

Normandy Park

Area: 049

Residential Revalue for 2015 Assessment Roll



Obtained from teamrealtynw.com

The Normandy Park area is located southwest of Seattle, south of SW 112th along the water on the west side of Ambaum Blvd S. which includes the western portion of Burien to Puget Sound and south to Des Moines Marina. The area is improved with many homes having varying views of Puget Sound as well as approximately 400 homes considered to be waterfront properties. Over 60% of homes in the area were built prior to 1960, most of which have been updated.

The City of Burien has available shopping, medical facilities and a wide array of restaurants. Other amenities in the area include walking trails, public parks and easy access to Sea-Tac International Airport. Access to major employment centers is by way of Highways 509 and 518, I-5, Highway 99 and I-405.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

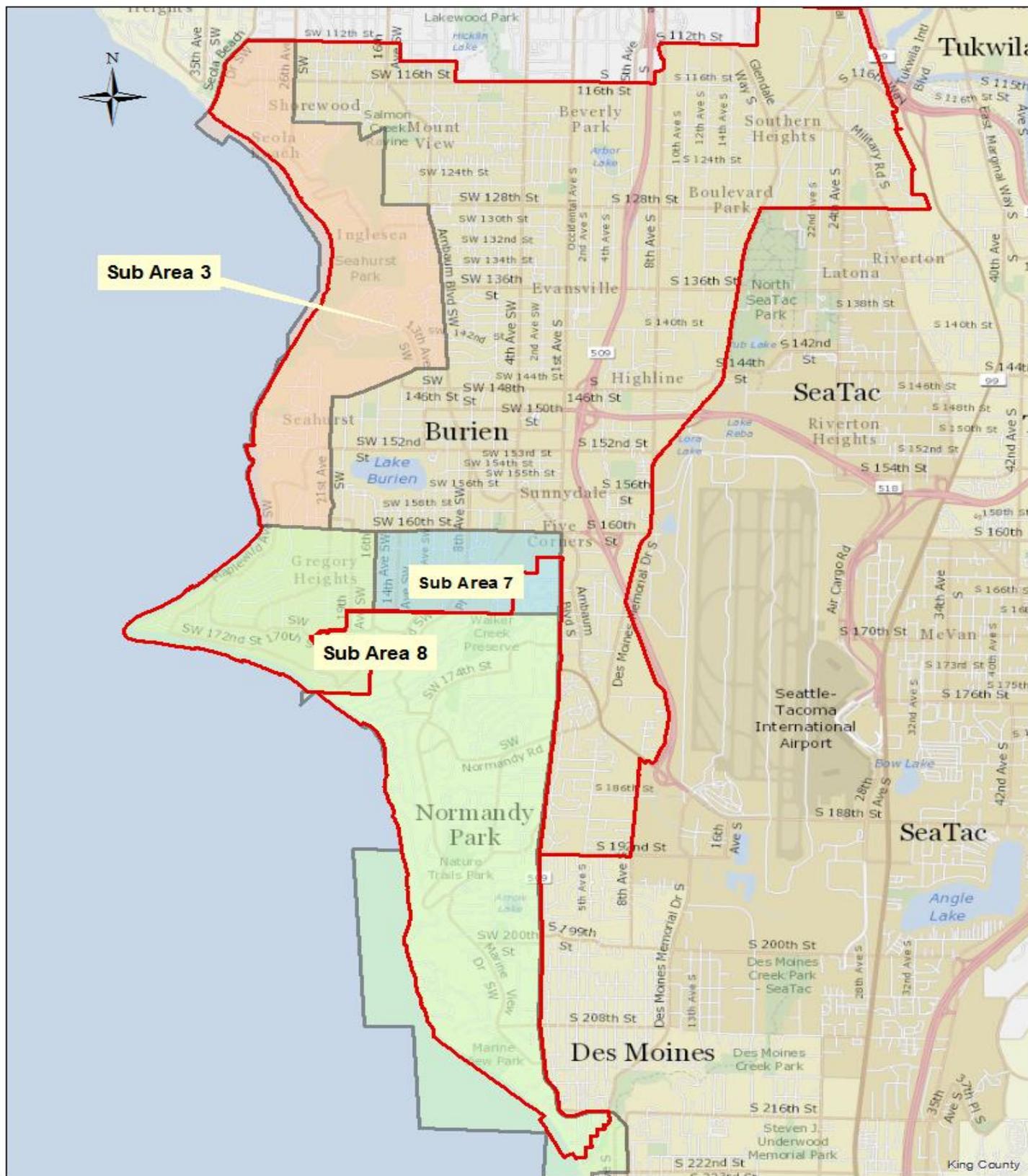
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

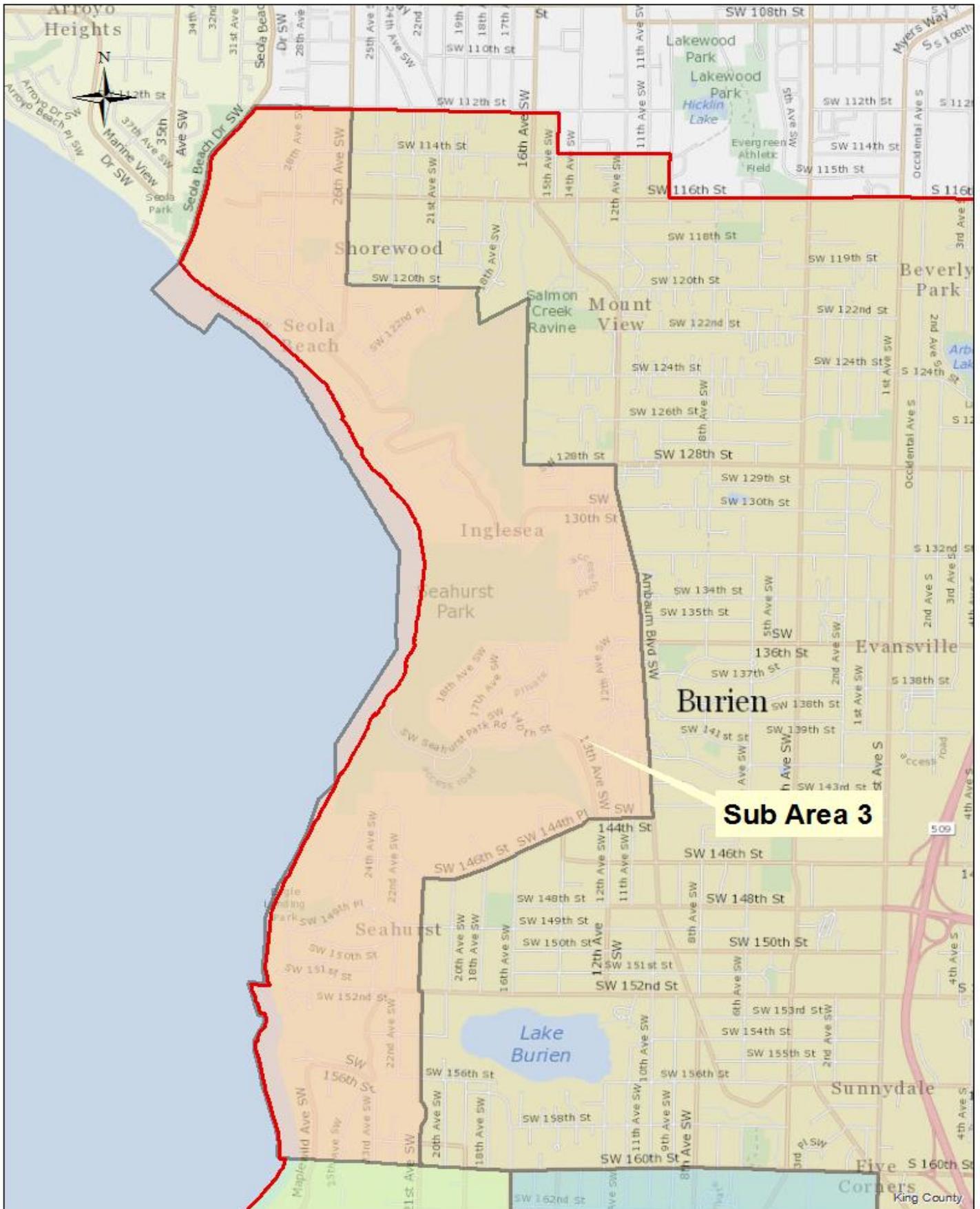
Lloyd Hara
Assessor

Area 049 Map

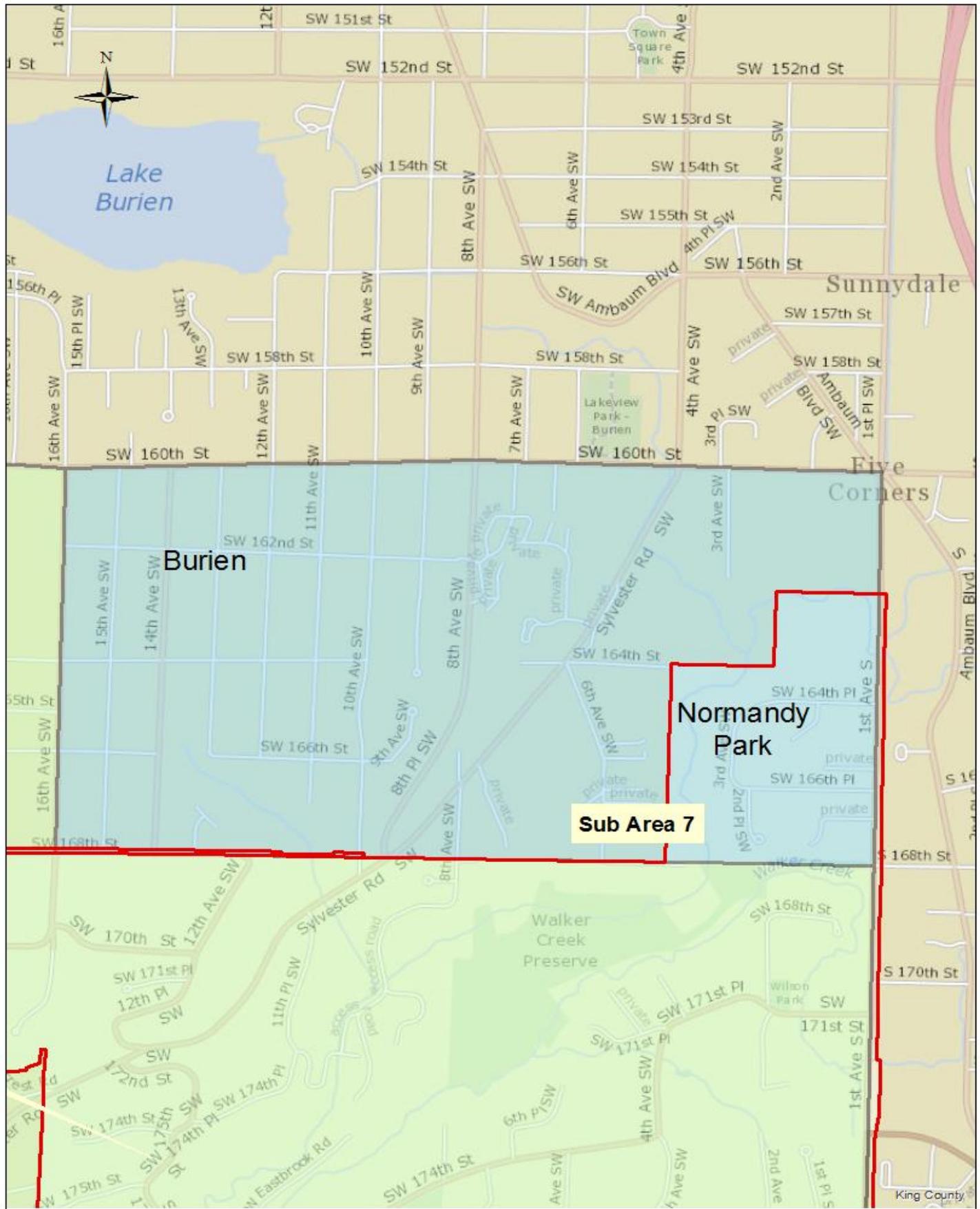


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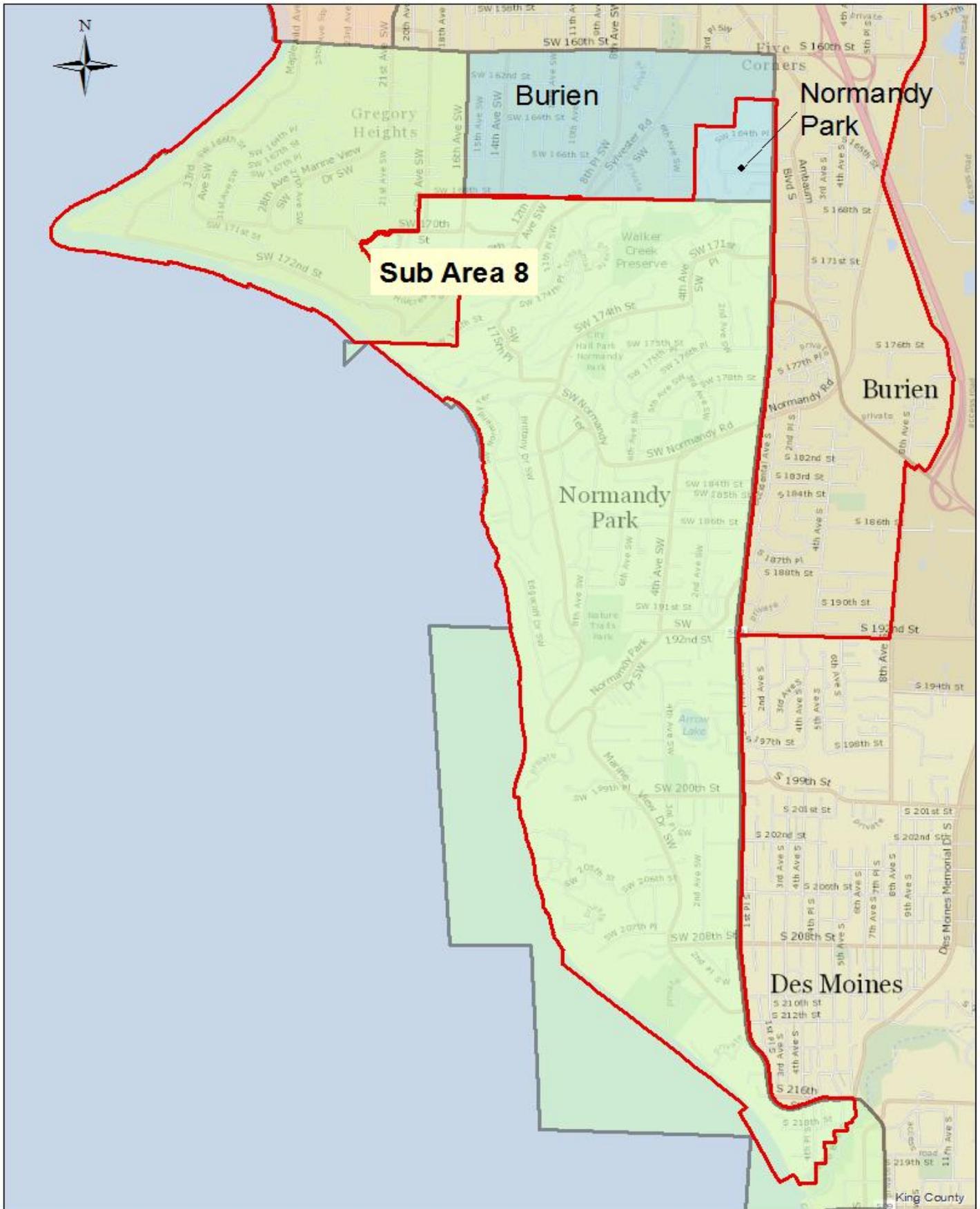
Sub Area 3 Map



Sub Area 7 Map



Sub Area 8 Map



Area 049 Housing Profile



Grade 5/ Year Built 1941/ Total Living Area 730
Account Number 296880-0370



Grade 6/ Year Built 1942/ Total Living Area 1070
Account Number 061800-0070



Grade 7/ Year Built 1958/ Total Living Area 1480
Account Number 783580-0076



Grade 8/ Year Built 1970/ Total Living Area 2540
Account Number 000120-0006



Grade 9/ Year Built 1977/ Total Living Area 3120
Account Number 611750-2105



Grade 10/ Year Built 1995/ Total Living Area 3620
Account Number 302304-9090

Area 049 Housing Profile



Grade 11/ Year Built 1989/ Total Living Area 4048
Account Number 611790-0050



Grade 12/ Year Built 1998/ Total Living Area 4630
Account Number 252303-9022



Grade 13/ Year Built 1981/ Total Living Area 7600
Account Number 610890-0010

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

Executive Summary

Normandy Park - Area 049

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 502
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$205,600	\$255,700	\$461,300			10.55%
2015 Value	\$205,600	\$311,100	\$516,700	\$551,700	95.0%	10.35%
\$ Change	+\$0	+\$55,400	+\$55,400			
% Change	+0.0%	+21.7%	+12.0%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 10.35% is an improvement from the previous COD of 10.55%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$209,100	\$248,200	\$457,300
2015 Value	\$209,100	\$302,900	\$512,000
\$ Change	+\$0	+\$54,700	+\$54,700
% Change	+0.0%	+22.0%	+12.0%

Number of one to three unit residences in the population: 5,332

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 a neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 3 was generally at a lower assessment level than the rest of the population, requiring a greater upward adjustment. This annual update valuation model corrects for these strata differences.

