 were generally at lower assessment levels than the rest of the population, similarly parcels located in subarea 6 and subarea 7 was at higher



assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 520 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.8072039 + 7.169988E-02 * \text{Sub6} + 4.667051E-02 * \text{Sub7} - 2.769498E-02 * \text{GradeGT7SubAreaLT6})$$

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

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Mobile Home Update

There were no recent fair market sales of mobile homes within Area 018; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +18.0%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.180 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.936. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +16.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.180.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.180.

- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
  - If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
  - If land value <= \$10,000 no adjustment is applied.
  - If improvements and accessories <= \$10,000 no further adjustment applied.
  - If vacant parcel (no improvement value), the land adjustment applies.
  - If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
  - If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
  - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
  - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	177260	0445	10/29/13	\$185,000	\$218,000	530	5	1913	Avg	5,480	N	N	4749 26TH AVE SW
2	0	177310	0525	04/01/13	\$225,000	\$285,000	560	6	1941	VGood	4,800	N	N	4800 25TH AVE SW
2	0	929730	0975	11/12/13	\$308,000	\$361,000	640	6	1941	Avg	4,800	N	N	4144 32ND AVE SW
2	0	928480	1040	12/11/13	\$175,000	\$203,000	640	6	1938	Avg	5,750	Y	N	5441 30TH AVE SW
2	0	789160	0260	06/18/14	\$175,000	\$189,000	660	6	1915	Avg	5,000	N	N	4103 DELRIDGE WAY SW
2	0	177310	1845	02/28/14	\$243,000	\$274,000	700	6	1936	Avg	4,800	N	N	5632 25TH AVE SW
2	0	731240	0225	05/21/13	\$207,000	\$258,000	710	6	1915	Avg	4,840	Y	N	5440 34TH AVE SW
2	0	177310	0825	09/24/13	\$253,000	\$302,000	720	6	1910	VGood	6,750	N	N	5036 25TH AVE SW
2	0	929730	1165	11/26/13	\$289,000	\$337,000	720	6	1947	Avg	4,000	N	N	4055 32ND AVE SW
2	0	731240	0216	12/31/13	\$305,000	\$352,000	720	6	1947	Avg	6,292	Y	N	5432 34TH AVE SW
2	0	731290	0060	06/03/14	\$235,000	\$256,000	720	6	1947	Good	4,840	N	N	5411 34TH AVE SW
2	0	343850	2065	04/15/14	\$200,000	\$222,000	730	6	1927	Avg	6,400	N	N	6315 23RD AVE SW
2	0	177260	0275	05/25/12	\$230,000	\$321,000	740	6	1918	Good	4,800	N	N	5004 26TH AVE SW
2	0	815060	0231	03/05/13	\$305,000	\$390,000	750	6	1947	VGood	5,280	N	N	3202 SW RAYMOND ST
2	0	177310	1060	03/03/14	\$171,990	\$194,000	750	6	1928	Avg	2,765	N	N	5211 DELRIDGE WAY SW
2	0	731240	0285	10/31/14	\$200,000	\$205,000	760	6	1918	Avg	4,840	Y	N	5602 35TH AVE SW
2	0	731240	0420	11/06/13	\$200,000	\$235,000	770	6	1950	Avg	4,840	N	N	5649 34TH AVE SW
2	0	928480	0035	07/19/13	\$183,500	\$224,000	780	6	1951	Avg	5,750	N	N	5417 26TH AVE SW
2	0	929730	0965	01/07/13	\$360,000	\$469,000	790	6	1918	Avg	4,880	Y	N	3166 SW GENESEE ST
2	0	177310	0185	08/13/13	\$238,000	\$288,000	810	6	1940	Avg	4,800	N	N	4732 25TH AVE SW
2	0	731240	0280	02/27/12	\$226,500	\$325,000	820	6	2011	Avg	4,840	N	N	5457 32ND AVE SW
2	0	177310	1870	11/28/12	\$257,000	\$339,000	830	6	1952	VGood	4,800	N	N	5612 25TH AVE SW
2	0	929780	0005	04/02/13	\$175,000	\$222,000	850	6	1951	Avg	4,840	N	N	5256 35TH AVE SW
2	0	731240	0315	05/01/14	\$180,000	\$198,000	880	6	1914	Avg	4,840	N	N	5624 35TH AVE SW
2	0	357430	0005	09/10/12	\$253,000	\$342,000	900	6	1918	Avg	3,700	N	N	4218 26TH AVE SW
2	0	935800	0560	02/15/13	\$190,000	\$244,000	940	6	1906	Good	2,550	N	N	2835 SW YANCY ST
2	0	731240	0395	06/24/14	\$200,000	\$216,000	940	6	1912	Fair	4,841	N	N	5631 34TH AVE SW
2	0	177310	1340	07/03/14	\$230,000	\$247,000	960	6	1906	Avg	4,400	N	N	5418 26TH AVE SW
2	0	928480	2045	06/30/14	\$345,000	\$372,000	970	6	1932	Good	5,750	Y	N	5601 29TH AVE SW
2	0	177260	0325	02/22/13	\$270,200	\$347,000	1,010	6	1918	Avg	5,480	N	N	4825 26TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	860540	0020	10/30/13	\$165,000	\$195,000	1,010	6	1972	Avg	6,300	N	N	6512 23RD AVE SW
2	0	177310	1020	10/20/14	\$307,000	\$316,000	1,110	6	1929	Avg	4,800	N	N	5213 25TH AVE SW
2	0	177310	0075	04/09/14	\$240,000	\$267,000	1,140	6	1986	Avg	4,800	N	N	4757 25TH AVE SW
2	0	928480	2825	07/24/14	\$312,000	\$333,000	1,160	6	1941	Avg	8,625	N	N	5633 26TH AVE SW
2	0	929780	0100	06/06/14	\$240,000	\$261,000	1,200	6	1928	Avg	4,840	N	N	5040 35TH AVE SW
2	0	177310	0510	09/15/14	\$396,000	\$414,000	1,200	6	1941	Good	5,668	N	N	4814 25TH AVE SW
2	0	789160	0165	06/27/14	\$295,000	\$318,000	700	7	1907	Good	2,500	N	N	4108 25TH AVE SW
2	0	929780	0010	03/21/13	\$325,000	\$413,000	730	7	2002	Avg	4,840	N	N	5252 35TH AVE SW
2	0	177310	0800	12/18/13	\$325,000	\$376,000	750	7	2009	Avg	4,800	N	N	5056 25TH AVE SW
2	0	935800	1246	09/23/13	\$224,000	\$268,000	770	7	1920	Avg	2,550	N	N	4107 28TH AVE SW
2	0	731240	0325	06/25/14	\$275,000	\$297,000	770	7	1927	Avg	4,840	N	N	5632 35TH AVE SW
2	0	929730	1055	12/09/14	\$363,000	\$366,000	770	7	1926	Avg	4,800	Y	N	4036 32ND AVE SW
2	0	177310	0121	06/23/14	\$286,000	\$309,000	780	7	2008	Avg	750	N	N	4735 A DELRIDGE WAY SW
2	0	177310	0123	10/02/14	\$285,000	\$296,000	780	7	2008	Avg	1,307	N	N	4735 C DELRIDGE WAY SW
2	0	929730	1190	05/13/14	\$413,000	\$453,000	810	7	1925	Avg	6,000	Y	N	4121 32ND AVE SW
2	0	177260	0410	05/03/12	\$283,000	\$398,000	820	7	1955	Good	9,600	N	N	4814 26TH AVE SW
2	0	177310	1111	03/21/13	\$189,950	\$242,000	830	7	2007	Avg	1,275	N	N	5234 A 25TH AVE SW
2	0	343850	1452	05/20/14	\$329,000	\$360,000	830	7	2011	Avg	6,765	N	N	2500 SW GRAHAM ST
2	0	935800	1330	06/05/13	\$303,100	\$376,000	840	7	2000	Avg	2,550	N	N	2845 SW DAKOTA ST
2	0	929730	1200	01/24/13	\$250,000	\$324,000	850	7	1951	Good	4,000	N	N	4125 32ND AVE SW
2	0	815060	0195	10/28/14	\$450,000	\$462,000	850	7	1929	Good	4,840	Y	N	5934 34TH AVE SW
2	0	929730	1050	02/23/12	\$270,000	\$388,000	860	7	2011	Avg	4,800	Y	N	4040 32ND AVE SW
2	0	929730	1050	06/18/14	\$465,000	\$503,000	860	7	2011	Avg	4,800	Y	N	4040 32ND AVE SW
2	0	929730	1175	06/04/13	\$379,950	\$471,000	870	7	1953	Good	4,000	Y	N	4107 32ND AVE SW
2	0	929730	1751	10/07/13	\$303,000	\$360,000	870	7	1951	Avg	4,860	Y	N	3119 SW GENESEE ST
2	0	177310	1215	07/17/14	\$399,700	\$428,000	870	7	1930	Good	4,800	N	N	5409 25TH AVE SW
2	0	789160	0225	12/11/13	\$248,500	\$289,000	880	7	1919	Fair	5,000	N	N	4123 DELRIDGE WAY SW
2	0	177260	0175	03/19/12	\$189,500	\$270,000	900	7	1918	Avg	5,480	N	N	5015 26TH AVE SW
2	0	929730	1255	03/30/12	\$360,000	\$512,000	920	7	1925	Good	4,400	N	N	3224 SW GENESEE ST
2	0	798540	0405	08/12/13	\$320,000	\$388,000	920	7	1930	VGood	5,004	N	N	2421 SW MYRTLE ST

