

South Beacon Hill/ Rainier Valley

Area: 021

Residential Revalue for 2015 Assessment Roll



Obtained from OldTrails.com

Area 021 is located just south east of downtown Seattle and is within close proximity to the downtown business district. This area includes portions of south Beacon Hill and the Rainier Valley. Area 21 includes the historic community of Columbia City, which is considered a commercial center for the surrounding neighborhoods, offering restaurants, and shopping. The Rainier Valley is considered to be an area in transition. One of the biggest changes to occur was the installation of the Sound Transit Light Rail which runs through the area. There is also much new home construction occurring at the north portion of the Rainier Valley in a master-planned community called Rainier Vista. This is one of the newer communities in the Seattle area which consists of townhomes and/or multi-family residences along with new detached single family dwellings.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

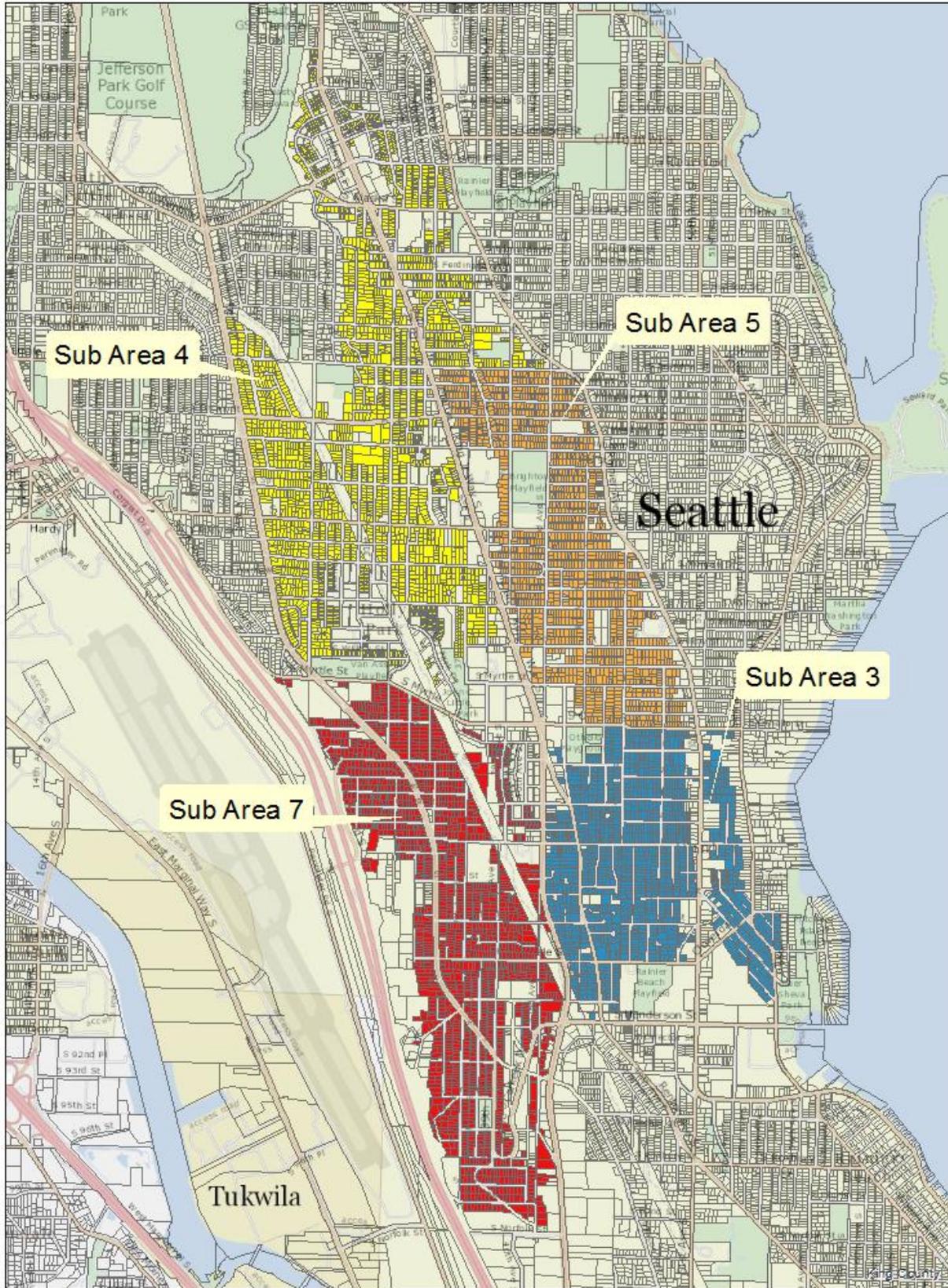
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Area 021 Sub Area



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Area 021 Housing Profile



Grade 5/ Year Built 1932/ Total Living Area 560
Account Number 739440-0140



Grade 6/ Year Built 1942/ Total Living Area 1240
Account Number 785700-1605



Grade 7/ Year Built 1953/ Total Living Area 2020
Account Number 000740-0128



Grade 8/ Year Built 2003/ Total Living Area 1830
Account Number 333600-0835



Grade 9/ Year Built 2013/ Total Living Area 2200
Account Number 333100-1880

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

South Beacon Hill/ Rainier Valley - Area 021

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 690
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
2014 Value	\$91,100	\$218,800	\$309,900			9.11%
2015 Value	\$104,300	\$233,500	\$337,800	\$360,000	93.9%	8.92%
\$ Change	+\$13,200	+\$14,700	+\$27,900			
% Change	+14.5%	+6.7%	+9.0%			

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 8.92% is an improvement from the previous COD of 9.11%. 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
2014 Value	\$95,500	\$175,300	\$270,800
2015 Value	\$109,400	\$186,800	\$296,200
\$ Change	+\$13,900	+\$11,500	+\$25,400
% Change	+14.6%	+6.6%	+9.4%

Number of one to three unit residences in the population: 6,577

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 neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 10 (Not including townhomes), Neighborhood 80, and Townhomes in sub area 4 (not including Neighborhood 70) were generally at a lower assessment level than the rest of the population. And Townhomes in Neighborhood 70 were generally at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 021 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.16%	4796	73

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
Neighborhood 10 No TwnHms	+5.62%	109	1245	9%
TwnHms Neighborhood 70	-0.69%	18	135	13%
Neighborhood 80	+0.88%	12	86	14%
TwnHms Sub 4 Not Neighborhood 70	+6.23%	97	315	31%

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

Generally, Neighborhood 10 (not including townhomes), Neighborhood 80, and townhomes in Sub Area 4 (not including townhomes in neighborhood70) parcels were at a higher assessment level which resulted in less of an upward adjustment than the rest of the population. This model corrects for these strata differences.

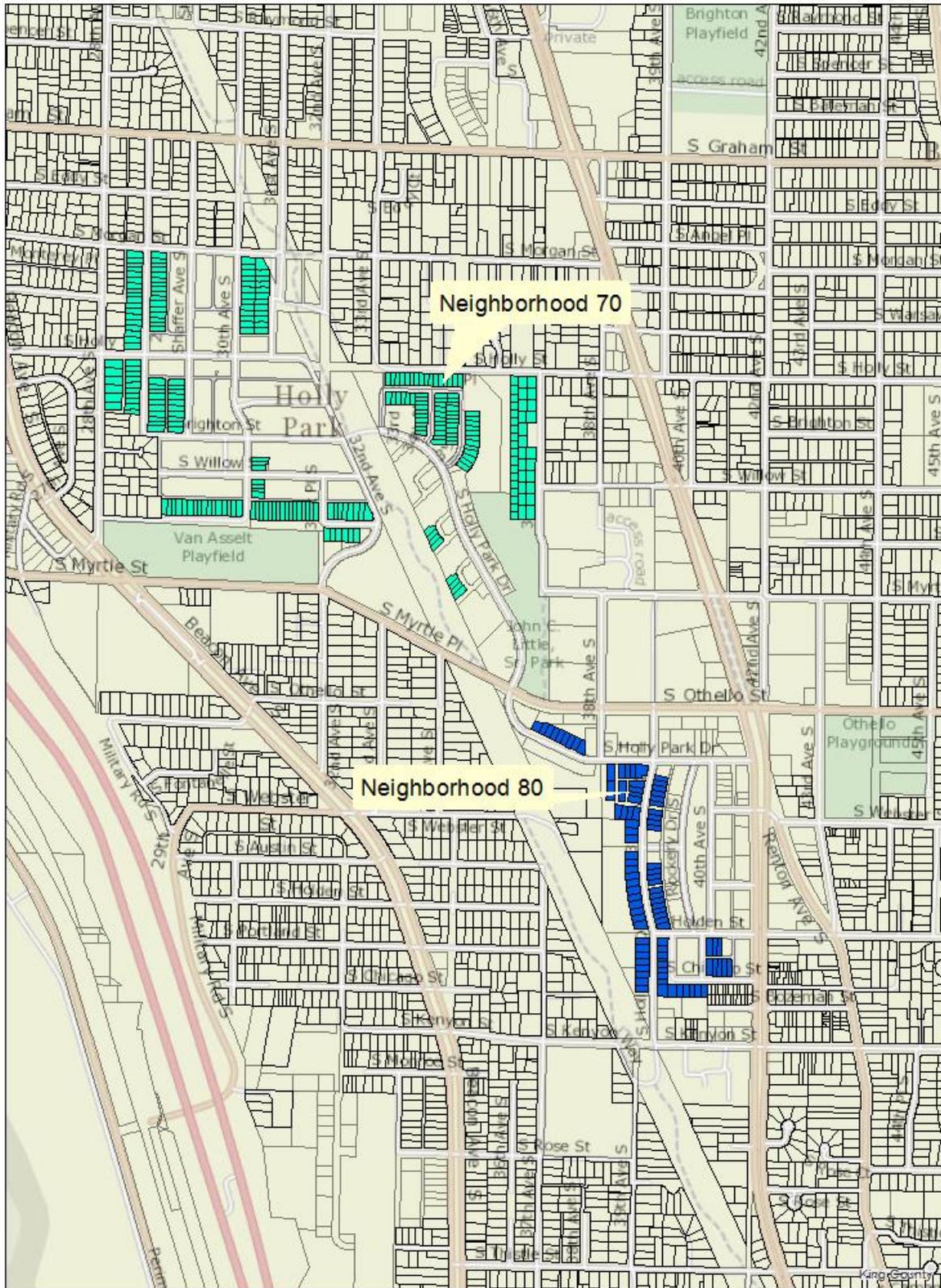
Generally, townhomes in Neighborhood 70 parcels was at much higher assessment level which resulted in a downward adjustment.

Neighborhood 021 Map



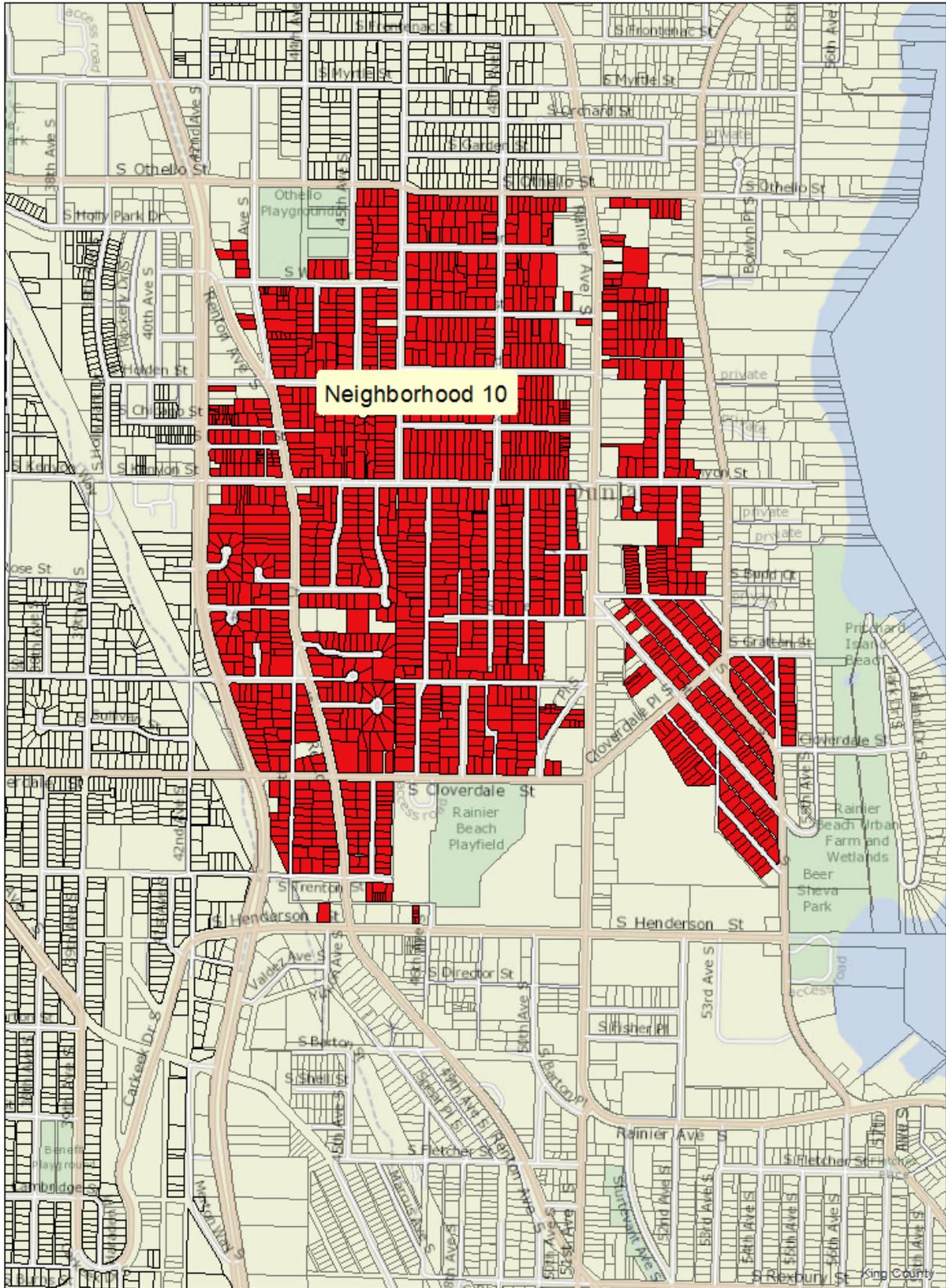
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Neighborhood 70 & 80 Map



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Neighborhood 10 Map



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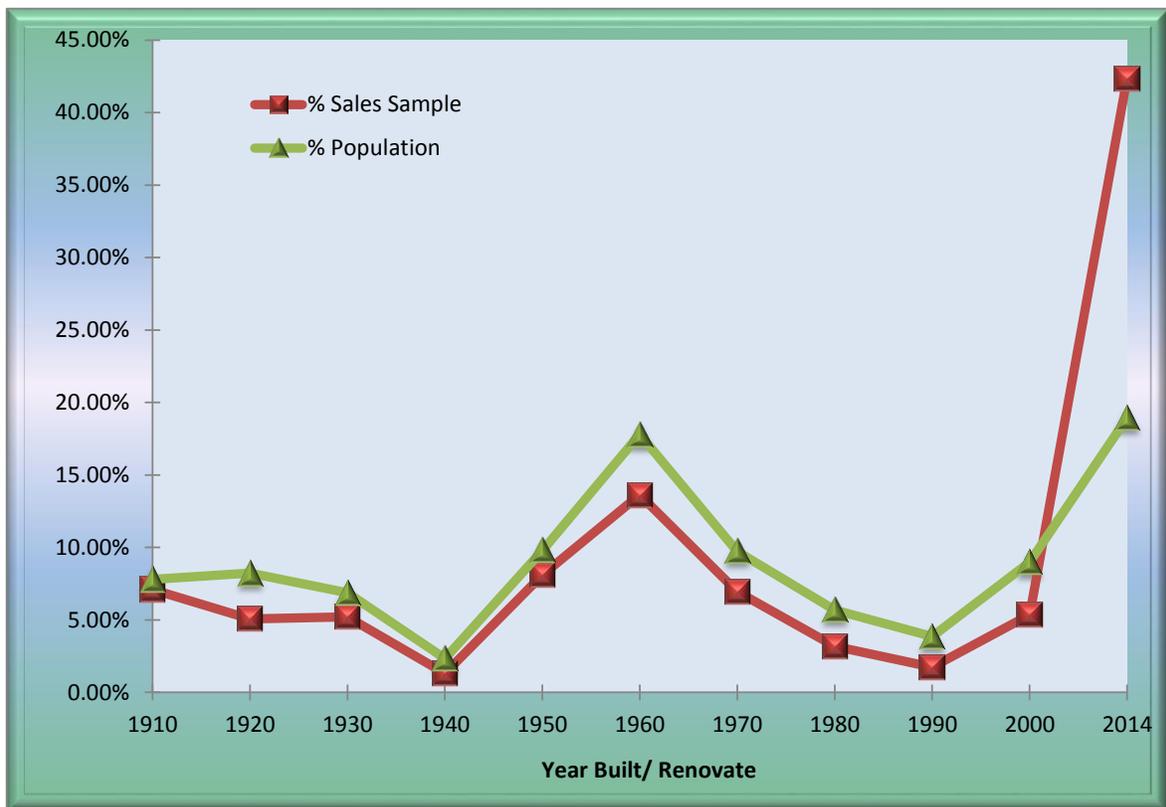
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	49	7.10%
1920	35	5.07%
1930	36	5.22%
1940	9	1.30%
1950	56	8.12%
1960	94	13.62%
1970	48	6.96%
1980	22	3.19%
1990	12	1.74%
2000	37	5.36%
2014	292	42.32%
690		

Population

Year Built/Ren	Frequency	% Population
1910	513	7.80%
1920	541	8.23%
1930	452	6.87%
1940	154	2.34%
1950	644	9.79%
1960	1,170	17.79%
1970	640	9.73%
1980	374	5.69%
1990	253	3.85%
2000	591	8.99%
2014	1,245	18.93%
6,577		



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

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

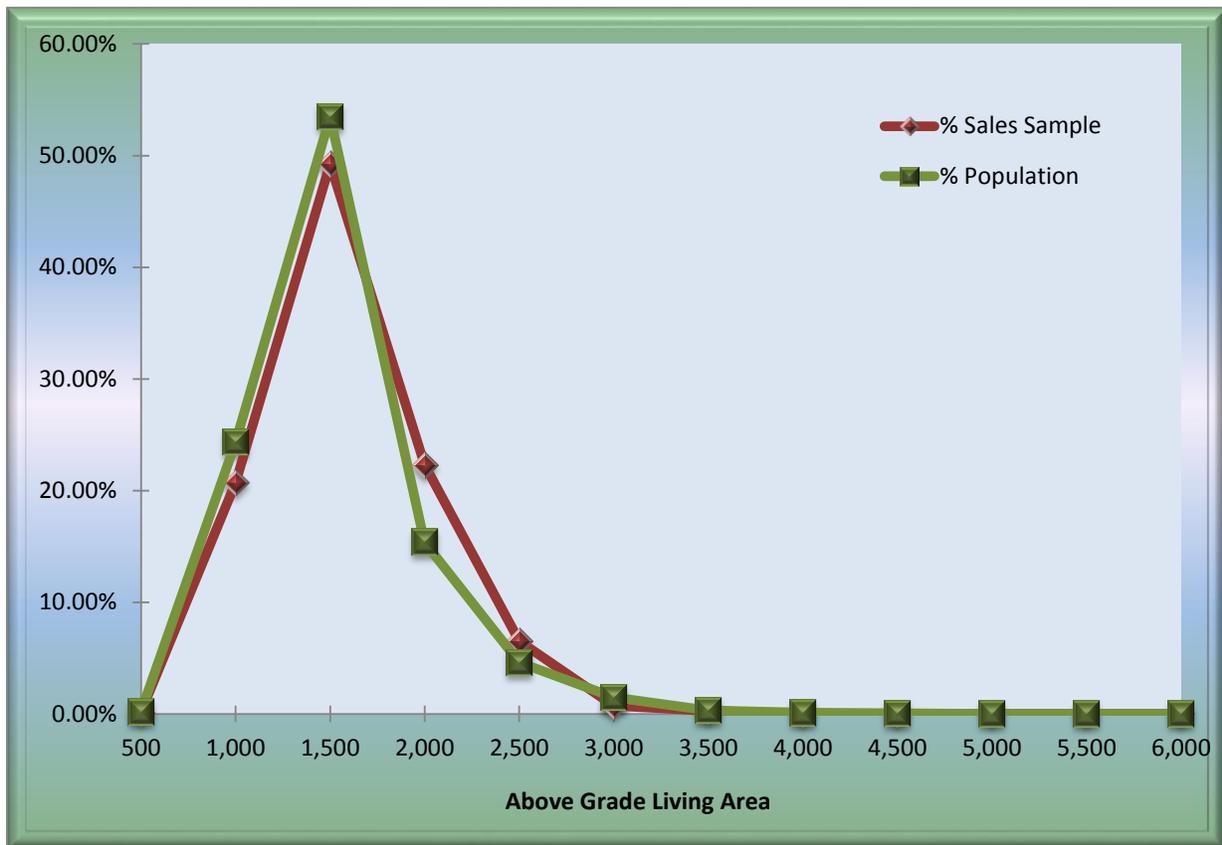
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.14%
1,000	143	20.72%
1,500	340	49.28%
2,000	154	22.32%
2,500	45	6.52%
3,000	5	0.72%
3,500	2	0.29%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
690		