Area 049 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+10.16%	3,854	72%

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
Sub Area 3	+17.41%	143	1478	10%

Generally, Sub Area 3 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

No multiple adjustments were made.

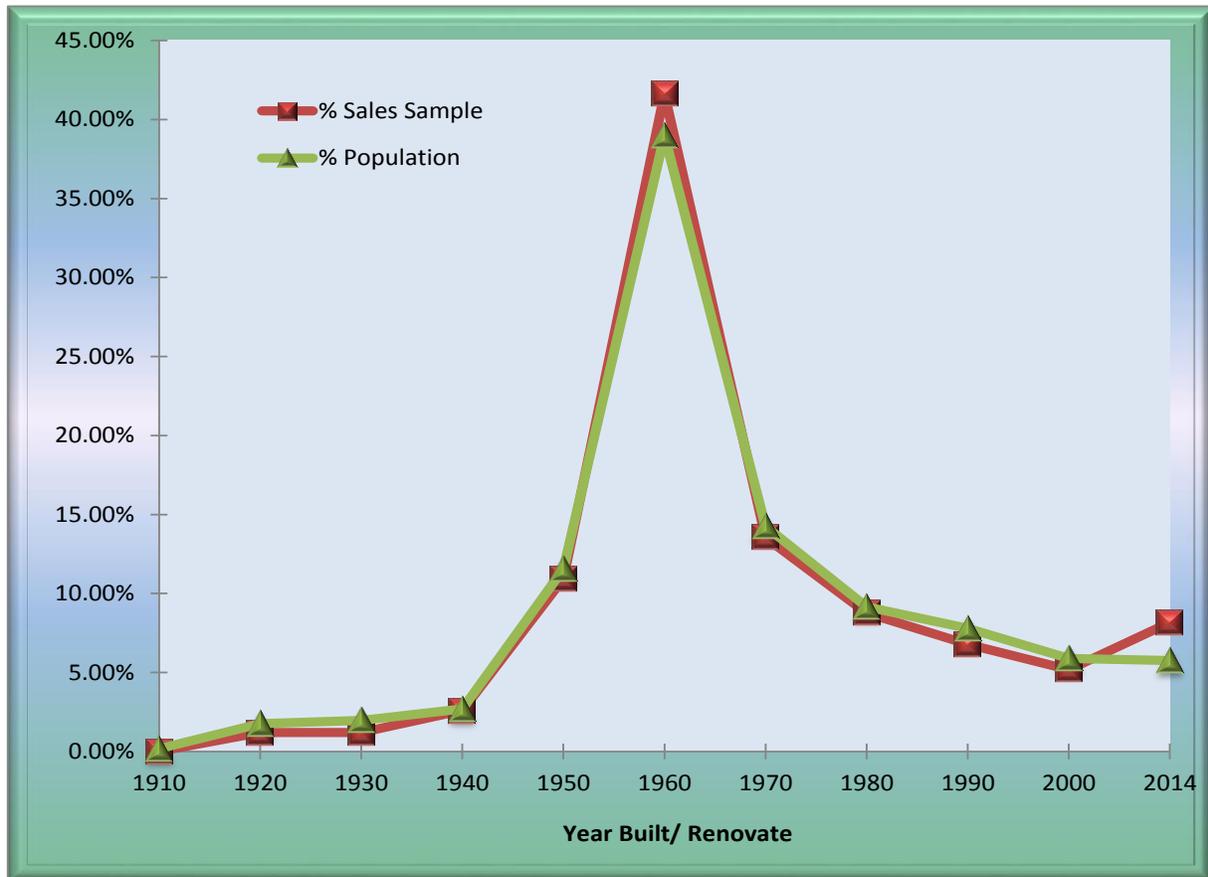
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	1.20%
1930	6	1.20%
1940	13	2.59%
1950	55	10.96%
1960	209	41.63%
1970	68	13.55%
1980	44	8.76%
1990	34	6.77%
2000	26	5.18%
2014	41	8.17%
502		

Population

Year Built/Ren	Frequency	% Population
1910	9	0.17%
1920	94	1.76%
1930	105	1.97%
1940	144	2.70%
1950	616	11.55%
1960	2,080	39.01%
1970	760	14.25%
1980	488	9.15%
1990	415	7.78%
2000	314	5.89%
2014	307	5.76%
5,332		



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.

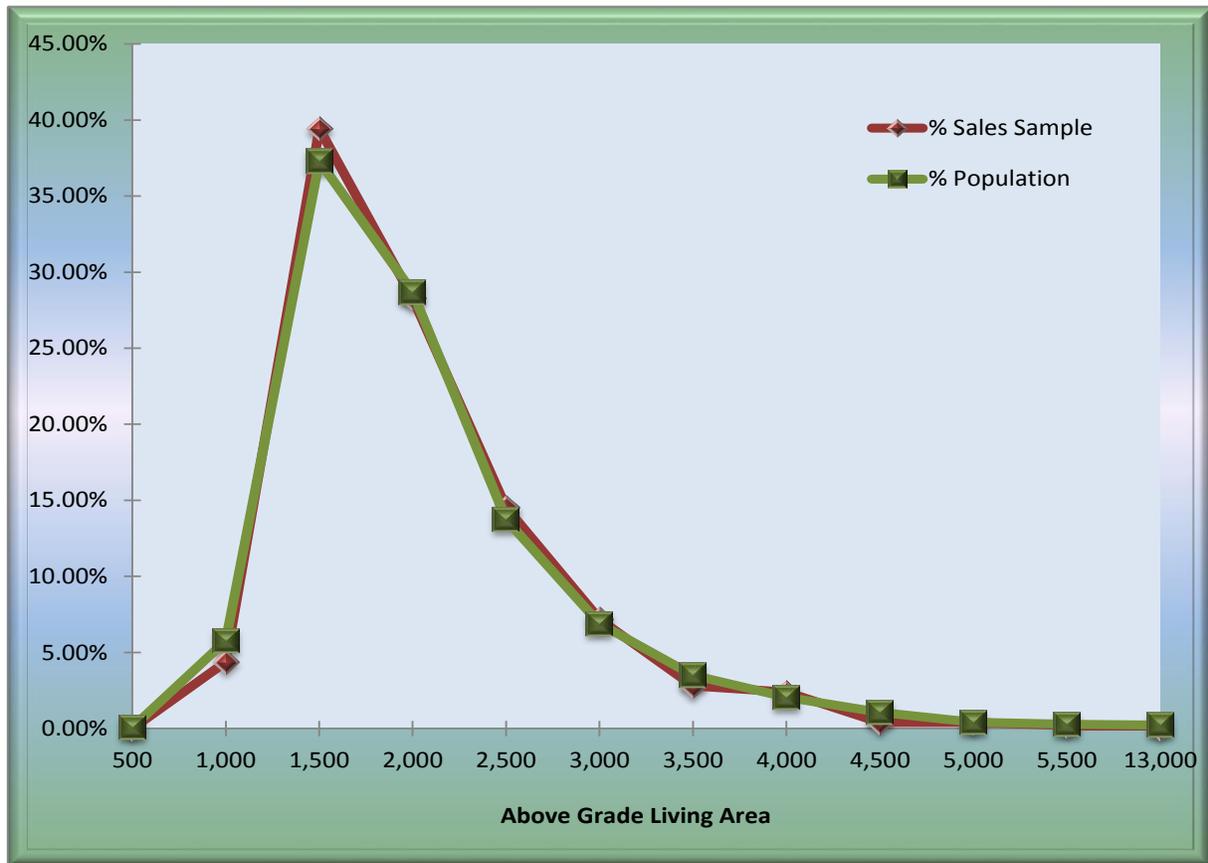
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	22	4.38%
1,500	198	39.44%
2,000	142	28.29%
2,500	73	14.54%
3,000	36	7.17%
3,500	14	2.79%
4,000	12	2.39%
4,500	2	0.40%
5,000	2	0.40%
5,500	1	0.20%
13,000	0	0.00%
502		

Population

AGLA	Frequency	% Population
500	4	0.08%
1,000	307	5.76%
1,500	1,989	37.30%
2,000	1,530	28.69%
2,500	733	13.75%
3,000	367	6.88%
3,500	187	3.51%
4,000	109	2.04%
4,500	57	1.07%
5,000	22	0.41%
5,500	15	0.28%
13,000	12	0.23%
5,332		



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.

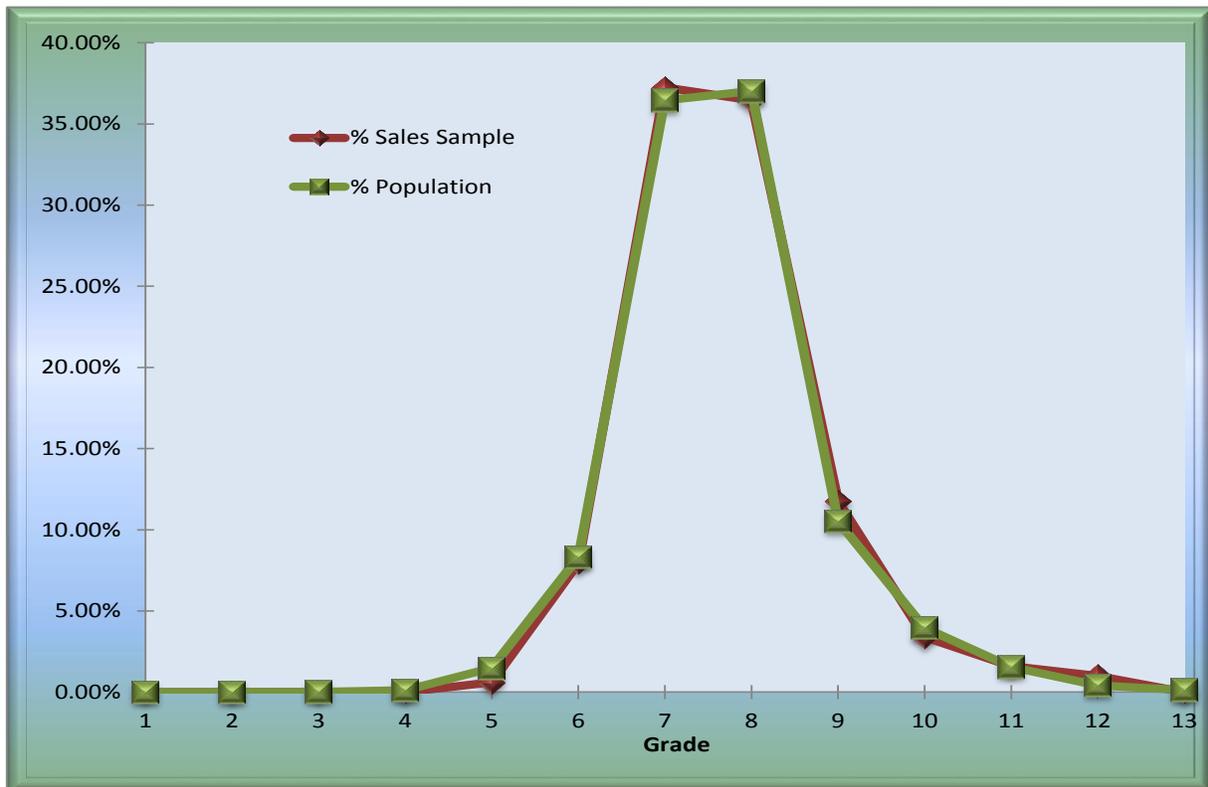
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.60%
6	40	7.97%
7	187	37.25%
8	183	36.45%
9	59	11.75%
10	17	3.39%
11	8	1.59%
12	5	1.00%
13	0	0.00%
502		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	6	0.11%
5	79	1.48%
6	444	8.33%
7	1,944	36.46%
8	1,974	37.02%
9	561	10.52%
10	211	3.96%
11	83	1.56%
12	22	0.41%
13	7	0.13%
5,332		



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 049 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 1.136, resulting in an adjusted value of \$539,000 ($\$475,000 * 1.136 = \$539,600$) – truncated to the nearest \$1000.

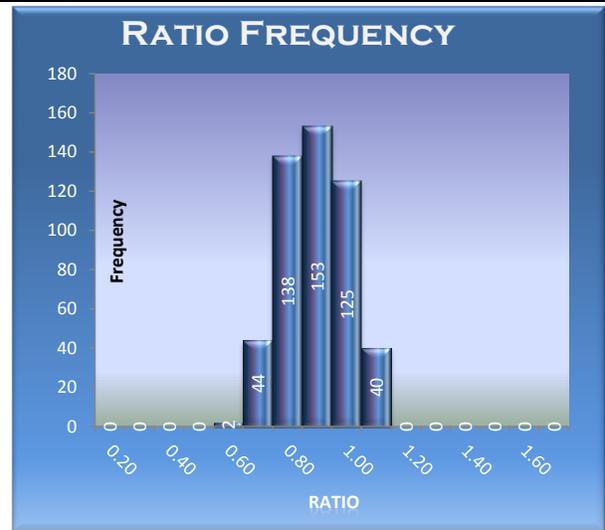
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.326	32.6%
2/1/2012	1.317	31.7%
3/1/2012	1.308	30.8%
4/1/2012	1.299	29.9%
5/1/2012	1.290	29.0%
6/1/2012	1.281	28.1%
7/1/2012	1.272	27.2%
8/1/2012	1.263	26.3%
9/1/2012	1.253	25.3%
10/1/2012	1.244	24.4%
11/1/2012	1.235	23.5%
12/1/2012	1.226	22.6%
1/1/2013	1.217	21.7%
2/1/2013	1.208	20.8%
3/1/2013	1.200	20.0%
4/1/2013	1.190	19.0%
5/1/2013	1.181	18.1%
6/1/2013	1.172	17.2%
7/1/2013	1.163	16.3%
8/1/2013	1.154	15.4%
9/1/2013	1.145	14.5%
10/1/2013	1.136	13.6%
11/1/2013	1.127	12.7%
12/1/2013	1.118	11.8%
1/1/2014	1.109	10.9%
2/1/2014	1.099	9.9%
3/1/2014	1.091	9.1%
4/1/2014	1.082	8.2%
5/1/2014	1.073	7.3%
6/1/2014	1.064	6.4%
7/1/2014	1.055	5.5%
8/1/2014	1.045	4.5%
9/1/2014	1.036	3.6%
10/1/2014	1.027	2.7%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 049 is: $(.862393695844247 - 0.000251903819137166 * \text{SaleDay} - 0.0532430039359837 * 0.2848606) / (.862393695844247 - 0.0532430039359837 * 0.2848606)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Normandy Park	1/1/2014	7/24/2015	1/2012 - 12/2014
Area Number: 049	Appr ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	502
<i>Mean Assessed Value</i>	\$461,300
<i>Mean Adj. Sales Price</i>	\$551,700
<i>Standard Deviation AV</i>	\$221,280
<i>Standard Deviation SP</i>	\$264,777
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.847
<i>Median Ratio</i>	0.849
<i>Weighted Mean Ratio</i>	0.836
UNIFORMITY	
<i>Lowest ratio</i>	0.585
<i>Highest ratio:</i>	1.098
<i>Coefficient of Dispersion</i>	10.55%
<i>Standard Deviation</i>	0.108
<i>Coefficient of Variation</i>	12.71%
<i>Price Related Differential (PRD)</i>	1.013
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.833
<i>Upper limit</i>	0.862
95% Confidence: Mean	
<i>Lower limit</i>	0.838
<i>Upper limit</i>	0.857
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5,332
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.108
Recommended minimum:	19
<i>Actual sample size:</i>	502
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	250
<i># ratios above mean:</i>	252
<i>z:</i>	0.089
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

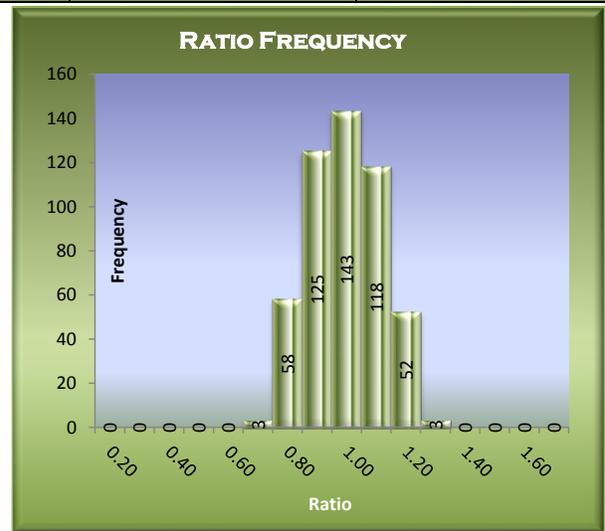
1 to 3 Unit Residences throughout Area 049

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Normandy Park	1/1/2015	7/24/2015	1/2012 - 12/2014
Area Number: 049	Appr. ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	502
Mean Assessed Value	\$516,700
Mean Sales Price	\$551,700
Standard Deviation AV	\$245,542
Standard Deviation SP	\$264,777
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.950
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.686
Highest ratio:	1.220
Coefficient of Dispersion	10.35%
Standard Deviation	0.119
Coefficient of Variation	12.50%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.938
Upper limit	0.967
95% Confidence: Mean	
Lower limit	0.939
Upper limit	0.960
SAMPLE SIZE EVALUATION	
N (population size)	5,332
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.119
Recommended minimum:	22
Actual sample size:	502
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	250
# ratios above mean:	252
z:	0.089
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 049 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: July 24, 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

Analysis indicates land values are at or below current market levels as of 1/1/2015. No additional adjustment to land value is required.