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	929730	1255	04/16/14	\$405,000	\$449,000	920	7	1925	Good	4,400	N	N	3224 SW GENESEE ST
2	0	928480	2775	10/15/13	\$296,000	\$351,000	930	7	2013	Avg	8,625	N	N	5609 26TH AVE SW
2	0	929730	1765	08/29/12	\$339,600	\$461,000	960	7	1923	Avg	4,800	N	N	3211 SW GENESEE ST
2	0	177310	0815	03/08/12	\$207,000	\$296,000	1,010	7	1941	Avg	7,650	N	N	5044 25TH AVE SW
2	0	935800	0485	08/26/13	\$290,000	\$350,000	1,010	7	1962	VGood	2,898	N	N	2803 SW YANCY ST
2	0	731240	0350	03/13/13	\$323,000	\$412,000	1,020	7	1921	VGood	4,840	N	N	5652 35TH AVE SW
2	0	177260	0565	03/28/13	\$268,500	\$341,000	1,030	7	2012	Avg	4,800	N	N	4716 26TH AVE SW
2	0	815060	0140	05/21/13	\$407,000	\$507,000	1,030	7	1927	VGood	4,840	N	N	5909 34TH AVE SW
2	0	928480	0844	09/16/14	\$310,000	\$324,000	1,030	7	1971	Avg	5,750	N	N	5422 30TH AVE SW
2	0	928480	1340	04/19/12	\$195,000	\$275,000	1,060	7	1981	Avg	8,625	Y	N	5412 32ND AVE SW
2	0	928480	1600	04/18/12	\$210,000	\$297,000	1,060	7	1981	Avg	5,750	Y	N	5633 31ST AVE SW
2	0	928480	1245	11/12/13	\$284,990	\$334,000	1,060	7	1981	Good	5,750	Y	N	5427 31ST AVE SW
2	0	343850	2049	02/07/14	\$234,500	\$267,000	1,060	7	1980	Avg	5,750	N	N	6712 23RD AVE SW
2	0	928480	1100	05/21/14	\$208,000	\$228,000	1,060	7	1981	Fair	5,750	N	N	5416 31ST AVE SW
2	0	928480	1165	05/30/14	\$315,000	\$343,000	1,060	7	1981	Avg	5,750	N	N	5452 31ST AVE SW
2	0	928480	1845	08/05/14	\$354,000	\$376,000	1,060	7	1981	Good	5,750	Y	N	5621 30TH AVE SW
2	0	928480	1435	12/03/14	\$471,000	\$477,000	1,070	7	1962	VGood	5,750	Y	N	5456 32ND AVE SW
2	0	177310	1655	06/13/13	\$328,051	\$406,000	1,090	7	1959	VGood	8,400	N	N	5643 25TH AVE SW
2	0	343850	2083	06/12/14	\$310,000	\$336,000	1,100	7	1997	Avg	5,000	N	N	6343 23RD AVE SW
2	0	343850	2283	05/09/12	\$235,000	\$330,000	1,110	7	1979	Avg	7,100	N	N	6765 25TH AVE SW
2	0	928480	1915	11/16/12	\$265,000	\$351,000	1,120	7	1928	Avg	5,750	Y	N	5655 30TH AVE SW
2	0	343850	2325	05/09/12	\$199,000	\$279,000	1,130	7	1991	Good	5,443	N	N	6917 24TH AVE SW
2	0	343850	2116	07/12/12	\$244,000	\$336,000	1,130	7	2000	Avg	7,827	N	N	6369 23RD AVE SW
2	0	177260	0365	01/15/14	\$345,000	\$396,000	1,130	7	2000	Avg	4,800	N	N	4852 26TH AVE SW
2	0	929730	1010	02/22/13	\$405,000	\$520,000	1,140	7	1957	Good	4,800	Y	N	4118 32ND AVE SW
2	0	935800	2390	05/15/13	\$254,950	\$318,000	1,150	7	1980	Good	3,202	N	N	2834 SW GENESEE ST
2	0	343850	2142	09/18/13	\$335,000	\$401,000	1,150	7	1991	Good	6,299	N	N	6565 23RD AVE SW
2	0	929780	0110	02/27/12	\$367,000	\$526,000	1,170	7	1928	Good	4,840	N	N	5032 35TH AVE SW
2	0	929780	0135	10/23/13	\$338,660	\$400,000	1,170	7	1952	Avg	4,840	N	N	5014 35TH AVE SW
2	0	177310	0416	11/20/14	\$315,000	\$321,000	1,180	7	2007	Avg	1,325	N	N	4833 C DELRIDGE WAY SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	928480	0850	07/11/12	\$240,000	\$331,000	1,190	7	1978	Avg	5,750	N	N	5436 30TH AVE SW
2	0	177260	0348	08/09/13	\$375,000	\$455,000	1,210	7	1992	Avg	5,480	N	N	4805 26TH AVE SW
2	0	343850	1329	05/20/14	\$305,000	\$334,000	1,220	7	2009	Avg	2,656	N	N	5935 DELRIDGE WAY SW
2	0	343850	1332	12/17/13	\$285,000	\$330,000	1,240	7	2009	Avg	2,306	N	N	5953 DELRIDGE WAY SW
2	0	928480	0976	05/31/13	\$327,000	\$406,000	1,250	7	1978	Good	5,750	N	N	5411 30TH AVE SW
2	0	928480	0977	04/11/14	\$316,500	\$352,000	1,250	7	1978	Avg	5,750	N	N	5417 30TH AVE SW
2	0	343850	1320	05/02/14	\$295,000	\$325,000	1,280	7	2009	Avg	1,368	N	N	5931 DELRIDGE WAY SW
2	0	860540	0050	05/16/14	\$237,500	\$260,000	1,280	7	1972	Avg	5,940	N	N	6505 DELRIDGE WAY SW
2	0	343850	1419	06/14/12	\$375,000	\$521,000	1,300	7	2004	Avg	7,178	N	N	5950 26TH AVE SW
2	0	343850	1990	01/18/13	\$199,000	\$258,000	1,300	7	1960	Good	5,670	N	N	6365 DELRIDGE WAY SW
2	0	935800	1204	07/09/13	\$275,000	\$337,000	1,310	7	2000	Avg	1,832	N	N	4105 A 26TH AVE SW
2	0	177310	1665	03/01/13	\$225,900	\$289,000	1,320	7	1988	Avg	4,320	N	N	5658 26TH AVE SW
2	0	789160	0135	02/06/14	\$285,000	\$324,000	1,340	7	1970	Avg	2,500	N	N	2501 SW DAKOTA ST
2	0	343850	2200	09/17/14	\$445,000	\$465,000	1,340	7	1958	Good	16,934	N	N	6716 25TH AVE SW
2	0	928480	1095	08/16/13	\$315,000	\$381,000	1,350	7	1981	VGood	5,750	N	N	5412 31ST AVE SW
2	0	928480	1220	04/07/14	\$325,000	\$362,000	1,350	7	1981	VGood	5,750	Y	N	5423 31ST AVE SW
2	0	928480	2865	11/05/13	\$329,000	\$387,000	1,360	7	1966	VGood	5,750	N	N	5653 26TH AVE SW
2	0	929780	0090	07/08/14	\$399,500	\$429,000	1,360	7	1928	Good	4,840	N	N	5048 35TH AVE SW
2	0	928480	2085	12/17/12	\$322,500	\$423,000	1,400	7	1921	Avg	17,250	Y	N	5625 29TH AVE SW
2	0	935800	1340	02/16/13	\$300,000	\$386,000	1,440	7	1986	Avg	2,550	N	N	2849 SW DAKOTA ST
2	0	731240	0265	03/27/14	\$399,950	\$447,000	1,450	7	2013	Avg	4,837	N	N	5445 32ND AVE SW
2	0	731240	0270	04/10/14	\$400,000	\$444,000	1,450	7	2013	Avg	4,840	N	N	5451 32ND AVE SW
2	0	177310	0170	07/13/12	\$395,000	\$544,000	1,460	7	1991	Avg	4,800	N	N	4744 25TH AVE SW
2	0	789160	0140	10/05/13	\$335,000	\$398,000	1,460	7	1992	VGood	2,500	N	N	2507 SW DAKOTA ST
2	0	789160	0075	10/10/13	\$353,651	\$420,000	1,520	7	1907	Good	4,600	N	N	4123 25TH AVE SW
2	0	935800	2260	10/21/14	\$740,000	\$762,000	1,580	7	1940	Good	5,100	N	N	2821 SW NEVADA ST
2	0	935800	1615	04/04/13	\$325,000	\$412,000	1,630	7	1998	Avg	2,550	N	N	2848 SW NEVADA ST
2	0	177310	0315	08/27/14	\$445,000	\$469,000	1,630	7	2008	Avg	6,000	N	N	4811 25TH AVE SW
2	0	177310	0305	10/15/13	\$417,000	\$494,000	1,640	7	2011	Avg	6,000	N	N	4801 25TH AVE SW
2	0	929730	1000	08/19/13	\$442,500	\$535,000	1,650	7	1920	VGood	4,800	Y	N	4126 32ND AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	177310	0320	09/04/13	\$409,500	\$492,000	1,820	7	2010	Avg	6,000	N	N	4817 25TH AVE SW
2	0	731240	0255	11/18/13	\$399,950	\$468,000	1,950	7	2013	Avg	4,836	N	N	5435 32ND AVE SW
2	0	731240	0260	04/03/14	\$399,950	\$446,000	1,950	7	2013	Avg	4,836	N	N	5441 32ND AVE SW
2	0	731240	0432	12/17/13	\$364,000	\$422,000	1,970	7	1992	Avg	4,839	Y	N	5600 34TH AVE SW
2	0	177310	0755	08/21/14	\$520,000	\$549,000	2,400	7	1999	Avg	4,960	N	N	5049 DELRIDGE WAY SW
2	0	929730	0740	11/18/14	\$643,500	\$655,000	2,400	7	1971	Avg	3,960	N	N	3047 SW AVALON WAY
2	0	357430	0160	06/18/14	\$375,000	\$406,000	920	8	2014	Avg	1,273	N	N	4148 A 25TH AVE SW
2	0	357430	0156	06/26/14	\$389,000	\$420,000	920	8	2014	Avg	1,227	N	N	4146 B 25TH AVE SW
2	0	357430	0155	06/26/14	\$389,000	\$420,000	940	8	2014	Avg	1,273	N	N	4146 A 25TH AVE SW
2	0	935800	1421	03/19/14	\$326,000	\$365,000	960	8	2009	Avg	1,145	N	N	2828 A SW ADAMS ST
2	0	357430	0161	07/08/14	\$384,000	\$412,000	960	8	2014	Avg	1,227	N	N	4148 B 25TH AVE SW
2	0	935800	1422	11/14/14	\$335,000	\$342,000	960	8	2009	Avg	1,139	N	N	2828 B SW ADAMS ST
2	0	177310	0150	11/20/13	\$249,900	\$292,000	980	8	2007	Avg	1,190	N	N	2408 SW EDMUNDS ST
2	0	177310	0432	04/02/13	\$260,000	\$329,000	1,000	8	2006	Avg	1,603	N	N	4839 C DELRIDGE WAY SW
2	0	935800	2285	08/16/12	\$310,000	\$422,000	1,060	8	2012	Avg	1,401	N	N	2833 A SW NEVADA ST
2	0	935800	2270	09/05/12	\$320,500	\$434,000	1,060	8	2012	Avg	1,412	N	N	2831 A SW NEVADA ST
2	0	935800	2271	08/03/12	\$319,000	\$436,000	1,080	8	2012	Avg	1,292	N	N	2831 B SW NEVADA ST
2	0	935800	2286	08/14/12	\$323,500	\$441,000	1,080	8	2012	Avg	1,302	N	N	2833 SW NEVADA ST
2	0	935800	1567	06/17/13	\$325,000	\$401,000	1,090	8	2008	Avg	1,274	N	N	2843 A SW ADAMS ST
2	0	935800	1403	09/03/14	\$380,000	\$399,000	1,100	8	2009	Avg	1,468	N	N	2836 B SW ADAMS ST
2	0	935800	1536	08/19/13	\$340,000	\$411,000	1,140	8	2007	Avg	1,071	N	N	2823 B SW ADAMS ST
2	0	935800	1577	07/16/13	\$350,000	\$428,000	1,150	8	2008	Avg	1,510	N	N	2847 A SW ADAMS ST
2	0	935800	1575	04/21/14	\$376,700	\$417,000	1,150	8	2008	Avg	1,287	N	N	2845 B SW ADAMS ST
2	0	935800	1534	04/09/12	\$280,000	\$397,000	1,200	8	2007	Avg	1,461	N	N	2823 A SW ADAMS ST
2	0	935800	0627	03/20/14	\$400,000	\$448,000	1,200	8	2005	Avg	1,398	N	N	2854 A SW DAKOTA ST
2	0	929780	0165	12/11/14	\$430,000	\$434,000	1,200	8	1925	VGood	4,840	N	N	4852 35TH AVE SW
2	0	177310	1290	09/24/13	\$370,000	\$442,000	1,220	8	2001	Avg	4,383	N	N	5454 26TH AVE SW
2	0	935800	1412	03/20/14	\$359,000	\$402,000	1,240	8	2009	Avg	1,478	N	N	2832 A SW ADAMS ST
2	0	935800	1444	04/26/12	\$269,900	\$380,000	1,280	8	2006	Avg	1,612	N	N	2816 B SW ADAMS ST
2	0	177260	0250	12/18/12	\$365,000	\$478,000	1,280	8	1998	Avg	4,800	N	N	5024 26TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	789160	0161	08/05/13	\$440,000	\$535,000	1,300	8	2013	Avg	2,500	N	N	4106 25TH AVE SW
2	0	935800	1247	04/14/14	\$380,000	\$422,000	1,300	8	2006	Avg	2,249	N	N	2803 SW DAKOTA ST
2	0	343850	2435	04/30/14	\$278,000	\$307,000	1,300	8	2006	Avg	1,505	N	N	6988 23RD AVE SW
2	0	929730	0966	06/26/14	\$522,000	\$563,000	1,300	8	1959	Avg	4,720	N	N	4150 32ND AVE SW
2	0	935800	2232	10/19/14	\$380,000	\$392,000	1,310	8	2003	Avg	1,656	N	N	2807 A SW NEVADA ST
2	0	815060	0065	09/24/14	\$382,000	\$398,000	1,360	8	1936	Avg	4,840	N	N	5948 35TH AVE SW
2	0	935800	0552	10/29/14	\$399,000	\$410,000	1,360	8	2009	Avg	1,478	N	N	2831 B SW YANCY ST
2	0	928480	2215	12/05/14	\$430,000	\$435,000	1,430	8	1999	Avg	5,750	N	N	5630 29TH AVE SW
2	0	929730	2030	01/24/12	\$368,200	\$533,000	1,440	8	2009	Avg	2,110	N	N	3275 SW AVALON WAY
2	0	935800	0625	09/05/13	\$419,000	\$504,000	1,470	8	2005	Avg	2,308	N	N	2856 SW DAKOTA ST
2	0	935800	1530	07/23/13	\$410,000	\$500,000	1,480	8	2007	Avg	1,817	N	N	2825 SW ADAMS ST
2	0	935800	0550	12/02/14	\$420,000	\$425,000	1,520	8	2009	Avg	2,133	N	N	2833 SW YANCY ST
2	0	929780	0125	07/11/13	\$405,000	\$496,000	1,540	8	1961	Avg	4,840	N	N	5022 35TH AVE SW
2	0	177310	0690	07/02/12	\$380,000	\$525,000	1,620	8	2008	Avg	7,920	N	N	5069 25TH AVE SW
2	0	928480	1500	12/11/14	\$399,950	\$403,000	1,710	8	2009	Avg	2,875	N	N	5628 32ND AVE SW
2	0	815060	0020	06/19/12	\$328,800	\$456,000	1,740	8	1991	Avg	4,840	N	N	5914 35TH AVE SW
2	0	327860	0020	03/06/14	\$367,000	\$413,000	1,800	8	2006	Avg	2,450	N	N	5646 30TH AVE SW
2	0	177310	1205	06/19/12	\$417,000	\$578,000	1,830	8	2013	Good	4,800	N	N	5401 25TH AVE SW
2	0	177310	0665	10/21/13	\$457,000	\$540,000	2,030	8	2013	Avg	4,800	N	N	5047 25TH AVE SW
2	0	327860	0030	08/06/12	\$355,000	\$485,000	2,130	8	2006	Avg	2,660	N	N	5650 30TH AVE SW
2	0	327860	0010	06/11/13	\$381,000	\$472,000	2,130	8	2006	Avg	2,661	N	N	5640 30TH AVE SW
2	0	935800	0675	07/23/12	\$380,000	\$522,000	2,180	8	1971	Avg	5,100	N	N	2826 SW DAKOTA ST
2	0	928480	2055	01/27/13	\$475,000	\$615,000	2,350	8	1972	VGood	11,500	Y	N	5607 29TH AVE SW
2	0	343850	1994	04/17/14	\$435,000	\$482,000	2,490	8	2007	Avg	3,600	N	N	6368 23RD AVE SW
2	0	929730	1070	06/21/13	\$675,000	\$833,000	2,830	8	1998	Avg	4,800	Y	N	4018 32ND AVE SW
2	0	929730	1065	10/29/14	\$625,000	\$642,000	900	9	1927	Good	4,800	Y	N	4022 32ND AVE SW
2	0	929730	0853	02/15/13	\$345,000	\$444,000	1,000	9	2008	Avg	1,109	N	N	3026 B SW AVALON WAY
2	0	935800	2427	05/29/14	\$463,420	\$505,000	1,300	9	2014	Avg	1,282	N	N	2814 SW GENESEE ST
2	0	935800	2425	06/11/14	\$470,000	\$510,000	1,300	9	2014	Avg	2,576	N	N	2818 SW GENESEE STREET
2	0	935800	2426	06/05/14	\$453,680	\$493,000	1,300	9	2014	Avg	1,241	N	N	2816 SW GENESEE ST

