

# Auburn

Area: 028

## *Residential Revalue for 2015 Assessment Roll*



Obtained from <http://www.willhiteweb.com>

The Auburn area encompasses the City of Auburn, the area west to Highway 167 and the area east of Auburn to the Green River and south to the Pierce County line. Both the Green and White Rivers are located in Area 28, as well as the Muckelshoot Tribal Lands. Amenities include the City of Auburn for shopping and medical facilities, Auburn Municipal Airport, the Muckelshoot Casino, the White River Amphitheater, a golf course, walking and bike trails, the Super Mall and several public parks.

Highway 18 runs through Auburn with easy access to Highway 167 and I-5, the main freeway that goes to eastern Washington and states beyond.



**King County**

**Department of Assessments**

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

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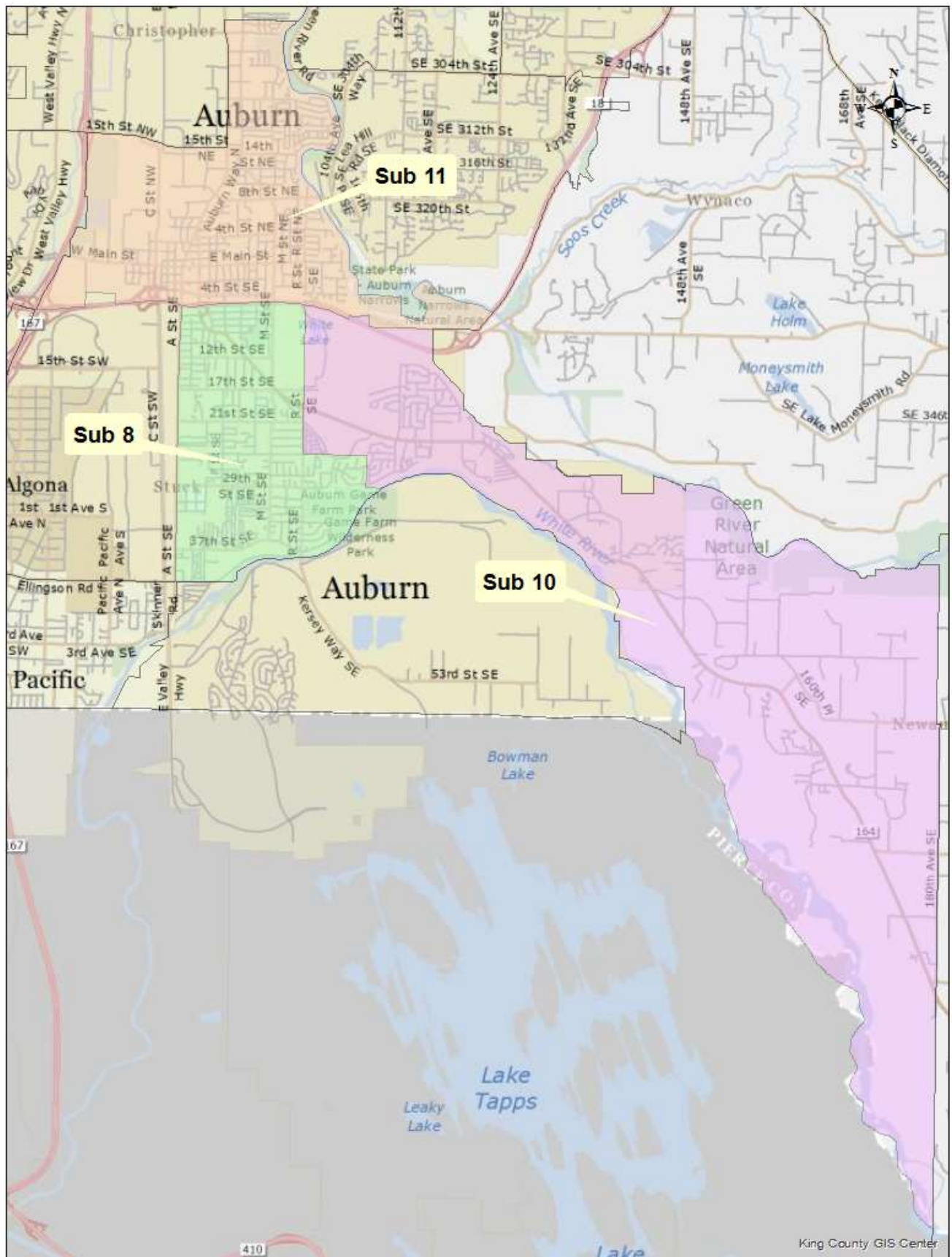
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# Area028 Map



## Area028 Map

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## Housing Profile



Grade 5/Year Built 1922/Total Living Area 820  
Account Number 001600-0010



Grade 6/Year Built 1990/Total Living Area 1200  
Account Number 000100-0043



Grade 7/Year Built 1990/Total Living Area 1960  
Account Number 519490-0040



Grade 8/Year Built 1969/Total Living Area 2990  
Account Number 774950-0310



Grade 9/ Year Built 2001/ Total Living Area 3660  
Account Number 352105-9117



Grade 10/ Year Built 1988/ Total Living Area 3960  
Account Number 262105-9067

# 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

## Auburn - Area 028

### Annual Update

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

**Previous Physical Inspection:** 2013  
**Number of Improved Sales:** 572  
**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>	\$66,500	\$144,000	\$210,500			11.32%
<b>2015 Value</b>	\$70,300	\$152,500	\$222,800	\$237,600	93.5%	11.25%
<b>\$ Change</b>	+\$3,800	+\$8,500	+\$12,300			
<b>% Change</b>	+5.7%	+5.9%	+5.8%			

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 11.25% is an improvement from the previous COD of 11.32%. 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>	\$67,700	\$139,100	\$206,800
<b>2015 Value</b>	\$71,600	\$145,900	\$217,500
<b>\$ Change</b>	+\$3,900	+\$6,800	+\$10,700
<b>% Change</b>	+5.8%	+4.9%	+5.2%

**Number of one to three unit residences in the population:** 5,940

**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 and one location-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Waterfront properties and Very Good Condition without Waterfront properties were generally at lower assessment levels and required greater upward adjustments than the rest of the population. This annual update valuation model corrects for these strata differences.

## Area 028 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+4.66%	5,665	95%

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
Waterfront	+25.31%	11	115	10%
Very Good Condition without Waterfront	+11.14%	64	161	40%

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

Generally, Waterfront properties and Very Good Condition without Waterfront properties were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

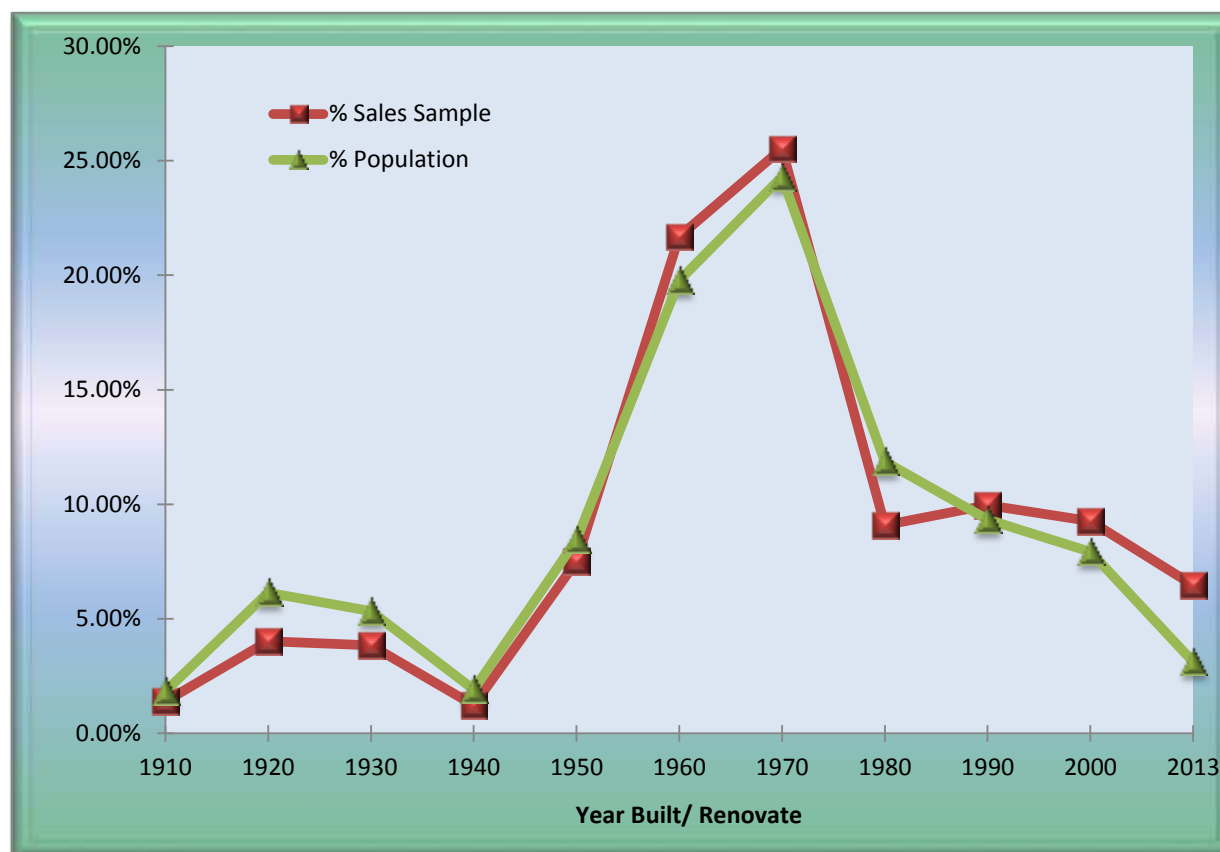
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	8	1.40%
1920	23	4.02%
1930	22	3.85%
1940	7	1.22%
1950	43	7.52%
1960	124	21.68%
1970	146	25.52%
1980	52	9.09%
1990	57	9.97%
2000	53	9.27%
2013	37	6.47%
572		

**Population**

Year Built/Ren	Frequency	% Population
1910	109	1.84%
1920	365	6.14%
1930	317	5.34%
1940	114	1.92%
1950	502	8.45%
1960	1,174	19.76%
1970	1,443	24.29%
1980	705	11.87%
1990	554	9.33%
2000	471	7.93%
2013	186	3.13%
5,940		



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





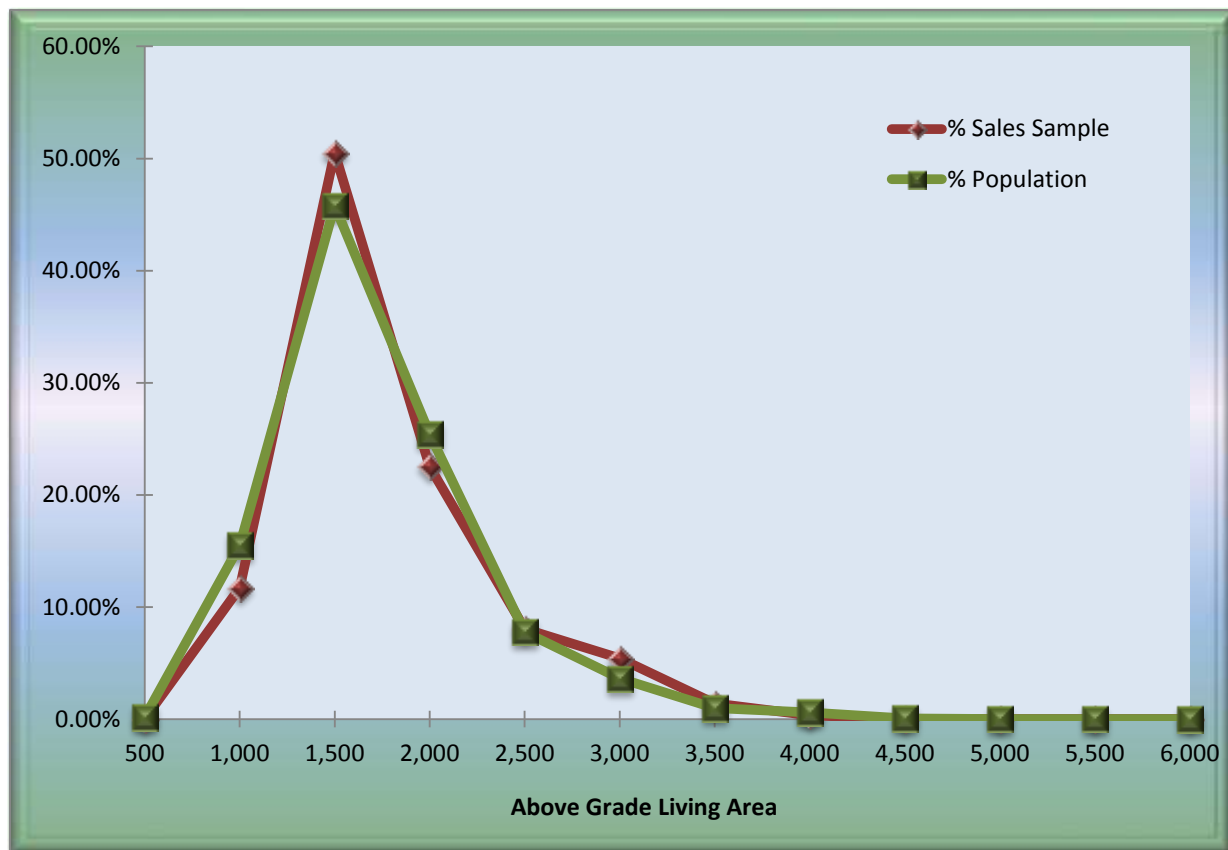
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	67	11.71%
1,500	289	50.52%
2,000	129	22.55%
2,500	46	8.04%
3,000	31	5.42%
3,500	8	1.40%
4,000	2	0.35%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
572		

**Population**

AGLA	Frequency	% Population
500	9	0.15%
1,000	921	15.51%
1,500	2,721	45.81%
2,000	1,511	25.44%
2,500	462	7.78%
3,000	216	3.64%
3,500	58	0.98%
4,000	36	0.61%
4,500	4	0.07%
5,000	1	0.02%
5,500	1	0.02%
6,000	0	0.00%
5,940		



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



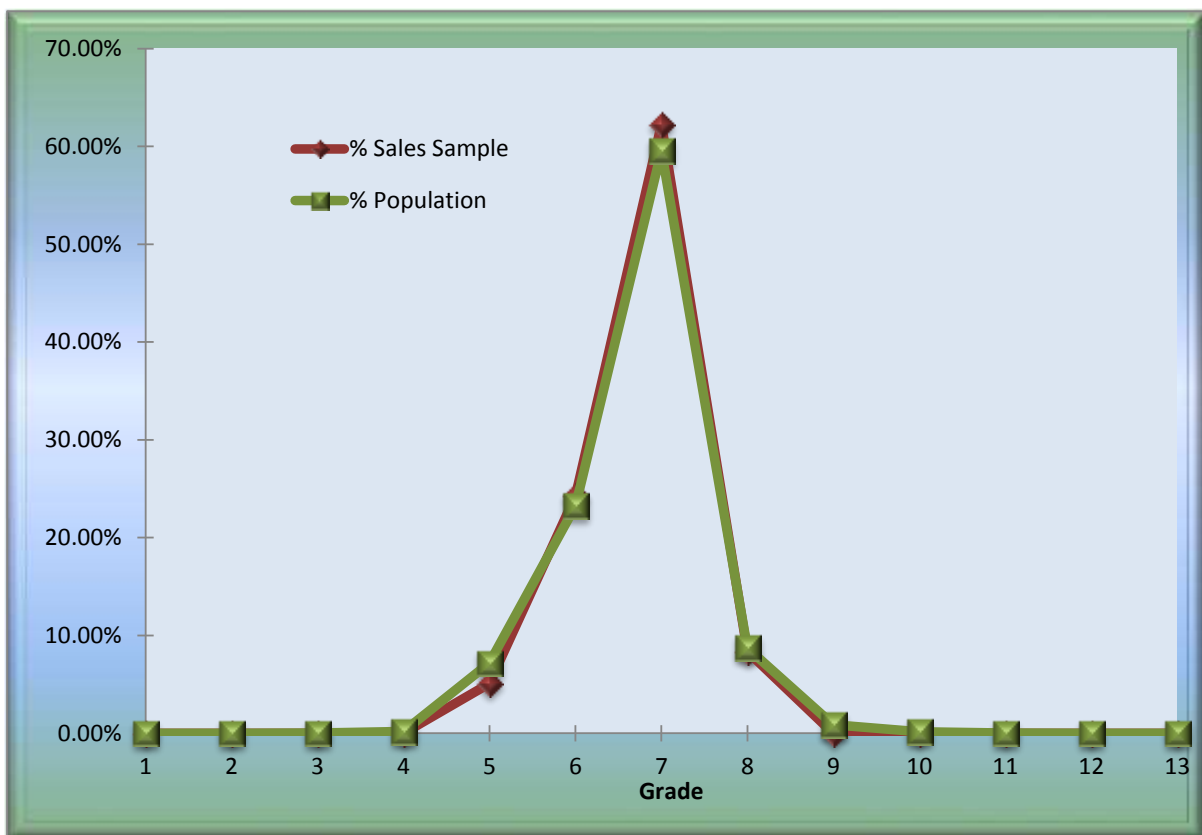
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	29	5.07%
6	139	24.30%
7	356	62.24%
8	48	8.39%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
572		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	11	0.19%
5	426	7.17%
6	1,381	23.25%
7	3,538	59.56%
8	519	8.74%
9	53	0.89%
10	10	0.17%
11	1	0.02%
12	0	0.00%
13	0	0.00%
5,940		



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 028 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 1.185, resulting in an adjusted value of \$562,000 ( $\$475,000 \times 1.185 = \$562,875$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.444	44.4%
2/1/2012	1.432	43.2%
3/1/2012	1.420	42.0%
4/1/2012	1.407	40.7%
5/1/2012	1.395	39.5%
6/1/2012	1.383	38.3%
7/1/2012	1.370	37.0%
8/1/2012	1.358	35.8%
9/1/2012	1.345	34.5%
10/1/2012	1.333	33.3%
11/1/2012	1.321	32.1%
12/1/2012	1.308	30.8%
1/1/2013	1.296	29.6%
2/1/2013	1.283	28.3%
3/1/2013	1.272	27.2%
4/1/2013	1.259	25.9%
5/1/2013	1.247	24.7%
6/1/2013	1.235	23.5%
7/1/2013	1.222	22.2%
8/1/2013	1.210	21.0%
9/1/2013	1.197	19.7%
10/1/2013	1.185	18.5%
11/1/2013	1.173	17.3%
12/1/2013	1.160	16.0%
1/1/2014	1.148	14.8%
2/1/2014	1.135	13.5%
3/1/2014	1.124	12.4%
4/1/2014	1.111	11.1%
5/1/2014	1.099	9.9%
6/1/2014	1.087	8.7%
7/1/2014	1.075	7.5%
8/1/2014	1.062	6.2%
9/1/2014	1.049	4.9%
10/1/2014	1.037	3.7%
11/1/2014	1.025	2.5%
12/1/2014	1.013	1.3%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 028 is:  $(.907689399447707 - 0.149580757172558 * 0.01923077 - 0.000364255646590821 * \text{SaleDay} - 0.0529223648048115 * 0.1118881) / ((.907689399447707 - 0.149580757172558 * 0.01923077 - 0.0529223648048115 * 0.1118881))$

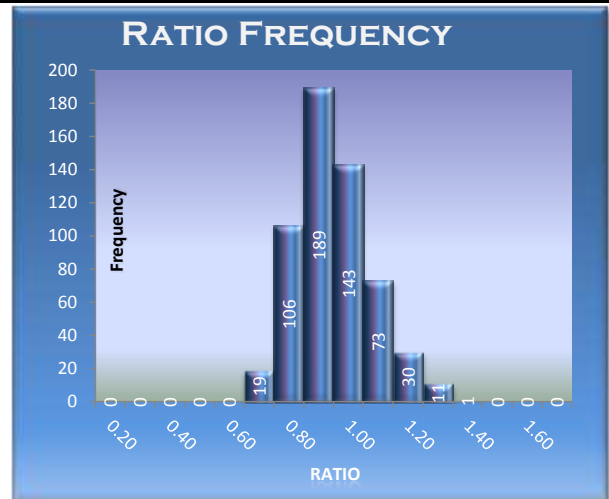
$\text{SaleDay} = \text{SaleDate} - 42005$

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

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

<b>District: SW / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Auburn</b>	<b>1/1/2014</b>	<b>4/21/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 028</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>BSIM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	572
<b>Mean Assessed Value</b>	\$210,500
<b>Mean Adj. Sales Price</b>	\$237,600
<b>Standard Deviation AV</b>	\$49,449
<b>Standard Deviation SP</b>	\$59,290
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.899
<b>Median Ratio</b>	0.883
<b>Weighted Mean Ratio</b>	0.886
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.605
<b>Highest ratio:</b>	1.340
<b>Coefficient of Dispersion</b>	11.32%
<b>Standard Deviation</b>	0.127
<b>Coefficient of Variation</b>	14.07%
<b>Price Related Differential (PRD)</b>	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.870
Upper limit	0.899
<b>95% Confidence: Mean</b>	
Lower limit	0.889
Upper limit	0.910
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,940
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.127
<b>Recommended minimum:</b>	26
<b>Actual sample size:</b>	572
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	310
<b># ratios above mean:</b>	262
<b>z:</b>	2.007
<b>Conclusion:</b>	Non-normal



## COMMENTS:

1 to 3 Unit Residences throughout Area 028

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

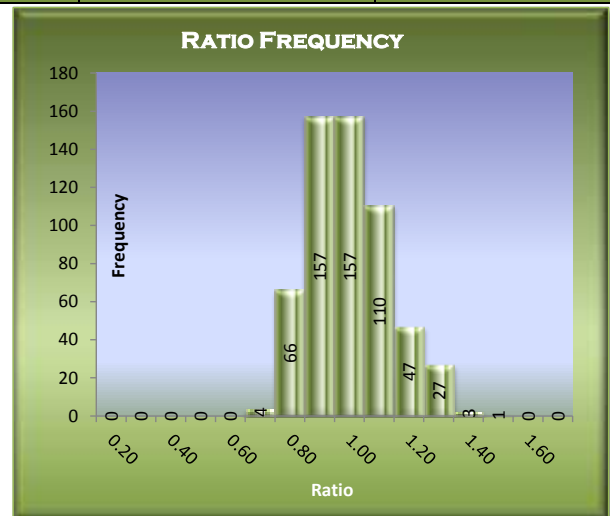




## Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: SW / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Auburn</b>	<b>1/1/2015</b>	<b>4/21/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 028</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>BSIM</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	572
<b>Mean Assessed Value</b>	\$222,800
<b>Mean Sales Price</b>	\$237,600
<b>Standard Deviation AV</b>	\$53,841
<b>Standard Deviation SP</b>	\$59,290
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.950
<b>Median Ratio</b>	0.935
<b>Weighted Mean Ratio</b>	0.938
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.673
<b>Highest ratio:</b>	1.402
<b>Coefficient of Dispersion</b>	11.25%
<b>Standard Deviation</b>	0.132
<b>Coefficient of Variation</b>	13.86%
<b>Price Related Differential (PRD)</b>	1.014
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.920
Upper limit	0.951
<b>95% Confidence: Mean</b>	
Lower limit	0.940
Upper limit	0.961
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,940
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.132
<b>Recommended minimum:</b>	28
<b>Actual sample size:</b>	572
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	307
# ratios above mean:	265
z:	1.756
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 028 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

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

**Date of Appraisal Report: April 21, 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 15 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 +5.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.064, 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 and one location-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Waterfront properties and Very Good Condition without Waterfront properties were generally at lower assessment levels and required greater upward adjustments than the rest of the population. This annual update valuation model corrects for these strata differences.



With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 572 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.907689399447707 - 0.149580757172558 * \text{IsWft} - 0.0529223648048115 * \text{VGood\_NoWft})$$

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 12 sales of mobile homes within Area 028. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +5.8%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.058 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.935. 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 +5.2%. 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) \* 1.058.
- 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) \* 1.058.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.

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

Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	858140	0020	04/18/14	\$120,000	\$133,000	620	5	1973	Good	8,360	N	N	138 12TH ST SE
8	0	711600	0400	12/18/13	\$97,000	\$112,000	760	5	1924	Good	4,120	N	N	806 5TH ST SE
8	0	858140	0390	09/06/13	\$95,000	\$114,000	830	5	1944	Good	4,191	N	N	205 14TH ST SE
8	0	711650	0125	05/28/14	\$189,000	\$206,000	850	5	1927	VGood	3,171	N	N	407 6TH ST SE
8	0	711600	0350	07/18/14	\$128,750	\$137,000	880	5	1950	Avg	7,004	N	N	909 7TH ST SE
8	0	314160	0360	08/28/12	\$111,500	\$150,000	890	5	1912	Good	3,240	N	N	135 11TH ST SE
8	0	314160	0210	06/19/14	\$186,000	\$201,000	920	5	1993	Avg	4,320	N	N	119 10TH ST SE
8	0	314160	0090	09/24/13	\$130,000	\$154,000	980	5	1913	Good	6,480	N	N	119 9TH ST SE
8	0	192105	9311	04/24/14	\$215,000	\$237,000	1,510	5	1930	VGood	6,774	N	N	1822 G ST SE
8	0	787740	0345	07/19/12	\$162,500	\$222,000	1,720	5	1948	Good	11,730	N	N	3107 C ST SE
8	0	101800	0260	05/21/13	\$142,950	\$177,000	650	6	1987	Avg	4,201	N	N	240 15TH ST SE
8	0	392090	0055	04/19/13	\$161,287	\$202,000	800	6	1944	Good	7,298	N	N	1406 H ST SE
8	0	915010	0240	03/28/14	\$139,950	\$156,000	810	6	1920	Good	4,000	N	N	701 9TH ST SE
8	0	711600	0151	11/25/14	\$145,000	\$147,000	810	6	1955	Good	4,429	N	N	705 6TH ST SE
8	0	950090	0500	05/31/13	\$120,000	\$148,000	850	6	1965	Good	9,104	N	N	1435 22ND ST SE
8	0	714080	0300	10/04/12	\$172,000	\$229,000	860	6	1962	Good	7,237	N	N	2710 M ST SE
8	0	714080	0250	09/27/13	\$135,000	\$160,000	860	6	1962	Good	7,276	N	N	2615 N ST SE
8	0	192105	9052	05/30/13	\$230,000	\$284,000	880	6	1946	Good	49,658	N	N	503 21ST ST SE
8	0	145000	0320	05/30/13	\$165,000	\$204,000	900	6	1959	Good	7,452	N	N	605 24TH ST SE
8	0	145000	0200	06/20/13	\$171,950	\$211,000	900	6	1959	VGood	8,100	N	N	602 24TH ST SE
8	0	714080	0100	10/14/14	\$125,000	\$129,000	920	6	1961	Good	7,276	N	N	1309 28TH PL SE
8	0	145010	0390	09/05/14	\$125,000	\$131,000	920	6	1960	Avg	7,314	N	N	704 CEDAR DR
8	0	145000	0310	12/07/12	\$155,000	\$202,000	920	6	1959	VGood	7,452	N	N	603 24TH ST SE
8	0	746890	0065	03/18/14	\$170,000	\$190,000	940	6	1954	Good	6,300	N	N	1011 E ST SE
8	0	746890	0040	11/15/12	\$158,800	\$209,000	940	6	1953	VGood	6,300	N	N	1010 D ST SE
8	0	746890	0035	10/31/14	\$180,000	\$185,000	940	6	1953	Good	6,300	N	N	1000 D ST SE
8	0	101800	0125	11/27/12	\$114,000	\$149,000	940	6	1960	Good	6,495	N	N	126 15TH ST SE
8	0	133060	0180	01/24/14	\$169,000	\$192,000	950	6	1965	Avg	6,224	N	N	1101 27TH ST SE
8	0	787740	0245	07/18/14	\$193,000	\$206,000	960	6	1962	Good	10,761	N	N	2911 D ST SE
8	0	145010	0420	06/20/14	\$205,000	\$221,000	960	6	1960	Good	7,314	N	N	606 CEDAR DR



## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	392090	0140	08/22/13	\$170,000	\$204,000	980	6	1944	Good	7,292	N	N	1301 H ST SE
8	0	331380	0045	07/02/13	\$175,000	\$214,000	980	6	1959	Good	8,987	N	N	610 27TH ST SE
8	0	314160	0215	04/05/13	\$115,000	\$145,000	980	6	1953	Good	5,400	N	N	123 10TH ST SE
8	0	192105	9235	06/20/14	\$215,000	\$232,000	980	6	1931	Fair	11,600	N	N	508 21ST ST SE
8	0	714060	0255	04/24/12	\$158,000	\$221,000	990	6	1959	Good	10,125	N	N	1012 18TH ST SE
8	0	241320	0120	02/13/12	\$98,000	\$140,000	990	6	1959	Avg	7,232	N	N	2711 O ST SE
8	0	145010	0070	03/05/12	\$175,000	\$248,000	990	6	1960	VGood	7,420	N	N	606 21ST ST SE
8	0	331380	0050	09/16/13	\$162,000	\$193,000	1,000	6	1959	Good	8,988	N	N	605 28TH ST SE
8	0	145010	0160	09/06/12	\$174,000	\$234,000	1,010	6	1960	Good	7,420	N	N	705 CEDAR DR
8	0	083500	0055	06/20/14	\$175,000	\$189,000	1,020	6	1948	Good	5,130	N	N	210 7TH ST SE
8	0	182105	9042	05/09/13	\$122,000	\$152,000	1,040	6	1924	Avg	21,780	N	N	702 K ST SE
8	0	192105	9021	04/29/14	\$123,000	\$135,000	1,050	6	1943	Good	11,900	N	N	422 17TH ST SE
8	0	915060	0060	08/26/13	\$128,000	\$154,000	1,060	6	1961	Good	4,090	N	N	724 9TH ST SE
8	0	714060	0025	10/10/13	\$195,000	\$230,000	1,070	6	1959	Good	11,042	N	N	1012 17TH ST SE
8	0	331360	0340	06/16/14	\$183,000	\$198,000	1,070	6	1957	Good	8,100	N	N	608 26TH ST SE
8	0	331360	0340	06/15/12	\$119,000	\$164,000	1,070	6	1957	Good	8,100	N	N	608 26TH ST SE
8	0	302105	9389	10/09/13	\$239,000	\$282,000	1,100	6	1997	Avg	10,740	N	N	1235 37TH ST SE
8	0	133060	0150	11/02/12	\$183,000	\$242,000	1,100	6	1965	VGood	6,000	N	N	1117 27TH ST SE
8	0	145010	0360	09/13/13	\$150,000	\$179,000	1,110	6	1960	Good	7,314	N	N	703 22ND ST SE
8	0	392090	0160	06/14/13	\$175,000	\$215,000	1,120	6	1944	Good	7,296	N	N	1315 H ST SE
8	0	711650	0360	10/29/13	\$172,250	\$202,000	1,140	6	1925	Good	8,230	N	N	518 6TH ST SE
8	0	714080	0050	11/04/13	\$112,000	\$131,000	1,150	6	1961	Good	7,276	N	N	1306 28TH PL SE
8	0	714080	0050	02/26/14	\$185,000	\$208,000	1,150	6	1961	Good	7,276	N	N	1306 28TH PL SE
8	0	711600	0510	12/23/13	\$140,000	\$161,000	1,150	6	1949	Good	6,180	N	N	811 6TH ST SE
8	0	145000	0370	08/27/13	\$190,000	\$228,000	1,160	6	1959	Good	7,744	N	N	706 23RD ST SE
8	0	145000	0240	03/18/14	\$199,950	\$223,000	1,160	6	1959	VGood	7,560	N	N	607 25TH ST SE
8	0	714080	0030	04/16/12	\$166,950	\$234,000	1,170	6	1961	VGood	7,276	N	N	1310 28TH PL SE
8	0	133060	0020	04/16/12	\$112,000	\$157,000	1,200	6	1963	Good	7,500	N	N	1118 25TH ST SE
8	0	711650	0425	11/24/14	\$163,800	\$166,000	1,210	6	1946	Good	5,665	N	N	708 D ST SE
8	0	869560	0085	11/20/12	\$175,000	\$230,000	1,220	6	1944	Good	10,811	N	N	1401 J ST SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	192105	9178	07/26/12	\$150,000	\$204,000	1,220	6	1958	Good	10,200	N	N	1515 25TH ST SE
8	0	711650	0575	10/16/13	\$110,000	\$130,000	1,240	6	1945	Good	4,120	N	N	616 7TH ST SE
8	0	858140	0455	04/21/14	\$120,000	\$132,000	1,250	6	1913	Good	8,379	N	N	246 12TH ST SEY
8	0	192105	9045	11/07/14	\$195,000	\$199,000	1,280	6	1913	Good	7,861	N	N	714 A ST SE
8	0	746890	0125	09/03/13	\$178,000	\$213,000	1,300	6	1955	Good	7,788	N	N	1025 F ST SE
8	0	746890	0060	11/12/13	\$173,000	\$202,000	1,300	6	1954	Good	6,300	N	N	1021 E ST SE
8	0	145010	0010	01/17/13	\$140,000	\$181,000	1,300	6	1960	Good	8,354	N	N	710 21ST ST SE
8	0	331380	0005	09/24/13	\$200,000	\$238,000	1,320	6	1959	VGood	8,644	N	N	740 27TH ST SE
8	0	331360	0077	09/19/14	\$185,000	\$193,000	1,320	6	1961	Good	7,155	N	N	607 26TH ST SE
8	0	313760	0055	01/02/13	\$120,500	\$156,000	1,320	6	1950	Good	6,175	N	N	931 D ST SE
8	0	145010	0180	12/11/12	\$151,500	\$198,000	1,380	6	1960	Good	10,111	N	N	2120 H ST SE
8	0	711600	0705	12/05/13	\$190,000	\$220,000	1,420	6	1952	Good	9,627	N	N	604 K ST SE
8	0	711650	0291	09/12/12	\$167,500	\$225,000	1,450	6	1946	Good	3,750	N	N	402 6TH ST SE
8	0	331360	0102	06/05/13	\$201,000	\$248,000	1,480	6	1966	VGood	8,100	N	N	709 26TH ST SE
8	0	145000	0070	02/28/13	\$145,000	\$184,000	1,480	6	1959	Good	7,593	N	N	705 23RD ST SE
8	0	711600	0645	06/28/13	\$175,000	\$214,000	1,540	6	1977	Good	7,566	N	N	1015 6TH ST SE
8	0	714060	0190	09/05/14	\$233,500	\$245,000	1,580	6	1957	Good	10,517	N	N	1105 21ST ST SE
8	0	787740	0136	06/17/13	\$150,000	\$184,000	1,600	6	1936	VGood	11,348	N	N	3007 C ST SE
8	0	711650	0580	02/15/14	\$130,000	\$147,000	1,600	6	1945	Good	4,120	N	N	620 7TH ST SE
8	0	380200	0020	07/09/14	\$154,950	\$166,000	1,600	6	1966	Good	10,183	N	N	3516 O ST SE
8	0	869560	0105	10/24/13	\$175,000	\$206,000	1,640	6	1957	Good	10,820	N	N	1419 J ST SE
8	0	711600	0665	07/18/13	\$172,000	\$209,000	1,680	6	1968	Good	7,635	N	N	503 L PL SE
8	0	711650	0925	05/20/14	\$206,000	\$225,000	1,700	6	1978	Avg	6,025	N	N	602 5TH ST SE
8	0	950090	0030	02/26/13	\$175,000	\$223,000	1,720	6	1958	Good	10,530	N	N	1315 25TH ST SE
8	0	714080	0280	12/12/13	\$230,000	\$266,000	1,830	6	1961	VGood	7,811	N	N	1213 28TH ST SE
8	0	302105	9333	05/19/14	\$238,350	\$260,000	2,350	6	1957	Good	12,632	N	N	523 37TH ST SE
8	0	734531	0100	12/08/14	\$238,000	\$240,000	910	7	1993	Avg	6,900	N	N	3109 O ST SE
8	0	746890	0235	10/22/14	\$163,500	\$168,000	940	7	1954	Good	7,200	N	N	422 11TH ST SE
8	0	500300	0100	08/01/14	\$198,000	\$210,000	1,000	7	1952	Avg	7,790	N	N	1307 F ST SE
8	0	734520	0400	09/09/14	\$205,000	\$214,000	1,010	7	1968	Good	8,800	N	N	1617 37TH PL SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	734500	0480	02/11/14	\$185,000	\$209,000	1,010	7	1967	Good	7,500	N	N	3229 V ST SE
8	0	734500	0430	04/30/13	\$185,000	\$231,000	1,010	7	1967	Good	6,500	N	N	3316 V ST SE
8	0	734520	0420	12/09/13	\$185,000	\$214,000	1,020	7	1968	Good	8,925	N	N	1613 37TH WAY SE
8	0	869520	0002	07/30/13	\$190,000	\$230,000	1,070	7	1962	Good	8,834	N	N	306 21ST ST SE
8	0	746890	0270	07/29/14	\$140,000	\$149,000	1,090	7	1955	Good	10,114	N	N	421 12TH ST SE
8	0	734531	0050	08/23/13	\$192,000	\$231,000	1,090	7	1975	Avg	9,215	N	N	1224 31ST AVE SE
8	0	734531	0010	05/23/13	\$160,000	\$198,000	1,090	7	1978	Avg	6,924	N	N	3102 M ST SE
8	0	792460	0260	04/03/14	\$219,900	\$244,000	1,100	7	1963	Good	12,300	N	N	1340 32ND ST SE
8	0	711650	0600	03/07/13	\$180,000	\$229,000	1,100	7	1951	Good	6,172	N	N	710 7TH ST SE
8	0	192105	9268	03/26/12	\$124,000	\$175,000	1,100	7	1964	Avg	6,760	N	N	701 21ST ST SE
8	0	950090	0080	08/23/12	\$175,000	\$236,000	1,120	7	1956	Good	11,003	N	N	1410 24TH ST SE
8	0	792460	0200	02/21/13	\$164,950	\$210,000	1,120	7	1963	Good	10,352	N	N	1220 32ND ST SE
8	0	950090	0390	12/05/12	\$179,950	\$235,000	1,130	7	1957	Good	10,599	N	N	1430 22ND ST SE
8	0	447200	0040	08/18/14	\$230,000	\$243,000	1,150	7	1997	Avg	6,003	N	N	907 23RD PL SE
8	0	302105	9371	03/20/13	\$210,000	\$265,000	1,150	7	1992	Avg	8,621	N	N	1228 37TH AVE SE
8	0	792460	0070	02/14/14	\$133,875	\$151,000	1,160	7	1963	Avg	7,500	N	N	1335 32ND ST SE
8	0	950090	0520	01/16/14	\$195,000	\$223,000	1,180	7	1958	Good	9,045	N	N	1440 21ST ST SE
8	0	500300	0030	11/21/12	\$159,000	\$209,000	1,180	7	1952	Good	7,790	N	N	1314 F ST SE
8	0	208700	0040	10/25/12	\$200,000	\$265,000	1,180	7	1996	Avg	6,059	N	N	2805 I ST SE
8	0	208700	0040	03/17/14	\$225,000	\$251,000	1,180	7	1996	Avg	6,059	N	N	2805 I ST SE
8	0	292105	9031	05/30/12	\$165,000	\$228,000	1,190	7	1956	VGood	50,965	N	N	2502 R ST SE
8	0	711600	0816	08/15/13	\$150,000	\$181,000	1,200	7	1960	Good	5,159	N	N	1105 6TH ST SE
8	0	950090	0135	10/21/14	\$200,000	\$206,000	1,210	7	1958	Good	10,588	N	N	1225 24TH ST SE
8	0	302105	9155	12/12/14	\$161,500	\$163,000	1,220	7	1961	VGood	6,000	N	N	3015 M ST SE
8	0	734500	0300	04/14/14	\$205,000	\$227,000	1,260	7	1968	Good	7,700	N	N	1802 35TH ST SE
8	0	025510	0230	12/13/12	\$165,000	\$215,000	1,260	7	1967	Good	8,000	N	N	3645 PIKE ST SE
8	0	734965	0330	06/09/14	\$270,000	\$293,000	1,270	7	1999	Avg	7,252	N	N	2118 FOREST RIDGE DR SE
8	0	734966	0170	09/04/12	\$190,000	\$255,000	1,280	7	1999	Avg	6,631	N	N	2805 V CT SE
8	0	734966	0040	07/15/14	\$243,900	\$261,000	1,280	7	1999	Avg	6,563	N	N	2816 V CT SE
8	0	734962	0130	12/30/13	\$249,000	\$286,000	1,280	7	1997	Avg	6,000	N	N	2211 27TH ST SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	025510	0400	07/31/12	\$197,500	\$268,000	1,288	7	2011	Avg	9,000	N	N	1610 33RD ST SE
8	0	746890	0260	03/20/12	\$133,650	\$189,000	1,300	7	1954	Good	7,217	N	N	403 12TH ST SE
8	0	734520	0320	09/10/13	\$205,000	\$245,000	1,300	7	1968	Good	9,000	N	N	1713 37TH ST SE
8	0	734520	0200	03/07/13	\$130,000	\$165,000	1,300	7	1969	Good	7,400	N	N	3405 V ST SE
8	0	734520	0030	06/26/13	\$182,700	\$224,000	1,300	7	1968	Good	7,500	N	N	1620 36TH ST SE
8	0	734500	0120	06/17/14	\$206,000	\$223,000	1,320	7	1967	Good	7,000	N	N	1806 33RD ST SE
8	0	302105	9244	08/14/14	\$249,950	\$264,000	1,320	7	1968	Good	10,454	N	N	909 28TH ST SE
8	0	027900	0020	04/18/13	\$175,000	\$219,000	1,340	7	1967	Good	10,201	N	N	1117 28TH ST SE
8	0	711600	0110	12/20/12	\$115,500	\$150,000	1,360	7	1999	Fair	6,180	N	N	720 5TH ST SE
8	0	519490	0020	01/23/12	\$200,000	\$287,000	1,360	7	1990	Good	6,000	N	N	1206 E ST SE
8	0	192105	9227	06/24/13	\$140,000	\$172,000	1,360	7	1958	Good	9,180	N	N	1307 22ND ST SE
8	0	192105	9255	03/27/13	\$221,000	\$279,000	1,370	7	1959	Avg	20,250	N	N	904 21ST ST SE
8	0	734960	0010	07/26/12	\$170,000	\$231,000	1,380	7	1996	Avg	6,000	N	N	1917 28TH ST SE
8	0	950090	0365	09/24/12	\$186,000	\$248,000	1,430	7	1957	VGood	11,285	N	N	1540 22ND ST SE
8	0	734965	0020	10/09/13	\$260,000	\$307,000	1,450	7	1999	Avg	6,017	N	N	2708 Z ST SE
8	0	500300	0050	03/13/14	\$185,000	\$207,000	1,450	7	1955	Good	7,790	N	N	1412 F ST SE
8	0	027900	0090	09/04/12	\$150,000	\$202,000	1,450	7	1964	Good	12,268	N	N	1006 28TH ST SE
8	0	950090	0060	07/22/14	\$269,950	\$288,000	1,460	7	1956	Good	12,823	N	N	1435 25TH ST SE
8	0	788900	0010	11/01/12	\$185,000	\$244,000	1,460	7	1958	Good	10,000	N	N	1606 28TH ST SE
8	0	950090	0110	07/31/14	\$224,000	\$238,000	1,480	7	1957	Avg	10,588	N	N	1230 24TH ST SE
8	0	331360	0375	02/19/13	\$225,000	\$287,000	1,483	7	2007	Avg	8,100	N	N	717 27TH ST SE
8	0	331360	0380	08/13/13	\$255,000	\$307,000	1,488	7	2007	Good	8,100	N	N	721 27TH ST SE
8	0	138860	0110	08/21/14	\$245,000	\$258,000	1,490	7	1989	Avg	7,929	N	N	806 23RD ST SE
8	0	983540	0080	01/09/12	\$184,950	\$266,000	1,500	7	1991	Avg	9,696	N	N	3423 OLYMPIC ST SE
8	0	714060	0170	11/12/13	\$211,000	\$246,000	1,500	7	1957	Good	9,447	N	N	1005 21ST ST SE
8	0	500170	0060	07/16/12	\$180,000	\$246,000	1,500	7	1958	Good	8,115	N	N	602 F CT SE
8	0	792460	0210	12/10/13	\$219,000	\$253,000	1,510	7	1963	Good	13,744	N	N	1230 32ND ST SE
8	0	145030	0050	07/23/14	\$224,950	\$240,000	1,520	7	1965	Good	9,686	N	N	820 26TH ST SE
8	0	950090	0120	06/22/12	\$225,000	\$309,000	1,528	7	2011	Avg	11,496	N	N	1210 24TH ST SE
8	0	192105	9257	04/10/13	\$220,000	\$276,000	1,540	7	1963	Good	23,628	N	N	2321 K ST SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	302105	9176	12/23/13	\$196,000	\$226,000	1,550	7	1962	Good	11,595	N	N	1315 26TH ST SE
8	0	889320	0100	01/06/14	\$240,000	\$275,000	1,570	7	1996	Avg	7,336	N	N	1901 N CT SE
8	0	889320	0090	09/09/13	\$240,000	\$287,000	1,570	7	1996	Avg	7,226	N	N	1909 N CT SE
8	0	144610	0010	04/11/14	\$210,000	\$233,000	1,570	7	1978	Avg	7,817	N	N	2821 K ST SE
8	0	187710	0150	12/30/14	\$296,000	\$296,000	1,586	7	1998	Avg	7,270	N	N	312 35TH ST SE
8	0	734966	0050	11/18/14	\$268,000	\$273,000	1,600	7	1999	Avg	7,711	N	N	2820 V CT SE
8	0	734965	0120	11/20/14	\$292,000	\$297,000	1,600	7	1998	Avg	7,712	N	N	2803 Z ST SE
8	0	734962	0180	09/26/13	\$274,000	\$325,000	1,600	7	1998	Avg	8,269	N	N	2701 Z ST SE
8	0	192105	9362	01/24/13	\$180,000	\$232,000	1,620	7	2003	Avg	6,230	N	N	1043 25TH ST SE
8	0	889320	0160	08/26/13	\$250,000	\$300,000	1,620	7	1995	Good	7,803	N	N	1921 O CT SE
8	0	711600	0255	12/12/12	\$155,000	\$202,000	1,620	7	1961	Good	7,758	N	N	911 8TH ST SE
8	0	711600	0245	12/12/12	\$155,000	\$202,000	1,620	7	1960	Good	7,880	N	N	915 8TH ST SE
8	0	025510	0160	12/03/14	\$177,450	\$180,000	1,630	7	1966	Good	8,978	N	N	1515 36TH ST SE
8	0	734960	0230	07/29/14	\$275,000	\$292,000	1,640	7	1996	Avg	6,044	N	N	2801 U ST SE
8	0	519490	0070	10/09/13	\$256,000	\$303,000	1,640	7	1990	Good	6,225	N	N	1316 E ST SE
8	0	138860	0160	09/24/13	\$233,500	\$277,000	1,640	7	1994	Avg	8,761	N	N	826 23RD ST SE
8	0	734962	0280	11/05/12	\$245,000	\$323,000	1,670	7	1998	Avg	7,053	N	N	2106 27TH ST SE
8	0	734520	0650	12/31/14	\$219,200	\$219,000	1,680	7	1968	Good	7,000	N	N	3502 V ST SE
8	0	208700	0010	07/09/13	\$239,000	\$291,000	1,680	7	1990	Good	7,870	N	N	815 28TH ST SE
8	0	734520	0390	02/20/14	\$240,000	\$271,000	1,700	7	1968	Good	7,000	N	N	1619 37TH PL SE
8	0	638200	0125	07/01/14	\$225,000	\$242,000	1,700	7	1962	Good	8,891	N	N	715 17TH ST SE
8	0	734520	0640	10/10/12	\$162,500	\$216,000	1,710	7	1968	Good	7,500	N	N	3410 V ST SE
8	0	539820	0060	07/24/13	\$238,500	\$289,000	1,730	7	2000	Avg	7,547	N	N	1218 D PL SE
8	0	192105	9335	07/14/14	\$240,000	\$257,000	1,730	7	1988	Avg	20,498	N	N	2138 K ST SE
8	0	539820	0030	12/16/13	\$235,000	\$271,000	1,780	7	2001	Avg	6,102	N	N	410 12TH ST SE
8	0	788910	0120	01/24/12	\$149,900	\$215,000	1,780	7	1968	Good	8,805	N	N	2810 R PL SE
8	0	302105	9395	07/10/14	\$260,000	\$278,000	1,797	7	2007	Avg	10,100	N	N	3019 M ST SE
8	0	145030	0080	09/12/14	\$210,000	\$219,000	1,820	7	1963	Good	9,860	N	N	813 26TH ST SE
8	0	208700	0020	10/02/13	\$224,200	\$266,000	1,850	7	1990	Avg	10,318	N	N	807 28TH ST SE
8	0	101800	0175	04/28/14	\$180,000	\$198,000	1,860	7	1952	Good	5,913	N	N	107 17TH ST SE



## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	138860	0130	07/19/13	\$215,000	\$261,000	1,900	7	1989	Avg	7,366	N	N	814 23RD ST SE
8	0	302105	9197	10/21/14	\$247,200	\$254,000	1,910	7	1967	Good	10,583	N	N	3330 M PL SE
8	0	734500	0260	03/06/14	\$170,000	\$191,000	1,920	7	1968	Good	7,875	N	N	1626 35TH ST SE
8	0	192105	9209	04/08/14	\$268,000	\$297,000	1,980	7	1957	Good	11,070	N	N	1330 21ST ST SE
8	0	915060	0025	02/14/12	\$150,000	\$214,000	1,990	7	2002	Avg	4,000	N	N	610 9TH ST SE
8	0	144610	0050	07/05/13	\$211,000	\$258,000	1,990	7	1978	Good	7,401	N	N	2802 K ST SE
8	0	983540	0030	07/03/13	\$289,950	\$354,000	2,000	7	1991	VGood	8,426	N	N	3309 OLYMPIC ST SE
8	0	192105	9213	02/15/13	\$164,500	\$210,000	2,030	7	1958	Good	10,200	N	N	1505 25TH ST SE
8	0	025510	0340	05/15/13	\$199,900	\$248,000	2,040	7	1966	Good	7,914	N	N	3414 PIKE ST SE
8	0	734500	0280	04/10/13	\$230,000	\$289,000	2,070	7	1968	Good	7,700	N	N	1710 35TH ST SE
8	0	138860	0030	08/28/12	\$189,990	\$256,000	2,100	7	1990	Avg	9,455	N	N	825 23RD ST SE
8	0	734961	0070	11/07/13	\$272,000	\$318,000	2,110	7	1997	Avg	13,409	N	N	2613 RIVERWALK DR SE
8	0	734962	0030	05/21/13	\$259,500	\$322,000	2,115	7	1998	Avg	6,234	N	N	2105 27TH ST SE
8	0	734962	0030	07/22/14	\$272,000	\$290,000	2,115	7	1998	Avg	6,234	N	N	2105 27TH ST SE
8	0	734965	0500	02/12/14	\$231,525	\$262,000	2,120	7	1998	Avg	7,500	N	N	2320 FOREST RIDGE DR SE
8	0	734965	0430	04/16/14	\$263,000	\$291,000	2,210	7	1998	Avg	7,500	N	N	2206 FOREST RIDGE DR SE
8	0	314160	0600	05/21/14	\$260,000	\$284,000	2,220	7	1977	Avg	8,797	N	N	1108 B ST SE
8	0	392090	0220	12/15/14	\$269,950	\$272,000	2,390	7	1981	Avg	7,309	N	N	1525 H ST SE
8	0	734964	0070	09/11/12	\$230,000	\$308,000	2,410	7	1998	Avg	10,536	N	N	2309 28TH CT SE
8	0	542240	0150	04/23/14	\$281,000	\$310,000	2,430	7	2002	Avg	8,525	N	N	1841 C PL SE
8	0	542240	0420	07/12/13	\$295,000	\$359,000	2,470	7	1981	Avg	7,410	N	N	1710 C PL SE
8	0	542240	0070	07/05/13	\$200,000	\$244,000	2,620	7	1980	Avg	12,936	N	N	1809 C ST SE
8	0	533630	0080	08/08/13	\$277,000	\$334,000	2,620	7	1988	Avg	9,058	N	N	2009 C ST SE
8	0	138860	0190	06/18/13	\$255,000	\$313,000	2,674	7	2005	Avg	8,231	N	N	836 23RD ST SE
8	0	858140	0190	10/02/13	\$201,500	\$239,000	2,680	7	1996	Avg	7,240	N	N	1421 B ST SE
8	0	302105	9181	01/09/14	\$265,000	\$303,000	2,735	7	1956	Good	11,106	N	N	1422 29TH ST SE
8	0	302105	9304	09/17/14	\$300,000	\$313,000	2,744	7	2006	Avg	9,926	N	N	3515 K ST SE
8	0	711650	0920	05/20/14	\$300,000	\$327,000	2,860	7	1978	Avg	5,682	N	N	606 5TH ST SE
8	0	542240	0250	09/24/13	\$225,000	\$267,000	2,880	7	2000	Avg	9,867	N	N	1914 C ST SE
8	0	302105	9129	06/15/12	\$222,000	\$306,000	1,440	8	1956	Good	26,140	N	N	940 25TH ST SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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
8	0	192105	9170	10/26/12	\$175,000	\$232,000	1,440	8	1953	Good	22,516	N	N	1022 21ST ST SE
8	0	638200	0030	12/05/12	\$210,000	\$274,000	1,730	8	1960	Good	11,606	N	N	1403 G ST SE
8	0	779400	0080	02/18/13	\$215,000	\$274,000	1,880	8	1991	Avg	6,925	N	N	3512 OLYMPIC ST SE
8	0	500300	0040	04/05/14	\$223,490	\$248,000	1,890	8	1953	Good	7,790	N	N	1404 F ST SE
8	0	638200	0080	07/08/14	\$340,000	\$364,000	2,120	8	1997	Avg	13,090	N	N	1310 G ST SE
10	0	212105	9074	07/11/12	\$62,500	\$85,000	615	5	1942	Good	16,525	N	N	4017 AUBURN WAY S
10	0	352105	9088	10/23/13	\$94,900	\$112,000	890	5	1949	Avg	17,755	Y	N	37419 AUBURN-ENUMCLAW RD SE
10	0	352105	9042	07/28/14	\$255,500	\$272,000	1,370	5	1900	VGood	41,194	Y	N	14812 SE 368TH PL
10	0	122005	9033	08/04/14	\$121,000	\$128,000	1,407	5	1951	Fair	27,100	N	N	40611 180TH AVE SE
10	0	352105	9057	10/01/12	\$169,000	\$225,000	1,100	6	1962	Good	41,940	N	N	37605 160TH PL SE
10	0	352105	9009	07/16/14	\$318,950	\$341,000	1,260	6	1991	Avg	84,070	Y	N	14822 SE 368TH PL
10	0	259900	0230	10/05/12	\$152,900	\$204,000	970	7	1961	VGood	8,500	N	N	1930 GINKGO ST SE
10	0	259900	1050	03/28/14	\$203,500	\$227,000	990	7	1962	Good	8,165	N	N	1925 FIR ST SE
10	0	780621	0190	09/15/14	\$148,000	\$154,000	1,000	7	1977	Fair	12,560	N	N	2416 17TH DR SE
10	0	366800	1090	01/09/12	\$185,000	\$267,000	1,000	7	1981	Good	8,200	N	N	6313 35TH WAY SE
10	0	272105	9168	10/03/13	\$182,600	\$216,000	1,000	7	1961	VGood	8,276	N	N	5616 AUBURN WAY S
10	0	259920	0900	05/17/12	\$170,000	\$236,000	1,030	7	1963	Good	9,898	N	N	3315 19TH ST SE
10	0	259920	0300	12/02/14	\$180,000	\$182,000	1,030	7	1963	Good	9,256	N	N	3310 SCENIC DR
10	0	366800	1270	08/27/13	\$160,000	\$192,000	1,040	7	1983	Avg	9,112	N	N	6025 35TH PL SE
10	0	259900	0770	12/16/13	\$157,500	\$182,000	1,040	7	1961	Good	8,250	N	N	2015 ELM ST SE
10	0	259900	0370	11/03/14	\$164,000	\$168,000	1,070	7	1961	Avg	8,250	N	N	2135 DOGWOOD DR SE
10	0	131350	0280	01/31/13	\$157,000	\$202,000	1,080	7	1977	Good	7,220	N	N	3630 ACADEMY DR SE
10	0	131350	0110	02/12/13	\$165,000	\$211,000	1,080	7	1976	Good	6,000	N	N	3602 LEMONTREE LN SE
10	0	131350	0070	08/20/14	\$249,000	\$263,000	1,080	7	1976	Good	7,200	N	N	5805 37TH ST SE
10	0	259920	0370	03/13/14	\$191,750	\$215,000	1,090	7	1962	Good	8,640	N	N	3235 16TH ST SE
10	0	259900	0620	06/22/12	\$139,000	\$191,000	1,090	7	1962	Avg	8,960	N	N	2945 17TH ST SE
10	0	259900	0360	02/27/13	\$136,000	\$173,000	1,090	7	1962	Good	12,075	N	N	2215 HEMLOCK ST SE
10	0	030400	0380	10/06/14	\$197,000	\$204,000	1,090	7	1962	Good	17,630	N	N	2465 24TH ST SE
10	0	259900	1370	11/21/12	\$125,000	\$164,000	1,120	7	1962	Avg	8,400	N	N	2015 GINKGO ST SE
10	0	259900	1240	05/27/14	\$200,000	\$218,000	1,120	7	1961	Avg	9,600	N	N	1926 FIR ST SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	774950	0700	04/18/14	\$209,950	\$232,000	1,150	7	1968	Good	9,900	N	N	3005 16TH ST SE
10	0	366800	0130	04/30/13	\$166,000	\$207,000	1,160	7	1987	Good	6,800	N	N	5918 37TH CT SE
10	0	780621	0400	09/29/14	\$255,000	\$265,000	1,170	7	1977	Good	8,925	N	N	2416 17TH ST SE
10	0	259750	0840	07/07/14	\$209,950	\$225,000	1,180	7	1968	Good	7,300	N	N	2620 ALPINE ST SE
10	0	259750	0770	04/16/13	\$200,000	\$251,000	1,180	7	1967	VGood	7,650	N	N	2620 ALPINE PL SE
10	0	366800	0100	03/05/12	\$139,000	\$197,000	1,190	7	1986	Avg	7,425	N	N	5826 37TH ST SE
10	0	259900	0570	05/22/14	\$210,000	\$229,000	1,190	7	1966	Good	7,875	N	N	1705 DOGWOOD DR SE
10	0	366800	0660	07/24/12	\$140,000	\$191,000	1,200	7	1987	Avg	7,480	N	N	6302 37TH ST SE
10	0	366800	1080	09/11/14	\$248,000	\$259,000	1,220	7	1984	Avg	6,840	N	N	6317 35TH WAY SE
10	0	366800	0150	04/17/14	\$215,000	\$238,000	1,220	7	1986	Good	7,200	N	N	6002 37TH CT SE
10	0	259920	0610	12/14/12	\$150,700	\$196,000	1,230	7	1962	Good	10,230	N	N	3250 16TH ST SE
10	0	131350	0080	05/06/14	\$165,000	\$181,000	1,240	7	1976	Avg	7,200	N	N	5801 37TH ST SE
10	0	131350	0020	05/24/13	\$213,000	\$264,000	1,300	7	1974	VGood	8,500	N	N	5702 37TH ST SE
10	0	030400	0080	10/25/12	\$196,500	\$260,000	1,300	7	1961	Good	11,600	N	N	2630 24TH ST SE
10	0	259900	1030	06/20/12	\$132,000	\$181,000	1,310	7	1962	Avg	8,280	N	N	1825 FIR ST SE
10	0	259900	0970	06/27/13	\$194,000	\$237,000	1,316	7	1962	Good	8,165	N	N	1920 ELM ST SE
10	0	259900	1070	11/23/13	\$193,000	\$225,000	1,330	7	1962	VGood	8,165	N	N	1945 FIR ST SE
10	0	142410	0100	06/10/14	\$183,000	\$198,000	1,330	7	1973	Good	9,200	N	N	3305 20TH ST SE
10	0	030400	0420	01/28/13	\$170,000	\$218,000	1,350	7	1962	Good	16,300	N	N	2545 24TH ST SE
10	0	259760	0100	11/01/12	\$145,000	\$191,000	1,360	7	1977	Good	1,690	N	N	2825 FOREST RIDGE DR SE
10	0	184320	0350	07/22/14	\$150,000	\$160,000	1,360	7	1978	Good	1,934	Y	N	3014 28TH ST SE
10	0	030400	0530	05/12/14	\$185,000	\$203,000	1,370	7	1961	Good	8,470	N	N	2420 DOGWOOD ST SE
10	0	259750	0710	12/16/13	\$200,000	\$231,000	1,380	7	1967	Good	8,455	N	N	2712 ALPINE DR SE
10	0	366800	0450	01/09/13	\$215,000	\$278,000	1,390	7	1986	Avg	9,514	N	N	3525 ORCHARD PL SE
10	0	259920	0920	01/15/13	\$145,000	\$187,000	1,390	7	1962	Good	10,368	N	N	1908 19TH PL SE
10	0	259760	0280	08/27/13	\$155,000	\$186,000	1,400	7	1968	Good	1,690	N	N	2871 FOREST RIDGE DR SE
10	0	259760	0270	07/11/13	\$119,950	\$146,000	1,400	7	1968	Avg	1,690	N	N	2869 FOREST RIDGE DR SE
10	0	259760	0240	03/20/13	\$156,000	\$197,000	1,400	7	1968	Good	1,722	N	N	2863 FOREST RIDGE DR SE
10	0	259760	0200	10/09/12	\$156,000	\$207,000	1,400	7	1977	Good	1,690	N	N	2855 FOREST RIDGE DR SE
10	0	259760	0040	07/22/13	\$145,000	\$176,000	1,400	7	1968	Good	1,722	N	N	2813 FOREST RIDGE DR SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	272105	9130	07/22/13	\$260,000	\$316,000	1,400	7	1968	Avg	26,136	N	N	5115 AUBURN WAY S
10	0	780620	0040	11/22/13	\$146,000	\$170,000	1,410	7	1975	Avg	15,000	N	N	2406 SKYWAY LN
10	0	774950	0260	11/07/14	\$206,150	\$211,000	1,410	7	1968	Good	8,526	N	N	3033 14TH ST SE
10	0	259920	0830	07/16/14	\$226,740	\$242,000	1,410	7	1965	Good	8,800	N	N	3440 SCENIC DR
10	0	780930	0100	05/15/12	\$255,000	\$354,000	1,420	7	1969	VGood	43,500	Y	N	17220 SE 373RD ST
10	0	259900	1500	01/02/14	\$128,000	\$147,000	1,420	7	1962	Good	7,920	N	N	3030 17TH ST SE
10	0	259900	1500	07/12/14	\$235,000	\$251,000	1,420	7	1962	Good	7,920	N	N	3030 17TH ST SE
10	0	352105	9068	03/13/14	\$217,000	\$243,000	1,440	7	1966	Avg	79,714	Y	N	37326 AUBURN-ENUMCLAW RD SE
10	0	259750	0650	08/27/13	\$195,000	\$234,000	1,450	7	1967	Good	7,884	N	N	2724 ALPINE DR SE
10	0	366800	0620	12/19/14	\$242,000	\$243,000	1,520	7	1987	Good	8,720	N	N	3609 ORCHARD ST SE
10	0	366800	0620	07/25/13	\$239,500	\$290,000	1,520	7	1987	Good	8,720	N	N	3609 ORCHARD ST SE
10	0	131350	0140	02/22/12	\$160,000	\$228,000	1,520	7	1976	Good	8,400	N	N	3506 LEMONTREE LN SE
10	0	366800	0820	02/26/13	\$195,000	\$248,000	1,550	7	1987	Good	8,374	N	N	6218 36TH ST SE
10	0	774950	0830	10/15/12	\$225,000	\$299,000	1,570	7	1968	Good	8,925	N	N	3108 16TH ST SE
10	0	259900	0130	07/16/14	\$247,200	\$264,000	1,590	7	1961	Good	11,200	N	N	3050 22ND ST SE
10	0	030400	0140	07/17/13	\$150,000	\$182,000	1,600	7	1962	Good	8,800	N	N	2510 24TH ST SE
10	0	366800	0090	10/07/13	\$180,000	\$213,000	1,610	7	1986	Good	7,480	N	N	5820 37TH ST SE
10	0	212105	9070	05/14/13	\$150,000	\$186,000	1,620	7	1991	Avg	12,196	N	N	3301 21ST ST SE
10	0	262105	9036	04/10/14	\$310,000	\$343,000	1,710	7	1978	Good	666,903	Y	N	15204 SE 364TH ST
10	0	259920	1020	08/20/12	\$181,500	\$245,000	1,750	7	1963	Good	8,480	N	N	3460 SCENIC DR
10	0	259760	0020	07/19/13	\$139,963	\$170,000	1,770	7	1968	Avg	1,690	N	N	2809 FOREST RIDGE DR SE
10	0	774950	0570	08/14/13	\$189,000	\$228,000	1,840	7	1969	Good	8,162	N	N	3002 14TH ST SE
10	0	366800	0830	08/25/14	\$229,950	\$242,000	1,900	7	1988	Good	8,910	N	N	6302 36TH ST SE
10	0	423380	0120	07/25/13	\$236,827	\$287,000	2,015	7	2013	Avg	5,020	N	N	2412 REDWOOD CT SE
10	0	259750	0740	03/23/14	\$299,950	\$334,000	2,130	7	1968	VGood	6,750	N	N	2626 ALPINE PL SE
10	0	272105	9165	04/07/14	\$275,000	\$305,000	2,140	7	1990	Fair	145,551	N	N	36335 148TH AVE SE
10	0	272105	9162	05/24/13	\$300,000	\$371,000	2,170	7	1962	Good	27,442	N	N	3710 LEMONTREE LN SE
10	0	423380	0070	05/09/13	\$254,125	\$316,000	2,209	7	2013	Avg	6,245	N	N	2511 REDWOOD CT SE
10	0	212105	9102	10/10/13	\$182,000	\$215,000	2,412	7	1992	Avg	10,593	N	N	2428 POPLAR ST SE
10	0	262105	9011	04/11/12	\$325,000	\$456,000	2,447	7	1995	Avg	80,210	Y	N	36328 148TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	423380	0080	11/01/13	\$247,381	\$290,000	2,534	7	2013	Avg	5,802	N	N	2512 REDWOOD CT SE
10	0	352105	9124	08/27/12	\$227,000	\$306,000	2,550	7	1993	Avg	216,344	N	N	38334 AUBURN-ENUMCLAW RD SE
10	0	352105	9124	09/24/14	\$345,000	\$359,000	2,550	7	1993	Avg	216,344	N	N	38334 AUBURN-ENUMCLAW RD SE
10	0	423380	0100	12/13/12	\$230,432	\$300,000	2,566	7	2012	Avg	5,524	N	N	2520 REDWOOD CT SE
10	0	423380	0040	02/20/13	\$255,000	\$325,000	2,566	7	2012	Avg	6,736	N	N	2415 REDWOOD CT SE
10	0	423380	0130	01/13/14	\$276,755	\$316,000	2,678	7	2013	Avg	5,804	N	N	2408 REDWOOD CT SE
10	0	423380	0030	07/22/13	\$235,310	\$286,000	2,678	7	2013	Avg	5,784	N	N	2411 REDWOOD CT SE
10	0	423380	0140	05/30/12	\$244,000	\$338,000	2,688	7	2012	Avg	5,843	N	N	2404 REDWOOD CT SE
10	0	423380	0090	07/07/12	\$242,962	\$332,000	2,688	7	2012	Avg	5,524	N	N	2516 REDWOOD CT SE
10	0	423380	0020	10/08/14	\$270,000	\$279,000	2,701	7	2013	Avg	5,821	N	N	2407 REDWOOD CT SE
10	0	423380	0050	11/19/13	\$258,168	\$301,000	2,992	7	2013	Avg	7,212	N	N	2503 REDWOOD CT SE
10	0	423380	0110	12/21/12	\$259,560	\$337,000	3,072	7	2012	Avg	7,003	N	N	2524 REDWOOD CT SE
10	0	423380	0060	12/18/12	\$272,112	\$354,000	3,334	7	2012	Avg	9,719	N	N	2507 REDWOOD CT SE
10	0	259900	0960	01/30/12	\$212,500	\$304,000	1,030	8	1962	VGood	8,165	N	N	1930 ELM ST SE
10	0	602930	0120	05/25/12	\$199,950	\$277,000	1,310	8	1980	Good	7,305	N	N	3410 20TH ST SE
10	0	272105	9078	04/12/12	\$205,000	\$288,000	1,320	8	2008	Avg	12,632	Y	N	5345 AUBURN WAY S
10	0	259920	0090	10/15/13	\$195,000	\$230,000	1,410	8	1961	Avg	24,600	Y	N	3375 SCENIC DR
10	0	259750	1000	07/25/13	\$230,000	\$279,000	1,410	8	1968	Good	10,767	N	N	2845 ALPINE ST SE
10	0	774950	0960	04/14/14	\$250,017	\$277,000	1,430	8	1975	Avg	12,000	N	N	2822 SKYWAY PL
10	0	774950	0100	03/01/12	\$185,500	\$263,000	1,450	8	1969	Good	24,124	Y	N	3029 SCENIC DR
10	0	774950	1180	07/18/13	\$225,000	\$274,000	1,500	8	1972	Good	9,350	N	N	1302 DOGWOOD ST SE
10	0	012005	9062	04/27/13	\$315,000	\$393,000	1,550	8	2004	Avg	43,655	Y	N	38965 180TH AVE SE
10	0	030360	0060	02/19/13	\$225,000	\$287,000	1,600	8	1990	Avg	10,156	N	N	3312 21ST ST SE
10	0	259920	0200	12/08/12	\$265,000	\$346,000	1,750	8	1970	Good	19,402	Y	N	3235 SCENIC DR
10	0	774950	0370	10/21/14	\$225,000	\$232,000	1,800	8	1969	Avg	9,350	N	N	1402 ELM ST SE
10	0	259920	0160	08/18/14	\$295,450	\$312,000	1,890	8	1966	Good	17,120	Y	N	3305 SCENIC DR
10	0	362105	9048	10/10/14	\$395,000	\$408,000	2,030	8	1977	Good	217,800	Y	N	37901 168TH AVE SE
10	0	142410	0150	05/01/13	\$295,000	\$368,000	2,090	8	1990	Good	9,125	N	N	3205 20TH ST SE
10	0	272105	9133	04/09/14	\$237,500	\$263,000	2,180	8	1968	Avg	63,162	N	N	36420 AUBURN-ENUMCLAW RD SE
10	0	259920	0080	12/09/13	\$315,000	\$365,000	2,310	8	1999	Avg	25,174	Y	N	3385 SCENIC DR



## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	259750	0200	02/19/14	\$246,000	\$278,000	2,570	8	1966	Good	7,776	N	N	2625 DOGWOOD ST SE
10	0	774950	0250	08/27/14	\$265,000	\$279,000	2,600	8	1969	Good	8,075	N	N	3042 SCENIC DR
10	0	259750	0090	08/08/14	\$270,000	\$286,000	2,630	8	1968	Good	8,470	N	N	2515 26TH ST SE
10	0	366800	0970	09/19/13	\$230,000	\$274,000	2,700	8	1986	Good	7,696	N	N	3514 ORCHARD ST SE
10	0	212105	9079	08/28/13	\$269,900	\$324,000	2,940	8	1954	VGood	18,450	N	N	3345 21ST ST SE
10	0	259750	0180	05/23/13	\$219,000	\$271,000	3,070	8	1965	Good	9,020	N	N	2735 26TH ST SE
10	0	774950	0110	12/10/13	\$299,000	\$346,000	3,200	8	1975	Good	28,160	Y	N	3035 SCENIC DR
10	0	774950	0610	08/31/12	\$224,950	\$303,000	3,390	8	1969	VGood	13,590	N	N	2922 14TH PL SE
10	0	259750	1110	10/30/12	\$295,000	\$390,000	3,500	8	1968	VGood	17,496	Y	Y	2620 FOREST RIDGE DR SE
11	0	869860	0160	10/01/12	\$96,000	\$128,000	660	5	1912	VGood	5,750	N	N	111 G ST SE
11	0	733540	0200	02/12/14	\$90,000	\$102,000	680	5	1921	Good	6,696	N	N	308 L PL SE
11	0	001600	0085	07/10/12	\$89,500	\$122,000	680	5	1925	Good	4,847	N	N	202 PIKE ST NE
11	0	733540	0380	10/12/12	\$100,000	\$133,000	780	5	1922	VGood	6,699	N	N	207 L ST SE
11	0	733540	0345	05/28/14	\$135,000	\$147,000	780	5	1948	Good	6,685	N	N	311 L PL SE
11	0	374760	0135	03/12/14	\$129,900	\$145,000	780	5	1918	Good	1,709	N	N	123 J ST SE
11	0	001600	0425	06/24/14	\$140,000	\$151,000	970	5	1913	Good	8,984	N	N	120 O ST NE
11	0	391500	0205	10/09/12	\$120,000	\$160,000	1,000	5	1910	Good	6,000	N	N	203 F ST SW
11	0	540160	0285	07/03/14	\$99,950	\$107,000	1,030	5	1908	Good	6,000	N	N	123 C ST NW
11	0	756110	0020	04/12/12	\$100,000	\$140,000	1,070	5	1920	Avg	10,425	N	N	31 U ST NE
11	0	733540	0020	06/26/14	\$219,500	\$236,000	1,090	5	1912	VGood	6,710	N	N	116 J ST SE
11	0	393990	0020	03/14/14	\$164,500	\$184,000	1,210	5	1943	Good	6,635	N	N	520 M ST NE
11	0	391500	0416	08/30/12	\$99,950	\$135,000	1,210	5	1909	Good	7,033	N	N	21 D ST SW
11	0	049200	0496	11/06/13	\$117,800	\$138,000	1,300	5	1919	Avg	3,850	N	N	320 A ST NE
11	0	391500	0170	09/12/13	\$215,000	\$256,000	1,380	5	1912	VGood	6,000	N	N	208 G ST SW
11	0	733540	0500	07/11/14	\$194,900	\$209,000	810	6	1923	Good	6,697	N	N	211 K ST SE
11	0	733540	0355	04/10/14	\$155,500	\$172,000	860	6	1924	Good	6,689	N	N	301 L PL SE
11	0	869910	0085	01/26/12	\$100,000	\$143,000	880	6	1913	Good	5,396	N	N	227 H ST SE
11	0	733800	0900	09/11/12	\$117,000	\$157,000	900	6	1985	Good	3,734	N	N	3107 L ST NE
11	0	733800	0680	09/23/13	\$163,000	\$194,000	900	6	1986	Good	3,680	N	N	3005 M DR NE
11	0	613160	0160	01/28/13	\$125,300	\$161,000	910	6	1954	Good	8,316	N	N	911 16TH ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	733540	0010	10/30/13	\$139,500	\$164,000	926	6	1940	Good	6,715	N	N	108 J ST SE
11	0	949920	0285	03/15/12	\$117,500	\$166,000	930	6	1913	Good	4,200	N	N	1247 E MAIN ST
11	0	374600	0035	12/05/12	\$167,000	\$218,000	960	6	1955	VGood	8,658	N	N	1412 17TH ST NE
11	0	215400	0100	07/26/13	\$175,000	\$212,000	980	6	1983	Good	10,458	N	N	310 T ST SE
11	0	001600	0415	05/09/14	\$164,000	\$180,000	990	6	1954	Good	4,511	N	N	102 O ST NE
11	0	869910	0265	11/27/13	\$198,500	\$231,000	1,000	6	1912	VGood	5,750	N	N	312 F ST SE
11	0	391550	0045	11/14/14	\$180,000	\$184,000	1,010	6	1920	Good	8,581	N	N	1004 4TH ST SE
11	0	333990	0206	07/25/13	\$173,000	\$210,000	1,020	6	1962	Good	9,450	N	N	915 9TH ST NE
11	0	733540	0230	05/08/13	\$180,000	\$224,000	1,030	6	1947	Good	6,457	N	N	321 M ST SE
11	0	605340	0370	02/19/14	\$200,000	\$226,000	1,040	6	1948	VGood	5,720	N	N	408 A ST NE
11	0	173580	0360	08/22/12	\$124,900	\$169,000	1,040	6	1921	VGood	4,688	N	N	324 3RD ST NE
11	0	869910	0145	03/07/14	\$248,000	\$278,000	1,050	6	1920	Good	5,512	N	N	304 G ST SE
11	0	120200	0140	12/10/14	\$160,000	\$161,000	1,060	6	1927	Good	8,000	N	N	304 I ST SE
11	0	446340	0048	08/12/13	\$184,000	\$222,000	1,064	6	2013	Avg	5,287	N	N	640 2ND ST NW
11	0	733800	1130	12/27/13	\$141,000	\$162,000	1,070	6	1983	Avg	4,005	N	N	3105 K ST NE
11	0	733800	0670	05/23/14	\$152,000	\$166,000	1,070	6	1986	Good	3,680	N	N	3009 M DR NE
11	0	733800	0280	04/11/13	\$169,000	\$212,000	1,070	6	1983	Good	4,812	N	N	1201 30TH ST NE
11	0	264850	0030	07/25/14	\$112,000	\$119,000	1,080	6	1963	Avg	3,230	N	N	12 J ST SE
11	0	869860	0270	10/07/13	\$225,000	\$266,000	1,090	6	1913	VGood	4,370	N	N	9 H ST SE
11	0	949920	0315	10/08/12	\$137,500	\$183,000	1,100	6	1922	Good	5,250	N	N	1321 E MAIN ST
11	0	869810	0045	01/03/14	\$130,000	\$149,000	1,130	6	1947	Avg	5,040	N	N	106 D ST SE
11	0	001600	0345	06/07/12	\$163,000	\$225,000	1,130	6	1993	Avg	8,974	N	N	125 PIKE ST NE
11	0	733800	0760	11/26/13	\$180,000	\$209,000	1,150	6	1983	Good	5,866	N	N	1119 30TH ST NE
11	0	733800	0340	08/20/13	\$175,000	\$210,000	1,150	6	1985	Good	6,647	N	N	3020 M DR NE
11	0	182105	9278	01/02/14	\$179,250	\$206,000	1,150	6	1940	Avg	7,155	N	N	213 O ST NE
11	0	182105	9067	06/25/14	\$200,000	\$215,000	1,150	6	1938	Good	4,800	N	N	208 N ST NE
11	0	869910	0165	01/16/14	\$212,000	\$242,000	1,170	6	1924	Good	6,399	N	N	324 G ST SE
11	0	613160	0060	08/15/14	\$214,000	\$226,000	1,200	6	1953	Good	8,316	N	N	1112 16TH ST NE
11	0	613160	0025	08/26/13	\$145,000	\$174,000	1,200	6	1953	Good	11,487	N	N	1435 M ST NE
11	0	613160	0285	10/24/14	\$195,500	\$201,000	1,230	6	1954	Good	8,636	N	N	901 17TH ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	613160	0255	12/22/14	\$202,500	\$203,000	1,250	6	1954	Good	8,316	N	N	1021 17TH ST NE
11	0	613160	0265	11/29/12	\$162,500	\$213,000	1,270	6	1954	VGood	8,316	N	N	1001 17TH ST NE
11	0	733800	1190	06/14/12	\$149,715	\$206,000	1,280	6	1983	Good	5,065	N	N	3011 K ST NE
11	0	733800	1190	10/17/14	\$215,000	\$222,000	1,280	6	1983	Good	5,065	N	N	3011 K ST NE
11	0	733800	0950	10/21/14	\$187,000	\$192,000	1,280	6	1985	Avg	4,452	N	N	3017 L ST NE
11	0	733800	0850	07/31/14	\$183,000	\$194,000	1,280	6	1985	Good	4,366	N	N	3102 L ST NE
11	0	733800	0800	11/20/14	\$185,000	\$188,000	1,280	6	1985	Good	4,031	N	N	3010 L ST NE
11	0	733800	0730	07/28/14	\$167,000	\$178,000	1,280	6	1985	Good	5,547	N	N	3019 M ST NE
11	0	733800	0520	11/21/13	\$187,000	\$218,000	1,280	6	1985	Good	3,784	N	N	1205 31ST ST NE
11	0	733800	0110	06/20/13	\$200,000	\$245,000	1,280	6	1982	VGood	4,200	N	N	1102 30TH ST NE
11	0	446340	0195	07/18/14	\$170,000	\$182,000	1,280	6	1912	VGood	21,750	N	N	202 CLAY ST NW
11	0	391550	0011	05/01/14	\$123,330	\$136,000	1,400	6	1950	Avg	9,429	N	N	916 4TH ST SE
11	0	333990	1276	05/31/12	\$144,950	\$200,000	1,420	6	1955	Good	7,500	N	N	1215 K ST NE
11	0	001600	0145	12/05/12	\$140,659	\$184,000	1,460	6	1946	Good	6,596	N	N	316 PIKE ST NE
11	0	756110	0015	02/25/14	\$135,000	\$152,000	1,470	6	1947	Avg	10,425	N	N	39 U ST NE
11	0	613160	0080	04/22/13	\$179,000	\$224,000	1,500	6	1954	Good	8,316	N	N	1012 16TH ST NE
11	0	869860	0060	05/17/12	\$130,000	\$181,000	1,560	6	1923	Good	6,299	N	N	129 F ST SE
11	0	949920	0220	06/11/14	\$234,000	\$253,000	1,640	6	1910	VGood	5,280	N	N	26 M ST NE
11	0	733540	0290	04/30/14	\$228,000	\$251,000	1,700	6	1912	VGood	6,693	N	N	224 K ST SE
11	0	606160	0010	12/16/13	\$194,000	\$224,000	1,700	6	1954	Good	6,552	N	N	1311 16TH ST NE
11	0	182105	9123	04/03/14	\$154,900	\$172,000	1,720	6	1947	Avg	15,653	N	N	411 H ST NE
11	0	214980	0280	01/28/13	\$195,000	\$251,000	1,830	6	1981	Avg	6,550	N	N	1322 3RD ST SE
11	0	001600	0340	06/14/13	\$175,000	\$215,000	1,840	6	1941	Good	4,478	N	N	127 PIKE ST NE
11	0	859570	0060	12/28/12	\$249,000	\$323,000	2,840	6	1986	Avg	8,306	N	N	502 4TH ST SE
11	0	000100	0003	03/20/12	\$275,000	\$388,000	3,810	6	1987	Good	10,502	N	N	1126 22ND ST NE
11	0	733190	0010	10/02/14	\$179,800	\$186,000	990	7	1961	Good	9,084	N	N	1603 7TH ST NE
11	0	188750	0075	04/01/14	\$228,500	\$254,000	1,020	7	1953	Good	6,648	N	N	39 PIKE ST SE
11	0	333990	1057	02/24/13	\$183,000	\$233,000	1,040	7	1951	Good	9,389	N	N	1216 K ST NE
11	0	512540	0241	02/07/14	\$164,500	\$186,000	1,050	7	1953	Good	13,200	N	N	802 24TH ST NE
11	0	613800	0095	11/18/14	\$219,000	\$223,000	1,080	7	1953	Avg	10,639	N	N	819 10TH ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	322480	0010	11/12/14	\$235,000	\$240,000	1,080	7	1959	Good	8,738	N	N	1610 4TH ST NE
11	0	182105	9142	09/04/13	\$165,000	\$197,000	1,080	7	1941	Avg	9,900	N	N	504 H ST NE
11	0	289100	0010	08/06/14	\$269,000	\$285,000	1,088	7	1975	VGood	7,665	N	N	2121 PIKE ST NE
11	0	869860	0127	04/03/14	\$122,500	\$136,000	1,090	7	1957	Good	3,264	N	N	9 G ST SE
11	0	289110	1190	06/06/13	\$226,000	\$279,000	1,090	7	1975	VGood	6,139	N	N	1806 PIKE ST NE
11	0	289110	0570	07/31/13	\$210,000	\$254,000	1,090	7	1975	Good	9,067	N	N	1902 20TH ST NE
11	0	289100	0290	03/12/14	\$200,000	\$224,000	1,090	7	1975	Good	6,824	N	N	2107 RIVERVIEW DR NE
11	0	182105	9229	04/16/13	\$142,000	\$178,000	1,090	7	1955	Good	9,600	N	N	628 H ST NE
11	0	321720	0040	07/28/14	\$160,000	\$170,000	1,100	7	1955	Avg	9,800	N	N	1201 11TH ST NE
11	0	172105	9069	06/14/12	\$167,000	\$230,000	1,110	7	1990	Good	8,724	N	N	220 S ST SE
11	0	172105	9069	07/17/14	\$235,000	\$251,000	1,110	7	1990	Good	8,724	N	N	220 S ST SE
11	0	100800	0015	10/24/13	\$170,000	\$200,000	1,130	7	1953	Good	9,435	N	N	1602 MAIN ST
11	0	869910	0360	04/25/14	\$180,000	\$198,000	1,144	7	2001	Avg	6,000	N	N	226 E ST SE
11	0	733140	0555	04/24/13	\$199,950	\$250,000	1,150	7	1930	VGood	4,500	N	N	125 D ST SE
11	0	733140	0555	07/31/14	\$223,500	\$237,000	1,150	7	1930	VGood	4,500	N	N	125 D ST SE
11	0	214980	0148	05/14/14	\$257,200	\$281,000	1,150	7	1952	Good	8,250	N	N	201 PIKE ST SE
11	0	734940	0420	11/05/14	\$286,285	\$293,000	1,170	7	1977	Avg	9,714	N	Y	1416 RIVERVIEW DR NE
11	0	734940	0040	03/18/13	\$218,500	\$276,000	1,170	7	1977	VGood	7,376	N	N	1719 RIVERVIEW DR NE
11	0	439920	0175	01/27/14	\$232,000	\$264,000	1,170	7	1955	Good	9,750	N	N	1402 11TH ST NE
11	0	182105	9085	03/28/14	\$163,000	\$181,000	1,170	7	1924	Good	7,660	N	N	201 M ST SE
11	0	172105	9154	12/16/13	\$182,390	\$211,000	1,170	7	1964	Good	9,583	N	N	1710 E MAIN ST
11	0	734940	0470	08/30/12	\$200,000	\$269,000	1,180	7	1977	Good	8,522	N	Y	1510 RIVERVIEW DR NE
11	0	609010	0145	07/18/13	\$224,000	\$272,000	1,180	7	1947	Good	6,578	N	N	414 O ST NE
11	0	733190	0270	09/30/14	\$235,000	\$244,000	1,200	7	1960	Good	9,266	N	N	1603 6TH ST NE
11	0	289100	0750	08/21/14	\$222,000	\$234,000	1,200	7	1968	Avg	6,074	N	N	1910 21ST ST NE
11	0	289100	0710	01/21/14	\$200,000	\$228,000	1,200	7	1968	VGood	6,154	N	N	1810 21ST ST NE
11	0	266280	0020	04/15/13	\$223,000	\$280,000	1,200	7	1988	Good	6,394	N	N	645 I PL NE
11	0	001600	0397	12/05/14	\$189,000	\$191,000	1,200	7	1921	Good	9,850	N	N	20 O ST NE
11	0	734940	0670	09/11/14	\$275,751	\$288,000	1,220	7	1977	Avg	10,798	N	Y	1720 RIVERVIEW DR NE
11	0	289110	0820	08/25/14	\$213,500	\$225,000	1,220	7	1968	Good	6,000	N	N	1610 20TH ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	172105	9078	12/20/13	\$245,000	\$282,000	1,228	7	1962	VGood	7,377	N	Y	2138 4TH ST NE
11	0	439921	0160	06/21/13	\$237,500	\$291,000	1,230	7	1976	Good	10,013	N	N	1120 PIKE ST NE
11	0	333990	0640	06/20/14	\$200,000	\$216,000	1,230	7	1913	VGood	7,420	N	N	732 12TH ST NE
11	0	289110	1200	04/02/12	\$173,000	\$243,000	1,230	7	1968	VGood	6,372	N	N	1902 PIKE ST NE
11	0	289110	0070	05/16/13	\$187,500	\$233,000	1,230	7	1968	Good	6,477	N	N	1905 PIKE ST NE
11	0	289100	0450	07/07/14	\$229,500	\$246,000	1,230	7	1967	Good	6,000	N	N	1609 21ST ST NE
11	0	289100	0270	10/22/13	\$202,000	\$238,000	1,230	7	1968	Good	6,100	N	N	1902 22ND ST NE
11	0	182105	9206	06/30/14	\$175,000	\$188,000	1,230	7	1953	Good	7,474	N	N	803 5TH ST NE
11	0	885765	0150	01/29/14	\$214,950	\$244,000	1,250	7	1993	Avg	6,460	N	N	409 U ST SE
11	0	885765	0070	05/01/14	\$213,500	\$235,000	1,250	7	1993	Avg	7,435	N	N	1810 4TH PL SE
11	0	885765	0060	07/31/12	\$173,000	\$235,000	1,250	7	1993	VGood	6,925	N	N	1806 4TH PL SE
11	0	804120	0025	12/03/12	\$184,450	\$241,000	1,260	7	1951	Good	12,426	N	N	807 12TH ST NE
11	0	393990	0015	09/17/13	\$160,000	\$191,000	1,260	7	1951	Good	8,539	N	N	511 N ST NE
11	0	374760	0040	06/28/12	\$190,000	\$261,000	1,280	7	1948	Good	5,472	N	N	111 I ST SE
11	0	613800	0030	06/12/13	\$201,575	\$248,000	1,290	7	1954	Good	7,108	N	N	803 11TH ST NE
11	0	001600	0500	10/10/12	\$174,500	\$232,000	1,290	7	1951	VGood	4,543	N	N	14 PIKE ST NE
11	0	322480	0096	09/26/12	\$158,000	\$211,000	1,300	7	1968	Good	6,952	N	N	222 T ST NE
11	0	289110	0930	11/07/13	\$205,950	\$241,000	1,300	7	1975	Good	6,300	N	N	1909 U ST NE
11	0	257840	0020	10/10/13	\$229,000	\$271,000	1,310	7	1955	VGood	9,593	N	N	801 15TH ST NE
11	0	333990	0794	01/27/12	\$165,000	\$237,000	1,320	7	1957	VGood	7,500	N	N	1036 I ST NE
11	0	001600	0315	05/11/12	\$170,000	\$236,000	1,320	7	1954	Good	6,632	N	N	302 O ST NE
11	0	734940	0100	10/09/14	\$279,950	\$289,000	1,330	7	1977	Good	7,267	N	N	1623 RIVERVIEW DR NE
11	0	519860	0050	01/21/14	\$235,000	\$268,000	1,330	7	1960	Good	9,472	N	N	1302 6TH PL NE
11	0	333990	1140	12/12/12	\$144,950	\$189,000	1,330	7	1969	Good	9,100	N	N	1126 14TH ST NE
11	0	029318	0050	07/21/13	\$185,000	\$225,000	1,340	7	2000	Avg	6,005	N	N	2012 3RD CT SE
11	0	029318	0040	01/07/13	\$162,501	\$210,000	1,340	7	2000	Avg	6,100	N	N	2008 3RD CT SE
11	0	322490	0130	05/14/14	\$223,000	\$244,000	1,340	7	1973	Good	7,473	N	N	16 R PL NE
11	0	322490	0060	03/04/13	\$215,000	\$273,000	1,340	7	1969	Good	8,710	N	N	32 R PL NE
11	0	289100	0620	11/04/13	\$189,950	\$223,000	1,340	7	1967	VGood	6,000	N	N	1618 21ST ST NE
11	0	098200	0070	03/25/14	\$185,000	\$206,000	1,340	7	1948	Good	5,262	N	N	1013 1ST ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	917260	0140	06/04/13	\$195,000	\$241,000	1,360	7	1954	Good	8,957	N	N	335 6TH ST NE
11	0	733190	0410	07/01/13	\$190,000	\$232,000	1,370	7	1959	Avg	8,561	N	N	1603 5TH ST NE
11	0	439920	0210	04/04/13	\$180,000	\$226,000	1,380	7	1957	Good	10,916	N	N	1412 10TH ST NE
11	0	172105	9280	12/03/13	\$230,000	\$267,000	1,390	7	1998	Avg	14,917	N	N	18 R PL NE
11	0	606160	0080	01/24/13	\$161,000	\$207,000	1,390	7	1979	Avg	6,018	N	N	1311 14TH ST NE
11	0	188750	0035	08/24/12	\$185,950	\$251,000	1,400	7	1952	Good	7,154	N	N	40 PIKE ST SE
11	0	289110	0080	03/14/14	\$215,000	\$241,000	1,410	7	1968	Good	8,394	N	N	1901 PIKE ST NE
11	0	322480	0075	11/24/14	\$234,000	\$238,000	1,420	7	1966	Good	8,738	N	N	1711 3RD ST NE
11	0	098200	0020	08/21/14	\$200,000	\$211,000	1,420	7	1950	Good	13,039	N	N	217 K ST NE
11	0	439922	0090	09/25/12	\$232,500	\$311,000	1,430	7	1990	Good	9,524	N	Y	1210 PIKE ST NE
11	0	322490	0190	12/21/12	\$173,000	\$225,000	1,430	7	1900	VGood	8,266	N	N	1607 E MAIN ST
11	0	120200	0285	12/12/13	\$198,000	\$229,000	1,430	7	1941	Good	4,140	N	N	201 J ST SE
11	0	733540	0295	05/07/12	\$163,000	\$227,000	1,440	7	1967	Good	6,691	N	N	228 K ST SE
11	0	322480	0255	07/14/13	\$240,000	\$292,000	1,490	7	1957	VGood	8,738	N	N	1615 1ST ST NE
11	0	185220	0040	07/23/12	\$177,000	\$241,000	1,490	7	1956	Good	10,884	N	N	225 N ST SE
11	0	374760	0065	02/12/14	\$161,000	\$182,000	1,500	7	1924	Good	6,277	N	N	860 E MAIN ST
11	0	734940	0270	10/14/13	\$235,000	\$277,000	1,510	7	1977	Good	9,272	N	N	1403 RIVERVIEW DR NE
11	0	289110	0610	02/26/14	\$242,000	\$272,000	1,510	7	1979	Good	6,977	N	N	1913 20TH ST NE
11	0	917260	0150	11/16/12	\$146,000	\$192,000	1,540	7	1950	Good	8,307	N	N	407 6TH ST NE
11	0	685870	0225	10/04/14	\$199,950	\$207,000	1,550	7	1949	Good	6,225	N	N	201 J ST NE
11	0	289110	0360	07/24/13	\$275,100	\$334,000	1,560	7	1976	Good	10,506	N	Y	1902 RIVERVIEW DR NE
11	0	172105	9080	04/08/14	\$350,000	\$388,000	1,560	7	1976	Good	29,700	N	N	2106 E MAIN ST
11	0	869860	0400	09/25/12	\$228,500	\$305,000	1,570	7	1934	VGood	5,061	N	N	130 H ST SE
11	0	439921	0130	06/26/14	\$225,500	\$243,000	1,590	7	1972	Good	11,276	N	N	1030 PIKE ST NE
11	0	182105	9264	06/26/14	\$224,000	\$241,000	1,600	7	1959	Good	9,289	N	N	223 N ST NE
11	0	733190	0430	09/06/12	\$180,000	\$242,000	1,620	7	1960	Good	8,772	N	N	1604 5TH ST NE
11	0	333990	1015	07/08/13	\$224,950	\$274,000	1,640	7	1948	VGood	13,050	N	N	1112 12TH ST NE
11	0	182105	9325	11/18/13	\$253,500	\$296,000	1,642	7	2013	Avg	8,800	N	N	301 N ST NE
11	0	001600	0076	03/18/13	\$168,000	\$213,000	1,650	7	1945	Good	5,964	N	N	201 R ST NE
11	0	734940	0600	02/22/12	\$219,950	\$313,000	1,660	7	1977	Good	14,080	N	Y	1624 RIVERVIEW DR NE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	519860	0010	08/19/14	\$180,000	\$190,000	1,670	7	1958	Good	7,056	N	N	1305 6TH PL NE
11	0	374760	0090	11/06/13	\$242,000	\$283,000	1,670	7	1939	Good	5,185	N	N	20 I ST SE
11	0	266280	0010	05/14/12	\$197,000	\$274,000	1,670	7	1988	Good	7,643	N	N	643 I PL NE
11	0	264800	0066	03/18/14	\$175,000	\$195,000	1,670	7	1947	Avg	10,300	N	N	1110 5TH ST NE
11	0	869860	0055	06/20/14	\$210,000	\$227,000	1,680	7	1910	Good	5,756	N	N	111 F ST SE
11	0	609010	0105	08/28/12	\$165,000	\$222,000	1,680	7	1952	Good	6,578	N	N	425 PIKE ST NE
11	0	001600	0285	04/11/13	\$192,000	\$241,000	1,690	7	1954	Avg	6,657	N	N	222 O ST NE
11	0	733190	0440	08/22/14	\$249,500	\$263,000	1,710	7	1959	Good	8,770	N	N	1606 5TH ST NE
11	0	172105	9077	11/07/12	\$350,000	\$461,000	1,730	7	1954	VGood	23,380	N	Y	32404 103RD AVE SE
11	0	257840	0035	02/05/14	\$140,000	\$159,000	1,740	7	1951	Good	8,700	N	N	820 15TH ST NE
11	0	257840	0035	07/30/12	\$145,000	\$197,000	1,740	7	1951	Good	8,700	N	N	820 15TH ST NE
11	0	439921	0110	06/19/14	\$232,603	\$251,000	1,750	7	1976	Good	11,461	N	N	1002 PIKE ST NE
11	0	374760	0050	11/05/14	\$319,450	\$327,000	1,750	7	1930	VGood	5,472	N	N	123 I ST SE
11	0	609010	0045	08/17/12	\$192,500	\$260,000	1,760	7	1953	Good	7,119	N	N	402 PIKE ST NE
11	0	439920	0075	07/03/14	\$250,000	\$268,000	1,770	7	1959	Good	8,868	N	N	1413 12TH ST NE
11	0	322490	0030	04/03/12	\$187,470	\$264,000	1,770	7	1969	Good	7,725	N	N	26 R PL NE
11	0	869860	0080	09/10/14	\$265,000	\$277,000	1,800	7	1911	VGood	5,250	N	N	16 F ST SE
11	0	182105	9288	01/07/13	\$216,500	\$280,000	1,813	7	2010	Avg	14,541	N	N	708 8TH ST NE
11	0	734940	0300	01/07/14	\$220,000	\$252,000	1,840	7	1977	Good	14,735	N	N	1315 PIKE ST NE
11	0	733190	0330	11/22/13	\$246,000	\$286,000	1,840	7	1960	Good	8,800	N	N	1704 6TH ST NE
11	0	289170	0090	02/19/14	\$202,000	\$228,000	1,850	7	1969	Good	6,500	N	N	2205 M ST NE
11	0	446340	0036	06/18/13	\$215,000	\$264,000	1,860	7	1909	Good	6,583	N	N	116 H ST NW
11	0	333990	1285	04/25/14	\$235,000	\$259,000	1,860	7	1976	Avg	7,200	N	N	1307 K ST NE
11	0	182105	9333	04/11/14	\$274,000	\$303,000	1,864	7	2013	Avg	9,757	N	N	516 H ST NE
11	0	000100	0052	07/02/14	\$194,900	\$209,000	1,870	7	1954	Good	12,112	N	N	1102 22ND ST NE
11	0	049200	0475	12/11/14	\$245,000	\$247,000	1,890	7	1921	Good	7,561	N	N	407 AUBURN WAY N
11	0	289110	1160	06/01/12	\$175,000	\$242,000	1,910	7	1968	VGood	8,372	N	N	1905 R ST NE
11	0	815410	0005	09/25/12	\$255,000	\$341,000	1,940	7	1987	Good	12,483	N	N	201 K ST NE
11	0	351000	0080	01/07/14	\$265,000	\$304,000	2,030	7	1967	Good	11,880	N	N	1903 E MAIN ST
11	0	268880	0100	04/24/13	\$163,000	\$204,000	2,030	7	1965	Good	11,391	N	N	2026 J ST NE



## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	734940	0610	08/12/14	\$305,000	\$323,000	2,050	7	1978	Good	12,581	N	Y	1630 RIVERVIEW DR NE
11	0	439920	0120	10/08/13	\$260,000	\$307,000	2,070	7	1957	Good	10,400	N	N	1407 11TH ST NE
11	0	815410	0020	09/06/14	\$248,500	\$260,000	2,090	7	1948	Good	12,026	N	N	122 J ST NE
11	0	609010	0050	07/31/12	\$216,300	\$294,000	2,090	7	1958	Good	10,076	N	N	412 PIKE ST NE
11	0	215400	0080	04/29/14	\$298,000	\$328,000	2,090	7	1967	Good	33,546	N	N	1952 4TH ST SE
11	0	210020	0020	12/09/14	\$288,000	\$291,000	2,140	7	1949	Good	4,807	N	N	418 3RD ST NE
11	0	869910	0320	06/18/13	\$211,000	\$259,000	2,320	7	1915	Good	7,590	N	N	311 F ST SE
11	0	172105	9079	06/20/14	\$360,000	\$388,000	2,360	7	1948	Good	17,550	N	Y	32414 103RD AVE SE
11	0	000100	0102	09/16/14	\$280,000	\$292,000	2,400	7	1991	Avg	9,373	N	N	1212 22ND ST NE
11	0	322480	0125	03/18/13	\$230,000	\$291,000	2,540	7	1962	Good	8,400	N	N	100 T ST NE
11	0	214980	0278	10/15/14	\$343,000	\$354,000	2,732	7	2009	Avg	7,655	N	N	1314 3RD ST SE
11	0	214980	0277	04/22/14	\$344,000	\$379,000	2,732	7	2009	Avg	7,652	N	N	1312 3RD ST SE
11	0	214980	0276	12/10/13	\$350,000	\$405,000	2,732	7	2009	Avg	7,200	N	N	1310 3RD ST SE
11	0	214980	0275	07/18/14	\$345,000	\$368,000	2,732	7	2009	Avg	9,301	N	N	1316 3RD ST SE
11	0	214980	0289	02/07/14	\$299,999	\$340,000	3,078	7	1981	Avg	10,600	N	N	1330 3RD ST SE
11	0	439922	0110	11/11/13	\$340,000	\$397,000	3,100	7	1993	Good	10,231	N	N	1510 12TH PL NE
11	0	322490	0010	06/28/13	\$239,900	\$294,000	1,500	8	1967	Good	8,240	N	N	22 R PL NE
11	0	172105	9124	06/10/14	\$215,000	\$233,000	1,530	8	1957	Good	10,168	N	N	10107 SE 328TH ST
11	0	268880	0110	07/25/13	\$227,600	\$276,000	1,610	8	1965	Good	11,116	N	N	2036 J ST NE
11	0	268880	0130	07/20/12	\$180,000	\$245,000	1,710	8	1963	Good	10,135	N	N	2126 J ST NE
11	0	000100	0009	10/04/12	\$194,000	\$258,000	1,720	8	1969	Good	10,506	N	N	1402 I ST NE
11	0	333990	1075	08/22/12	\$265,000	\$358,000	1,870	8	1988	VGood	10,240	N	N	1115 12TH ST NE
11	0	439920	0065	07/25/13	\$236,678	\$287,000	2,020	8	1958	Good	9,706	N	N	1307 12TH ST NE
11	0	322480	0120	08/26/14	\$250,000	\$263,000	2,070	8	1990	Good	8,400	N	N	108 T ST NE
11	0	214980	0090	05/18/12	\$234,900	\$326,000	2,130	8	1965	Good	11,760	N	N	1415 2ND ST SE
11	0	333990	0096	12/10/14	\$250,750	\$253,000	2,140	8	1951	Good	12,058	N	N	1204 10TH ST NE
11	0	439920	0005	08/27/13	\$229,000	\$275,000	2,280	8	1967	Good	9,100	N	N	1302 M ST NE
11	0	869910	0321	06/11/14	\$292,000	\$316,000	2,414	8	2006	Avg	7,693	N	N	315 F ST SE
11	0	351000	0030	05/29/12	\$275,000	\$381,000	2,450	8	1968	Good	11,600	N	N	23 RIVERVIEW DR NE
11	0	439920	0245	06/25/14	\$276,000	\$297,000	2,460	8	1959	Good	11,250	N	N	1112 O ST NE

## Improved Sales Used in This Annual Update Analysis

### Area 028 -- 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	609010	0015	05/11/12	\$223,100	\$310,000	2,600	8	1950	VGood	16,133	N	N	505 R ST NE
11	0	322480	0305	03/18/13	\$340,000	\$430,000	3,562	8	2007	Avg	9,239	N	N	1714 1ST ST NE

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	025510	0370	04/07/14	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
8	0	083500	0020	07/12/12	\$78,100	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	097900	0015	07/10/14	\$2,728	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	097900	0016	07/10/14	\$10,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	101800	0080	02/21/14	\$84,177	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
8	0	101800	0215	05/16/13	\$160,000	SHORT SALE; NON-REPRESENTATIVE SALE
8	0	101800	0260	12/04/12	\$60,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; FINANCIAL INSTIT. RESALE
8	0	133060	0060	04/18/14	\$127,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	133060	0060	06/23/14	\$215,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	133060	0150	07/25/12	\$109,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
8	0	138860	0070	06/19/13	\$236,613	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	0	138860	0070	09/17/13	\$171,853	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	138860	0070	05/05/14	\$171,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	138860	0070	11/24/14	\$294,400	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	145000	0080	07/23/14	\$142,463	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	145000	0080	10/08/14	\$118,125	NON-REPRESENTATIVE SALE
8	0	145000	0200	05/04/12	\$79,950	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
8	0	145000	0220	08/14/12	\$131,000	SHORT SALE; NON-REPRESENTATIVE SALE
8	0	145000	0240	10/30/13	\$130,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
8	0	145000	0240	10/30/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	145000	0290	08/07/13	\$176,613	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
8	0	145000	0310	05/08/12	\$92,626	DOR RATIO; AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	145000	0310	06/14/12	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	145000	0400	01/25/13	\$109,899	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	145000	0410	01/11/12	\$102,425	BANKRUPTCY- RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	145000	0410	09/24/12	\$102,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	145010	0020	01/30/12	\$88,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	145010	0030	01/22/13	\$117,000	SHORT SALE; NON-REPRESENTATIVE SALE
8	0	145010	0100	08/30/12	\$99,000	DOR RATIO
8	0	145010	0330	07/16/14	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	145010	0420	01/02/14	\$223,200	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	0	145010	0420	03/05/14	\$112,875	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
8	0	145030	0080	04/14/14	\$222,008	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	182105	9312	03/26/12	\$106,600	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	187710	0150	07/21/14	\$450,078	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
8	0	192105	9149	02/24/14	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	192105	9149	01/03/14	\$205,973	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	192105	9189	03/20/13	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	192105	9235	05/23/13	\$298,113	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	192105	9235	11/06/13	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	192105	9255	12/21/12	\$412,850	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	192105	9260	05/09/13	\$95,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	0	192105	9311	10/21/13	\$128,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	208700	0030	04/04/12	\$174,800	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	240460	0040	07/26/12	\$254,500	IMP. COUNT > 1
8	0	241320	0150	11/01/12	\$274,793	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	0	241320	0150	02/28/13	\$149,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	302105	9058	07/15/14	\$117,000	SHORT SALE; NON-REPRESENTATIVE SALE
8	0	302105	9155	09/09/13	\$289,329	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	302105	9155	02/18/14	\$95,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	302105	9155	10/07/13	\$216,442	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	302105	9176	05/29/13	\$316,887	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	302105	9182	01/07/13	\$140,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	302105	9237	08/06/13	\$144,049	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	302105	9237	04/02/14	\$90,005	DOR RATIO
8	0	302105	9238	12/26/12	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
8	0	302105	9263	05/28/14	\$127,000	MODEL DEVELOPMENT EXCLUSION
8	0	302105	9263	02/13/14	\$225,454	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8	0	302105	9304	07/16/14	\$279,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	0	313760	0055	10/16/12	\$199,759	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	313760	0055	09/10/12	\$199,759	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	314160	0160	09/05/12	\$75,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	314160	0210	10/21/13	\$76,501	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	314160	0235	05/31/13	\$209,395	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	314160	0235	11/22/13	\$65,566	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	314160	0250	03/15/12	\$90,500	OBSERVATION OUTSIDE THE NORM
8	0	314160	0270	12/28/12	\$106,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	314160	0270	08/22/12	\$236,600	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	314160	0360	07/18/12	\$85,800	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	314160	0510	02/14/13	\$2,500	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	314160	0590	10/09/12	\$165,163	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; BANKRUPTCY-RECEIVER OR TRUSTEE
8	0	331360	0102	02/21/12	\$116,419	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	0	331360	0266	07/04/12	\$95,600	DOR RATIO
8	0	331360	0345	03/10/14	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	331360	0360	05/30/14	\$215,627	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	331380	0005	06/11/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	331380	0070	01/03/12	\$312,070	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	331380	0070	04/20/12	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	380200	0220	12/11/14	\$115,500	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	380200	0220	07/02/14	\$238,513	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	392090	0105	11/08/12	\$92,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	392090	0160	12/05/12	\$213,111	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; FINANCIAL INSTIT. RESALE
8	0	500170	0025	04/06/13	\$171,500	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
8	0	500300	0050	08/05/13	\$208,994	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	500300	0100	01/13/12	\$118,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	500300	0125	11/20/12	\$280,262	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	638200	0030	10/03/12	\$166,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	638200	0090	04/10/12	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	711600	0075	11/13/12	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
8	0	711600	0075	02/25/13	\$116,399	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE



## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	711600	0110	08/07/12	\$140,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	711600	0225	08/12/14	\$107,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
8	0	711600	0350	04/10/14	\$45,000	DOR RATIO; NO MARKET EXPOSURE
8	0	711600	0400	06/12/13	\$127,344	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	711600	0415	04/12/13	\$76,000	DOR RATIO
8	0	711600	0415	11/21/12	\$70,000	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	711600	0425	08/05/14	\$80,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	711600	0425	11/25/14	\$150,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	711600	0500	05/10/12	\$142,300	AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	711600	0500	02/22/12	\$280,513	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	711600	0500	02/27/12	\$254,331	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	0	711600	0510	04/24/13	\$238,564	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	711600	0816	11/27/12	\$114,749	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
8	0	711650	0120	05/29/13	\$173,000	NON-REPRESENTATIVE SALE; QUESTIONABLE PER APPRAISAL
8	0	711650	0125	03/15/13	\$78,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	711650	0345	11/28/12	\$105,001	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	711650	0425	03/21/14	\$220,402	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	711650	0580	12/07/12	\$232,933	NO MARKET EXPOSURE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	0	711650	0665	08/21/12	\$168,001	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
8	0	711650	0675	02/21/12	\$81,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	711650	0745	11/20/13	\$169,900	UNFINISHED AREA
8	0	711650	0860	10/29/12	\$80,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
8	0	711650	0925	02/05/13	\$125,000	NON-REPRESENTATIVE SALE
8	0	714060	0235	02/16/12	\$275,320	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8	0	714060	0235	05/11/12	\$124,580	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	714060	0245	10/04/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	714060	0310	07/21/12	\$150,000	UNFINISHED AREA
8	0	714080	0050	07/10/13	\$235,446	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	714080	0050	07/15/13	\$211,101	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
8	0	714080	0090	05/07/12	\$188,862	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	714080	0090	05/07/12	\$157,252	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	0	714080	0090	09/19/12	\$90,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	714080	0110	01/22/13	\$60,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGH
8	0	714080	0170	02/13/13	\$117,609	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	714080	0250	06/20/13	\$93,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	714080	0280	02/26/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	734500	0070	02/23/12	\$119,545	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	734500	0160	07/03/13	\$165,230	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734500	0210	11/20/14	\$187,488	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734500	0260	06/03/13	\$300,543	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	734500	0590	06/03/13	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734520	0030	01/07/13	\$137,700	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734520	0210	04/15/13	\$170,500	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734520	0410	09/17/14	\$138,250	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
8	0	734520	0420	05/31/13	\$193,068	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	734530	0030	03/17/14	\$166,500	PERCENT NET CONDITION; SHORT SALE
8	0	734530	0060	12/07/12	\$169,000	NON-NORMAL DISTRIBUTION
8	0	734960	0010	03/14/12	\$240,958	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	0	734965	0210	02/29/12	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	734965	0280	04/08/13	\$226,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734965	0430	10/08/13	\$250,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734965	0500	08/28/12	\$322,010	BANKRUPTCY- RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	734966	0040	12/13/13	\$223,562	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	746890	0035	09/13/12	\$244,934	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	746890	0040	04/03/12	\$195,880	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	746890	0040	06/29/12	\$78,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	746890	0070	05/01/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	779400	0080	06/19/12	\$260,194	GOV'T TO GOV'T; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
8	0	779400	0190	04/12/13	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	787740	0155	01/28/14	\$116,550	AUCTION SALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	787740	0155	03/11/13	\$220,336	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	787740	0155	01/18/13	\$258,940	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
8	0	788900	0100	02/08/13	\$166,388	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	788900	0100	10/28/13	\$189,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	788900	0100	03/28/13	\$129,675	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
8	0	788900	0155	12/22/14	\$126,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	788900	0160	11/06/14	\$145,351	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	792460	0070	05/06/13	\$198,483	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	858140	0015	07/22/14	\$189,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	858140	0185	10/26/12	\$100,000	STATISTICAL OUTLIER
8	0	858140	0190	10/30/12	\$346,422	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;AND OTHER WARNINGS
8	0	858140	0210	07/19/13	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	858140	0260	09/24/12	\$49,900	DOR RATIO; UNFINISHED AREA; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	858140	0260	07/16/12	\$81,554	UNFINISHED AREA; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	858140	0260	07/16/12	\$81,554	UNFINISHED AREA; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	858140	0270	03/21/13	\$74,101	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	858140	0270	03/03/14	\$237,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	858140	0375	01/27/12	\$109,836	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	0	858140	0450	04/18/14	\$93,914	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	858140	0450	10/28/14	\$159,995	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	858140	0455	04/24/13	\$191,182	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	858140	0455	06/03/13	\$191,183	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	869520	0014	02/01/12	\$100,000	DOR RATIO; IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	869560	0005	12/17/13	\$225,731	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	869560	0005	02/27/14	\$95,018	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	869560	0075	03/15/12	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	869560	0075	06/10/13	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
8	0	869560	0095	06/16/14	\$224,816	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	889320	0070	06/25/13	\$223,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
8	0	910750	0025	04/25/14	\$192,376	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	910750	0025	02/10/14	\$146,850	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	910760	0130	09/26/12	\$65,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
8	0	915010	0135	09/11/13	\$100,000	MODEL DEVELOPMENT EXCLUSION
8	0	950090	0135	09/11/14	\$126,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
8	0	950090	0395	07/15/13	\$131,757	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	950090	0430	08/27/13	\$139,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	950090	0430	06/13/14	\$265,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	950090	0520	10/03/13	\$140,251	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
8	0	950090	0525	04/25/13	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
10	0	022005	9020	02/29/12	\$68,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	030400	0360	04/11/12	\$139,000	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	030400	0410	03/13/13	\$142,001	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	122005	9019	03/05/14	\$144,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	122005	9019	03/05/14	\$107,791	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	122005	9033	04/25/12	\$45,000	DOR RATIO; AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESAL
10	0	131350	0020	12/26/12	\$117,600	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	131350	0030	09/07/12	\$141,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	131350	0030	04/03/13	\$147,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	131350	0040	02/09/12	\$128,500	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	131350	0080	01/23/14	\$208,776	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	131350	0120	07/26/13	\$129,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	142410	0130	01/18/13	\$288,253	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	142410	0130	03/15/13	\$259,120	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;AND OTHER WARNINGS
10	0	142410	0130	06/14/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESAL
10	0	156510	0030	03/14/13	\$154,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
10	0	156510	0070	01/14/14	\$424,607	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	156510	0070	05/23/14	\$136,762	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
10	0	184320	0080	03/05/13	\$4,000	DOR RATIO; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
10	0	184320	0080	11/29/13	\$115,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	184320	0130	04/15/13	\$83,449	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	212105	9070	02/20/13	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	212105	9074	05/02/12	\$96,482	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
10	0	212105	9079	01/04/13	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	212105	9146	08/20/12	\$142,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	212105	9146	01/03/14	\$100,000	DOR RATIO; QUIT CLAIM DEED
10	0	259750	0200	08/22/13	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	259750	0200	11/26/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
10	0	259750	0660	05/02/12	\$215,000	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	259750	0740	05/28/13	\$187,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259750	0740	08/02/13	\$159,975	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	259750	0820	08/16/12	\$146,764	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	259750	0820	12/04/12	\$197,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	259760	0020	12/31/12	\$126,852	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	259760	0030	09/16/14	\$170,363	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	259760	0040	06/22/12	\$89,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259760	0250	01/29/13	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	259760	0250	04/18/13	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	259900	0220	03/01/13	\$102,720	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	0230	01/25/12	\$84,051	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	259900	0250	08/29/12	\$207,600	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	259900	0250	08/21/12	\$228,028	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	259900	0250	04/15/13	\$106,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	259900	0360	11/26/12	\$245,852	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	0450	11/05/14	\$282,859	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	0550	08/13/13	\$131,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	259900	0970	05/07/12	\$142,895	IMP. CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
10	0	259900	0970	07/10/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	259900	1120	09/24/14	\$115,000	RETENTION EXCLUSION FOR THE SAMPLE SET
10	0	259900	1120	05/01/14	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	1200	04/30/13	\$341,515	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	259900	1200	06/14/13	\$341,515	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	1200	04/29/14	\$170,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	259900	1200	11/03/14	\$305,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	259900	1240	09/10/12	\$110,000	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	259900	1500	03/28/13	\$277,261	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	1500	04/01/13	\$220,167	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	259900	1590	04/25/13	\$111,000	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	259920	0010	03/12/14	\$437,500	MULTI-PARCEL SALE
10	0	259920	0380	10/01/13	\$70,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	259920	0460	08/05/14	\$294,000	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE
10	0	259920	0460	01/14/13	\$172,913	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259920	0460	08/13/13	\$163,000	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	259920	0550	08/22/14	\$95,666	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	259920	0900	01/23/12	\$202,542	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	259920	1020	10/29/13	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
10	0	272105	9020	08/31/13	\$63,500	DOR RATIO; % NET CONDITION; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
10	0	272105	9048	02/01/13	\$359,000	MODEL DEVELOPMENT EXCLUSION
10	0	272105	9048	06/06/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	272105	9066	09/30/14	\$115,500	INCORRECT ENTRY OF PARCEL AND PROPERTY; NON-REPRESENTATIVE SALE
10	0	272105	9076	12/16/13	\$105,000	CONTRACT OR CASH SALE
10	0	272105	9109	03/18/13	\$85,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	272105	9109	07/15/13	\$101,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	272105	9111	03/07/12	\$148,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
10	0	272105	9130	07/05/13	\$260,000	RELOCATION - SALE TO SERVICE
10	0	272105	9133	02/05/13	\$199,463	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	272105	9138	06/11/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MKT EXP; RELATED PARTY, FRIEND, OR NEIGH
10	0	272105	9168	03/08/13	\$84,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	272105	9175	01/30/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	281500	0070	04/18/13	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	287340	0020	05/10/12	\$260,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE



**King County**

**Department of Assessments**

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	352105	9126	07/04/13	\$600,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
10	0	362105	9043	12/09/13	\$356,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	362105	9043	05/27/14	\$293,000	INSUFFICIENT REPRESENTATION FOR GRADE 9
10	0	362105	9069	07/11/12	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE; ESTATE SALE
10	0	366800	0080	04/03/13	\$154,950	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	366800	0450	09/18/12	\$141,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	366800	0500	12/22/14	\$260,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	366800	0620	12/05/14	\$242,000	RELOCATION - SALE TO SERVICE
10	0	366800	0820	06/19/12	\$305,075	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	366800	0970	04/26/13	\$421,395	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	366800	0970	06/10/13	\$421,395	BANKRUPTCY- RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	366800	1240	09/23/14	\$221,883	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	774950	0070	09/08/14	\$138,000	DOR RATIO; NON-REPRESENTATIVE SALE
10	0	774950	0080	01/15/14	\$62,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FR EXCISE TAX
10	0	774950	0140	09/24/14	\$311,884	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	774950	0210	07/30/13	\$234,059	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	774950	0490	07/30/13	\$226,500	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	774950	0590	03/12/12	\$175,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	774950	0660	05/29/12	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
10	0	774950	0690	07/14/14	\$173,700	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	774950	0750	04/27/13	\$189,279	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	774950	0960	04/17/13	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	780620	0040	07/30/13	\$322,311	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	780621	0190	05/06/14	\$127,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	780621	0190	12/22/14	\$239,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	780621	0400	06/26/14	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	000100	0061	05/14/12	\$155,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	001600	0076	10/05/12	\$145,000	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	001600	0200	04/25/14	\$137,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	001600	0200	10/24/14	\$250,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	001600	0241	05/23/13	\$141,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	001600	0285	09/17/12	\$136,551	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	001600	0325	02/23/12	\$61,750	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
11	0	001600	0415	10/30/13	\$120,261	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	001600	0500	05/16/12	\$92,000	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	001600	0545	02/26/14	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	049200	0532	05/24/13	\$115,000	DOR RATIO; NON-REPRESENTATIVE SALE
11	0	120200	0130	02/10/14	\$160,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	120200	0200	11/03/14	\$233,000	ACTIVE PERMIT BEFORE SALE >25K; SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	120200	0200	05/23/14	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
11	0	172105	9021	12/03/13	\$199,000	IMP. COUNT > 1
11	0	172105	9055	09/04/12	\$180,199	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	172105	9055	07/18/13	\$449,950	INSUFFICIENT REPRESENTATION FOR GRADE 10
11	0	172105	9069	02/22/12	\$87,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	172105	9078	08/26/13	\$162,591	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	172105	9203	07/28/14	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	172105	9242	03/26/13	\$253,000	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	182105	9058	11/21/13	\$140,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
11	0	182105	9073	11/28/12	\$126,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	182105	9108	07/16/14	\$129,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; BANKRUPTCY-RECEIVER OR TRUSTEE
11	0	182105	9180	11/05/12	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	182105	9206	08/28/13	\$202,909	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	182105	9212	06/01/12	\$24,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	182105	9220	08/06/13	\$153,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
11	0	182105	9223	08/08/13	\$110,000	NON-REPRESENTATIVE SALE
11	0	182105	9227	08/13/12	\$154,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	182105	9255	05/27/14	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	182105	9288	09/07/12	\$1,200	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
11	0	188750	0045	05/01/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
11	0	188750	0045	12/26/14	\$247,500	SALE DATA DOES NOT MATCH ASSESSED VALUE



**King County**

**Department of Assessments**



## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	188750	0070	11/22/13	\$90,202	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
11	0	210020	0005	01/24/12	\$60,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	214980	0008	12/09/14	\$240,607	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	214980	0365	02/03/12	\$80,400	IMP. COUNT > 1
11	0	215400	0005	03/13/14	\$177,830	RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
11	0	215400	0060	07/30/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	0	215400	0100	04/24/13	\$201,512	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	215400	0100	05/17/13	\$201,512	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
11	0	257840	0020	06/21/13	\$135,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
11	0	264800	0071	08/11/14	\$160,011	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	264800	0071	10/31/14	\$126,200	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	266280	0020	11/16/12	\$298,702	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	289100	0010	08/22/13	\$127,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	289100	0030	10/23/12	\$139,950	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	289100	0050	11/12/13	\$130,000	NON-REPRESENTATIVE SALE
11	0	289100	0050	06/12/13	\$117,250	NON-REPRESENTATIVE SALE
11	0	289100	0080	04/07/14	\$214,618	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	289100	0110	04/09/12	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	289100	0120	01/22/14	\$175,170	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289100	0220	08/08/12	\$227,506	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
11	0	289100	0290	12/23/13	\$169,423	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289100	0360	04/24/14	\$235,000	AFFORDABLE HOUSING SALES; SALES DATA DOES NOT MATCH ASSESSED VALUE
11	0	289100	0360	12/11/13	\$167,840	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289100	0360	01/23/14	\$137,008	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
11	0	289100	0360	04/24/14	\$137,008	AFFORDABLE HOUSING SALES; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	289100	0500	06/16/14	\$160,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; CORRECTION DEED
11	0	289100	0500	04/28/14	\$160,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	289100	0520	12/27/13	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
11	0	289100	0610	12/11/14	\$148,900	NON-NORMAL DISTRIBUTION
11	0	289100	0620	07/25/13	\$109,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	289100	0710	08/08/13	\$182,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289100	0710	09/17/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	289100	0760	04/06/12	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	289110	0040	02/26/13	\$155,900	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	289110	0060	10/05/12	\$139,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	289110	0060	01/12/12	\$225,938	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	289110	0680	02/29/12	\$162,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	289110	0990	05/20/13	\$144,500	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	289110	1120	08/13/13	\$130,089	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289110	1190	02/26/13	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	289174	0110	11/20/13	\$330,000	IMP. COUNT > 1
11	0	321720	0040	10/10/13	\$210,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	322480	0225	03/01/12	\$139,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	322480	0225	04/25/13	\$242,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	322480	0255	10/29/12	\$121,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
11	0	322480	0290	01/31/13	\$155,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	328480	0045	09/05/13	\$167,601	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	328480	0045	12/04/13	\$146,020	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	328480	0045	12/09/14	\$70,476	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	333990	0166	12/16/14	\$110,000	DIAGNOSTIC OUTLIER
11	0	333990	0410	03/01/12	\$83,220	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	333990	0640	07/26/13	\$79,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	333990	0750	03/23/12	\$72,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	351000	0100	12/05/12	\$121,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	356630	0040	03/28/13	\$183,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	0	374600	0010	08/26/14	\$167,479	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	374760	0065	09/18/13	\$290,034	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	374760	0065	11/04/13	\$268,628	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	391500	0445	08/27/14	\$65,000	DOR RATIO; NO MARKET EXPOSURE
11	0	391500	0445	11/05/14	\$65,000	DOR RATIO; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	391500	0450	06/18/13	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;AND OTHER WARNINGS
11	0	391550	0010	11/18/14	\$113,841	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	391550	0011	03/05/14	\$152,404	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	391550	0025	10/30/13	\$62,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
11	0	439920	0005	06/15/12	\$187,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	439920	0005	02/24/12	\$223,777	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	439920	0210	04/03/13	\$180,000	RELOCATION - SALE TO SERVICE
11	0	439921	0070	05/13/13	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	446340	0048	06/25/12	\$64,700	DOR RATIO; NO MARKET EXPOSURE
11	0	446340	0270	04/17/13	\$122,367	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	446340	0271	02/25/14	\$70,000	DOR RATIO; NON-REPRESENTATIVE SALE
11	0	512540	0241	04/18/13	\$112,550	SHORT SALE; NON-REPRESENTATIVES SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	512540	0305	08/21/14	\$367,500	IMP. COUNT > 1
11	0	512540	0385	07/29/13	\$148,751	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	512540	0385	08/05/14	\$220,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	519860	0010	05/01/14	\$157,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	519860	0055	10/31/12	\$108,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
11	0	540160	0315	06/26/14	\$80,000	DOR RATIO
11	0	540210	0045	08/28/12	\$117,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	540210	0095	10/17/14	\$170,900	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	540510	0015	03/21/13	\$82,451	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	548620	0040	09/21/12	\$85,000	NON-NORMAL DISTRIBUTION
11	0	556820	0050	03/26/14	\$79,415	DOR RATIO; SHERIFF / TAX SALE; FINANCIAL INSTITUTION RESALE
11	0	556820	0055	06/24/14	\$347,915	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	556820	0095	11/26/13	\$176,299	IMP. COUNT > 1
11	0	556820	0095	05/24/12	\$275,000	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	605340	0310	12/10/14	\$100,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	605340	0370	03/01/13	\$89,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	605340	0385	03/27/13	\$117,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	0	606160	0085	06/06/14	\$180,000	IMP CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	606160	0090	11/05/14	\$249,671	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	613160	0005	02/10/13	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	0	613160	0025	12/24/12	\$282,728	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
11	0	613160	0060	04/26/14	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	613160	0130	12/22/14	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	613160	0135	10/18/12	\$112,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	613160	0165	11/20/14	\$85,596	DOR RATIO; NO MARKET EXPOSURE
11	0	613160	0170	04/30/13	\$120,713	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	613160	0185	07/31/14	\$135,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	613160	0185	11/01/13	\$129,050	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	0	613160	0185	10/30/13	\$219,617	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
11	0	613160	0240	11/19/14	\$190,000	AFFORDABLE HOUSING SALES; SALES DATA DOES NOT MATCH ASSESSED VALUE
11	0	613160	0240	03/13/14	\$165,000	AFFORDABLE HOUSING SALES; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	613160	0245	05/15/12	\$115,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	613160	0255	07/10/14	\$146,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	613160	0265	06/28/12	\$82,425	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	613160	0270	11/14/14	\$120,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	675010	0025	07/11/13	\$147,300	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	733140	0555	01/13/12	\$100,035	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	733140	0555	05/02/12	\$72,270	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	733190	0010	04/02/14	\$186,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	733190	0010	04/10/14	\$202,421	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
11	0	733190	0150	12/23/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	733190	0290	07/31/14	\$230,000	UNFINISHED AREA
11	0	733190	0290	08/23/12	\$164,700	UNFINISHED AREA
11	0	733190	0440	05/05/14	\$254,777	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	733190	0470	03/21/12	\$175,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
11	0	733540	0020	02/21/14	\$117,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	733540	0065	05/16/14	\$107,000	OBSERVATION OUTSIDE THE NORM
11	0	733540	0065	12/18/14	\$229,950	ACTIVE PERMIT BEFORE SALE >25K; SALE DATA DOES NOT MATCH ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	733540	0065	07/22/13	\$251,906	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	0	733540	0255	04/11/12	\$73,000	DOR RATIO
11	0	733540	0290	06/26/13	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	733540	0355	04/09/13	\$275,477	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	733540	0390	10/31/12	\$355,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	0	733540	0490	08/07/13	\$72,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
11	0	733540	0490	08/07/13	\$52,500	DOR RATIO; QUIT CLAIM DEED
11	0	733800	0020	09/29/14	\$164,650	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	733800	0040	03/06/13	\$103,604	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	733800	0040	06/22/13	\$128,400	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	733800	0270	08/13/12	\$133,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	733800	0560	12/27/13	\$95,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	733800	0590	01/09/14	\$91,700	AUCTION SALE; NON-REPRESENTATIVE SALE
11	0	733800	0590	06/27/13	\$130,239	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	733800	0660	11/04/14	\$126,380	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	733800	0670	01/10/14	\$198,058	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	0	733800	0810	01/25/12	\$75,300	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	733800	0830	05/31/12	\$107,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	734940	0110	01/11/12	\$160,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	756110	0030	09/10/13	\$125,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	756110	0030	12/26/12	\$99,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	756110	0035	04/25/13	\$160,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	756110	0035	12/19/12	\$242,194	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869810	0100	09/17/12	\$204,000	NON-REPRESENTATIVE SALE
11	0	869810	0110	07/23/13	\$166,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
11	0	869810	0170	09/09/14	\$197,543	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	869860	0060	01/19/12	\$142,930	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869860	0100	02/07/14	\$131,000	MODEL DEVELOPMENT EXCLUSION
11	0	869860	0100	06/14/13	\$258,912	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869860	0100	05/07/13	\$258,912	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	869860	0127	05/23/13	\$159,380	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869910	0050	09/17/13	\$169,000	OBSOLESCENCE
11	0	869910	0150	09/19/14	\$319,098	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	869910	0160	08/22/14	\$88,000	IMP CHARACTERISTICS HAVE CHANGED SINCE SALE; NO MARKET EXPOSURE
11	0	869910	0180	06/24/13	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	869910	0321	03/24/14	\$193,200	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
11	0	869910	0330	10/09/13	\$75,650	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869910	0330	11/23/13	\$191,834	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869910	0360	04/23/13	\$239,332	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;AND OTHER WARNINGS
11	0	869910	0400	06/15/12	\$140,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	869910	0435	12/16/12	\$105,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	0	869910	0485	07/02/13	\$115,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	869910	0525	10/04/12	\$60,000	DOR RATIO; AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	869910	0545	06/22/12	\$76,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	885765	0060	01/10/12	\$102,375	DOR RATIO; AUCTION SALE; GOV'T TO GOV'T; EXEMPT FR EXCISE TAX; AND OTHER WARNINGS
11	0	885765	0080	08/01/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	885765	0140	03/26/13	\$164,750	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	917260	0025	02/13/12	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	917260	0025	05/23/12	\$105,199	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	949920	0090	12/13/12	\$217,611	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	949920	0220	03/27/13	\$183,408	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	0	949920	0220	06/21/13	\$97,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

## Vacant Sales Used in this Annual Update Analysis

### Area 028

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
008	0	314160	0195	2/4/2013	\$61,500	6,700	N	N
010	0	352105	9104	10/30/2013	\$128,000	215,079	Y	N
010	0	423380	0080	10/10/2013	\$95,967	5,802	N	N
010	0	423380	0050	11/1/2013	\$78,004	7,212	N	N
010	0	423380	0120	7/11/2013	\$74,630	5,020	N	N
010	0	423380	0030	7/11/2013	\$74,630	5,784	N	N
010	0	423380	0110	12/21/2012	\$74,630	7,003	N	N
010	0	423380	0100	12/13/2012	\$74,630	5,524	N	N
010	0	423380	0060	12/18/2012	\$74,630	9,719	N	N
010	0	423380	0090	6/5/2012	\$74,630	5,524	N	N
010	0	423380	0140	5/30/2012	\$76,250	5,843	N	N
011	0	049200	0531	4/26/2013	\$79,950	4,000	N	N
011	0	182105	9333	9/11/2013	\$60,000	9,757	N	N
011	0	182105	9325	4/5/2013	\$48,950	8,800	N	N
011	0	333990	0754	12/2/2013	\$50,000	6,000	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 028

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
008	0	302105	9394	1/27/2012	\$50,000	QUIT CLAIM DEED
010	0	272105	9163	9/21/2012	\$164,821	BANKRUPTCY - RECEIVER OR TRUSTEE; RELATED PARTY, FRIEND, OR NEIGHBOR
010	0	352105	9041	11/1/2013	\$65,000	MULTI-PARCEL SALE; BULK PORTFOLIO SALE
010	0	362105	9070	6/25/2013	\$60,000	DOR RATIO
010	0	423380	0070	5/9/2013	\$86,510	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
011	0	215400	0120	2/26/2014	\$45,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
011	0	540160	0325	2/11/2013	\$32,300	DOR RATIO; NON-REPRESENTATIVE SALE
011	0	734940	0570	12/6/2012	\$330,000	DOR RATIO; NON-GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



## Mobile Home Sales Used in this Annual Update Analysis

### Area 028

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
8	0	302105	9339	12/30/14	\$65,500	960	3	1977	3	7,058	N	3512 M ST SE
8	0	711600	0175	06/03/13	\$134,000	1,296	3	1991	4	7,828	N	816 7TH ST SE
8	0	192105	9304	06/21/12	\$80,000	1,320	3	1977	3	19,824	N	`811 25TH ST SE
10	0	352105	9054	06/26/14	\$400,000	1,440	3	1973	4	632,055	Y	16212 SE 376TH ST
10	0	272105	9122	01/16/14	\$123,000	1,512	3	1994	3	33,294	N	5825 AUBURN WAY S
11	0	333990	0665	10/29/14	\$150,000	1,300	4	1989	4	8,202	N	808 12TH ST NE
11	0	885765	0260	02/19/14	\$113,750	1,323	4	1993	4	9,754	N	411 V ST SE
11	0	215400	0091	02/24/14	\$118,900	1,443	4	1997	5	11,152	N	1807 4TH ST NE
11	0	333990	0660	11/20/13	\$97,000	1,488	4	1998	4	6,467	N	806 12TH ST NE
11	0	215400	0092	05/13/13	\$155,000	1,512	4	1998	5	11,764	N	1815 4TH ST SE
11	0	885765	0010	09/23/13	\$105,900	1,620	3	1993	4	7,366	N	416 T ST SE
11	0	885765	0360	08/15/12	\$185,000	2,030	5	1991	6	7,182	N	410 V PL SE

## Mobile Home Sales Removed in this Annual Update Analysis

### Area 028

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	192105	9313	12/27/12	\$60,000	DOR RATIO
8	0	192105	9304	06/21/12	\$80,000	DOR RATIO
8	0	302105	9339	11/11/14	\$97,777	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	333990	0660	05/13/13	\$191,282	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	333990	0660	05/07/13	\$219,683	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	885765	0120	04/24/13	\$60,001	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	885765	0240	04/05/13	\$57,851	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	885765	0350	06/29/12	\$56,000	DOR RATIO; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
11	0	885765	0350	05/10/12	\$179,558	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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

## Certification:

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

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

None

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

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

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

  
Appraiser II

4/21/15

Date