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 a neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 3 was generally at a lower assessment level than the rest of the population, requiring a greater upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 502 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.862393695844247 - 0.0532430039359837 * 0.2848606)$$

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 an inadequate number of mobile home sales for analysis within Area 49; therefore, mobile homes received no change in assessed value. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.00$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Results

The resulting assessment level is 0.950. 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 +12.0%. 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) * 1.120.
- 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) * 1.120.
- 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 049 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	917560	0045	07/02/12	\$200,000	\$254,000	980	5	1950	Avg	19,021	N	N	2701 SW 156TH ST
3	0	610240	0050	07/06/12	\$236,000	\$300,000	880	6	1944	Avg	9,940	Y	N	15239 24TH AVE SW
3	0	447700	0200	05/10/13	\$545,000	\$642,000	1,070	6	2008	Avg	22,004	Y	N	15928 25TH AVE SW
3	0	447580	0065	06/13/14	\$459,950	\$488,000		6	1934	VGood	6,869	Y	N	2233 SW 154TH ST
3	0	610240	0125	02/23/12	\$332,000	\$435,000	1,140	6	1920	Good	15,100	Y	N	15204 27TH AVE SW
3	0	433140	0375	08/08/13	\$281,000	\$324,000	1,430	6	1953	Good	10,520	N	N	14329 12TH AVE SW
3	0	433140	0090	05/28/14	\$270,000	\$288,000	1,430	6	1953	Good	8,960	N	N	14224 11TH AVE SW
3	0	433140	0265	04/28/14	\$310,000	\$333,000	1,570	6	1952	Good	8,400	N	N	1102 SW 142ND ST
3	0	233880	0200	12/11/13	\$307,000	\$342,000	1,610	6	1948	VGood	7,847	N	N	15449 21ST AVE SW
3	0	242303	9008	05/10/12	\$305,000	\$393,000	1,850	6	1960	Avg	16,231	N	N	2715 SW 156TH ST
3	0	610240	0065	08/10/12	\$265,000	\$334,000	900	7	1959	Fair	12,480	N	N	15218 26TH AVE SW
3	0	296680	0020	04/23/13	\$294,999	\$349,000	910	7	1951	Good	7,580	N	N	15224 MAPLEWILD AVE SW
3	0	783580	0249	06/22/12	\$256,000	\$326,000	950	7	1978	Avg	14,162	Y	N	13241 12TH AVE SW
3	0	143080	0339	05/21/13	\$262,501	\$309,000	1,000	7	1941	Avg	22,964	N	N	1514 SW 144TH PL
3	0	610240	0010	08/13/12	\$278,000	\$350,000	1,020	7	1938	Good	10,615	N	N	15208 24TH AVE SW
3	0	184200	0185	10/18/13	\$280,000	\$317,000	1,030	7	1954	Avg	7,660	N	N	11504 28TH AVE SW
3	0	296680	0010	11/20/14	\$297,000	\$301,000	1,050	7	1951	Good	5,341	Y	N	15212 MAPLEWILD AVE SW
3	0	184200	0165	07/27/12	\$285,000	\$360,000	1,060	7	1954	Avg	7,547	Y	N	11526 28TH AVE SW
3	0	810360	0165	01/20/12	\$329,500	\$435,000	1,060	7	1954	Good	10,800	N	N	11273 29TH AVE SW
3	0	638560	0030	10/17/12	\$300,675	\$373,000	1,060	7	1958	VGood	8,538	N	N	13022 16TH AVE SW
3	0	296680	0015	03/06/12	\$218,200	\$285,000	1,060	7	1951	Avg	6,107	N	N	15218 MAPLEWILD AVE SW
3	0	632700	0115	08/15/12	\$252,850	\$318,000	1,080	7	1955	Avg	6,800	N	N	2914 SW 116TH ST
3	0	122303	9066	09/21/12	\$245,000	\$306,000	1,100	7	1952	Avg	10,950	Y	N	11825 26TH AVE SW
3	0	143080	0280	11/20/12	\$292,000	\$359,000	1,110	7	1955	Good	7,500	N	N	14402 15TH AVE SW
3	0	810300	0135	03/17/14	\$255,000	\$277,000	1,140	7	1950	Avg	9,621	N	N	11404 28TH AVE SW
3	0	810360	0155	05/03/13	\$274,900	\$325,000	1,150	7	1954	Avg	12,600	N	N	11259 29TH AVE SW
3	0	810360	0050	04/23/13	\$365,000	\$432,000	1,160	7	1954	Good	10,759	N	N	11409 28TH AVE SW
3	0	777920	0025	11/28/12	\$350,000	\$430,000	1,160	7	1954	Good	12,041	Y	N	12640 SHOREWOOD DR SW
3	0	632700	0225	07/26/13	\$400,000	\$462,000	1,190	7	1955	Avg	7,781	N	N	11432 30TH PL SW
3	0	354160	0365	05/13/13	\$435,000	\$512,000	1,200	7	1972	Good	15,200	Y	N	13719 16TH AVE SW
3	0	433140	0350	04/21/14	\$380,000	\$409,000	1,200	7	1949	Good	11,860	N	N	14239 12TH AVE SW
3	0	777920	0075	09/09/14	\$689,000	\$712,000	1,220	7	1953	Good	10,143	Y	N	12698 SHOREWOOD DR SW
3	0	810300	0145	07/20/12	\$318,000	\$403,000	1,240	7	1954	Good	7,635	N	N	11414 28TH AVE SW
3	0	810360	0150	11/01/13	\$300,000	\$338,000	1,240	7	1954	Avg	10,800	N	N	11253 29TH AVE SW
3	0	433140	0190	11/12/14	\$259,950	\$264,000	1,240	7	1955	Good	9,500	N	N	14232 12TH AVE SW

Improved Sales Used in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	810360	0130	04/28/14	\$355,000	\$381,000	1,240	7	1954	VGood	10,800	N	N	11229 29TH AVE SW
3	0	354160	0115	06/27/13	\$337,000	\$392,000	1,250	7	1971	Avg	11,900	N	N	13914 15TH PL SW
3	0	354160	0160	06/11/12	\$343,500	\$439,000	1,280	7	1966	Avg	11,700	N	N	13915 15TH PL SW
3	0	242303	9122	07/18/14	\$327,000	\$343,000	1,290	7	1948	Good	9,000	N	N	15611 21ST AVE SW
3	0	184200	0140	07/30/14	\$335,000	\$350,000	1,300	7	1953	Avg	7,500	Y	N	11515 27TH PL SW
3	0	783580	0077	04/03/13	\$310,000	\$369,000	1,310	7	1958	Avg	10,919	N	N	1518 SW 130TH ST
3	0	783580	0073	05/02/13	\$320,000	\$378,000	1,310	7	1958	Good	9,045	N	N	1426 SW 130TH ST
3	0	777920	0005	09/17/13	\$511,000	\$583,000	1,320	7	1959	Good	17,100	Y	N	12604 SHOREWOOD DR SW
3	0	632700	0085	04/04/14	\$385,000	\$416,000	1,330	7	1954	Good	12,794	N	N	11421 30TH PL SW
3	0	777420	0236	12/11/14	\$357,000	\$359,000	1,340	7	1950	Fair	11,744	N	N	12024 21ST AVE SW
3	0	763580	1022	10/01/12	\$270,000	\$336,000	1,360	7	1956	Avg	9,300	N	N	14409 22ND AVE SW
3	0	777920	0010	01/23/14	\$488,000	\$538,000	1,374	7	1951	Good	8,960	Y	N	12628 SHOREWOOD DR SW
3	0	632600	0030	02/04/14	\$288,950	\$317,000	1,410	7	1954	Avg	9,600	N	N	11536 29TH AVE SW
3	0	354170	0170	10/17/14	\$324,450	\$332,000	1,420	7	1966	Avg	16,000	N	N	13843 17TH AVE SW
3	0	632600	0161	07/11/14	\$305,000	\$321,000	1,420	7	1955	Good	7,200	N	N	2917 SW 116TH ST
3	0	638560	0005	05/17/13	\$470,000	\$553,000	1,446	7	1957	Good	20,404	N	N	13122 16TH AVE SW
3	0	763580	1032	07/10/14	\$410,000	\$431,000	1,470	7	1953	Good	6,500	N	N	14429 22ND AVE SW
3	0	632700	0210	02/16/12	\$363,000	\$476,000	1,550	7	1954	Good	6,660	N	N	2903 SW 115TH ST
3	0	433220	0119	09/17/13	\$313,500	\$357,000	1,550	7	1969	Good	10,500	N	N	1305 SW 140TH ST
3	0	354160	0250	08/27/13	\$414,000	\$475,000	1,570	7	1973	Good	10,910	N	N	1628 SW 140TH ST
3	0	273160	0140	09/25/12	\$329,000	\$410,000	1,600	7	1920	Good	9,200	N	N	14928 22ND AVE SW
3	0	273160	0005	09/09/13	\$320,000	\$366,000	1,620	7	1960	Avg	10,050	N	N	2431 SW 150TH ST
3	0	327640	0070	07/02/12	\$589,000	\$749,000	1,830	7	1967	VGood	11,256	Y	N	11829 MARINE VIEW DR SW
3	0	433220	0085	05/22/13	\$465,600	\$547,000	1,930	7	1954	Good	14,463	N	N	1410 SW 143RD ST
3	0	433140	0285	05/02/13	\$253,000	\$299,000	1,930	7	1957	Avg	10,300	N	N	14118 12TH AVE SW
3	0	433140	0325	04/27/12	\$495,000	\$639,000	1,960	7	1995	Avg	10,500	Y	N	14203 12TH AVE SW
3	0	233880	0100	05/08/14	\$543,200	\$582,000	1,970	7	1940	VGood	15,600	Y	N	15455 22ND AVE SW
3	0	763580	1321	07/23/14	\$455,000	\$477,000	2,050	7	1913	VGood	9,238	N	N	2419 SW 149TH ST
3	0	763580	1051	08/07/12	\$310,000	\$391,000	2,110	7	1954	Good	11,700	N	N	2222 SW 146TH ST
3	0	763580	1083	08/22/13	\$406,000	\$466,000	2,160	7	1946	Avg	9,100	N	N	14629 22ND AVE SW
3	0	777420	0120	06/11/12	\$500,000	\$639,000	2,220	7	1950	Good	15,086	Y	N	12276 MARINE VIEW DR SW
3	0	763580	1371	07/25/14	\$540,000	\$566,000	2,233	7	1921	Good	19,400	N	N	2609 SW 149TH PL
3	0	763580	1242	08/30/13	\$615,000	\$704,000	2,254	7	1913	VGood	40,250	Y	N	2469 SW 150TH ST
3	0	763580	1311	06/23/14	\$495,000	\$523,000	2,310	7	1918	Good	12,196	N	N	2441 SW 149TH ST
3	0	447700	0175	10/08/13	\$609,250	\$691,000	2,770	7	1994	Avg	10,643	Y	N	15831 23RD AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	778440	0070	07/22/14	\$585,000	\$613,000	1,150	8	1958	Good	9,500	Y	N	12258 SHOREWOOD DR SW
3	0	777420	0009	10/15/14	\$450,000	\$460,000	1,160	8	1959	Avg	12,737	Y	N	2502 SW 121ST ST
3	0	354160	0235	10/28/14	\$350,000	\$357,000	1,220	8	1963	Good	10,225	N	N	13836 17TH AVE SW
3	0	777920	0506	10/28/13	\$350,200	\$395,000	1,230	8	1955	Good	12,737	N	N	1603 SW 131ST ST
3	0	777420	0006	04/25/14	\$465,000	\$500,000	1,240	8	1956	Avg	12,750	Y	N	2510 SW 121ST ST
3	0	711000	0010	02/20/13	\$550,000	\$661,000	1,260	8	1955	Good	10,125	Y	N	11901 30TH AVE SW
3	0	763580	1143	06/04/12	\$320,000	\$410,000	1,280	8	1963	Good	9,408	N	N	14640 25TH AVE SW
3	0	778400	0100	06/03/14	\$600,000	\$638,000	1,290	8	1958	Good	14,242	Y	N	12048 STANDRING CT SW
3	0	777420	0075	08/10/12	\$460,000	\$580,000	1,340	8	1957	Good	13,950	Y	N	12131 25TH AVE SW
3	0	638560	0070	10/04/13	\$315,000	\$358,000	1,360	8	1957	Avg	8,400	N	N	13004 15TH AVE SW
3	0	777920	0055	08/08/12	\$375,000	\$473,000	1,400	8	1959	Avg	9,100	Y	N	12676 SHOREWOOD DR SW
3	0	777420	0176	02/25/13	\$350,000	\$420,000	1,400	8	1961	Avg	12,225	Y	N	2403 SW 122ND PL
3	0	778400	0381	10/02/13	\$444,500	\$505,000	1,430	8	1951	Good	12,315	Y	N	11914 MARINE VIEW DR SW
3	0	610240	0030	11/19/13	\$460,000	\$516,000	1,440	8	1952	Avg	13,300	Y	N	15205 24TH AVE SW
3	0	122303	9078	05/08/13	\$900,000	\$1,061,000	1,462	8	1944	VGood	34,004	Y	Y	12253 SHOREWOOD LN SW
3	0	296680	0025	07/25/12	\$399,000	\$505,000	1,480	8	1965	Good	8,839	N	N	15232 MAPLEWILD AVE SW
3	0	610240	0115	03/19/14	\$585,000	\$635,000	1,480	8	1972	Good	16,000	Y	N	15220 27TH AVE SW
3	0	777920	0150	07/26/12	\$500,500	\$633,000	1,490	8	1959	Good	9,000	Y	N	12661 SHOREWOOD DR SW
3	0	885900	0005	11/08/12	\$435,000	\$536,000	1,500	8	1960	Avg	8,524	Y	N	11921 26TH PL SW
3	0	778400	0155	11/05/14	\$525,000	\$534,000	1,550	8	1956	Good	9,000	Y	N	12126 SHOREWOOD DR SW
3	0	143080	0279	04/13/13	\$416,500	\$494,000	1,570	8	1946	Good	11,347	N	N	1416 SW 144TH PL
3	0	354160	0300	02/04/14	\$393,300	\$432,000	1,570	8	1974	Avg	20,100	N	N	13827 16TH AVE SW
3	0	777920	0445	04/01/13	\$468,000	\$557,000	1,600	8	1962	Avg	16,900	N	N	12816 SHOREWOOD PL SW
3	0	778440	0130	05/05/14	\$497,300	\$533,000	1,600	8	1953	Good	9,200	Y	N	12271 MARINE VIEW DR SW
3	0	777920	0135	01/10/13	\$515,000	\$625,000	1,620	8	1966	Good	11,200	Y	N	12645 SHOREWOOD DR SW
3	0	777380	0010	10/01/13	\$532,500	\$605,000	1,650	8	1950	Avg	18,304	Y	N	2617 SW 120TH ST
3	0	777920	0275	06/13/14	\$760,000	\$806,000	1,700	8	1958	Avg	10,285	Y	N	12857 SHORE CREST DR SW
3	0	250900	0180	08/17/12	\$385,000	\$484,000	1,710	8	1965	Good	9,700	N	N	3021 SW 116TH PL
3	0	360660	0030	03/20/13	\$630,000	\$752,000	1,714	8	1959	Good	34,900	Y	N	14300 23RD AVE SW
3	0	778440	0030	08/06/13	\$667,000	\$769,000	1,720	8	1955	VGood	9,500	Y	N	12271 SHOREWOOD DR SW
3	0	763580	1370	09/04/14	\$530,000	\$549,000	1,740	8	1965	Good	17,700	N	N	2619 SW 149TH PL
3	0	763580	1370	04/22/13	\$480,000	\$568,000	1,740	8	1965	Good	17,700	N	N	2619 SW 149TH PL
3	0	778400	0110	07/22/14	\$765,000	\$802,000	1,740	8	1944	Good	15,143	Y	N	12025 STANDRING CT SW
3	0	763240	0080	10/23/13	\$725,000	\$819,000	1,760	8	1953	Good	55,015	Y	Y	15631 MAPLEWILD AVE SW
3	0	610240	0166	09/05/14	\$649,000	\$672,000	1,810	8	1987	Avg	17,006	Y	Y	15217 28TH AVE SW

Improved Sales Used in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	354160	0210	06/18/14	\$410,000	\$434,000	1,820	8	1961	Avg	10,500	N	N	13670 17TH AVE SW
3	0	763580	1181	04/09/12	\$363,000	\$471,000	1,830	8	1953	Good	13,000	N	N	14437 24TH AVE SW
3	0	777420	0021	01/04/12	\$485,000	\$643,000	1,840	8	1967	Good	13,600	Y	N	2511 SW 121ST ST
3	0	778440	0180	06/28/12	\$440,000	\$560,000	1,860	8	1965	Good	9,200	Y	N	2419 SW 125TH ST
3	0	777380	0040	02/21/13	\$495,000	\$595,000	1,930	8	1958	Good	12,460	Y	N	12108 MARINE VIEW DR SW
3	0	632600	0130	12/02/14	\$538,000	\$543,000	1,970	8	1992	Avg	10,137	N	N	11647 29TH AVE SW
3	0	763740	0060	12/13/12	\$501,000	\$613,000	2,110	8	1956	Good	25,500	N	N	14448 22ND AVE SW
3	0	777420	0080	02/18/14	\$790,000	\$864,000	2,160	8	1950	Good	13,950	Y	N	12141 25TH AVE SW
3	0	778400	0380	04/01/14	\$635,000	\$687,000	2,200	8	1950	VGood	13,800	Y	N	11920 MARINE VIEW DR SW
3	0	777920	0130	08/28/14	\$618,750	\$642,000	2,220	8	1964	Good	9,100	Y	N	12639 SHOREWOOD DR SW
3	0	777420	0130	10/29/12	\$764,200	\$945,000	2,372	8	2012	Avg	15,996	Y	N	12292 MARINE VIEW DR SW
3	0	778400	0160	08/12/13	\$524,000	\$603,000	2,420	8	1950	Good	9,000	Y	N	12132 SHOREWOOD DR SW
3	0	122303	9254	05/10/13	\$750,000	\$884,000	2,560	8	1939	Good	31,482	Y	N	12515 SHOREWOOD LN SW
3	0	763580	1105	04/25/12	\$474,950	\$613,000	2,690	8	2004	Avg	13,050	N	N	14671 22ND AVE SW
3	0	763580	1013	07/18/12	\$505,000	\$640,000	3,487	8	2007	Avg	10,153	N	N	2107 SW 146TH ST
3	0	250900	0150	08/27/13	\$430,000	\$493,000	1,200	9	1965	Avg	8,294	N	N	3039 SW 116TH PL
3	0	354160	0145	04/22/13	\$343,000	\$406,000	1,460	9	1987	Avg	14,180	N	N	13937 15TH PL SW
3	0	354170	0060	03/04/13	\$525,000	\$629,000	1,500	9	1968	Avg	23,006	Y	N	13843 18TH AVE SW
3	0	778160	0025	10/23/14	\$1,155,000	\$1,179,000	1,580	9	1961	Good	24,691	Y	Y	12723 STANDRING LN SW
3	0	777420	0115	09/16/13	\$535,000	\$610,000	1,710	9	1960	Good	14,437	Y	N	12268 MARINE VIEW DR SW
3	0	778440	0035	08/13/14	\$802,000	\$836,000	1,760	9	1960	Good	8,700	Y	N	12273 SHOREWOOD DR SW
3	0	778400	0075	10/09/13	\$610,000	\$691,000	1,800	9	1971	Avg	9,500	Y	N	12015 MARINE VIEW DR SW
3	0	763800	0030	05/01/14	\$669,500	\$718,000	1,880	9	1966	Avg	14,500	Y	N	2640 SW 151ST PL
3	0	778160	0100	09/05/14	\$1,338,750	\$1,386,000	1,940	9	2001	Avg	38,869	Y	Y	13025 STANDRING LN SW
3	0	778400	0040	12/15/12	\$610,000	\$745,000	1,960	9	1951	Avg	60,112	Y	N	11955 MARINE VIEW DR SW
3	0	777920	0105	07/18/14	\$945,000	\$992,000	2,000	9	1967	VGood	9,000	Y	N	12623 SHOREWOOD DR SW
3	0	778400	0320	08/07/13	\$800,000	\$922,000	2,040	9	2001	Avg	12,000	Y	N	12233 SHOREWOOD DR SW
3	0	778400	0307	11/19/13	\$914,000	\$1,025,000	2,200	9	1969	Avg	12,500	Y	N	12223 SHOREWOOD DR SW
3	0	777920	0035	03/18/14	\$619,000	\$672,000	2,240	9	1977	Avg	11,610	Y	N	12654 SHOREWOOD DR SW
3	0	777920	0310	06/08/12	\$535,000	\$684,000	2,330	9	1960	Avg	17,712	Y	N	13001 SHOREWOOD DR SW
3	0	122303	9072	01/08/14	\$850,000	\$940,000	2,380	9	1957	Avg	20,893	Y	Y	12263 SHOREWOOD LN SW
3	0	763580	1182	11/05/12	\$590,000	\$728,000	2,620	9	2004	Avg	14,560	N	N	14459 24TH AVE SW
3	0	122303	9015	09/10/12	\$790,000	\$988,000	3,166	9	2008	Avg	44,748	Y	N	11664 SEOLA BEACH DR SW
3	0	273160	0040	07/18/12	\$730,000	\$925,000	3,300	9	2002	Avg	9,200	N	N	15016 24TH AVE SW
3	0	763680	0041	06/25/14	\$995,000	\$1,051,000	3,720	9	1990	Avg	47,044	Y	Y	2508 SW 144TH PL

Improved Sales Used in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	122303	9176	05/01/12	\$760,000	\$980,000	1,900	10	1974	Good	20,112	Y	Y	12065 30TH AVE SW
3	0	777420	0210	04/05/13	\$787,500	\$936,000	2,100	10	1991	Avg	16,888	Y	N	12117 24TH PL SW
3	0	447700	0005	04/04/12	\$665,000	\$863,000	3,471	10	2008	Avg	27,929	N	N	15685 21ST AVE SW
7	0	296880	1310	10/26/12	\$199,950	\$247,000	850	5	1947	Good	7,620	N	N	16202 11TH AVE SW
7	0	296880	0566	02/15/13	\$214,950	\$259,000	1,090	5	1968	VGood	7,680	N	N	1304 SW 162ND ST
7	0	296880	1075	09/22/14	\$320,600	\$330,000	720	6	2014	Avg	7,620	N	N	16257 13TH AVE SW
7	0	296880	1605	09/02/14	\$285,000	\$295,000	720	6	1954	VGood	6,720	N	N	16227 8TH AVE SW
7	0	296880	0655	02/12/13	\$250,000	\$301,000	890	6	1948	VGood	7,667	N	N	1521 SW 160TH ST
7	0	419740	0021	07/12/13	\$210,000	\$244,000	930	6	1948	Good	12,650	N	N	16436 8TH AVE SW
7	0	296880	0560	05/14/12	\$193,975	\$249,000	1,060	6	1960	Good	7,620	N	N	16037 13TH AVE SW
7	0	296880	0660	05/13/14	\$285,000	\$305,000	1,090	6	1973	Good	8,640	N	N	16014 16TH AVE SW
7	0	296880	0765	04/20/12	\$220,000	\$284,000	1,170	6	1954	Good	7,860	N	N	16238 16TH AVE SW
7	0	296880	1450	08/15/12	\$245,000	\$308,000	1,310	6	1961	VGood	7,620	N	N	16224 10TH AVE SW
7	0	419740	0120	04/01/13	\$308,500	\$367,000	1,340	6	1947	VGood	18,100	N	N	16606 1/2 6TH AVE SW
7	0	024300	0230	11/25/13	\$229,500	\$257,000	1,380	6	1956	Good	10,804	N	N	1403 SW 164TH ST
7	0	024300	0335	09/29/14	\$305,000	\$314,000	1,560	6	1954	Good	8,450	N	N	16427 15TH AVE SW
7	0	296880	1080	10/25/12	\$279,950	\$346,000	1,640	6	1958	Good	9,855	N	N	1304 SW 164TH ST
7	0	296880	0364	10/26/12	\$300,000	\$371,000	1,680	6	1947	Good	8,890	N	N	16041 11TH AVE SW
7	0	296880	0626	08/22/14	\$355,000	\$369,000	1,770	6	1949	VGood	8,890	N	N	16023 14TH AVE SW
7	0	093600	0170	04/11/14	\$380,000	\$410,000	2,030	6	1935	VGood	26,670	N	N	112 SW 166TH PL
7	0	296880	0276	08/24/12	\$405,000	\$509,000	2,673	6	1932	VGood	8,255	N	N	16043 10TH AVE SW
7	0	296880	0010	09/04/14	\$275,000	\$285,000	1,010	7	1956	Good	7,620	N	N	16008 9TH AVE SW
7	0	296880	1360	03/18/13	\$249,950	\$299,000	1,030	7	1955	Good	7,620	N	N	16250 11TH AVE SW
7	0	441560	0040	11/29/14	\$226,000	\$228,000	1,030	7	1954	Avg	7,200	N	N	16652 14TH AVE SW
7	0	093600	0160	02/20/14	\$287,000	\$314,000	1,040	7	1935	Avg	29,725	N	N	111 SW 166TH ST
7	0	296880	0960	07/05/12	\$250,000	\$318,000	1,060	7	1959	Good	10,795	N	N	16259 14TH AVE SW
7	0	024300	0480	02/21/14	\$292,000	\$319,000	1,070	7	1953	Good	8,100	N	N	16620 15TH AVE SW
7	0	121400	0050	10/20/14	\$350,000	\$358,000	1,090	7	1956	Good	7,500	Y	N	16012 7TH AVE SW
7	0	296880	1010	10/30/12	\$226,000	\$279,000	1,100	7	1952	VGood	7,620	N	N	16244 14TH AVE SW
7	0	121700	0421	06/25/12	\$320,000	\$408,000	1,120	7	1952	Good	8,040	N	N	1115 SW 166TH ST
7	0	024300	0265	04/03/13	\$244,600	\$291,000	1,120	7	1953	Good	8,375	N	N	1410 SW 166TH ST
7	0	121400	0080	06/26/14	\$329,950	\$348,000	1,150	7	1956	Good	7,800	N	N	16005 6TH AVE SW
7	0	296880	1295	12/10/13	\$300,000	\$335,000	1,240	7	1970	Good	7,620	N	N	16251 11TH AVE SW
7	0	296880	1315	09/17/14	\$361,810	\$373,000	1,240	7	2014	Avg	7,620	N	N	16210 11TH AVE SW
7	0	024300	0231	07/12/12	\$225,000	\$285,000	1,250	7	1956	Good	9,377	N	N	1409 SW 164TH ST

Improved Sales Used in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	296880	1160	04/24/14	\$349,000	\$375,000	1,280	7	1966	Good	8,100	N	N	16225 12TH AVE SW
7	0	024300	0225	02/12/14	\$269,000	\$295,000	1,320	7	1953	VGood	8,375	N	N	16455 15TH AVE SW
7	0	296880	0386	02/25/14	\$280,000	\$306,000	1,340	7	1962	Good	6,528	N	N	16004 13TH AVE SW
7	0	296880	0160	12/13/12	\$257,000	\$314,000	1,340	7	1959	Good	7,620	N	N	16009 9TH AVE SW
7	0	093600	0130	06/16/12	\$347,000	\$443,000	1,370	7	1934	VGood	26,100	N	N	223 SW 166TH PL
7	0	296880	0555	01/23/13	\$300,000	\$363,000	1,380	7	1959	Good	7,620	N	N	16031 13TH AVE SW
7	0	024300	0310	06/20/14	\$337,000	\$357,000	1,410	7	1954	Good	7,860	N	N	16448 16TH AVE SW
7	0	093600	0166	04/25/14	\$333,500	\$358,000	1,430	7	1936	VGood	18,522	N	N	132 SW 166TH PL
7	0	296880	1130	10/27/14	\$360,000	\$367,000	1,550	7	1964	Good	8,100	N	N	16256 13TH AVE SW
7	0	296880	0925	04/04/14	\$294,000	\$318,000	1,590	7	1966	Good	7,620	N	N	16215 14TH AVE SW
7	0	296880	0875	05/29/14	\$250,000	\$266,000	1,590	7	1926	VGood	7,921	N	N	16230 15TH AVE SW
7	0	279920	0040	03/08/12	\$227,700	\$297,000	1,610	7	1954	Good	6,600	N	N	1224 SW 167TH ST
7	0	296880	1265	08/30/13	\$370,000	\$424,000	1,620	7	1988	Good	7,620	N	N	16215 11TH AVE SW
7	0	296880	0531	03/12/14	\$339,900	\$370,000	1,650	7	1986	Good	6,016	N	N	16005 13TH AVE SW
7	0	024300	0180	06/20/12	\$254,950	\$325,000	1,710	7	1953	Good	8,775	N	N	16457 13TH AVE SW
7	0	121700	0620	01/06/14	\$380,000	\$421,000	1,740	7	1988	Good	8,827	N	N	16630 SYLVESTER RD SW
7	0	024300	0425	05/01/14	\$380,000	\$408,000	1,790	7	1969	Good	7,500	N	N	16617 15TH AVE SW
7	0	419740	0098	12/26/12	\$415,000	\$506,000	1,934	7	1933	VGood	33,028	N	N	16444 6TH AVE SW
7	0	296880	1095	01/30/13	\$363,000	\$439,000	2,560	7	2013	Avg	7,620	N	N	16220 13TH AVE SW
7	0	093600	0061	10/09/12	\$389,000	\$483,000	1,480	8	1957	VGood	15,040	N	N	16428 3RD AVE SW
7	0	121700	0536	12/18/13	\$465,000	\$517,000	1,570	8	1956	Good	11,213	Y	N	16624 10TH AVE SW
7	0	419740	0005	06/20/14	\$455,000	\$481,000	1,650	8	1954	Good	21,000	Y	N	16406 8TH AVE SW
7	0	296880	1510	11/13/14	\$397,950	\$404,000	2,120	8	2002	Avg	7,620	N	N	16233 9TH AVE SW
7	0	296880	1518	12/06/12	\$409,950	\$502,000	2,280	8	2001	Avg	6,480	N	N	16241 9TH AVE SW
7	0	296880	1590	03/01/12	\$425,000	\$556,000	2,328	8	2011	Avg	6,780	N	N	825 SW 162ND ST
7	0	093600	0055	11/19/14	\$519,500	\$526,000	2,390	8	2008	Avg	19,454	N	N	16439 2ND AVE SW
7	0	419740	0103	11/08/12	\$435,000	\$536,000	2,548	8	2013	Avg	7,268	N	N	16456 6TH AVE SW
7	0	419740	0063	07/16/13	\$361,000	\$418,000	2,790	8	2006	Avg	7,273	N	N	16440 SYLVESTER RD SW
7	0	024300	0320	04/24/14	\$539,000	\$579,000	3,062	8	2014	Avg	8,515	N	N	1509 SW 164TH ST
7	0	419740	0057	05/23/13	\$619,000	\$727,000	3,420	9	1976	VGood	38,740	N	N	16460 SYLVESTER RD SW
8	0	443840	0020	05/12/14	\$192,000	\$205,000	700	6	1953	Avg	10,540	N	N	124 SW 185TH ST
8	0	443840	0050	07/14/14	\$239,000	\$251,000	710	6	1953	Good	14,000	N	N	160 SW 185TH ST
8	0	611750	1820	06/18/14	\$250,275	\$265,000	790	6	1942	Good	11,234	N	N	17941 RIVIERA PL SW
8	0	061700	0089	11/17/14	\$274,000	\$278,000	820	6	1954	Good	6,200	N	N	405 SW 207TH PL
8	0	440680	0065	11/21/12	\$335,000	\$412,000	870	6	1943	Good	8,475	N	N	225 SW 184TH ST