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	815060	0075	09/03/13	\$429,950	\$517,000	1,780	9	1928	VGood	4,840	N	N	5958 35TH AVE SW
2	0	177260	0500	03/21/13	\$520,000	\$661,000	2,270	9	2013	Avg	5,480	N	N	4707 26TH AVE SW
2	0	929730	1250	10/01/13	\$702,000	\$836,000	2,390	9	2013	Avg	4,800	N	N	3220 SW GENESEE ST
2	0	815060	0250	12/17/14	\$649,000	\$653,000	2,730	9	2008	Avg	4,847	N	N	5939 32ND AVE SW
2	0	343850	1480	06/20/14	\$625,000	\$676,000	2,800	9	2013	Avg	8,942	N	N	6308 26TH AVE SW
2	0	177260	0510	06/20/14	\$625,000	\$676,000	2,440	10	2014	Avg	4,800	N	N	4758 26TH AVE SW
2	0	177260	0511	06/20/14	\$630,000	\$681,000	2,440	10	2014	Avg	4,800	N	N	4754 26TH AVE SW
2	0	928480	1985	07/03/13	\$709,000	\$871,000	2,980	10	2008	Avg	5,750	Y	N	5632 30TH AVE SW
3	0	177360	0744	10/14/13	\$157,953	\$187,000	760	5	1930	Good	6,100	N	N	4571 21ST AVE SW
3	0	343850	0297	03/22/13	\$155,000	\$197,000	900	5	1920	Avg	10,912	N	N	5202 23RD AVE SW
3	0	177360	0680	11/13/13	\$185,000	\$217,000	550	6	1935	Good	4,800	Y	N	4527 21ST AVE SW
3	0	315760	0190	10/22/13	\$280,000	\$331,000	560	6	1918	VGood	2,500	N	N	4131 20TH AVE SW
3	0	343850	0184	08/02/12	\$155,000	\$212,000	580	6	1928	Avg	6,399	N	N	5203 18TH AVE SW
3	0	754730	0200	06/25/12	\$217,500	\$301,000	720	6	1945	Avg	5,000	N	N	4023 19TH AVE SW
3	0	284870	0050	07/17/13	\$253,900	\$310,000	720	6	2007	Avg	1,215	N	N	3823 DELRIDGE WAY SW
3	0	754730	0850	04/22/13	\$225,000	\$283,000	910	6	1916	Avg	5,000	Y	N	3856 18TH AVE SW
3	0	284870	0060	04/17/13	\$205,000	\$258,000	960	6	1917	Avg	4,125	N	N	3831 23RD AVE SW
3	0	343850	0280	03/17/14	\$375,000	\$420,000	640	7	1948	VGood	11,700	Y	N	5223 21ST AVE SW
3	0	244460	0545	03/28/13	\$415,000	\$527,000	800	7	1912	VGood	4,600	N	N	4057 21ST AVE SW
3	0	343850	0332	07/19/13	\$226,000	\$276,000	800	7	2008	Avg	1,410	N	N	2308 SW BRANDON ST
3	0	343850	0346	07/02/14	\$265,050	\$285,000	800	7	2008	Avg	2,119	N	N	5259 23RD AVE SW
3	0	343850	0300	07/19/13	\$306,520	\$375,000	810	7	1928	VGood	9,443	Y	N	5303 21ST AVE SW
3	0	343850	0300	03/19/14	\$350,000	\$392,000	810	7	1928	VGood	9,443	Y	N	5303 21ST AVE SW
3	0	177310	0253	06/15/14	\$205,052	\$222,000	820	7	2006	Avg	1,020	N	N	4736 B DELRIDGE WAY SW
3	0	177310	0276	03/14/13	\$151,900	\$194,000	830	7	2006	Avg	1,020	N	N	4720 B DELRIDGE WAY SW
3	0	754730	0050	05/15/14	\$295,000	\$323,000	850	7	1986	Avg	2,500	N	N	4020 21ST AVE SW
3	0	315760	0445	09/27/12	\$259,000	\$348,000	860	7	1971	Good	3,700	N	N	4121 19TH AVE SW
3	0	315760	0140	07/17/13	\$265,000	\$324,000	860	7	1913	Good	5,000	N	N	4153 20TH AVE SW
3	0	177360	0620	08/15/12	\$346,800	\$473,000	880	7	2012	Avg	5,400	Y	N	4742 22ND AVE SW
3	0	754730	1550	03/25/14	\$300,000	\$335,000	980	7	1945	Avg	2,494	N	N	2008 SW ANDOVER ST



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	754730	0605	06/19/12	\$145,000	\$201,000	1,040	7	1919	Avg	6,550	N	N	4019 16TH AVE SW
3	0	343850	0244	02/18/14	\$180,000	\$204,000	1,040	7	1978	Avg	6,075	N	N	5249 19TH AVE SW
3	0	343850	0167	07/29/13	\$247,000	\$301,000	1,060	7	1977	Avg	7,040	N	N	5228 18TH AVE SW
3	0	315760	0615	07/08/14	\$326,500	\$351,000	1,060	7	1968	Good	7,920	N	N	4156 19TH AVE SW
3	0	357430	0250	10/29/14	\$294,000	\$302,000	1,060	7	1915	Good	5,000	N	N	4134 DELRIDGE WAY SW
3	0	343850	0268	07/31/12	\$240,000	\$329,000	1,080	7	1962	Avg	8,320	N	N	4803 21ST AVE SW
3	0	754730	0120	08/01/14	\$325,000	\$346,000	1,080	7	1954	Avg	5,000	N	N	4003 20TH AVE SW
3	0	177310	0961	04/11/14	\$285,000	\$317,000	1,120	7	2007	Avg	1,102	N	N	5034 B DELRIDGE WAY SW
3	0	343850	0192	09/29/14	\$285,000	\$296,000	1,120	7	1954	Avg	10,701	N	N	5248 19TH AVE SW
3	0	343850	0105	08/14/13	\$418,500	\$507,000	1,140	7	1953	VGood	5,546	Y	N	5215 16TH AVE SW
3	0	343850	0227	08/06/13	\$325,000	\$395,000	1,140	7	1964	VGood	5,397	N	N	5302 21ST AVE SW
3	0	177360	0691	06/25/14	\$346,500	\$374,000	1,150	7	1958	Good	11,802	Y	N	4533 21ST AVE SW
3	0	315760	0325	06/20/14	\$390,000	\$422,000	1,160	7	1910	Avg	3,750	N	N	4146 20TH AVE SW
3	0	315760	0340	09/17/14	\$315,000	\$329,000	1,160	7	1909	Avg	3,700	N	N	4150 20TH AVE SW
3	0	315760	0425	12/27/13	\$354,000	\$409,000	1,210	7	1971	VGood	5,000	N	N	4129 19TH AVE SW
3	0	177310	0971	08/28/12	\$247,000	\$335,000	1,220	7	2009	Avg	1,283	N	N	5024 A DELRIDGE WAY SW
3	0	177310	0973	12/18/13	\$282,000	\$327,000	1,220	7	2009	Avg	1,283	N	N	5024 C DELRIDGE WAY SW
3	0	177310	0982	04/22/14	\$306,500	\$339,000	1,220	7	2010	Avg	1,294	N	N	5020 C DELRIDGE WAY SW
3	0	177310	0972	05/15/14	\$312,000	\$342,000	1,220	7	2009	Avg	974	N	N	5024 B DELRIDGE WAY SW
3	0	177310	0980	06/18/14	\$309,000	\$334,000	1,220	7	2010	Avg	1,294	N	N	5020 A DELRIDGE WAY SW
3	0	788150	0370	07/31/14	\$340,000	\$362,000	1,300	7	1917	Avg	5,000	N	N	2303 SW ANDOVER ST
3	0	789210	0275	04/17/14	\$587,500	\$651,000	1,370	7	1917	Avg	10,000	N	N	4147 21ST AVE SW
3	0	343850	0196	02/01/13	\$280,000	\$362,000	1,400	7	1962	Avg	6,651	N	N	5255 18TH AVE SW
3	0	788150	0445	08/01/14	\$337,500	\$359,000	1,440	7	2003	Avg	2,500	Y	N	4029 22ND AVE SW
3	0	343850	0051	06/19/13	\$400,000	\$494,000	1,460	7	1955	VGood	10,810	N	N	4823 18TH AVE SW
3	0	343850	0157	08/27/12	\$312,000	\$424,000	1,470	7	1992	Good	7,054	N	N	5223 17TH AVE SW
3	0	177360	0345	06/17/13	\$366,500	\$453,000	1,600	7	2000	Avg	4,950	Y	N	4741 23RD AVE SW
3	0	315760	0385	03/25/13	\$401,714	\$510,000	1,900	7	1996	Avg	5,000	N	N	4149 19TH AVE SW
3	0	754730	1035	08/01/13	\$525,000	\$639,000	2,040	7	1958	Good	5,900	Y	N	3924 19TH AVE SW
3	0	343850	0035	04/11/14	\$475,000	\$528,000	2,340	7	1982	Avg	13,227	Y	N	4848 18TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	177360	0495	12/07/12	\$375,000	\$493,000	850	8	2011	Avg	4,120	Y	N	4734 23RD AVE SW
3	0	242403	9036	08/22/14	\$282,000	\$298,000	1,020	8	2007	Avg	915	N	N	5220 B DELRIDGE WAY SW
3	0	177310	0560	06/25/12	\$225,000	\$312,000	1,080	8	2009	Avg	1,150	N	N	4832 A DELRIDGE WAY SW
3	0	177310	0561	03/08/13	\$236,500	\$302,000	1,080	8	2009	Avg	1,150	N	N	4832 B DELRIDGE WAY SW
3	0	177310	0531	03/15/13	\$289,000	\$368,000	1,080	8	2009	Avg	1,190	N	N	2322 SW HUDSON ST
3	0	177310	0533	04/15/13	\$295,000	\$372,000	1,080	8	2009	Avg	1,210	N	N	2314 SW HUDSON ST
3	0	177310	0562	06/06/13	\$279,000	\$346,000	1,080	8	2009	Avg	1,250	N	N	4834 B DELRIDGE WAY SW
3	0	177310	0563	07/23/13	\$285,000	\$348,000	1,080	8	2009	Avg	1,250	N	N	4834 A DELRIDGE WAY SW
3	0	177310	0565	10/15/13	\$279,900	\$332,000	1,080	8	2009	Avg	1,150	N	N	4828 A DELRIDGE WAY SW
3	0	177310	0568	10/17/14	\$289,000	\$298,000	1,080	8	2009	Avg	1,250	N	N	4826 A DELRIDGE WAY SW
3	0	177310	0302	08/20/12	\$286,500	\$390,000	1,130	8	2008	Avg	1,008	N	N	2319 SW ALASKA ST
3	0	177310	0926	06/03/14	\$320,000	\$348,000	1,140	8	2013	Avg	1,602	N	N	5078 DELRIDGE WAY SW
3	0	177310	0604	07/21/14	\$346,000	\$370,000	1,150	8	2007	Avg	1,442	N	N	2315 SW EDMUNDS ST
3	0	242403	9027	12/13/12	\$367,500	\$483,000	1,160	8	1963	Good	8,690	N	N	4752 21ST AVE SW
3	0	177310	0924	07/08/14	\$320,000	\$344,000	1,180	8	2013	Avg	1,387	N	N	5076 DELRIDGE WAY SW
3	0	177310	0922	12/08/14	\$315,000	\$318,000	1,180	8	2013	Avg	983	N	N	5070 DELRIDGE WAY SW
3	0	177310	0920	12/12/14	\$320,000	\$323,000	1,180	8	2013	Avg	1,192	N	N	5066 DELRIDGE WAY SW
3	0	177310	0921	12/15/14	\$312,500	\$315,000	1,180	8	2013	Avg	983	N	N	5068 DELRIDGE WAY SW
3	0	343850	0038	05/29/13	\$368,000	\$458,000	1,250	8	2008	Avg	7,538	N	N	4856 18TH AVE SW
3	0	788150	0404	11/29/12	\$435,000	\$574,000	1,290	8	2008	Avg	2,500	Y	N	4012 23RD AVE SW
3	0	315760	0323	08/29/12	\$380,000	\$516,000	1,380	8	2008	Avg	2,500	N	N	4142 20TH AVE SW
3	0	754730	0510	04/29/13	\$425,000	\$534,000	1,450	8	1916	VGood	5,000	Y	N	4003 17TH AVE SW
3	0	177360	0715	03/05/13	\$426,000	\$545,000	1,460	8	1953	VGood	8,000	Y	N	4551 21ST AVE SW
3	0	177360	0350	02/14/12	\$425,000	\$612,000	1,670	8	2010	Avg	4,950	Y	N	4745 23RD AVE SW
3	0	343850	0311	04/24/14	\$460,000	\$508,000	1,680	8	2009	Avg	2,886	N	N	4840 PUGET BLVD SW
3	0	754730	1050	06/18/12	\$511,500	\$710,000	1,720	8	2005	Avg	5,300	N	N	3928 19TH AVE SW
3	0	343850	0052	05/27/14	\$615,000	\$671,000	1,920	8	2014	Avg	10,631	N	N	4819 18TH AVE SW
3	0	343850	0260	12/10/12	\$389,950	\$513,000	1,930	8	2012	Avg	5,006	N	N	1926 B SW BRANDON ST
3	0	343850	0247	01/15/13	\$397,000	\$516,000	1,930	8	2012	Avg	5,026	N	N	1920 A SW BRANDON ST
3	0	343850	0250	05/15/13	\$429,950	\$537,000	2,040	8	2013	Avg	5,027	N	N	1920 C SW BRANDON ST

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	343850	0261	08/29/13	\$479,950	\$578,000	2,040	8	2013	Avg	4,903	N	N	1918 B SW BRANDON ST
3	0	343850	0250	06/23/14	\$515,000	\$556,000	2,040	8	2013	Avg	5,027	N	N	1920 C SW BRANDON ST
3	0	343850	0242	04/09/13	\$429,950	\$544,000	2,050	8	2013	Avg	5,026	N	N	1920 SW BRANDON ST
3	0	343850	0262	07/25/13	\$479,950	\$585,000	2,050	8	2013	Avg	4,901	N	N	1918 A SW BRANDON ST
3	0	754730	1438	01/03/13	\$482,500	\$629,000	2,090	8	1990	Avg	5,000	N	N	3810 21ST AVE SW
3	0	754730	1446	02/25/14	\$500,100	\$565,000	2,200	8	1993	Avg	5,000	N	N	3848 21ST AVE SW
3	0	343850	0263	11/20/13	\$489,950	\$573,000	2,440	8	2013	Avg	5,001	N	N	1918 C SW BRANDON ST
3	0	343850	0264	12/16/13	\$489,950	\$568,000	2,440	8	2013	Avg	5,002	N	N	1918 D SW BRANDON ST
3	0	343850	0218	10/25/12	\$367,500	\$490,000	2,640	8	2005	Avg	5,587	N	N	1915 SW DAWSON ST
3	0	343850	0254	03/25/14	\$599,950	\$671,000	2,810	8	2013	Avg	5,078	N	N	1926 A SW BRANDON ST
3	0	343850	0253	09/04/14	\$616,950	\$648,000	2,810	8	2013	Avg	5,008	N	N	1922 B SW BRANDON ST
3	0	177360	0105	10/16/13	\$210,000	\$249,000	1,620	9	2014	Avg	1,778	N	N	4522 A DELRIDGE WAY SW
3	0	177360	0100	09/23/14	\$429,950	\$448,000	1,620	9	2014	Avg	2,032	N	N	4518 A DELRIDGE WAY SW
3	0	177360	0102	10/07/14	\$409,950	\$425,000	1,620	9	2014	Avg	2,190	N	N	4518 C DELRIDGE WAY SW
3	0	177360	0101	11/19/14	\$404,950	\$412,000	1,620	9	2014	Avg	1,723	N	N	4518 B DELRIDGE WAY SW
3	0	177360	0107	12/01/14	\$389,950	\$395,000	1,620	9	2014	Avg	1,202	N	N	4524 A DELRIDGE WAY SW
3	0	177360	0106	11/19/14	\$392,500	\$400,000	1,620	9	2014	Avg	1,623	N	N	4522 B DELRIDGE WAY SW
3	0	177360	0108	12/08/14	\$399,950	\$404,000	1,620	9	2014	Avg	1,664	N	N	4524 B DELRIDGE WAY SW
3	0	177360	0250	06/25/12	\$629,950	\$872,000	2,120	9	2012	Avg	4,829	N	N	4528 23RD AVE SW
3	0	754730	0160	10/29/13	\$605,000	\$713,000	2,150	9	2014	Avg	3,750	N	N	4018 20TH AVE SW
3	0	754730	0155	11/25/13	\$610,000	\$712,000	2,150	9	2014	Avg	3,750	N	N	4016 20TH AVE SW
3	0	177360	0263	08/24/12	\$624,950	\$850,000	2,200	9	2012	Avg	4,751	Y	N	4532 23RD AVE SW
3	0	177360	0255	10/22/12	\$569,800	\$761,000	2,230	9	2012	Avg	5,221	N	N	4524 23RD AVE SW
3	0	754730	1444	05/21/13	\$490,000	\$611,000	2,260	9	1991	VGood	5,000	N	N	3836 21ST AVE SW
3	0	754730	1290	08/22/13	\$620,000	\$749,000	2,350	9	2013	Avg	3,755	N	N	3857 19TH AVE SW
3	0	754730	1295	09/24/13	\$610,000	\$728,000	2,350	9	2013	Avg	3,755	N	N	1906 SW ANDOVER ST
3	0	315760	0240	09/03/14	\$540,000	\$567,000	2,520	9	1990	Avg	5,000	N	N	1915 SW DAKOTA ST
3	0	894180	0120	01/14/13	\$530,000	\$689,000	2,970	9	1991	Avg	11,000	Y	N	5270 16TH AVE SW
3	0	177360	0260	06/03/12	\$600,000	\$836,000	3,170	9	2012	Avg	4,745	Y	N	4536 23RD AVE SW
3	0	789210	0205	12/13/12	\$668,500	\$878,000	1,920	10	2007	Avg	5,000	Y	N	4135 21ST AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	343850	0290	11/01/12	\$560,000	\$745,000	1,930	10	2009	Avg	5,571	N	N	5088 23RD AVE SW
5	0	343850	0530	02/10/14	\$205,000	\$233,000	430	6	1942	VGood	8,246	N	N	5602 21ST AVE SW
5	0	343850	3014	10/20/14	\$230,000	\$237,000	570	6	1942	Good	7,020	N	N	7025 13TH AVE SW
5	0	211270	0845	05/28/14	\$270,000	\$295,000	650	6	1953	Good	4,127	N	N	1309 SW WEBSTER ST
5	0	343850	1610	10/16/13	\$163,000	\$193,000	670	6	1951	Good	3,750	N	N	6512 DELRIDGE WAY SW
5	0	783180	0205	05/17/13	\$130,000	\$162,000	680	6	1917	Fair	6,650	N	N	1611 SW WEBSTER ST
5	0	343850	1150	07/28/14	\$300,000	\$320,000	720	6	1947	VGood	7,598	N	N	5965 21ST AVE SW
5	0	343850	3191	01/05/12	\$160,000	\$233,000	730	6	1949	Avg	4,500	N	N	1614 SW WEBSTER ST
5	0	343850	1662	08/18/14	\$270,000	\$285,000	750	6	1942	VGood	5,605	N	N	6330 21ST AVE SW
5	0	343850	1541	11/25/13	\$165,000	\$193,000	770	6	1991	Avg	4,200	N	N	6339 22ND AVE SW
5	0	242820	0200	02/04/13	\$171,000	\$221,000	820	6	1946	Avg	11,550	N	N	6552 16TH AVE SW
5	0	863850	0085	01/27/14	\$193,900	\$221,000	840	6	1965	Avg	7,500	N	N	7207 12TH AVE SW
5	0	343850	1020	11/05/14	\$308,500	\$316,000	840	6	1942	VGood	14,564	N	N	5906 21ST AVE SW
5	0	343850	2642	10/03/13	\$165,000	\$196,000	850	6	1948	Fair	8,712	N	N	7055 18TH AVE SW
5	0	343850	3172	11/29/12	\$149,950	\$198,000	860	6	1942	Avg	5,244	N	N	7309 16TH AVE SW
5	0	343850	0430	05/21/14	\$270,000	\$295,000	860	6	1957	Avg	10,905	Y	N	5601 21ST AVE SW
5	0	211270	0837	02/12/14	\$170,000	\$193,000	880	6	1963	Avg	4,000	Y	N	7506 13TH AVE SW
5	0	343850	2662	12/09/13	\$218,000	\$253,000	890	6	1939	Avg	10,120	N	N	6730 18TH AVE SW
5	0	343850	1026	05/13/14	\$298,930	\$328,000	910	6	1955	Avg	6,625	N	N	5910 21ST AVE SW
5	0	343850	1081	12/15/14	\$315,000	\$317,000	970	6	1928	Avg	6,828	N	N	6022 21ST AVE SW
5	0	211270	1165	02/14/13	\$187,500	\$241,000	980	6	1947	Avg	3,600	N	N	7540 16TH AVE SW
5	0	343850	3131	09/26/13	\$220,000	\$262,000	980	6	1947	Avg	9,180	N	N	7109 16TH AVE SW
5	0	343850	1030	08/19/13	\$245,000	\$296,000	1,060	6	1950	Avg	7,174	N	N	5914 21ST AVE SW
5	0	343850	0798	07/15/14	\$275,000	\$295,000	1,060	6	1983	Good	6,954	Y	N	5911 16TH AVE SW
5	0	343850	0625	05/19/14	\$210,000	\$230,000	1,080	6	1942	Avg	21,043	N	N	5615 18TH AVE SW
5	0	343850	2673	02/08/13	\$220,000	\$284,000	1,130	6	1948	Avg	9,120	N	N	6763 17TH AVE SW
5	0	863850	0210	01/04/14	\$280,000	\$322,000	1,160	6	1925	Good	5,628	N	N	1220 SW ORCHARD ST
5	0	211270	1125	10/18/13	\$310,000	\$367,000	1,200	6	1918	VGood	4,000	N	N	7545 15TH AVE SW
5	0	783180	0460	05/02/14	\$235,000	\$259,000	1,210	6	1949	Fair	9,400	N	N	7542 21ST AVE SW
5	0	343850	3161	09/17/12	\$235,000	\$317,000	1,280	6	1942	Good	5,360	N	N	7301 16TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	343850	1700	08/27/14	\$300,000	\$316,000	1,300	6	1927	Avg	20,812	N	N	6542 21ST AVE SW
5	0	343850	0677	06/13/14	\$305,000	\$331,000	610	7	1983	Good	5,240	N	N	5445 17TH AVE SW
5	0	211470	1010	08/20/12	\$240,000	\$327,000	710	7	1922	VGood	4,760	N	N	7534 12TH AVE SW
5	0	211470	0384	01/15/14	\$213,000	\$244,000	720	7	2004	Avg	2,217	N	N	920 A SW HOLDEN ST
5	0	343850	1620	09/12/13	\$374,500	\$449,000	820	7	1952	VGood	5,145	N	N	6545 21ST AVE SW
5	0	343850	1862	05/13/14	\$330,000	\$362,000	840	7	2007	Avg	5,008	N	N	6546 18TH AVE SW
5	0	643740	0101	11/13/14	\$284,000	\$290,000	860	7	1918	Avg	7,204	Y	N	7339 12TH AVE SW
5	0	783180	0395	05/15/14	\$312,500	\$343,000	880	7	1919	Avg	6,345	N	N	7563 19TH AVE SW
5	0	343850	1810	11/24/14	\$283,000	\$287,000	970	7	1980	VGood	5,244	N	N	6319 17TH AVE SW
5	0	343850	0714	05/06/14	\$325,000	\$358,000	980	7	1980	Avg	6,156	N	N	5631 17TH AVE SW
5	0	343850	0862	05/09/12	\$200,000	\$281,000	990	7	1977	Avg	6,827	N	N	5915 17TH AVE SW
5	0	343850	2992	09/24/13	\$249,500	\$298,000	1,010	7	1968	Avg	6,552	N	N	6762 14TH AVE SW
5	0	343850	3140	09/18/14	\$269,000	\$281,000	1,020	7	1983	Avg	7,920	N	N	7121 16TH AVE SW
5	0	343850	0797	07/08/14	\$368,000	\$395,000	1,030	7	1964	Avg	11,942	N	N	5904 17TH AVE SW
5	0	343850	0790	09/20/14	\$318,500	\$332,000	1,030	7	1978	Avg	6,986	N	N	5652 17TH AVE SW
5	0	948400	0010	10/04/12	\$194,000	\$260,000	1,050	7	1966	Avg	5,200	N	N	7351 20TH AVE SW
5	0	211430	0040	05/03/13	\$260,000	\$326,000	1,050	7	1966	Good	7,423	N	N	7153 18TH AVE SW
5	0	211520	0125	09/19/14	\$384,000	\$401,000	1,050	7	1955	Good	7,135	N	N	921 SW WEBSTER ST
5	0	343850	0406	12/18/12	\$239,000	\$313,000	1,060	7	1977	Avg	9,767	N	N	5431 21ST AVE SW
5	0	343850	0781	08/12/14	\$330,000	\$350,000	1,060	7	1983	Good	6,893	Y	N	5639 16TH AVE SW
5	0	343850	0730	08/01/13	\$307,000	\$373,000	1,080	7	1978	Good	5,244	N	N	5402 17TH AVE SW
5	0	242820	0201	10/14/13	\$265,000	\$314,000	1,080	7	1946	Good	7,615	N	N	6558 16TH AVE SW
5	0	863850	0250	04/06/12	\$172,000	\$244,000	1,100	7	1998	Avg	8,505	N	N	1294 SW ORCHARD ST
5	0	211270	0920	10/14/14	\$285,000	\$294,000	1,100	7	1968	Avg	4,000	N	N	7508 14TH AVE SW
5	0	343850	2668	08/29/14	\$194,000	\$204,000	1,110	7	1952	Fair	10,488	N	N	6740 18TH AVE SW
5	0	343850	0380	05/09/12	\$240,000	\$337,000	1,120	7	2000	Avg	5,000	N	N	5406 23RD AVE SW
5	0	343850	2584	04/24/13	\$413,000	\$519,000	1,160	7	1993	VGood	5,062	N	N	6719 18TH AVE SW
5	0	343850	1076	07/11/13	\$350,000	\$429,000	1,160	7	1995	Avg	25,065	N	N	6014 21ST AVE SW
5	0	343850	2665	02/19/14	\$366,000	\$414,000	1,160	7	1991	Good	5,049	N	N	6733 17TH AVE SW
5	0	343850	3212	09/17/13	\$321,550	\$385,000	1,180	7	1992	Avg	7,130	N	N	7109 17TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	343850	2883	07/03/13	\$317,500	\$390,000	1,190	7	1980	Good	7,200	N	N	6712 15TH AVE SW
5	0	783180	0146	09/10/13	\$226,500	\$272,000	1,210	7	1965	Avg	5,200	N	N	1708 SW HOLDEN ST
5	0	863850	0020	09/11/14	\$315,000	\$330,000	1,210	7	1958	Avg	8,505	N	N	1411 SW MYRTLE ST
5	0	343850	3034	01/29/13	\$250,000	\$323,000	1,270	7	1932	Avg	5,310	N	N	1306 SW MYRTLE ST
5	0	783180	0420	03/20/13	\$260,000	\$331,000	1,280	7	1960	Avg	5,500	N	N	1905 SW WEBSTER ST
5	0	783180	0495	10/02/14	\$346,500	\$360,000	1,290	7	1991	Avg	5,100	N	N	7563 20TH AVE SW
5	0	783180	0268	07/16/12	\$265,500	\$365,000	1,300	7	1992	Avg	5,350	N	N	1716 SW AUSTIN ST
5	0	343850	3244	09/11/12	\$200,000	\$270,000	1,300	7	1947	Avg	7,548	N	N	7315 17TH AVE SW
5	0	343850	2715	07/30/14	\$385,000	\$410,000	1,350	7	1994	Avg	5,102	N	N	6700 17TH AVE SW
5	0	643740	0103	10/23/13	\$310,000	\$366,000	1,360	7	1947	VGood	7,440	N	N	7351 12TH AVE SW
5	0	211430	0290	09/29/14	\$411,500	\$428,000	1,360	7	1969	VGood	7,740	N	N	7335 DUMAR WAY SW
5	0	343850	0477	10/29/12	\$235,000	\$313,000	1,420	7	1995	Avg	7,000	N	N	5650 23RD AVE SW
5	0	168390	0040	02/27/12	\$240,000	\$344,000	1,440	7	1997	Avg	5,150	N	N	6334 17TH AVE SW
5	0	168390	0040	12/15/14	\$330,000	\$332,000	1,440	7	1997	Avg	5,150	N	N	6334 17TH AVE SW
5	0	211430	0010	08/19/13	\$419,000	\$507,000	1,450	7	1993	Good	10,787	N	N	7343 18TH AVE SW
5	0	211270	1030	11/14/13	\$292,500	\$343,000	1,460	7	1926	Avg	4,000	N	N	7524 15TH AVE SW
5	0	783180	0411	10/20/14	\$250,000	\$258,000	1,510	7	1920	Avg	5,500	N	N	7517 19TH AVE SW
5	0	213520	0165	03/06/14	\$317,200	\$357,000	1,520	7	1956	Good	7,314	N	N	5434 16TH AVE SW
5	0	343850	0623	05/14/13	\$260,000	\$325,000	1,560	7	2002	Avg	5,017	N	N	5467 18TH AVE SW
5	0	343850	1826	01/27/14	\$262,000	\$299,000	1,630	7	1993	Avg	5,273	N	N	6353 17TH AVE SW
5	0	343850	0580	07/15/13	\$270,000	\$330,000	1,670	7	1995	Good	10,069	N	N	1813 SW BRANDON ST
5	0	343850	2501	07/29/14	\$400,000	\$426,000	1,710	7	1929	Good	7,525	N	N	6718 21ST AVE SW
5	0	343850	0742	08/26/14	\$399,000	\$420,000	1,710	7	1950	Good	10,479	N	N	5424 17TH AVE SW
5	0	211430	0110	06/19/13	\$265,000	\$327,000	1,730	7	1960	Good	6,750	N	N	7135 18TH AVE SW
5	0	343850	0486	10/16/14	\$413,000	\$426,000	1,750	7	1995	Good	5,809	N	N	1911 SW BRANDON ST
5	0	343850	0394	08/24/12	\$255,000	\$347,000	1,790	7	2005	Avg	10,960	N	N	5422 23RD AVE SW
5	0	211470	0385	11/29/12	\$343,000	\$452,000	1,800	7	1922	VGood	4,000	N	N	918 SW HOLDEN ST
5	0	343850	0652	05/13/13	\$370,000	\$462,000	1,830	7	2002	VGood	10,480	N	N	5649 18TH AVE SW
5	0	343850	3147	11/01/13	\$275,000	\$324,000	2,050	7	2003	Avg	6,064	N	N	7138 17TH AVE SW
5	0	783180	0355	11/19/12	\$345,000	\$456,000	980	8	1960	VGood	13,800	Y	N	7534 20TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	211470	0368	11/18/14	\$299,000	\$304,000	1,160	8	2008	Avg	1,262	N	N	930 SW HOLDEN ST
5	0	211470	0988	06/17/13	\$240,000	\$296,000	1,180	8	2006	Avg	1,305	N	N	7621 11TH AVE SW
5	0	211470	0990	10/28/13	\$285,000	\$336,000	1,180	8	2006	Avg	1,815	N	N	7617 11TH AVE SW
5	0	643740	0182	06/21/12	\$303,000	\$420,000	1,190	8	1979	VGood	7,320	N	N	1520 SW WEBSTER ST
5	0	783180	0445	12/21/12	\$300,000	\$393,000	1,300	8	1950	VGood	6,026	N	N	7532 21ST AVE SW
5	0	783180	0265	04/15/13	\$322,650	\$407,000	1,300	8	1991	Avg	4,985	N	N	1700 SW AUSTIN ST
5	0	211270	0990	06/26/12	\$239,000	\$331,000	1,380	8	1955	Avg	8,200	N	N	1406 SW HOLDEN ST
5	0	211430	0150	09/26/13	\$250,000	\$298,000	1,450	8	2000	Avg	7,740	N	N	7217 DUMAR WAY SW
5	0	863850	0046	04/30/13	\$355,000	\$446,000	1,640	8	2009	Avg	5,628	N	N	1219 SW MYRTLE ST
5	0	343850	1583	09/11/14	\$452,000	\$473,000	1,700	8	2007	Avg	5,090	N	N	6353 21ST AVE SW
5	0	213520	0163	05/15/12	\$539,000	\$755,000	1,730	8	2010	Avg	6,564	N	N	5426 16TH AVE SW
5	0	211430	0220	10/16/12	\$275,000	\$368,000	1,840	8	2001	Avg	6,780	N	N	7315 DUMAR WAY SW
5	0	211520	0165	03/07/14	\$377,000	\$424,000	2,060	8	1915	Avg	10,517	N	N	908 SW AUSTIN ST
5	0	213520	0155	08/05/14	\$580,000	\$616,000	2,150	8	2014	Avg	7,410	Y	N	5421 15TH AVE SW
5	0	343850	2842	06/04/13	\$384,000	\$476,000	2,160	8	2007	Avg	7,200	N	N	7008 16TH AVE SW
5	0	760440	0114	08/14/14	\$450,000	\$476,000	2,290	8	2006	Avg	5,515	N	N	5468 18TH AVE SW
5	0	211520	0160	06/05/14	\$445,000	\$484,000	2,340	8	2008	Avg	3,784	N	N	910 SW AUSTIN ST
5	0	343850	3152	06/04/13	\$425,000	\$527,000	2,430	8	2003	Avg	6,064	N	N	7211 16TH AVE SW
5	0	343850	3021	11/05/14	\$443,000	\$454,000	2,430	8	2007	Avg	7,049	N	N	7039 13TH AVE SW
5	0	343850	3230	10/30/14	\$395,000	\$405,000	2,510	8	2005	Avg	5,320	N	N	7160 18TH AVE SW
5	0	343850	0492	08/21/13	\$595,000	\$719,000	2,340	9	2013	Avg	5,661	N	N	5416 21ST AVE SW
5	0	343850	0491	10/22/13	\$580,000	\$686,000	2,340	9	2013	Avg	5,775	N	N	5414 21ST AVE SW
5	0	343850	0493	09/17/13	\$570,000	\$682,000	2,510	9	2013	Avg	5,028	N	N	5418 21ST AVE SW
5	0	343850	0490	11/14/13	\$599,950	\$704,000	2,510	9	2013	Avg	5,028	N	N	5412 21ST AVE SW
5	0	343850	0924	08/11/14	\$538,900	\$571,000	3,040	9	2005	Avg	6,604	N	N	6009 17TH AVE SW
6	0	000180	0107	04/12/13	\$255,000	\$322,000	650	6	1944	Avg	5,500	N	N	836 S ORCAS ST
6	0	346880	0310	07/17/12	\$172,500	\$237,000	750	6	1933	Fair	4,000	N	N	6933 ELLIS AVE S
6	0	172280	0835	08/11/14	\$252,500	\$268,000	770	6	1937	Avg	2,191	N	N	735 S HOMER ST
6	0	000180	0066	07/11/13	\$356,000	\$436,000	820	6	1926	Good	6,000	N	N	818 S ORCAS ST
6	0	273410	0545	04/05/12	\$220,000	\$312,000	680	7	1944	Good	4,000	N	N	6401 FLORA AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 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
6	0	172280	0838	11/04/13	\$265,000	\$312,000	680	7	2007	Avg	1,013	N	N	737 C S HOMER ST
6	0	172280	0837	03/17/14	\$250,000	\$280,000	680	7	2007	Avg	731	N	N	737 B S HOMER ST
6	0	346880	0345	02/27/13	\$309,500	\$397,000	830	7	1919	Good	4,000	N	N	6942 FLORA AVE S
6	0	273410	0615	03/05/14	\$206,000	\$232,000	930	7	1941	Avg	4,885	N	N	1015 S BAILEY ST
6	0	273410	0620	06/25/13	\$315,000	\$388,000	1,080	7	1941	Avg	5,720	N	N	1021 S BAILEY ST
6	0	273410	0550	09/06/13	\$300,000	\$360,000	1,110	7	1910	VGood	6,000	N	N	6265 FLORA AVE S
6	0	346880	0145	07/09/13	\$306,500	\$376,000	1,200	7	1927	Good	4,000	N	N	6733 ELLIS AVE S
6	0	346880	0040	11/07/12	\$310,000	\$412,000	1,250	7	1997	Avg	4,000	N	N	6627 ELLIS AVE S
6	0	273410	0332	09/10/12	\$185,000	\$250,000	1,260	7	2002	Avg	1,361	N	N	6624 A CORSON AVE S
6	0	273410	0327	09/25/12	\$175,000	\$236,000	1,260	7	2002	Avg	1,361	N	N	6630 A CORSON AVE S
6	0	273410	0732	10/15/14	\$216,650	\$224,000	1,300	7	2007	Avg	1,077	N	N	6710 B CARLETON AVE S
6	0	273410	0065	06/12/14	\$445,000	\$483,000	1,340	7	1911	VGood	6,846	N	N	6449 CARLETON AVE S
6	0	273410	0734	10/15/14	\$216,650	\$224,000	1,360	7	2007	Avg	1,427	N	N	6710 C CARLETON AVE S
6	0	273410	0736	09/10/14	\$249,950	\$262,000	1,480	7	2006	Avg	2,003	N	N	6708 A CARLETON AVE S
6	0	273410	0738	10/29/14	\$246,950	\$254,000	1,480	7	2006	Avg	1,682	N	N	6708 B CARLETON AVE S
6	0	815910	0077	04/25/14	\$319,500	\$353,000	740	8	2008	Avg	1,974	N	N	6706 B CORSON AVE S
6	0	815910	0075	02/25/14	\$203,000	\$229,000	820	8	2008	Avg	796	N	N	6708 C CORSON AVE S
6	0	346580	0010	10/15/12	\$275,000	\$368,000	1,650	8	1942	Avg	4,840	N	N	6245 CARLETON AVE S
6	0	172280	0895	08/08/13	\$315,000	\$382,000	1,160	9	2008	Avg	1,461	N	N	812 B S ORCAS ST
7	0	218500	0685	11/24/14	\$208,417	\$212,000	840	5	1938	Avg	4,200	Y	Y	1240 S ROSE ST
7	0	788360	8260	04/03/14	\$242,000	\$270,000	610	6	1943	Avg	6,000	N	N	1207 S TRENTON ST
7	0	788360	7645	06/02/14	\$155,000	\$169,000	720	6	1940	Avg	6,000	N	N	1226 S CLOVERDALE ST
7	0	788360	6275	09/25/13	\$225,700	\$269,000	730	6	1920	VGood	3,240	N	N	1020 S DONOVAN ST
7	0	788360	3450	03/08/13	\$160,000	\$204,000	760	6	1929	Avg	6,250	N	N	814 S ROSE ST
7	0	788360	5520	06/08/13	\$203,975	\$253,000	770	6	1916	Avg	12,000	N	N	808 S DIRECTOR ST
7	0	788360	7520	05/08/14	\$230,000	\$253,000	790	6	1939	Avg	6,000	N	N	1237 S SULLIVAN ST
7	0	788360	6017	02/05/13	\$158,000	\$204,000	820	6	1954	Good	12,000	Y	N	1010 S TRENTON ST
7	0	788360	7266	10/03/13	\$158,000	\$188,000	850	6	1945	Fair	5,880	N	N	8412 12TH AVE S
7	0	788360	8521	08/02/12	\$138,000	\$189,000	860	6	1912	Avg	9,000	N	N	1238 S HENDERSON ST
7	0	788360	8693	06/27/14	\$191,000	\$206,000	900	6	1905	VGood	3,400	N	N	8523 DALLAS AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	732790	0190	04/08/14	\$152,000	\$169,000	910	6	1948	Avg	5,775	N	N	8207 8TH AVE S
7	0	788360	6430	12/24/13	\$113,000	\$131,000	960	6	1955	Fair	8,040	N	N	1041 S SULLIVAN ST
7	0	732790	0895	12/04/14	\$213,450	\$216,000	1,060	6	1956	Good	5,000	N	N	750 S SOUTHERN ST
7	0	788360	6640	12/29/14	\$175,000	\$175,000	1,080	6	1989	Avg	6,000	N	N	1017 S THISTLE ST
7	0	788360	6725	11/11/14	\$174,900	\$179,000	1,100	6	1926	Fair	6,000	N	N	8405 12TH AVE S
7	0	788360	1085	02/08/13	\$139,800	\$180,000	1,130	6	1908	Avg	9,000	N	N	502 S DONOVAN ST
7	0	243320	0157	02/28/13	\$159,000	\$204,000	1,260	6	1941	Avg	5,400	N	N	9201 8TH AVE S
7	0	788360	2055	10/23/12	\$164,900	\$220,000	1,370	6	1943	Avg	6,000	N	N	524 S DIRECTOR ST
7	0	788360	1155	05/30/14	\$240,000	\$262,000	630	7	1900	Good	6,000	N	N	527 S DONOVAN ST
7	0	788360	2265	11/20/13	\$205,500	\$240,000	650	7	1929	Good	3,600	N	N	746 S DIRECTOR ST
7	0	788360	4725	03/06/13	\$140,000	\$179,000	680	7	2012	Avg	4,410	N	N	8719 10TH AVE S
7	0	788360	3750	12/09/14	\$337,000	\$340,000	700	7	1919	Good	6,000	N	N	830 S THISTLE ST
7	0	732790	2830	04/17/13	\$170,130	\$214,000	730	7	1943	Good	4,000	N	N	740 S KENYON ST
7	0	788360	8435	12/16/13	\$155,000	\$180,000	780	7	1942	Avg	6,000	N	N	1224 S CONCORD ST
7	0	243320	0015	10/16/13	\$175,000	\$207,000	790	7	1916	Avg	4,999	N	N	9141 7TH AVE S
7	0	001300	2424	03/23/12	\$194,900	\$277,000	820	7	2007	Avg	2,550	N	N	9044 3RD AVE S
7	0	001300	2422	07/31/14	\$173,500	\$185,000	820	7	2007	Avg	2,550	N	N	9042 3RD AVE S
7	0	001300	2422	09/26/14	\$266,000	\$277,000	820	7	2007	Avg	2,550	N	N	9042 3RD AVE S
7	0	788360	5580	06/03/13	\$150,000	\$186,000	840	7	1999	Fair	3,000	N	N	1007 S HENDERSON ST
7	0	788360	6815	02/16/12	\$145,000	\$209,000	930	7	1957	Fair	6,000	N	N	1016 S SULLIVAN ST
7	0	788360	8523	10/02/12	\$160,000	\$215,000	960	7	1952	Avg	9,000	N	N	1230 S HENDERSON ST
7	0	788360	3700	08/22/14	\$235,000	\$248,000	1,010	7	1941	Avg	7,500	N	N	854 S THISTLE ST
7	0	788360	7365	02/03/14	\$245,000	\$279,000	1,030	7	1916	VGood	4,750	N	N	8437 DALLAS AVE S
7	0	788360	3425	05/29/14	\$155,000	\$169,000	1,030	7	1949	Fair	6,250	N	N	8218 8TH AVE S
7	0	788360	4675	03/19/13	\$203,100	\$259,000	1,060	7	1907	Good	4,500	N	N	839 S DONOVAN ST
7	0	322404	9097	06/19/12	\$164,950	\$229,000	1,070	7	1999	Avg	5,040	N	N	412 S HENDERSON ST
7	0	788360	8569	04/29/13	\$180,000	\$226,000	1,070	7	1917	VGood	6,000	N	N	1224 S DIRECTOR ST
7	0	788360	8535	04/16/14	\$137,000	\$152,000	1,120	7	1972	Fair	6,000	N	N	1202 S HENDERSON ST
7	0	788360	5695	11/24/14	\$350,000	\$356,000	1,120	7	1923	Avg	9,000	N	N	1058 S DIRECTOR ST
7	0	788360	5900	10/15/14	\$315,450	\$326,000	1,130	7	1908	Good	7,500	N	N	1043 S DONOVAN ST

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	788360	5730	11/01/12	\$166,000	\$221,000	1,150	7	1991	Fair	6,000	N	N	1034 S DIRECTOR ST
7	0	788360	2165	11/18/14	\$258,000	\$263,000	1,150	7	1950	Good	6,000	N	N	725 S HENDERSON ST
7	0	788510	0165	12/11/12	\$220,000	\$289,000	1,190	7	1960	Avg	6,000	N	N	738 S CONCORD ST
7	0	788360	3956	03/10/14	\$207,450	\$233,000	1,220	7	1904	Good	3,500	N	N	8415 10TH AVE S
7	0	788360	4185	08/28/12	\$185,000	\$251,000	1,240	7	1900	Avg	4,500	N	N	8503 10TH AVE S
7	0	788360	3190	07/22/14	\$279,000	\$298,000	1,320	7	1913	Avg	5,750	N	N	721 S ROSE ST
7	0	243320	0048	07/12/12	\$212,000	\$292,000	1,330	7	2007	Avg	5,255	N	N	9321 7TH AVE S
7	0	788360	4095	12/09/14	\$255,000	\$257,000	1,340	7	1920	Good	6,120	N	N	817 S SULLIVAN ST
7	0	788360	5855	02/24/14	\$313,000	\$354,000	1,380	7	2013	Avg	6,000	N	N	1025 S DONOVAN ST
7	0	788360	8080	10/27/12	\$145,000	\$193,000	1,390	7	1900	Fair	6,000	N	N	1249 S DONOVAN ST
7	0	001300	1795	10/14/14	\$319,500	\$330,000	1,420	7	1907	Good	5,100	N	N	8856 2ND AVE S
7	0	788360	2425	04/25/14	\$235,000	\$260,000	1,430	7	1999	Avg	4,299	N	N	725 S DONOVAN ST
7	0	788360	5395	06/12/13	\$215,000	\$266,000	1,450	7	2000	Avg	5,101	N	N	833 S HENDERSON ST
7	0	001300	2005	04/28/14	\$191,000	\$211,000	1,520	7	2005	Avg	2,550	N	N	8810 3RD AVE S
7	0	001300	1991	09/02/14	\$207,000	\$217,000	1,520	7	2005	Avg	2,550	N	N	8800 3RD AVE S
7	0	001300	1080	07/29/13	\$250,000	\$304,000	1,640	7	2013	Avg	2,550	N	N	8825 2ND AVE S
7	0	001300	2495	11/25/13	\$135,000	\$158,000	1,640	7	1908	Good	7,222	N	N	9047 4TH AVE S
7	0	732790	0980	12/03/13	\$242,000	\$282,000	1,640	7	1980	Avg	5,000	N	N	830 S SOUTHERN ST
7	0	001300	2495	07/07/14	\$295,000	\$317,000	1,640	7	1908	Good	7,222	N	N	9047 4TH AVE S
7	0	001300	2335	03/16/14	\$284,000	\$319,000	1,680	7	1908	Avg	5,100	N	N	9003 4TH AVE S
7	0	788360	2600	11/20/13	\$291,500	\$341,000	1,710	7	1929	Avg	6,000	N	N	718 S TRENTON ST
7	0	788510	0005	08/20/14	\$299,000	\$316,000	1,720	7	2014	Avg	12,000	N	N	707 S TRENTON ST
7	0	001300	1065	02/23/12	\$179,750	\$258,000	1,790	7	2004	Avg	2,550	N	N	8813 2ND AVE S
7	0	243320	0001	04/09/13	\$255,000	\$322,000	1,850	7	2001	Avg	5,188	N	N	9125 7TH AVE S
7	0	732790	1555	05/01/13	\$140,000	\$176,000	1,850	7	1914	Fair	5,000	N	N	746 S ELMGROVE ST
7	0	243320	0040	06/28/12	\$215,000	\$297,000	1,920	7	1907	Good	5,936	N	N	9315 7TH AVE S
7	0	732790	0955	09/13/12	\$173,000	\$234,000	2,190	7	1912	Avg	5,000	N	N	810 S SOUTHERN ST
7	0	788360	7695	03/10/14	\$265,000	\$298,000	1,300	8	1947	Avg	6,000	N	N	1202 S CLOVERDALE ST
7	0	788360	5711	12/11/13	\$290,000	\$337,000	1,800	8	2013	Avg	3,000	N	N	1046 S DIRECTOR ST
7	0	788360	3648	05/22/14	\$300,000	\$328,000	2,760	8	2006	Avg	6,000	N	N	841 S ROSE ST

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	788360	0860	03/26/13	\$210,000	\$267,000	680	9	2009	Avg	924	N	N	505 A S CLOVERDALE ST
7	0	788360	0855	10/11/13	\$203,000	\$241,000	680	9	2009	Avg	1,072	N	N	501 B S CLOVERDALE ST
7	0	788360	4283	06/30/14	\$197,500	\$213,000	730	9	2008	Avg	1,474	N	N	812 S CLOVERDALE ST
7	0	788360	0688	10/19/12	\$233,000	\$311,000	1,240	9	2009	Avg	1,313	N	N	545 A S SULLIVAN ST
7	0	788360	0685	11/08/12	\$239,900	\$319,000	1,240	9	2009	Avg	963	N	N	545 D S SULLIVAN ST
7	0	788360	0689	11/30/12	\$226,900	\$299,000	1,240	9	2009	Avg	1,325	N	N	545 B S SULLIVAN ST
7	0	788360	0686	01/14/13	\$237,900	\$309,000	1,240	9	2009	Avg	943	N	N	545 E S SULLIVAN ST
7	0	788360	0687	08/02/12	\$247,900	\$339,000	1,300	9	2009	Avg	859	N	N	545 C S SULLIVAN ST
7	0	788360	0681	09/20/12	\$249,900	\$337,000	1,320	9	2009	Avg	1,277	N	N	541 S SULLIVAN ST
7	0	788360	0680	10/09/12	\$245,900	\$330,000	1,320	9	2009	Avg	2,098	N	N	543 S SULLIVAN ST

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	177260	0160	02/02/12	\$155,000	STATISTICAL OUTLIERS
2	0	177260	0495	05/02/13	\$350,000	NO MARKET EXPOSURE
2	0	177260	0565	03/26/12	\$82,500	DOR RATIO
2	0	177260	0725	06/18/14	\$270,001	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	177310	0150	07/10/13	\$274,296	GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	177310	0154	02/21/14	\$252,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	177310	0370	08/13/14	\$421,247	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	177310	0375	06/09/14	\$265,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	177310	0375	10/31/13	\$240,156	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	177310	0418	09/30/12	\$190,000	NO MARKET EXPOSURE
2	0	177310	0435	08/01/12	\$325,000	IMP. COUNT > 1
2	0	177310	0460	05/06/14	\$100,000	NO MARKET EXPOSURE
2	0	177310	0680	09/17/12	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	177310	0724	03/21/14	\$285,000	PREVIOUS IMP. VALUE <= 25K
2	0	177310	0760	03/12/12	\$125,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2	0	177310	0760	04/10/13	\$250,000	PREVIOUS IMP. VALUE <= 25K
2	0	177310	0815	10/23/14	\$96,298	QUIT CLAIM DEED
2	0	177310	1335	11/03/14	\$399,950	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
2	0	177310	1335	05/19/14	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	177310	1655	01/02/13	\$165,000	DOR RATIO
2	0	177310	1730	02/20/12	\$92,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	0	343850	1413	01/24/13	\$160,745	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	343850	1415	12/14/12	\$93,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	343850	1431	02/20/13	\$267,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	343850	1471	01/19/14	\$200,000	NO MARKET EXPOSURE
2	0	343850	2066	07/31/14	\$170,000	NO MARKET EXPOSURE
2	0	343850	2083	02/11/14	\$295,783	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
2	0	343850	2142	03/27/12	\$279,578	EXEMPT FROM EXCISE TAX
2	0	343850	2142	06/19/13	\$200,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	343850	2142	03/27/12	\$257,626	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS



## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	343850	2150	08/15/14	\$75,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	343850	2383	04/17/13	\$217,000	STATISTICAL OUTLIERS
2	0	343850	2435	12/17/13	\$242,400	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	343850	2438	02/15/12	\$140,000	PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
2	0	343850	2441	03/04/13	\$250,000	DIAGNOSTIC OUTLIERS
2	0	343850	2441	12/19/12	\$191,700	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	343850	2447	12/26/12	\$240,000	DIAGNOSTIC OUTLIERS
2	0	343850	2449	08/03/12	\$210,000	DIAGNOSTIC OUTLIERS
2	0	357430	0235	07/15/13	\$175,000	STATISTICAL OUTLIERS
2	0	731240	0170	08/28/13	\$209,900	UNFINISHED AREA
2	0	731240	0170	12/12/12	\$223,800	UNFINISHED AREA; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	731240	0195	11/13/14	\$400,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	731240	0315	11/21/13	\$239,632	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	731240	0350	03/21/12	\$170,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	731240	0432	08/06/13	\$391,043	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	789160	0065	07/22/13	\$294,769	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	789160	0135	06/27/13	\$346,327	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	798540	0405	04/25/13	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	798540	0410	02/09/12	\$230,000	NO MARKET EXPOSURE
2	0	798540	0450	03/05/14	\$257,732	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	798540	0450	06/20/13	\$351,577	GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	798540	0470	11/08/12	\$217,400	STATISTICAL OUTLIERS
2	0	798540	0470	06/06/12	\$127,201	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	815060	0055	03/19/12	\$424,950	ACTIVE PERMIT BEFORE SALE >25K
2	0	815060	0195	06/09/14	\$222,777	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	860540	0020	12/19/12	\$242,810	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	928480	0035	03/06/13	\$187,400	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	928480	1220	05/29/13	\$160,000	DOR RATIO; NO MARKET EXPOSURE
2	0	928480	1220	05/25/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	928480	1275	12/06/12	\$161,567	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	928480	1280	09/11/13	\$341,165	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	928480	1600	02/23/12	\$309,204	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	928480	2190	02/25/13	\$70,252	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
2	0	928480	2865	07/03/13	\$173,250	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	929730	0750	11/05/14	\$355,000	PREVIOUS IMP. VALUE <= 25K
2	0	929730	0903	08/03/12	\$684,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2	0	929730	0903	08/06/12	\$1,097,500	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2	0	929780	0165	02/26/14	\$251,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	935800	0485	02/28/13	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	935800	0645	09/20/13	\$247,310	AFFORDABLE HOUSING
2	0	935800	0665	01/28/13	\$370,000	PREVIOUS IMP. VALUE <= 25K; STATEMENT TO DOR
2	0	935800	1297	11/19/12	\$195,000	NO MARKET EXPOSURE
2	0	935800	1421	03/13/12	\$232,000	DIAGNOSTIC OUTLIERS
2	0	935800	1462	10/26/12	\$137,500	DOR RATIO; QUIT CLAIM DEED
2	0	935800	2220	05/23/13	\$319,000	PREVIOUS IMP. VALUE <= 25K
3	0	132403	9025	03/25/14	\$314,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	177310	0235	07/10/13	\$359,950	PREVIOUS IMP. VALUE <= 25K
3	0	177310	0244	11/29/12	\$291,461	CORRECTION DEED; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	0	177310	0244	11/20/12	\$317,876	EXEMPT FROM EXCISE TAX
3	0	177310	0244	03/06/14	\$206,400	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	177310	0253	11/14/13	\$212,182	GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	177310	0303	11/13/13	\$270,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	177310	0540	09/04/13	\$180,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	0	177310	0545	06/12/13	\$240,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	0	177310	0923	12/04/14	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	177360	0028	12/19/12	\$338,000	NO MARKET EXPOSURE
3	0	177360	0028	03/30/12	\$179,711	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	177360	0160	07/24/13	\$180,000	PREVIOUS IMP. VALUE <= 25K
3	0	177360	0185	02/29/12	\$94,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
3	0	177360	0355	01/31/14	\$420,000	BUILDER OR DEVELOPER SALES

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	177360	0355	03/01/12	\$200,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	177360	0495	12/07/12	\$375,000	RELOCATION - SALE TO SERVICE
3	0	177360	0510	08/05/14	\$191,422	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	177360	0628	10/17/12	\$210,248	AFFORDABLE HOUSING SALES; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	177360	0628	05/21/13	\$287,500	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	0	177360	0628	01/05/12	\$247,276	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	177360	0715	09/27/12	\$190,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	244460	0240	02/27/12	\$550,000	MULTI-PARCEL SALE;
3	0	244460	0545	09/21/12	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	0	284870	0050	02/12/13	\$311,381	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; SHORT SALE; AND OTHER WARNINGS
3	0	284870	0185	06/29/12	\$99,875	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	284870	0195	09/03/13	\$252,000	STATISTICAL OUTLIERS
3	0	284870	0195	09/21/12	\$80,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	284870	0265	10/15/14	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	284870	0585	11/16/12	\$105,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3	0	284870	0585	03/22/12	\$189,394	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	343850	0051	08/29/12	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	343850	0069	11/20/14	\$197,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOV'T TO NON-GOV'T
3	0	343850	0105	01/03/13	\$238,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	343850	0157	06/09/12	\$315,000	RELOCATION - SALE TO SERVICE
3	0	343850	0161	08/13/14	\$260,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	343850	0170	01/04/12	\$205,000	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T
3	0	343850	0196	06/21/12	\$352,267	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	343850	0237	07/16/13	\$220,000	AFFORDABLE HOUSING SALES
3	0	343850	0237	07/26/12	\$225,000	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	0	343850	0237	11/09/12	\$227,500	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	343850	0246	02/15/13	\$208,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	343850	0246	05/16/13	\$200,000	NO MARKET EXPOSURE
3	0	343850	0251	06/10/13	\$130,448	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	343850	0276	01/27/12	\$215,100	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	343850	0280	10/24/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	343850	0283	10/30/12	\$196,000	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	0	343850	0283	02/26/14	\$230,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
3	0	343850	0332	07/18/13	\$226,000	RELOCATION - SALE TO SERVICE
3	0	754730	0120	03/21/14	\$255,000	NO MARKET EXPOSURE
3	0	754730	0175	02/28/13	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	754730	0275	11/20/14	\$171,200	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
3	0	754730	0775	05/23/14	\$240,000	NO MARKET EXPOSURE
3	0	754730	0890	02/24/14	\$68,150	DOR RATIO; FINANCIAL INSTITUTION RESALE
3	0	754730	1275	09/17/12	\$192,127	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	788150	0435	01/15/12	\$189,900	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	788150	0445	07/30/14	\$337,500	RELOCATION - SALE TO SERVICE
3	0	788150	0465	02/15/12	\$134,331	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	789160	0310	03/09/12	\$325,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
3	0	789210	0205	11/16/12	\$668,500	RELOCATION - SALE TO SERVICE
3	0	934990	0105	09/25/13	\$275,000	UNFINISHED AREA; NO MARKET EXPOSURE
5	0	177310	1530	12/18/14	\$275,000	PREVIOUS IMP. VALUE <= 25K
5	0	177310	1575	08/19/13	\$250,000	PREVIOUS IMP. VALUE <= 25K
5	0	211270	0845	11/12/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;
5	0	211270	1000	08/16/13	\$170,000	DOR RATIO
5	0	211270	1018	08/30/12	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	211270	1115	02/17/12	\$144,900	DIAGNOSTIC OUTLIERS
5	0	211270	1180	07/06/12	\$99,900	DOR RATIO
5	0	211430	0020	11/05/12	\$315,000	STATISTICAL OUTLIERS
5	0	211430	0020	06/06/12	\$294,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	211430	0160	06/27/13	\$355,000	UNFINISHED AREA
5	0	211470	0941	09/08/14	\$245,000	NO MARKET EXPOSURE
5	0	211470	0988	04/16/13	\$377,054	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	213520	0167	12/14/12	\$335,000	QUIT CLAIM DEED
5	0	343850	0339	09/20/13	\$135,150	PREVIOUS IMP. VALUE <= 25K

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	343850	0339	05/26/14	\$276,000	PREVIOUS IMP. VALUE <= 25K
5	0	343850	0365	10/08/13	\$153,243	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	343850	0394	01/03/12	\$285,160	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	343850	0490	04/23/12	\$248,000	DOR RATIO
5	0	343850	0580	02/21/13	\$189,105	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
5	0	343850	0585	03/01/14	\$30,700	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	343850	0910	07/15/14	\$325,000	DIAGNOSTIC OUTLIERS
5	0	343850	0978	07/13/12	\$101,000	AFFORDABLE HOUSING
5	0	343850	0978	05/14/12	\$213,203	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5	0	343850	0978	01/11/13	\$130,000	LEASE OR LEASE-HOLD
5	0	343850	1020	06/11/14	\$205,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	0	343850	1026	12/16/13	\$225,376	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
5	0	343850	1030	08/02/13	\$101,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
5	0	343850	1150	05/05/14	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	343850	1153	11/20/14	\$143,200	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
5	0	343850	1610	01/08/13	\$98,715	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
5	0	343850	1632	12/08/14	\$102,000	DOR RATIO
5	0	343850	1691	06/18/13	\$402,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	343850	1820	11/10/14	\$260,991	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	343850	1826	11/09/12	\$207,400	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	343850	1860	12/15/14	\$232,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	343850	1860	06/20/14	\$234,600	NO MARKET EXPOSURE
5	0	343850	1885	03/21/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	343850	2584	08/31/12	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	343850	2642	04/30/13	\$139,400	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	343850	2764	03/04/14	\$236,191	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	343850	2770	04/21/12	\$156,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	343850	2783	11/07/12	\$151,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	343850	2883	04/11/12	\$218,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	343850	2951	11/13/12	\$326,726	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE



## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	343850	2971	02/07/12	\$125,050	DOR RATIO; NO MARKET EXPOSURE
5	0	343850	2971	07/25/13	\$243,000	NO MARKET EXPOSURE
5	0	343850	2976	08/05/13	\$160,000	DIAGNOSTIC OUTLIERS
5	0	343850	3161	04/03/12	\$112,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
5	0	343850	3435	03/27/13	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	643740	0168	02/26/14	\$325,000	NO MARKET EXPOSURE
5	0	783180	0070	06/13/12	\$163,500	DIAGNOSTIC OUTLIERS
5	0	783180	0146	04/24/13	\$405,113	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	783180	0146	05/17/13	\$405,113	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
5	0	783180	0355	06/07/12	\$127,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	783180	0405	03/26/13	\$260,000	NO MARKET EXPOSURE
5	0	783180	0445	06/20/12	\$90,000	DOR RATIO; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
5	0	863850	0046	01/24/13	\$208,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	172280	0085	03/12/14	\$345,000	PREVIOUS IMP. VALUE <= 25K
6	0	172280	0160	04/21/14	\$125,000	CONDITION 4, NOT ENOUGH REPRESENTATION
6	0	172280	0755	06/14/13	\$245,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
6	0	273410	0355	12/08/12	\$320,000	MULTI-PARCEL SALE;
6	0	273410	0395	11/07/13	\$189,500	UNFINISHED AREA
6	0	273410	0440	12/09/13	\$311,847	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
6	0	273410	0440	12/09/13	\$311,848	CORRECTION DEED; GOV'T TO GOV'T
6	0	273410	0440	08/25/14	\$220,281	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	273410	0495	07/12/13	\$295,000	ACTIVE PERMIT BEFORE SALE >25K
6	0	273410	0650	11/05/14	\$116,736	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; MULTI-PARCEL SALE
6	0	273410	0730	10/15/14	\$216,650	BUILDER OR DEVELOPER SALES
6	0	273410	0885	04/25/13	\$138,766	DOR RATIO
6	0	273410	0975	03/19/13	\$255,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
6	0	273410	1055	10/01/14	\$425,000	ACTIVE PERMIT BEFORE SALE >25K
6	0	273410	1130	06/03/13	\$395,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
6	0	273410	1235	10/09/12	\$165,000	NO MARKET EXPOSURE
6	0	346580	0015	06/24/13	\$327,352	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	346580	0015	05/12/14	\$370,000	CORRECTION DEED; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6	0	346580	0015	04/15/14	\$370,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
6	0	346580	0060	12/30/13	\$245,000	PREVIOUS IMP. VALUE <= 25K
6	0	346880	0250	04/09/13	\$342,510	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
6	0	346880	0360	02/22/13	\$310,000	NO MARKET EXPOSURE
6	0	815910	0011	02/08/12	\$38,143	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED
7	0	001300	1002	03/27/12	\$160,000	STATISTICAL OUTLIERS
7	0	001300	1050	08/08/13	\$105,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	001300	1054	11/03/14	\$208,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	001300	1225	07/02/13	\$218,433	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
7	0	001300	1225	05/27/14	\$195,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
7	0	001300	1636	05/08/14	\$121,000	NO MARKET EXPOSURE
7	0	001300	1690	12/21/12	\$78,499	DOR RATIO
7	0	001300	1690	11/08/12	\$135,000	EXEMPT FROM EXCISE TAX
7	0	218500	0685	10/08/13	\$234,526	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	243320	0030	03/15/12	\$200,000	STATISTICAL OUTLIERS
7	0	243320	0040	02/23/12	\$100,000	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	243320	0042	12/17/13	\$248,201	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	322404	9003	10/07/13	\$384,000	NO MARKET EXPOSURE
7	0	732790	0985	07/22/13	\$313,440	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	732790	2610	06/17/13	\$222,823	IMP. COUNT > 1; EXEMPT FROM EXCISE TAX
7	0	788360	0655	09/18/14	\$157,049	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
7	0	788360	1175	05/16/12	\$116,500	DOR RATIO; IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	788360	1175	10/23/12	\$147,000	IMP. COUNT > 1
7	0	788360	1350	10/03/12	\$150,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	788360	1840	12/14/12	\$95,000	DOR RATIO
7	0	788360	1840	12/14/12	\$50,000	DOR RATIO; NON-REPRESENTATIVE SALE; STATEMENT TO DOR
7	0	788360	1985	09/10/12	\$55,000	DOR RATIO; NO MARKET EXPOSURE; QUESTIONABLE PER SALES IDENTIFICATION
7	0	788360	2055	03/05/12	\$137,012	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	0	788360	2165	11/30/12	\$143,600	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	788360	2165	01/08/14	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	788360	3390	08/04/14	\$190,000	QUIT CLAIM DEED
7	0	788360	3425	02/12/14	\$136,773	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
7	0	788360	3648	02/07/14	\$348,000	GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	0	788360	3945	07/15/14	\$400,000	IMP. COUNT > 1
7	0	788360	3956	08/07/13	\$144,320	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	788360	3956	10/22/13	\$92,499	DOR RATIO
7	0	788360	3965	05/01/14	\$143,650	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
7	0	788360	3965	12/11/12	\$156,496	FORCED SALE; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; AND OTHER WARNINGS
7	0	788360	4215	11/28/12	\$81,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
7	0	788360	4215	08/12/13	\$175,000	PREVIOUS IMP. VALUE <= 25K
7	0	788360	4215	07/16/12	\$103,500	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
7	0	788360	4283	01/21/14	\$201,998	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	788360	4725	06/04/12	\$65,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
7	0	788360	4730	12/20/12	\$190,901	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	0	788360	4730	03/05/13	\$101,000	STATISTICAL OUTLIERS
7	0	788360	5660	10/21/13	\$168,880	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
7	0	788360	5730	02/28/12	\$165,850	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
7	0	788360	5760	11/26/14	\$134,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	788360	5770	05/10/13	\$34,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	788360	5965	12/11/12	\$80,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	788360	6017	07/18/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	788360	6065	07/10/13	\$176,581	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
7	0	788360	6161	03/03/14	\$150,000	PREVIOUS IMP. VALUE <= 25K
7	0	788360	6390	09/12/13	\$278,598	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
7	0	788360	7070	09/24/12	\$154,402	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	0	788360	7300	07/19/14	\$112,352	NO MARKET EXPOSURE
7	0	788360	7365	08/05/13	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	788360	7540	01/23/12	\$141,100	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
7	0	788360	7620	08/29/12	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	788360	7685	08/25/14	\$28,186	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	788360	7695	09/14/12	\$180,000	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
7	0	788360	8440	05/09/14	\$160,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	788360	8497	10/31/13	\$263,313	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	788360	8497	06/25/14	\$305,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	788360	8523	02/16/12	\$222,929	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	788360	8534	04/16/12	\$100,500	DOR RATIO; NON-REPRESENTATIVE SALE
7	0	788360	8693	03/12/14	\$60,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	788360	8706	11/03/14	\$113,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	788510	0005	11/05/13	\$122,497	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
7	0	788510	0175	08/08/14	\$81,000	DOR RATIO
7	0	788510	0225	02/28/12	\$146,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Vacant Sales Used in this Annual Update Analysis

### Area 018

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	343850	1482	10/02/14	\$105,000	8,925	N	N
2	0	343850	2063	04/15/14	\$100,000	5,200	N	N
2	0	343850	2064	04/15/14	\$100,000	5,345	N	N
3	0	177360	0500	07/07/14	\$110,000	4,800	Y	N
3	0	177360	0269	06/26/13	\$103,000	5,031	N	N
3	0	177360	0714	04/30/13	\$40,000	4,000	Y	N
3	0	357430	0260	04/16/13	\$140,000	22,500	N	N
3	0	789210	0025	12/22/14	\$82,000	5,000	N	N
5	0	211270	0850	04/22/14	\$100,000	4,158	N	N
5	0	343850	3220	10/15/14	\$115,000	5,738	N	N
5	0	343850	2723	03/31/14	\$60,000	7,064	N	N
5	0	343850	3220	07/22/13	\$99,999	5,738	N	N
5	0	343850	3218	04/05/13	\$90,000	5,719	N	N
5	0	343850	3222	04/05/13	\$102,000	5,728	N	N
5	0	783180	0450	05/15/14	\$105,000	7,178	N	N
6	0	172280	0914	05/10/13	\$250,000	6,370	N	N



## Vacant Sales Removed in this Annual Update Analysis

### Area 018

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	343850	1453	09/17/14	\$50,000	DOR RATIO
2	0	343850	1454	09/17/14	\$50,000	DOR RATIO
2	0	789160	0235	12/11/13	\$35,000	DOR RATIO
2	0	928480	2075	05/27/14	\$72,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	0	928480	1505	12/03/12	\$25,000	DOR RATIO
3	0	177310	0285	10/14/13	\$175,000	DOR RATIO
3	0	343850	0316	03/22/13	\$90,000	TEAR DOWN;
3	0	343850	0282	02/12/14	\$300,000	DOR RATIO
3	0	343850	0281	10/24/13	\$55,000	DOR RATIO
3	0	343850	0270	09/21/12	\$80,000	DOR RATIO
3	0	343850	0281	12/30/14	\$89,000	DIAGNOSTIC OUTLIERS
3	0	343850	0295	11/26/13	\$74,000	DIAGNOSTIC OUTLIERS
3	0	789210	0085	09/04/12	\$36,000	NON-REPRESENTATIVE SALE;
3	0	789210	0025	03/17/14	\$31,000	DOR RATIO
5	0	343850	3186	08/19/13	\$99,950	DIAGNOSTIC OUTLIERS
5	0	343850	2938	10/07/13	\$25,000	NO MARKET EXPOSURE;
5	0	343850	0775	06/15/14	\$40,000	DOR RATIO
5	0	343850	2939	03/19/14	\$15,000	DOR RATIO
5	0	343850	0934	12/16/13	\$40,000	DOR RATIO
5	0	643740	0111	10/31/14	\$125,000	DIAGNOSTIC OUTLIERS
5	0	783180	0440	05/16/14	\$210,000	ACTIVE PERMIT BEFORE SALE >25K
5	0	783180	0409	10/27/14	\$98,000	DIAGNOSTIC OUTLIERS
7	0	322404	9021	12/30/13	\$3,700,000	DOR RATIO
7	0	788360	3185	07/30/14	\$40,000	DOR RATIO
7	0	788360	4945	05/06/13	\$12,000	DOR RATIO
7	0	788360	8507	03/21/12	\$16,000	DOR RATIO

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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



## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- 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



Appraiser II

6/26/2015

Date