Population

AGLA	Frequency	% Population
500	13	0.20%
1,000	1,602	24.36%
1,500	3,518	53.49%
2,000	1,011	15.37%
2,500	303	4.61%
3,000	97	1.47%
3,500	21	0.32%
4,000	7	0.11%
4,500	4	0.06%
5,000	1	0.02%
5,500	0	0.00%
6,000	0	0.00%
6,577		



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

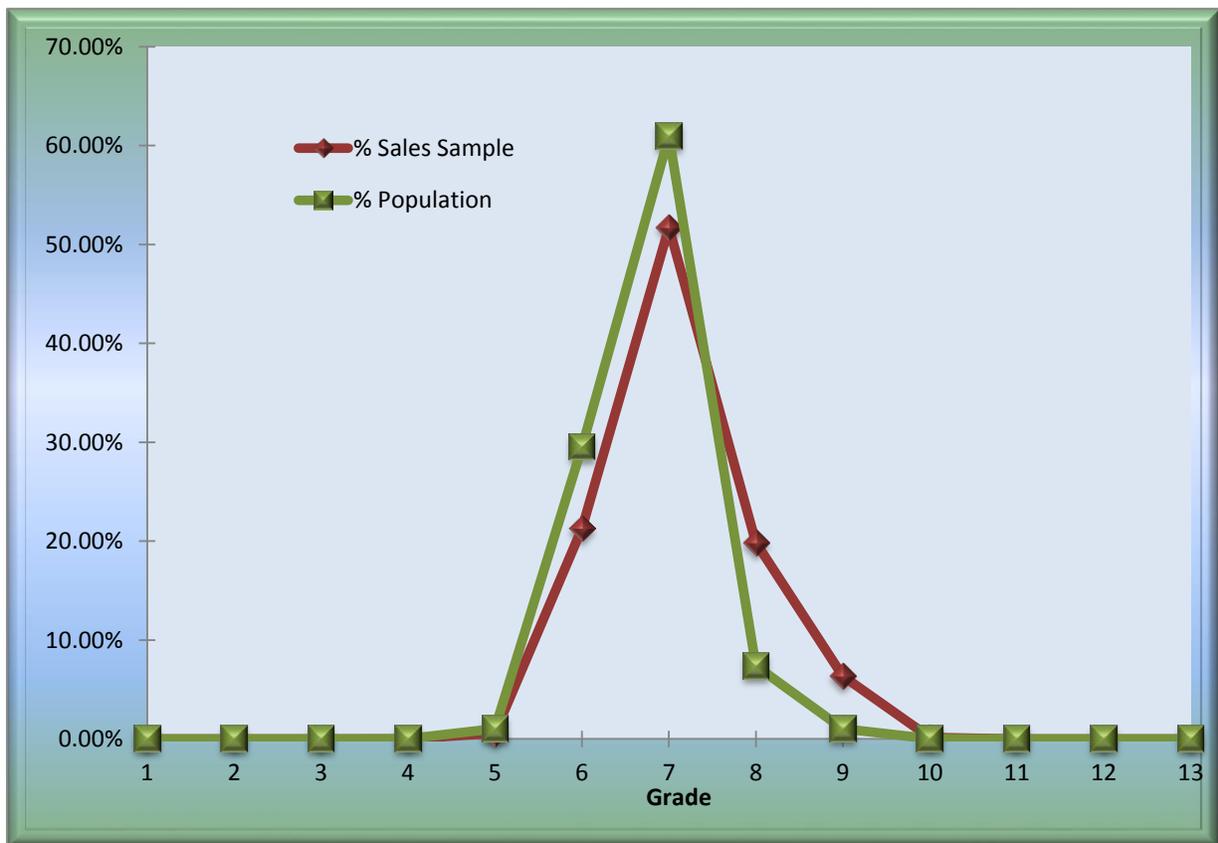
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.58%
6	147	21.30%
7	357	51.74%
8	137	19.86%
9	44	6.38%
10	1	0.14%
11	0	0.00%
12	0	0.00%
13	0	0.00%
690		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	69	1.05%
6	1,942	29.53%
7	4,009	60.95%
8	487	7.40%
9	67	1.02%
10	2	0.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
6,577		



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

Area 021 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 1.157, resulting in an adjusted value of \$549,000 ($\$475,000 * 1.157 = \$549,575$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.376	37.6%
2/1/2012	1.366	36.6%
3/1/2012	1.356	35.6%
4/1/2012	1.345	34.5%
5/1/2012	1.335	33.5%
6/1/2012	1.324	32.4%
7/1/2012	1.314	31.4%
8/1/2012	1.303	30.3%
9/1/2012	1.292	29.2%
10/1/2012	1.282	28.2%
11/1/2012	1.271	27.1%
12/1/2012	1.261	26.1%
1/1/2013	1.251	25.1%
2/1/2013	1.240	24.0%
3/1/2013	1.230	23.0%
4/1/2013	1.220	22.0%
5/1/2013	1.209	20.9%
6/1/2013	1.199	19.9%
7/1/2013	1.188	18.8%
8/1/2013	1.178	17.8%
9/1/2013	1.167	16.7%
10/1/2013	1.157	15.7%
11/1/2013	1.146	14.6%
12/1/2013	1.136	13.6%
1/1/2014	1.125	12.5%
2/1/2014	1.115	11.5%
3/1/2014	1.105	10.5%
4/1/2014	1.094	9.4%
5/1/2014	1.084	8.4%
6/1/2014	1.073	7.3%
7/1/2014	1.063	6.3%
8/1/2014	1.053	5.3%
9/1/2014	1.042	4.2%
10/1/2014	1.032	3.2%
11/1/2014	1.021	2.1%
12/1/2014	1.011	1.1%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 021 is: $(.85460515630639 + 0.0448169244248418 * 0.157971 + 0.102018159670326 * 0.02608696 + 0.0870910434454359 * 0.0173913 - 0.000299105440530893 * \text{SaleDay} + 0.039659518558127 * 0.1405797) / (.85460515630639 + 0.0448169244248418 * 0.157971 + 0.102018159670326 * 0.02608696 + 0.0870910434454359 * 0.0173913 + 0.039659518558127 * 0.1405797)$

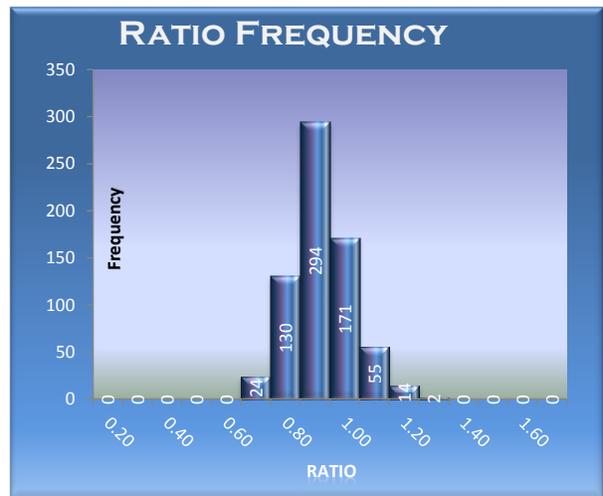
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: South Beacon Hill/ Rainier Valley	1/1/2014	4/15/2015	1/2012 - 12/2014
Area Number: 021	Appr ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	690
Mean Assessed Value	\$309,900
Mean Adj. Sales Price	\$360,000
Standard Deviation AV	\$83,872
Standard Deviation SP	\$104,022
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.872
Median Ratio	0.869
Weighted Mean Ratio	0.861
UNIFORMITY	
Lowest ratio	0.626
Highest ratio:	1.236
Coefficient of Dispersion	9.11%
Standard Deviation	0.102
Coefficient of Variation	11.71%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.858
Upper limit	0.875
95% Confidence: Mean	
Lower limit	0.864
Upper limit	0.879
SAMPLE SIZE EVALUATION	
N (population size)	6,577
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.102
Recommended minimum:	17
Actual sample size:	690
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	360
# ratios above mean:	330
z:	1.142
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

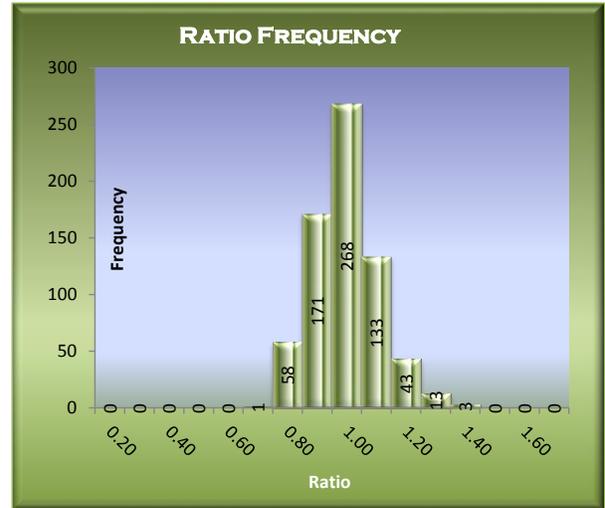
1 to 3 Unit Residences throughout Area 021

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

Annual Update Ratio Study Report (After) - 2015 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: South Beacon Hill/ Rainier Valley	1/1/2015	4/15/2015	1/2012 - 12/2014
Area Number: 021	Appr. ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	690
Mean Assessed Value	\$337,800
Mean Sales Price	\$360,000
Standard Deviation AV	\$93,194
Standard Deviation SP	\$104,022
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.939
Weighted Mean Ratio	0.938
UNIFORMITY	
Lowest ratio	0.696
Highest ratio:	1.373
Coefficient of Dispersion	8.92%
Standard Deviation	0.109
Coefficient of Variation	11.47%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.930
Upper limit	0.948
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.957
SAMPLE SIZE EVALUATION	
N (population size)	6,577
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.109
Recommended minimum:	19
Actual sample size:	690
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	375
# ratios above mean:	315
z:	2.284
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 021 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: April 15, 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 21 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 +14.6% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.150, 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 neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 10 (Not including townhomes), Neighborhood 80, and Townhomes in sub area 4 (not including Neighborhood 70) were generally at a lower assessment level than the rest of the population. And

Townhomes in Neighborhood 70 were generally at a higher assessment level 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 690 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.85460515630639 + 0.0448169244248418 * \text{Nghb10NoTwnH} + 0.102018159670326 * \text{Nghb70TwnHm} + 0.0870910434454359 * \text{Nghb_80} + 0.039659518558127 * \text{THmS4NoNb70})$$

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

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.939. 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 +9.4%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.090.
- 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) * 1.090.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.

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

Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	10	333600	1610	12/11/12	\$110,000	\$138,000	1,092	5	1918	Avg	6,000	N	N	8728 HAMLET AVE S
3	10	390410	0035	05/08/14	\$235,000	\$254,000	650	6	1923	Good	3,008	N	N	4307 S WEBSTER ST
3	10	333600	0570	11/15/13	\$180,000	\$205,000	720	6	1943	Avg	3,825	N	N	5258 S CLOVERDALE ST
3	10	713530	0275	09/04/14	\$185,000	\$193,000	720	6	1908	Good	5,000	N	N	8306 49TH AVE S
3	10	562110	0115	12/18/14	\$255,000	\$256,000	740	6	1926	Good	5,000	N	N	8116 48TH AVE S
3	10	040200	0110	10/17/14	\$175,000	\$180,000	770	6	1951	Avg	5,508	N	N	7926 44TH PL S
3	10	040200	0115	11/22/14	\$263,500	\$267,000	770	6	1951	Good	6,273	N	N	7930 44TH PL S
3	10	144350	1020	11/13/14	\$163,250	\$166,000	770	6	1951	Avg	8,150	N	N	4611 S CHICAGO ST
3	10	390410	0358	08/25/14	\$220,000	\$230,000	780	6	1950	VGood	4,500	N	N	7719 RENTON AVE S
3	10	333600	0415	02/25/13	\$240,000	\$296,000	790	6	1907	VGood	5,200	N	N	8331 SEWARD PARK AVE S
3	10	100500	0046	10/23/13	\$165,000	\$190,000	800	6	1945	Avg	5,695	N	N	7407 46TH AVE S
3	10	265800	0215	08/12/14	\$207,000	\$217,000	820	6	1955	VGood	4,860	N	N	8116 50TH AVE S
3	10	160160	0200	04/27/12	\$150,000	\$200,000	840	6	1929	Good	12,276	N	N	7987 46TH AVE S
3	10	341960	0135	11/22/13	\$265,000	\$302,000	840	6	1906	Good	4,257	N	N	8414 46TH AVE S
3	10	713530	0026	12/24/14	\$160,000	\$160,000	850	6	1950	Fair	4,750	N	N	4806 S ROSE ST
3	10	160160	0300	06/17/13	\$190,579	\$227,000	870	6	1922	Good	9,855	N	N	4616 S THISTLE ST
3	10	144350	0385	05/13/14	\$155,000	\$167,000	910	6	1943	Avg	6,232	N	N	4820 S CHICAGO ST
3	10	333600	1360	08/26/14	\$254,000	\$265,000	910	6	1943	Avg	6,000	N	N	8715 HAMLET AVE S
3	10	160160	0010	11/06/13	\$180,000	\$206,000	930	6	1922	Avg	6,000	N	N	4523 S KENYON ST
3	10	688252	0030	08/17/12	\$175,000	\$227,000	930	6	1973	Avg	5,816	N	N	8309 42ND PL S
3	10	713530	0245	08/16/12	\$185,600	\$241,000	930	6	1908	Good	5,000	N	N	8307 49TH AVE S
3	10	040200	0145	10/28/14	\$217,000	\$222,000	970	6	1951	Avg	5,600	N	N	4452 S ROSE ST
3	10	400600	0251	08/22/14	\$226,000	\$236,000	970	6	1968	Avg	5,000	N	N	8335 43RD AVE S
3	10	144350	0595	09/09/13	\$202,900	\$236,000	1,020	6	1957	Good	7,380	N	N	4832 S HOLDEN ST
3	10	390410	0140	04/29/13	\$186,000	\$225,000	1,020	6	1930	Avg	5,566	N	N	4337 S HOLDEN ST
3	10	941240	0006	01/22/14	\$249,950	\$279,000	1,050	6	1919	Good	6,600	N	N	5123 S WILDWOOD LN
3	10	100500	0021	03/05/12	\$145,000	\$196,000	1,060	6	1949	Avg	5,735	N	N	7320 45TH AVE S
3	10	333600	0345	05/02/12	\$194,900	\$260,000	1,090	6	1907	VGood	4,000	N	N	8338 WABASH AVE S
3	10	713530	0290	07/18/12	\$198,500	\$260,000	1,170	6	1947	Good	4,800	N	N	8316 49TH AVE S
3	10	341960	0125	07/01/14	\$245,000	\$260,000	1,190	6	1907	VGood	4,072	N	N	8406 46TH AVE S
3	10	665900	0055	04/18/14	\$249,950	\$272,000	1,200	6	1906	VGood	5,250	N	N	8640 45TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	10	400600	0291	04/04/14	\$173,000	\$189,000	1,210	6	1951	Avg	5,400	N	N	7953 RENTON AVE S
3	10	144350	0085	12/17/13	\$210,000	\$237,000	1,220	6	1911	VGood	5,379	N	N	4835 S CHICAGO ST
3	10	333600	0296	11/13/14	\$250,000	\$254,000	1,220	6	1942	Avg	4,900	N	N	8312 WABASH AVE S
3	10	390410	0089	08/01/14	\$190,000	\$200,000	1,350	6	1912	Good	7,370	N	N	4324 S HOLDEN ST
3	10	144350	0721	04/17/14	\$237,000	\$258,000	1,400	6	1952	Avg	6,972	N	N	4631 S AUSTIN ST
3	10	144350	0896	10/14/13	\$175,000	\$202,000	1,450	6	1938	Avg	6,669	N	N	4609 S HOLDEN ST
3	10	144350	0400	11/01/12	\$221,000	\$281,000	1,550	6	1960	VGood	5,007	N	N	4832 S CHICAGO ST
3	10	400600	0307	09/16/14	\$155,000	\$161,000	810	7	1980	Avg	4,755	N	N	4221 S KENYON ST
3	10	390410	0180	01/09/13	\$244,900	\$306,000	830	7	1927	VGood	2,925	N	N	4412 S KENYON ST
3	10	713530	0285	03/03/14	\$265,000	\$293,000	830	7	1948	VGood	4,600	N	N	8312 49TH AVE S
3	10	713530	0046	07/16/14	\$210,000	\$222,000	850	7	1950	Avg	4,750	N	N	4812 S ROSE ST
3	10	333600	0890	11/20/12	\$277,500	\$351,000	900	7	1948	Good	6,000	N	N	8435 SEWARD PARK AVE S
3	10	100500	0036	06/13/14	\$285,000	\$305,000	920	7	2014	Avg	8,601	N	N	7339 46TH AVE S
3	10	144350	0071	07/19/13	\$230,000	\$272,000	940	7	2013	Avg	1,060	N	N	4843 S CHICAGO ST
3	10	144350	0074	12/18/13	\$228,000	\$258,000	940	7	2013	Avg	1,066	N	N	4849 S CHICAGO ST
3	10	212370	0197	01/08/13	\$225,000	\$281,000	990	7	1954	Avg	7,260	N	N	4808 S CLOVERDALE ST
3	10	212370	0151	06/10/13	\$235,000	\$281,000	1,000	7	1992	Good	6,000	N	N	4708 S CLOVERDALE ST
3	10	144350	0075	09/23/13	\$226,000	\$262,000	1,000	7	2013	Avg	1,066	N	N	4851 S CHICAGO ST
3	10	428140	0440	12/24/12	\$175,000	\$219,000	1,010	7	1949	Avg	4,500	N	N	4229 S BOZEMAN ST
3	10	342404	9067	06/28/13	\$274,000	\$326,000	1,050	7	1903	VGood	5,115	N	N	4706 S THISTLE ST
3	10	428140	0451	01/16/14	\$274,000	\$307,000	1,060	7	2009	Avg	1,085	N	N	4237 B S BOZEMAN ST
3	10	333600	1470	06/19/14	\$311,000	\$332,000	1,070	7	1903	VGood	3,000	N	N	8653 WABASH AVE S
3	10	428140	0453	06/04/13	\$285,000	\$341,000	1,070	7	2009	Avg	1,136	N	N	4237 D S BOZEMAN ST
3	10	144350	0072	10/16/13	\$235,000	\$271,000	1,070	7	2013	Avg	1,518	N	N	4845 S CHICAGO ST
3	10	144350	0073	11/05/13	\$230,000	\$263,000	1,070	7	2013	Avg	1,436	N	N	4847 S CHICAGO ST
3	10	144350	0076	09/20/13	\$230,000	\$267,000	1,070	7	2013	Avg	2,526	N	N	4853 S CHICAGO ST
3	10	688251	0020	07/15/14	\$340,000	\$360,000	1,080	7	1979	VGood	5,210	N	N	4209 S ELMGROVE ST
3	10	688251	0060	08/25/14	\$365,000	\$381,000	1,080	7	1979	VGood	5,070	N	N	4227 S ELMGROVE ST
3	10	688251	0090	05/28/13	\$240,000	\$288,000	1,080	7	1979	Avg	6,145	N	N	4222 S ELMGROVE ST
3	10	144350	0070	08/22/13	\$236,500	\$277,000	1,100	7	2013	Avg	2,076	N	N	4841 S CHICAGO ST
3	10	212370	0100	12/02/14	\$353,000	\$357,000	1,100	7	1978	VGood	5,000	N	N	8425 47TH AVE S



Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	10	390410	0016	03/28/12	\$204,000	\$275,000	1,110	7	1969	Avg	5,000	N	N	7526 45TH AVE S
3	10	713530	0025	02/27/13	\$195,000	\$240,000	1,110	7	1950	Avg	4,750	N	N	8134 48TH AVE S
3	10	342404	9079	03/25/14	\$240,000	\$263,000	1,120	7	1957	Good	5,060	N	N	7922 48TH AVE S
3	10	400600	0284	07/03/12	\$290,000	\$381,000	1,120	7	1983	VGood	7,328	N	N	7970 MARTIN LUTHER KING JR WAY S
3	10	144350	1060	07/24/14	\$255,500	\$270,000	1,130	7	1910	Avg	8,550	N	N	4626 S KENYON ST
3	10	265800	0305	04/07/14	\$250,000	\$273,000	1,160	7	2014	Avg	6,000	N	N	7935 50TH AVE S
3	10	390410	0344	12/03/13	\$235,000	\$267,000	1,170	7	2005	Avg	1,781	N	N	4200 S CHICAGO ST
3	10	390410	0361	02/26/14	\$252,000	\$279,000	1,180	7	2004	Avg	1,485	N	N	4218 S CHICAGO ST
3	10	333600	0545	08/22/13	\$355,000	\$416,000	1,200	7	1921	VGood	7,500	N	N	8338 WOLCOTT AVE S
3	10	390410	0211	03/06/12	\$248,000	\$336,000	1,200	7	1964	Good	8,415	N	N	4450 S KENYON ST
3	10	160160	0310	09/10/13	\$319,900	\$372,000	1,210	7	2013	Avg	7,500	N	N	8324 46TH AVE S
3	10	713530	0045	01/20/12	\$180,000	\$247,000	1,210	7	1951	Avg	4,750	N	N	8131 49TH AVE S
3	10	941240	0110	06/26/12	\$192,300	\$253,000	1,210	7	1959	Avg	7,458	N	N	7716 52ND AVE S
3	10	144350	0850	04/14/14	\$250,000	\$272,000	1,220	7	1967	Avg	6,840	N	N	4651 S HOLDEN ST
3	10	333600	0490	03/13/12	\$274,000	\$370,000	1,220	7	1959	VGood	4,136	N	N	8304 WOLCOTT AVE S
3	10	333600	1970	09/10/12	\$350,000	\$451,000	1,220	7	1940	Good	6,000	N	N	8426 54TH AVE S
3	10	390410	0133	02/06/13	\$290,000	\$359,000	1,220	7	2000	Avg	5,000	N	N	4357 S HOLDEN ST
3	10	144350	1035	08/14/13	\$244,500	\$287,000	1,230	7	1908	Good	7,785	N	N	4602 S KENYON ST
3	10	265800	0335	10/27/14	\$275,000	\$281,000	1,230	7	1913	Good	4,500	N	N	8109 50TH AVE S
3	10	400600	0228	02/23/14	\$323,000	\$358,000	1,230	7	1992	Avg	5,000	N	N	4237 S THISTLE ST
3	10	144350	0682	09/20/13	\$304,500	\$353,000	1,240	7	1954	Good	5,200	N	N	4651 S AUSTIN ST
3	10	390410	0015	12/20/12	\$217,500	\$273,000	1,240	7	1963	Avg	5,100	N	N	7522 45TH AVE S
3	10	400600	0220	05/07/12	\$265,100	\$353,000	1,240	7	2004	Avg	5,343	N	N	8433 44TH AVE S
3	10	144350	0580	09/11/13	\$175,000	\$204,000	1,250	7	1954	Avg	7,380	N	N	4818 S HOLDEN ST
3	10	212370	0070	05/15/12	\$248,000	\$330,000	1,260	7	1953	Avg	13,530	N	N	8427 50TH AVE S
3	10	342404	9105	05/23/13	\$237,000	\$285,000	1,280	7	1959	Good	5,000	N	N	8100 49TH AVE S
3	10	814730	0010	11/25/13	\$239,950	\$273,000	1,280	7	1984	Avg	5,184	N	N	8431 GRATTAN PL S
3	10	071700	0190	10/24/12	\$200,000	\$255,000	1,290	7	1969	Avg	5,547	N	N	4418 S WEBSTER ST
3	10	110800	0765	08/21/13	\$327,000	\$383,000	1,290	7	1999	Avg	4,000	N	N	4833 S OTHELLO ST
3	10	212370	0072	07/12/13	\$215,000	\$255,000	1,290	7	1960	Avg	5,060	N	N	4819 S THISTLE ST
3	10	262166	0040	06/29/14	\$325,000	\$346,000	1,300	7	1991	Avg	6,222	N	N	4451 S CAMANO PL

Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	10	431110	0120	01/25/12	\$224,900	\$308,000	1,330	7	1992	Avg	4,686	N	N	4418 S THISTLE PL
3	10	333600	0695	05/16/13	\$295,000	\$355,000	1,340	7	1909	Good	4,500	N	N	8405 DUNCAN AVE S
3	10	258930	0207	06/21/12	\$225,000	\$296,000	1,350	7	2002	Avg	5,001	N	N	4627 S FONTANELLE ST
3	10	333650	0140	09/19/14	\$208,800	\$216,000	1,390	7	2009	Avg	2,450	N	N	8137 WOLCOTT AVE S
3	10	400600	0062	07/26/13	\$220,000	\$260,000	1,410	7	1929	Good	8,200	N	N	8332 RENTON AVE S
3	10	160160	0167	05/07/14	\$365,000	\$395,000	1,410	7	2008	Avg	5,003	N	N	8117 47TH AVE S
3	10	333600	1187	09/26/12	\$309,000	\$397,000	1,460	7	2005	Avg	5,029	N	N	8447 GRATAN PL S
3	10	342010	0070	01/15/13	\$257,100	\$320,000	1,470	7	2013	Avg	6,600	N	N	8613 45TH AVE S
3	10	333600	0170	10/03/14	\$335,000	\$345,000	1,480	7	1914	Good	6,500	N	N	8355 WOLCOTT AVE S
3	10	941240	0117	02/13/14	\$420,550	\$467,000	1,530	7	1947	Good	9,900	N	N	5145 S WILDWOOD LN
3	10	258930	0174	01/13/12	\$270,000	\$370,000	1,550	7	2005	Avg	6,194	N	N	7419 48TH AVE S
3	10	144350	0640	01/11/13	\$310,000	\$387,000	1,660	7	1959	Avg	7,370	N	N	4840 S AUSTIN ST
3	10	333650	0180	06/05/14	\$324,500	\$348,000	1,660	7	2009	Avg	3,990	N	N	8132 WOLCOTT AVE S
3	10	258930	0065	09/16/14	\$329,900	\$342,000	1,670	7	1908	VGood	5,209	N	N	4826 S FONTANELLE ST
3	10	941240	0062	08/29/13	\$272,950	\$319,000	1,670	7	1962	Avg	6,270	N	N	7775 52ND AVE S
3	10	333600	0350	08/25/14	\$300,000	\$313,000	1,810	7	1956	Avg	6,000	N	N	8340 WABASH AVE S
3	10	333600	1255	05/15/13	\$273,500	\$329,000	1,820	7	1998	Avg	5,268	N	N	5151 CLOVERDALE PL S
3	10	144350	0107	03/20/12	\$260,000	\$351,000	1,830	7	2000	Avg	8,068	N	N	4821 S CHICAGO ST
3	10	400600	0233	12/30/14	\$350,000	\$350,000	1,860	7	2013	Avg	7,892	N	N	8415 44TH AVE S
3	10	342010	0166	09/23/13	\$305,000	\$354,000	1,860	7	2010	Avg	3,960	N	N	8614 44TH AVE S
3	10	400600	0615	08/24/12	\$252,000	\$326,000	2,041	7	1993	Avg	5,180	N	N	8436 MARTIN LUTHER KING JR WAY S
3	10	390410	0123	11/26/13	\$295,000	\$336,000	2,090	7	2000	Avg	5,008	N	N	4347 S HOLDEN ST
3	10	258930	0180	06/30/14	\$408,000	\$434,000	2,320	7	2014	Avg	6,589	N	N	7403 48TH AVE S
3	10	144350	1025	11/19/13	\$200,000	\$228,000	2,580	7	1910	Avg	8,150	N	N	4607 S CHICAGO ST
3	10	333600	1595	11/05/12	\$370,000	\$470,000	1,670	8	2013	Avg	9,000	N	N	8722 HAMLET AVE S
3	10	333600	0626	04/21/12	\$345,000	\$462,000	1,720	8	1909	Good	6,570	N	N	8408 DUNCAN AVE S
3	10	333600	0850	01/10/13	\$384,500	\$480,000	2,240	8	2003	Avg	4,431	N	N	8459 SEWARD PARK AVE S
3	10	400600	0183	09/09/14	\$450,000	\$468,000	3,150	8	2013	Avg	7,800	N	N	4257 S CLOVERDALE ST
4	40	160460	0350	02/24/12	\$108,500	\$147,000	500	5	1948	Avg	3,000	N	N	4557 34TH AVE S
4	20	333300	2520	06/13/14	\$182,000	\$195,000	850	5	1920	Avg	6,940	N	N	3700 S HOLLY ST
4	40	170340	0965	09/05/12	\$140,000	\$181,000	950	5	1903	Avg	3,300	N	N	3510 S HUDSON ST



Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	541410	0395	12/26/12	\$155,000	\$194,000	630	6	1906	Avg	3,226	N	N	4743 30TH AVE S
4	20	786650	0025	09/27/13	\$283,000	\$328,000	650	6	1916	VGood	5,000	N	N	5511 32ND AVE S
4	40	170340	0840	08/29/13	\$389,900	\$455,000	660	6	1940	Good	3,300	N	N	3549 S FERDINAND ST
4	20	234130	0565	12/05/12	\$206,000	\$260,000	680	6	1922	Avg	3,040	N	N	5314 33RD AVE S
4	40	170340	0795	07/03/13	\$375,000	\$445,000	730	6	1925	Good	3,300	N	N	3521 S FERDINAND ST
4	40	170990	0135	05/15/13	\$315,000	\$379,000	740	6	2003	Avg	5,680	N	N	4556 35TH AVE S
4	40	688890	0175	12/13/12	\$319,000	\$401,000	740	6	1943	VGood	4,880	N	N	3523 S BENNETT ST
4	40	266050	0145	09/10/13	\$315,000	\$367,000	760	6	1902	Good	4,400	N	N	3251 S HUDSON ST
4	20	274210	0065	05/23/12	\$203,000	\$269,000	770	6	1950	Avg	10,999	N	N	3027 S DAWSON ST
4	20	082900	0040	12/19/13	\$250,000	\$282,000	780	6	2013	Avg	3,880	N	N	5952 28TH AVE S
4	40	541410	0040	09/15/14	\$299,950	\$311,000	800	6	1904	Avg	3,000	N	N	4717 32ND AVE S
4	20	429970	0060	04/23/13	\$200,000	\$242,000	820	6	1961	Avg	6,000	N	N	6321 32ND AVE S
4	20	008100	0025	06/26/13	\$230,000	\$274,000	830	6	1943	Avg	3,880	N	N	6516 28TH AVE S
4	20	785700	0940	08/01/12	\$179,000	\$233,000	830	6	1953	Avg	5,480	N	N	2840 S JUNEAU ST
4	40	170340	1045	03/26/13	\$360,000	\$440,000	850	6	1928	VGood	3,300	N	N	3233 S FERDINAND ST
4	20	333300	2450	07/08/14	\$165,000	\$175,000	850	6	1906	Fair	8,050	N	N	3510 S HOLLY ST
4	40	688890	0170	08/27/13	\$305,000	\$357,000	870	6	1912	VGood	4,880	N	N	3521 S BENNETT ST
4	40	170340	1110	08/07/14	\$292,000	\$307,000	880	6	1904	Avg	5,500	N	N	3246 S HUDSON ST
4	20	785700	1605	05/23/12	\$264,950	\$352,000	880	6	1942	Good	6,790	N	N	6403 29TH AVE S
4	40	170340	1135	03/03/14	\$332,500	\$367,000	930	6	1906	Good	4,950	N	N	3234 S HUDSON ST
4	20	933180	0160	04/22/14	\$245,000	\$266,000	930	6	1948	Avg	4,400	N	N	5514 32ND AVE S
4	20	157110	0045	01/08/13	\$215,000	\$268,000	940	6	1974	Avg	5,100	N	N	3102 S GRAHAM ST
4	20	785700	0820	08/21/12	\$220,000	\$285,000	970	6	1952	Avg	7,983	N	N	2565 S ORCAS ST
4	20	234130	0016	09/26/13	\$242,500	\$281,000	1,000	6	2013	Avg	4,400	N	N	3501 S LUCILE ST
4	20	933180	0315	12/27/12	\$330,000	\$413,000	1,000	6	1912	VGood	5,000	N	N	5507 33RD AVE S
4	40	266050	0155	09/06/12	\$248,000	\$320,000	1,010	6	1991	Avg	5,500	N	N	3247 S HUDSON ST
4	20	785700	0710	04/25/14	\$228,000	\$248,000	1,020	6	1920	Avg	8,618	N	N	2509 S ORCAS ST
4	40	170340	0825	03/25/13	\$387,500	\$474,000	1,030	6	1904	VGood	4,950	N	N	3541 S FERDINAND ST
4	20	333300	2040	12/18/12	\$200,000	\$251,000	1,040	6	1927	Poor	18,717	N	N	3548 S MORGAN ST
4	40	266050	0326	04/23/14	\$364,700	\$396,000	1,050	6	1927	Good	5,500	N	N	5025 RENTON AVE S
4	20	785700	1810	03/06/14	\$220,000	\$243,000	1,060	6	1953	Fair	5,600	N	N	6602 28TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	785700	3577	03/27/13	\$325,000	\$397,000	1,080	6	1928	Good	8,316	Y	N	2441 S SPENCER ST
4	20	428740	0090	12/08/14	\$297,000	\$299,000	1,130	6	1925	Good	6,100	N	N	2626 S WARSAW ST
4	20	428740	0090	10/24/12	\$250,000	\$319,000	1,130	6	1925	Good	6,100	N	N	2626 S WARSAW ST
4	20	933180	0080	02/19/14	\$299,000	\$331,000	1,190	6	1912	Good	4,019	N	N	5425 33RD AVE S
4	40	118300	0010	04/16/12	\$287,500	\$385,000	1,230	6	1903	Avg	5,150	N	N	3560 S BRANDON ST
4	20	274210	0005	04/23/12	\$330,000	\$441,000	1,330	6	1909	VGood	6,720	N	N	5219 32ND AVE S
4	40	564960	0266	05/21/12	\$199,950	\$265,000	1,330	6	1980	Avg	8,000	N	N	5262 37TH AVE S
4	20	785700	1600	06/27/12	\$224,900	\$296,000	1,340	6	1941	Avg	4,896	N	N	6418 28TH AVE S
4	20	268560	0115	04/21/14	\$298,000	\$324,000	1,420	6	1929	Avg	6,069	N	N	5914 25TH AVE S
4	40	170340	0585	12/15/14	\$325,000	\$327,000	1,430	6	1900	Avg	4,950	N	N	3231 S EDMUNDS ST
4	20	785700	3345	09/13/12	\$225,000	\$290,000	1,710	6	1945	Avg	6,340	N	N	5903 28TH AVE S
4	20	785700	1560	09/17/14	\$330,000	\$342,000	1,740	6	1928	Avg	5,775	N	N	6424 29TH AVE S
4	20	268560	0100	03/17/14	\$335,000	\$368,000	2,130	6	1937	Good	5,672	N	N	5930 25TH AVE S
4	20	333300	1997	07/25/14	\$445,000	\$469,000	590	7	2006	Avg	5,101	N	N	3506 S MORGAN ST
4	40	934410	0100	04/16/12	\$207,000	\$277,000	680	7	2009	Avg	766	N	N	4785 A 35TH AVE S
4	20	274210	0256	12/06/12	\$282,500	\$356,000	820	7	1971	Avg	7,556	N	N	2919 S HUDSON ST
4	20	441060	0185	06/06/12	\$250,000	\$331,000	830	7	1941	Good	6,380	N	N	6810 BEACON AVE S
4	20	785700	0970	08/15/14	\$265,000	\$278,000	830	7	1953	Avg	6,255	N	N	2847 S ORCAS ST
4	40	170990	0191	04/29/14	\$300,000	\$325,000	850	7	1972	Avg	2,880	N	N	4508 35TH AVE S
4	20	785700	4110	06/11/12	\$315,000	\$416,000	880	7	1952	Good	6,150	N	N	2624 S MORGAN ST
4	20	785700	3685	06/12/13	\$250,000	\$299,000	890	7	1953	Avg	5,280	N	N	2458 S SPENCER ST
4	20	785700	3318	08/16/14	\$320,000	\$335,000	930	7	1954	Avg	5,850	N	N	2545 S JUNEAU ST
4	20	233630	0075	12/10/12	\$250,000	\$315,000	940	7	1953	Avg	5,250	N	N	6025 31ST AVE S
4	20	785700	3515	09/11/13	\$336,000	\$391,000	950	7	1951	Avg	5,148	N	N	6003 28TH AVE S
4	20	945920	0110	06/10/14	\$315,000	\$337,000	950	7	1924	Good	3,622	N	N	5301 MARTIN LUTHER KING JR WAY S
4	20	171190	0080	09/06/13	\$392,500	\$457,000	960	7	1983	VGood	6,076	N	N	5315 31ST AVE S
4	20	212404	9187	09/12/12	\$370,000	\$477,000	960	7	1952	Good	12,458	N	N	4928 30TH AVE S
4	20	266050	0283	06/24/14	\$210,000	\$224,000	970	7	1956	Avg	5,500	N	N	5034 32ND AVE S
4	40	170340	0470	12/19/14	\$375,000	\$377,000	980	7	1919	Good	3,915	N	N	3236 S EDMUNDS ST
4	20	441060	0100	12/04/14	\$325,088	\$328,000	1,000	7	1954	Avg	6,739	N	N	6924 BEACON AVE S
4	20	333300	1956	04/18/14	\$375,000	\$408,000	1,010	7	1955	Good	10,050	Y	N	3320 S MORGAN ST



Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	739440	0090	04/22/14	\$310,000	\$337,000	1,010	7	1973	Avg	4,000	Y	N	5411 31ST AVE S
4	20	941840	0240	10/28/14	\$355,000	\$363,000	1,010	7	1948	Avg	6,720	N	N	6015 33RD AVE S
4	20	785700	0125	05/02/13	\$328,000	\$397,000	1,020	7	1946	Avg	5,712	N	N	5450 BEACON AVE S
4	20	933180	0690	01/18/13	\$205,000	\$255,000	1,030	7	1977	Avg	5,000	N	N	5417 35TH AVE S
4	20	157110	0130	09/04/14	\$285,000	\$297,000	1,040	7	1953	Avg	4,268	N	N	6206 30TH AVE S
4	20	233630	0115	02/24/14	\$296,000	\$328,000	1,040	7	1953	Avg	6,498	N	N	6015 30TH AVE S
4	20	441060	0170	08/26/13	\$420,000	\$491,000	1,040	7	2013	Avg	6,380	N	N	6828 BEACON AVE S
4	40	266050	0015	02/20/14	\$379,000	\$420,000	1,050	7	2013	Avg	3,300	N	N	3557 S HUDSON ST
4	20	344540	0420	06/26/13	\$205,000	\$244,000	1,050	7	2002	Avg	1,704	N	N	3313 S JUNEAU ST
4	20	344540	0230	07/17/12	\$195,000	\$255,000	1,050	7	2001	Avg	2,199	N	N	3317 S MEAD ST
4	20	333300	2440	06/04/14	\$327,500	\$351,000	1,070	7	1989	Avg	7,140	N	N	3508 A S HOLLY ST
4	20	441060	0160	06/16/12	\$260,000	\$343,000	1,070	7	1941	Good	6,380	N	N	6842 BEACON AVE S
4	20	785700	0310	11/06/12	\$315,000	\$400,000	1,070	7	1950	Good	8,100	N	N	5537 32ND AVE S
4	20	785700	3735	05/22/12	\$305,000	\$405,000	1,070	7	1951	Avg	4,950	N	N	2411 S SPENCER ST
4	20	612650	0060	11/24/14	\$329,950	\$334,000	1,080	7	1971	Avg	5,969	Y	N	2826 S BATEMAN ST
4	20	739440	0060	02/21/12	\$395,000	\$537,000	1,080	7	1948	VGood	8,000	Y	N	5428 30TH AVE S
4	20	785700	0605	07/05/13	\$320,000	\$380,000	1,090	7	1948	Avg	7,154	N	N	2514 S ORCAS ST
4	20	234130	0640	09/04/13	\$278,000	\$324,000	1,100	7	1946	Good	4,750	N	N	5317 33RD AVE S
4	20	344540	0350	03/18/13	\$206,000	\$252,000	1,100	7	2001	Avg	1,423	N	N	3320 S JUNEAU ST
4	20	344540	0210	10/18/12	\$205,000	\$262,000	1,100	7	2001	Avg	1,488	N	N	3313 S MEAD ST
4	20	344540	0300	04/08/14	\$209,000	\$228,000	1,100	7	2001	Avg	1,423	N	N	3310 S JUNEAU ST
4	20	105900	0045	10/16/13	\$363,900	\$419,000	1,110	7	1907	VGood	6,600	N	N	3105 S FERDINAND ST
4	20	785700	0609	03/18/13	\$375,000	\$459,000	1,110	7	2003	Avg	5,000	N	N	2520 D S ORCAS ST
4	20	785700	0609	07/28/14	\$362,000	\$382,000	1,110	7	2003	Avg	5,000	N	N	2520 D S ORCAS ST
4	40	266050	0414	07/17/13	\$350,000	\$414,000	1,110	7	2007	Avg	1,306	N	N	5015 B 37TH AVE S
4	40	266050	0416	04/15/13	\$349,950	\$425,000	1,110	7	2007	Avg	1,306	N	N	5013 B 37TH AVE S
4	40	266050	0351	10/24/13	\$307,000	\$353,000	1,120	7	1995	Avg	6,050	N	N	5050 35TH AVE S
4	40	266050	0248	09/13/12	\$310,000	\$399,000	1,120	7	1998	Avg	7,178	N	N	5027 35TH AVE S
4	20	333300	2205	08/31/12	\$240,000	\$310,000	1,130	7	1982	Avg	5,652	Y	N	3513 S MORGAN ST
4	20	785700	0861	09/22/14	\$325,000	\$336,000	1,130	7	1957	Avg	5,684	N	N	2555 S ORCAS ST
4	20	785700	1120	07/22/13	\$390,000	\$461,000	1,150	7	1967	VGood	5,000	N	N	5909 32ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	222404	9065	12/27/12	\$227,000	\$284,000	1,170	7	1963	Avg	4,730	N	N	5933 33RD AVE S
4	20	417040	0010	08/07/13	\$365,000	\$429,000	1,200	7	1958	VGood	6,000	N	N	3004 S FINDLAY ST
4	40	266050	0329	03/27/14	\$380,000	\$417,000	1,210	7	1996	Avg	4,250	N	N	5013 RENTON AVE S
4	20	549120	0210	08/20/14	\$350,000	\$366,000	1,210	7	1967	Avg	6,000	N	N	5538 26TH AVE S
4	20	082900	0160	10/09/14	\$311,000	\$320,000	1,220	7	1993	Avg	5,917	N	N	5956 SHAFFER AVE S
4	20	344540	0050	11/19/12	\$219,900	\$278,000	1,220	7	2001	Avg	3,205	N	N	5723 33RD AVE S
4	50	605610	0241	06/07/13	\$323,000	\$387,000	1,220	7	2007	Avg	1,567	N	N	4140 29TH AVE S
4	50	605610	0245	03/31/14	\$336,000	\$368,000	1,220	7	2007	Avg	1,567	N	N	4156 29TH AVE S
4	20	786650	0170	07/20/12	\$245,000	\$320,000	1,230	7	1926	Avg	7,661	Y	N	3005 S LUCILE ST
4	50	605610	0295	05/30/14	\$330,000	\$354,000	1,240	7	2007	Avg	1,546	N	N	4348 28TH AVE S
4	50	605610	0301	09/25/12	\$250,000	\$321,000	1,240	7	2007	Avg	1,284	N	N	4364 28TH AVE S
4	20	785700	2020	09/25/13	\$430,000	\$498,000	1,250	7	2013	Avg	8,890	N	N	6790 28TH AVE S
4	40	266050	0350	04/21/13	\$270,000	\$327,000	1,260	7	1956	Fair	21,896	N	N	5046 35TH AVE S
4	20	274210	0118	04/13/12	\$375,000	\$503,000	1,260	7	1963	VGood	6,003	N	N	5219 30TH AVE S
4	20	274210	0085	11/04/14	\$449,500	\$458,000	1,270	7	1998	Avg	5,275	N	N	3006 S DAWSON ST
4	50	605610	0150	06/23/14	\$160,797	\$171,000	1,270	7	2012	Avg	2,356	N	N	2301 S LILAC ST
4	50	605610	0153	06/24/14	\$156,593	\$167,000	1,270	7	2012	Avg	1,370	N	N	2305 S LILAC ST
4	20	274210	0009	05/06/14	\$385,000	\$417,000	1,280	7	1982	Avg	5,520	N	N	5215 32ND AVE S
4	20	612650	0080	10/04/12	\$332,000	\$425,000	1,280	7	1968	Avg	4,700	N	N	2822 S BATEMAN ST
4	20	739440	0160	06/06/13	\$342,880	\$410,000	1,290	7	1996	Avg	6,000	N	N	5411 32ND AVE S
4	20	670680	0060	11/05/12	\$200,000	\$254,000	1,300	7	1982	Avg	5,304	N	N	3209 S MORGAN ST
4	20	785700	3675	02/27/14	\$263,000	\$291,000	1,310	7	1952	Avg	7,502	N	N	2486 S SPENCER ST
4	20	441060	0130	08/28/13	\$246,000	\$287,000	1,320	7	1955	Avg	6,297	N	N	6859 27TH AVE S
4	20	333300	2142	11/16/12	\$325,000	\$412,000	1,340	7	2007	Avg	5,000	N	N	3587 S MORGAN ST
4	20	752950	0030	09/09/14	\$385,000	\$400,000	1,350	7	1969	Avg	7,416	N	N	2516 S LUCILE ST
4	70	339504	0940	06/03/14	\$224,500	\$241,000	1,360	7	2000	Avg	2,659	N	N	6735 SHAFFER AVE S
4	20	222404	9049	11/10/14	\$319,950	\$326,000	1,380	7	1956	Avg	9,990	N	N	5957 33RD AVE S
4	20	785700	0732	11/01/14	\$350,000	\$357,000	1,390	7	1956	Avg	6,258	N	N	2412 S JUNEAU ST
4	20	785700	3505	09/09/14	\$437,000	\$454,000	1,390	7	1961	Avg	8,316	N	N	2532 S RAYMOND ST
4	20	344540	0120	07/25/14	\$267,500	\$282,000	1,390	7	2001	Avg	2,153	N	N	3308 S MEAD ST
4	20	789060	0155	05/21/12	\$365,000	\$485,000	1,410	7	2000	Avg	4,000	N	N	5955 32ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	789060	0065	06/29/12	\$402,250	\$529,000	1,420	7	2011	Avg	3,800	N	N	5952 30TH AVE S
4	70	339504	0200	07/09/14	\$299,880	\$318,000	1,460	7	2000	Avg	3,044	N	N	6514 29TH AVE S
4	40	266050	0506	07/17/13	\$492,200	\$582,000	1,470	7	1909	VGood	4,116	N	N	5231 37TH AVE S
4	20	266050	0235	05/14/13	\$200,000	\$241,000	1,480	7	1985	Avg	9,602	N	N	5022 32ND AVE S
4	20	333300	2211	07/19/13	\$369,950	\$437,000	1,480	7	1997	Avg	7,871	Y	N	3511 S MORGAN ST
4	20	739440	0045	01/19/12	\$275,000	\$377,000	1,480	7	1998	Avg	9,008	N	N	5406 30TH AVE S
4	20	789060	0012	04/06/12	\$405,000	\$544,000	1,490	7	2010	Avg	4,135	N	N	5945 30TH AVE S
4	40	160460	0340	08/08/13	\$482,500	\$567,000	1,500	7	1927	VGood	6,000	N	N	4551 34TH AVE S
4	50	605610	0240	06/12/12	\$300,000	\$396,000	1,500	7	2007	Avg	2,448	N	N	4136 29TH AVE S
4	50	605610	0233	01/11/12	\$265,000	\$364,000	1,500	7	2007	Avg	2,447	N	N	4132 29TH AVE S
4	40	160460	0425	02/22/13	\$395,000	\$487,000	1,510	7	2013	Avg	3,000	N	N	4542 34TH AVE S
4	20	429970	0095	05/16/14	\$254,000	\$274,000	1,510	7	1955	Avg	4,235	N	N	3005 S GRAHAM ST
4	50	605610	0154	07/29/14	\$183,511	\$193,000	1,510	7	2012	Avg	2,262	N	N	4051 MARTIN LUTHER KING JR WAY S
4	50	605610	0293	11/10/14	\$440,000	\$448,000	1,520	7	2007	Avg	4,929	N	N	4344 28TH AVE S
4	70	339504	0550	07/28/14	\$250,000	\$263,000	1,530	7	2001	Avg	2,890	N	N	6531 31ST AVE S
4	20	274210	0122	11/18/13	\$265,000	\$302,000	1,540	7	1954	Avg	5,000	N	N	5209 30TH AVE S
4	70	339504	0450	04/05/13	\$276,750	\$337,000	1,540	7	2001	Avg	2,720	N	N	6534 30TH AVE S
4	70	606480	0430	03/26/14	\$315,000	\$345,000	1,540	7	2003	Avg	1,958	N	N	6719 35TH PL S
4	70	606480	0710	10/02/14	\$315,000	\$325,000	1,570	7	2003	Avg	2,865	N	N	6732 35TH PL S
4	70	606480	0720	10/28/13	\$306,500	\$352,000	1,570	7	2003	Avg	2,146	N	N	6730 35TH PL S
4	70	606480	0740	05/10/13	\$299,000	\$361,000	1,570	7	2003	Avg	2,723	N	N	6726 35TH PL S
4	70	606480	0750	12/09/13	\$297,200	\$337,000	1,570	7	2003	Avg	2,144	N	N	6724 35TH PL S
4	70	606480	0550	08/02/14	\$247,800	\$261,000	1,580	7	2003	Avg	2,170	N	N	6714 34TH PL S
4	70	606480	0560	03/24/14	\$305,000	\$335,000	1,580	7	2003	Avg	1,801	N	N	6716 34TH PL S
4	70	339504	0580	10/23/14	\$310,000	\$317,000	1,590	7	2001	Avg	3,056	N	N	6541 31ST AVE S
4	50	605610	0312	06/24/14	\$395,000	\$421,000	1,600	7	2007	Avg	1,936	N	N	4382 28TH AVE S
4	50	605610	0196	08/07/12	\$299,950	\$390,000	1,610	7	2007	Avg	2,246	N	N	4113 MARTIN LUTHER KING JR WAY S
4	50	605610	0190	04/23/13	\$317,000	\$384,000	1,690	7	2007	Avg	2,252	N	N	4107 MARTIN LUTHER KING JR WAY S
4	70	339504	0920	06/18/14	\$300,000	\$320,000	1,700	7	2000	Avg	3,575	N	N	6729 SHAFFER AVE S
4	20	394290	0005	05/30/13	\$335,000	\$402,000	1,710	7	1950	Avg	10,800	N	N	6114 BEACON AVE S
4	20	785700	3846	04/17/14	\$320,000	\$348,000	1,750	7	1931	Avg	6,000	N	N	2540 S GRAHAM ST

Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	70	606480	0110	07/26/12	\$244,000	\$318,000	1,750	7	2003	Avg	1,689	N	N	6705 34TH PL S
4	70	606480	0410	07/30/14	\$300,000	\$316,000	1,750	7	2003	Avg	1,585	N	N	6725 35TH PL S
4	70	606480	0470	08/05/14	\$310,000	\$326,000	1,750	7	2003	Avg	2,345	N	N	6709 35TH PL S
4	70	339504	1206	09/25/14	\$285,000	\$295,000	1,800	7	2001	Avg	2,516	N	N	6916 30TH AVE S
4	70	339504	1236	10/23/14	\$300,000	\$307,000	1,800	7	2001	Avg	3,253	N	N	6921 31ST PL S
4	40	160460	0095	07/08/14	\$362,000	\$384,000	1,810	7	1998	Avg	3,000	N	N	4519 33RD AVE S
4	70	339504	1194	08/27/14	\$268,000	\$280,000	1,810	7	2001	Avg	1,793	N	N	6902 30TH AVE S
4	20	529520	0160	01/24/14	\$292,000	\$326,000	1,820	7	1999	Avg	3,060	N	N	2837 S ALASKA PL
4	70	339504	0160	06/03/13	\$299,900	\$359,000	1,820	7	2000	Avg	3,982	N	N	6557 29TH AVE S
4	40	160460	0325	04/17/13	\$431,000	\$523,000	1,870	7	1912	Good	4,358	N	N	4545 34TH AVE S
4	40	688890	0060	11/16/14	\$326,000	\$331,000	1,880	7	1913	Avg	8,064	N	N	5205 RENTON AVE S
4	20	333300	2430	09/19/13	\$335,750	\$390,000	1,920	7	1988	Avg	7,140	N	N	3500 S HOLLY ST
4	20	785700	3946	04/30/12	\$240,000	\$320,000	2,060	7	1927	Avg	5,368	N	N	6319 28TH AVE S
4	50	605610	0114	08/25/14	\$477,000	\$498,000	2,100	7	2006	Avg	5,060	N	N	4357 28TH AVE S
4	50	605610	0415	12/19/12	\$344,950	\$433,000	2,110	7	2011	Avg	1,618	N	N	2854 S NEVADA ST
4	50	605610	0416	03/22/12	\$335,000	\$452,000	2,110	7	2011	Avg	1,579	N	N	2852 S NEVADA ST
4	20	262165	0070	05/07/13	\$290,000	\$350,000	2,120	7	2003	Avg	5,250	N	N	6604 36TH AVE S
4	50	605610	0417	02/27/12	\$359,800	\$488,000	2,140	7	2011	Avg	2,310	N	N	2850 S NEVADA ST
4	20	785700	1901	06/01/12	\$305,000	\$404,000	2,410	7	1986	Avg	5,700	N	N	6738 28TH AVE S
4	40	564960	0444	05/16/12	\$224,000	\$298,000	960	8	2011	Avg	1,140	N	N	3928 B S BRANDON ST
4	40	564960	0448	05/23/12	\$224,000	\$297,000	960	8	2011	Avg	1,129	N	N	3926 A S BRANDON ST
4	40	564960	0449	05/15/12	\$235,000	\$313,000	960	8	2011	Avg	1,125	N	N	3926 B S BRANDON ST
4	40	564960	0450	05/15/12	\$223,000	\$297,000	960	8	2011	Avg	1,124	N	N	3928 A S BRANDON ST
4	50	605611	1420	10/16/12	\$252,800	\$323,000	1,070	8	2012	Avg	1,473	N	N	3015 S NEVADA ST
4	50	605611	1330	08/13/12	\$249,800	\$324,000	1,080	8	2012	Avg	1,843	N	N	3027 S NEVADA ST
4	40	564960	0456	02/29/12	\$283,500	\$384,000	1,140	8	2009	Avg	1,129	N	N	3954 S BRANDON ST
4	40	564960	0457	02/17/12	\$295,950	\$403,000	1,140	8	2009	Avg	1,813	N	N	3956 S BRANDON ST
4	50	605611	1066	06/03/14	\$284,000	\$305,000	1,140	8	2014	Avg	1,201	N	N	4414 MARTIN LUTHER KING JR WAY S
4	40	170340	0325	09/25/13	\$382,450	\$443,000	1,150	8	2007	Avg	1,280	N	N	4752 B 35TH AVE S
4	50	605610	0594	11/30/12	\$300,000	\$378,000	1,150	8	2006	Avg	1,836	N	N	2835 S COLUMBIAN WAY
4	50	605611	1065	05/23/14	\$310,000	\$334,000	1,210	8	2014	Avg	2,421	N	N	4412 MARTIN LUTHER KING JR WAY S



Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	170340	0509	10/26/12	\$274,900	\$350,000	1,250	8	2007	Avg	1,955	N	N	3214 S EDMUNDS ST
4	50	605610	1071	04/29/14	\$344,800	\$374,000	1,260	8	2014	Avg	1,827	N	N	3020 S ADAMS ST
4	50	605610	1073	06/12/14	\$347,800	\$372,000	1,260	8	2014	Avg	2,128	N	N	3028 S ADAMS ST
4	50	605611	1370	11/24/14	\$340,000	\$344,000	1,270	8	2012	Avg	1,916	N	N	3035 S NEVADA ST
4	50	605611	1370	06/18/12	\$274,800	\$362,000	1,270	8	2012	Avg	1,916	N	N	3035 S NEVADA ST
4	50	605611	1410	10/11/12	\$274,880	\$351,000	1,270	8	2012	Avg	1,680	N	N	3013 S NEVADA ST
4	50	605611	1430	09/11/12	\$269,800	\$348,000	1,270	8	2012	Avg	1,685	N	N	3017 S NEVADA ST
4	50	605611	1610	05/15/13	\$294,800	\$355,000	1,270	8	2013	Avg	1,973	N	N	3025 S ADAMS ST
4	50	605611	1640	01/14/13	\$296,294	\$369,000	1,270	8	2013	Avg	2,065	N	N	3033 S ADAMS ST
4	50	605611	1660	01/08/13	\$294,800	\$368,000	1,270	8	2013	Avg	2,065	N	N	3037 S ADAMS ST
4	50	605610	1061	02/18/14	\$324,800	\$360,000	1,270	8	2014	Avg	1,286	N	N	3004 S ADAMS ST
4	50	605611	0600	10/28/13	\$301,800	\$346,000	1,280	8	2012	Avg	1,938	N	N	4217 RENTON AVE S
4	50	605611	0620	10/23/13	\$298,800	\$343,000	1,280	8	2012	Avg	1,831	N	N	4221 RENTON AVE S
4	40	170340	0205	06/19/12	\$322,000	\$424,000	1,290	8	2004	Avg	1,606	N	N	4735 A 36TH AVE S
4	40	564960	0445	05/23/12	\$300,000	\$398,000	1,300	8	2012	Avg	2,123	N	N	3924 A S BRANDON ST
4	40	564960	0446	05/25/12	\$289,000	\$383,000	1,330	8	2011	Avg	1,567	N	N	3924 B S BRANDON ST
4	40	564960	0447	05/24/12	\$289,000	\$383,000	1,330	8	2011	Avg	3,105	N	N	3924 C S BRANDON ST
4	50	605610	0584	03/24/14	\$370,000	\$406,000	1,350	8	2006	Avg	1,875	N	N	2809 S COLUMBIAN WAY
4	50	605610	0382	04/04/13	\$340,000	\$414,000	1,380	8	2008	Avg	1,465	N	N	4351 JILL PL S
4	50	605610	0383	05/20/14	\$380,000	\$409,000	1,380	8	2008	Avg	1,468	N	N	4355 JILL PL S
4	50	605610	0401	03/11/14	\$389,000	\$429,000	1,380	8	2008	Avg	1,321	N	N	4319 JILL PL S
4	50	605610	0402	02/03/14	\$383,500	\$427,000	1,380	8	2008	Avg	1,191	N	N	4321 JILL PL S
4	50	605610	1060	02/18/14	\$359,800	\$399,000	1,400	8	2014	Avg	3,715	N	N	3000 S ADAMS ST
4	50	605610	1063	03/05/14	\$375,800	\$415,000	1,400	8	2014	Avg	3,432	N	N	3012 S ADAMS ST
4	50	605610	1074	05/12/14	\$379,800	\$410,000	1,400	8	2014	Avg	3,658	N	N	3032 S ADAMS ST
4	50	605611	0770	06/25/14	\$386,466	\$412,000	1,420	8	2014	Avg	3,459	N	N	4330 31ST AVE S
4	50	605611	0790	06/25/14	\$375,800	\$400,000	1,420	8	2014	Avg	2,946	N	N	4338 31ST AVE S
4	50	605611	0800	03/05/14	\$372,800	\$411,000	1,420	8	2014	Avg	2,929	N	N	4342 31ST AVE S
4	50	605611	0820	03/11/14	\$375,800	\$414,000	1,420	8	2014	Avg	3,483	N	N	4350 31ST AVE S
4	50	605611	0590	10/29/13	\$345,800	\$397,000	1,430	8	2012	Avg	3,760	N	N	4215 RENTON AVE S
4	50	605611	0630	10/14/13	\$349,800	\$403,000	1,430	8	2012	Avg	3,334	N	N	4223 RENTON AVE S



Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	605611	1320	07/26/12	\$309,800	\$404,000	1,430	8	2012	Avg	2,460	N	N	3025 S NEVADA ST
4	50	605611	1340	08/06/12	\$308,800	\$402,000	1,430	8	2012	Avg	2,393	N	N	3029 S NEVADA ST
4	50	605611	1350	07/03/12	\$313,000	\$411,000	1,430	8	2012	Avg	2,343	N	N	3031 S NEVADA ST
4	50	605611	1380	08/20/12	\$314,800	\$408,000	1,430	8	2012	Avg	2,581	N	N	3037 S NEVADA ST
4	50	605611	1400	09/28/12	\$299,800	\$385,000	1,430	8	2012	Avg	2,645	N	N	3011 S NEVADA ST
4	50	605611	1590	05/10/13	\$320,800	\$387,000	1,430	8	2013	Avg	3,843	N	N	3021 S ADAMS ST
4	50	605611	1620	05/09/13	\$334,800	\$404,000	1,430	8	2013	Avg	2,758	N	N	3027 S ADAMS ST
4	50	605611	1670	01/10/13	\$334,800	\$418,000	1,430	8	2013	Avg	2,932	N	N	3039 S ADAMS ST
4	50	605611	1431	09/11/12	\$304,800	\$393,000	1,430	8	2012	Avg	2,825	N	N	3019 S NEVADA ST
4	70	606480	0160	08/14/13	\$315,000	\$370,000	1,490	8	2003	Avg	2,187	N	N	3309 S HOLLY PL
4	70	606480	0530	06/19/13	\$295,000	\$352,000	1,490	8	2003	Avg	1,801	N	N	6706 34TH PL S
4	70	606480	0540	06/03/13	\$305,950	\$367,000	1,490	8	2003	Avg	2,175	N	N	6708 34TH PL S
4	70	606480	0680	06/10/13	\$312,000	\$373,000	1,490	8	2003	Avg	2,605	N	N	6740 35TH PL S
4	50	605611	0670	10/23/12	\$360,472	\$459,000	1,550	8	2012	Avg	2,855	N	N	3109 S ADAMS ST
4	50	605611	0550	06/24/13	\$390,800	\$465,000	1,570	8	2013	Avg	3,100	N	N	4405 RENTON AVE S
4	50	605611	0650	10/03/12	\$373,631	\$479,000	1,650	8	2012	Avg	3,230	N	N	3101 S ADAMS ST
4	50	605610	0370	11/24/14	\$430,000	\$436,000	1,680	8	2008	Avg	2,750	N	N	4327 JILL PL S
4	50	605610	0380	05/20/14	\$415,000	\$447,000	1,680	8	2008	Avg	2,377	N	N	4343 JILL PL S
4	50	605611	0540	06/04/13	\$384,800	\$461,000	1,680	8	2012	Avg	4,065	N	N	4401 RENTON AVE S
4	50	605611	0535	11/05/13	\$398,800	\$457,000	1,680	8	2013	Avg	3,699	N	N	4447 RENTON AVE S
4	50	605610	0321	05/21/13	\$335,000	\$403,000	1,720	8	2006	Avg	1,428	N	N	4402 28TH AVE S
4	50	605610	0343	01/04/13	\$320,000	\$400,000	1,720	8	2006	Avg	1,676	N	N	2816 S COLUMBIAN WAY
4	50	605610	0352	07/17/12	\$300,000	\$392,000	1,720	8	2006	Avg	1,523	N	N	2826 S COLUMBIAN WAY
4	70	894455	0290	06/11/12	\$342,950	\$453,000	1,760	8	2011	Avg	2,116	N	N	6733 37TH AVE S
4	70	894455	0310	06/28/12	\$329,800	\$434,000	1,760	8	2011	Avg	2,116	N	N	6745 37TH AVE S
4	70	894455	0320	08/07/12	\$340,000	\$442,000	1,760	8	2011	Avg	2,116	N	N	6747 37TH AVE S
4	70	894455	0330	06/06/13	\$374,900	\$449,000	1,760	8	2011	Avg	2,208	N	N	6765 37TH AVE S
4	70	894455	0340	02/15/12	\$343,000	\$467,000	1,760	8	2011	Avg	2,116	N	N	6767 37TH AVE S
4	70	894455	0360	09/19/12	\$343,950	\$442,000	1,760	8	2012	Avg	2,208	N	N	6781 37TH AVE S
4	70	894455	0370	06/11/12	\$350,000	\$462,000	1,760	8	2011	Avg	2,116	N	N	6783 37TH AVE S
4	70	894455	0390	02/07/12	\$339,950	\$464,000	1,760	8	2011	Avg	2,116	N	N	6909 37TH AVE S



Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	70	894455	0400	10/12/12	\$340,000	\$435,000	1,760	8	2012	Avg	2,116	N	N	6911 37TH AVE S
4	70	894455	0280	07/10/12	\$343,950	\$451,000	1,780	8	2011	Avg	2,116	N	N	6731 37TH AVE S
4	70	894455	0300	08/23/12	\$343,950	\$446,000	1,780	8	2011	Avg	2,208	N	N	6743 37TH AVE S
4	70	894455	0380	09/20/12	\$340,000	\$437,000	1,780	8	2012	Avg	2,116	N	N	6785 37TH AVE S
4	50	605610	0116	10/06/13	\$417,000	\$482,000	1,810	8	2006	Avg	4,126	N	N	4361 28TH AVE S
4	50	605610	0410	12/06/13	\$415,000	\$471,000	1,840	8	2013	Avg	2,280	N	N	2864 S NEVADA ST
4	50	605610	0413	12/05/13	\$414,000	\$470,000	1,840	8	2013	Avg	2,385	N	N	2858 S NEVADA ST
4	50	605611	0500	11/18/13	\$432,800	\$494,000	1,850	8	2013	Avg	3,429	N	N	4431 RENTON AVE S
4	50	605611	0510	12/23/13	\$482,800	\$545,000	1,850	8	2013	Avg	2,912	N	N	4435 RENTON AVE S
4	50	605611	0530	12/17/13	\$473,799	\$536,000	1,850	8	2013	Avg	2,863	N	N	4443 RENTON AVE S
4	50	605611	0560	08/05/13	\$432,800	\$509,000	1,850	8	2013	Avg	3,076	N	N	4409 RENTON AVE S
4	50	605611	0580	10/09/13	\$465,800	\$538,000	1,850	8	2013	Avg	3,027	N	N	4417 RENTON AVE S
4	50	605611	0660	10/10/12	\$389,800	\$499,000	1,850	8	2012	Avg	2,855	N	N	3105 S ADAMS ST
4	50	605611	0690	01/07/13	\$396,800	\$495,000	1,850	8	2013	Avg	2,586	N	N	3117 S ADAMS ST
4	50	605611	0710	02/07/13	\$398,800	\$494,000	1,850	8	2013	Avg	2,856	N	N	3125 S ADAMS ST
4	50	605611	0585	10/22/13	\$440,445	\$506,000	1,850	8	2013	Avg	3,002	N	N	4421 RENTON AVE S
4	40	160460	0110	04/29/14	\$520,000	\$564,000	1,860	8	2007	Avg	2,980	N	N	4509 33RD AVE S
4	20	417040	0030	07/24/13	\$470,000	\$555,000	1,890	8	1959	VGood	9,535	Y	N	3026 S FINDLAY ST
4	50	605611	0570	09/18/13	\$418,800	\$486,000	1,910	8	2012	Avg	3,051	N	N	4413 RENTON AVE S
4	50	605611	0680	01/23/13	\$392,800	\$488,000	1,910	8	2013	Avg	2,855	N	N	3113 S ADAMS ST
4	50	605611	0700	02/06/13	\$412,381	\$511,000	1,910	8	2013	Avg	2,856	N	N	3121 S ADAMS ST
4	50	605611	0720	02/26/13	\$404,113	\$498,000	1,910	8	2013	Avg	3,331	N	N	3129 S ADAMS ST
4	50	605611	0586	10/22/13	\$459,800	\$529,000	1,910	8	2012	Avg	3,472	N	N	4425 RENTON AVE S
4	50	605610	0411	10/23/13	\$415,000	\$477,000	1,920	8	2013	Avg	1,659	N	N	2862 S NEVADA ST
4	50	605610	0412	10/21/13	\$415,000	\$477,000	1,920	8	2013	Avg	1,659	N	N	2860 S NEVADA ST
4	50	605610	0260	10/31/12	\$392,000	\$499,000	1,930	8	2006	Avg	2,892	N	N	2831 S ADAMS ST
4	20	785700	3953	10/20/14	\$420,000	\$431,000	1,940	8	1997	Avg	5,414	N	N	2539 S GRAHAM ST
4	50	605610	0266	05/24/12	\$351,000	\$466,000	1,940	8	2006	Avg	2,010	N	N	2819 S ADAMS ST
4	50	605610	0263	06/20/12	\$355,000	\$468,000	1,950	8	2006	Avg	3,062	N	N	2825 S ADAMS ST
4	50	605610	0264	08/13/12	\$375,000	\$487,000	1,962	8	2006	Avg	3,017	N	N	2823 S ADAMS ST
4	50	605610	0102	10/30/14	\$569,900	\$582,000	1,990	8	2006	Avg	3,873	N	N	4327 28TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	605610	0320	10/02/13	\$397,950	\$460,000	2,010	8	2006	Avg	2,267	N	N	4400 28TH AVE S
4	50	605610	0324	04/13/14	\$398,000	\$434,000	2,010	8	2006	Avg	2,099	N	N	4408 28TH AVE S
4	40	266050	0265	07/01/13	\$446,000	\$530,000	2,017	8	2007	Avg	4,754	N	N	5041 35TH AVE S
4	50	605610	0350	08/01/13	\$370,000	\$436,000	2,020	8	2006	Avg	2,538	N	N	2822 S COLUMBIAN WAY
4	50	605610	0050	06/13/12	\$434,950	\$574,000	2,070	8	2007	Avg	3,721	N	N	4119 29TH AVE S
4	50	605610	0053	10/14/13	\$530,000	\$611,000	2,070	8	2007	Avg	4,095	N	N	4131 29TH AVE S
4	70	894455	0100	07/23/14	\$455,000	\$480,000	2,090	8	2011	Avg	4,400	N	N	6903 37TH AVE S
4	70	894455	0220	06/08/12	\$339,950	\$449,000	2,090	8	2011	Avg	3,920	N	N	6905 37TH AVE S
4	70	894455	0140	05/19/14	\$433,500	\$467,000	2,200	8	2009	Avg	3,360	N	N	6727 37TH AVE S
4	70	894455	0170	01/09/14	\$385,000	\$432,000	2,200	8	2010	Avg	3,360	N	N	6751 37TH AVE S
4	70	894455	0190	10/12/12	\$345,000	\$441,000	2,200	8	2012	Avg	3,360	N	N	6771 37TH AVE S
4	40	170340	0560	11/21/13	\$589,990	\$672,000	2,360	8	2013	Avg	6,600	N	N	3217 S EDMUNDS ST
4	20	785700	3845	09/06/13	\$465,000	\$542,000	2,608	8	1999	Avg	5,950	N	N	2542 S GRAHAM ST
4	20	333300	2412	02/18/14	\$460,000	\$510,000	2,640	8	2005	Avg	5,388	N	N	3322 S HOLLY ST
4	50	605611	0390	07/11/14	\$549,950	\$583,000	1,020	9	2014	Avg	2,613	N	N	4402 RENTON AVE S
4	40	170340	0306	09/04/12	\$436,000	\$563,000	1,100	9	2008	Avg	1,115	N	N	3510 S EDMUNDS ST
4	50	605611	0420	11/07/14	\$574,000	\$585,000	1,170	9	2014	Avg	2,222	N	N	4401 33RD AVE S
4	50	605611	1020	06/13/13	\$489,950	\$585,000	1,300	9	2013	Avg	2,318	N	N	4453 RENTON AVE S
4	50	605611	0120	09/14/12	\$438,000	\$564,000	1,320	9	2012	Avg	2,352	N	N	4505 RENTON AVE S
4	50	605611	1000	08/05/13	\$480,000	\$565,000	1,330	9	2013	Avg	2,100	N	N	4457 RENTON AVE S
4	50	605611	0960	01/09/14	\$467,000	\$524,000	1,340	9	2013	Avg	1,684	N	N	4460 31ST AVE S
4	50	605611	0980	11/13/13	\$509,000	\$581,000	1,360	9	2013	Avg	2,650	N	N	3102 S OREGON ST
4	50	605611	0070	03/26/13	\$499,950	\$611,000	1,380	9	2013	Avg	2,236	N	N	3157 S OREGON ST
4	40	564960	0334	04/05/12	\$362,000	\$486,000	1,440	9	2011	Avg	2,093	N	N	5239 A 39TH AVE S
4	50	605611	0200	09/29/14	\$555,000	\$573,000	1,450	9	2011	Avg	2,479	N	N	4525 RENTON AVE S
4	50	605611	0080	03/13/13	\$489,950	\$601,000	1,460	9	2013	Avg	2,596	N	N	3155 S OREGON ST
4	50	605611	0160	05/23/12	\$429,000	\$569,000	1,460	9	2012	Avg	2,435	N	N	4515 RENTON AVE S
4	50	605611	1010	07/23/13	\$499,000	\$589,000	1,460	9	2013	Avg	2,101	N	N	4455 RENTON AVE S
4	50	605611	1030	06/13/13	\$472,500	\$564,000	1,460	9	2013	Avg	2,753	N	N	4459 RENTON AVE S
4	50	605611	0150	05/16/12	\$438,000	\$582,000	1,500	9	2012	Avg	2,162	N	N	4517 RENTON AVE S
4	50	605611	0130	12/18/13	\$440,000	\$497,000	1,510	9	2012	Avg	2,409	N	N	4513 RENTON AVE S



Improved Sales Used in This Annual Update Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	605611	0130	06/05/12	\$419,000	\$554,000	1,510	9	2012	Avg	2,409	N	N	4513 RENTON AVE S
4	50	605611	0140	06/05/12	\$409,000	\$541,000	1,520	9	2012	Avg	2,457	N	N	4511 RENTON AVE S
4	50	605611	0100	09/14/12	\$479,950	\$618,000	1,550	9	2012	Avg	3,294	N	N	3161 S OREGON ST
4	50	605611	0940	09/25/13	\$449,000	\$520,000	1,580	9	2013	Avg	2,313	N	N	3100 S OREGON ST
4	50	605611	0110	12/18/12	\$399,950	\$502,000	1,590	9	2012	Avg	3,159	N	N	4501 RENTON AVE S
4	40	564960	0333	03/06/12	\$340,000	\$460,000	1,620	9	2011	Avg	1,885	N	N	5237 39TH AVE S
4	40	564960	0331	03/28/12	\$330,000	\$444,000	1,640	9	2011	Avg	1,305	N	N	5233 39TH AVE S
4	40	564960	0332	04/30/12	\$338,000	\$451,000	1,640	9	2011	Avg	1,160	N	N	5235 39TH AVE S
4	50	605611	0410	07/08/14	\$525,000	\$557,000	1,710	9	2014	Avg	2,631	N	N	4408 RENTON AVE S
4	50	605611	0400	06/24/14	\$535,000	\$570,000	1,740	9	2014	Avg	2,653	N	N	4404 RENTON AVE S
4	50	605611	0470	06/10/14	\$535,000	\$573,000	1,740	9	2014	Avg	2,103	N	N	4412 RENTON AVE S
4	50	605611	0450	09/16/14	\$639,000	\$662,000	1,800	9	2014	Avg	2,861	N	N	4413 33RD AVE S
4	40	170340	0499	08/04/13	\$525,000	\$618,000	1,850	9	2013	Avg	1,453	N	N	3220 A S EDMUNDS ST
4	40	170340	0500	08/05/13	\$532,000	\$626,000	1,850	9	2013	Avg	1,448	N	N	3220 B S EDMUNDS ST
4	20	166250	0092	11/21/12	\$450,000	\$569,000	1,860	9	2008	Avg	8,367	N	N	6748 37TH AVE S
4	50	605611	0950	09/25/13	\$481,744	\$558,000	1,860	9	2013	Avg	1,707	N	N	4462 31ST AVE S
4	40	170340	0497	09/13/13	\$539,000	\$627,000	1,890	9	2013	Avg	1,576	N	N	3222 S EDMUNDS ST
4	50	605611	0440	08/20/14	\$624,950	\$654,000	1,890	9	2014	Avg	1,885	N	N	4409 33RD AVE S
4	40	170340	0498	09/11/13	\$542,650	\$631,000	1,890	9	2013	Avg	1,571	N	N	3218 S EDMUNDS ST
4	50	605611	0430	09/30/14	\$629,000	\$649,000	1,970	9	2014	Avg	1,912	N	N	4405 33RD AVE S
4	50	605611	0970	11/13/13	\$520,000	\$594,000	1,970	9	2013	Avg	1,888	N	N	3104 S OREGON ST
4	50	605611	0990	12/12/13	\$520,000	\$589,000	2,070	9	2013	Avg	2,277	N	N	3106 S OREGON ST
4	50	605611	0090	06/13/13	\$535,000	\$639,000	1,520	10	2013	Avg	2,449	N	N	3153 S OREGON ST
5	30	333100	0755	10/10/13	\$223,750	\$258,000	720	6	1970	Good	4,326	N	N	3912 S FINDLAY ST
5	30	333100	1600	06/06/13	\$190,000	\$227,000	750	6	1925	Avg	4,532	N	N	3909 S ORCAS ST
5	30	110500	0150	06/26/13	\$150,000	\$179,000	780	6	1942	Avg	3,600	N	N	6412 46TH AVE S
5	30	660700	0170	03/21/12	\$190,000	\$256,000	780	6	1910	Avg	4,176	N	N	4204 S HOLLY ST
5	30	333100	0605	06/21/12	\$262,000	\$345,000	800	6	1904	Avg	7,500	N	N	3807 S LUCILE ST
5	30	333100	1655	11/26/13	\$385,000	\$438,000	820	6	1941	VGood	5,150	N	N	3955 S ORCAS ST
5	30	333300	2680	07/02/13	\$245,000	\$291,000	820	6	1947	Avg	12,810	N	N	6711 42ND AVE S
5	30	333250	0890	01/23/12	\$278,500	\$381,000	840	6	1908	Good	6,180	N	N	4239 S SPENCER ST



Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	30	100500	0058	08/14/13	\$240,000	\$282,000	850	6	1950	Avg	4,600	N	N	4417 S MYRTLE ST
5	30	333050	0375	01/04/13	\$272,000	\$340,000	870	6	1908	Avg	6,180	N	N	4208 S LUCILE ST
5	30	110500	0434	02/19/14	\$285,000	\$316,000	880	6	1947	VGood	8,370	N	N	4609 S HOLLY ST
5	30	381240	0412	01/28/13	\$192,000	\$238,000	880	6	1952	Avg	8,636	N	N	4315 S WARSAW ST
5	30	234180	0195	11/06/14	\$302,000	\$308,000	890	6	1947	Good	5,000	N	N	3635 S LUCILE ST
5	30	234130	0485	01/14/14	\$255,000	\$286,000	910	6	1963	VGood	2,500	N	N	3644 S FINDLAY ST
5	30	333100	2225	05/13/13	\$216,000	\$260,000	910	6	1970	Good	4,532	N	N	3922 S FINDLAY ST
5	30	110800	0135	09/17/14	\$237,000	\$246,000	920	6	1911	Avg	4,000	N	N	4614 S GARDEN ST
5	30	811310	0150	07/14/14	\$210,000	\$222,000	920	6	1948	Avg	6,612	N	N	5959 39TH AVE S
5	30	333050	1905	09/17/12	\$278,350	\$358,000	960	6	1912	Good	3,090	N	N	4243 S MEAD ST
5	30	333050	2060	06/10/13	\$209,900	\$251,000	970	6	1917	Avg	3,060	N	N	4246 S JUNEAU ST
5	30	333050	2075	06/05/14	\$315,000	\$338,000	970	6	1902	VGood	5,150	N	N	4254 S JUNEAU ST
5	30	333100	0465	08/03/12	\$210,000	\$274,000	970	6	1908	Good	4,000	N	N	5518 37TH AVE S
5	30	272404	9115	07/28/14	\$240,000	\$253,000	980	6	1947	Avg	5,508	N	N	4221 S WILLOW ST
5	30	333100	0106	01/12/12	\$195,000	\$268,000	980	6	1905	Avg	5,150	N	N	3915 S BRANDON ST
5	30	333100	1910	08/18/14	\$312,000	\$327,000	980	6	1907	Avg	5,150	N	N	3907 S MEAD ST
5	30	333050	2055	02/28/13	\$215,000	\$265,000	1,010	6	1908	Avg	3,030	N	N	4242 S JUNEAU ST
5	30	333300	0285	07/17/12	\$180,000	\$235,000	1,020	6	1948	Avg	5,000	N	N	3923 S EDDY ST
5	30	100500	0062	08/01/14	\$299,000	\$315,000	1,040	6	1950	Good	4,600	N	N	4415 S MYRTLE ST
5	30	333100	1005	01/13/14	\$287,000	\$322,000	1,040	6	1918	Avg	6,180	N	N	3902 S ORCAS ST
5	30	333300	0205	04/04/14	\$325,000	\$355,000	1,070	6	1918	Good	4,000	N	N	3948 S EDDY ST
5	30	234130	0180	07/24/14	\$208,000	\$219,000	1,080	6	1915	Fair	7,750	N	N	3617 S ORCAS ST
5	30	713630	0050	01/03/14	\$180,000	\$202,000	1,110	6	1909	Avg	4,000	N	N	4520 S OTHELLO ST
5	30	786800	0035	01/22/14	\$325,000	\$363,000	1,150	6	1911	Good	7,725	N	N	4409 S SPENCER ST
5	30	333100	2100	05/16/13	\$172,500	\$208,000	1,160	6	1910	Avg	5,000	N	N	5736 JUNEAU TER S
5	30	333100	0950	08/18/13	\$344,100	\$403,000	1,170	6	1906	Good	3,090	N	N	3942 S ORCAS ST
5	30	333250	0515	08/01/13	\$320,000	\$377,000	1,180	6	1903	VGood	3,150	N	N	4213 S KENNY ST
5	30	381240	0657	12/04/14	\$160,000	\$162,000	1,200	6	1948	Fair	8,360	N	N	6804 42ND AVE S
5	30	333250	0206	11/27/12	\$285,700	\$361,000	1,450	6	1914	Avg	8,650	N	N	4407 S JUNEAU ST
5	30	381240	0747	03/06/14	\$315,000	\$348,000	1,500	6	1941	Good	4,700	N	N	4518 S WILLOW ST
5	30	110500	0830	06/28/13	\$155,000	\$184,000	1,510	6	1914	Fair	4,000	N	N	7015 48TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	30	333050	0586	07/24/12	\$217,000	\$283,000	1,580	6	1905	Avg	4,635	N	N	4222 S FINDLAY ST
5	30	660700	0015	03/18/14	\$330,000	\$363,000	1,690	6	1922	VGood	5,303	N	N	6510 43RD AVE S
5	30	811310	0050	07/18/13	\$347,500	\$411,000	1,940	6	1905	Avg	8,834	N	N	3815 S JUNEAU ST
5	30	110500	0427	11/07/13	\$172,500	\$197,000	680	7	2010	Avg	793	N	N	4631 B S HOLLY ST
5	30	381240	0105	04/22/14	\$272,000	\$296,000	780	7	1954	Avg	5,500	N	N	4230 S EDDY ST
5	30	110500	0429	06/18/13	\$179,900	\$215,000	780	7	2010	Avg	1,137	N	N	4629 B S HOLLY ST
5	30	381240	0203	08/07/13	\$242,000	\$285,000	830	7	1957	Avg	5,580	N	N	6409 44TH AVE S
5	30	333100	1145	08/05/13	\$305,000	\$359,000	850	7	1952	Good	4,120	N	N	3822 S ORCAS ST
5	30	110500	0777	04/17/14	\$244,000	\$266,000	860	7	1952	Avg	8,610	N	N	7008 46TH AVE S
5	30	333250	0610	05/10/13	\$273,500	\$330,000	880	7	1905	VGood	6,195	N	N	4242 S RAYMOND ST
5	30	333300	2671	06/05/13	\$160,000	\$192,000	890	7	1953	Avg	4,988	N	N	4025 S HOLLY ST
5	30	110500	0787	09/26/14	\$240,000	\$248,000	940	7	1980	Avg	7,290	N	N	4625 S FRONTENAC ST
5	30	333050	1105	05/09/12	\$282,000	\$376,000	960	7	1910	Good	4,120	N	N	4243 S FINDLAY ST
5	30	811310	0740	12/06/13	\$255,000	\$289,000	980	7	1951	Avg	6,300	N	N	4223 S BATEMAN ST
5	30	131430	0046	06/30/14	\$308,000	\$328,000	1,010	7	1954	Good	8,800	N	N	5968 44TH AVE S
5	30	333250	0970	12/10/14	\$240,000	\$242,000	1,010	7	1952	Avg	3,950	N	N	4208 S BATEMAN ST
5	30	381240	0360	08/08/13	\$261,500	\$307,000	1,010	7	1967	Good	5,715	N	N	4420 S WARSAW ST
5	30	110500	0786	01/29/13	\$180,000	\$223,000	1,020	7	1957	Avg	13,600	N	N	4631 S FRONTENAC ST
5	30	333300	0755	10/09/13	\$230,000	\$265,000	1,020	7	1965	Avg	5,000	N	N	3902 S WARSAW ST
5	30	381240	0180	03/20/13	\$280,000	\$343,000	1,020	7	1971	Good	5,080	N	N	4316 S MORGAN ST
5	30	110800	0450	07/10/13	\$205,000	\$243,000	1,040	7	1911	Avg	4,000	N	N	4812 S OTHELLO ST
5	30	381240	0160	02/04/13	\$260,000	\$322,000	1,040	7	1955	Avg	6,477	N	N	4308 S MORGAN ST
5	30	381240	0466	06/07/12	\$189,900	\$251,000	1,040	7	1975	Avg	9,525	N	N	4434 S HOLLY ST
5	30	381240	0501	04/28/14	\$341,000	\$370,000	1,040	7	1965	Good	6,350	N	N	4455 S WARSAW ST
5	30	811310	0910	01/22/14	\$260,000	\$291,000	1,070	7	2007	Avg	1,337	N	N	5995 B RAINIER AVE S
5	30	333050	1090	03/24/12	\$273,000	\$368,000	1,090	7	1957	Good	7,828	N	N	4249 S FINDLAY ST
5	30	333250	0321	05/23/13	\$405,000	\$487,000	1,100	7	1909	VGood	4,950	N	N	4203 S JUNEAU ST
5	30	333300	0775	09/03/14	\$249,900	\$260,000	1,100	7	1960	Avg	5,000	N	N	3912 S WARSAW ST
5	30	381240	0625	02/25/14	\$302,000	\$334,000	1,100	7	1919	Avg	6,823	N	N	4215 S HOLLY ST
5	30	660700	0126	06/04/14	\$375,000	\$402,000	1,100	7	1955	VGood	7,475	N	N	6609 43RD AVE S
5	30	333100	2325	08/06/13	\$320,000	\$376,000	1,110	7	1978	Good	5,150	N	N	3921 S ORCAS ST



Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	30	333300	2730	07/10/13	\$275,000	\$326,000	1,110	7	1948	Good	7,268	N	N	4024 S WILLOW ST
5	30	333100	0220	08/14/14	\$280,000	\$293,000	1,140	7	1954	Avg	6,386	N	N	3727 S BRANDON ST
5	30	333300	2874	11/01/12	\$175,000	\$223,000	1,140	7	2003	Avg	1,158	N	N	7009 42ND AVE S
5	30	333300	0465	09/10/14	\$346,000	\$359,000	1,160	7	1990	Avg	5,000	N	N	3939 S ANGEL PL
5	30	131430	0014	06/23/14	\$274,900	\$293,000	1,160	7	2005	Avg	1,235	N	N	5971 B RAINIER AVE S
5	30	131430	0016	09/17/12	\$238,200	\$307,000	1,160	7	2005	Avg	1,228	N	N	5971 A RAINIER AVE S
5	30	713630	0025	12/31/13	\$268,600	\$302,000	1,170	7	1955	Good	7,800	N	N	4506 S OTHELLO ST
5	30	333100	1325	09/18/12	\$195,000	\$251,000	1,200	7	1963	Avg	6,050	N	N	5714 37TH AVE S
5	30	381240	0410	11/07/12	\$350,000	\$444,000	1,220	7	1954	VGood	6,985	N	N	4312 S HOLLY ST
5	30	333100	1055	03/15/13	\$425,000	\$521,000	1,240	7	1913	VGood	2,575	Y	N	3823 S FINDLAY ST
5	30	333300	2710	09/17/14	\$299,000	\$310,000	1,250	7	1952	Avg	8,778	N	N	6801 42ND AVE S
5	30	381240	0853	03/24/14	\$381,556	\$419,000	1,260	7	1965	Good	9,246	N	N	4239 S FRONTENAC ST
5	30	042700	0056	12/11/13	\$284,900	\$323,000	1,270	7	1968	Avg	6,812	N	N	7128 45TH AVE S
5	30	110800	0011	11/19/12	\$322,000	\$407,000	1,310	7	1964	VGood	5,022	N	N	4609 S ORCHARD ST
5	30	381240	0854	10/28/14	\$352,800	\$361,000	1,330	7	1960	Avg	6,360	N	N	7017 44TH AVE S
5	30	660700	0140	12/12/12	\$270,000	\$340,000	1,380	7	1958	Avg	10,010	N	N	4212 S HOLLY ST
5	30	381240	0234	04/03/13	\$260,000	\$317,000	1,410	7	1966	Avg	5,842	N	N	4417 S EDDY ST
5	30	333100	0555	02/26/13	\$295,000	\$363,000	1,420	7	1921	Good	5,150	N	N	3827 S LUCILE ST
5	30	381240	0120	06/22/12	\$285,000	\$375,000	1,430	7	1968	Avg	7,670	N	N	6320 42ND AVE S
5	30	110500	0432	08/22/14	\$224,000	\$234,000	1,440	7	1977	Avg	8,370	N	N	4614 S BRIGHTON ST
5	30	110800	0465	05/14/13	\$191,000	\$230,000	1,460	7	1961	Avg	4,000	N	N	4804 S OTHELLO ST
5	30	381240	0789	07/31/14	\$340,000	\$358,000	1,460	7	2014	Avg	5,715	N	N	4444 S FRONTENAC ST
5	30	333300	2880	12/20/12	\$290,000	\$364,000	1,480	7	1951	Good	7,140	N	N	4058 S MYRTLE ST
5	30	381240	0093	11/13/13	\$290,000	\$331,000	1,480	7	1955	Avg	8,750	N	N	4249 S GRAHAM ST
5	30	333250	0260	09/12/13	\$339,000	\$394,000	1,510	7	1920	VGood	3,300	N	N	4241 S JUNEAU ST
5	30	811310	0165	02/23/12	\$300,000	\$407,000	1,520	7	1926	Avg	15,573	N	N	6001 39TH AVE S
5	30	333100	1780	03/06/14	\$424,000	\$468,000	1,550	7	1912	VGood	3,975	N	N	5803 42ND AVE S
5	30	381240	0455	11/04/14	\$291,000	\$297,000	1,550	7	1962	Avg	8,636	N	N	4415 S WARSAW ST
5	30	381240	0523	04/21/14	\$385,000	\$419,000	1,560	7	2014	Avg	4,140	N	N	4515 S HOLLY ST
5	30	333100	1115	07/28/14	\$299,000	\$315,000	1,590	7	1994	Avg	3,121	N	N	3812 S ORCAS ST
5	30	333100	0995	01/28/13	\$378,500	\$470,000	1,680	7	1953	VGood	6,180	N	N	5604 39TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	30	234130	0211	04/24/13	\$309,900	\$376,000	1,710	7	1973	Good	6,450	N	N	3635 S ORCAS ST
5	30	811310	0570	03/18/14	\$392,000	\$431,000	1,770	7	1909	VGood	4,461	N	N	4204 S GRAHAM ST
5	30	333300	1630	10/29/12	\$275,000	\$350,000	1,790	7	2005	Avg	2,500	N	N	3810 S EDDY ST
5	30	333100	1485	03/14/13	\$324,950	\$398,000	2,030	7	1911	Good	5,150	N	N	3819 S ORCAS ST
5	30	333050	1975	11/17/14	\$475,000	\$482,000	2,040	7	1908	Good	6,180	N	N	4203 S MEAD ST
5	30	333100	1120	08/02/12	\$293,000	\$382,000	2,060	7	1994	Avg	3,184	N	N	3814 S ORCAS ST
5	30	333100	1765	09/23/14	\$335,000	\$346,000	2,130	7	1917	Avg	3,825	N	N	5719 42ND AVE S
5	30	131430	0045	11/12/13	\$303,000	\$346,000	1,540	8	1957	Avg	5,720	N	N	5974 44TH AVE S
5	30	333250	0410	03/21/13	\$415,500	\$508,000	2,020	8	2003	Avg	3,300	N	N	4248 S KENNY ST
5	30	333300	0595	04/07/14	\$437,500	\$478,000	2,070	8	1911	Good	5,000	N	N	3928 S MORGAN ST
5	30	381240	0163	03/04/13	\$381,000	\$468,000	2,350	8	2012	Avg	5,080	N	N	4241 S EDDY ST
5	30	381240	0175	03/25/13	\$380,000	\$464,000	2,350	8	2012	Avg	5,080	N	N	4243 S EDDY ST
5	30	333100	0037	05/27/14	\$399,950	\$430,000	1,390	9	2013	Avg	1,475	N	N	3941 A S BRANDON ST
5	30	333100	0035	05/27/14	\$495,000	\$532,000	1,750	9	2013	Avg	1,548	Y	N	3941 B S BRANDON ST
5	30	333100	1880	12/06/13	\$552,500	\$627,000	2,200	9	2013	Avg	5,066	N	N	3950 S JUNEAU ST
5	30	333100	1870	11/08/13	\$545,000	\$623,000	2,200	9	2013	Avg	3,388	N	N	3948 S JUNEAU ST
5	30	811310	0650	05/24/13	\$560,000	\$673,000	3,458	9	2009	Avg	6,825	N	N	4254 S GRAHAM ST
7	20	060300	0630	07/02/12	\$169,950	\$223,000	630	6	1926	Good	4,000	N	N	9406 38TH AVE S
7	20	060300	0715	10/25/12	\$151,000	\$192,000	660	6	1931	Avg	4,000	N	N	9407 39TH AVE S
7	20	733840	1825	06/05/14	\$180,000	\$193,000	660	6	1931	Avg	5,000	N	N	3038 S HOLDEN ST
7	20	713980	0146	11/30/12	\$120,000	\$151,000	710	6	1944	Avg	6,682	N	N	8335 39TH AVE S
7	20	060300	1065	04/26/12	\$126,100	\$169,000	720	6	1953	Avg	4,000	N	N	8817 39TH AVE S
7	20	060300	0430	10/22/13	\$240,000	\$276,000	730	6	1944	Good	4,000	N	N	9320 37TH AVE S
7	20	804860	0095	05/09/12	\$160,000	\$213,000	730	6	1947	Avg	4,468	N	N	8648 38TH AVE S
7	20	303120	0235	11/18/13	\$329,500	\$376,000	780	6	2013	Avg	8,906	N	N	7309 35TH AVE S
7	20	000740	0062	05/21/14	\$299,800	\$323,000	790	6	1925	Good	5,240	N	N	8023 BEACON AVE S
7	20	060300	0110	02/20/13	\$160,000	\$197,000	830	6	1939	Avg	6,000	N	N	8924 37TH AVE S
7	20	724350	0290	07/23/13	\$225,000	\$266,000	850	6	1924	Good	7,380	N	N	8014 34TH AVE S
7	20	724350	0015	10/03/14	\$275,000	\$283,000	860	6	1923	Avg	5,472	Y	N	8034 BEACON AVE S
7	20	088600	0035	10/02/12	\$236,000	\$303,000	910	6	2012	Avg	6,820	N	N	3038 S AUSTIN ST
7	20	400600	0431	03/29/12	\$160,000	\$215,000	980	6	1926	Avg	10,076	N	N	8424 39TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	20	303120	0035	05/01/14	\$329,980	\$358,000	1,040	6	1932	Good	8,760	N	N	7144 32ND AVE S
7	20	060300	0405	09/03/13	\$228,000	\$266,000	1,050	6	1928	Good	4,000	N	N	9302 37TH AVE S
7	20	733840	0191	12/17/12	\$185,000	\$232,000	1,060	6	1949	Avg	3,010	N	N	3505 S PORTLAND ST
7	20	810190	0310	10/04/13	\$189,950	\$220,000	1,060	6	2003	Avg	7,500	N	N	3701 S PILGRIM ST
7	20	060300	2025	10/15/13	\$189,000	\$218,000	1,150	6	1910	Avg	4,400	N	N	8815 41ST AVE S
7	20	060300	0390	01/29/14	\$230,000	\$257,000	1,170	6	1946	Avg	4,000	N	N	9211 38TH AVE S
7	20	303120	0050	05/11/12	\$229,000	\$305,000	1,210	6	1953	VGood	8,906	N	N	7239 33RD AVE S
7	20	324160	0027	10/06/14	\$390,000	\$402,000	1,350	6	1926	Good	12,960	N	N	8829 36TH AVE S
7	20	060300	2010	01/22/14	\$192,700	\$215,000	1,510	6	1913	Avg	4,400	N	N	8825 41ST AVE S
7	20	400600	0541	07/21/14	\$230,000	\$243,000	1,510	6	1952	Good	6,341	N	N	3821 S THISTLE ST
7	20	733840	0580	02/08/13	\$245,000	\$303,000	820	7	2005	Avg	2,500	N	N	3206 S MONROE ST
7	20	733840	0590	06/26/13	\$281,000	\$334,000	840	7	2004	Avg	2,500	N	N	3200 S MONROE ST
7	20	733840	1160	04/18/14	\$340,000	\$370,000	840	7	1964	Good	5,000	N	N	3211 S PORTLAND ST
7	20	400310	0030	12/30/13	\$194,500	\$219,000	870	7	1970	Avg	5,350	N	N	8420 38TH AVE S
7	20	733840	1759	06/10/14	\$268,000	\$287,000	870	7	1943	Avg	5,000	N	N	3010 S HOLDEN ST
7	20	512900	0007	04/05/13	\$210,000	\$256,000	890	7	1952	Avg	4,537	N	N	2889 S MYRTLE ST
7	20	303120	0246	07/11/14	\$250,000	\$265,000	920	7	1952	Avg	4,429	N	N	3211 S OTHELLO ST
7	20	400600	0366	04/29/14	\$315,000	\$342,000	920	7	1953	Good	5,016	N	N	7949 MARTIN LUTHER KING JR WAY S
7	20	060300	1050	07/23/14	\$230,000	\$243,000	930	7	1949	Avg	4,000	N	N	8833 39TH AVE S
7	20	060300	0929	11/09/12	\$240,000	\$305,000	940	7	1946	Avg	4,673	N	N	3809 S TRENTON ST
7	20	342404	9125	08/19/13	\$315,000	\$369,000	940	7	1963	VGood	8,930	N	N	3631 S CLOVERDALE ST
7	20	088600	0015	12/10/14	\$275,000	\$277,000	950	7	1956	Avg	9,041	N	N	7529 BEACON AVE S
7	20	789630	0150	09/29/14	\$280,000	\$289,000	990	7	1957	Avg	6,034	N	N	9215 37TH AVE S
7	20	810190	0330	11/20/14	\$249,000	\$253,000	1,008	7	1993	Avg	7,500	N	N	3727 S PILGRIM ST
7	20	000740	0128	09/17/13	\$347,500	\$404,000	1,010	7	1953	Avg	6,095	Y	N	8328 BEACON AVE S
7	20	810190	0510	03/19/14	\$229,000	\$252,000	1,010	7	1991	Avg	7,500	N	N	3716 S PERRY ST
7	20	400600	0527	04/09/13	\$269,000	\$327,000	1,040	7	1966	Avg	5,130	N	N	8440 37TH AVE S
7	20	400600	0572	12/30/13	\$268,000	\$302,000	1,040	7	1964	Avg	5,850	N	N	8306 37TH AVE S
7	20	733840	0345	06/28/12	\$230,000	\$302,000	1,050	7	1959	Avg	3,411	N	N	7900 BEACON AVE S
7	20	733840	1991	06/21/13	\$285,000	\$340,000	1,050	7	1979	Good	6,900	N	N	3014 S PORTLAND ST
7	20	303120	0140	09/04/12	\$249,950	\$323,000	1,060	7	1980	Good	8,249	N	N	3323 S MYRTLE PL



Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	20	032304	9176	05/30/14	\$325,000	\$349,000	1,090	7	1961	Good	10,230	N	N	9636 42ND AVE S
7	20	400600	0509	09/16/14	\$333,000	\$345,000	1,120	7	1964	Avg	5,040	N	N	8454 37TH AVE S
7	20	282404	9035	04/22/14	\$280,000	\$304,000	1,130	7	1956	Avg	6,987	N	N	2561 S MYRTLE ST
7	20	713980	0070	02/01/12	\$240,000	\$328,000	1,140	7	1959	Avg	5,132	N	N	8329 38TH AVE S
7	20	716570	0020	08/25/14	\$227,460	\$238,000	1,140	7	2006	Avg	1,080	N	N	4021 S CHICAGO ST
7	20	716570	0200	06/05/14	\$275,000	\$295,000	1,140	7	2006	Avg	1,080	N	N	4014 S BOZEMAN ST
7	20	088600	0060	07/26/13	\$225,000	\$265,000	1,150	7	1943	Avg	7,027	N	N	3008 S AUSTIN ST
7	20	303120	0165	06/11/14	\$262,500	\$281,000	1,160	7	1962	Avg	8,906	N	N	7324 33RD AVE S
7	20	804860	0126	03/04/14	\$290,000	\$320,000	1,170	7	1961	Avg	5,922	N	N	8637 39TH AVE S
7	20	733840	2920	12/28/12	\$277,000	\$347,000	1,180	7	1963	Avg	7,000	N	N	2857 S HOLDEN ST
7	20	400600	0609	03/14/13	\$270,000	\$331,000	1,190	7	1962	Avg	7,125	Y	N	7929 39TH AVE S
7	20	213420	0031	11/22/13	\$325,000	\$370,000	1,200	7	1988	Avg	5,695	N	N	2862 S OTHELLO ST
7	20	716570	0120	06/01/12	\$220,000	\$291,000	1,200	7	2006	Avg	1,461	N	N	4001 S CHICAGO ST
7	20	716570	0160	04/22/13	\$240,000	\$291,000	1,200	7	2006	Avg	1,080	N	N	4006 S BOZEMAN ST
7	20	716570	0220	08/21/13	\$250,000	\$293,000	1,200	7	2006	Avg	1,080	N	N	4018 S BOZEMAN ST
7	20	088600	0145	04/04/13	\$250,000	\$305,000	1,210	7	1943	Avg	6,919	N	N	2975 S WEBSTER ST
7	20	713980	0020	10/16/14	\$369,000	\$379,000	1,210	7	1959	Avg	5,195	N	N	8342 37TH AVE S
7	20	400600	0576	09/16/13	\$318,000	\$370,000	1,230	7	1961	Good	7,247	N	N	8303 39TH AVE S
7	20	400600	0191	05/06/13	\$252,000	\$304,000	1,260	7	1960	Avg	6,627	N	N	8616 42ND AVE S
7	20	400600	0421	11/25/13	\$390,000	\$444,000	1,260	7	2013	Avg	6,270	N	N	3945 S THISTLE ST
7	20	713980	0105	02/11/14	\$330,000	\$367,000	1,280	7	1964	Good	6,683	N	N	8340 38TH AVE S
7	20	868550	0135	06/02/12	\$230,000	\$304,000	1,280	7	1959	Avg	6,710	N	N	3528 S AUSTIN ST
7	20	810190	0240	07/26/12	\$275,000	\$359,000	1,300	7	1947	Avg	9,751	N	N	3942 S PILGRIM ST
7	20	868550	0045	07/21/12	\$299,950	\$392,000	1,300	7	1960	Good	6,804	N	N	3316 S AUSTIN ST
7	20	400600	0216	04/20/12	\$230,000	\$308,000	1,320	7	2000	Avg	9,089	N	N	8444 42ND AVE S
7	20	868550	0025	12/03/14	\$316,000	\$319,000	1,320	7	1962	Avg	6,426	N	N	3329 S WEBSTER ST
7	20	868550	0145	12/30/14	\$350,000	\$350,000	1,320	7	1959	Avg	6,710	N	N	3540 S AUSTIN ST
7	80	339507	0500	11/27/12	\$245,000	\$309,000	1,320	7	2005	Avg	3,240	N	N	7411 39TH AVE S
7	80	339507	0520	10/31/12	\$265,000	\$337,000	1,320	7	2005	Avg	2,402	N	N	7419 39TH AVE S
7	80	339507	0640	09/02/14	\$300,000	\$312,000	1,320	7	2005	Avg	2,614	N	N	7422 39TH AVE S
7	80	339507	0660	08/13/13	\$279,900	\$329,000	1,320	7	2005	Avg	2,499	N	N	7416 39TH AVE S



Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	80	339507	1360	03/11/14	\$250,000	\$275,000	1,320	7	2005	Avg	2,210	N	N	7718 39TH AVE S
7	80	339507	1610	11/26/14	\$299,950	\$304,000	1,320	7	2005	Avg	3,150	N	N	4012 S CHICAGO ST
7	20	303120	0101	12/07/12	\$209,000	\$263,000	1,330	7	1965	Avg	5,450	N	N	7222 33RD AVE S
7	20	060300	0150	06/16/14	\$335,000	\$358,000	1,340	7	1957	Avg	6,000	N	N	9058 37TH AVE S
7	20	733840	0705	04/03/14	\$247,000	\$270,000	1,380	7	1953	Avg	5,000	N	N	3233 S KENYON ST
7	20	060300	1085	04/22/13	\$315,000	\$382,000	1,390	7	1991	Avg	4,000	N	N	8807 39TH AVE S
7	20	400600	0402	09/23/13	\$313,000	\$363,000	1,390	7	1926	VGood	9,000	N	N	3922 S THISTLE ST
7	20	400600	0384	12/20/13	\$372,550	\$421,000	1,400	7	1958	Avg	8,250	Y	N	8314 39TH AVE S
7	20	733840	1955	07/23/12	\$205,000	\$268,000	1,400	7	1966	Avg	7,500	N	N	3005 S HOLDEN ST
7	20	324160	0150	05/05/14	\$287,000	\$311,000	1,450	7	1953	Good	6,000	N	N	8818 36TH AVE S
7	20	713980	0060	07/24/12	\$385,000	\$503,000	1,460	7	2012	Avg	5,195	N	N	8333 38TH AVE S
7	80	339507	1400	02/25/14	\$288,000	\$319,000	1,550	7	2005	Avg	3,254	N	N	3951 S CHICAGO ST
7	80	339507	1420	08/14/13	\$237,500	\$279,000	1,550	7	2005	Avg	2,836	N	N	3961 S CHICAGO ST
7	20	884240	0071	05/07/14	\$352,000	\$381,000	1,620	7	1978	Avg	8,560	Y	N	3740 S KENYON ST
7	20	400600	0382	09/07/12	\$290,000	\$374,000	1,690	7	1962	Avg	9,000	Y	N	8312 39TH AVE S
7	20	400600	0382	07/20/12	\$270,000	\$353,000	1,690	7	1962	Avg	9,000	Y	N	8312 39TH AVE S
7	20	868550	0006	01/06/14	\$320,000	\$360,000	1,690	7	1957	Avg	8,928	N	N	7502 BEACON AVE S
7	80	339507	1430	10/21/13	\$282,500	\$325,000	1,720	7	2005	Avg	2,867	N	N	3963 S CHICAGO ST
7	20	733840	2850	11/26/14	\$250,000	\$253,000	1,800	7	2000	Avg	2,500	N	N	2860 S PORTLAND ST
7	20	060300	1190	04/23/13	\$385,000	\$467,000	1,830	7	1924	Good	9,600	N	N	9028 39TH AVE S
7	20	342404	9008	03/26/12	\$372,000	\$501,000	1,850	7	2004	Avg	8,000	N	N	3527 S KENYON ST
7	20	789730	0020	12/28/12	\$279,900	\$350,000	1,880	7	2004	Avg	14,184	N	N	9053 36TH AVE S
7	20	400600	0187	01/25/13	\$284,950	\$354,000	1,920	7	2008	Avg	6,069	N	N	4215 S CLOVERDALE ST
7	20	060300	2095	11/13/12	\$195,500	\$248,000	1,940	7	1953	Avg	5,300	N	N	9003 CARKEEK DR S
7	20	272404	9076	08/22/14	\$470,000	\$491,000	2,000	7	1911	Good	18,224	N	N	3540 S KENYON ST
7	20	060300	1704	10/10/13	\$238,000	\$275,000	2,080	7	1917	Avg	4,300	N	N	9418 39TH AVE S
7	20	000740	0046	06/02/13	\$386,000	\$463,000	2,180	7	2004	Avg	4,200	N	N	3408 S THISTLE ST
7	20	733840	2460	02/08/12	\$305,000	\$416,000	2,360	7	2001	Avg	6,200	N	N	2855 S CHICAGO ST
7	20	060300	0926	05/22/14	\$380,000	\$409,000	2,420	7	2013	Avg	4,670	N	N	8800 38TH AVE S
7	20	733840	2635	06/27/12	\$265,000	\$348,000	2,430	7	2000	Avg	5,379	N	N	7765 30TH AVE S
7	20	400600	0370	10/25/13	\$392,000	\$450,000	1,380	8	2013	Avg	8,224	Y	N	7954 39TH AVE S



Improved Sales Used in This Annual Update Analysis

Area 021 -- 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	20	060300	1140	07/24/13	\$390,000	\$460,000	1,980	8	1993	Avg	7,200	Y	N	9008 39TH AVE S
7	80	339507	0550	06/20/13	\$355,000	\$423,000	2,080	8	2005	Avg	3,623	N	N	7433 39TH AVE S
7	80	339507	1260	02/16/12	\$332,000	\$452,000	2,080	8	2006	Avg	3,200	N	N	7723 39TH AVE S
7	80	339507	1230	07/17/13	\$380,500	\$450,000	2,280	8	2006	Avg	3,200	N	N	7709 39TH AVE S
7	20	789630	0592	04/17/13	\$330,000	\$401,000	2,440	8	2007	Avg	7,200	N	N	9235 36TH AVE S
7	20	724350	0025	05/19/14	\$411,000	\$443,000	2,500	8	1966	Avg	5,257	Y	N	8310 BEACON AVE S
7	20	000740	0038	08/12/13	\$380,000	\$446,000	2,630	8	2004	Avg	5,000	N	N	3418 S THISTLE ST
7	20	060300	1062	09/13/12	\$380,000	\$490,000	2,720	8	2008	Avg	4,000	N	N	8821 39TH AVE S

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	040200	0215	01/24/12	\$99,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
3	10	040200	0290	04/27/12	\$134,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	071700	0225	07/02/12	\$151,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	10	071700	0225	10/28/14	\$235,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
3	10	100500	0036	10/18/13	\$50,000	DOR RATIO; NO MARKET EXPOSURE
3	10	100500	0048	09/16/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	100500	0054	03/25/14	\$168,706	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	100500	0240	12/19/14	\$395,000	PREVIOUS IMP. VALUE <= 25K
3	10	144350	0155	12/19/12	\$114,840	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	144350	0155	05/10/13	\$125,000	NON-REPRESENTATIVE SALE
3	10	144350	0305	01/29/14	\$210,813	BANKRUPTCY RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	144350	0305	04/21/14	\$126,000	NON-REPRESENTATIVE SALE
3	10	144350	0305	10/13/14	\$194,990	SALES DATA DOES NOT MATCHED ASSESSED VALUE
3	10	144350	0400	06/18/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	144350	0416	07/23/12	\$142,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	144350	0580	04/11/13	\$216,230	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE
3	10	144350	0765	05/06/14	\$285,000	NO MARKET EXPOSURE
3	10	144350	0768	03/24/14	\$175,500	MODEL DEVELOPMENT EXCLUSION
3	10	144350	0778	04/17/14	\$256,500	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE
3	10	144350	0778	08/13/14	\$196,350	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	10	144350	0945	07/09/12	\$159,801	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	144350	0945	06/07/13	\$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	144350	0976	04/30/12	\$228,969	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	10	144350	0976	10/15/12	\$168,461	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3	10	144350	1010	06/16/14	\$312,854	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	10	144350	1045	11/13/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	144350	1055	06/03/14	\$172,551	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE
3	10	144350	1055	07/21/14	\$206,000	NO MARKET EXPOSURE; AUCTION SALE
3	10	144350	1060	12/17/13	\$245,453	BANKRUPTCY RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	160160	0167	03/15/13	\$335,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	160160	0260	07/29/13	\$190,000	AUCTION SALE; NO MARKET EXPOSURE
3	10	160160	0310	08/06/12	\$186,335	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	10	160160	0310	02/28/13	\$154,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	212370	0011	07/18/13	\$76,768	DOR RATIO; PARTY, FRIEND, OR NEIGHBOR
3	10	212370	0020	06/18/13	\$154,000	DOR RATIO
3	10	212370	0072	12/27/12	\$265,391	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	10	212370	0073	04/25/12	\$138,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
3	10	212370	0074	01/30/12	\$109,950	PREVIOUS IMP. VALUE <= 25K; AFFORDABLE HOUSING SALES
3	10	212370	0100	09/13/13	\$251,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	10	212370	0120	03/29/12	\$77,175	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
3	10	212370	0130	06/22/12	\$157,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	212470	0015	07/16/14	\$345,000	PREVIOUS IMP. VALUE <= 25K
3	10	258930	0067	10/28/13	\$306,000	NO MARKET EXPOSURE
3	10	258930	0111	10/23/13	\$160,000	QUIT CLAIM DEED
3	10	258930	0180	05/30/12	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	258930	0231	06/27/14	\$285,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	262404	9016	03/28/14	\$240,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	262404	9078	09/16/13	\$205,000	STATISTICAL OUTLIER
3	10	262404	9115	07/10/14	\$379,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
3	10	265800	0070	06/05/14	\$272,185	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	10	265800	0115	06/18/14	\$190,000	PREVIOUS IMP. VALUE <= 25K
3	10	265800	0215	05/21/14	\$177,000	BANKRUPTCY RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	265800	0305	08/09/13	\$60,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	265800	0376	04/16/13	\$101,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	10	265800	0376	08/27/13	\$176,000	PREVIOUS IMP. VALUE <= 25K
3	10	333600	0052	10/22/14	\$221,000	DIAGNOSTIC OUTLIER
3	10	333600	0415	02/09/12	\$104,736	DOR RATIO; AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	333600	0545	12/07/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	333600	0570	05/23/13	\$288,084	BANKRUPTCY -RECEIVER OR TRUSTEE; FORCED SALE
3	10	333600	0626	02/29/12	\$470,424	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	333600	0751	08/22/12	\$118,613	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	333600	1185	10/22/14	\$239,241	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	10	333600	1187	02/24/12	\$333,941	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	333600	1187	05/15/12	\$213,699	DOR RATIO; NON-REPRESENTATIVE SALE
3	10	333600	1255	01/31/13	\$248,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	333600	1310	11/20/12	\$200,000	MODEL DEVELOPEMENT EXCLUSION
3	10	333600	1316	11/06/14	\$160,000	DIAGNOSTIC OUTLIER
3	10	333600	1475	11/28/12	\$190,000	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	10	333600	1565	01/22/13	\$250,000	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	10	333600	1595	04/19/12	\$185,100	DOR RATIO
3	10	341960	0090	10/10/13	\$112,000	PREVIOUS IMP. VALUE <= 25K
3	10	342010	0060	05/15/12	\$149,900	NON-REPRESENTATIVE SALE
3	10	342010	0070	09/11/12	\$99,100	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	342010	0085	03/07/13	\$105,000	DOR RATIO; NO MARKET EXPOSURE
3	10	342010	0085	10/24/13	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	342404	9033	03/06/12	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	342404	9039	02/02/12	\$61,000	DOR RATIO
3	10	342404	9078	08/30/12	\$103,000	DOR RATIO; QUIT CLAIM DEED
3	10	342404	9079	11/18/13	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
3	10	342404	9099	12/11/13	\$175,000	STATISTICAL OUTLIER
3	10	342404	9105	11/05/12	\$148,814	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	10	342404	9105	12/13/12	\$139,000	DOR RATIO; NON-REPRESENTATIVE SALE
3	10	354090	0050	05/07/12	\$199,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	390410	0008	04/17/13	\$135,500	NON-REPRESENTATIVE SALE
3	10	390410	0024	01/11/13	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	390410	0044	01/24/13	\$222,000	PREVIOUS IMP. VALUE <= 25K
3	10	390410	0044	06/28/12	\$210,000	PREVIOUS IMP. VALUE <= 25K
3	10	390410	0046	03/09/12	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	390410	0065	10/28/14	\$340,000	ANOMALY DETECTION
3	10	390410	0090	12/27/13	\$160,000	PREVIOUS IMP. VALUE <= 25K

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	390410	0135	01/17/13	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	390410	0140	05/16/12	\$184,288	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
3	10	390410	0165	07/11/12	\$203,000	PREVIOUS IMP. VALUE <= 25K
3	10	390410	0165	02/23/12	\$199,750	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	390410	0180	05/09/12	\$96,600	DOR RATIO
3	10	390410	0220	04/24/14	\$155,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	10	390410	0220	12/09/14	\$276,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	390410	0230	11/07/13	\$210,000	DIAGNOSTIC OUTLIER
3	10	390410	0310	06/27/13	\$172,000	PREVIOUS IMP. VALUE <= 25K
3	10	400600	0062	01/14/13	\$189,825	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	10	400600	0220	01/20/12	\$270,270	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	400600	0233	01/15/13	\$399,950	STATISTICAL OUTLIER
3	10	400600	0235	07/17/13	\$345,000	MODEL DEVELOPMENT EXCLUSION
3	10	400600	0251	08/20/13	\$175,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
3	10	400600	0281	07/29/14	\$227,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
3	10	400600	0284	04/05/12	\$139,650	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	400600	0291	08/23/13	\$348,022	BANKRUPTCY RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	400600	0293	03/24/13	\$92,783	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	400600	0311	12/08/14	\$177,000	PREVIOUS IMP. VALUE <= 25K
3	10	400600	0315	07/24/13	\$259,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	428140	0340	06/06/14	\$99,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	428140	0395	01/12/12	\$90,000	DOR RATIO; NON-REPRESENTATIVE SALE
3	10	428140	0440	06/21/12	\$182,750	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	431110	0140	12/14/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	562110	0075	12/27/12	\$126,750	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	10	562110	0165	10/06/14	\$180,773	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	10	665900	0050	04/03/13	\$172,900	AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	10	665900	0055	12/26/12	\$176,625	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
3	10	665900	0055	02/25/13	\$120,000	DOR RATIO; MP. CHARACTERISTICS CHANGED SINCE SALE
3	10	688251	0060	03/05/14	\$180,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	688252	0050	10/07/14	\$250,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
3	10	713530	0026	10/25/13	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	713530	0285	04/17/13	\$143,476	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	722040	0060	04/10/14	\$174,000	NON-NORMAL DISTRIBUTION
3	10	722040	0060	10/23/13	\$305,668	AUCTION SALE; NO MARKET EXPOSURE
3	10	756210	0065	01/24/14	\$150,365	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	10	756210	0065	03/10/14	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	756210	0065	07/25/14	\$260,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	814730	0010	03/13/13	\$149,293	AUCTION SALE; NO MARKET EXPOSURE
4	20	008100	0030	07/16/12	\$4,800	DOR RATIO; EASEMENT OR RIGHT-OF-WAY; NO MARKET EXPOSURE
4	20	082900	0040	08/13/13	\$138,000	IMP CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO
4	20	143820	0030	10/22/14	\$229,975	NON-REPRESENTATIVE SALE
4	20	143820	0050	01/24/13	\$202,500	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	20	143820	0050	04/24/13	\$200,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	160460	0020	03/13/12	\$30,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
4	40	160460	0020	03/26/12	\$10,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	40	160460	0085	07/11/14	\$400,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
4	40	160460	0120	06/11/12	\$175,000	STATISTICAL OUTLIER
4	40	170340	0835	05/02/12	\$382,500	STATISTICAL OUTLIER
4	40	170340	0870	07/09/14	\$775,000	IMP. COUNT > 1
4	40	170340	0910	08/11/14	\$639,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
4	40	170340	0980	04/10/12	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
4	40	170340	0980	12/18/12	\$290,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	170340	1045	12/26/12	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	170340	1060	03/01/12	\$95,000	DOR RATIO; FORCED SALE; FINANCIAL INSTITUTION RESALE
4	40	170340	1060	09/20/12	\$375,000	NO MARKET EXPOSURE
4	40	170340	1130	04/26/13	\$108,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
4	40	170990	0191	04/03/13	\$237,749	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	20	212404	9258	10/23/12	\$185,300	NON-REPRESENTATIVE SALE
4	20	234130	0016	12/18/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	234130	0115	08/08/14	\$235,000	IMP. COUNT > 1
4	20	262165	0080	08/30/12	\$291,000	NON-REPRESENTATIVE SALE
4	40	266050	0265	06/18/13	\$446,000	RELOCATION - SALE TO SERVICE
4	20	266050	0283	10/02/13	\$212,235	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	20	266050	0290	01/16/13	\$205,800	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	20	266050	0290	03/21/13	\$135,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	20	268560	0090	11/18/14	\$345,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
4	20	274210	0016	04/08/13	\$26,025	DOR RATIO; CORRECTION DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
4	20	274210	0016	04/23/14	\$158,000	NON-REPRESENTATIVE SALE
4	20	274210	0260	12/12/12	\$171,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	333300	2180	10/25/13	\$226,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
4	20	333300	2196	03/29/13	\$174,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	20	333300	2210	04/03/12	\$155,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
4	20	333300	2271	04/23/14	\$574,638	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
4	20	333300	2271	11/11/14	\$380,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	20	333300	2302	06/03/14	\$237,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	20	333300	2533	05/17/13	\$295,497	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	20	333300	2562	09/13/12	\$262,917	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
4	20	333300	2562	03/27/13	\$182,800	DOR RATIO
4	70	339504	0110	09/18/12	\$230,000	NO MARKET EXPOSURE
4	70	339504	0880	03/19/14	\$354,661	BANKRUPTCY -RECEIVER OR TRUSTEE; FORCED SALE
4	70	339504	0940	12/20/13	\$212,497	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	70	339504	1236	01/09/12	\$200,000	NON-REPRESENTATIVE SALE
4	20	344540	0050	06/14/12	\$169,269	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	20	344540	0120	10/31/13	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	20	344540	0190	03/21/14	\$145,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	20	428740	0005	07/31/14	\$393,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
4	20	428740	0090	12/02/14	\$297,000	RELOCATION - SALE TO SERVICE
4	20	429970	0085	08/17/12	\$170,000	AFFORDABLE HOUSING SALES
4	20	429970	0085	06/19/13	\$240,000	AFFORDABLE HOUSING SALES; LEASE OR LEASE-HOLD

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	434630	0010	06/18/14	\$545,500	SALES DATA DOES NOT MATCHED ASSESSED VALUE
4	20	441060	0135	12/26/14	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	505330	0010	10/06/13	\$320,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	505330	0050	04/16/14	\$304,000	ACTIVE PERMIT BEFORE SALE >25K
4	20	529520	0045	04/24/12	\$211,000	NO MARKET EXPOSURE
4	20	529520	0155	09/08/14	\$326,448	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE
4	20	529520	0165	11/06/12	\$200,000	STATISTICAL OUTLIER
4	20	541410	0240	08/28/14	\$380,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	20	541410	0330	01/07/13	\$29,684	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	541410	0335	12/19/12	\$222,297	BANKRUPTCY - RECEIVER OR TRUSTEE NO MARKET EXPOSURE
4	20	541410	0335	12/31/12	\$222,296	GOV'T TO GOV'T; NO MARKET EXPOSURE
4	20	541410	0335	08/15/13	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	20	541410	0365	02/13/14	\$250,000	LEASE OR LEASE-HOLD
4	20	541410	0370	06/28/12	\$55,000	DOR RATIO; AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
4	20	541410	0370	06/28/12	\$184,000	GOV'T TO GOV'T; NO MARKET EXPOSURE
4	40	564960	0435	10/25/13	\$288,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	40	564960	0455	05/17/12	\$275,000	DIAGNOSTIC OUTLIER
4	50	605610	0132	01/16/12	\$245,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
4	50	605610	0151	06/24/14	\$151,593	AFFORDABLE HOUSING SALES
4	50	605610	0160	07/28/14	\$182,568	ACTIVE PERMIT BEFORE SALE >25K
4	50	605610	0161	07/08/14	\$184,880	NON-PROFIT ORGANIZATION
4	50	605610	0163	12/01/14	\$226,026	PERCENT COMPLETE
4	50	605610	0164	12/01/14	\$206,497	PERCENT COMPLETE
4	50	605610	0165	12/01/14	\$175,003	PERCENT COMPLETE
4	50	605610	0166	12/01/14	\$181,651	PERCENT COMPLETE
4	50	605610	0263	02/10/12	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	50	605610	0335	10/31/14	\$158,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	605610	1062	02/27/14	\$229,800	ANOMALY DETECTION
4	50	605610	1072	05/02/14	\$229,800	NON-NORMAL DISTRIBUTION
4	50	605611	0610	10/21/13	\$229,800	STATISTICAL OUTLIER

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	605611	0780	06/27/14	\$229,800	DIAGNOSTIC OUTLIER
4	50	605611	0810	03/05/14	\$229,800	STATISTICAL OUTLIER
4	50	605611	1061	07/29/14	\$310,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	50	605611	1062	07/30/14	\$230,000	PERCENT COMPLETE
4	50	605611	1063	07/31/14	\$230,000	PERCENT COMPLETE
4	50	605611	1064	08/21/14	\$310,800	PERCENT COMPLETE
4	50	605611	1067	07/07/14	\$230,000	DIAGNOSTIC OUTLIER
4	50	605611	1068	06/04/14	\$265,100	DIAGNOSTIC OUTLIER
4	50	605611	1360	08/19/12	\$174,800	AFFORDABLE HOUSING SALES; BUILDER OR DEVELOPER SALES
4	50	605611	1600	05/16/13	\$229,800	MODEL DEVELOPMENT EXCLUSION
4	70	606480	0320	01/29/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	70	606480	0550	06/04/14	\$326,811	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	70	606480	0580	02/22/12	\$387,312	BANKRUPTCY - RECEIVER OR TRUSTEE NO MARKET EXPOSURE
4	70	606480	0580	05/25/12	\$224,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	70	606480	1270	07/19/12	\$169,462	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
4	70	606480	1270	01/30/12	\$177,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
4	20	663440	0140	03/14/13	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
4	40	688890	0115	04/17/14	\$178,000	NO MARKET EXPOSURE
4	40	688890	0170	06/04/13	\$129,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	40	688890	0175	02/13/12	\$157,500	BANKRUPTCY RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	40	688890	0175	05/28/12	\$118,699	DOR RATIO; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	0705	01/02/13	\$45,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	0830	10/15/12	\$230,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	0900	07/24/14	\$353,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	20	785700	1420	04/18/12	\$40,000	DOR RATIO; OBSOLESCENCE; NO MARKET EXPOSURE
4	20	785700	1590	07/10/12	\$3,200	DOR RATIO; EASEMENT OR RIGHT-OF-WAY; NO MARKET EXPOSURE
4	20	785700	1810	07/02/13	\$206,326	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	20	785700	1913	03/28/14	\$300,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	2020	04/22/13	\$220,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	3505	03/27/14	\$275,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	785700	3515	03/05/14	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	3530	01/25/12	\$202,000	NON-REPRESENTATIVE SALE
4	20	785700	3650	04/24/13	\$26,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	3835	12/19/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	3875	09/20/12	\$124,900	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	20	785700	3875	04/17/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	4070	04/24/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	786650	0035	08/05/14	\$299,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
4	20	789060	0114	07/14/14	\$307,000	QUIT CLAIM DEED
4	20	933180	0315	02/17/12	\$138,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	933180	0580	05/31/13	\$210,614	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	20	933180	0580	03/27/14	\$135,680	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	934410	0120	10/22/13	\$335,000	MODEL DEVELOPMENT EXCLUSION
4	20	941840	0250	10/02/12	\$170,000	NON-NORMAL DISTRIBUTION
4	20	941840	0310	10/04/13	\$180,000	ANOMALY DETECTION
4	20	945920	0120	03/23/12	\$225,000	NON-REPRESENTATIVE SALE; RELOCATION - SALE BY SERVICE
4	20	945920	0120	03/21/12	\$225,000	RELOCATION - SALE TO SERVICE
5	30	042700	0065	08/13/13	\$212,795	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE
5	30	042700	0065	01/31/14	\$235,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	30	100500	0070	05/24/12	\$152,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	30	110500	0150	01/22/13	\$147,761	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	110500	0480	10/29/12	\$160,160	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	110500	0480	01/11/13	\$174,900	NON-REPRESENTATIVE SALE
5	30	110500	0751	07/06/12	\$168,000	STATISTICAL OUTLIER
5	30	110500	0777	05/23/13	\$262,464	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
5	30	110500	0780	11/11/14	\$190,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	30	110500	0830	04/16/13	\$316,510	BANKRUPTCY RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	110800	0155	01/14/14	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	110800	0190	09/04/12	\$61,900	PREVIOUS IMP. VALUE <= 25K
5	30	110800	0455	03/19/12	\$160,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	110800	0500	04/04/12	\$79,095	DOR RATIO; CORRECTION DEED; QUIT CLAIM DEED
5	30	131430	0014	02/20/14	\$224,391	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	234130	0485	06/07/13	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	234180	0045	07/05/12	\$197,199	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	269060	0005	01/17/14	\$167,915	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	269060	0005	10/01/14	\$162,500	SALES DATA DOES NOT MATCHED ASSESSED VALUE
5	30	272404	9185	12/12/14	\$220,573	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333050	0586	02/21/12	\$241,724	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	333050	1220	05/08/12	\$91,199	DOR RATIO
5	30	333050	1220	02/11/13	\$200,000	NON-REPRESENTATIVE SALE
5	30	333050	1947	01/06/12	\$476,764	BANKRUPTCY - RECEIVER OR TRUSTEE NO MARKET EXPOSURE
5	30	333050	2046	11/29/12	\$316,384	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	333050	2046	12/14/12	\$283,453	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE
5	30	333050	2046	09/09/13	\$179,100	NON-REPRESENTATIVE SALE
5	30	333050	2060	01/16/13	\$309,489	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333050	2075	08/01/12	\$266,988	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333050	2075	12/28/12	\$161,000	DOR RATIO
5	30	333100	0070	06/06/14	\$735,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	30	333100	0430	08/01/13	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333100	0430	10/01/13	\$65,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	0465	03/09/12	\$112,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	0505	01/16/13	\$71,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	0505	01/15/13	\$89,000	DOR RATIO; NON-REPRESENTATIVE SALE
5	30	333100	0620	09/13/12	\$235,000	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
5	30	333100	1165	04/18/14	\$135,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	1165	09/26/14	\$305,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
5	30	333100	1325	03/16/12	\$218,898	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333100	1465	02/28/14	\$230,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	30	333100	1465	07/14/14	\$350,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
5	30	333100	1780	08/12/13	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	333100	1840	04/29/14	\$252,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333100	1840	06/14/14	\$252,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333100	1855	11/28/12	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
5	30	333100	1970	07/05/12	\$149,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
5	30	333100	2225	02/13/13	\$221,534	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333100	2325	06/03/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333250	0195	02/06/14	\$22,600	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333250	0265	11/07/12	\$211,389	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333250	0265	01/29/13	\$140,000	DOR RATIO
5	30	333250	0265	08/07/14	\$311,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
5	30	333250	0515	11/13/12	\$212,189	BANKRUPTCY - RECEIVER OR TRUSTEE NO MARKET EXPOSURE
5	30	333250	0515	03/01/13	\$145,750	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333250	0610	09/07/12	\$199,984	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333250	0610	11/14/12	\$141,000	DOR RATIO
5	30	333250	0636	06/05/14	\$356,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
5	30	333250	0680	11/20/12	\$319,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	30	333250	0680	03/24/14	\$365,000	SALES DATA DOES NOT MATCH ASSESSED VALUE.
5	30	333300	0116	04/25/13	\$271,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333300	0695	04/30/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333300	0695	07/16/13	\$150,000	FORCED SALE; NON-REPRESENTATIVE SALE
5	30	333300	0846	12/26/13	\$123,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	333300	1055	03/07/14	\$153,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	333300	1430	09/12/14	\$509,000	ACTIVE PERMIT BEFORE SALE >25K
5	30	333300	1430	02/05/14	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333300	1541	08/25/12	\$131,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333300	1560	03/31/14	\$146,500	SALES DATA DOES NOT MATCHED ASSESSED VALUE
5	30	333300	1590	01/03/14	\$191,900	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	333300	2751	04/20/12	\$164,800	STATISTICAL OUTLIER
5	30	333300	2870	02/13/12	\$150,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
5	30	333300	2875	10/18/13	\$227,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	381240	0100	05/20/14	\$306,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	381240	0105	07/02/13	\$263,230	BANKRUPTCY RECEIVER OR TRUSTEE; FORCED SALE
5	30	381240	0107	11/19/14	\$190,000	IMP CHARACTERISTIC CHANGED SINCE SALE; NO MARKET EXPOSURE
5	30	381240	0180	09/26/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	381240	0202	10/08/14	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	381240	0202	11/14/14	\$156,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	30	381240	0251	01/21/14	\$137,000	FORCED SALE; NON-REPRESENTATIVE SALE; SHORT SALE
5	30	381240	0360	05/03/13	\$148,357	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
5	30	381240	0382	06/26/14	\$117,871	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	381240	0412	04/12/12	\$100,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	381240	0456	12/20/12	\$186,000	DOR RATIO
5	30	381240	0466	03/26/12	\$203,780	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	381240	0480	01/30/12	\$322,611	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	381240	0480	06/12/12	\$159,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
5	30	381240	0482	06/11/12	\$145,800	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	381240	0482	11/27/12	\$160,000	DOR RATIO; GOV'T TO GOV'T; PARTIAL INTEREST (1/3, 1/2, ETC.)
5	30	381240	0523	09/09/13	\$138,000	DOR RATIO; NON-REPRESENTATIVE SALE
5	30	381240	0523	10/10/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	381240	0546	09/26/12	\$150,000	DOR RATIO; NON-REPRESENTATIVE SALE
5	30	381240	0583	05/14/14	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE
5	30	381240	0817	08/25/14	\$207,098	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	30	381240	0898	05/16/14	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	381240	0898	09/09/14	\$399,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	30	573350	0045	02/20/13	\$141,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	573350	0045	07/29/13	\$150,000	FORCED SALE; NON-REPRESENTATIVE SALE
5	30	660700	0115	09/24/12	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	660700	0126	04/11/14	\$256,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	660700	0170	01/06/12	\$236,372	BANKRUPTCY - RECEIVER OR TRUSTEE NO MARKET EXPOSURE
5	30	660700	0175	01/05/12	\$198,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	30	786800	0035	09/19/13	\$140,000	DOR RATIO

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	811310	0210	08/13/12	\$245,450	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	811310	0610	12/08/14	\$215,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
5	30	811310	0760	12/03/12	\$145,000	AFFORDABLE HOUSING SALES
5	30	811310	0760	12/03/12	\$55,000	DOR RATIO; AFFORDABLE HOUSING SALES
5	30	811310	0770	12/02/14	\$78,120	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	811310	1000	07/22/14	\$336,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	30	811310	1000	07/31/13	\$340,000	SEGREGATION AND/OR MERGER
5	30	811310	1070	12/23/14	\$180,000	MODEL DEVELOPMENT EXCLUSION
7	20	032304	9147	07/21/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	20	032304	9147	03/12/13	\$243,000	NON-REPRESENTATIVE SALE
7	20	060300	0010	06/06/12	\$151,107	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	060300	0010	10/19/12	\$155,000	NON-REPRESENTATIVE SALE
7	20	060300	0095	06/27/14	\$224,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	060300	0160	01/31/13	\$96,000	DOR RATIO; NO MARKET EXPOSURE
7	20	060300	0331	05/15/12	\$149,900	AFFORDABLE HOUSING SALES
7	20	060300	0331	03/05/13	\$135,000	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
7	20	060300	0370	01/02/14	\$64,100	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	060300	0465	07/09/13	\$170,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	060300	0845	05/21/13	\$87,000	DOR RATIO
7	20	060300	0845	10/18/13	\$248,888	SALES DATA DOES NOT MATCHED ASSESSED VALUE
7	20	060300	1055	08/17/12	\$133,900	NON-REPRESENTATIVE SALE; SHORT SALE
7	20	060300	1175	04/14/14	\$290,000	SALE \$1,000 OR LESS
7	20	060300	1345	11/25/13	\$210,000	NO MARKET EXPOSURE
7	20	088600	0035	05/11/12	\$138,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	303120	0115	05/22/13	\$163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	303120	0120	09/17/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	303120	0120	11/18/14	\$255,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE
7	20	303120	0145	06/06/14	\$200,000	PREVIOUS IMP. VALUE <= 25K
7	20	303120	0205	11/13/12	\$305,000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	20	303120	0205	07/24/14	\$415,000	SALES DATA DOES NOT MATCHED ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	20	303120	0246	11/19/13	\$156,000	FORCED SALE; EXEMPT FROM EXCISE TAX
7	20	303120	0246	05/08/14	\$168,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
7	80	339507	0110	11/21/12	\$222,728	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	80	339507	0430	12/10/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	339507	0440	10/21/14	\$195,825	AUCTION SALE
7	80	339507	0440	09/11/14	\$267,078	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	80	339507	0660	05/23/13	\$235,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
7	80	339507	1280	06/15/12	\$304,000	AFFORDABLE HOUSING SALES; FINANCIAL INSTITUTION RESALE
7	80	339507	1280	10/26/12	\$260,000	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
7	80	339507	1280	10/26/12	\$80,000	DOR RATIO; AFFORDABLE HOUSING SALES
7	20	342404	9093	01/17/13	\$199,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	342404	9103	03/02/12	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	342404	9125	02/22/12	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	342404	9137	07/26/13	\$60,277	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	342404	9144	01/17/13	\$46,667	DOR RATIO; QUIT CLAIM DEED
7	20	400310	0030	07/09/13	\$208,218	BANKRUPTCY RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	400600	0188	10/21/12	\$107,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	20	400600	0365	05/15/13	\$75,800	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	400600	0387	02/04/14	\$168,331	BANKRUPTCY RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	400600	0401	08/11/14	\$140,000	ACTIVE PERMIT BEFORE SALE >25K
7	20	400600	0402	03/15/13	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	20	400600	0420	05/22/13	\$111,000	PREVIOUS IMP. VALUE <= 25K
7	20	400600	0421	06/11/13	\$175,200	DOR RATIO
7	20	400600	0421	07/15/13	\$205,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	400600	0468	01/17/12	\$138,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	400600	0472	06/19/13	\$323,355	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
7	20	400600	0472	01/27/14	\$248,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	20	400600	0488	01/19/13	\$222,000	NO MARKET EXPOSURE
7	20	400600	0508	04/25/12	\$188,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	400600	0510	03/30/12	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	20	400600	0541	02/20/13	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	400600	0563	09/13/13	\$131,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	400600	0571	04/05/13	\$186,640	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	20	713980	0145	11/15/13	\$139,950	NON-REPRESENTATIVE SALE; SHORT SALE
7	20	716570	0020	08/07/13	\$230,400	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	20	733840	0306	09/08/13	\$187,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	733840	0705	03/20/13	\$244,600	FORCED SALE; NO MARKET EXPOSURE
7	20	733840	0870	06/22/13	\$100,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	20	733840	1140	01/30/12	\$168,000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	20	733840	1140	08/01/13	\$280,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	733840	1230	02/18/14	\$221,000	BANKRUPTCY- RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	733840	1230	03/18/14	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	733840	1230	08/28/14	\$285,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	20	733840	1825	09/30/13	\$272,176	BANKRUPTCY- RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	733840	2160	04/02/14	\$198,700	BANKRUPTCY- RECEIVER OR TRUSTEE; FORCED SALE
7	20	733840	2160	10/09/14	\$349,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	20	733840	2370	05/21/14	\$350,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	733840	2635	01/24/12	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	20	785700	2120	05/06/14	\$170,000	QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	20	785700	3140	06/04/14	\$313,463	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	20	785700	3205	05/16/12	\$225,000	DIAGNOSTIC OUTLIER
7	20	789630	0052	11/30/12	\$127,966	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	789630	0131	03/31/12	\$58,750	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	20	789630	0131	03/31/12	\$58,750	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	20	789630	0660	03/05/12	\$275,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
7	20	789630	0660	01/28/12	\$159,000	NON-REPRESENTATIVE SALE
7	20	789630	0674	03/06/14	\$304,500	BANKRUPTCY -RECEIVER OR TRUSTEE; FORCED SALE
7	20	789630	0674	08/20/13	\$358,485	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	20	789630	0700	06/08/12	\$47,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	789730	0006	12/04/14	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE

**Improved Sales Removed in This Annual Update Analysis
Area 021 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	20	807200	0035	02/01/13	\$145,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
7	20	810190	0125	09/04/12	\$131,434	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
7	20	810190	0125	02/05/13	\$129,900	NON-REPRESENTATIVE SALE
7	20	810190	0310	12/17/12	\$133,980	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
7	20	810190	0310	07/19/13	\$90,000	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	20	810190	0330	08/12/13	\$222,500	FORCED SALE; NO MARKET EXPOSURE
7	20	810190	0330	08/22/13	\$222,500	NO MARKET EXPOSURE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	20	810190	0385	06/25/13	\$156,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	20	810190	0570	03/26/13	\$245,000	NON-REPRESENTATIVE SALE
7	20	868550	0005	10/26/12	\$245,476	NO MARKET EXPOSURE
7	20	868550	0035	09/05/14	\$132,000	DOR RATIO

Vacant Sales Used in this Annual Update Analysis Area 021

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	10	265800	0310	09/19/14	\$90,000	3,000	N	N
3	10	400600	0210	12/06/13	\$70,000	6,688	N	N
3	10	400600	0210	11/13/14	\$95,000	6,688	N	N
3	10	400600	0043	07/31/14	\$200,000	24,386	N	N
4	40	160460	0310	01/30/14	\$110,000	2,980	N	N
4	40	170340	0910	06/13/13	\$75,000	3,300	N	N
4	40	170340	0560	06/28/12	\$140,000	6,600	N	N
4	20	212404	9318	02/04/14	\$100,000	4,984	N	N
4	20	333300	2491	05/02/12	\$70,000	5,000	N	N
4	20	428740	0095	05/05/14	\$177,500	6,100	N	N
4	20	739440	0080	05/23/13	\$80,000	4,000	Y	N
4	20	785700	3815	01/15/13	\$80,000	16,154	N	N
4	20	786650	0115	04/10/12	\$75,000	5,925	N	N
5	30	333100	0710	12/19/13	\$100,000	5,176	N	N
5	30	811310	0572	03/05/14	\$100,000	4,402	N	N
5	30	811310	0154	07/14/14	\$90,000	5,355	N	N
5	30	811310	0052	08/21/13	\$139,000	7,390	N	N
7	20	032304	9081	12/06/13	\$140,000	43,835	N	N
7	20	303120	0045	08/06/14	\$120,000	6,776	N	N
7	20	400600	0359	09/26/13	\$95,000	5,244	N	N
7	20	713980	0060	01/26/12	\$80,000	5,195	N	N

Vacant Sales Removed in this Annual Update Analysis Area 021

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	20	733840	2005	01/06/14	\$160,000	SEGREGATION AND/OR MERGER
7	20	060300	2060	08/04/14	\$59,000	NON-REPRESENTATIVE SALE
4	40	170340	0560	05/18/12	\$107,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
7	20	060300	0555	04/25/13	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN; BUILDER OR DEVELOPER SALES
3	10	144350	0070	01/26/12	\$102,500	SEGREGATION AND/OR MERGER; FINANCIAL INSTITUTION RESALE;
5	30	333100	0070	02/20/13	\$185,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	30	333300	2603	06/30/14	\$1,400,000	MULTI-PARCEL SALE;
3	10	390410	0050	04/05/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
3	10	400600	0183	05/08/12	\$56,500	NO MARKET EXPOSURE; TEAR DOWN;
4	20	785700	4171	10/05/12	\$15,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	20	789060	0050	09/24/14	\$66,250	BUILDER OR DEVELOPER SALES; CORPORATE AFFILIATES;
4	50	605610	0160	07/28/14	\$20,000	AFFORDABLE HOUSING
4	50	605611	0270	12/16/14	\$565,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	50	605611	1360	08/19/12	\$55,000	AFFORDABLE HOUSING SALES; BUILDER OR DEVELOPER SALES;
4	50	605610	0161	07/08/14	\$15,000	NON-PROFIT ORGANIZATION;
4	50	605610	0163	12/01/14	\$15,000	AFFORDABLE HOUSING
4	50	605610	0164	12/01/14	\$15,000	AFFORDABLE HOUSING
4	50	605610	0165	12/01/14	\$15,000	AFFORDABLE HOUSING
4	50	605610	0166	12/01/14	\$15,000	AFFORDABLE HOUSING
4	20	541410	0365	07/10/12	\$36,000	AFFORDABLE HOUSING SALES;
4	20	789060	0055	09/24/14	\$66,250	BUILDER OR DEVELOPER SALES; CORPORATE AFFILIATES;
4	20	789060	0030	09/24/14	\$66,250	BUILDER OR DEVELOPER SALES; CORPORATE AFFILIATES;
4	20	789060	0040	09/24/14	\$66,250	BUILDER OR DEVELOPER SALES; CORPORATE AFFILIATES;

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. (Samish 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. (Samish 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:

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



04/15/2015

Appraiser II

Date



King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
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Lloyd Hara
Assessor

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor