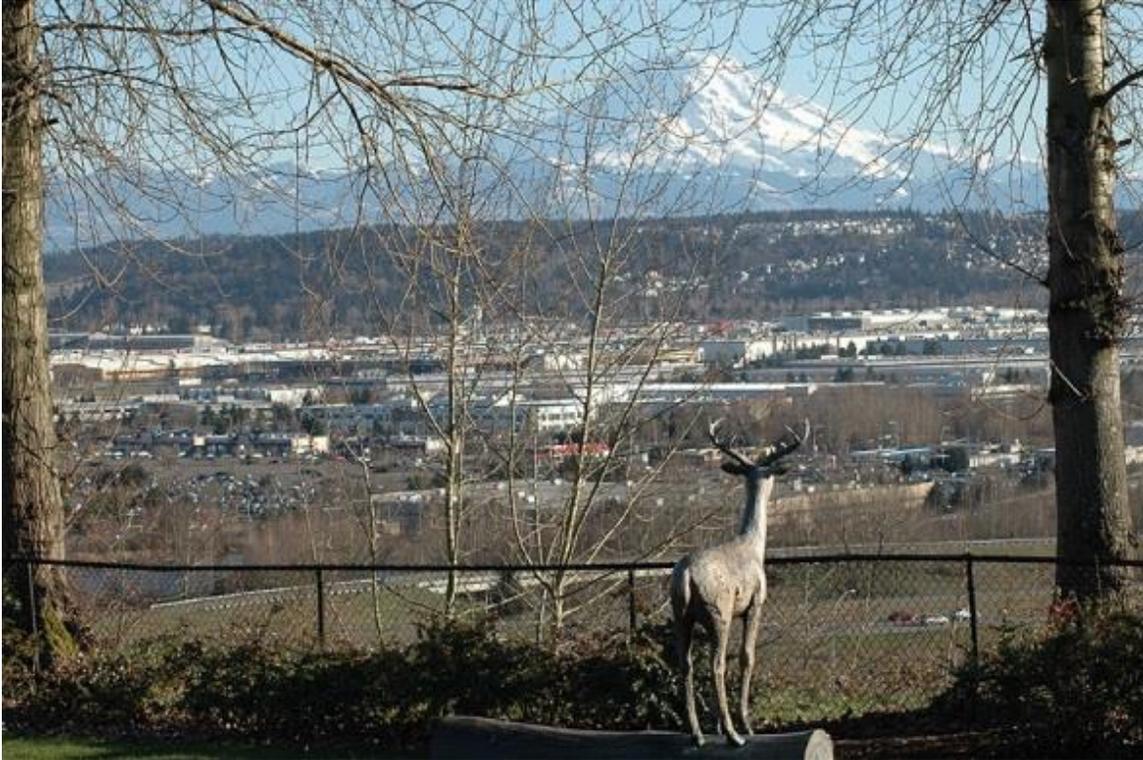


# West Hill Auburn

Area: 027

## *Residential Revalue for 2015 Assessment Roll*



Obtained from [http://en.wikipedia.org/wiki/File:Valley\\_floor\\_view\\_Auburn,\\_Washington.jpg](http://en.wikipedia.org/wiki/File:Valley_floor_view_Auburn,_Washington.jpg)

The West Hill Auburn Area includes portions of Kent, Auburn and unincorporated King County area that is located east of I-5 along the hill and then down into the valley south of Kent and west of Auburn. This area is improved with mostly residential subdivision properties that were improved with average to good quality homes built since the 1970s to present. Even though the soils in the valley are very rich and fertile, most of the old farmlands and dairies were converted to industrial and business parks as the areas around them grew.

Amenities in the area include the Super Mall, Emerald Downs Horse Racing Track, bike trails, a golf course, lakes with public fishing and several public parks. There is easy access to the main employment centers of Seattle and Tacoma by way of I-5 and Highway 167, as well as the cities of Kent and Auburn.



**King County**

**Department of Assessments**

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

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## King County

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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.

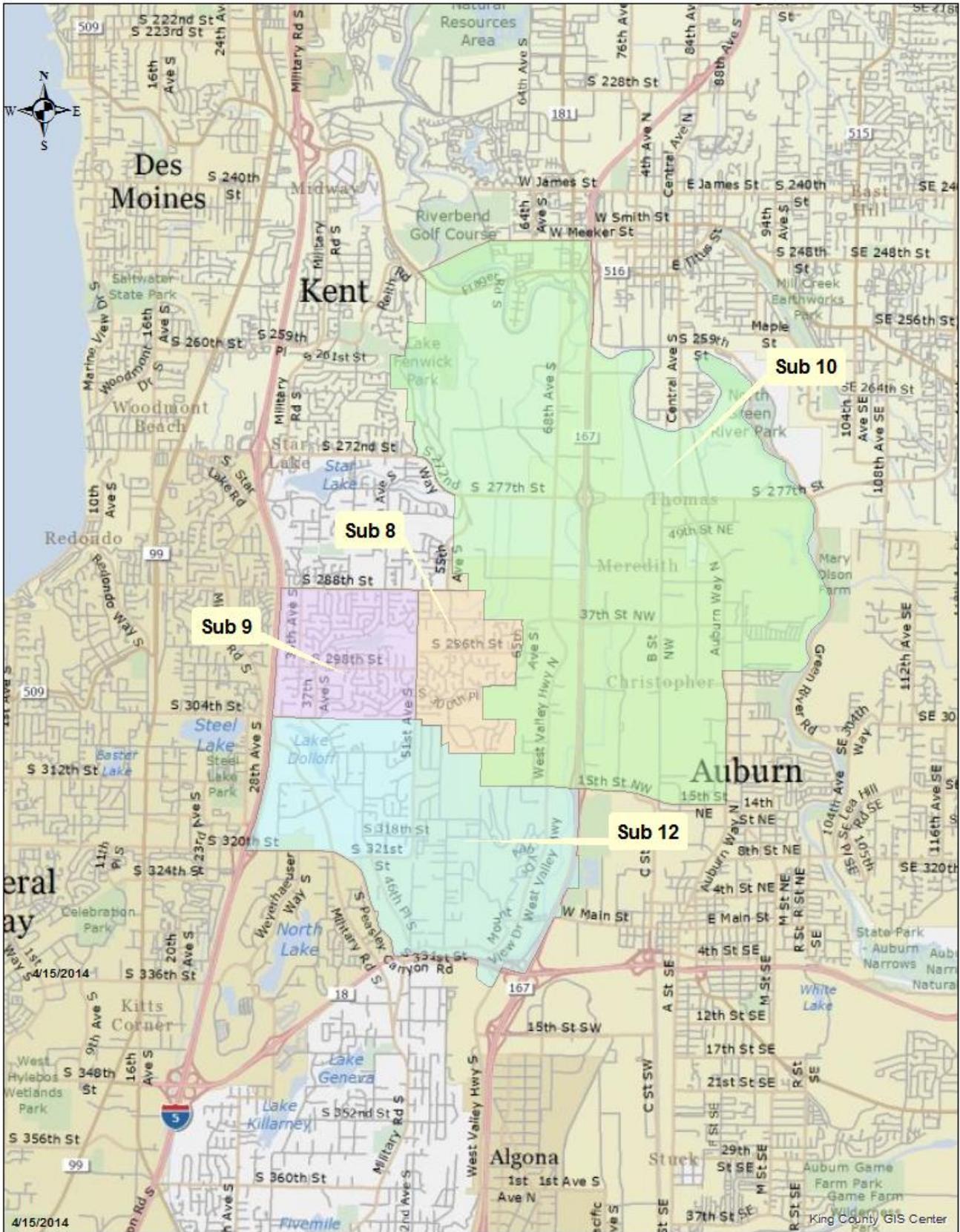
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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 027 Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

## Area 027 Housing Profile



Grade 5/ Year Built 1943/ Total Living Area 820  
Account Number 030300-0585



Grade 6/ Year Built 1922/ Total Living Area 1410  
Account Number 019700-0027



Grade 7/ Year Built 1984/ Total Living Area 1540  
Account Number 332951-0280



Grade 8/ Year Built 1990/ Total Living Area 2180  
Account Number 051051-0020



Grade 9/ Year Built 2010/ Total Living Area 2896  
Account Number 111560-0110



Grade 10/ Year Built 2001/ Total Living Area 3270  
Account Number 208570-0150

# 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

## West Hill Auburn - Area 027

### Annual Update

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

**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 645  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$77,000	\$182,000	\$259,000			7.30%
<b>2015 Value</b>	\$80,200	\$191,600	\$271,800	\$289,100	93.9%	7.25%
<b>\$ Change</b>	+\$3,200	+\$9,600	+\$12,800			
<b>% Change</b>	+4.2%	+5.3%	+4.9%			

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 7.25% is an improvement from the previous COD of 7.30%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$78,200	\$175,100	\$253,300
<b>2015 Value</b>	\$81,500	\$184,200	\$265,700
<b>\$ Change</b>	+\$3,300	+\$9,100	+\$12,400
<b>% Change</b>	+4.2%	+5.2%	+4.9%

**Number of one to three unit residences in the population:** 5,038

**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 one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Very Good condition, was generally at a lower assessment level than the rest of the population and required a greater upward adjustment. This annual update valuation model corrects for these strata differences.

## Area 027 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+4.92%	4,979	99%

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
VGood	+12.16%	24	59	41%

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

Generally, Very Good condition parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

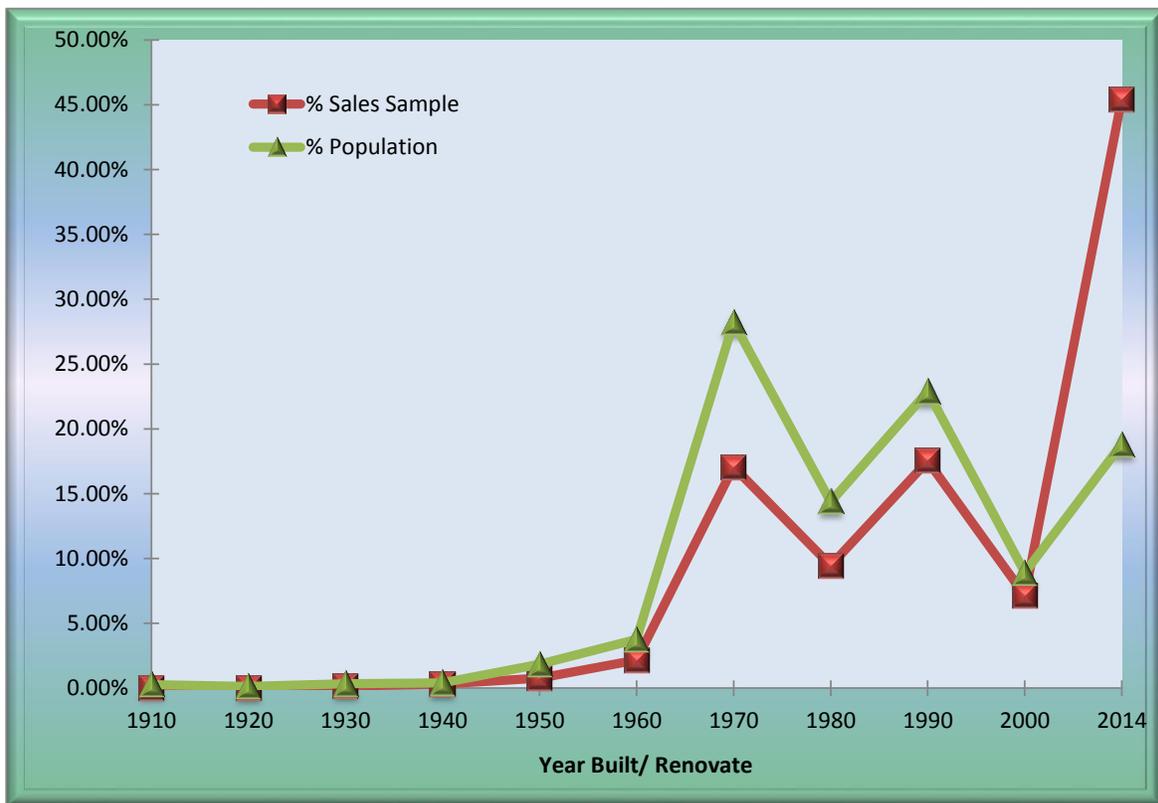
# Sample Representation of Population Year Built or Renovated

## Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.16%
1940	2	0.31%
1950	5	0.78%
1960	14	2.17%
1970	110	17.05%
1980	61	9.46%
1990	113	17.52%
2000	46	7.13%
2014	293	45.43%
645		

## Population

Year Built/Ren	Frequency	% Population
1910	14	0.28%
1920	7	0.14%
1930	17	0.34%
1940	21	0.42%
1950	93	1.85%
1960	190	3.77%
1970	1,422	28.23%
1980	724	14.37%
1990	1,153	22.89%
2000	449	8.91%
2014	948	18.82%
5,038		



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.

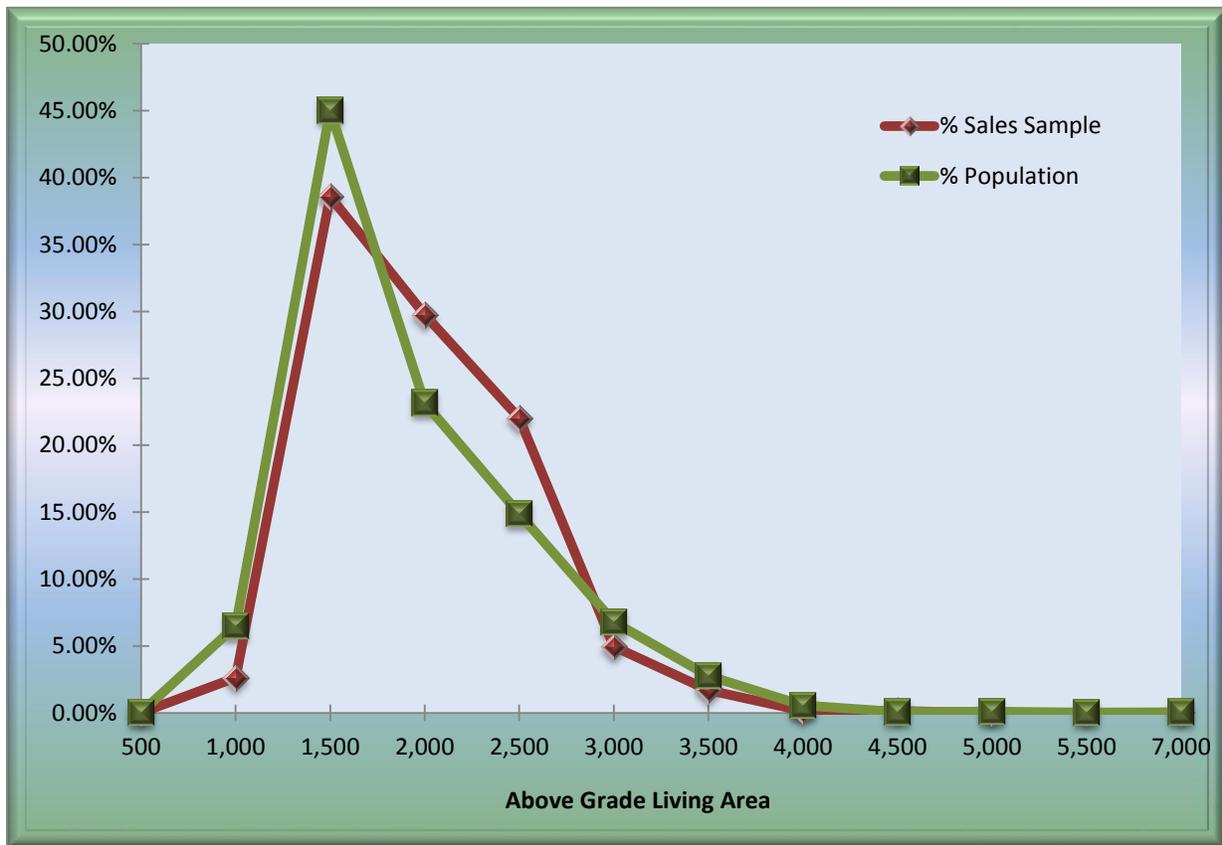
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	17	2.64%
1,500	249	38.60%
2,000	192	29.77%
2,500	142	22.02%
3,000	32	4.96%
3,500	11	1.71%
4,000	1	0.16%
4,500	1	0.16%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
645		

### Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	327	6.49%
1,500	2,269	45.04%
2,000	1,167	23.16%
2,500	750	14.89%
3,000	343	6.81%
3,500	140	2.78%
4,000	28	0.56%
4,500	4	0.08%
5,000	5	0.10%
5,500	1	0.02%
7,000	3	0.06%
5,038		



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

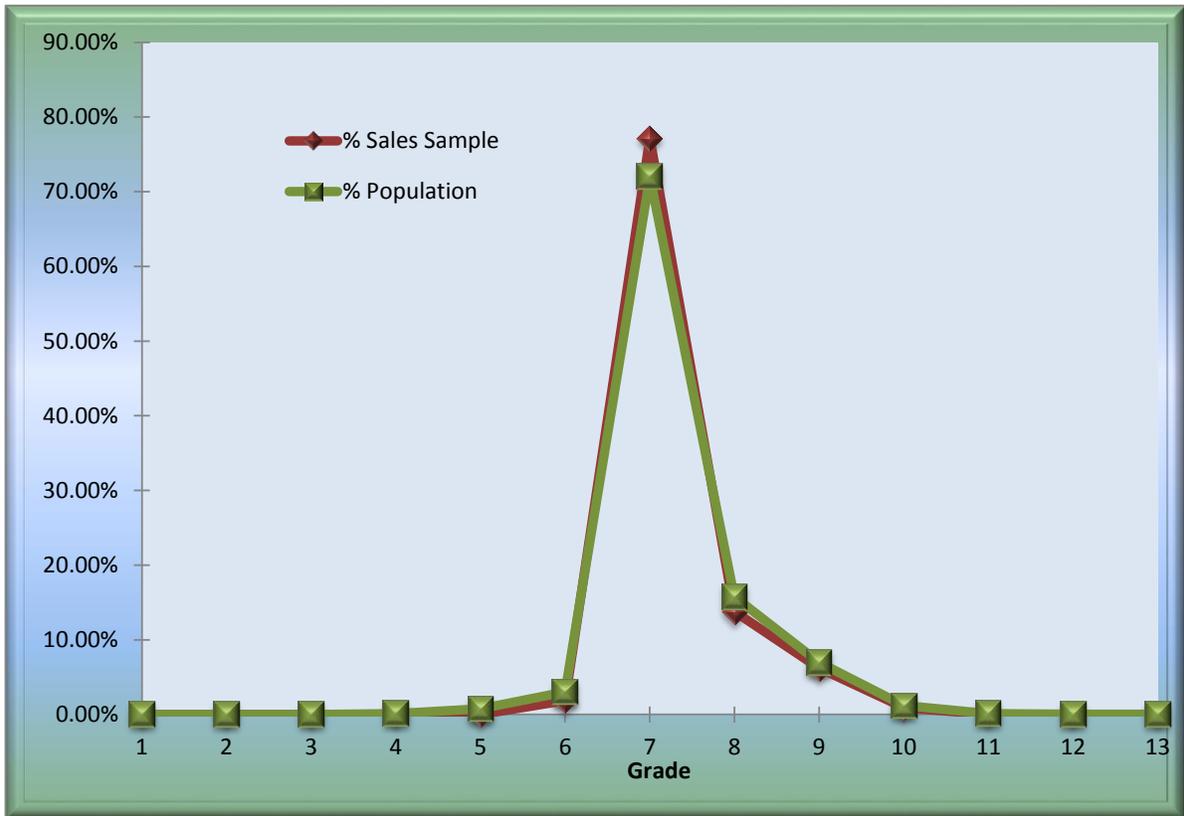
# Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	12	1.86%
7	498	77.21%
8	89	13.80%
9	40	6.20%
10	6	0.93%
11	0	0.00%
12	0	0.00%
13	0	0.00%
645		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.14%
5	38	0.75%
6	152	3.02%
7	3,628	72.01%
8	794	15.76%
9	351	6.97%
10	60	1.19%
11	6	0.12%
12	1	0.02%
13	1	0.02%
5,038		



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

## Area 027 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 1.117, resulting in an adjusted value of \$530,000 ( $\$475,000 * 1.117 = \$530,575$ ) – truncated to the nearest \$1000.

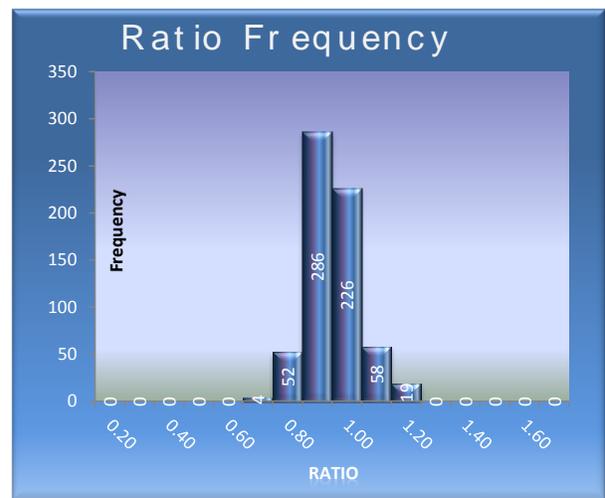
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.281	28.1%
2/1/2012	1.273	27.3%
3/1/2012	1.265	26.5%
4/1/2012	1.257	25.7%
5/1/2012	1.250	25.0%
6/1/2012	1.242	24.2%
7/1/2012	1.234	23.4%
8/1/2012	1.226	22.6%
9/1/2012	1.218	21.8%
10/1/2012	1.210	21.0%
11/1/2012	1.203	20.3%
12/1/2012	1.195	19.5%
1/1/2013	1.187	18.7%
2/1/2013	1.179	17.9%
3/1/2013	1.172	17.2%
4/1/2013	1.164	16.4%
5/1/2013	1.156	15.6%
6/1/2013	1.148	14.8%
7/1/2013	1.141	14.1%
8/1/2013	1.133	13.3%
9/1/2013	1.125	12.5%
10/1/2013	1.117	11.7%
11/1/2013	1.109	10.9%
12/1/2013	1.101	10.1%
1/1/2014	1.093	9.3%
2/1/2014	1.086	8.6%
3/1/2014	1.078	7.8%
4/1/2014	1.070	7.0%
5/1/2014	1.063	6.3%
6/1/2014	1.055	5.5%
7/1/2014	1.047	4.7%
8/1/2014	1.039	3.9%
9/1/2014	1.031	3.1%
10/1/2014	1.024	2.4%
11/1/2014	1.016	1.6%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 027 is:  $(.90542441521884 - 0.00023129616511029 * \text{SaleDay} - 0.0584006916734069 * 0.03565891) / (.90542441521884 - 0.0584006916734069 * 0.03565891)$   
SaleDay = SaleDate - 42005  
SaleDaySq = (SaleDate - 42005)^2

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

<b>District: SW / Team: 2</b>	<b>Appr. Date:</b> 1/1/2014	<b>Date of Report:</b> 3/17/2015	<b>Sales Dates:</b> 1/2012 - 12/2014
<b>Area Name: West Hill Auburn</b>	<b>Appr ID:</b> BSIM	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> YES
<b>Area Number: 027</b>			

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	645
<i>Mean Assessed Value</i>	\$259,000
<i>Mean Adj. Sales Price</i>	\$289,100
<i>Standard Deviation AV</i>	\$62,231
<i>Standard Deviation SP</i>	\$73,556
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.903
<i>Median Ratio</i>	0.894
<i>Weighted Mean Ratio</i>	0.896
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.672
<i>Highest ratio:</i>	1.171
<i>Coefficient of Dispersion</i>	7.30%
<i>Standard Deviation</i>	0.085
<i>Coefficient of Variation</i>	9.43%
<i>Price Related Differential (PRD)</i>	1.008
<b>RELIABILITY</b>	
<i>95% Confidence: Median</i>	
<i>Lower limit</i>	0.888
<i>Upper limit</i>	0.902
<i>95% Confidence: Mean</i>	
<i>Lower limit</i>	0.897
<i>Upper limit</i>	0.910
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	5,038
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.085
<i>Recommended minimum:</i>	12
<i>Actual sample size:</i>	645
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<i>Binomial Test</i>	
<i># ratios below mean:</i>	352
<i># ratios above mean:</i>	293
<i>z:</i>	2.323
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

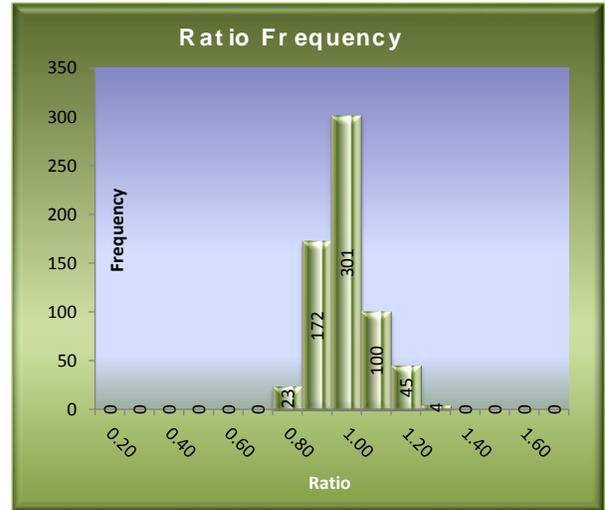
1 to 3 Unit Residences throughout Area 027

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

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

<b>District: SW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: West Hill Auburn</b>	<b>1/1/2015</b>	<b>3/17/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 027</b>	<b>BSIM</b>	<b>1 to 3 Unit</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	645
<b>Mean Assessed Value</b>	\$271,800
<b>Mean Sales Price</b>	\$289,100
<b>Standard Deviation AV</b>	\$65,223
<b>Standard Deviation SP</b>	\$73,556
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.948
<b>Median Ratio</b>	0.939
<b>Weighted Mean Ratio</b>	0.940
UNIFORMITY	
<b>Lowest ratio</b>	0.703
<b>Highest ratio:</b>	1.226
<b>Coefficient of Dispersion</b>	7.25%
<b>Standard Deviation</b>	0.089
<b>Coefficient of Variation</b>	9.37%
<b>Price Related Differential (PRD)</b>	1.009
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.931
Upper limit	0.946
<b>95% Confidence: Mean</b>	
Lower limit	0.941
Upper limit	0.955
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	5,038
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.089
<b>Recommended minimum:</b>	13
<b>Actual sample size:</b>	645
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	349
<b># ratios above mean:</b>	296
<b>z:</b>	2.087
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

1 to 3 Unit Residences throughout Area 027 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: March 23, 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 8 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 +4.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.042, 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 one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Very Good condition, was generally at a lower assessment level than the rest of the population and required a greater upward adjustment. 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 645 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.90542441521884 - 0.0584006916734069 * V_{\text{Good}})$$

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

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

## Mobile Home Update

There were 5 sales of mobile homes within Area 027. There was a sufficient number of mobile home sales to establish that the overall values of mobile homes should not be adjusted at this time. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is .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 +4.9%. 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) \* 1.049.
- 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) \* 1.049.
- 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 027 -- 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
9	0	753120	0080	04/13/12	\$146,250	\$183,000	770	7	1968	Avg	7,500	N	N	3501 S 295TH ST
9	0	789550	0450	01/27/14	\$140,000	\$152,000	860	7	1971	Avg	7,420	N	N	4337 S 299TH ST
9	0	131100	0180	04/25/12	\$189,500	\$237,000	860	7	1962	Good	7,700	N	N	3719 S 291ST ST
9	0	789550	0210	06/05/14	\$157,500	\$166,000	880	7	1969	Avg	7,500	N	N	29810 42ND AVE S
9	0	293500	0260	09/25/12	\$183,000	\$222,000	900	7	1970	Good	6,300	N	N	4303 S 296TH PL
9	0	555690	0080	09/26/14	\$169,000	\$173,000	910	7	1969	Avg	7,686	N	N	29109 35TH PL S
9	0	769650	0280	10/27/14	\$182,500	\$186,000	910	7	1971	Good	7,194	N	N	29806 47TH PL S
9	0	131291	0150	09/16/13	\$239,000	\$268,000	950	7	1983	Good	12,000	N	N	4042 S 302ND PL
9	0	131120	0570	12/19/13	\$200,000	\$219,000	950	7	1963	Good	7,350	N	N	29223 45TH AVE S
9	0	131030	0120	02/12/14	\$143,000	\$155,000	960	7	1977	Avg	8,080	N	N	3351 S 290TH ST
9	0	131030	0070	03/10/14	\$170,000	\$183,000	1,010	7	1978	Avg	7,100	N	N	3352 S 290TH ST
9	0	261670	0560	12/04/14	\$250,000	\$252,000	1,010	7	1985	Avg	13,085	N	N	30112 46TH AVE S
9	0	555690	0220	11/12/12	\$150,000	\$180,000	1,010	7	1968	Avg	6,500	N	N	3515 S 292ND ST
9	0	387650	0230	07/15/13	\$170,000	\$193,000	1,020	7	1967	Good	7,920	N	N	29329 32ND PL S
9	0	387670	0080	10/23/13	\$167,000	\$186,000	1,020	7	1967	Avg	9,021	N	N	29601 32ND PL S
9	0	387650	0180	06/20/13	\$165,000	\$189,000	1,030	7	1967	Good	8,030	N	N	29304 32ND PL S
9	0	769661	0020	06/19/12	\$180,000	\$223,000	1,030	7	1975	Good	8,686	N	N	5014 S 300TH PL
9	0	131220	0080	05/28/14	\$224,000	\$237,000	1,040	7	1964	Good	7,300	N	N	4205 S 288TH PL
9	0	131100	0130	05/13/13	\$138,000	\$159,000	1,040	7	1962	Good	7,560	N	N	29027 38TH AVE S
9	0	131110	0680	08/07/13	\$213,659	\$242,000	1,050	7	1963	Avg	9,204	N	N	29330 36TH AVE S
9	0	131120	0460	06/18/14	\$265,000	\$278,000	1,050	7	1963	Avg	7,100	N	N	29223 44TH PL S
9	0	131160	0030	07/16/14	\$270,000	\$282,000	1,050	7	1965	Avg	7,350	N	N	29005 45TH PL S
9	0	131130	0030	12/18/13	\$249,000	\$273,000	1,050	7	1963	Good	7,210	N	N	28820 37TH AVE S
9	0	769661	0270	12/29/14	\$238,000	\$238,000	1,050	7	1975	Good	7,488	N	N	4703 S 300TH PL
9	0	131100	0240	10/03/12	\$217,000	\$263,000	1,050	7	1962	Avg	9,200	N	N	3656 S 292ND PL
9	0	131220	0020	10/01/12	\$152,500	\$185,000	1,050	7	1965	Avg	8,740	N	N	4212 S 288TH PL
9	0	131140	0350	10/09/14	\$235,000	\$240,000	1,060	7	1964	Avg	7,245	N	N	4218 S 290TH ST
9	0	131100	0270	03/22/13	\$229,000	\$267,000	1,060	7	1962	VGood	9,350	N	N	3637 S 292ND PL
9	0	131200	0280	07/29/13	\$247,500	\$281,000	1,060	7	1964	VGood	7,225	N	N	28839 42ND AVE S
9	0	769662	0090	02/16/12	\$181,000	\$230,000	1,060	7	1976	Avg	9,134	N	N	30030 45TH CT S

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
9	0	131100	0660	06/16/14	\$237,400	\$249,000	1,070	7	1962	Avg	7,210	N	N	29008 38TH AVE S
9	0	387650	0290	04/04/12	\$142,000	\$178,000	1,070	7	1967	Avg	6,164	N	N	3211 S 295TH ST
9	0	131120	0420	03/11/13	\$239,500	\$280,000	1,080	7	1963	VGood	7,210	N	N	29134 43RD AVE S
9	0	131120	0760	05/08/13	\$195,000	\$225,000	1,080	7	1963	Good	7,245	N	N	4231 S 293RD ST
9	0	815963	0070	01/29/13	\$205,000	\$242,000	1,090	7	1977	Good	9,450	N	N	29120 47TH AVE S
9	0	800110	0030	06/19/12	\$185,000	\$229,000	1,090	7	1996	Avg	5,113	N	N	3354 S 300TH PL
9	0	800123	0010	07/30/13	\$242,500	\$275,000	1,100	7	1978	Avg	9,126	N	N	28803 46TH PL S
9	0	769662	0110	08/01/13	\$225,000	\$255,000	1,100	7	1976	Good	7,200	N	N	30033 45TH CT S
9	0	032104	9193	10/17/14	\$215,000	\$219,000	1,100	7	1947	Avg	9,282	N	N	29005 34TH AVE S
9	0	769663	0330	03/13/12	\$155,500	\$196,000	1,100	7	1976	Avg	7,200	N	N	4236 S 303RD ST
9	0	131181	0070	06/25/13	\$218,000	\$249,000	1,110	7	1968	Avg	10,205	N	N	29655 36TH PL S
9	0	815962	0160	10/06/14	\$215,000	\$220,000	1,110	7	1977	Avg	9,292	N	N	4903 S 294TH ST
9	0	131181	0060	05/07/14	\$184,950	\$196,000	1,120	7	1968	Avg	10,990	N	N	29651 36TH PL S
9	0	131181	0020	10/29/13	\$149,950	\$166,000	1,120	7	1968	Avg	8,820	N	N	29625 36TH PL S
9	0	131180	0040	12/20/14	\$260,000	\$261,000	1,140	7	1967	Avg	7,200	N	N	29624 47TH AVE S
9	0	815962	0200	03/27/14	\$247,000	\$265,000	1,150	7	1977	Avg	8,505	N	N	4908 S 294TH ST
9	0	131190	0010	09/19/12	\$234,000	\$284,000	1,160	7	1968	Good	8,050	N	N	29830 138TH AVE SE
9	0	131180	0160	10/14/13	\$230,000	\$256,000	1,160	7	1967	Good	7,354	N	N	4736 S 295TH PL
9	0	387650	0260	10/02/13	\$257,500	\$288,000	1,160	7	1967	Good	7,920	N	N	29501 32ND PL S
9	0	131180	0520	06/20/13	\$229,950	\$263,000	1,160	7	1967	Good	7,225	N	N	4513 S 295TH PL
9	0	387660	0010	10/30/13	\$240,000	\$266,000	1,170	7	1967	VGood	9,020	N	N	29515 32ND PL S
9	0	387650	0030	06/19/12	\$140,000	\$173,000	1,170	7	1966	Good	9,509	N	N	29306 33RD AVE S
9	0	131280	0060	06/21/12	\$204,000	\$252,000	1,180	7	1966	Good	7,200	N	N	3214 S 291ST ST
9	0	555680	0250	11/06/12	\$140,000	\$168,000	1,190	7	1967	Avg	8,075	N	N	29002 40TH AVE S
9	0	293500	0440	10/31/12	\$193,000	\$232,000	1,190	7	1970	VGood	7,200	N	N	29703 42ND PL S
9	0	555680	0050	08/04/14	\$174,000	\$181,000	1,190	7	1967	Avg	8,625	N	N	28827 40TH AVE S
9	0	261670	0490	04/23/14	\$245,000	\$261,000	1,200	7	1989	Avg	7,410	N	N	30125 46TH AVE S
9	0	789550	0580	05/01/12	\$148,000	\$185,000	1,200	7	1971	Avg	7,900	N	N	29809 43RD PL S
9	0	800121	0170	08/22/14	\$275,000	\$284,000	1,210	7	1978	Avg	7,350	N	N	4614 S 289TH PL
9	0	131100	0200	03/28/13	\$155,000	\$181,000	1,210	7	1962	Avg	9,025	N	N	29111 38TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
9	0	800121	0120	09/16/14	\$234,500	\$241,000	1,220	7	1978	Avg	7,875	N	N	4639 S 288TH PL
9	0	246060	0040	06/16/14	\$175,000	\$184,000	1,220	7	1973	Avg	7,300	N	N	29825 45TH AVE S
9	0	769660	0350	07/29/13	\$187,000	\$212,000	1,238	7	1971	Avg	8,428	N	N	30036 47TH PL S
9	0	815963	0380	08/20/12	\$209,000	\$255,000	1,240	7	1977	Good	11,000	N	N	4607 S 292ND ST
9	0	800121	0280	06/20/12	\$177,000	\$219,000	1,240	7	1978	Good	8,025	N	N	4637 S 289TH PL
9	0	815962	0250	09/25/12	\$225,000	\$273,000	1,240	7	1976	Good	8,640	N	N	4925 S 293RD ST
9	0	131160	0280	11/19/12	\$190,000	\$228,000	1,250	7	1966	Good	10,500	N	N	4200 S 294TH ST
9	0	131120	0600	08/12/13	\$190,850	\$216,000	1,250	7	1963	Avg	7,245	N	N	29030 45TH AVE S
9	0	131150	0410	09/26/13	\$211,000	\$236,000	1,250	7	1966	Avg	7,350	N	N	4111 S 294TH ST
9	0	131200	0330	01/22/14	\$200,150	\$218,000	1,250	7	1964	Avg	7,225	N	N	29015 42ND AVE S
9	0	131200	0200	04/22/14	\$205,000	\$218,000	1,250	7	1965	Avg	7,225	N	N	28848 41ST AVE S
9	0	131191	0030	06/24/14	\$212,226	\$223,000	1,250	7	1967	Avg	7,200	N	N	29654 41ST PL S
9	0	131180	0560	11/21/14	\$209,000	\$211,000	1,250	7	1967	Good	8,084	N	N	29527 47TH AVE S
9	0	131290	0070	06/27/13	\$217,300	\$248,000	1,250	7	1967	VGood	7,210	N	N	3210 S 292ND ST
9	0	131180	0400	08/14/13	\$214,000	\$242,000	1,250	7	1967	Good	7,650	N	N	4526 S 297TH PL
9	0	131160	0580	08/24/12	\$175,000	\$214,000	1,250	7	1965	Good	7,220	N	N	29014 45TH PL S
9	0	131180	0080	06/04/12	\$140,000	\$174,000	1,250	7	1967	Avg	10,208	N	N	29526 47TH AVE S
9	0	131160	0070	10/17/13	\$160,000	\$178,000	1,250	7	1965	Good	7,350	N	N	29103 45TH PL S
9	0	131160	0660	06/28/12	\$197,000	\$243,000	1,250	7	1965	VGood	7,245	N	N	3943 S 293RD ST
9	0	131181	0030	07/12/12	\$153,165	\$189,000	1,260	7	1968	Avg	8,820	N	N	29631 36TH PL S
9	0	246050	0180	09/27/12	\$145,500	\$176,000	1,270	7	1968	Avg	7,200	N	N	29711 45TH AVE S
9	0	387660	0120	05/29/12	\$187,000	\$232,000	1,270	7	1967	Good	10,196	N	N	3222 S 295TH PL
9	0	769660	0240	10/23/14	\$165,000	\$168,000	1,280	7	1973	Avg	7,742	N	N	30036 45TH PL S
9	0	131100	0600	09/25/14	\$250,000	\$256,000	1,290	7	1962	Avg	7,700	N	N	28822 38TH AVE S
9	0	800121	0290	07/03/14	\$212,000	\$222,000	1,290	7	1978	Avg	7,420	N	N	4631 S 289TH PL
9	0	769661	0320	08/12/13	\$270,000	\$305,000	1,329	7	1975	VGood	7,488	N	N	4813 S 300TH PL
9	0	789550	0560	01/09/13	\$208,500	\$247,000	1,330	7	1970	VGood	8,000	N	N	29802 43RD AVE S
9	0	261670	0450	11/07/14	\$248,000	\$251,000	1,330	7	1987	Avg	9,831	N	N	4523 S 301ST DR
9	0	261670	0140	11/27/13	\$175,000	\$193,000	1,330	7	1987	Avg	7,497	N	N	4724 S 301ST DR
9	0	565150	0140	06/17/14	\$272,000	\$286,000	1,380	7	1989	Avg	7,476	N	N	5002 S 299TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
9	0	800110	0010	03/08/13	\$195,000	\$228,000	1,380	7	1996	Avg	5,987	N	N	29929 34TH AVE S
9	0	131180	0130	06/13/14	\$160,000	\$168,000	1,390	7	1967	Avg	7,417	N	N	4721 S 295TH PL
9	0	789550	0140	08/05/13	\$180,000	\$204,000	1,390	7	1969	Avg	10,765	N	N	29860 42ND AVE S
9	0	414091	0100	05/05/12	\$199,995	\$250,000	1,391	7	2011	Avg	4,505	N	N	3516 S 297TH PL
9	0	769661	0240	12/10/14	\$257,000	\$258,000	1,400	7	1975	Avg	8,500	N	N	4614 S 300TH PL
9	0	815961	0060	11/19/14	\$233,000	\$236,000	1,400	7	1974	Avg	9,177	N	N	29017 50TH PL S
9	0	661850	0060	11/01/13	\$232,000	\$257,000	1,420	7	1991	Avg	8,391	N	N	29723 48TH AVE S
9	0	414091	0090	08/06/12	\$221,886	\$272,000	1,425	7	2012	Avg	4,274	N	N	3549 S 297TH ST
9	0	414091	0110	05/09/12	\$214,995	\$268,000	1,425	7	2012	Avg	3,981	N	N	3432 S 297TH PL
9	0	414091	0220	07/12/12	\$220,368	\$271,000	1,425	7	2012	Avg	5,017	N	N	3520 S 297TH PL
9	0	873235	0130	04/11/14	\$295,000	\$315,000	1,430	7	1988	Good	10,080	N	N	3608 S 299TH PL
9	0	131120	0380	08/27/14	\$210,000	\$217,000	1,430	7	1963	Avg	7,210	N	N	29102 43RD AVE S
9	0	131100	0360	11/16/12	\$165,500	\$198,000	1,430	7	1962	Good	8,470	N	N	29301 39TH AVE S
9	0	131120	0380	04/25/13	\$190,000	\$220,000	1,430	7	1963	Avg	7,210	N	N	29102 43RD AVE S
9	0	131160	0020	08/21/14	\$285,000	\$295,000	1,440	7	1965	Avg	7,350	N	N	4520 S 290TH ST
9	0	131120	0150	01/29/13	\$210,000	\$248,000	1,450	7	1963	Good	7,242	N	N	29123 43RD AVE S
9	0	131160	0120	03/19/12	\$155,500	\$196,000	1,450	7	1965	Good	7,350	N	N	29219 45TH PL S
9	0	131220	0150	02/23/12	\$184,500	\$234,000	1,460	7	1964	Avg	7,200	N	N	4211 S 289TH PL
9	0	815961	0040	05/20/13	\$230,000	\$265,000	1,490	7	1975	VGood	7,519	N	N	29006 50TH PL S
9	0	815961	0150	11/17/14	\$234,950	\$238,000	1,510	7	1974	Good	9,153	N	N	4926 S 290TH PL
9	0	204800	0440	06/26/13	\$185,000	\$211,000	1,520	7	2003	Avg	2,984	N	N	30030 34TH AVE S
9	0	815961	0170	05/09/13	\$171,000	\$197,000	1,520	7	1975	Avg	10,311	N	N	4910 S 290TH PL
9	0	541320	0100	07/25/13	\$259,950	\$295,000	1,530	7	1990	Avg	7,311	N	N	3410 S 299TH ST
9	0	274400	0060	03/22/13	\$220,000	\$257,000	1,540	7	1985	Good	9,054	N	N	28841 43RD PL S
9	0	769660	0160	07/03/13	\$226,500	\$258,000	1,540	7	1974	VGood	7,420	N	N	4509 S 300TH ST
9	0	414091	0120	07/10/12	\$222,995	\$275,000	1,541	7	2012	Avg	4,175	N	N	3428 S 297TH ST
9	0	414091	0170	02/02/12	\$229,995	\$293,000	1,541	7	2011	Avg	4,347	N	N	3407 S 296TH PL
9	0	414091	0200	06/22/12	\$219,995	\$272,000	1,541	7	2012	Avg	4,368	N	N	3429 S 296TH PL
9	0	414091	0010	06/11/12	\$219,995	\$273,000	1,541	7	2011	Avg	5,040	N	N	3508 S 296TH PL
9	0	414091	0080	08/06/12	\$235,266	\$288,000	1,541	7	2012	Avg	4,274	N	N	3557 S 297TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
9	0	769650	0350	05/29/12	\$188,000	\$234,000	1,550	7	1968	Good	9,394	N	N	4534 S 298TH PL
9	0	131190	0240	12/30/14	\$226,500	\$227,000	1,560	7	1968	Good	7,000	N	N	29637 40TH PL S
9	0	131191	0220	10/02/13	\$275,000	\$307,000	1,560	7	1967	VGood	7,650	N	N	4050 S 296TH PL
9	0	246060	0150	06/21/13	\$170,000	\$194,000	1,560	7	1975	Avg	8,100	N	N	29824 45TH AVE S
9	0	032104	9212	02/02/12	\$180,000	\$229,000	1,570	7	1993	Avg	8,773	N	N	30027 38TH AVE S
9	0	789550	0590	10/23/13	\$234,000	\$260,000	1,580	7	1971	VGood	8,550	N	N	29813 43RD PL S
9	0	769661	0290	08/10/12	\$209,900	\$257,000	1,580	7	1975	VGood	7,488	N	N	4719 S 300TH PL
9	0	541320	0140	10/21/14	\$213,550	\$217,000	1,580	7	1990	Avg	8,541	N	N	3415 S 299TH ST
9	0	565150	0050	03/20/13	\$239,950	\$280,000	1,600	7	1989	Good	7,235	N	N	29932 50TH CT S
9	0	204800	0330	09/26/14	\$214,000	\$219,000	1,600	7	2003	Avg	2,231	N	N	3323 S 301ST PL
9	0	565150	0020	04/25/14	\$255,000	\$271,000	1,600	7	1989	Avg	7,222	N	N	5013 S 299TH PL
9	0	274400	0110	04/12/13	\$300,000	\$348,000	1,600	7	1985	Avg	9,132	N	N	4314 S 289TH PL
9	0	204800	0290	10/16/12	\$160,000	\$193,000	1,600	7	2003	Avg	2,540	N	N	3316 S 301ST PL
9	0	204800	0140	11/01/13	\$183,600	\$204,000	1,610	7	2001	Avg	3,037	N	N	30143 36TH PL S
9	0	131190	0020	08/01/12	\$210,000	\$257,000	1,610	7	1968	Avg	7,735	N	N	4009 S 297TH PL
9	0	769662	0060	07/11/14	\$235,000	\$245,000	1,620	7	1976	Avg	7,920	N	N	30041 46TH AVE S
9	0	131292	0060	12/12/14	\$265,000	\$266,000	1,630	7	1991	Avg	10,969	N	N	30236 38TH PL S
9	0	131291	0100	12/18/13	\$189,000	\$207,000	1,630	7	1985	Avg	7,200	N	N	3917 S 302ND ST
9	0	261670	0250	11/19/12	\$207,500	\$249,000	1,640	7	1987	Good	7,500	N	N	4502 S 301ST DR
9	0	131110	0180	10/10/14	\$255,000	\$260,000	1,640	7	1963	Good	10,400	N	N	3624 S 293RD PL
9	0	789550	0540	10/24/12	\$170,000	\$205,000	1,670	7	1970	Avg	8,640	N	N	29816 43RD AVE S
9	0	555680	0150	05/15/14	\$204,700	\$217,000	1,670	7	1967	Avg	9,987	N	N	29031 40TH AVE S
9	0	131120	0660	01/26/12	\$134,000	\$171,000	1,690	7	1963	Avg	6,825	N	N	29200 45TH AVE S
9	0	414091	0150	05/12/12	\$230,995	\$288,000	1,697	7	2012	Avg	5,146	N	N	3404 S 297TH ST
9	0	414091	0030	04/04/12	\$229,995	\$289,000	1,697	7	2011	Avg	5,974	N	N	29511 36TH AVE S
9	0	414091	0020	08/06/12	\$237,460	\$291,000	1,697	7	2012	Avg	5,049	N	N	3518 S 296TH PL
9	0	414091	0180	04/12/12	\$229,995	\$289,000	1,697	7	2011	Avg	4,354	N	N	3419 S 296TH PL
9	0	789550	0390	03/21/14	\$185,000	\$199,000	1,720	7	1970	Good	7,700	N	N	29920 43RD AVE S
9	0	025558	0190	09/15/14	\$302,000	\$310,000	1,740	7	1999	Avg	7,895	N	N	29124 41ST CT S
9	0	032104	9090	06/26/14	\$254,000	\$266,000	1,740	7	1959	Avg	16,117	N	N	28830 34TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
9	0	661850	0170	10/29/13	\$241,500	\$268,000	1,790	7	1991	Avg	8,418	N	N	29734 48TH AVE S
9	0	815962	0260	07/11/14	\$303,000	\$316,000	1,790	7	1976	Avg	8,927	N	N	4931 S 293RD ST
9	0	032104	9127	10/28/14	\$277,500	\$282,000	1,820	7	1964	Good	19,602	N	N	30210 37TH AVE S
9	0	414091	0160	03/13/12	\$239,995	\$303,000	1,834	7	2011	Avg	4,179	N	N	3401 S 296TH PL
9	0	414091	0140	03/19/12	\$237,000	\$299,000	1,834	7	2012	Avg	4,400	N	N	3410 S 297TH PL
9	0	414091	0040	01/17/12	\$249,995	\$319,000	1,834	7	2011	Avg	7,105	N	N	3524 S 296TH PL
9	0	274400	0100	06/25/14	\$299,950	\$315,000	1,870	7	1990	Avg	7,942	N	N	4319 S 289TH PL
9	0	800122	0120	06/27/13	\$245,000	\$280,000	1,890	7	1978	Good	7,254	N	N	5034 S 289TH PL
9	0	565150	0040	12/19/13	\$206,215	\$226,000	1,900	7	1989	Avg	8,616	N	N	5021 S 299TH PL
9	0	274400	0010	05/13/14	\$287,600	\$305,000	1,950	7	1990	Avg	8,251	N	N	28813 43RD PL S
9	0	769650	0190	04/15/13	\$249,500	\$289,000	1,980	7	1970	Good	7,210	N	N	4541 S 298TH PL
9	0	815961	0100	08/11/13	\$240,000	\$271,000	2,020	7	1974	Avg	10,924	N	N	29014 50TH AVE S
9	0	949180	0120	08/30/13	\$269,950	\$304,000	2,050	7	1990	Avg	9,942	N	N	29819 34TH AVE S
9	0	769663	0170	06/05/14	\$276,000	\$291,000	2,068	7	1976	Good	7,242	N	N	30035 42ND PL S
9	0	414091	0050	04/12/12	\$249,995	\$314,000	2,236	7	2011	Avg	4,825	N	N	29512 36TH AVE S
9	0	414091	0130	05/07/12	\$254,995	\$318,000	2,236	7	2012	Avg	4,398	N	N	3422 S 297TH ST
9	0	414091	0070	09/10/12	\$249,995	\$304,000	2,236	7	2012	Avg	4,749	N	N	3565 S 297TH PL
9	0	414091	0190	04/24/14	\$283,100	\$301,000	2,236	7	2011	Avg	4,361	N	N	3425 S 296TH PL
9	0	368200	0010	06/04/14	\$329,950	\$348,000	2,040	8	2013	Avg	3,840	N	N	28805 44TH AVE S
9	0	368200	0020	08/01/14	\$324,950	\$338,000	2,239	8	2013	Avg	3,912	N	N	28806 44TH AVE S
9	0	368200	0080	10/10/13	\$349,950	\$390,000	2,586	8	2013	Avg	3,961	N	N	28906 44TH AVE S
9	0	368200	0030	07/11/14	\$345,000	\$360,000	2,632	8	2013	Avg	5,195	N	N	28810 44TH AVE S
9	0	368200	0050	10/13/14	\$349,950	\$357,000	2,632	8	2013	Avg	4,117	N	N	28818 44TH AVE S
9	0	368200	0070	11/15/13	\$369,950	\$409,000	2,980	8	2013	Avg	4,400	N	N	28900 44TH AVE S
10	0	936000	0175	11/18/13	\$150,000	\$166,000	620	6	2013	Avg	3,750	N	N	37 49TH ST NW
10	0	242204	9117	06/27/12	\$160,000	\$198,000	1,100	6	1946	Avg	49,740	N	N	25331 68TH AVE S
10	0	936060	0310	03/11/14	\$203,750	\$219,000	1,250	6	1923	Good	11,157	N	N	4855 D ST NE
10	0	272204	9065	10/07/13	\$163,500	\$182,000	990	7	1954	Avg	14,500	N	N	25642 LAKE FENWICK RD S
10	0	030140	2300	01/18/13	\$184,900	\$219,000	1,061	7	2012	Avg	2,885	N	N	1017 43RD CT NE
10	0	030140	2260	07/31/13	\$192,900	\$219,000	1,061	7	2013	Avg	2,882	N	N	985 43RD CT NE

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
10	0	030140	2280	08/16/13	\$194,950	\$220,000	1,061	7	2013	Avg	2,884	N	N	997 43RD CT NE
10	0	030140	2320	04/19/12	\$174,900	\$219,000	1,061	7	2012	Avg	2,887	N	N	1031 43RD CT NE
10	0	030140	2040	10/30/13	\$206,900	\$230,000	1,061	7	2013	Avg	3,060	N	N	1088 43RD CT S
10	0	030140	2240	02/19/14	\$204,900	\$221,000	1,061	7	2013	Avg	2,792	N	N	973 43RD CT NE
10	0	030140	2050	07/03/12	\$167,000	\$206,000	1,085	7	2011	Avg	3,453	N	N	1082 43RD CT NE
10	0	030140	2210	12/16/13	\$192,900	\$212,000	1,087	7	2013	Avg	2,820	N	N	972 43RD CT NE
10	0	030140	2090	01/03/12	\$169,000	\$216,000	1,087	7	2011	Avg	3,028	N	N	1058 43RD CT NE
10	0	030140	2150	05/29/13	\$180,900	\$208,000	1,087	7	2013	Avg	2,820	N	N	1024 43RD CT NE
10	0	030140	2190	09/24/13	\$188,435	\$211,000	1,087	7	2013	Avg	2,820	N	N	984 43RD CT NE
10	0	030140	2110	05/18/12	\$165,000	\$205,000	1,087	7	2012	Avg	2,820	N	N	1048 43RD CT NE
10	0	030140	2130	11/30/12	\$179,900	\$215,000	1,087	7	2012	Avg	2,820	N	N	1036 43RD CT NE
10	0	030140	2220	12/30/13	\$206,900	\$226,000	1,087	7	2013	Avg	2,824	N	N	966 43RD CT NE
10	0	889290	0180	06/17/14	\$250,000	\$263,000	1,160	7	1998	Avg	6,134	N	N	3810 I PL NE
10	0	889290	0050	05/14/12	\$162,000	\$202,000	1,160	7	1998	Avg	6,003	N	N	3836 I PL NE
10	0	352204	9100	04/04/13	\$200,100	\$233,000	1,300	7	1997	Avg	26,000	N	N	27243 51ST PL S
10	0	889290	0210	06/09/14	\$236,000	\$248,000	1,330	7	1998	Avg	6,301	N	N	3804 I PL NE
10	0	889290	0040	09/06/12	\$191,000	\$232,000	1,330	7	1998	Avg	6,004	N	N	3838 I PL NE
10	0	889290	0110	04/01/13	\$198,000	\$230,000	1,410	7	1998	Avg	8,188	N	N	3822 I PL NE
10	0	030140	2120	06/25/14	\$240,000	\$252,000	1,481	7	2012	Avg	2,820	N	N	1042 43RD CT NE
10	0	030140	2230	01/02/14	\$242,900	\$266,000	1,481	7	2013	Avg	2,820	N	N	960 43RD CT NE
10	0	030140	2140	02/11/13	\$209,900	\$247,000	1,481	7	2012	Avg	2,820	N	N	1030 43RD CT NE
10	0	030140	2160	06/04/13	\$213,900	\$245,000	1,481	7	2013	Avg	3,492	N	N	1018 43RD CT NE
10	0	030140	2120	04/11/12	\$192,900	\$242,000	1,481	7	2012	Avg	2,820	N	N	1042 43RD CT NE
10	0	030140	2180	09/24/13	\$225,900	\$253,000	1,481	7	2013	Avg	2,820	N	N	990 43RD CT NE
10	0	030140	2200	12/12/13	\$230,900	\$254,000	1,481	7	2013	Avg	2,820	N	N	978 43RD CT NE
10	0	030140	2350	03/24/14	\$228,000	\$245,000	1,483	7	2011	Avg	3,371	N	N	1049 43RD CT NE
10	0	030140	1010	06/16/13	\$254,400	\$291,000	1,489	7	2013	Avg	2,800	N	N	1452 43RD ST NE
10	0	030140	0320	07/25/14	\$255,900	\$266,000	1,489	7	2014	Avg	3,266	N	N	1061 42ND CT NE
10	0	030140	1520	05/07/14	\$251,000	\$266,000	1,489	7	2014	Avg	2,800	N	N	4228 PIKE ST NE
10	0	030140	1550	01/31/14	\$247,900	\$269,000	1,489	7	2013	Avg	2,800	N	N	4264 PIKE ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
10	0	030140	1490	04/24/14	\$252,900	\$269,000	1,489	7	2014	Avg	2,800	N	N	4227 Q ST NE
10	0	030140	1070	09/23/13	\$249,900	\$280,000	1,489	7	2013	Avg	2,800	N	N	1526 43RD ST NE
10	0	030140	0670	08/28/13	\$248,900	\$280,000	1,489	7	2013	Avg	2,800	N	N	1513 42ND ST NE
10	0	030140	1450	03/06/14	\$249,900	\$269,000	1,489	7	2014	Avg	2,800	N	N	4273 Q ST NE
10	0	030140	1470	03/18/14	\$249,900	\$268,000	1,489	7	2014	Avg	2,800	N	N	4253 Q ST NE
10	0	030140	0950	09/10/12	\$219,000	\$266,000	1,489	7	2012	Avg	2,800	N	N	1352 43RD ST NE
10	0	030140	0770	10/23/12	\$222,000	\$267,000	1,489	7	2012	Avg	2,800	N	N	1363 42ND AVE NE
10	0	030140	0920	02/14/12	\$216,490	\$275,000	1,489	7	2011	Avg	2,800	N	N	1316 43RD ST NE
10	0	030140	1480	03/31/14	\$243,831	\$261,000	1,489	7	2014	Avg	2,800	N	N	4241 Q ST NE
10	0	030140	1040	07/31/13	\$239,900	\$272,000	1,489	7	2013	Avg	2,800	N	N	1488 43RD ST NE
10	0	030140	0700	07/02/13	\$228,790	\$261,000	1,489	7	2013	Avg	2,800	N	N	1475 42ND ST NE
10	0	030140	0730	03/29/13	\$225,900	\$263,000	1,489	7	2012	Avg	2,800	N	N	1439 42ND ST NE
10	0	030140	0980	02/19/13	\$224,900	\$264,000	1,489	7	2012	Avg	2,800	N	N	1412 43RD ST NE
10	0	030140	0790	04/30/12	\$220,000	\$275,000	1,489	7	2012	Avg	2,800	N	N	1339 42ND ST NE
10	0	030140	2170	06/04/13	\$231,900	\$266,000	1,489	7	2013	Avg	3,492	N	N	996 43RD CT NE
10	0	030140	0940	07/03/12	\$222,900	\$275,000	1,489	7	2012	Avg	2,800	N	N	1340 43RD ST NE
10	0	030140	0740	03/05/13	\$223,900	\$262,000	1,489	7	2012	Avg	2,800	N	N	1427 42ND ST NE
10	0	030140	0970	12/12/12	\$225,900	\$269,000	1,489	7	2012	Avg	2,800	N	N	1376 43RD ST NE
10	0	030140	2270	08/15/13	\$227,900	\$257,000	1,537	7	2013	Avg	3,363	N	N	991 43RD CT NE
10	0	030140	2310	01/11/13	\$212,900	\$252,000	1,537	7	2012	Avg	3,367	N	N	1023 43RD CT NE
10	0	030140	2290	07/02/13	\$215,400	\$246,000	1,537	7	2013	Avg	3,365	N	N	1005 43RD CT NE
10	0	030140	2330	02/24/12	\$201,500	\$255,000	1,537	7	2012	Avg	3,369	N	N	1037 43RD CT NE
10	0	030140	2030	10/31/13	\$237,900	\$264,000	1,537	7	2013	Avg	3,995	N	N	1094 43RD CT NE
10	0	030140	2250	02/24/14	\$237,900	\$257,000	1,537	7	2013	Avg	3,361	N	N	979 43RD CT NE
10	0	866916	0170	05/22/14	\$259,000	\$274,000	1,550	7	2011	Avg	3,569	N	N	1514 51ST ST NE
10	0	866916	0270	07/10/14	\$273,500	\$286,000	1,550	7	2009	Avg	3,402	N	N	1431 50TH ST NE
10	0	866915	0250	08/05/13	\$205,000	\$232,000	1,550	7	2008	Avg	3,815	N	N	1237 50TH ST NE
10	0	030140	1560	03/06/14	\$267,000	\$288,000	1,584	7	2014	Avg	2,800	N	N	4272 PIKE ST NE
10	0	030140	1060	09/03/13	\$263,412	\$296,000	1,584	7	2013	Avg	2,800	N	N	1514 43RD ST NE
10	0	030140	0690	07/23/13	\$264,400	\$300,000	1,584	7	2013	Avg	2,800	N	N	1487 42ND ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
10	0	030140	1540	01/27/14	\$264,900	\$288,000	1,584	7	2013	Avg	2,800	N	N	4252 PIKE ST NE
10	0	030140	1030	07/05/13	\$249,900	\$285,000	1,584	7	2013	Avg	2,800	N	N	1476 43RD ST NE
10	0	030140	0310	07/02/14	\$282,900	\$296,000	1,584	7	2014	Avg	3,608	N	N	1073 42ND CT NE
10	0	030140	0300	08/01/14	\$287,900	\$299,000	1,584	7	2014	Avg	3,594	N	N	1083 42ND CT NE
10	0	030140	1500	07/10/14	\$286,900	\$300,000	1,584	7	2014	Avg	3,386	N	N	4213 Q ST NE
10	0	030140	1570	11/08/13	\$272,900	\$302,000	1,584	7	2013	Avg	3,246	N	N	4288 PIKE ST NE
10	0	030140	0800	10/16/14	\$261,000	\$266,000	1,584	7	2012	Avg	2,800	N	N	1327 42ND ST NE
10	0	030140	0660	10/10/13	\$267,900	\$299,000	1,584	7	2013	Avg	2,800	N	N	1525 42ND ST NE
10	0	030140	0830	12/23/14	\$263,000	\$264,000	1,584	7	2011	Avg	3,200	N	N	1297 42ND ST NE
10	0	030140	1080	10/16/13	\$272,500	\$303,000	1,584	7	2013	Avg	3,359	N	N	1538 43RD ST NE
10	0	030140	1440	11/13/13	\$268,900	\$297,000	1,584	7	2013	Avg	3,245	N	N	4287 Q ST NE
10	0	030140	1460	03/18/14	\$273,900	\$294,000	1,584	7	2014	Avg	2,800	N	N	4263 Q ST NE
10	0	030140	1510	05/07/14	\$280,900	\$298,000	1,584	7	2014	Avg	3,386	N	N	4214 PIKE ST NE
10	0	030140	1050	08/15/13	\$271,900	\$307,000	1,584	7	2013	Avg	2,800	N	N	1502 43RD ST NE
10	0	030140	1530	04/18/14	\$277,000	\$295,000	1,584	7	2014	Avg	2,800	N	N	4240 PIKE ST NE
10	0	030140	0930	06/18/14	\$267,000	\$280,000	1,584	7	2012	Avg	2,800	N	N	1328 43RD ST NE
10	0	030140	0650	10/09/13	\$276,900	\$309,000	1,584	7	2013	Avg	3,226	N	N	1537 42ND ST NE
10	0	030140	0900	05/11/12	\$235,900	\$294,000	1,584	7	2011	Avg	3,200	N	N	1292 43RD ST NE
10	0	030140	1000	04/05/13	\$241,900	\$281,000	1,584	7	2013	Avg	2,800	N	N	1440 43RD ST NE
10	0	030140	2380	01/07/13	\$244,900	\$290,000	1,584	7	2012	Avg	3,200	N	N	1388 43RD ST NE
10	0	030140	0750	01/23/13	\$243,900	\$288,000	1,584	7	2012	Avg	2,800	N	N	1411 42ND ST NE
10	0	030140	2370	02/05/13	\$243,900	\$287,000	1,584	7	2012	Avg	3,200	N	N	1387 42ND ST NE
10	0	030140	0780	08/10/12	\$237,900	\$291,000	1,584	7	2012	Avg	2,800	N	N	1351 42ND ST NE
10	0	030140	1020	06/28/13	\$249,900	\$285,000	1,584	7	2013	Avg	2,800	N	N	1464 43RD ST NE
10	0	030140	0800	08/14/12	\$239,900	\$293,000	1,584	7	2012	Avg	2,800	N	N	1327 42ND ST NE
10	0	030140	0720	04/05/13	\$245,900	\$286,000	1,584	7	2013	Avg	2,800	N	N	1451 42ND ST NE
10	0	030140	0710	05/03/13	\$249,900	\$289,000	1,584	7	2013	Avg	2,800	N	N	1463 42ND ST NE
10	0	030140	0990	03/12/13	\$239,900	\$280,000	1,584	7	2013	Avg	2,800	N	N	1428 43RD ST NE
10	0	030140	0810	06/24/12	\$227,900	\$282,000	1,584	7	2011	Avg	2,800	N	N	1315 42ND ST NE
10	0	030140	0960	09/17/12	\$235,000	\$285,000	1,584	7	2012	Avg	2,800	N	N	1364 43RD ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
10	0	030140	0760	09/28/12	\$235,000	\$285,000	1,584	7	2012	Avg	2,800	N	N	1375 42ND ST NE
10	0	030140	0930	06/16/12	\$229,900	\$285,000	1,584	7	2012	Avg	2,800	N	N	1328 43RD ST NE
10	0	030140	1890	09/23/13	\$272,900	\$305,000	1,710	7	2013	Avg	4,000	N	N	1413 43RD ST NE
10	0	030140	1900	09/23/13	\$265,900	\$298,000	1,710	7	2013	Avg	4,000	N	N	1399 43RD ST NE
10	0	030140	0550	06/05/13	\$264,900	\$304,000	1,710	7	2013	Avg	4,000	N	N	1386 42ND ST NE
10	0	030140	0560	02/11/13	\$251,900	\$296,000	1,710	7	2013	Avg	4,000	N	N	1410 42ND ST NE
10	0	866915	0160	02/24/12	\$195,000	\$247,000	1,800	7	2008	Avg	3,379	N	N	1316 51ST ST NE
10	0	866916	0310	12/09/14	\$266,000	\$268,000	1,805	7	2009	Avg	3,402	N	N	1415 50TH ST NE
10	0	866916	0160	04/15/14	\$258,000	\$275,000	1,805	7	2010	Avg	3,230	N	N	1510 51ST ST NE
10	0	866916	0120	08/29/13	\$259,950	\$293,000	1,805	7	2010	Avg	3,230	N	N	1446 51ST ST NE
10	0	030140	1960	07/05/13	\$278,900	\$318,000	1,852	7	2013	Avg	4,114	N	N	1315 43RD ST NE
10	0	030140	2010	06/06/13	\$275,900	\$316,000	1,852	7	2013	Avg	4,111	N	N	1243 43RD ST NE
10	0	030140	0570	03/23/13	\$260,900	\$304,000	1,852	7	2013	Avg	4,000	N	N	1426 42ND ST NE
10	0	030140	0640	05/23/13	\$265,000	\$305,000	1,852	7	2013	Avg	4,000	N	N	1526 42ND ST NE
10	0	030140	0540	02/20/13	\$260,900	\$306,000	1,852	7	2012	Avg	4,000	N	N	1374 42ND ST NE
10	0	030140	1360	04/18/14	\$289,900	\$309,000	1,852	7	2014	Avg	4,000	N	N	1752 42ND ST NE
10	0	030140	1410	07/22/14	\$298,000	\$310,000	1,852	7	2014	Avg	4,000	N	N	4256 Q ST NE
10	0	030140	1880	10/10/13	\$285,900	\$319,000	1,852	7	2013	Avg	4,000	N	N	1427 43RD ST NE
10	0	030140	1250	02/11/14	\$288,900	\$313,000	1,852	7	2013	Avg	4,000	N	N	1604 42ND ST NE
10	0	030140	1290	03/18/14	\$292,900	\$315,000	1,852	7	2013	Avg	4,004	N	N	1644 42ND ST NE
10	0	030140	1220	11/27/13	\$287,900	\$317,000	1,852	7	2013	Avg	4,000	N	N	4227 PIKE ST NE
10	0	030140	1150	12/19/12	\$245,000	\$292,000	1,852	7	2012	Avg	4,000	N	N	4242 O PL NE
10	0	030140	0490	03/01/12	\$257,877	\$326,000	1,879	7	2011	Avg	4,000	N	N	1314 42ND ST NE
10	0	030140	1100	10/14/12	\$250,900	\$303,000	1,879	7	2012	Avg	4,000	N	N	4174 O PL NE
10	0	030140	0420	05/30/12	\$240,000	\$298,000	1,879	7	2011	Avg	3,645	N	N	1222 42ND ST NE
10	0	030140	0910	06/13/12	\$229,900	\$285,000	1,884	7	2011	Avg	2,800	N	N	1304 43RD ST NE
10	0	866915	0700	12/08/14	\$292,000	\$294,000	1,984	7	2012	Avg	4,460	N	N	1513 51ST ST NE
10	0	866915	0700	03/14/12	\$246,990	\$312,000	1,984	7	2012	Avg	4,460	N	N	1513 51ST ST NE
10	0	866918	0460	02/27/12	\$244,990	\$310,000	1,984	7	2011	Avg	4,050	N	N	4924 PIKE ST NE
10	0	866918	0250	05/31/14	\$248,311	\$262,000	1,984	7	2011	Avg	4,682	N	N	4803 O CT NE

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
10	0	866916	0130	08/05/14	\$275,000	\$285,000	2,095	7	2010	Avg	3,230	N	N	1450 51ST ST NE
10	0	866918	0470	02/18/12	\$242,990	\$308,000	2,099	7	2011	Avg	4,050	N	N	5004 PIKE ST NE
10	0	866918	0020	03/13/12	\$240,000	\$303,000	2,099	7	2011	Avg	4,275	N	N	1517 49TH ST NE
10	0	866918	0430	05/23/12	\$249,000	\$310,000	2,099	7	2011	Avg	4,244	N	N	4912 PIKE ST NE
10	0	866915	0390	08/25/12	\$255,000	\$311,000	2,099	7	2012	Avg	4,362	N	N	1202 50TH ST NE
10	0	866915	0710	09/11/12	\$262,500	\$319,000	2,099	7	2012	Avg	4,103	N	N	1509 51ST ST NE
10	0	866915	0120	05/01/14	\$273,800	\$291,000	2,100	7	2008	Avg	3,379	N	N	1246 51ST ST NE
10	0	866915	0360	05/15/13	\$265,000	\$305,000	2,100	7	2008	Avg	4,462	N	N	5013 L ST NE
10	0	030140	1920	08/28/13	\$292,900	\$330,000	2,166	7	2013	Avg	4,000	N	N	1371 43RD ST NE
10	0	030140	1260	01/13/14	\$294,900	\$322,000	2,166	7	2013	Avg	4,000	N	N	1612 42ND ST NE
10	0	030140	1200	12/18/13	\$294,900	\$324,000	2,166	7	2013	Avg	4,000	N	N	4255 PIKE ST NE
10	0	030140	1380	05/23/14	\$301,900	\$319,000	2,166	7	2014	Avg	4,008	N	N	4214 Q ST NE
10	0	030140	1320	03/06/14	\$298,900	\$322,000	2,166	7	2013	Avg	4,008	N	N	1678 42ND ST NE
10	0	030140	1280	01/13/14	\$297,900	\$325,000	2,166	7	2013	Avg	4,321	N	N	1632 42ND ST NE
10	0	030140	1930	08/15/13	\$281,900	\$318,000	2,166	7	2013	Avg	3,927	N	N	1357 43RD ST NE
10	0	030140	1970	07/22/13	\$287,900	\$327,000	2,166	7	2013	Avg	4,131	N	N	1291 43RD ST NE
10	0	030140	1190	02/07/14	\$290,000	\$314,000	2,166	7	2013	Avg	4,000	N	N	4269 PIKE ST NE
10	0	030140	0290	07/28/14	\$309,900	\$322,000	2,166	7	2014	Avg	5,334	N	N	1096 42ND CT NE
10	0	030140	1400	06/10/14	\$306,900	\$323,000	2,166	7	2014	Avg	4,000	N	N	4242 Q ST NE
10	0	030140	0460	05/03/12	\$249,000	\$311,000	2,166	7	2011	Avg	4,000	N	N	1268 42ND ST NE
10	0	030140	1160	02/27/13	\$269,900	\$316,000	2,166	7	2012	Avg	4,000	N	N	4256 O PL NE
10	0	030140	0600	04/05/13	\$266,900	\$310,000	2,166	7	2012	Avg	4,000	N	N	1462 42ND ST NE
10	0	030140	1990	06/23/13	\$272,500	\$311,000	2,166	7	2013	Avg	4,189	N	N	1267 43RD ST NE
10	0	030140	2020	05/29/13	\$269,372	\$310,000	2,166	7	2013	Avg	4,406	N	N	1231 43RD ST NE
10	0	030140	0630	05/15/13	\$267,900	\$309,000	2,166	7	2013	Avg	4,000	N	N	1514 42ND ST NE
10	0	030140	0470	06/10/12	\$255,000	\$316,000	2,166	7	2011	Avg	4,000	N	N	1280 42ND ST NE
10	0	030140	1120	09/25/12	\$257,900	\$313,000	2,166	7	2012	Avg	4,000	N	N	4202 O PL NE
10	0	030140	1110	09/19/12	\$258,900	\$314,000	2,166	7	2012	Avg	4,000	N	N	4188 O PL NE
10	0	030140	0590	03/22/13	\$265,900	\$310,000	2,166	7	2013	Avg	4,000	N	N	1450 42ND ST NE
10	0	030140	0520	04/27/12	\$257,900	\$323,000	2,166	7	2012	Avg	4,000	N	N	1350 42ND ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
10	0	030140	0500	04/18/12	\$258,900	\$324,000	2,166	7	2011	Avg	4,000	N	N	1326 42ND ST NE
10	0	866918	0420	06/21/12	\$255,000	\$315,000	2,200	7	2011	Avg	4,162	N	N	4908 PIKE ST NE
10	0	866918	0480	04/12/12	\$254,990	\$320,000	2,200	7	2011	Avg	4,050	N	N	5008 PIKE ST NE
10	0	866915	0580	05/20/13	\$250,000	\$288,000	2,200	7	2008	Avg	5,386	N	N	1302 50TH ST NE
10	0	866915	0380	04/24/12	\$269,990	\$338,000	2,200	7	2008	Avg	4,362	N	N	5005 L ST NE
10	0	866918	0030	06/06/12	\$262,500	\$326,000	2,437	7	2011	Avg	4,275	N	N	1513 49TH ST NE
10	0	866918	0390	06/04/14	\$285,000	\$300,000	2,437	7	2011	Avg	5,136	N	N	1524 49TH ST NE
10	0	866918	0440	07/21/12	\$270,000	\$332,000	2,437	7	2011	Avg	3,833	N	N	4916 PIKE ST NE
10	0	866915	0490	03/24/14	\$300,000	\$322,000	2,440	7	2008	Avg	4,109	N	N	4908 L CT NE
10	0	866915	0370	04/30/12	\$279,990	\$350,000	2,440	7	2008	Avg	4,186	N	N	5009 L ST NE
10	0	030140	1870	10/10/13	\$313,000	\$349,000	2,475	7	2013	Avg	4,000	N	N	1441 43RD ST NE
10	0	030140	0620	04/23/13	\$303,000	\$351,000	2,475	7	2013	Avg	4,000	N	N	1502 42ND ST NE
10	0	030140	1350	06/25/14	\$312,000	\$327,000	2,475	7	2014	Avg	4,000	N	N	1736 42ND ST NE
10	0	030140	1230	12/12/13	\$306,900	\$337,000	2,475	7	2013	Avg	4,007	N	N	4213 PIKE ST NE
10	0	030140	1180	11/04/13	\$308,900	\$342,000	2,475	7	2013	Avg	4,834	N	N	4285 PIKE ST NE
10	0	030140	1270	04/02/14	\$310,000	\$332,000	2,475	7	2013	Avg	4,800	N	N	1622 42ND ST NE
10	0	030140	1370	07/31/14	\$319,900	\$333,000	2,475	7	2014	Avg	4,276	N	N	4202 Q ST NE
10	0	030140	1300	01/29/14	\$317,900	\$345,000	2,475	7	2013	Avg	3,998	N	N	1656 42ND ST NE
10	0	030140	1310	04/24/14	\$315,000	\$335,000	2,475	7	2013	Avg	3,999	N	N	1666 42ND ST NE
10	0	030140	1980	07/02/13	\$313,900	\$358,000	2,475	7	2013	Avg	4,148	N	N	1279 43RD ST NE
10	0	030140	1940	09/05/13	\$301,900	\$339,000	2,475	7	2013	Avg	3,993	N	N	1343 43RD ST NE
10	0	030140	1210	11/22/13	\$299,900	\$331,000	2,475	7	2013	Avg	4,000	N	N	4241 PIKE ST NE
10	0	030140	1910	11/11/13	\$299,900	\$332,000	2,475	7	2013	Avg	4,000	N	N	1385 43RD ST NE
10	0	030140	1090	11/14/12	\$289,900	\$348,000	2,475	7	2012	Avg	4,500	N	N	4160 O PL NE
10	0	030140	2000	06/14/13	\$305,000	\$349,000	2,475	7	2013	Avg	4,090	N	N	1255 43RD ST NE
10	0	030140	0530	01/03/13	\$299,000	\$355,000	2,475	7	2012	Avg	4,000	N	N	1362 42ND ST NE
10	0	030140	0610	04/05/13	\$299,900	\$349,000	2,475	7	2013	Avg	4,000	N	N	1476 42ND ST NE
10	0	030140	1240	12/04/13	\$307,900	\$339,000	2,475	7	2013	Avg	4,274	N	N	4201 PIKE ST NE
10	0	030140	1170	01/31/13	\$296,900	\$350,000	2,475	7	2012	Avg	6,541	N	N	4274 O PL NE
10	0	030140	1430	08/22/14	\$332,900	\$344,000	2,475	7	2014	Avg	5,003	N	N	4286 Q ST NE

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
10	0	030140	1340	05/07/14	\$323,950	\$344,000	2,475	7	2014	Avg	4,800	N	N	1726 42ND ST NE
10	0	030140	1330	04/18/14	\$320,900	\$342,000	2,475	7	2013	Avg	4,325	N	N	1714 42ND ST NE
10	0	030140	1390	08/05/14	\$319,900	\$332,000	2,475	7	2014	Avg	4,000	N	N	4228 Q ST NE
10	0	030140	1420	08/21/14	\$325,000	\$336,000	2,475	7	2014	Avg	4,000	N	N	4270 Q ST NE
10	0	030140	0450	02/02/12	\$282,500	\$359,000	2,475	7	2011	Avg	5,934	N	N	1256 42ND ST NE
10	0	030140	1140	01/25/13	\$285,900	\$338,000	2,475	7	2012	Avg	4,000	N	N	4228 O PL NE
10	0	030140	0580	03/22/13	\$290,000	\$338,000	2,475	7	2013	Avg	4,000	N	N	1438 42ND ST NE
10	0	030140	0510	06/06/12	\$285,000	\$354,000	2,475	7	2012	Avg	4,000	N	N	1338 42ND ST NE
10	0	030140	1130	10/14/12	\$284,900	\$344,000	2,475	7	2012	Avg	4,000	N	N	4214 O PL NE
10	0	030140	1950	09/10/13	\$292,900	\$329,000	2,475	7	2013	Avg	4,094	N	N	1329 43RD ST NE
10	0	030140	0440	05/23/12	\$275,000	\$342,000	2,475	7	2011	Avg	4,400	N	N	1246 42ND ST NE
10	0	030140	0480	06/06/12	\$274,900	\$341,000	2,475	7	2011	Avg	4,000	N	N	1292 42ND ST NE
10	0	866918	0450	01/26/12	\$254,990	\$325,000	2,477	7	2011	Avg	4,050	N	N	4920 PIKE ST NE
10	0	866915	0690	02/18/12	\$252,500	\$320,000	2,480	7	2011	Avg	4,405	N	N	1517 51ST ST NE
10	0	401680	0120	08/20/14	\$374,000	\$387,000	1,210	8	1982	Good	17,808	Y	Y	26612 LAKE FENWICK RD S
10	0	733822	0400	10/22/12	\$230,000	\$277,000	1,738	8	2012	Avg	3,398	N	N	1156 32ND PL NE
10	0	733822	0360	06/18/12	\$215,000	\$266,000	1,738	8	2012	Avg	3,721	N	N	1449 32ND PL NE
10	0	733822	0280	10/10/14	\$257,000	\$262,000	1,740	8	2009	Avg	3,721	N	N	1401 32ND PL NE
10	0	733822	0870	03/15/12	\$219,950	\$278,000	1,740	8	2011	Avg	3,703	N	N	1434 32ND ST NE
10	0	352204	9083	02/27/13	\$334,000	\$392,000	2,020	8	1966	Good	430,808	Y	N	28030 55TH AVE S
10	0	733822	0840	11/14/12	\$255,000	\$306,000	2,026	8	2012	Avg	4,121	N	N	1439 32ND ST NE
10	0	733822	0530	02/24/14	\$274,950	\$297,000	2,030	8	2006	Avg	4,253	N	N	1204 32ND PL NE
10	0	733822	0010	06/27/12	\$205,000	\$253,000	2,030	8	2006	Avg	5,270	N	N	1145 32ND PL NE
10	0	733822	0730	07/11/12	\$250,000	\$308,000	2,030	8	2010	Avg	3,957	N	N	1426 32ND PL NE
10	0	733822	0660	06/05/12	\$239,300	\$297,000	2,030	8	2006	Avg	4,113	N	N	1259 32ND ST NE
10	0	733822	0920	02/06/12	\$257,282	\$327,000	2,030	8	2011	Avg	4,938	N	N	1358 32ND ST NE
10	0	733822	0760	10/02/12	\$252,000	\$305,000	2,150	8	2011	Avg	5,297	N	N	1440 32ND PL NE
10	0	733822	1110	09/19/12	\$198,000	\$240,000	2,150	8	2006	Avg	3,703	N	N	1162 32ND ST NE
10	0	733822	0120	10/15/14	\$260,000	\$265,000	2,150	8	2006	Avg	3,721	N	N	1205 32ND PL NE
10	0	733822	0350	04/20/12	\$249,950	\$313,000	2,150	8	2011	Avg	3,721	N	N	1445 32ND PL NE

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
10	0	733822	0300	04/21/14	\$278,000	\$296,000	2,230	8	2010	Avg	3,721	N	N	1423 32ND PL NE
10	0	733822	0370	10/06/14	\$297,000	\$304,000	2,230	8	2011	Avg	4,952	N	N	1453 32ND PL NE
10	0	733822	0140	04/10/12	\$197,000	\$247,000	2,230	8	2006	Avg	3,721	N	N	1209 32ND PL NE
10	0	733822	0750	05/29/12	\$245,000	\$304,000	2,230	8	2011	Avg	3,706	N	N	1436 32ND PL NE
10	0	733822	0910	05/30/13	\$260,000	\$299,000	2,230	8	2007	Avg	3,703	N	N	1412 32ND ST NE
10	0	733822	0860	01/08/13	\$260,000	\$308,000	2,235	8	2012	Avg	5,039	N	N	1438 32ND ST NE
10	0	733822	0410	07/02/12	\$237,900	\$294,000	2,240	8	2006	Avg	3,398	N	N	1162 32ND PL NE
10	0	733822	0060	07/15/14	\$265,000	\$277,000	2,240	8	2006	Avg	3,721	N	N	1155 32ND PL NE
10	0	733822	1080	05/28/13	\$314,000	\$361,000	2,730	8	2006	Avg	4,937	N	N	1168 32ND ST NE
10	0	262204	9052	05/16/14	\$400,000	\$424,000	2,740	9	1973	Avg	83,199	Y	N	27130 52ND AVE S
11	0	030300	0340	06/21/13	\$253,500	\$290,000	970	7	1986	Good	17,024	N	N	30540 56TH AVE S
11	0	332952	0410	05/05/14	\$245,000	\$260,000	1,000	7	1984	Avg	9,306	N	N	5329 S 300TH PL
11	0	564790	0660	10/26/12	\$226,000	\$272,000	1,040	7	1983	Good	9,427	N	N	2441 T ST NW
11	0	221480	0080	03/05/14	\$246,000	\$265,000	1,060	7	1979	Good	9,504	N	N	6114 S 295TH CT
11	0	221480	0110	08/20/14	\$259,900	\$269,000	1,060	7	1979	Avg	8,820	Y	N	29412 61ST AVE S
11	0	221480	0580	02/14/12	\$180,500	\$229,000	1,060	7	1979	Avg	10,582	N	N	29203 61ST AVE S
11	0	564790	0930	12/15/14	\$195,000	\$196,000	1,070	7	1967	Avg	22,489	N	N	30544 58TH AVE S
11	0	564790	0080	09/22/14	\$237,900	\$244,000	1,080	7	1981	Avg	8,750	N	N	2121 W ST NW
11	0	564790	0460	07/24/13	\$260,000	\$295,000	1,090	7	1983	Avg	8,627	N	N	2220 V ST NW
11	0	564790	0120	06/13/14	\$250,600	\$264,000	1,120	7	1981	Avg	8,660	N	N	2025 W ST NW
11	0	286560	0030	12/31/14	\$214,500	\$215,000	1,120	7	1979	Avg	7,250	N	N	5115 S 302ND PL
11	0	221480	0180	07/24/13	\$259,900	\$295,000	1,150	7	1983	Avg	12,096	N	N	6133 S 294TH ST
11	0	332952	0170	05/21/14	\$250,000	\$264,000	1,170	7	1984	Avg	7,258	N	N	29817 55TH PL S
11	0	332951	0510	09/14/13	\$266,000	\$298,000	1,170	7	1984	Avg	12,807	N	N	30118 53RD AVE S
11	0	332953	0350	05/03/12	\$174,900	\$218,000	1,170	7	1986	Avg	7,153	N	N	5719 S 300TH PL
11	0	332950	0090	06/27/13	\$237,000	\$271,000	1,180	7	1981	Good	10,203	N	N	29703 52ND AVE S
11	0	332951	0680	03/26/14	\$251,900	\$270,000	1,180	7	1984	Avg	7,913	N	N	5218 S 300TH PL
11	0	332954	0090	02/18/14	\$292,500	\$316,000	1,200	7	1986	Good	9,315	Y	N	5503 S 297TH ST
11	0	332950	0180	07/16/13	\$230,000	\$261,000	1,200	7	1982	Avg	8,415	N	N	29734 52ND AVE S
11	0	332953	0490	02/25/14	\$285,000	\$308,000	1,270	7	1986	Good	7,000	N	N	30020 58TH PL S

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
11	0	564790	0830	05/13/14	\$247,500	\$262,000	1,280	7	1983	Avg	8,915	N	N	1901 24TH ST NW
11	0	564790	0890	07/09/13	\$257,702	\$293,000	1,280	7	1983	Good	19,961	N	N	2122 24TH ST NW
11	0	564790	0100	07/22/13	\$260,000	\$295,000	1,280	7	1981	Good	8,313	N	N	2101 W ST NW
11	0	564790	0280	05/10/13	\$227,500	\$263,000	1,280	7	1981	Avg	8,078	N	N	2111 V ST NW
11	0	564790	0270	01/26/12	\$219,900	\$280,000	1,280	7	1982	Good	8,080	N	N	2121 V ST NW
11	0	332953	0700	10/18/12	\$225,000	\$271,000	1,280	7	1985	Avg	7,887	Y	N	29935 56TH PL S
11	0	332950	0730	11/11/14	\$220,000	\$223,000	1,290	7	1983	Avg	8,250	N	N	5115 S 297TH PL
11	0	221480	0730	09/05/14	\$287,500	\$296,000	1,310	7	1979	Avg	6,944	Y	N	29428 60TH PL S
11	0	564790	0670	06/20/14	\$340,000	\$357,000	1,330	7	1985	Avg	11,249	N	N	2431 T ST NW
11	0	332950	0060	07/28/14	\$305,000	\$317,000	1,340	7	1982	Avg	9,091	N	N	29721 52ND AVE S
11	0	022104	9191	08/23/12	\$272,000	\$332,000	1,360	7	1979	VGood	22,482	N	N	29104 55TH AVE S
11	0	286560	0240	03/20/13	\$231,000	\$270,000	1,360	7	1979	Good	7,210	N	N	5212 S 302ND PL
11	0	332950	0370	05/02/13	\$268,000	\$310,000	1,390	7	1983	Good	8,871	N	N	5314 S 297TH PL
11	0	564790	0340	07/02/12	\$233,000	\$287,000	1,390	7	1982	Good	8,403	N	N	1910 21ST ST NW
11	0	221480	0070	10/02/13	\$265,000	\$296,000	1,400	7	1979	Good	7,540	N	N	6113 S 295TH CT
11	0	564790	0550	03/06/14	\$235,000	\$253,000	1,400	7	1983	Avg	47,554	Y	N	2202 T ST NW
11	0	332952	0160	11/07/12	\$229,950	\$276,000	1,410	7	1984	Good	7,243	N	N	29819 55TH PL S
11	0	332954	0070	12/22/14	\$230,500	\$231,000	1,410	7	1986	Avg	7,374	N	N	5512 S 297TH ST
11	0	332953	0200	09/10/14	\$205,000	\$211,000	1,410	7	1985	Avg	8,384	N	N	30127 57TH PL S
11	0	332951	0580	06/26/12	\$211,000	\$261,000	1,410	7	1984	Good	7,619	N	N	5314 S 301ST CT
11	0	286560	0270	04/24/14	\$235,000	\$250,000	1,420	7	1979	Avg	7,210	N	N	5120 S 302ND PL
11	0	564790	0630	07/05/13	\$242,550	\$276,000	1,420	7	1983	Good	29,256	Y	N	2412 T ST NW
11	0	564790	0620	02/08/12	\$265,000	\$337,000	1,420	7	1983	Good	32,896	Y	N	2402 T ST NW
11	0	332953	0080	11/29/12	\$216,000	\$258,000	1,430	7	1986	Avg	7,384	Y	N	5601 S 300TH PL
11	0	564790	0740	10/09/12	\$215,000	\$260,000	1,430	7	1983	Good	9,136	N	N	1901 23RD ST NW
11	0	221480	0420	06/17/13	\$240,000	\$275,000	1,440	7	1979	Avg	6,840	N	N	6129 S 292ND PL
11	0	332953	0100	03/22/13	\$209,000	\$244,000	1,490	7	1986	Good	7,334	N	N	5621 S 300TH PL
11	0	030410	0090	07/22/14	\$215,000	\$224,000	1,500	7	1999	Avg	5,393	N	N	5719 S 294TH PL
11	0	030410	0050	08/27/12	\$215,000	\$262,000	1,500	7	1999	Avg	6,025	N	N	5710 S 294TH PL
11	0	030410	0070	11/18/14	\$210,000	\$212,000	1,500	7	1999	Avg	5,393	N	N	5707 S 294TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
11	0	332954	0100	01/24/12	\$229,500	\$293,000	1,510	7	1986	Good	7,713	Y	N	29714 55TH AVE S
11	0	289555	0110	03/26/14	\$265,000	\$284,000	1,550	7	2000	Avg	4,488	N	N	5165 S 303RD PL
11	0	221480	0630	11/05/14	\$239,950	\$243,000	1,560	7	1979	Good	8,280	N	N	6017 S 292ND PL
11	0	221480	0630	04/09/13	\$215,000	\$250,000	1,560	7	1979	Good	8,280	N	N	6017 S 292ND PL
11	0	332953	0120	05/20/13	\$223,000	\$257,000	1,590	7	1986	Avg	6,654	N	N	5634 S 301ST ST
11	0	289555	0280	05/07/14	\$280,000	\$297,000	1,600	7	2000	Avg	4,271	N	N	5134 S 303RD PL
11	0	332954	0120	09/06/12	\$215,000	\$262,000	1,600	7	1986	Avg	8,046	N	N	29715 56TH CT S
11	0	030410	0130	12/19/12	\$210,000	\$250,000	1,680	7	1999	Avg	7,636	N	N	29428 58TH AVE S
11	0	289555	0190	08/08/14	\$245,000	\$254,000	1,700	7	2000	Avg	4,268	N	N	5170 S 303RD PL
11	0	030410	0020	08/29/13	\$241,500	\$272,000	1,700	7	1999	Avg	6,599	N	N	29417 58TH AVE S
11	0	030410	0010	12/09/14	\$269,500	\$271,000	1,700	7	1999	Avg	7,056	N	N	29411 58TH AVE S
11	0	289555	0100	09/11/13	\$255,000	\$286,000	1,700	7	2000	Avg	4,488	N	N	5161 S 303RD PL
11	0	030410	0030	03/02/12	\$202,500	\$256,000	1,700	7	1999	Avg	6,254	N	N	29423 58TH AVE S
11	0	030410	0040	03/05/12	\$210,000	\$265,000	1,700	7	1999	Avg	9,963	N	N	5716 S 294TH PL
11	0	332953	0480	07/01/14	\$241,000	\$252,000	1,770	7	1986	Avg	7,000	N	N	30026 58TH PL S
11	0	332953	0130	11/20/13	\$250,000	\$276,000	1,790	7	1986	Good	6,640	N	N	5630 S 301ST ST
11	0	019265	0020	01/27/12	\$194,000	\$247,000	1,820	7	2005	Avg	3,096	N	N	5659 S 295TH PL
11	0	019265	0110	03/21/14	\$224,900	\$241,000	1,873	7	2005	Avg	2,986	N	N	5650 S 295TH PL
11	0	371700	0120	12/11/13	\$305,000	\$335,000	1,901	7	2006	Avg	3,644	N	N	29503 63RD CT S
11	0	371700	0110	01/23/13	\$299,900	\$354,000	1,901	7	2006	Avg	3,825	N	N	29508 63RD CT S
11	0	221480	0270	09/25/14	\$355,000	\$364,000	1,940	7	1979	Good	7,000	N	N	29221 63RD PL S
11	0	118200	0090	08/05/14	\$300,000	\$311,000	1,944	7	1999	Good	12,114	N	N	29598 57TH PL S
11	0	371700	0060	09/11/13	\$279,900	\$314,000	2,014	7	2005	Avg	3,921	N	N	29542 63RD CT S
11	0	371700	0080	03/27/14	\$280,000	\$300,000	2,014	7	2005	Avg	3,921	N	N	29530 63RD CT S
11	0	332951	0200	11/24/14	\$299,900	\$303,000	2,100	7	1984	Avg	8,163	N	N	29913 52ND PL S
11	0	332951	0020	12/20/13	\$230,000	\$252,000	2,100	7	1984	Avg	8,101	N	N	5220 S 298TH CT
11	0	371700	0220	04/15/14	\$285,000	\$304,000	2,240	7	2005	Avg	4,821	N	N	29565 63RD CT S
11	0	371700	0160	10/09/14	\$287,000	\$293,000	2,240	7	2005	Avg	4,648	N	N	29525 63RD CT S
11	0	664220	0520	01/28/12	\$221,500	\$282,000	1,300	8	1987	Avg	9,614	N	N	29620 58TH PL S
11	0	030300	0190	12/05/12	\$288,500	\$344,000	1,370	8	1986	Good	38,556	N	N	30562 58TH AVE S

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
11	0	664220	0430	02/15/13	\$285,000	\$335,000	1,430	8	1986	Good	9,800	N	N	5715 S 296TH PL
11	0	332850	0460	11/05/14	\$230,000	\$233,000	1,500	8	1987	Avg	9,727	N	N	5113 S 288TH PL
11	0	664220	0070	12/18/14	\$300,000	\$301,000	1,580	8	1986	Avg	8,330	Y	N	5630 S 296TH CT
11	0	664876	0100	07/11/14	\$299,950	\$313,000	1,600	8	1993	Good	9,830	N	N	29244 54TH PL S
11	0	664876	0150	07/28/14	\$315,000	\$328,000	1,600	8	1993	Avg	7,982	N	N	29214 54TH PL S
11	0	022104	9097	05/21/12	\$320,000	\$398,000	1,693	8	2005	Avg	12,660	Y	N	29416 59TH AVE S
11	0	664220	0180	04/16/13	\$315,500	\$366,000	1,720	8	1987	Good	10,004	Y	N	29655 57TH PL S
11	0	928620	0080	07/29/13	\$399,000	\$452,000	1,780	8	2004	Avg	45,738	Y	N	5855 S 292ND ST
11	0	664876	0090	04/04/14	\$318,000	\$340,000	1,810	8	1992	Avg	12,926	N	N	29248 54TH PL S
11	0	664220	0640	08/08/13	\$280,000	\$317,000	1,980	8	1987	Avg	8,214	N	N	29600 57TH PL S
11	0	332850	0250	05/02/14	\$285,000	\$303,000	2,200	8	1987	Avg	9,397	N	N	5214 S 292ND ST
11	0	332850	0340	01/12/12	\$268,000	\$342,000	2,260	8	1987	Avg	8,050	N	N	28900 52ND PL S
11	0	664220	0510	03/05/13	\$305,000	\$357,000	2,300	8	1986	Good	10,104	N	N	29624 58TH PL S
11	0	664220	0160	04/23/14	\$325,000	\$346,000	2,330	8	1986	Avg	11,508	N	N	5627 S 296TH CT
11	0	664220	0250	03/28/12	\$287,500	\$362,000	2,340	8	1988	Avg	9,601	N	N	5619 S 297TH ST
11	0	146090	0060	05/21/13	\$320,000	\$368,000	2,400	8	2004	Avg	6,462	N	N	29619 55TH PL S
11	0	146090	0030	09/26/14	\$280,000	\$287,000	2,400	8	2004	Avg	4,596	N	N	5514 S 296TH PL
11	0	664876	0060	06/03/13	\$370,000	\$425,000	2,580	8	1992	Good	10,037	N	N	29247 54TH PL S
11	0	332850	0530	11/06/13	\$308,000	\$341,000	2,600	8	1987	Avg	9,912	N	N	5118 S 289TH PL
11	0	541900	0050	09/17/14	\$338,500	\$348,000	2,717	8	2005	Avg	4,513	N	N	29544 54TH CT S
11	0	332850	0430	10/24/13	\$340,000	\$378,000	2,920	8	1987	VGood	9,736	N	N	5122 S 288TH PL
11	0	022104	9173	01/23/14	\$432,000	\$470,000	1,490	9	1978	Good	117,176	N	N	28818 57TH PL S
11	0	111545	0180	05/18/13	\$316,000	\$364,000	1,790	9	1990	Avg	10,036	N	N	6335 S 298TH PL
11	0	664925	0470	02/04/14	\$295,000	\$320,000	1,810	9	1988	Avg	11,631	Y	N	6024 S 298TH PL
11	0	111545	0010	09/13/12	\$255,000	\$310,000	1,900	9	1990	Good	9,604	N	N	6362 S 298TH PL
11	0	111545	0010	05/23/13	\$306,000	\$352,000	1,900	9	1990	Good	9,604	N	N	6362 S 298TH PL
11	0	564790	0650	11/20/14	\$500,000	\$505,000	2,090	9	1986	Avg	25,474	Y	N	2432 T ST NW
11	0	111545	0240	06/27/13	\$330,000	\$377,000	2,160	9	1992	Avg	9,528	N	N	29903 64TH AVE S
11	0	111545	0240	10/22/14	\$360,000	\$367,000	2,160	9	1992	Avg	9,528	N	N	29903 64TH AVE S
11	0	111560	0030	09/04/13	\$375,000	\$421,000	2,312	9	2013	Avg	5,343	N	N	29642 63RD CT S

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
11	0	664877	0310	09/10/13	\$324,950	\$365,000	2,320	9	1990	Avg	7,615	N	N	29218 55TH AVE S
11	0	111560	0070	10/24/12	\$339,500	\$409,000	2,350	9	2011	Avg	6,599	N	N	29658 63RD CT S
11	0	664877	0240	12/24/14	\$360,000	\$361,000	2,390	9	1990	Avg	7,056	N	N	29404 55TH AVE S
11	0	664877	0040	09/27/13	\$329,000	\$368,000	2,440	9	1990	Avg	8,910	N	N	29319 55TH AVE S
11	0	664925	0260	07/05/13	\$430,000	\$490,000	2,490	9	1988	VGood	11,175	N	N	5916 S 300TH ST
11	0	111560	0010	02/04/14	\$385,000	\$418,000	2,626	9	2013	Avg	5,646	N	N	29634 63RD CT S
11	0	111560	0020	10/22/13	\$379,500	\$422,000	2,626	9	2013	Avg	5,774	N	N	29638 63RD CT S
11	0	118200	0030	10/14/14	\$419,900	\$428,000	2,642	9	2014	Avg	6,383	N	N	29511 57TH PL SE
11	0	111560	0140	12/04/13	\$426,110	\$469,000	2,915	9	2013	Avg	10,028	N	N	29639 63RD CT S
11	0	111560	0090	03/12/13	\$412,500	\$482,000	2,917	9	2012	Avg	7,540	N	N	29651 63RD CT S
12	0	030200	0510	05/10/13	\$112,500	\$130,000	780	6	1942	Good	23,876	N	N	5560 S 316TH ST
12	0	926280	0126	12/30/13	\$276,000	\$302,000	800	6	1970	Avg	100,623	N	N	32128 51ST AVE S
12	0	030300	0455	06/26/13	\$142,688	\$163,000	1,100	6	1952	Good	14,850	N	N	30566 54TH AVE S
12	0	030300	0445	05/23/14	\$175,000	\$185,000	1,300	6	1958	VGood	44,431	N	N	30567 55TH AVE S
12	0	030300	0440	01/23/14	\$194,000	\$211,000	1,395	6	1939	VGood	14,850	N	N	30557 55TH AVE S
12	0	030200	0470	08/08/12	\$128,000	\$157,000	1,400	6	1942	Avg	14,850	N	N	31429 55TH AVE S
12	0	001100	0040	06/05/13	\$279,500	\$321,000	1,510	6	2000	Avg	27,229	Y	N	541 AABY DR
12	0	926280	0255	08/19/14	\$280,000	\$290,000	1,520	6	1936	Good	52,769	N	N	32626 46TH PL S
12	0	926280	0348	06/28/13	\$185,000	\$211,000	1,650	6	1957	Avg	16,100	N	N	5511 S 329TH PL
12	0	286820	0040	05/31/12	\$157,000	\$195,000	960	7	1964	Avg	11,110	N	N	5210 S 331ST ST
12	0	790540	0060	05/15/12	\$165,000	\$206,000	1,040	7	1968	Good	9,800	N	N	5145 S 329TH PL
12	0	030200	0375	08/14/14	\$169,100	\$175,000	1,050	7	1953	Good	18,304	N	N	31405 54TH AVE S
12	0	401290	0050	12/14/12	\$199,900	\$238,000	1,050	7	1976	Avg	13,500	N	N	31621 46TH AVE S
12	0	401440	0341	08/25/14	\$298,000	\$308,000	1,060	7	1961	Avg	24,300	N	N	4603 S 318TH ST
12	0	401320	0145	11/07/14	\$429,000	\$435,000	1,090	7	1959	Good	37,950	Y	Y	30666 34TH PL S
12	0	551560	0088	11/21/14	\$194,820	\$197,000	1,100	7	1967	Avg	32,700	N	N	3413 S 316TH ST
12	0	551560	0087	12/09/14	\$215,000	\$216,000	1,100	7	1967	Avg	33,600	N	N	3407 S 316TH ST
12	0	934650	0180	02/21/13	\$180,000	\$211,000	1,130	7	1967	VGood	9,900	N	N	4451 S 314TH ST
12	0	934650	0160	10/14/13	\$148,000	\$165,000	1,130	7	1967	Good	9,450	N	N	4443 S 314TH ST
12	0	608500	0060	09/23/13	\$193,500	\$217,000	1,140	7	1967	Good	10,710	N	N	5649 S 324TH PL

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
12	0	790540	0040	07/11/14	\$206,000	\$215,000	1,140	7	1968	Good	9,800	N	N	5129 S 329TH PL
12	0	790540	0010	12/03/13	\$160,000	\$176,000	1,140	7	1968	Avg	11,200	N	N	5105 S 329TH PL
12	0	051050	0020	08/08/12	\$195,000	\$239,000	1,140	7	1969	Good	13,200	N	N	32646 56TH AVE S
12	0	608500	0140	10/03/12	\$154,500	\$187,000	1,140	7	1967	Avg	9,639	N	N	5614 S 324TH PL
12	0	030200	0265	01/10/14	\$225,000	\$246,000	1,150	7	1963	Good	15,570	N	N	5410 S 314TH ST
12	0	030200	0460	12/05/13	\$189,000	\$208,000	1,160	7	1960	Avg	19,965	N	N	31409 55TH AVE S
12	0	051050	0030	04/09/12	\$233,000	\$292,000	1,160	7	1969	Good	12,750	N	N	32638 56TH AVE S
12	0	934650	0190	09/12/12	\$152,500	\$185,000	1,200	7	1967	Good	10,800	N	N	4456 S 314TH ST
12	0	934650	0070	09/24/12	\$177,000	\$215,000	1,200	7	1967	Good	10,350	N	N	31514 45TH AVE S
12	0	401380	0206	08/28/14	\$199,000	\$205,000	1,220	7	1960	Good	11,730	N	N	31048 38TH AVE S
12	0	401280	0050	05/21/14	\$175,000	\$185,000	1,230	7	1962	Good	13,056	N	N	4406 S 318TH ST
12	0	102104	9057	10/08/14	\$207,000	\$212,000	1,280	7	1943	Good	18,730	N	N	3855 S 312TH ST
12	0	608460	0330	08/29/14	\$260,000	\$268,000	1,340	7	1985	Avg	8,511	N	N	30807 47TH AVE S
12	0	926280	0349	04/07/14	\$205,000	\$219,000	1,350	7	1957	VGood	16,100	N	N	32929 56TH AVE S
12	0	769600	0120	02/25/14	\$249,000	\$269,000	1,380	7	1963	VGood	9,592	N	N	31822 47TH AVE S
12	0	608460	0450	07/15/13	\$250,000	\$284,000	1,410	7	1987	Avg	8,768	N	N	4715 S 309TH ST
12	0	401250	0190	05/18/12	\$216,000	\$269,000	1,420	7	1965	Good	10,010	N	N	3823 S 305TH PL
12	0	608460	1060	07/18/14	\$270,000	\$282,000	1,420	7	1986	Avg	8,640	N	N	4825 S 308TH ST
12	0	608460	0580	04/25/13	\$196,000	\$227,000	1,432	7	1985	Avg	12,004	N	N	30832 50TH AVE S
12	0	608460	0620	01/24/13	\$209,000	\$247,000	1,432	7	1985	Avg	12,004	N	N	30808 50TH AVE S
12	0	608460	0950	04/22/14	\$234,900	\$250,000	1,432	7	1985	Avg	7,200	N	N	30830 47TH AVE S
12	0	608460	0150	05/26/13	\$260,000	\$299,000	1,432	7	1987	Good	6,652	N	N	30722 48TH AVE S
12	0	926280	0290	06/21/12	\$250,000	\$309,000	1,440	7	1978	Good	10,018	N	N	32711 57TH AVE S
12	0	553000	0020	12/27/12	\$185,000	\$220,000	1,440	7	1967	Good	9,603	N	N	32827 51ST AVE S
12	0	926280	0002	07/08/14	\$232,000	\$243,000	1,460	7	1966	Avg	15,000	N	N	31620 51ST AVE S
12	0	551560	0075	12/05/14	\$299,000	\$301,000	1,510	7	1974	Avg	142,803	N	N	3623 S 316TH ST
12	0	030300	0560	04/23/14	\$185,000	\$197,000	1,560	7	1964	Good	14,850	N	N	30618 52ND AVE S
12	0	608460	0960	08/15/14	\$235,000	\$243,000	1,560	7	1986	Avg	7,200	N	N	30824 47TH AVE S
12	0	926280	0091	07/03/13	\$285,000	\$325,000	1,570	7	1985	Good	17,607	N	N	32019 56TH AVE S
12	0	926280	0277	03/21/14	\$305,000	\$327,000	1,610	7	1963	Good	48,693	N	N	32620 56TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 027 -- 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
12	0	926280	0294	09/22/14	\$260,000	\$267,000	1,630	7	1978	Good	10,018	N	N	32704 57TH AVE S
12	0	030200	0420	09/24/13	\$250,000	\$280,000	1,650	7	1968	Good	14,850	N	N	31460 54TH AVE S
12	0	608460	0660	07/18/14	\$263,000	\$274,000	1,720	7	1987	Avg	6,847	N	N	30811 50TH AVE S
12	0	926280	0102	08/14/13	\$240,000	\$271,000	1,760	7	1968	Good	18,589	N	N	5703 S 320TH ST
12	0	896196	0080	07/11/13	\$274,900	\$313,000	1,780	7	2002	Avg	8,703	N	N	1131 PIKE ST NW
12	0	896196	0250	03/26/12	\$225,000	\$283,000	1,780	7	2002	Avg	6,366	Y	N	910 R ST NW
12	0	248250	0040	07/17/14	\$199,900	\$208,000	1,798	7	1967	Avg	11,232	N	N	30652 MILITARY RD S
12	0	152104	9156	10/10/14	\$255,000	\$260,000	1,900	7	1958	Good	16,117	N	N	4351 S 321ST ST
12	0	401380	0170	12/12/13	\$198,000	\$218,000	1,930	7	1959	Good	15,029	N	N	3829 S 308TH ST
12	0	926280	0035	11/05/12	\$265,000	\$318,000	2,000	7	1991	Avg	12,220	N	N	31665 56TH AVE S
12	0	553000	0050	10/27/14	\$278,000	\$283,000	2,060	7	1965	Good	9,088	N	N	32822 46TH PL S
12	0	401440	0297	12/19/13	\$260,000	\$285,000	2,080	7	2010	Avg	9,000	N	N	4732 S 318TH ST
12	0	608460	0420	09/05/14	\$245,000	\$252,000	2,190	7	1986	Avg	9,113	N	N	30865 47TH AVE S
12	0	152104	9161	04/08/14	\$357,600	\$382,000	2,840	7	1985	Good	65,775	N	N	32225 46TH PL S
12	0	926280	0300	02/22/13	\$306,000	\$359,000	1,230	8	1977	Good	46,609	N	N	32720 51ST AVE S
12	0	800145	0420	06/04/12	\$285,700	\$355,000	1,350	8	1990	Avg	16,150	N	N	31321 47TH AVE S
12	0	800145	0060	08/20/14	\$370,000	\$383,000	1,400	8	1990	Avg	9,920	N	N	4524 S 313TH ST
12	0	240860	0070	06/07/12	\$210,000	\$260,000	1,424	8	1996	Avg	18,632	N	N	3223 S 314TH PL
12	0	240860	0010	02/28/12	\$255,000	\$323,000	1,432	8	1989	Avg	26,990	N	N	3234 S 316TH ST
12	0	401380	0040	03/26/13	\$253,000	\$295,000	1,540	8	1951	Avg	33,537	Y	Y	30609 38TH AVE S
12	0	401440	0326	05/08/13	\$315,000	\$364,000	1,710	8	1980	Avg	28,800	N	N	31707 51ST AVE S
12	0	800145	0170	08/04/14	\$274,950	\$286,000	1,840	8	1989	Avg	16,679	N	N	31308 47TH AVE S
12	0	800140	0340	09/24/14	\$289,000	\$296,000	1,850	8	1988	Avg	9,550	N	N	31108 49TH AVE S
12	0	800145	0330	02/12/13	\$260,000	\$306,000	1,860	8	1990	Avg	14,820	N	N	4811 S 315TH PL
12	0	896195	0360	07/17/12	\$280,000	\$344,000	1,860	8	1996	Avg	8,890	N	N	1513 8TH ST NW
12	0	800145	0240	07/04/12	\$237,950	\$293,000	1,860	8	1990	Avg	15,870	N	N	31423 48TH AVE S
12	0	401440	0190	07/14/14	\$482,000	\$503,000	1,976	8	2000	Avg	85,377	N	N	31801 44TH AVE S
12	0	669930	0490	08/20/12	\$215,000	\$263,000	1,978	8	2002	Avg	4,849	N	N	5314 S 318TH PL
12	0	669930	0030	04/25/14	\$278,000	\$296,000	1,990	8	2003	Avg	4,794	N	N	31823 52ND AVE S
12	0	926280	0053	08/16/12	\$255,000	\$312,000	2,030	8	2004	Avg	6,124	N	N	31753 51ST CT S

## Improved Sales Used in This Annual Update Analysis Area 027 -- 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
12	0	926280	0270	09/18/12	\$350,000	\$425,000	2,049	8	1990	Avg	97,574	N	N	32619 58TH AVE S
12	0	132950	0150	05/04/12	\$247,500	\$309,000	2,080	8	2003	Avg	4,700	N	N	5530 S 320TH ST
12	0	800140	0180	06/25/13	\$301,000	\$344,000	2,140	8	1988	Avg	8,982	N	N	31335 49TH AVE S
12	0	030200	0135	09/12/13	\$266,000	\$298,000	2,150	8	1966	Good	30,555	N	N	5219 S 310TH ST
12	0	800160	0110	09/07/12	\$309,950	\$377,000	2,200	8	1990	Avg	17,048	N	N	4929 S 314TH CT
12	0	896195	0390	10/26/12	\$321,000	\$387,000	2,250	8	1996	Avg	9,496	N	N	901 PIKE ST NW
12	0	896195	0410	07/07/14	\$328,000	\$343,000	2,250	8	1998	Avg	7,904	N	N	913 PIKE ST NW
12	0	391400	0095	07/18/14	\$430,000	\$448,000	2,300	8	1955	Good	42,733	Y	N	326 HI CREST DR
12	0	896196	0140	06/14/12	\$313,000	\$388,000	2,340	8	2002	Avg	6,327	N	N	1101 R ST NW
12	0	669930	0360	11/07/12	\$270,000	\$324,000	2,450	8	2004	Avg	5,509	N	N	31913 53RD PL S
12	0	669930	0130	10/31/13	\$295,000	\$327,000	2,450	8	2003	Avg	5,834	N	N	32011 52ND AVE S
12	0	401290	0060	01/09/13	\$237,000	\$281,000	2,540	8	1973	Avg	10,024	N	N	31625 46TH AVE S
12	0	551560	0132	05/08/13	\$405,000	\$468,000	2,570	8	1983	Avg	43,203	N	N	31505 36TH AVE S
12	0	800145	0230	09/24/12	\$320,000	\$388,000	2,590	8	1990	Avg	20,470	N	N	4718 S 315TH PL
12	0	896195	0540	04/12/12	\$320,000	\$401,000	2,620	8	1997	Avg	9,757	N	N	1507 10TH CT NW
12	0	669930	0210	10/27/14	\$321,500	\$327,000	2,620	8	2003	Avg	5,457	N	N	5213 S 320TH ST
12	0	401280	0010	05/06/14	\$360,000	\$382,000	2,680	8	1965	VGood	18,768	N	N	31616 44TH AVE S
12	0	669930	0510	07/17/13	\$290,000	\$330,000	3,290	8	2002	Avg	6,017	N	N	31809 53RD PL S
12	0	896195	0060	05/21/12	\$300,000	\$373,000	3,320	8	2001	Avg	13,288	N	N	906 PIKE ST NW
12	0	926403	0030	11/26/12	\$325,000	\$389,000	1,820	9	2002	Avg	10,941	Y	N	1121 V ST NW
12	0	926403	0020	07/23/12	\$370,000	\$455,000	1,820	9	2002	Avg	8,635	Y	N	1113 V ST NW
12	0	926403	0810	08/27/13	\$395,000	\$445,000	2,390	9	2001	Avg	6,966	Y	N	1318 V ST NW
12	0	926403	0520	08/22/13	\$380,000	\$428,000	2,460	9	2000	Avg	17,669	Y	N	1030 U ST NW
12	0	926403	0010	04/22/13	\$351,000	\$407,000	2,510	9	2002	Avg	8,965	Y	N	1103 V ST NW
12	0	896196	0160	10/28/14	\$480,000	\$488,000	2,520	9	2001	Avg	16,171	Y	N	1025 R ST NW
12	0	926400	0030	04/10/13	\$427,500	\$497,000	2,660	9	1989	Avg	16,400	Y	N	1214 W ST NW
12	0	551560	0163	09/16/14	\$420,000	\$432,000	2,730	9	1983	Avg	64,033	N	N	31007 MILITARY RD S
12	0	926403	0410	08/22/12	\$389,000	\$475,000	2,800	9	2001	Avg	14,881	Y	N	1206 U ST NW
12	0	926403	0200	07/18/12	\$380,000	\$467,000	2,870	9	2002	Avg	10,614	N	N	1423 U CT NW
12	0	926403	0740	09/13/12	\$317,000	\$385,000	2,990	9	2002	Avg	6,220	N	N	1025 U ST NW

## Improved Sales Used in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	0	926403	0790	04/15/14	\$465,000	\$496,000	3,100	9	2001	Avg	9,383	Y	N	1115 U ST NW
12	0	896195	0300	10/31/12	\$385,000	\$463,000	3,150	9	1998	Avg	12,252	Y	N	901 R ST NW
12	0	401380	0035	06/06/13	\$535,000	\$614,000	3,150	9	2006	Avg	32,833	Y	Y	30605 38TH AVE S
12	0	926403	0470	06/11/14	\$455,000	\$479,000	3,170	9	2001	Avg	10,688	Y	N	1118 U ST NW
12	0	926403	0500	03/15/13	\$388,000	\$453,000	3,170	9	2000	Avg	16,229	Y	N	1104 U ST NW
12	0	896196	0170	10/08/12	\$413,000	\$499,000	3,190	9	2000	Avg	18,381	Y	N	1021 R ST NW
12	0	896195	0250	09/15/14	\$384,000	\$395,000	3,220	9	1999	Avg	8,160	N	N	1620 9TH CT NW
12	0	327560	0010	10/30/13	\$394,000	\$437,000	3,310	9	2010	Avg	15,000	Y	N	313 HI CREST DR
12	0	142104	9083	12/24/12	\$690,100	\$821,000	3,540	9	1979	Avg	215,622	Y	N	714 HI CREST DR
12	0	208570	0050	08/26/14	\$420,000	\$434,000	2,480	10	2001	Avg	8,626	N	N	2227 12TH CT NW
12	0	208570	0100	04/06/12	\$385,000	\$484,000	2,520	10	2001	Avg	10,180	N	N	2308 12TH CT NW
12	0	926400	0010	07/29/14	\$535,000	\$556,000	2,740	10	1988	Avg	23,505	Y	N	1202 W ST NW
12	0	926401	0060	11/02/12	\$394,500	\$474,000	2,930	10	1992	Avg	28,818	Y	N	918 W ST NW
12	0	092104	9141	12/01/14	\$645,000	\$650,000	3,280	10	2001	Avg	79,279	N	N	31323 32ND AVE S
12	0	926280	0208	09/19/14	\$637,000	\$654,000	4,083	10	2005	Avg	68,377	N	N	32402 58TH AVE S

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	025558	0090	05/19/14	\$196,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	032104	9090	08/02/13	\$305,516	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	032104	9090	02/18/14	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	032104	9097	05/14/13	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
9	0	032104	9102	06/12/13	\$210,000	SHORT SALE; NON-REPRESENTATIVE SALE
9	0	032104	9130	02/22/13	\$210,674	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
9	0	032104	9188	04/19/13	\$223,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	131100	0250	08/08/14	\$310,172	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	131100	0270	01/09/12	\$358,927	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	131100	0270	05/11/12	\$116,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
9	0	131100	0660	07/22/13	\$259,352	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	131110	0020	04/02/14	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
9	0	131110	0020	07/29/14	\$221,450	SALE DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
9	0	131110	0240	05/23/12	\$127,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	131110	0250	11/02/12	\$121,000	DIAGNOSTIC OUTLIER
9	0	131110	0300	12/19/12	\$365,005	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
9	0	131110	0300	02/07/13	\$279,792	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	131110	0580	07/30/12	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	131111	0220	09/12/12	\$130,000	NON-REPRESENTATIVE SALE; NON-NORMAL DISTRIBUTION
9	0	131120	0120	12/10/13	\$154,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; FIN. INSTIT. RESALE; EXEMPT FROM EXCISE TAX
9	0	131120	0120	05/13/14	\$225,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	131120	0140	08/14/13	\$164,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	131120	0380	11/01/12	\$346,465	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	131120	0420	08/15/12	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	131120	0450	11/19/12	\$131,201	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
9	0	131120	0460	04/07/14	\$180,428	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	131120	0500	07/01/14	\$182,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	131120	0510	04/24/14	\$290,615	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	131140	0120	08/01/14	\$160,000	MODEL DEVELOPMENT EXCLUSION
9	0	131150	0020	07/03/14	\$198,000	AUCTION SALE

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	131160	0070	03/21/13	\$265,078	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	131160	0580	05/09/12	\$232,723	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	131180	0030	03/07/12	\$122,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	131180	0130	10/11/13	\$146,850	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	131180	0130	09/17/13	\$146,850	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	131180	0160	03/06/13	\$215,172	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T; AND OTHER WARNINGS
9	0	131190	0100	07/29/14	\$216,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	131200	0230	01/21/14	\$163,625	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	131200	0230	09/11/14	\$221,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	131200	0260	10/18/13	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	0	131200	0280	05/21/13	\$1,690	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM RELATED PARTY, FRIEND, OR NEIGH.
9	0	131200	0280	03/05/13	\$161,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	131200	0290	06/17/14	\$190,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	131200	0310	04/12/13	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	131220	0030	02/07/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	131280	0080	12/26/14	\$132,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	0	131290	0070	03/07/13	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	131291	0050	08/27/12	\$155,000	BOX PLOT OUTLIER
9	0	131292	0080	01/25/13	\$129,000	NON-NORMAL DISTRIBUTION
9	0	204800	0010	08/06/12	\$125,000	SHORT SALE; NON-REPRESENTATIVE SALE
9	0	204800	0080	10/29/13	\$148,000	SHORT SALE; NON-REPRESENTATIVE SALE
9	0	204800	0290	06/19/12	\$228,735	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	204800	0300	08/23/12	\$144,000	NON-REPRESENTATIVE SALE; MODEL DEVELOPMENT EXCLUSION
9	0	204800	0330	02/21/12	\$141,470	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	204800	0330	07/17/12	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	0	204800	0340	01/02/14	\$142,488	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	204800	0350	02/06/12	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
9	0	204800	0380	04/03/12	\$143,099	NON-REPRESENTATIVE SALE; RETENTION EXCLUSION FROM THE SAMPLE SET
9	0	204800	0450	06/26/12	\$214,997	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	246050	0060	06/20/14	\$91,100	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	246060	0040	04/08/14	\$183,099	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
9	0	246060	0150	02/05/13	\$211,625	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	246060	0200	06/06/12	\$140,000	NON-REPRESENTATIVE SALE; OBSERVATION OUTSIDE THE NORM
9	0	261670	0030	04/02/14	\$227,500	AUCTION SALE
9	0	261670	0140	06/12/13	\$193,887	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	261670	0140	11/27/13	\$199,000	INCORRECT SALE PRICE REPORTED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	261670	0470	03/09/12	\$155,000	STATISTICAL OUTLIER
9	0	261670	0520	10/08/14	\$175,869	AUCTION SALE
9	0	274400	0130	03/01/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	0	293500	0150	08/19/13	\$113,299	OBSERVATION OUTSIDE THE NORM
9	0	293500	0150	12/29/12	\$223,270	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	293500	0440	04/05/12	\$116,000	IMP. CHAR.CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; ESTATE SALE
9	0	337600	0230	11/12/14	\$125,700	RETENTION EXCLUSION OUTSIDE THE SAMPLE SET
9	0	337600	0230	09/22/14	\$240,664	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	337600	0240	06/30/14	\$146,850	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	387650	0380	05/21/12	\$307,158	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	387650	0380	07/19/12	\$307,158	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
9	0	387650	0380	10/09/12	\$137,510	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
9	0	387650	0410	12/23/13	\$116,250	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; STATEMENT TO DOR
9	0	387670	0080	04/02/13	\$168,115	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	387671	0160	04/20/12	\$170,000	ANOMALY DETENTION
9	0	387671	0160	02/15/12	\$100,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	414091	0170	03/07/14	\$206,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	541320	0110	05/13/13	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	555680	0340	04/03/12	\$129,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	555690	0140	05/09/12	\$108,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	555690	0210	03/05/12	\$113,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	0	565150	0040	01/17/13	\$206,991	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
9	0	565150	0040	02/06/13	\$190,036	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	661850	0030	09/12/14	\$230,000	QUIT CLAIM DEED

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	769650	0190	12/13/12	\$282,250	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
9	0	769650	0280	12/22/12	\$150,920	SHORT SALE; NON-REPRESENTATIVE SALE
9	0	769660	0160	02/17/13	\$121,000	DOR RATIO; NON-REPRESENTATIVE SALE
9	0	769661	0110	05/16/13	\$145,000	NON-REPRESENTATIVE SALE; MODEL DEVELOPMENT EXCLUSION
9	0	769661	0240	05/01/14	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	769662	0060	04/17/13	\$239,841	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	769662	0130	01/23/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	769663	0080	05/06/14	\$197,000	AUCTION SALE
9	0	769663	0090	06/04/13	\$164,000	SHORT SALE; NON-REPRESENTATIVE SALE
9	0	789550	0070	03/25/14	\$140,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
9	0	789550	0210	10/14/13	\$193,133	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
9	0	789550	0390	10/17/13	\$347,858	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	789550	0530	12/20/12	\$128,000	SHORT SALE; NON-REPRESENTATIVE SALE
9	0	789550	0540	02/07/12	\$135,342	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	789550	0560	01/25/12	\$274,508	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	789550	0560	02/02/12	\$224,733	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	789550	0560	05/21/12	\$100,001	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	0	789550	0580	03/01/12	\$287,607	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	789550	0590	05/23/13	\$141,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	800110	0060	07/13/12	\$109,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	800110	0140	07/18/14	\$51,061	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	800121	0130	09/09/14	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	0	800121	0210	09/22/14	\$315,000	ACTIVE PERMIT BEFORE SALE >25K; FINANCIAL INSTITUTION RESALE
9	0	800121	0210	01/20/14	\$191,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	0	800121	0290	09/19/13	\$222,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	800121	0290	03/27/14	\$262,706	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	815961	0030	07/22/14	\$196,000	NON-NORMAL DISTRIBUTION
9	0	815961	0040	01/07/13	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	815961	0170	11/30/12	\$263,700	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	815962	0160	10/06/14	\$215,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	815962	0170	04/17/14	\$189,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	815962	0260	12/26/12	\$194,793	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	815962	0260	02/26/14	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	0	873235	0060	05/01/14	\$194,500	AUCTION SALE
9	0	873235	0180	02/15/13	\$1,135	DOR RATIO
9	0	949180	0020	03/29/12	\$159,900	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
10	0	000460	0027	11/24/14	\$215,000	MODEL DEVELOPMENT EXCLUSION
10	0	020000	0140	02/26/14	\$257,500	STATISTICAL OUTLIER
10	0	020000	0140	04/29/13	\$448,703	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	030140	0230	10/28/14	\$286,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE; BUILDER OR DEVELOPER SALES
10	0	030140	0240	09/22/14	\$282,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	0250	09/02/14	\$248,124	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	0260	09/02/14	\$220,077	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	0270	08/15/14	\$289,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	0280	08/14/14	\$280,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	0330	09/12/14	\$286,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE; BUILDER OR DEVELOPER SALES
10	0	030140	0340	10/21/14	\$286,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	0350	10/28/14	\$267,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	1120	11/26/13	\$202,336	OBSERVATION OUTSIDE THE NORM
10	0	030140	1580	09/09/14	\$330,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	1590	11/17/14	\$330,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE; BUILDER OR DEVELOPER SALES
10	0	030140	1600	11/07/14	\$312,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	1610	09/30/14	\$329,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	030140	1620	10/15/14	\$298,900	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
10	0	242204	9089	02/03/14	\$880,000	OPEN SPACE
10	0	252204	9019	08/29/12	\$170,000	DOR RATIO; OBSOLESCENCE
10	0	352204	9020	04/28/14	\$190,000	UNFINISHED AREA
10	0	352204	9020	04/28/14	\$190,000	UNFINISHED AREA
10	0	352204	9030	01/10/14	\$180,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
10	0	352204	9073	10/23/14	\$65,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K

## Improved Sales Removed in This Annual Update Analysis

### Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	352204	9100	09/17/12	\$148,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	401680	0300	05/23/12	\$589,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	733822	0060	11/14/13	\$381,663	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
10	0	733822	0100	03/08/13	\$195,000	MODEL DEVELOPMENT EXCLUSION
10	0	733822	0170	03/28/14	\$253,000	QUIT CLAIM DEED
10	0	733822	0410	04/16/12	\$336,839	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	733822	0910	01/03/13	\$276,556	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	733822	1100	05/18/12	\$199,000	DIAGNOSTIC OUTLIER
10	0	866915	0490	03/20/14	\$300,000	RELOCATION - SALE TO SERVICE
10	0	866915	0520	05/15/12	\$210,000	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	866915	0560	10/01/12	\$362,536	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
10	0	866915	0560	04/29/14	\$195,000	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	866915	0640	12/10/13	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
10	0	866916	0040	09/05/13	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	866916	0130	08/05/14	\$275,000	RELOCATION - SALE TO SERVICE
10	0	889290	0110	01/23/13	\$259,098	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	936000	0128	01/09/14	\$85,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
10	0	936000	0128	10/16/13	\$248,212	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
10	0	936000	0175	01/07/13	\$45,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	936000	0185	01/14/13	\$161,500	MULTI-PARCEL SALE; QUIT CLAIM DEED
11	0	019265	0110	09/23/13	\$311,428	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	019265	0120	12/11/14	\$200,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	022104	9101	03/27/13	\$87,600	PREVIOUS IMP. VALUE <= 25K; SHORT SALE
11	0	022104	9123	03/05/12	\$96,750	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
11	0	022104	9123	10/29/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	022104	9140	02/22/13	\$140,000	DOR RATIO; NON-REPRESENTATIVE SALE
11	0	022104	9190	08/03/12	\$200,000	NON-REPRESENTATIVE SALE; RETENTION EXCLUSION FROM THE SAMPLE SET
11	0	022104	9191	03/14/12	\$133,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
11	0	030300	0220	06/24/14	\$164,300	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	030300	0340	01/28/13	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	111545	0010	09/13/12	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	111545	0010	01/18/13	\$195,100	IMP. CHAR. CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
11	0	111545	0110	11/21/14	\$5,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	111560	0120	11/13/14	\$414,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	111560	0130	09/30/14	\$415,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	146090	0010	07/26/12	\$219,950	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	146090	0100	08/20/12	\$193,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	221480	0070	04/04/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	0	221480	0440	03/18/12	\$163,200	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	221480	0530	10/03/12	\$175,000	NON-REPRESENTATIVE SALE; NON-NORMAL DISTRIBUTION
11	0	286560	0030	04/08/14	\$274,900	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	286560	0040	01/31/13	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
11	0	286560	0060	04/04/14	\$233,044	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	286560	0140	05/15/12	\$193,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	289555	0100	01/08/13	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289555	0280	02/07/14	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
11	0	332850	0310	08/06/12	\$51,000	DOR RATIO; QUIT CLAIM DEED
11	0	332850	0430	04/01/13	\$201,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
11	0	332850	0460	09/17/13	\$421,315	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	332850	0460	10/22/13	\$421,315	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	332950	0660	08/09/12	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	332951	0020	04/16/13	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	332951	0550	02/23/12	\$180,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	332952	0160	06/15/12	\$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	332953	0040	12/17/13	\$267,575	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	332953	0700	02/02/12	\$297,860	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	541900	0110	10/29/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
11	0	564790	0030	07/07/14	\$292,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	564790	0080	01/28/14	\$310,558	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	564790	0240	04/29/12	\$162,100	SHORT SALE; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	564790	0320	01/28/14	\$187,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	564790	0460	03/13/13	\$314,541	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	564790	0620	04/26/13	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	564790	0830	07/17/13	\$253,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	664220	0590	09/13/12	\$243,000	NON-REPRESENTATIVE SALE; OBSERVATION OUTSIDE THE NORM
11	0	664876	0100	07/29/13	\$211,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
11	0	664876	0100	07/29/13	\$211,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	664877	0100	10/25/12	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	664925	0240	03/01/12	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	664925	0240	05/30/12	\$200,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	664925	0470	05/14/13	\$370,072	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	664925	0510	12/26/12	\$257,800	NON-REPRESENTATIVE SALE; MODEL DEVELOPMENT EXCLUSION
11	0	664925	0640	05/20/14	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	001100	0085	07/13/12	\$239,000	NON-NORMAL DISTRIBUTION
12	0	030200	0425	10/01/12	\$119,000	RETENTION EXCLUSION OUTSIDE THE SAMPLE SET
12	0	030300	0445	06/26/13	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE
12	0	030300	0455	12/11/12	\$167,889	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	030300	0455	01/17/13	\$141,159	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
12	0	030300	0525	03/30/12	\$207,358	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
12	0	102104	9022	05/20/14	\$415,000	STATISTICAL OUTLIER
12	0	102104	9022	01/03/13	\$180,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
12	0	102104	9024	04/23/14	\$612,602	DOR RATIO
12	0	102104	9057	08/30/13	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	132950	0160	08/23/12	\$203,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	142104	9032	03/30/12	\$276,475	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	142104	9032	03/25/13	\$220,555	DOR RATIO
12	0	152104	9017	05/30/14	\$2,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	152104	9092	04/19/12	\$158,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	152104	9104	09/26/12	\$147,600	OBSERVATION OUTSIDE THE NORM
12	0	286810	0040	02/21/14	\$137,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	327570	0070	06/27/13	\$27,916	DOR RATIO; PTL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	390830	0030	07/18/13	\$427,383	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
12	0	391400	0045	08/16/13	\$259,985	AUCTION SALE; EXEMPT FROM EXCISE TAX
12	0	401280	0010	04/11/13	\$234,968	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
12	0	401280	0010	11/25/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FIN. INSTIT. RESALE; EXEMPT FROM EXCISE TAX
12	0	401290	0050	08/08/12	\$212,432	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
12	0	401320	0061	11/24/14	\$229,964	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	401380	0020	04/11/13	\$1,139	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
12	0	401380	0090	07/27/12	\$628,500	INSUFFICIENT REPRESENTATION FOR GRADE 11
12	0	401380	0131	08/07/14	\$267,500	UNFINISHED AREA
12	0	401380	0155	12/04/12	\$185,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE SALE
12	0	401440	0092	07/30/14	\$175,000	ANOMALY DETENTION
12	0	401440	0106	03/22/13	\$190,000	BOX PLOT OUTLIER
12	0	401440	0115	09/26/13	\$225,593	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
12	0	401440	0125	06/06/13	\$269,950	BOX PLOT OUTLIER
12	0	401440	0125	11/21/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	401440	0134	06/17/13	\$181,144	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
12	0	401440	0237	05/23/14	\$132,500	MODEL DEVELOPMENT EXCLUSION
12	0	401440	0341	09/28/13	\$175,025	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
12	0	401440	0341	12/11/13	\$93,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
12	0	401440	0380	04/08/14	\$464,000	UNFINISHED AREA
12	0	401440	0381	05/07/14	\$495,000	UNFINISHED AREA
12	0	551560	0087	02/20/14	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	551560	0185	12/16/14	\$92,570	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	570860	0020	06/27/14	\$198,470	QUIT CLAIM DEED
12	0	608460	0190	12/08/14	\$118,852	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	608460	0600	09/23/13	\$122,572	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	608460	0800	08/24/12	\$185,000	DIAGNOSTIC OUTLIER
12	0	608460	0850	02/13/12	\$188,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	608460	0910	09/25/12	\$152,000	NON-REPRESENTATIVE SALE; RETENTION EXCLUSION FROM THE SAMPLE SET

## Improved Sales Removed in This Annual Update Analysis

### Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	608460	0960	02/19/14	\$317,307	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
12	0	669930	0360	11/05/12	\$270,000	RELOCATION - SALE TO SERVICE
12	0	769600	0120	10/16/13	\$123,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	800145	0330	09/17/12	\$220,369	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	800145	0420	01/17/12	\$196,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	896195	0390	05/25/12	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	896196	0180	12/16/13	\$325,000	UNFINISHED AREA
12	0	896196	0210	05/31/13	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	926280	0055	07/24/14	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	926280	0151	03/14/12	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	926280	0222	10/16/12	\$97,650	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
12	0	926280	0222	01/28/14	\$40,082	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM RELATED PARTY, FRIEND, OR NEIGH.
12	0	926280	0222	11/12/13	\$42,936	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	926280	0349	05/22/13	\$106,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
12	0	926280	0351	08/25/14	\$259,917	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
12	0	926280	0352	05/03/12	\$100,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
12	0	926280	0377	12/12/13	\$165,001	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	926280	0421	06/19/12	\$223,355	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
12	0	926280	0421	03/25/13	\$93,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
12	0	926401	0010	01/24/13	\$1,000,000	INSUFFICIENT REPRESENTATION FOR GRADE11
12	0	926403	0010	09/07/12	\$273,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	926403	0020	05/18/12	\$325,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX
12	0	926403	0030	03/16/12	\$333,883	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	926403	0580	09/14/12	\$263,700	BOX PLOT OUTLIER
12	0	934650	0160	08/15/13	\$144,997	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	934650	0180	07/09/12	\$121,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	934650	0180	10/24/12	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
12	0	934650	0230	06/12/14	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM TAX

**Vacant Sales Used in this Annual Update Analysis**  
**Area 027**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
010	0	000460	0020	02/06/13	\$81,000	27,443	N	N
010	0	022104	9027	05/30/13	\$2,000,000	840,708	N	N
010	0	352204	9094	02/25/13	\$412,000	2,445,022	N	N
010	0	401680	0360	08/13/14	\$100,000	20,428	N	N
011	0	022104	9223	01/30/12	\$119,000	40,500	N	N
012	0	152104	9001	05/30/14	\$367,300	108,900	N	N
012	0	926280	0032	07/19/13	\$125,000	40,283	N	N
012	0	926280	0271	05/30/14	\$252,700	75,132	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 027

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	0	032104	9111	06/19/13	\$46,500	UNBUILDABLE SITE
010	0	022104	9027	07/02/14	\$4,480,000	DOR RATIO; CORPORATE AFFILIATES; RELATED PARTY, FRIEND OR NEIGHBOR
010	0	022104	9057	07/31/14	\$5,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
012	0	030300	0035	04/23/13	\$14,500	UNBUILDABLE; NO MARKET EXPOSURE

## Mobile Home Sales Used in this Annual Update Analysis Area 027

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
009	0	032104	9096	10/27/14	135000	1,344	4	1984	4	12,196	N	28827 37TH AVE S
009	0	042104	9076	11/29/12	109950	1,680	4	1986	4	12,196	N	3126 S 298TH ST
012	0	030300	0470	06/18/13	176000	1,863	4	1998	3	14,850	N	30538 54TH AVE S
012	0	030300	0470	02/09/12	150000	1,863	4	1998	3	14,850	N	30538 54TH AVE S
012	0	394350	0020	01/25/12	120000	1,232	4	2000	3	7,682	N	4424 S 315TH ST

**Mobile Home Sales Removed in this Annual Update Analysis**  
**Area 027**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	0	445875	0060	06/13/12	\$57,000	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
010	0	936060	0100	11/21/14	\$181,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

# 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:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance

  
Appraiser II

3/23/2015

Date