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	763120	0281	12/19/13	\$575,000	\$640,000	920	6	1928	VGood	12,396	Y	Y	3536 SW 172ND ST
8	0	443840	0060	04/18/13	\$210,000	\$249,000	960	6	1953	Good	9,486	N	N	111 SW 185TH ST
8	0	611140	0050	11/05/13	\$275,000	\$310,000	990	6	1954	Good	8,800	N	N	419 SW 200TH ST
8	0	292860	0235	05/12/14	\$257,250	\$275,000	1,110	6	1920	Good	11,577	N	N	2636 SW 172ND ST
8	0	252303	9171	07/18/12	\$220,000	\$279,000	1,160	6	1947	Good	7,425	N	N	16019 19TH AVE SW
8	0	200900	3136	08/22/14	\$325,000	\$338,000	1,220	6	1946	Good	12,426	Y	N	21937 CLIFF AVE S
8	0	200900	1300	11/08/13	\$331,000	\$372,000	1,340	6	1928	Good	10,307	Y	Y	226 S 219TH ST
8	0	763120	0286	10/25/13	\$290,000	\$327,000	1,360	6	1938	Avg	5,998	Y	N	3533 SW 171ST ST
8	0	763120	0290	04/23/13	\$500,000	\$592,000	1,400	6	1957	Avg	11,721	Y	Y	3528 SW 172ND ST
8	0	252303	9253	04/18/13	\$287,000	\$340,000	1,700	6	1947	Good	7,200	N	N	16030 19TH AVE SW
8	0	611650	0210	04/18/13	\$220,000	\$261,000	800	7	1947	Good	15,120	N	N	1901 SW 170TH ST
8	0	768040	0240	04/25/12	\$271,701	\$351,000	970	7	1950	Good	9,750	N	N	16657 MARINE VIEW DR SW
8	0	611650	0025	04/15/14	\$254,000	\$274,000	1,000	7	1960	Good	11,743	N	N	16902 21ST AVE SW
8	0	252303	9301	09/11/13	\$349,950	\$400,000	1,010	7	1961	Good	11,877	N	N	2011 SW 162ND CT
8	0	611650	0095	11/21/13	\$230,625	\$258,000	1,010	7	1952	Avg	13,020	N	N	16805 16TH AVE SW
8	0	252303	9239	05/30/14	\$260,000	\$277,000	1,050	7	1980	Avg	5,850	N	N	16211 19TH AVE SW
8	0	286170	0030	08/08/12	\$280,000	\$353,000	1,060	7	1959	Good	18,900	N	N	122 SW 207TH ST
8	0	312304	9146	12/10/13	\$424,000	\$473,000	1,080	7	1955	Good	13,000	Y	N	18424 4TH AVE SW
8	0	292760	0395	12/07/12	\$280,000	\$343,000	1,090	7	1949	Good	11,250	N	N	16719 31ST AVE SW
8	0	433500	0176	04/18/14	\$440,000	\$474,000	1,110	7	1953	Good	21,508	N	N	2148 SW 167TH ST
8	0	305600	0050	09/12/14	\$265,000	\$274,000	1,110	7	1957	Avg	6,527	N	N	16625 19TH AVE SW
8	0	292860	0304	06/13/12	\$478,000	\$610,000	1,120	7	1930	VGood	13,769	Y	N	3141 SW 171ST ST
8	0	252303	9313	04/09/14	\$395,000	\$426,000	1,140	7	1966	Good	11,760	N	N	2003 SW 162ND CT
8	0	611200	0010	05/24/13	\$499,000	\$586,000	1,150	7	1959	VGood	14,994	N	N	20013 3RD AVE SW
8	0	776470	0030	06/26/12	\$475,000	\$605,000	1,160	7	1947	Good	23,850	Y	N	1401 SW 172ND ST
8	0	252303	9270	06/05/12	\$255,000	\$326,000	1,160	7	1955	Good	6,650	N	N	16228 21ST AVE SW
8	0	433500	0177	03/02/12	\$260,000	\$340,000	1,160	7	1953	Avg	24,395	N	N	2144 SW 167TH ST
8	0	252303	9056	01/02/14	\$317,000	\$351,000	1,170	7	1964	Good	10,725	N	N	1927 SW 162ND ST
8	0	292860	0315	06/27/13	\$540,000	\$629,000	1,170	7	1954	Good	16,950	Y	N	3129 SW 171ST ST
8	0	252303	9084	11/19/12	\$418,500	\$515,000	1,180	7	1974	Good	37,461	Y	N	2131 SW 162ND CT
8	0	312304	9131	12/18/14	\$244,000	\$245,000	1,180	7	1955	Good	10,200	N	N	18617 1ST AVE S
8	0	305620	0010	07/23/13	\$250,000	\$289,000	1,180	7	1957	Avg	6,045	N	N	16711 19TH AVE SW
8	0	611750	2455	08/12/13	\$344,000	\$396,000	1,190	7	1953	Good	9,486	N	N	225 SW 191ST ST
8	0	611750	2455	05/13/14	\$375,000	\$401,000	1,190	7	1953	Good	9,486	N	N	225 SW 191ST ST
8	0	427640	0075	03/20/12	\$275,000	\$358,000	1,190	7	1952	VGood	12,750	N	N	16919 21ST AVE SW

Improved Sales Used in This Annual Update Analysis Area 049 -- 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	292960	0020	08/05/14	\$375,000	\$392,000	1,190	7	1948	Avg	20,672	Y	N	17458 SYLVESTER RD SW
8	0	611920	0020	06/20/13	\$345,000	\$402,000	1,200	7	1956	Good	9,200	N	N	521 SW 181ST ST
8	0	611750	2515	01/03/14	\$497,000	\$551,000	1,200	7	1953	Good	17,758	N	N	19045 1ST PL SW
8	0	188850	0020	08/08/12	\$315,000	\$397,000	1,210	7	1976	Good	15,486	N	N	19405 1ST AVE S
8	0	611750	2520	07/16/12	\$369,000	\$468,000	1,220	7	1958	Good	7,156	N	N	19039 1ST PL SW
8	0	611340	0092	11/21/13	\$427,000	\$479,000	1,220	7	1965	Good	15,021	N	N	19711 4TH AVE SW
8	0	611750	1755	12/30/14	\$355,000	\$355,000	1,220	7	1954	Good	11,536	Y	N	830 SHOREMONT AVE
8	0	302304	9256	06/04/14	\$390,000	\$414,000	1,240	7	1952	Good	11,108	N	N	1338 SW 175TH ST
8	0	252303	9249	11/07/13	\$338,000	\$380,000	1,250	7	2002	Avg	4,500	N	N	16320 19TH AVE SW
8	0	302304	9088	11/27/12	\$330,000	\$405,000	1,260	7	1942	Good	29,620	N	N	235 SW 171ST ST
8	0	210520	0050	06/19/14	\$519,000	\$549,000	1,270	7	1954	VGood	10,744	Y	N	458 SW 182ND ST
8	0	611860	0025	07/12/12	\$289,900	\$368,000	1,270	7	1954	Good	10,900	N	N	418 SW NORMANDY RD
8	0	293480	0005	10/10/13	\$240,000	\$272,000	1,290	7	1956	Avg	7,704	N	N	16517 16TH AVE SW
8	0	611860	0015	08/19/13	\$442,800	\$509,000	1,300	7	1954	VGood	10,000	N	N	438 SW NORMANDY RD
8	0	611650	0342	02/01/12	\$290,000	\$382,000	1,300	7	1950	Good	23,841	N	N	16822 16TH AVE SW
8	0	293480	0025	12/16/14	\$353,750	\$355,000	1,320	7	1956	Avg	7,490	N	N	1634 SW 166TH ST
8	0	302304	9303	04/25/14	\$480,000	\$516,000	1,320	7	1959	Good	22,651	N	N	17140 2ND AVE SW
8	0	252303	9134	09/12/13	\$430,000	\$491,000	1,320	7	1948	Avg	18,331	Y	N	2831 SW 167TH PL
8	0	292860	0320	02/20/14	\$520,000	\$569,000	1,330	7	1961	Good	25,162	Y	N	3113 SW 171ST ST
8	0	292760	0275	10/18/12	\$312,000	\$387,000	1,370	7	1952	Good	12,670	N	N	16805 28TH AVE SW
8	0	611860	0040	04/29/13	\$292,500	\$346,000	1,380	7	1954	Good	10,370	N	N	419 SW 182ND ST
8	0	611750	2530	10/23/13	\$325,000	\$367,000	1,390	7	1952	Good	14,477	N	N	19029 1ST PL SW
8	0	061900	0045	09/22/14	\$404,000	\$416,000	1,410	7	2014	Avg	15,210	N	N	20624 MARINE VIEW DR SW
8	0	612090	0100	06/18/12	\$310,000	\$395,000	1,410	7	1968	Avg	9,305	N	N	18225 3RD PL SW
8	0	768040	0030	07/22/13	\$300,000	\$347,000	1,440	7	1949	Good	9,788	N	N	16421 MARINE VIEW DR SW
8	0	312304	9098	08/12/13	\$425,000	\$489,000	1,450	7	1963	Good	11,220	N	N	154 SW 186TH ST
8	0	512240	0025	07/08/14	\$568,000	\$598,000	1,450	7	1956	Avg	17,476	Y	N	2710 SW 164TH PL
8	0	252303	9278	06/24/14	\$324,950	\$343,000	1,460	7	1955	Avg	8,710	N	N	1636 SW 164TH ST
8	0	000120	0021	08/11/14	\$400,000	\$417,000	1,460	7	1952	Avg	43,000	N	N	1006 SW 178TH ST
8	0	611750	1455	12/21/12	\$335,000	\$409,000	1,460	7	1958	Good	17,397	N	N	18971 MARINE VIEW CIR
8	0	312304	9128	04/26/12	\$325,000	\$420,000	1,500	7	1954	Good	10,500	Y	N	18823 4TH AVE SW
8	0	611200	0085	05/29/12	\$355,000	\$455,000	1,500	7	1959	Good	15,480	N	N	20041 3RD PL SW
8	0	611200	0085	10/11/13	\$367,000	\$416,000	1,500	7	1959	Good	15,480	N	N	20041 3RD PL SW
8	0	611800	0010	07/11/13	\$350,000	\$406,000	1,540	7	1960	Avg	9,936	N	N	125 SW 200TH ST
8	0	252303	9298	07/11/13	\$375,000	\$435,000	1,550	7	1946	Good	9,800	N	N	2431 SW 170TH ST

Improved Sales Used in This Annual Update Analysis Area 049 -- 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	611750	1015	06/06/14	\$387,500	\$412,000	1,560	7	1953	Good	14,333	N	N	18975 MARINE VIEW DR SW
8	0	061900	0100	07/24/14	\$419,000	\$439,000	1,570	7	1958	Good	15,030	N	N	20459 2ND AVE SW
8	0	611650	0465	08/08/12	\$305,000	\$384,000	1,570	7	1948	Good	32,100	N	N	16850 12TH PL SW
8	0	292760	0040	03/27/13	\$400,000	\$477,000	1,600	7	1957	Avg	14,772	N	N	16810 27TH AVE SW
8	0	293160	0045	03/04/13	\$334,950	\$401,000	1,610	7	1952	Good	12,610	N	N	16928 22ND AVE SW
8	0	182720	0186	04/11/12	\$435,000	\$564,000	1,620	7	1958	Good	19,250	Y	N	17328 SYLVESTER RD SW
8	0	611650	0028	04/09/14	\$309,000	\$334,000	1,630	7	1956	Good	9,000	N	N	1945 SW 168TH ST
8	0	302304	9091	07/29/13	\$399,000	\$461,000	1,670	7	1973	Fair	71,874	N	N	868 SW 174TH ST
8	0	305600	0035	06/21/13	\$400,000	\$466,000	1,710	7	1956	Good	8,316	N	N	1920 SW 167TH ST
8	0	645620	0020	08/26/14	\$410,000	\$426,000	1,740	7	1952	Good	9,300	N	N	1630 SW 168TH ST
8	0	611200	0075	06/14/12	\$345,000	\$441,000	1,740	7	1957	Good	14,480	N	N	20053 3RD PL SW
8	0	433500	0145	08/13/14	\$368,000	\$383,000	1,750	7	1951	Good	14,400	N	N	16623 21ST AVE SW
8	0	611200	0050	07/08/13	\$367,650	\$427,000	1,760	7	1959	Good	15,008	N	N	20014 3RD AVE SW
8	0	611920	0085	06/12/14	\$495,000	\$525,000	1,769	7	2009	Good	9,300	N	N	531 SW 181ST ST
8	0	061900	0025	07/25/13	\$370,000	\$428,000	1,800	7	1956	Good	21,330	N	N	20680 MARINE VIEW DR SW
8	0	763480	0121	04/08/13	\$531,000	\$631,000	1,800	7	1960	VGood	22,826	Y	N	16220 25TH AVE SW
8	0	293460	0040	06/28/13	\$298,500	\$347,000	1,810	7	1955	Avg	8,546	N	N	1605 SW 165TH ST
8	0	252303	9066	05/17/12	\$430,000	\$553,000	1,820	7	1940	Good	34,224	N	N	16068 MAPLEWILD AVE SW
8	0	302304	9372	06/23/13	\$470,000	\$548,000	1,880	7	1996	Avg	20,300	N	N	17105 4TH AVE SW
8	0	611650	0080	09/11/13	\$340,000	\$388,000	1,880	7	1958	Avg	20,000	N	N	1928 SW 170TH ST
8	0	611340	0046	07/23/14	\$389,999	\$409,000	1,890	7	1968	Good	15,770	N	N	19422 NORMANDY PARK DR SW
8	0	300180	0121	03/06/14	\$300,000	\$327,000	1,940	7	1957	Avg	7,938	N	N	1613 SW 166TH ST
8	0	611650	0135	10/11/13	\$320,000	\$363,000	1,970	7	1950	Avg	20,000	N	N	1632 SW 170TH ST
8	0	433500	0030	06/25/14	\$440,000	\$465,000	2,030	7	1953	Good	17,100	N	N	2420 SW 170TH ST
8	0	611650	0098	12/17/13	\$500,000	\$556,000	2,060	7	1940	Good	17,160	N	N	1605 SW 168TH ST
8	0	292760	0035	09/11/12	\$284,950	\$356,000	2,080	7	1966	Avg	10,370	N	N	16801 26TH AVE SW
8	0	611750	2400	10/21/13	\$555,000	\$627,000	2,090	7	1952	VGood	10,384	N	N	216 SW 192ND ST
8	0	611750	1460	07/11/13	\$547,000	\$635,000	2,190	7	1994	Avg	17,552	N	N	18977 MARINE VIEW CIR
8	0	433500	0095	05/08/13	\$492,000	\$580,000	2,230	7	1951	Good	25,142	N	N	2507 SW 169TH PL
8	0	252303	9243	08/27/12	\$339,900	\$427,000	2,300	7	1985	Avg	9,583	N	N	16014 23RD AVE SW
8	0	645620	0015	03/28/12	\$375,000	\$488,000	2,310	7	1958	VGood	9,638	N	N	1636 SW 168TH ST
8	0	611650	0337	02/28/12	\$316,500	\$414,000	2,390	7	1957	Avg	15,070	N	N	1407 SW 168TH ST
8	0	300180	0020	04/24/13	\$340,000	\$402,000	2,610	7	1958	Good	7,920	N	N	1912 SW 165TH ST
8	0	763120	0310	11/06/14	\$985,000	\$1,001,000	2,720	7	1990	Avg	26,761	Y	Y	3510 SW 172ND ST
8	0	182720	0185	04/12/13	\$549,950	\$653,000	1,092	8	2013	Avg	17,227	Y	N	17318 SYLVESTER RD SW

Improved Sales Used in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
8	0	292860	0055	09/04/13	\$664,000	\$760,000	1,130	8	1974	VGood	12,000	Y	N	2863 SW 170TH ST
8	0	611200	0035	06/20/12	\$377,000	\$481,000	1,170	8	1960	Good	14,994	N	N	20012 3RD PL SW
8	0	061600	0105	09/09/13	\$375,000	\$428,000	1,180	8	1978	Good	13,500	N	N	20856 2ND PL SW
8	0	611650	0181	12/16/13	\$405,000	\$451,000	1,250	8	1961	Avg	14,228	Y	N	17011 16TH AVE SW
8	0	857640	0050	05/09/14	\$431,000	\$461,000	1,270	8	1960	Good	10,500	Y	N	220 SW 183RD ST
8	0	433460	0020	08/15/13	\$319,000	\$367,000	1,280	8	1951	Good	16,258	N	N	16444 MARINE VIEW DR SW
8	0	507240	0500	05/15/13	\$435,000	\$512,000	1,290	8	1969	Good	16,400	N	N	17493 7TH AVE SW
8	0	857640	0100	12/06/12	\$340,000	\$416,000	1,300	8	1962	Good	12,800	N	N	221 SW 183RD ST
8	0	519410	0025	01/28/13	\$500,000	\$605,000	1,330	8	1956	Good	20,405	Y	N	19681 MARINE VIEW DR SW
8	0	507240	0440	08/02/13	\$400,000	\$461,000	1,360	8	1962	Good	11,997	N	N	638 SW 175TH ST
8	0	292760	0105	07/03/14	\$395,000	\$416,000	1,360	8	1948	Avg	10,453	Y	N	16925 27TH AVE SW
8	0	768040	0220	11/10/12	\$496,000	\$611,000	1,360	8	1949	Good	22,854	Y	N	16633 MARINE VIEW DR SW
8	0	292860	0105	10/18/12	\$710,000	\$880,000	1,370	8	1950	VGood	12,709	Y	N	2815 SW 170TH ST
8	0	768040	0050	10/22/14	\$571,000	\$583,000	1,380	8	1949	Good	43,560	Y	N	16403 MARINE VIEW DR SW
8	0	302304	9334	03/20/13	\$355,250	\$424,000	1,390	8	1962	Avg	20,037	N	N	17128 2ND AVE SW
8	0	768040	0200	05/02/12	\$489,500	\$631,000	1,398	8	1949	Good	24,264	Y	N	16623 25TH AVE SW
8	0	061800	0165	07/11/12	\$380,000	\$482,000	1,400	8	1950	Good	19,146	N	N	20615 MARINE VIEW DR
8	0	507242	0070	07/24/13	\$510,000	\$590,000	1,400	8	1973	Good	14,605	N	N	717 SW 179TH CT
8	0	507210	0030	08/17/12	\$403,000	\$507,000	1,400	8	1959	Good	9,900	Y	N	17815 6TH AVE SW
8	0	292960	0095	06/27/13	\$550,000	\$640,000	1,420	8	1992	Good	15,014	Y	N	1639 SW HILLCREST RD
8	0	611230	0020	02/06/13	\$427,700	\$516,000	1,420	8	1977	Good	15,250	N	N	417 SW 197TH ST
8	0	611750	2085	08/14/13	\$460,000	\$529,000	1,420	8	1950	Good	11,663	Y	N	17981 BRITTANY DR SW
8	0	507242	0040	09/10/14	\$549,950	\$568,000	1,430	8	1974	Avg	8,690	N	N	638 SW 179TH PL
8	0	062204	9087	03/13/12	\$430,416	\$561,000	1,430	8	1957	Good	17,500	N	N	613 SW 201ST ST
8	0	151600	0030	08/15/12	\$450,000	\$566,000	1,430	8	1958	Good	18,600	Y	N	234 SW 189TH PL
8	0	507230	0015	09/18/12	\$358,000	\$447,000	1,430	8	1957	Good	10,450	Y	N	380 SW 176TH PL
8	0	312304	9129	07/20/12	\$330,000	\$418,000	1,440	8	1954	Avg	16,988	N	N	19024 4TH AVE SW
8	0	611750	1975	01/16/13	\$525,000	\$637,000	1,440	8	1928	VGood	10,238	Y	N	17970 BRITTANY DR SW
8	0	292760	0120	08/27/13	\$437,000	\$501,000	1,440	8	1955	Avg	11,250	Y	N	16905 27TH AVE SW
8	0	310200	0140	02/07/13	\$324,000	\$391,000	1,450	8	1975	Avg	8,666	N	N	18209 6TH AVE SW
8	0	507242	0030	05/10/12	\$354,800	\$457,000	1,450	8	1974	Avg	8,200	N	N	630 SW 179TH PL
8	0	519410	0030	09/05/12	\$470,000	\$589,000	1,470	8	1951	Good	16,048	Y	N	19683 MARINE VIEW DR SW
8	0	374160	0020	09/15/14	\$540,000	\$557,000	1,470	8	1948	Avg	20,018	Y	N	2606 SW 167TH PL
8	0	292760	0690	02/13/14	\$600,000	\$657,000	1,470	8	1948	Avg	13,803	Y	N	16740 MAPLEWILD AVE SW
8	0	302304	9215	07/02/14	\$519,000	\$547,000	1,470	8	1992	Avg	13,054	Y	N	1316 SW 172ND ST

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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	302304	9215	05/02/12	\$445,000	\$574,000	1,470	8	1992	Avg	13,054	Y	N	1316 SW 172ND ST
8	0	507230	0210	06/24/14	\$440,000	\$465,000	1,480	8	1957	Good	9,900	Y	N	17705 3RD PL SW
8	0	279200	0070	02/14/13	\$399,999	\$482,000	1,490	8	1968	Good	9,620	Y	N	433 SW 183RD ST
8	0	312304	9283	06/28/13	\$525,000	\$611,000	1,490	8	1968	VGood	9,680	Y	N	18627 4TH AVE SW
8	0	312304	9142	08/05/14	\$452,000	\$472,000	1,490	8	1956	Good	14,810	Y	N	19014 4TH AVE SW
8	0	000120	0006	12/03/12	\$486,000	\$596,000	1,510	8	1970	Good	22,562	N	N	17780 MARINE VIEW DR SW
8	0	507220	0050	11/12/12	\$354,064	\$436,000	1,510	8	1958	Good	9,360	Y	N	17810 4TH AVE SW
8	0	507240	0270	01/11/13	\$405,000	\$492,000	1,520	8	1961	Good	9,900	Y	N	466 SW 175TH PL
8	0	302304	9197	05/16/12	\$399,900	\$514,000	1,540	8	1954	Avg	18,742	N	N	1348 SW 174TH ST
8	0	611750	1180	04/25/13	\$490,000	\$580,000	1,550	8	1952	Good	29,682	Y	N	19461 NORMANDY PARK DR SW
8	0	885775	0070	12/12/12	\$357,000	\$437,000	1,570	8	1968	Good	15,246	N	N	16820 8TH AVE SW
8	0	611750	0785	07/22/14	\$590,000	\$619,000	1,580	8	1960	Good	12,430	Y	N	18641 BEVERLY RD SW
8	0	507242	0080	12/15/14	\$377,950	\$380,000	1,580	8	1975	Avg	11,883	N	N	711 SW 179TH CT
8	0	611750	1745	05/16/13	\$386,500	\$455,000	1,580	8	1964	Avg	15,534	Y	N	814 SHOREMONT AVE
8	0	611650	0180	07/28/14	\$525,000	\$550,000	1,590	8	1953	Avg	15,118	Y	N	17033 16TH AVE SW
8	0	611750	1250	08/01/14	\$569,000	\$595,000	1,590	8	1956	VGood	21,196	N	N	19454 MARINE VIEW DR SW
8	0	312304	9238	04/25/12	\$405,000	\$523,000	1,590	8	1961	VGood	10,800	Y	N	19005 4TH AVE SW
8	0	507230	0180	11/15/12	\$390,000	\$480,000	1,600	8	1959	Good	11,918	N	N	204 SW 177TH ST
8	0	611200	0074	08/06/13	\$515,000	\$594,000	1,620	8	1959	Good	15,155	N	N	20061 3RD PL SW
8	0	519410	0071	03/27/12	\$340,000	\$442,000	1,620	8	1956	Good	16,520	N	N	19919 MARINE VIEW DR SW
8	0	611750	2490	10/21/13	\$430,000	\$486,000	1,630	8	1952	Good	13,807	Y	N	19018 2ND PL SW
8	0	767840	0045	03/07/12	\$450,000	\$588,000	1,630	8	1954	Avg	12,840	Y	N	2712 SW 167TH PL
8	0	611650	0360	03/22/12	\$375,000	\$488,000	1,640	8	1957	Good	20,904	Y	N	1206 SW 170TH ST
8	0	507240	0380	03/04/13	\$443,500	\$532,000	1,640	8	1966	Good	11,000	Y	N	449 SW 175TH ST
8	0	028250	0060	09/04/12	\$442,000	\$554,000	1,660	8	1978	Good	17,070	Y	N	19620 4TH AVE SW
8	0	292760	0370	11/18/13	\$334,000	\$375,000	1,680	8	1950	Avg	9,660	N	N	3106 SW 169TH ST
8	0	611750	0980	08/18/14	\$449,000	\$467,000	1,680	8	1941	Good	14,141	N	N	18932 MARINE VIEW DR SW
8	0	519410	0075	12/31/12	\$386,900	\$471,000	1,680	8	1958	Good	16,320	N	N	19929 MARINE VIEW DR SW
8	0	611440	0110	05/10/13	\$595,000	\$701,000	1,690	8	1965	VGood	29,700	N	N	17166 6TH PL SW
8	0	611540	0260	09/07/12	\$450,000	\$563,000	1,690	8	1955	Good	30,750	N	N	20423 1ST AVE S
8	0	507230	0100	07/18/14	\$470,000	\$493,000	1,690	8	1969	Good	9,900	Y	N	373 SW 176TH PL
8	0	512240	0185	04/07/14	\$799,950	\$864,000	1,700	8	1959	Good	20,045	Y	N	2622 SW 167TH ST
8	0	507210	0095	11/17/14	\$554,000	\$561,000	1,720	8	1958	Good	12,900	Y	N	17817 5TH AVE SW
8	0	611920	0080	04/08/14	\$430,000	\$464,000	1,730	8	1960	VGood	12,650	N	N	539 SW 181ST ST
8	0	509780	0130	01/09/12	\$350,000	\$463,000	1,740	8	1974	Good	25,400	N	N	17411 1ST PL SW

Improved Sales Used in This Annual Update Analysis Area 049 -- 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	292760	0200	03/18/13	\$359,000	\$429,000	1,770	8	1949	Good	11,250	Y	N	2831 SW 169TH ST
8	0	062204	9106	12/02/14	\$570,000	\$575,000	1,770	8	1964	Avg	15,625	N	N	601 SW 201ST ST
8	0	061600	0160	12/10/14	\$381,000	\$383,000	1,770	8	1959	Good	14,400	N	N	20837 2ND PL SW
8	0	512240	0155	09/10/13	\$735,000	\$839,000	1,780	8	1950	Good	19,075	Y	N	2724 SW 167TH ST
8	0	611650	0331	08/16/12	\$355,000	\$447,000	1,780	8	1948	Avg	36,216	N	N	16851 12TH PL SW
8	0	611750	1640	04/26/12	\$575,000	\$743,000	1,790	8	1957	Good	32,017	Y	Y	19229 EDGECLIFF DR SW
8	0	509780	0050	12/23/13	\$575,000	\$639,000	1,790	8	1978	Good	23,546	N	N	17422 1ST PL SW
8	0	611750	1365	07/18/12	\$337,000	\$427,000	1,820	8	1968	Good	13,009	N	N	19405 MARINE VIEW DR SW
8	0	507230	0060	03/09/12	\$368,000	\$480,000	1,830	8	1958	Good	11,100	N	N	231 SW 176TH PL
8	0	028265	0110	09/04/12	\$430,000	\$539,000	1,830	8	1971	Avg	14,633	Y	Y	240 SW 197TH PL
8	0	507240	0400	06/27/13	\$475,000	\$553,000	1,860	8	1961	Good	12,947	Y	N	600 SW 175TH ST
8	0	292760	0380	09/06/13	\$350,000	\$400,000	1,860	8	1952	Good	11,250	N	N	16749 31ST AVE SW
8	0	433460	0065	07/31/13	\$336,500	\$388,000	1,910	8	1954	Good	13,500	N	N	16656 MARINE VIEW DR SW
8	0	768040	0230	10/15/13	\$635,000	\$719,000	1,920	8	1950	Avg	26,570	Y	N	2600 SW 167TH PL
8	0	507240	0470	10/29/13	\$615,000	\$693,000	1,985	8	1972	VGood	15,000	N	N	17479 7TH AVE SW
8	0	062204	9099	06/05/13	\$570,000	\$667,000	2,010	8	1962	Good	24,393	Y	N	20121 MARINE VIEW DR SW
8	0	302304	9080	07/26/12	\$473,000	\$598,000	2,010	8	1957	Good	67,518	N	N	206 SW 171ST ST
8	0	611200	0060	02/10/12	\$367,500	\$483,000	2,030	8	1959	VGood	14,965	N	N	20038 3RD AVE SW
8	0	061600	0200	08/22/14	\$452,500	\$470,000	2,040	8	1959	Good	15,695	N	N	20818 MARINE VIEW DR SW
8	0	312304	9327	08/05/13	\$450,000	\$519,000	2,043	8	2013	Avg	9,862	N	N	125 SW 186TH ST
8	0	512240	0111	01/03/13	\$515,000	\$626,000	2,080	8	1951	Good	16,373	Y	N	2633 SW 164TH PL
8	0	292760	0325	09/20/13	\$480,000	\$547,000	2,090	8	1956	Good	6,997	N	N	16714 31ST AVE SW
8	0	279180	0030	02/27/12	\$335,000	\$438,000	2,130	8	1956	Good	8,010	N	N	618 SW 183RD ST
8	0	374160	0015	05/14/13	\$632,250	\$744,000	2,140	8	1987	Avg	17,140	Y	N	2614 SW 167TH PL
8	0	312304	9258	05/21/13	\$486,000	\$571,000	2,190	8	1966	Good	15,200	Y	N	19001 2ND AVE SW
8	0	182720	0135	05/23/14	\$554,820	\$592,000	2,210	8	1982	Avg	12,905	Y	N	2110 SW 173RD PL
8	0	292760	0675	06/09/14	\$480,000	\$509,000	2,220	8	1964	Good	6,500	Y	N	16905 33RD AVE SW
8	0	509780	0120	08/14/13	\$475,000	\$546,000	2,280	8	1971	Good	29,250	N	N	17407 1ST PL SW
8	0	433460	0080	07/16/12	\$380,000	\$482,000	2,280	8	1995	Avg	15,000	N	N	16770 26TH AVE SW
8	0	292760	0415	08/21/14	\$805,000	\$837,000	2,290	8	1956	VGood	11,250	Y	N	16710 32ND AVE SW
8	0	512240	0115	12/12/14	\$545,000	\$548,000	2,320	8	1952	Avg	27,409	Y	N	2621 SW 164TH PL
8	0	427640	0030	11/12/14	\$450,000	\$457,000	2,320	8	1994	Avg	17,688	N	N	16901 22ND AVE SW
8	0	252303	9082	06/13/13	\$499,950	\$584,000	2,343	8	1987	VGood	10,890	N	N	2119 SW 162ND CT
8	0	292960	0085	08/29/13	\$428,000	\$490,000	2,460	8	1980	Avg	17,100	Y	N	17331 SYLVESTER RD SW
8	0	718380	0035	06/07/13	\$383,000	\$448,000	2,500	8	1955	Good	8,548	N	N	18024 3RD AVE SW

Improved Sales Used in This Annual Update Analysis Area 049 -- 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	507241	0070	10/21/14	\$505,000	\$516,000	2,519	8	1973	VGood	8,690	N	N	17836 7TH PL SW
8	0	312304	9170	08/26/13	\$512,288	\$587,000	2,542	8	2013	Avg	13,990	N	N	123 SW 186TH ST
8	0	763480	0020	06/13/13	\$481,000	\$562,000	2,550	8	1951	Good	30,900	Y	N	16030 25TH AVE SW
8	0	929080	0050	05/21/12	\$474,500	\$609,000	2,570	8	1953	Good	14,033	Y	N	18843 1ST PL SW
8	0	776620	0013	08/11/14	\$775,000	\$808,000	2,600	8	1984	Avg	24,186	N	N	853 SW 174TH ST
8	0	061600	0095	05/06/13	\$575,000	\$678,000	2,630	8	2003	Avg	14,400	N	N	20832 2ND PL SW
8	0	611460	0030	05/20/14	\$675,000	\$720,000	2,690	8	1999	Avg	28,300	N	N	17428 7TH PL SW
8	0	611750	0320	07/08/14	\$1,131,000	\$1,191,000	2,790	8	2006	Avg	13,791	Y	N	18125 BRITTANY DR SW
8	0	312304	9119	06/04/14	\$698,550	\$742,000	2,830	8	1956	Good	21,000	Y	N	18649 2ND AVE SW
8	0	611440	0141	06/12/12	\$480,000	\$613,000	2,860	8	1953	VGood	41,250	N	N	17124 4TH AVE SW
8	0	611650	0300	09/10/14	\$525,000	\$543,000	2,870	8	1981	Avg	26,500	Y	N	17217 SYLVESTER RD SW
8	0	788870	0030	08/25/14	\$605,000	\$628,000	2,960	8	1979	Avg	18,600	N	N	612 SW 187TH ST
8	0	611440	0136	07/14/14	\$608,250	\$639,000	3,030	8	1986	Avg	21,780	N	N	17206 4TH AVE SW
8	0	611230	0090	11/19/13	\$500,000	\$561,000	3,050	8	1973	Good	16,100	N	N	403 SW 197TH ST
8	0	611750	0825	08/14/13	\$699,950	\$805,000	3,292	8	2013	Avg	13,500	N	N	18538 MARINE VIEW DR SW
8	0	611750	1940	01/28/13	\$425,000	\$514,000	3,600	8	1965	Good	11,535	N	N	17959 MARINE VIEW DR SW
8	0	252303	9032	08/07/13	\$793,000	\$914,000	3,660	8	1983	Avg	55,756	Y	N	16263 21ST AVE SW
8	0	292760	0250	05/21/13	\$520,400	\$612,000	1,540	9	1964	Avg	11,400	Y	N	2826 SW 170TH ST
8	0	809600	0076	02/28/14	\$600,000	\$655,000	1,570	9	1987	Avg	8,194	Y	Y	3156 SW 172ND ST
8	0	611750	0460	06/30/14	\$1,309,500	\$1,382,000	1,590	9	1956	Avg	12,215	Y	Y	18051 NORMANDY TER SW
8	0	292760	0330	01/30/13	\$591,500	\$715,000	1,610	9	2008	Avg	11,250	Y	N	3105 SW 169TH ST
8	0	611750	2760	08/22/12	\$585,000	\$735,000	1,720	9	1980	Avg	18,679	Y	N	18413 8TH AVE SW
8	0	028265	0140	03/13/14	\$689,000	\$749,000	1,730	9	1970	Avg	18,544	Y	Y	210 SW 197TH PL
8	0	262303	9044	03/03/14	\$950,000	\$1,036,000	1,740	9	1981	Avg	9,304	Y	Y	3775 SW 171ST ST
8	0	611650	0290	07/14/14	\$799,950	\$841,000	1,760	9	1958	Good	36,721	Y	N	17059 16TH AVE SW
8	0	611750	1260	04/22/13	\$613,000	\$726,000	1,980	9	1965	Good	28,434	N	N	19440 MARINE VIEW DR SW
8	0	809600	0065	06/20/14	\$930,000	\$984,000	2,030	9	1997	Avg	15,597	Y	Y	3304 SW 172ND ST
8	0	062204	9125	07/17/12	\$479,000	\$607,000	2,060	9	1977	Avg	14,810	Y	N	20319 MARINE VIEW DR SW
8	0	611480	0055	01/30/14	\$443,000	\$487,000	2,100	9	1962	Avg	32,800	N	N	17141 6TH PL SW
8	0	061600	0367	03/14/14	\$565,000	\$614,000	2,140	9	1977	Good	17,127	N	N	20801 MARINE VIEW DR SW
8	0	182720	0165	04/04/14	\$575,000	\$622,000	2,160	9	1984	Avg	17,820	Y	N	17434 SYLVESTER RD SW
8	0	611750	0430	08/19/14	\$925,000	\$962,000	2,230	9	1988	Good	13,495	Y	N	18142 NORMANDY TER SW
8	0	611540	0321	07/09/14	\$450,000	\$474,000	2,230	9	1978	Avg	16,626	N	N	128 SW 208TH ST
8	0	611750	2235	06/29/12	\$750,000	\$954,000	2,310	9	1954	Good	27,415	Y	Y	17835 NORMANDY TER SW
8	0	000120	0013	07/16/13	\$750,000	\$869,000	2,312	9	2005	Avg	20,156	N	N	1148 SW SHOREBROOK DR

Improved Sales Used in This Annual Update Analysis Area 049 -- 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	788870	0040	10/26/12	\$485,000	\$600,000	2,380	9	1983	Avg	13,000	Y	N	614 SW 187TH ST
8	0	611230	0140	05/14/14	\$530,000	\$567,000	2,450	9	1974	VGood	15,002	N	N	406 SW 197TH ST
8	0	786570	0020	08/15/12	\$450,500	\$567,000	2,470	9	1989	Avg	11,056	N	N	418 SW 185TH PL
8	0	611750	1420	12/12/12	\$510,000	\$624,000	2,470	9	1983	Good	14,091	N	N	835 CHANNON DR
8	0	292760	0475	08/15/13	\$685,000	\$788,000	2,480	9	1991	Avg	29,117	Y	N	16901 32ND AVE SW
8	0	292760	0475	03/05/12	\$605,000	\$791,000	2,480	9	1991	Avg	29,117	Y	N	16901 32ND AVE SW
8	0	611970	0180	04/14/14	\$593,500	\$640,000	2,540	9	1987	Avg	12,871	Y	N	18634 6TH AVE SW
8	0	611970	0150	11/12/14	\$765,000	\$776,000	2,570	9	1988	Avg	16,200	Y	N	435 SW 186TH ST
8	0	252303	9315	07/19/13	\$360,000	\$417,000	2,580	9	1990	Avg	15,653	N	N	16255 21ST AVE SW
8	0	611970	0090	03/19/14	\$750,000	\$814,000	2,714	9	1989	VGood	12,500	Y	N	18712 5TH PL SW
8	0	611340	0057	03/12/12	\$483,500	\$631,000	2,890	9	1995	Avg	14,589	N	N	19446 NORMANDY PARK DR SW
8	0	611750	2726	02/04/14	\$670,000	\$736,000	2,910	9	1997	Avg	21,245	Y	N	18134 RIVIERA PL SW
8	0	061800	0045	12/17/13	\$707,000	\$787,000	2,950	9	1966	Good	27,201	Y	N	604 SW 206TH ST
8	0	611970	0140	08/14/13	\$910,000	\$1,047,000	3,040	9	1994	VGood	16,500	Y	N	18624 5TH PL SW
8	0	312304	9271	04/09/12	\$685,000	\$888,000	3,180	9	1966	Good	47,110	N	N	444 SW 192ND ST
8	0	611090	0050	05/04/12	\$470,000	\$606,000	3,310	9	1976	Avg	15,279	N	N	20136 MARINE VIEW DR SW
8	0	302304	9143	10/20/14	\$640,000	\$654,000	3,420	9	2002	Avg	21,344	N	N	102 SW 171ST ST
8	0	611750	0560	01/16/14	\$769,000	\$849,000	3,510	9	1994	Good	14,052	Y	N	18549 NORMANDY TER SW
8	0	611440	0142	01/03/13	\$460,000	\$560,000	3,600	9	1976	Good	20,001	N	N	17200 4TH AVE SW
8	0	061700	0030	12/23/14	\$887,500	\$890,000	3,780	9	2000	Avg	54,977	Y	N	20613 6TH AVE SW
8	0	763180	0175	07/08/13	\$665,000	\$772,000	1,400	10	1979	Avg	6,126	Y	N	16703 MAPLEWILD AVE SW
8	0	252303	9013	04/23/13	\$1,748,880	\$2,070,000	1,820	10	2009	Avg	29,646	Y	Y	16313 MAPLEWILD AVE SW
8	0	611750	2727	09/02/14	\$738,000	\$765,000	1,970	10	1991	Avg	16,952	Y	N	18136 RIVIERA PL SW
8	0	252303	9039	12/02/13	\$1,275,000	\$1,425,000	2,020	10	1973	Good	34,641	Y	Y	16343 MAPLEWILD AVE SW
8	0	763180	0025	06/06/14	\$1,035,000	\$1,099,000	2,430	10	2001	Good	11,240	Y	N	16427 MAPLEWILD AVE SW
8	0	809600	0180	08/27/13	\$574,000	\$658,000	2,490	10	1974	Avg	12,494	Y	N	2816 SW 172ND ST
8	0	611750	0110	08/15/12	\$579,000	\$729,000	2,490	10	1989	Avg	14,624	Y	N	18120 RIVIERA PL SW
8	0	292860	0095	08/13/12	\$799,950	\$1,007,000	2,700	10	2004	Avg	7,419	Y	N	2825 SW 170TH ST
8	0	611750	2295	03/05/14	\$1,170,000	\$1,275,000	2,716	10	2013	Avg	28,555	N	N	1214 SW NORMANDY TER
8	0	611750	2510	06/18/13	\$740,000	\$864,000	2,750	10	1989	Avg	11,660	Y	N	19035 2ND PL SW
8	0	776520	0006	01/09/12	\$740,000	\$979,000	3,300	10	1992	Avg	22,000	N	N	1315 SW 175TH ST
8	0	611790	0430	09/03/13	\$715,000	\$818,000	3,790	10	1989	Avg	15,050	N	N	226 SW 193RD PL
8	0	374670	0150	03/28/14	\$1,039,720	\$1,126,000	4,225	10	2014	Avg	11,864	N	N	641 SW 185TH ST
8	0	611440	0131	10/01/12	\$850,000	\$1,058,000	4,550	10	2001	Avg	20,244	N	N	17228 4TH AVE SW
8	0	292760	0560	07/09/13	\$1,300,000	\$1,509,000	2,450	11	2002	Avg	12,375	Y	N	16725 32ND AVE SW

Improved Sales Used in This Annual Update Analysis Area 049 -- 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	292860	0370	08/11/14	\$868,000	\$905,000	2,630	11	1996	Avg	19,650	Y	N	2827 SW 171ST ST
8	0	611790	0010	12/31/14	\$755,000	\$755,000	2,690	11	1989	Avg	15,586	N	N	19301 4TH PL SW
8	0	763180	0200	02/12/14	\$1,085,000	\$1,189,000	3,530	11	1971	Good	22,439	Y	Y	16713 MAPLEWILD AVE SW
8	0	611790	0330	08/28/12	\$649,000	\$814,000	3,570	11	1990	Avg	15,297	N	N	259 SW 193RD PL
8	0	611790	0350	07/06/12	\$655,000	\$832,000	3,620	11	1994	Avg	16,584	N	N	245 SW 193RD PL
8	0	611790	0210	07/23/12	\$660,000	\$835,000	3,690	11	1992	Avg	15,000	N	N	247 SW 194TH PL
8	0	292860	0130	06/04/12	\$1,050,000	\$1,344,000	4,080	11	2006	Avg	16,621	Y	N	2725 SW 170TH ST
8	0	252303	9342	03/13/12	\$1,350,000	\$1,761,000	2,720	12	2005	Avg	27,279	Y	N	16346 MAPLEWILD AVE SW
8	0	252303	9022	10/17/12	\$1,300,000	\$1,612,000	2,960	12	1998	Avg	18,210	Y	N	16340 MAPLEWILD AVE SW
8	0	182720	0265	09/11/14	\$1,899,000	\$1,962,000	3,690	12	1989	Avg	32,044	Y	Y	2683 SW 172ND ST
8	0	611750	2230	12/01/14	\$1,637,500	\$1,653,000	4,660	12	1990	Avg	21,164	Y	Y	17845 NORMANDY TER SW
8	0	611750	2810	04/17/14	\$2,500,000	\$2,693,000	5,180	12	1982	Avg	39,337	Y	Y	18527 NORMANDY TER SW

Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	122303	9089	05/29/13	\$600,000	OBSOLESCENCE
3	0	143080	0339	09/10/12	\$242,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	0	143080	0339	10/16/12	\$242,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	179500	0010	12/13/13	\$412,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	182304	9089	01/31/14	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	184200	0010	08/28/12	\$227,692	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	0	184200	0010	10/18/12	\$200,768	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
3	0	184200	0010	03/01/13	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	184200	0070	06/28/13	\$256,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	184200	0325	03/04/14	\$364,000	NON-NORMAL DISTRIBUTION
3	0	233880	0040	04/16/14	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	233880	0045	06/22/12	\$650,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	233880	0080	11/24/14	\$483,000	IMP. COUNT > 1; RELOCATION - SALE BY SERVICE
3	0	233880	0080	10/29/14	\$483,000	IMP. COUNT > 1; RELOCATION - SALE TO SERVICE
3	0	242303	9173	01/10/14	\$325,000	STATISTICAL OUTLIER
3	0	242303	9173	04/25/13	\$499,873	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242303	9173	06/13/13	\$499,873	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	273160	0035	12/23/14	\$320,000	UNFINISHED AREA
3	0	273160	0125	07/24/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	354160	0080	10/03/13	\$310,000	NON-NORMAL DISTRIBUTION
3	0	354160	0190	06/13/13	\$129,105	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	354160	0415	03/18/13	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	354160	0450	11/04/14	\$290,000	MODEL DEVELOPMENT EXCLUSION
3	0	433140	0070	04/09/12	\$199,950	MODEL DEVELOPMENT EXCLUSION
3	0	433140	0285	12/05/12	\$292,570	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
3	0	433140	0295	01/11/12	\$215,414	OBSERVATION OUTSIDE THE NORM
3	0	433220	0045	03/22/13	\$205,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	433220	0050	07/26/13	\$205,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	433220	0080	03/05/14	\$235,000	STATISTICAL OUTLIER



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	447700	0090	12/03/14	\$437,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	447700	0176	03/01/12	\$424,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	447700	0220	07/15/13	\$465,000	NO MARKET EXPOSURE
3	0	447700	0270	06/05/12	\$580,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	447700	0270	08/22/14	\$565,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	610240	0040	11/18/13	\$527,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	632600	0205	08/12/14	\$290,000	OBSERVATION OUTSIDE THE NORM
3	0	632700	0225	04/29/13	\$266,753	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	0	632700	0230	06/11/13	\$288,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	632700	0230	10/10/13	\$454,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	638560	0005	12/29/14	\$361,858	QUIT CLAIM DEED
3	0	638560	0025	05/21/13	\$280,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	638560	0030	08/16/12	\$165,000	DOR RATIO; NON-REPRESENTATIVE SALE
3	0	638560	0055	11/05/12	\$200,000	MODEL DEVELOPMENT EXCLUSION
3	0	763240	0010	05/17/12	\$326,310	IMP. COUNT > 1; NO MARKET EXPOSURE; FULL SALES PRICE NOT REPORTED
3	0	763240	0010	05/17/12	\$213,690	IMP. COUNT > 1; NO MARKET EXPOSURE; FULL SALES PRICE NOT REPORTED
3	0	763580	1170	12/06/12	\$332,470	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	763580	1170	07/11/12	\$301,355	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	763580	1382	08/26/13	\$506,600	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
3	0	763580	1400	09/27/13	\$495,000	ANOMALY DETECTION
3	0	763580	1441	05/08/12	\$435,000	NON-NORMAL DISTRIBUTION
3	0	763680	0220	05/22/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	763680	0240	09/12/14	\$625,000	IMP. COUNT > 1
3	0	763680	0280	06/26/12	\$1,000,000	MODEL DEVELOPMENT EXCLUSION
3	0	763740	0140	06/20/13	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	777380	0055	05/13/14	\$520,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	777420	0220	10/21/13	\$313,000	STATISTICAL OUTLIER
3	0	777920	0090	04/02/13	\$510,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	777920	0426	09/19/12	\$135,094	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	778160	0030	06/27/12	\$1,200,000	OBSERVATION OUTSIDE THE NORM
3	0	778400	0240	12/23/13	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	778440	0150	09/10/13	\$400,000	MODEL DEVELOPMENT EXCLUSION
3	0	783580	0017	03/15/12	\$155,103	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3	0	783580	0190	05/14/13	\$109,500	DOR RATIO; SHORT SALE
3	0	783580	0194	05/28/13	\$340,000	ANOMALY DETECTION
3	0	810300	0050	08/15/14	\$299,000	MODEL DEVELOPMENT EXCLUSION
3	0	810300	0106	12/05/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	810300	0110	06/03/14	\$280,000	MODEL DEVELOPMENT EXCLUSION
3	0	810300	0146	12/21/12	\$397,000	OBSOLESCENCE
3	0	810360	0130	07/29/13	\$202,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	810360	0150	03/27/13	\$422,547	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
3	0	917560	0025	10/07/14	\$800,000	MODEL DEVELOPMENT EXCLUSION
7	0	024300	0045	08/29/14	\$380,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	024300	0045	04/08/14	\$225,000	NON-REPRESENTATIVE SALE
7	0	024300	0090	07/30/12	\$215,221	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	024300	0090	12/24/12	\$200,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
7	0	024300	0095	02/02/12	\$200,000	DOR RATIO; IMP. COUNT > 1; NON-REPRESENTATIVE SALE
7	0	024300	0100	11/13/12	\$250,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	024300	0100	11/21/12	\$250,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
7	0	024300	0100	11/21/12	\$250,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
7	0	024300	0145	06/24/13	\$300,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	024300	0160	09/04/14	\$393,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	024300	0230	07/25/13	\$282,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	024300	0345	04/24/13	\$180,500	NON-REPRESENTATIVE SALE
7	0	024300	0563	04/16/13	\$255,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	093600	0060	11/14/14	\$310,000	ANOMALY DETECTION
7	0	093600	0084	10/03/12	\$201,299	AUCTION SALE; FINANCIAL INSTITUTION RESALE
7	0	093600	0084	05/30/13	\$349,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	093600	0084	08/31/12	\$186,079	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	093600	0095	04/09/12	\$270,000	RETENTION EXCLUSION FOR THE SAMPLE SET
7	0	121400	0050	08/28/14	\$214,874	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	121400	0090	10/07/14	\$109,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
7	0	121700	0270	09/16/14	\$338,995	IMP. COUNT > 1
7	0	121700	0340	06/06/14	\$185,000	STATISTICAL OUTLIER
7	0	121700	0415	04/18/13	\$210,000	NO MARKET EXPOSURE
7	0	296880	0025	11/07/12	\$355,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0055	02/29/12	\$148,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	296880	0055	09/24/12	\$129,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
7	0	296880	0085	02/27/14	\$150,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	296880	0140	04/18/14	\$210,000	ANOMALY DETECTION
7	0	296880	0260	05/14/12	\$135,001	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	296880	0276	03/23/12	\$224,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	296880	0320	06/25/13	\$157,501	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE;
7	0	296880	0415	04/17/12	\$199,000	IMP. COUNT > 1
7	0	296880	0545	12/16/14	\$151,041	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	296880	0566	09/11/12	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0585	06/27/12	\$106,000	STATISTICAL OUTLIER
7	0	296880	0626	03/06/14	\$385,950	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	296880	0626	05/21/14	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
7	0	296880	0650	03/09/12	\$158,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	296880	0655	08/21/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0685	04/24/13	\$287,777	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
7	0	296880	0685	03/18/14	\$161,051	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	296880	0685	06/14/13	\$287,778	UNFINISHED AREA; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	296880	0835	08/17/12	\$98,676	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	0	296880	0895	05/10/12	\$106,000	OBSERVATION OUTSIDE THE NORM
7	0	296880	1010	05/08/12	\$126,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	296880	1075	03/12/14	\$157,377	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	296880	1075	04/05/14	\$86,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	0	296880	1075	06/24/13	\$261,149	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
7	0	296880	1175	05/10/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	296880	1235	01/13/14	\$192,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	296880	1240	05/12/14	\$211,000	STATISTICAL OUTLIER
7	0	296880	1315	02/03/14	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	1575	01/26/12	\$200,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
7	0	296880	1620	06/05/14	\$373,000	ANOMALY DETECTION
7	0	419740	0006	06/10/14	\$194,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	419740	0063	06/17/13	\$388,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	419740	0066	08/12/13	\$373,505	RETENTION EXCLUSION FOR THE SAMPLE SET
7	0	419740	0070	06/15/12	\$243,000	IMP. COUNT > 1
7	0	419740	0080	12/12/12	\$203,000	ANOMALY DETECTION
7	0	441560	0030	09/05/13	\$148,500	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE;
7	0	502900	0150	06/22/12	\$317,450	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	000120	0019	05/08/14	\$647,500	NON-NORMAL DISTRIBUTION
8	0	028250	0040	03/21/14	\$446,659	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	028250	0040	12/10/14	\$469,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
8	0	028265	0060	01/23/12	\$375,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	028270	0020	06/17/14	\$385,000	NON-NORMAL DISTRIBUTION
8	0	061600	0090	04/02/13	\$325,000	NO MARKET EXPOSURE
8	0	061600	0285	09/19/12	\$425,000	DOR RATIO
8	0	061800	0155	11/21/13	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	061900	0045	04/23/14	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	0	061900	0095	10/08/12	\$257,500	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	0	062204	9077	03/01/12	\$1,400,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	0	062204	9077	08/04/14	\$744,402	DOR RATIO; QUIT CLAIM DEED
8	0	062204	9121	12/26/12	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FULL SALES PRICE NOT REPORTED;



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	062204	9132	06/25/12	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED;
8	0	062204	9146	08/06/14	\$699,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	062204	9147	05/13/14	\$590,000	NO MARKET EXPOSURE
8	0	151600	0005	05/10/13	\$431,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	151600	0055	12/10/14	\$650,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	151600	0055	03/14/14	\$525,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	179580	0040	09/03/14	\$1,350,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	179580	0060	01/16/14	\$600,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	182720	0185	10/10/12	\$240,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	0	182720	0360	12/27/12	\$108,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	182720	0371	10/23/12	\$235,000	DOR RATIO; NON-REPRESENTATIVE SALE;
8	0	182720	0371	05/14/13	\$650,000	NO MARKET EXPOSURE
8	0	188850	0050	02/13/12	\$355,255	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
8	0	188850	0050	09/13/12	\$320,000	OBSOLESCENCE; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	0	200900	0830	07/08/14	\$455,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	200900	0830	07/16/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	200900	1630	02/13/12	\$335,000	ANOMALY DETECTION
8	0	200900	1944	08/02/12	\$218,000	OBSERVATION OUTSIDE THE NORM
8	0	200900	2540	12/19/13	\$200,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR; PLOTTAGE
8	0	210520	0018	04/09/14	\$529,430	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
8	0	210520	0050	03/10/14	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9082	08/24/12	\$268,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9143	06/07/13	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
8	0	252303	9246	05/16/13	\$394,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9253	06/07/12	\$160,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9282	11/21/14	\$250,000	STATISTICAL OUTLIER
8	0	252303	9294	01/23/13	\$219,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9315	10/22/14	\$481,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	252303	9322	11/21/12	\$355,700	SALE DATA DOES NOT MATCH ASSESSED VALUE



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	252303	9335	10/23/13	\$314,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
8	0	252303	9345	02/16/12	\$350,000	MODEL DEVELOPMENT EXCLUSION
8	0	262303	9010	11/02/12	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	262303	9018	10/27/14	\$685,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	262303	9019	05/08/14	\$988,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	262303	9042	10/19/12	\$2,247,500	OBSERVATION OUTSIDE THE NORM
8	0	279180	0035	01/06/14	\$350,000	NON-NORMAL DISTRIBUTION
8	0	286170	0070	01/13/12	\$185,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
8	0	292760	0155	07/22/14	\$291,750	OBSERVATION OUTSIDE THE NORM
8	0	292760	0155	08/06/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	292760	0205	10/11/12	\$289,950	OBSOLESCENCE
8	0	292760	0210	06/25/14	\$325,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	292760	0305	05/13/13	\$273,333	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	0	292760	0565	07/09/13	\$975,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	292760	0660	11/26/12	\$365,000	OBSOLESCENCE
8	0	292760	0701	01/17/14	\$595,000	OBSOLESCENCE
8	0	292860	0235	06/26/13	\$285,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
8	0	292860	0310	01/28/14	\$663,000	ANOMALY DETECTION
8	0	292960	0035	06/27/14	\$410,000	OBSERVATION OUTSIDE THE NORM
8	0	293160	0045	08/13/12	\$182,000	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	300180	0022	12/17/12	\$207,500	MODEL DEVELOPMENT EXCLUSION
8	0	300180	0113	08/07/12	\$220,500	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
8	0	302304	9077	07/27/12	\$423,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	0	302304	9236	04/10/12	\$300,000	NON-NORMAL DISTRIBUTION
8	0	302304	9236	09/16/14	\$350,000	OBSERVATION OUTSIDE THE NORM
8	0	302304	9303	04/25/14	\$480,000	RELOCATION - SALE TO SERVICE
8	0	302304	9313	06/24/13	\$41,608	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
8	0	302304	9313	08/07/14	\$267,750	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
8	0	305560	0030	08/05/13	\$221,300	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	305580	0030	11/19/13	\$265,000	OBSERVATION OUTSIDE THE NORM
8	0	312304	9043	04/14/14	\$490,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	312304	9123	03/15/12	\$147,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	0	312304	9131	04/09/14	\$204,000	ESTATE ADMINISTRATOR, GUARDIAN, IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9146	02/24/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9222	01/21/14	\$299,950	ANOMALY DETECTION
8	0	312304	9242	05/24/12	\$370,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9264	05/08/12	\$255,000	UNFINISHED AREA
8	0	312304	9264	02/28/12	\$255,000	UNFINISHED AREA; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
8	0	374160	0030	09/05/13	\$495,000	NO MARKET EXPOSURE
8	0	374670	0110	07/17/14	\$765,000	ANOMALY DETECTION
8	0	374670	0120	11/04/14	\$857,326	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	374670	0180	12/27/13	\$750,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	433460	0065	11/30/12	\$425,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	433460	0065	02/07/13	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	433500	0145	08/30/13	\$220,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	440680	0070	05/21/12	\$398,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	443840	0045	01/10/13	\$121,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	443840	0045	06/25/13	\$311,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	443840	0050	10/17/13	\$126,000	NON-REPRESENTATIVE SALE
8	0	443840	0060	12/13/12	\$304,419	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	443840	0070	03/27/13	\$37,350	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	0	507190	0040	12/09/13	\$420,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	507190	0075	06/18/13	\$529,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	507210	0045	09/14/12	\$308,000	OBSERVATION OUTSIDE THE NORM
8	0	507210	0090	04/24/13	\$107,350	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED;
8	0	507220	0040	05/02/14	\$403,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	507230	0130	09/15/14	\$340,000	OBSERVATION OUTSIDE THE NORM
8	0	507230	0165	12/05/12	\$320,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	507240	0320	07/09/12	\$328,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	507240	0380	03/04/13	\$443,500	RELOCATION - SALE TO SERVICE
8	0	507240	0440	12/27/12	\$307,800	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	507241	0010	02/14/12	\$320,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
8	0	507241	0030	10/15/12	\$255,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
8	0	507241	0030	02/13/13	\$442,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	512240	0060	03/29/13	\$375,000	DOR RATIO
8	0	512240	0070	06/06/13	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611200	0075	03/08/12	\$432,607	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
8	0	611440	0028	06/18/14	\$403,500	NON-NORMAL DISTRIBUTION
8	0	611440	0141	02/14/12	\$520,000	NO MARKET EXPOSURE
8	0	611540	0079	01/18/13	\$495,064	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	611540	0079	07/22/14	\$375,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	611540	0261	06/26/12	\$300,000	OBSERVATION OUTSIDE THE NORM
8	0	611650	0015	05/08/12	\$262,100	NON-REPRESENTATIVE SALE
8	0	611650	0065	04/07/14	\$510,000	IMP. COUNT > 1
8	0	611650	0075	06/12/12	\$670,000	MODEL DEVELOPMENT EXCLUSION
8	0	611650	0208	05/18/12	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611650	0240	06/14/12	\$1,290,000	NO MARKET EXPOSURE
8	0	611750	0075	07/11/12	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	611750	0345	06/28/12	\$212,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	0	611750	0480	07/11/12	\$720,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
8	0	611750	1005	06/21/12	\$795,000	NON-NORMAL DISTRIBUTION
8	0	611750	1141	04/21/13	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	1150	04/08/14	\$444,700	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	611750	1475	06/13/12	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	1531	11/05/13	\$602,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	1595	06/13/12	\$325,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	611750	1605	10/02/14	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	611750	1625	11/01/12	\$935,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	611750	1900	05/25/13	\$650,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	611750	2045	08/28/14	\$650,000	STATISTICAL OUTLIER
8	0	611750	2065	09/20/12	\$470,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	2180	07/05/12	\$1,425,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	611750	2220	11/17/14	\$1,575,000	STATISTICAL OUTLIER
8	0	611750	2275	04/20/12	\$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	611750	2605	01/13/12	\$320,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	611800	0020	12/26/13	\$475,000	IMP. COUNT > 1
8	0	611800	0030	10/10/12	\$155,000	SHORT SALE;NON-REPRESENTATIVE SALE
8	0	611800	0040	10/01/13	\$355,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	611800	0050	12/05/13	\$206,756	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;NON-REPRESENTATIVE SALE
8	0	611800	0050	04/11/13	\$212,032	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
8	0	611860	0020	03/04/14	\$385,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	611860	0045	08/25/14	\$350,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	611920	0080	11/11/13	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN
8	0	611970	0150	04/10/12	\$642,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	612070	0065	09/30/14	\$377,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	612070	0071	01/05/12	\$275,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	645620	0030	10/17/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	645620	0030	04/03/13	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	664180	0020	09/17/13	\$417,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	664180	0040	12/03/12	\$192,032	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED;
8	0	763120	0085	05/12/14	\$947,500	ANOMALY DETECTION
8	0	763120	0200	10/19/12	\$684,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	763120	0226	09/06/13	\$385,000	ANOMALY DETECTION
8	0	763120	0251	01/02/14	\$750,000	MODEL DEVELOPMENT EXCLUSION
8	0	763120	0280	07/02/12	\$1,100,000	NON-NORMAL DISTRIBUTION
8	0	763120	0285	10/21/13	\$378,500	PREVIOUS IMP. VALUE <= 25K



**Improved Sales Removed in This Annual Update Analysis
Area 049 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	763120	0292	06/26/14	\$669,000	ANOMALY DETECTION
8	0	763120	0330	07/26/12	\$711,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	763180	0045	04/09/14	\$500,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	763180	0075	12/18/14	\$453,561	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	0	763180	0110	09/18/14	\$380,000	PERCENT COMPLETE
8	0	763180	0115	03/08/12	\$102,600	OBSOLESCENCE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	763180	0130	02/25/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	763480	0050	12/24/13	\$260,000	MODEL DEVELOPMENT EXCLUSION
8	0	768040	0140	06/26/14	\$710,000	MODEL DEVELOPMENT EXCLUSION
8	0	768040	0152	07/15/13	\$497,000	OBSOLESCENCE
8	0	776620	0013	07/09/13	\$531,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	0	809600	0025	06/11/13	\$870,000	NO MARKET EXPOSURE
8	0	809600	0165	11/06/12	\$318,250	QUIT CLAIM DEED
8	0	809600	0215	05/29/12	\$1,705,000	NO MARKET EXPOSURE
8	0	809600	0225	04/25/12	\$630,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	857640	0110	02/22/12	\$345,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	0	941440	0020	12/23/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	941440	0030	09/24/13	\$234,000	ANOMALY DETECTION

Vacant Sales Used in this Annual Update Analysis
Area 049

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	777420	0249	03/24/14	\$180,000	16,149	N	N
7	0	093600	0155	03/27/14	\$115,000	10,150	N	N
8	0	292760	0695	05/30/14	\$100,000	10,124	y	N
8	0	292760	0645	07/09/13	\$200,000	11,190	y	N
8	0	292860	0148	05/30/13	\$280,000	13,819	y	N
8	0	312304	9087	07/25/12	\$349,950	53,602	y	N
8	0	611540	0001	07/08/14	\$116,000	15,030	N	N
8	0	611540	0010	07/09/14	\$114,000	15,044	N	N
8	0	763120	0295	07/05/13	\$321,000	7,760	y	N

Vacant Sales Removed in this Annual Update Analysis Area 049

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	610240	0100	11/13/14	\$5,000	QUIT CLAIM DEED;
3	0	763680	0401	03/22/12	\$57,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE;
3	0	810360	0171	11/04/14	\$125,000	NO MARKET EXPOSURE;
7	0	093600	0190	07/12/14	\$27,500	NO MARKET EXPOSURE; STATEMENT TO DOR;
7	0	093600	0075	05/22/13	\$13,412	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
8	0	061700	0155	10/03/14	\$51,000	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T;
8	0	061700	0165	09/26/14	\$51,000	NON-GOV'T TO GOV'T;
8	0	252303	9302	09/17/13	\$30,000	PLOTTAGE;
8	0	512240	0110	01/03/13	\$35,000	PLOTTAGE;
8	0	611540	0010	05/24/12	\$305,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	0	763180	0170	10/29/14	\$281,356	FORCED SALE; 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, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation

Appraiser II

7/24/15
Date



King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor