

Federal Way

Area: 054

Residential Revalue for 2015 Assessment Roll



Obtained from wikimedia.org

Area 54 is located in the south western portion of King County within the city limits of Federal Way. Federal Way is home to Weyerhaeuser, Totem Ocean and World Vision. Attractions in Federal Way include The Weyerhaeuser King County Aquatics Center one of only four Olympic caliber facilities in the nation, Celebration Park featuring nationally renowned softball and soccer fields, Wild Waves Theme Park the largest amusement park in the region, The Commons at Federal Way an indoor regional shopping center, and two botanical gardens; The Rhododendron Species Foundation and Botanical Garden, and The Pacific Rim Bonsai Collection. Other major city and state parks in or near Area 54 are: Steel Lake, Dash Point State Park, Five Mile Lake, and Hylebos Wetlands Park. Interstate 5, HWY 99 and HWY 18 provide good access into and out of the area. Area 54 has 12,877 parcels in 4 sub areas identified as 13, 17, 18 and 21.



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.

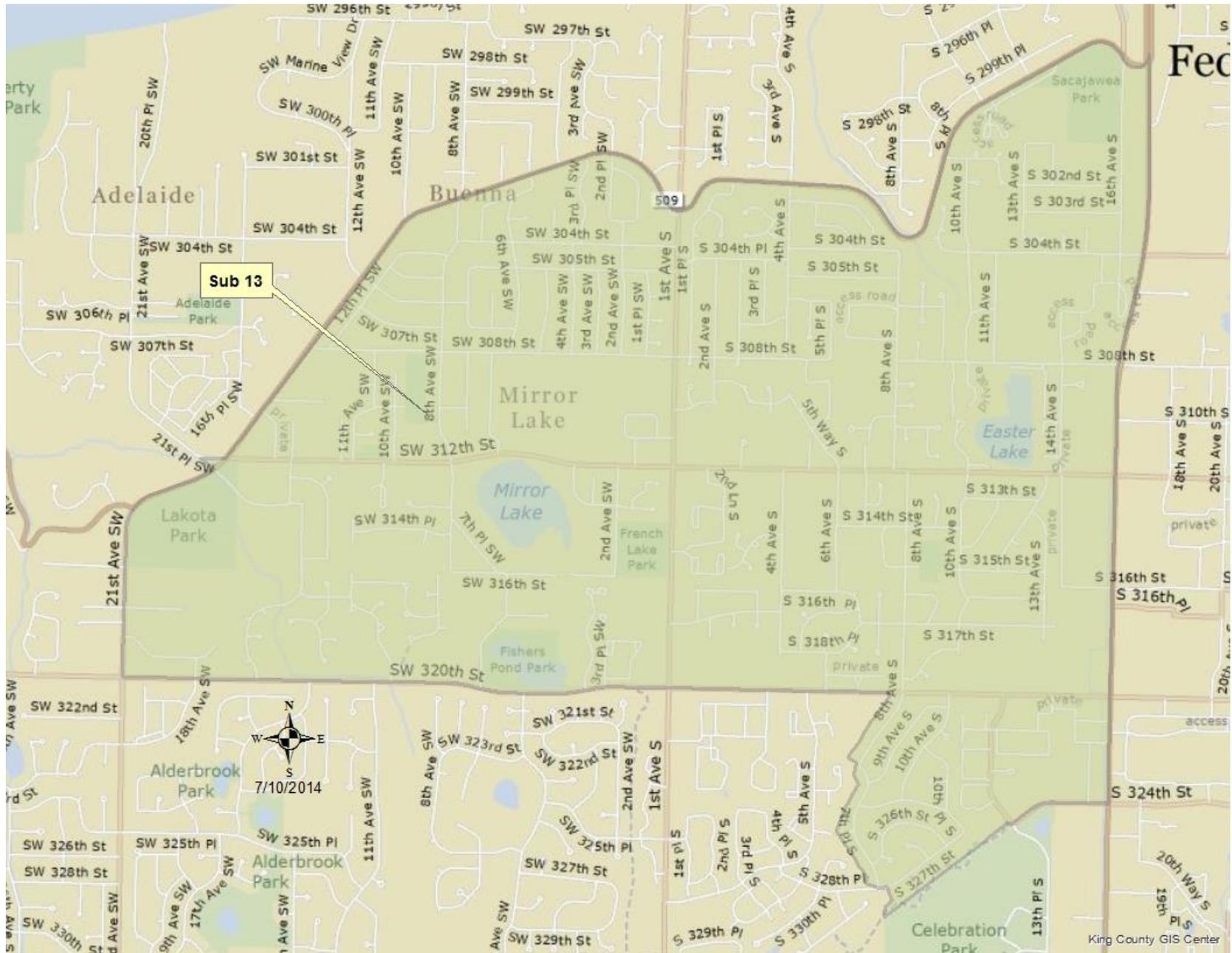
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

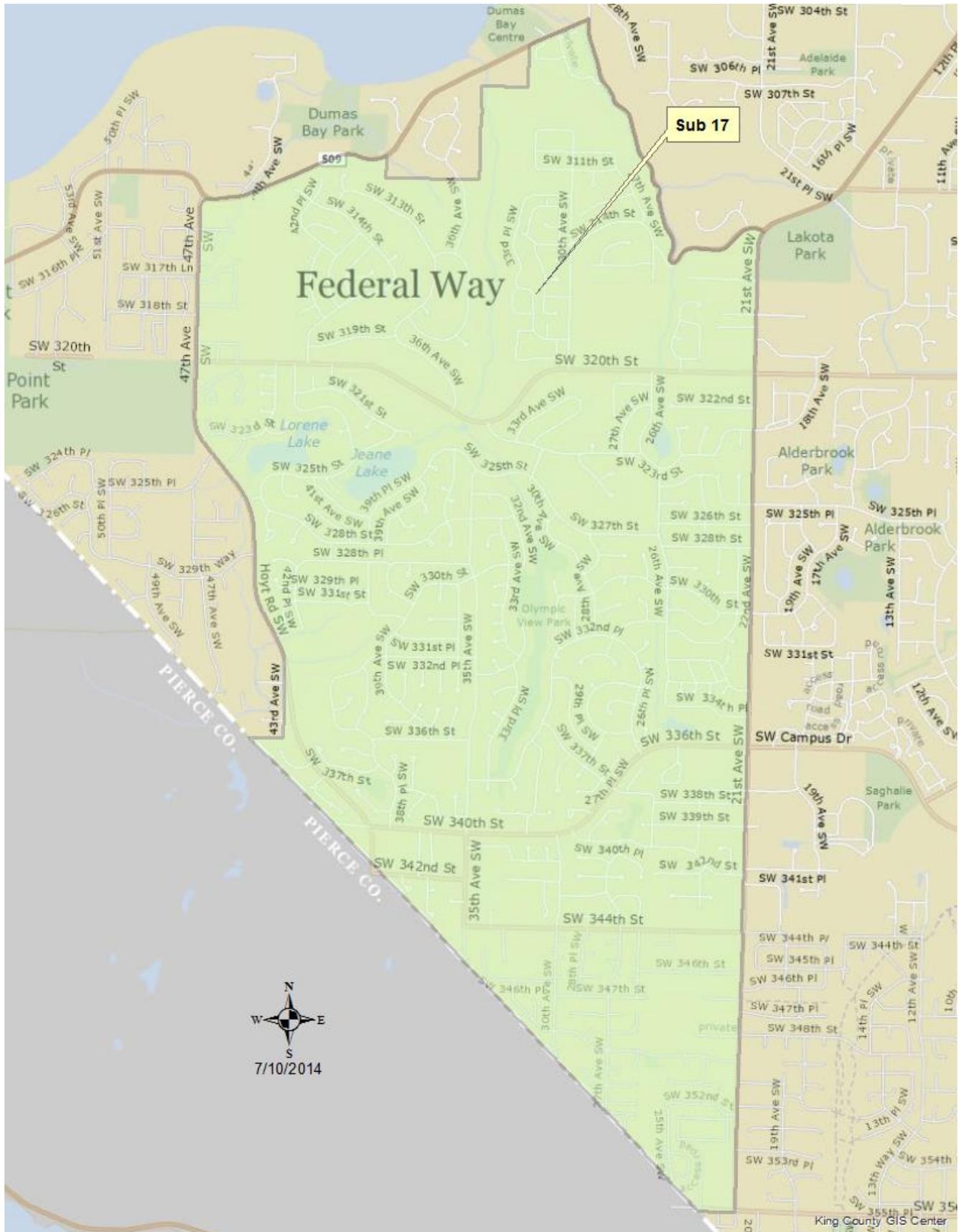
Sincerely,

Lloyd Hara
Assessor

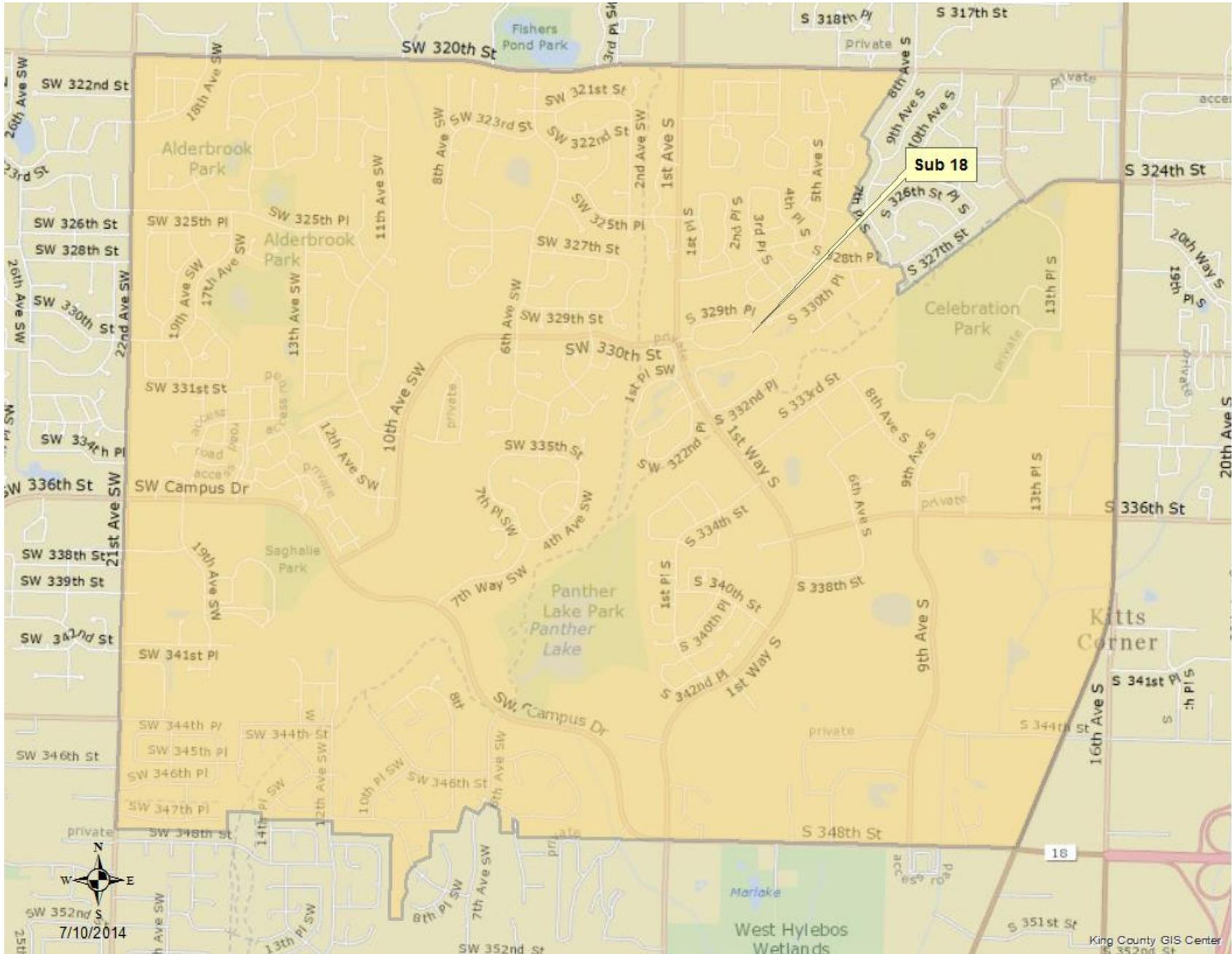
Area 054 - Sub Area 13 Map



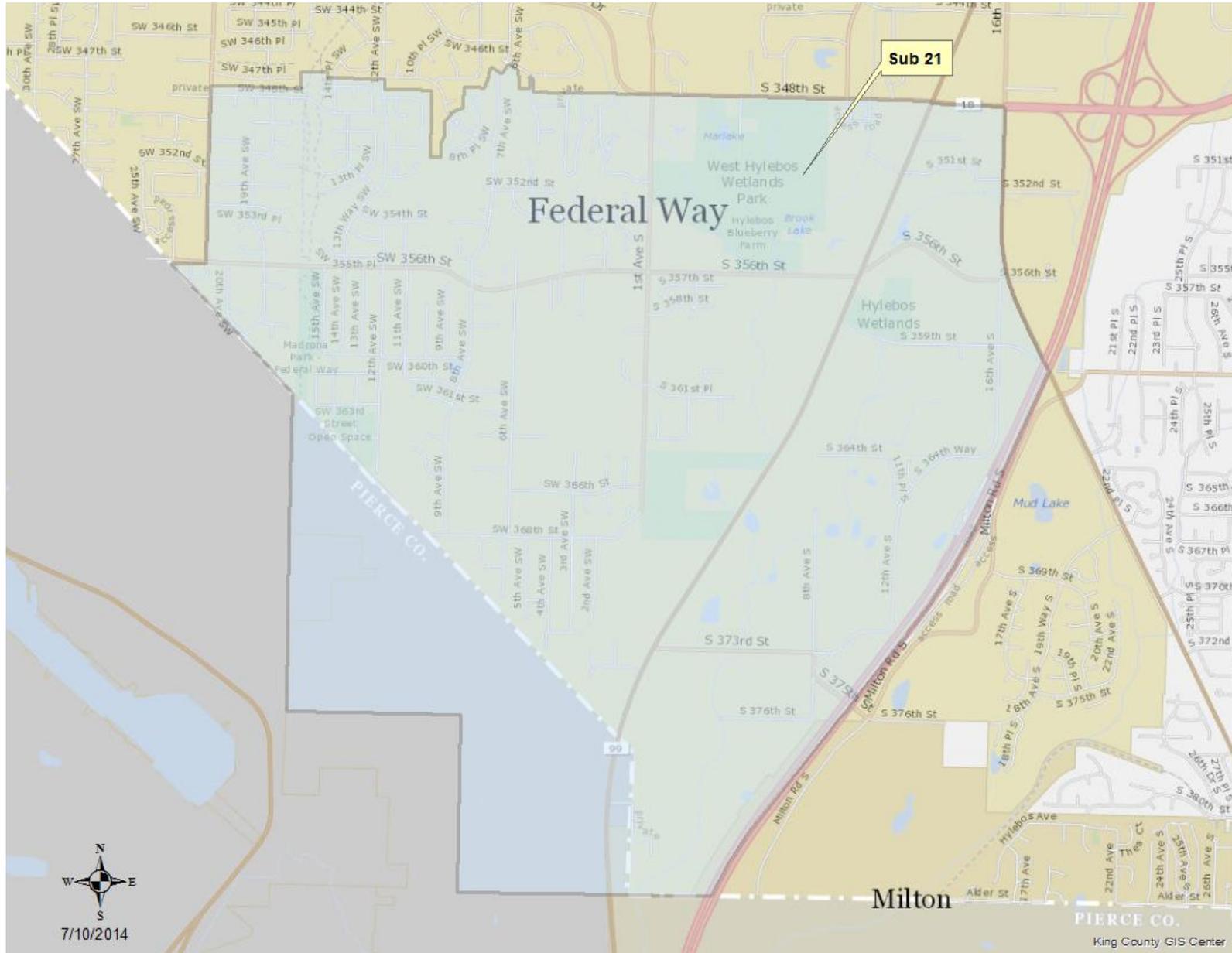
Area 054 - Sub Area 17 Map



Area 054 - Sub Area 18 Map



Area 054 - Sub Area 21 Map



Area 054 Housing Profile



Grade 4 / Year Built 1964 / Total Living Area 930
Account Number 218820-4610



Grade 7 / Year Built 1975 / Total Living Area 1620
Account Number 010060-0100



Grade 5 / Year Built 1955 / Total Living Area 910
Account Number 242103-9062



Grade 8 / Year Built 1991/ Total Living Area 2030
Account Number 010457-0030



Grade 6 / Year Built 1958 / Total Living Area 800
Account Number 178830-0080



Grade 9 / Year Built 1986 / Total Living Area 2860
Account Number 729800-0050

Area 054 Housing Profile



Grade 10 / Year Built 1989 / Total Living Area 2500
Account Number 113780-0030



Grade 11 / Year Built 1991 / Total Living Area 4620
Account Number 132170-0030



Grade 12 / Year Built 1988 / Total Living Area 4960
Account Number 729804-0550

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Executive Summary

Federal Way - Area 054

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 1207
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	\$71,000	\$188,500	\$259,500			7.77%
2015 Value	\$71,000	\$201,400	\$272,400	\$289,300	93.8%	7.71%
\$ Change	+\$0	+\$12,900	+\$12,900			
% Change	+0.0%	+6.8%	+5.0%			

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 7.71% is an improvement from the previous COD of 7.77%. 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	\$69,300	\$170,600	\$239,900
2015 Value	\$69,300	\$183,200	\$252,500
\$ Change	+\$0	+\$12,600	+\$12,600
% Change	+0.0%	+7.4%	+5.3%

Number of one to three unit residences in the population: 12,319

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, parcels located in Plat 957850 Wynstone East, were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 054 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+5.52%	12,225	99%

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

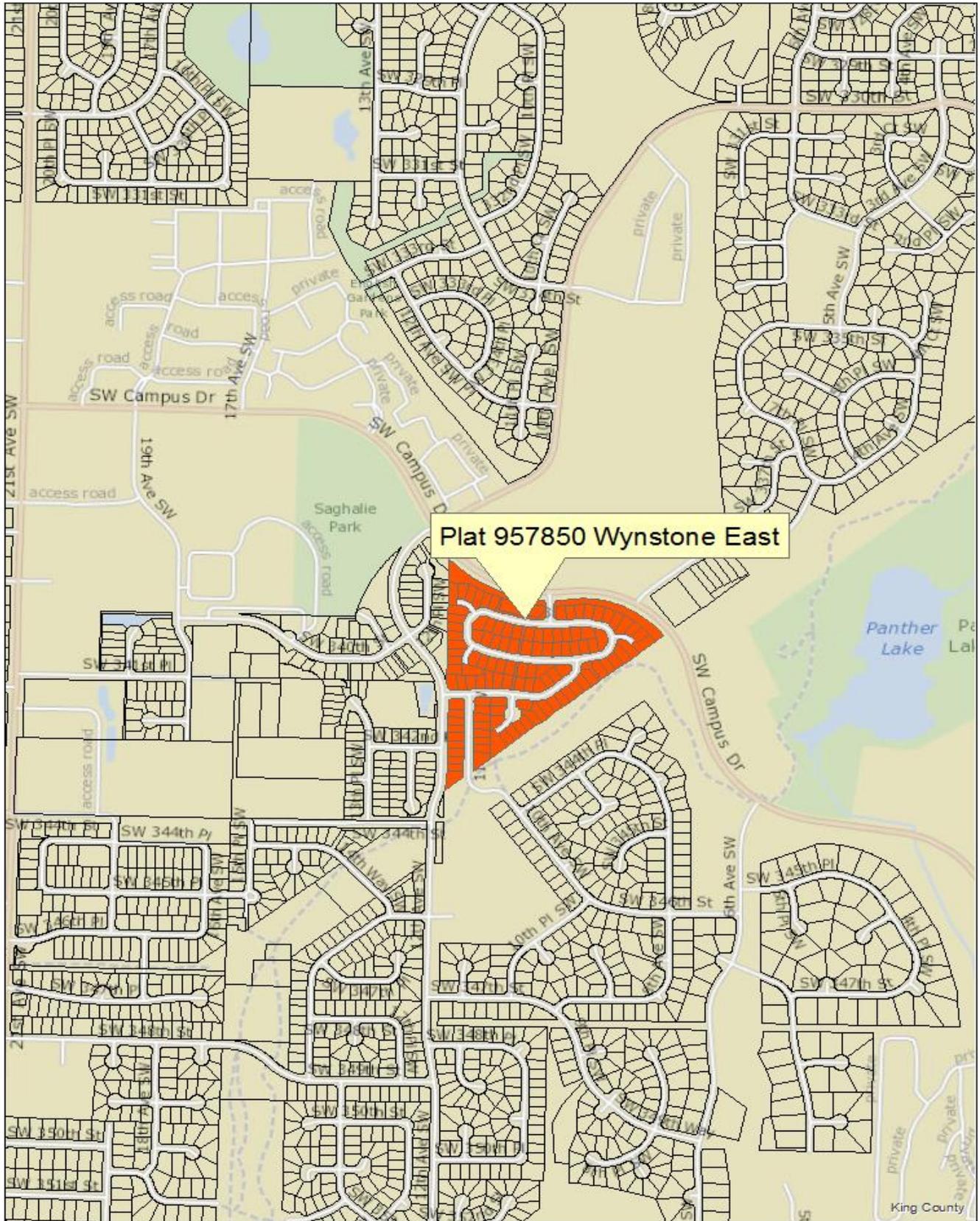
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat 957850 Wynstone East	+1.56%	74	94	79%

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

Generally, parcels located in Plat 957850 Wynstone East were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 054 - Plat Map



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

Area 054 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
957850	Wynstone East	74	94	79%	NW-19-21-4	18	8	2013-2014

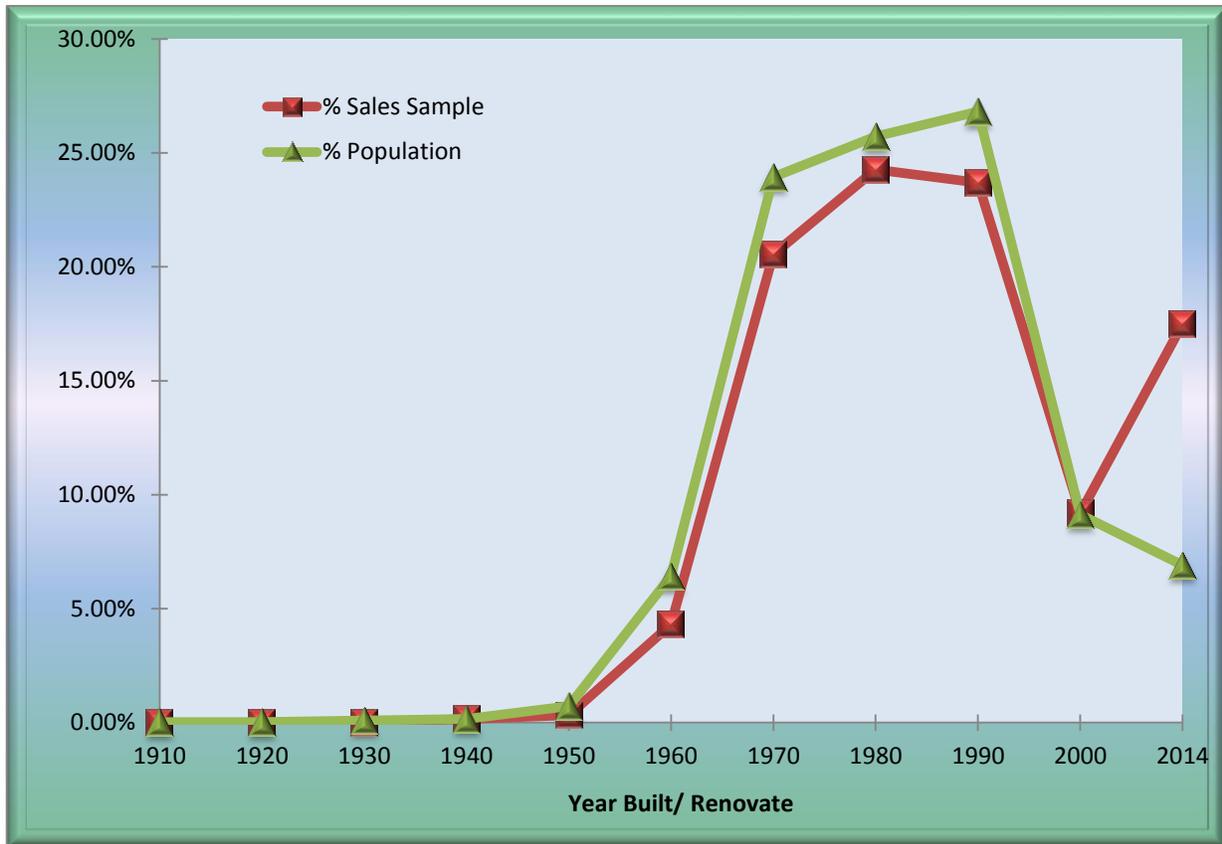
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.17%
1950	4	0.33%
1960	52	4.31%
1970	248	20.55%
1980	293	24.28%
1990	286	23.70%
2000	111	9.20%
2014	211	17.48%
1,207		

Population

Year Built/Ren	Frequency	% Population
1910	3	0.02%
1920	3	0.02%
1930	12	0.10%
1940	20	0.16%
1950	90	0.73%
1960	792	6.43%
1970	2,950	23.95%
1980	3,169	25.72%
1990	3,303	26.81%
2000	1,125	9.13%
2014	852	6.92%
12,319		



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

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

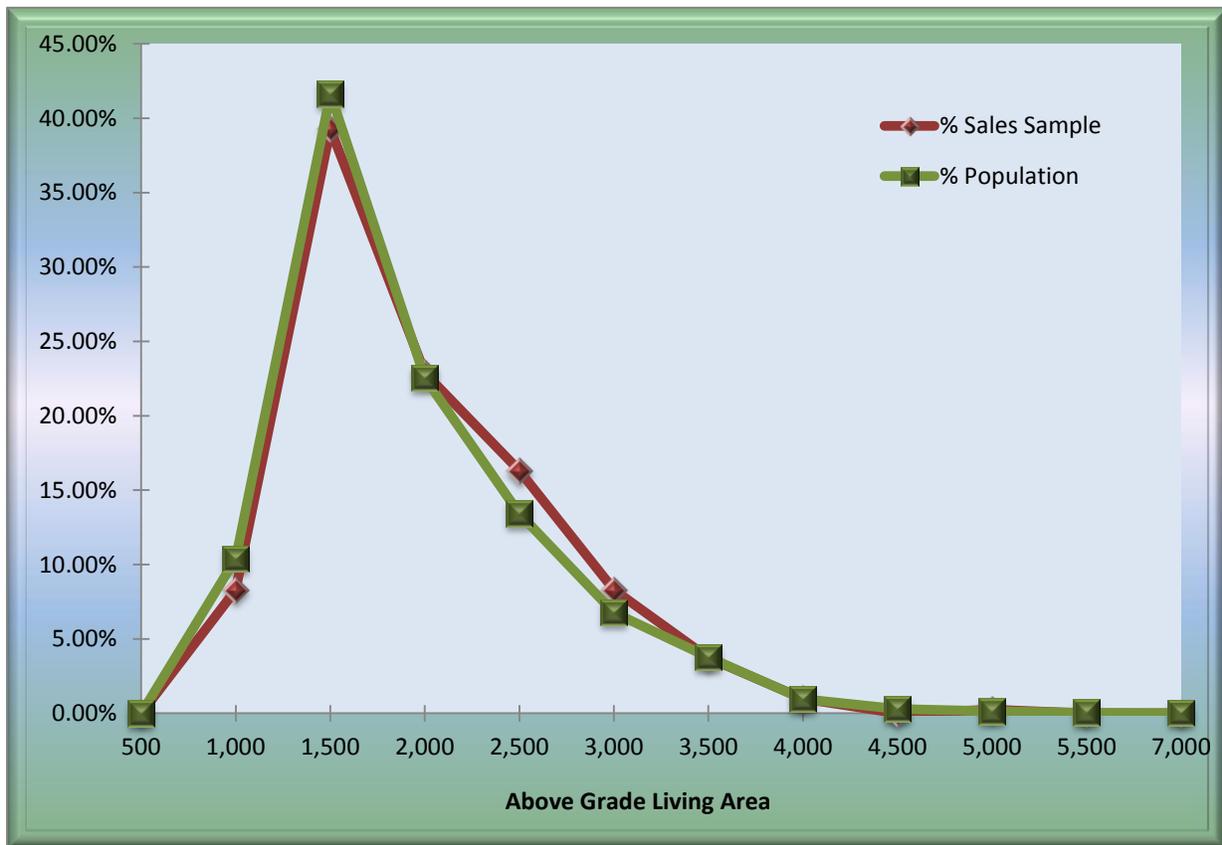
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	100	8.29%
1,500	474	39.27%
2,000	276	22.87%
2,500	197	16.32%
3,000	100	8.29%
3,500	45	3.73%
4,000	12	0.99%
4,500	0	0.00%
5,000	3	0.25%
5,500	0	0.00%
7,000	0	0.00%
1207		

Population

AGLA	Frequency	% Population
500	1	0.01%
1,000	1,281	10.40%
1,500	5,129	41.63%
2,000	2,776	22.53%
2,500	1,655	13.43%
3,000	833	6.76%
3,500	465	3.77%
4,000	118	0.96%
4,500	37	0.30%
5,000	17	0.14%
5,500	4	0.03%
7,000	3	0.02%
12,319		



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.

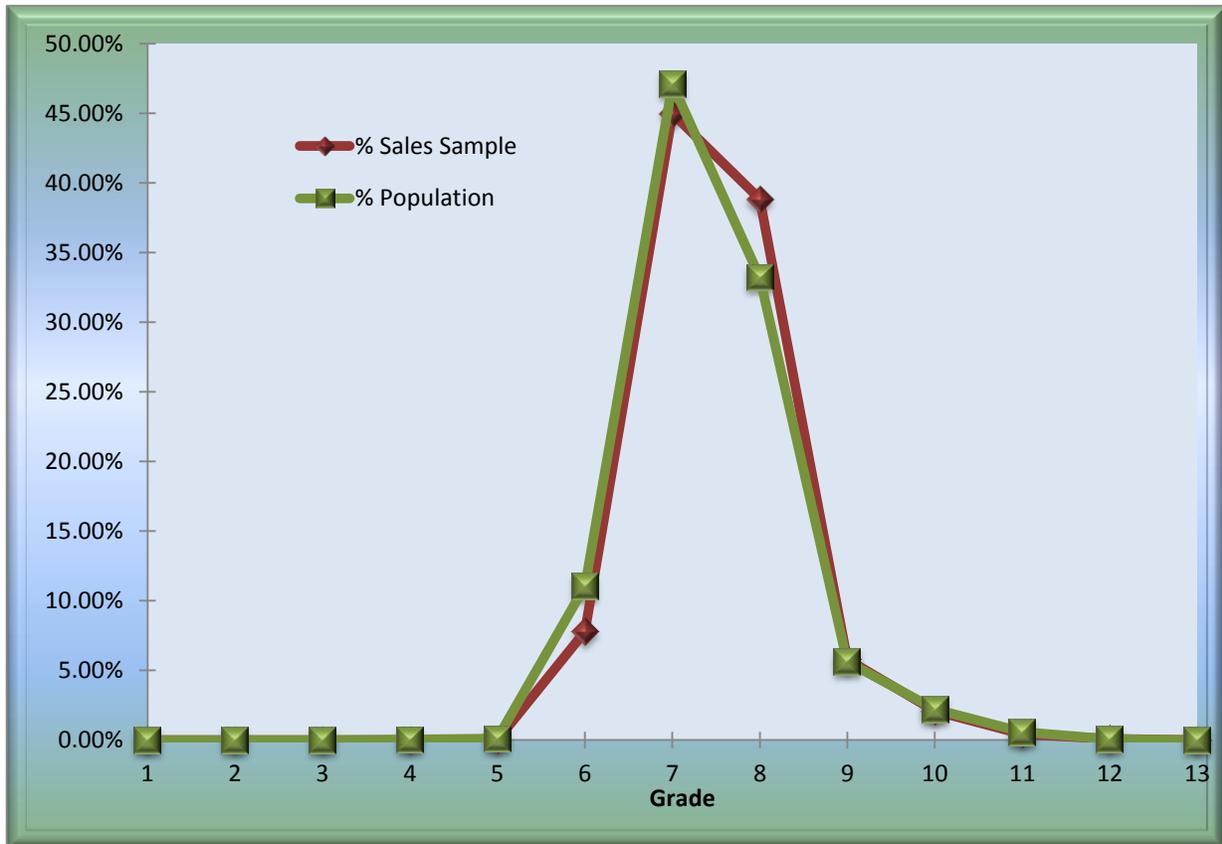
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	94	7.79%
7	543	44.99%
8	469	38.86%
9	70	5.80%
10	25	2.07%
11	5	0.41%
12	1	0.08%
13	0	0.00%
1207		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.05%
5	12	0.10%
6	1,362	11.06%
7	5,803	47.11%
8	4,092	33.22%
9	693	5.63%
10	273	2.22%
11	71	0.58%
12	7	0.06%
13	0	0.00%
12,319		



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 054 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 1.114, resulting in an adjusted value of \$529,000 ($\$475,000 * 1.114 = \$529,150$) – truncated to the nearest \$1000.

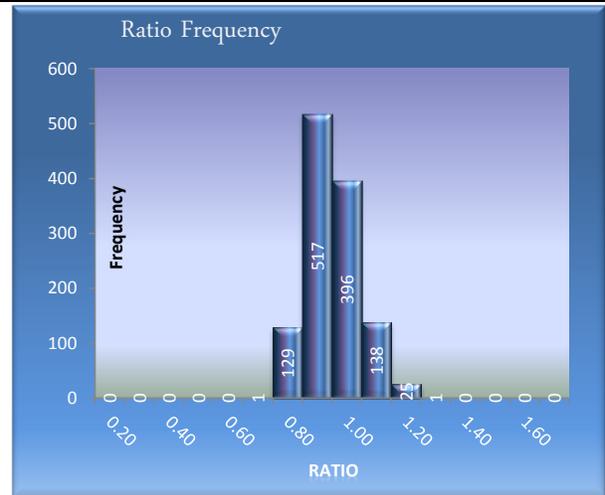
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.273	27.3%
2/1/2012	1.265	26.5%
3/1/2012	1.258	25.8%
4/1/2012	1.250	25.0%
5/1/2012	1.243	24.3%
6/1/2012	1.235	23.5%
7/1/2012	1.227	22.7%
8/1/2012	1.220	22.0%
9/1/2012	1.212	21.2%
10/1/2012	1.204	20.4%
11/1/2012	1.197	19.7%
12/1/2012	1.189	18.9%
1/1/2013	1.182	18.2%
2/1/2013	1.174	17.4%
3/1/2013	1.167	16.7%
4/1/2013	1.159	15.9%
5/1/2013	1.152	15.2%
6/1/2013	1.144	14.4%
7/1/2013	1.137	13.7%
8/1/2013	1.129	12.9%
9/1/2013	1.121	12.1%
10/1/2013	1.114	11.4%
11/1/2013	1.106	10.6%
12/1/2013	1.099	9.9%
1/1/2014	1.091	9.1%
2/1/2014	1.083	8.3%
3/1/2014	1.076	7.6%
4/1/2014	1.068	6.8%
5/1/2014	1.061	6.1%
6/1/2014	1.053	5.3%
7/1/2014	1.046	4.6%
8/1/2014	1.038	3.8%
9/1/2014	1.030	3.0%
10/1/2014	1.023	2.3%
11/1/2014	1.015	1.5%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 054 is: $(.900292577228686 - 0.000224509403297833 * \text{SaleDay} + 0.0351567321847493 * 0.06130903) / (.900292577228686 + 0.0351567321847493 * 0.06130903)$
SaleDay = SaleDate - 42005

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 2	Appr. Date: 1/1/2014	Date of Report: 8/27/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Federal Way	Appr ID: SKEN	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 054			

SAMPLE STATISTICS	
Sample size (n)	1,207
Mean Assessed Value	\$259,500
Mean Adj. Sales Price	\$289,300
Standard Deviation AV	\$77,601
Standard Deviation SP	\$86,861
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.903
Median Ratio	0.892
Weighted Mean Ratio	0.897
UNIFORMITY	
Lowest ratio	0.688
Highest ratio:	1.207
Coefficient of Dispersion	7.77%
Standard Deviation	0.088
Coefficient of Variation	9.72%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.887
Upper limit	0.898
95% Confidence: Mean	
Lower limit	0.898
Upper limit	0.908
SAMPLE SIZE EVALUATION	
N (population size)	12,319
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.088
Recommended minimum:	12
Actual sample size:	1,207
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	664
# ratios above mean:	543
z:	3.483
Conclusion:	Non-normal



COMMENTS:

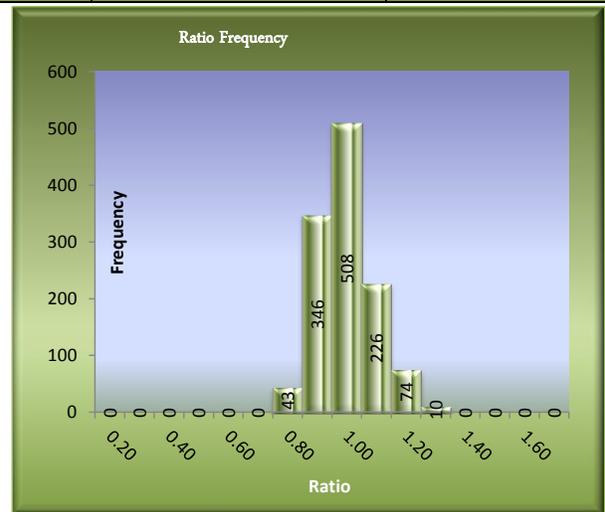
1 to 3 Unit Residences throughout Area 054

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: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Federal Way	1/1/2015	8/27/2015	1/2012 - 12/2014
Area Number: 054	Appr. ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1,207
Mean Assessed Value	\$272,400
Mean Sales Price	\$289,300
Standard Deviation AV	\$80,413
Standard Deviation SP	\$86,861
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.938
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.723
Highest ratio:	1.267
Coefficient of Dispersion	7.71%
Standard Deviation	0.092
Coefficient of Variation	9.69%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.932
Upper limit	0.945
95% Confidence: Mean	
Lower limit	0.943
Upper limit	0.953
SAMPLE SIZE EVALUATION	
N (population size)	12,319
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	13
Actual sample size:	1,207
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	660
# ratios above mean:	547
z:	3.253
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 054 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: August 27, 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 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, parcels located in Plat 957850 Wynstone East, were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1,207 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.900292577228686 + 0.0351567321847493 * \text{Plat957850WynstoneEast})$$

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 054; therefore mobile homes received no change in assessed value. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.0$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Results

The resulting assessment level is 0.938. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +5.3%. 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) * 1.050.
- 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) * 1.050.
- 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 054 -- 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
13	0	259970	0040	12/30/14	\$160,000	\$160,000	770	6	1969	Good	7,350	N	N	30125 3RD PL SW
13	0	178830	0105	05/22/12	\$124,900	\$155,000	800	6	1958	VGood	11,700	N	N	1042 SW 308TH ST
13	0	178870	0070	06/27/14	\$170,000	\$178,000	810	6	1959	Good	8,424	N	N	820 SW 305TH ST
13	0	178890	0130	07/19/13	\$143,900	\$163,000	810	6	1960	Good	9,075	N	N	30404 4TH AVE SW
13	0	178870	0090	07/03/12	\$146,000	\$179,000	820	6	1959	VGood	8,424	N	N	841 SW 305TH ST
13	0	178870	0165	10/01/12	\$124,000	\$149,000	820	6	1959	VGood	8,496	N	N	841 SW 306TH ST
13	0	178880	0860	08/09/13	\$171,000	\$193,000	840	6	1959	VGood	8,856	N	N	30548 6TH AVE SW
13	0	556000	0480	09/08/14	\$169,950	\$175,000	840	6	1961	Good	8,470	N	N	30610 3RD AVE SW
13	0	178890	0090	01/14/13	\$139,900	\$165,000	840	6	1960	Good	9,600	N	N	420 SW 305TH ST
13	0	178880	0930	09/30/13	\$138,450	\$154,000	840	6	1959	Good	8,712	N	N	553 SW 304TH ST
13	0	178890	0420	03/07/14	\$119,500	\$128,000	840	6	1960	Good	9,425	N	N	30554 5TH AVE SW
13	0	178890	0050	05/08/12	\$113,000	\$140,000	840	6	1960	Avg	8,470	N	N	411 SW 304TH ST
13	0	556000	0200	08/08/12	\$110,000	\$134,000	840	6	1961	Good	10,527	N	N	104 SW 305TH ST
13	0	178880	0610	09/02/14	\$105,000	\$108,000	840	6	1959	Avg	8,400	N	N	30532 6TH PL SW
13	0	178890	0740	11/22/13	\$104,000	\$114,000	840	6	1961	Avg	8,400	N	N	30706 4TH AVE SW
13	0	556000	0670	07/26/12	\$195,000	\$238,000	880	6	1961	VGood	8,450	N	N	30513 2ND AVE SW
13	0	259970	0070	11/20/13	\$175,500	\$193,000	880	6	1969	VGood	7,280	N	N	30145 3RD PL SW
13	0	556000	0610	01/27/14	\$140,000	\$152,000	880	6	1961	Avg	8,450	N	N	30623 2ND AVE SW
13	0	178890	0730	09/26/13	\$199,950	\$223,000	900	6	1960	VGood	8,400	N	N	30574 4TH AVE SW
13	0	259970	0020	08/21/13	\$123,000	\$138,000	910	6	1970	Good	9,243	N	N	30111 3RD PL SW
13	0	787500	0050	08/06/13	\$120,000	\$135,000	960	6	1955	Avg	9,375	N	N	1229 S 312TH ST
13	0	232960	0110	10/15/13	\$199,950	\$222,000	970	6	1965	VGood	8,400	N	N	30451 3RD PL S
13	0	339210	0190	03/11/13	\$150,000	\$175,000	970	6	1963	Good	8,395	N	N	30617 2ND AVE S
13	0	794170	0410	07/02/12	\$135,000	\$166,000	970	6	1968	Avg	7,200	N	N	511 S 317TH ST
13	0	339210	0310	11/08/12	\$130,000	\$155,000	970	6	1965	Avg	10,695	N	N	30811 2ND AVE S
13	0	178890	0670	04/05/13	\$129,900	\$150,000	1,030	6	1960	Avg	8,400	N	N	30534 4TH AVE SW
13	0	178850	0065	04/12/13	\$175,000	\$202,000	1,040	6	1958	VGood	10,350	N	N	1019 SW 305TH ST
13	0	178890	0100	07/12/13	\$199,000	\$226,000	1,050	6	1960	VGood	9,000	N	N	428 SW 305TH ST
13	0	178830	0035	06/14/13	\$187,000	\$213,000	1,080	6	1958	VGood	8,424	N	N	1004 SW 307TH ST
13	0	178870	0225	02/23/12	\$117,000	\$147,000	1,080	6	1959	Good	8,850	N	N	1003 SW 307TH ST
13	0	178830	0120	03/14/13	\$165,000	\$192,000	1,110	6	1958	VGood	10,650	N	N	1020 SW 308TH ST
13	0	556000	0650	12/02/14	\$135,000	\$136,000	1,120	6	1961	Fair	8,450	N	N	30521 2ND AVE SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
13	0	178880	0390	11/28/14	\$180,000	\$182,000	1,160	6	1959	Good	8,330	N	N	634 SW 308TH ST
13	0	178850	0095	09/24/13	\$134,600	\$150,000	1,160	6	1959	Avg	9,200	N	N	1012 SW 306TH ST
13	0	178880	0910	10/20/14	\$190,000	\$193,000	1,200	6	1961	Good	10,458	N	N	30578 6TH AVE SW
13	0	178830	0010	12/11/14	\$179,950	\$181,000	1,200	6	1958	Avg	9,000	N	N	30612 12TH PL SW
13	0	339180	0310	04/26/12	\$119,500	\$149,000	1,210	6	1961	Avg	8,700	N	N	30224 2ND AVE S
13	0	178880	0780	06/12/13	\$200,000	\$228,000	1,250	6	1959	VGood	9,000	N	N	30514 7TH AVE SW
13	0	232960	0020	09/06/12	\$200,000	\$242,000	1,250	6	1962	VGood	8,400	N	N	346 S 304TH PL
13	0	339180	0360	09/25/13	\$154,000	\$172,000	1,300	6	1961	Good	8,510	N	N	159 S 302ND ST
13	0	178850	0070	03/09/12	\$130,000	\$163,000	1,320	6	1958	Good	9,360	N	N	30506 12TH PL SW
13	0	556000	0890	12/26/12	\$175,300	\$207,000	1,350	6	1961	Good	8,400	N	N	30623 1ST PL SW
13	0	555920	0020	01/22/14	\$179,899	\$195,000	620	7	1991	Avg	12,285	Y	Y	517 SW 312TH ST
13	0	555731	0210	12/08/14	\$185,000	\$186,000	770	7	1981	Good	6,423	N	N	822 SW 317TH PL
13	0	555731	0170	06/25/13	\$184,000	\$209,000	810	7	1981	VGood	9,158	N	N	827 SW 316TH CT
13	0	416795	0530	02/04/13	\$164,000	\$192,000	810	7	1992	Avg	9,113	N	N	31952 14TH WAY SW
13	0	555731	0010	06/10/13	\$155,000	\$177,000	830	7	1981	Avg	6,695	N	N	31710 8TH PL SW
13	0	326070	0150	04/10/12	\$134,000	\$167,000	830	7	1970	Avg	7,544	N	N	32613 7TH PL S
13	0	326070	1070	03/28/13	\$233,888	\$271,000	840	7	1970	VGood	6,204	N	N	814 S 326TH ST
13	0	178880	0410	02/27/13	\$200,000	\$233,000	840	7	1959	VGood	8,330	N	N	646 SW 308TH ST
13	0	555730	0060	10/18/13	\$210,000	\$233,000	850	7	1982	Avg	10,000	N	N	31804 10TH PL SW
13	0	555731	0240	06/25/13	\$194,950	\$222,000	850	7	1981	Avg	7,939	N	N	31636 9TH PL SW
13	0	039580	0050	06/28/12	\$133,000	\$163,000	910	7	1963	Good	9,702	N	N	525 SW 302ND ST
13	0	525980	0280	03/12/14	\$190,000	\$204,000	930	7	1985	Avg	6,493	N	N	30906 11TH AVE SW
13	0	039580	0140	01/08/13	\$202,000	\$238,000	940	7	1966	VGood	7,881	N	N	519 SW 303RD ST
13	0	337530	0020	07/01/14	\$220,000	\$230,000	950	7	1981	Avg	9,449	N	N	110 S 317TH PL
13	0	232970	0210	09/06/12	\$215,000	\$260,000	960	7	1967	Good	10,509	N	N	30809 3RD AVE S
13	0	416810	0020	12/04/14	\$209,950	\$211,000	960	7	1963	Good	8,800	N	N	1300 SW 314TH ST
13	0	771620	0100	07/10/13	\$170,000	\$193,000	960	7	1963	Avg	8,460	N	N	30826 6TH PL SW
13	0	091900	0065	01/09/14	\$167,265	\$182,000	960	7	1967	Avg	11,815	N	N	30439 10TH AVE S
13	0	771620	0090	04/09/13	\$159,950	\$185,000	960	7	1963	Good	8,460	N	N	30834 6TH PL SW
13	0	232970	0440	10/27/14	\$155,000	\$158,000	970	7	1966	Avg	8,400	N	N	30428 3RD AVE S
13	0	232960	0040	11/18/14	\$158,000	\$160,000	990	7	1962	Good	8,925	N	N	330 S 304TH PL
13	0	555730	0300	07/09/13	\$212,250	\$241,000	1,000	7	1980	Good	7,245	N	N	1034 SW 316TH PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
13	0	327610	0090	10/06/14	\$180,000	\$184,000	1,000	7	1960	Good	12,636	N	N	30202 4TH PL SW
13	0	024800	0230	02/26/13	\$242,500	\$283,000	1,010	7	1962	VGood	9,600	N	N	31034 10TH AVE SW
13	0	232950	0230	10/02/13	\$192,000	\$214,000	1,010	7	1961	Good	9,885	N	N	622 S 305TH ST
13	0	064310	0150	10/04/13	\$160,000	\$178,000	1,010	7	1967	Avg	10,830	N	N	450 S 304TH ST
13	0	555731	0300	05/23/13	\$155,000	\$178,000	1,020	7	1983	Good	7,980	N	N	912 SW 316TH PL
13	0	337530	0050	08/13/13	\$228,000	\$257,000	1,028	7	1981	Good	8,395	N	N	31629 1ST PL S
13	0	174500	0120	07/23/13	\$239,999	\$271,000	1,030	7	1967	VGood	14,847	N	N	30448 9TH AVE S
13	0	515370	0050	11/15/12	\$160,250	\$191,000	1,040	7	1973	Avg	7,210	N	N	30317 10TH AVE S
13	0	326070	0900	03/06/12	\$156,600	\$197,000	1,040	7	1974	Good	6,600	N	N	32614 10TH AVE S
13	0	091900	0043	03/23/12	\$235,000	\$294,000	1,050	7	1963	VGood	20,142	N	N	30467 10TH AVE S
13	0	787540	0050	08/27/14	\$212,000	\$219,000	1,060	7	1955	Good	9,225	N	N	1220 S 313TH ST
13	0	787540	0110	10/18/13	\$193,000	\$214,000	1,060	7	1967	Good	14,850	N	N	31432 11TH PL S
13	0	555920	0261	06/05/13	\$170,000	\$194,000	1,060	7	1967	Good	12,500	N	N	31448 8TH AVE SW
13	0	416800	0110	08/26/14	\$207,000	\$214,000	1,080	7	1962	Good	10,200	N	N	31231 12TH AVE SW
13	0	064310	0210	05/13/13	\$207,000	\$238,000	1,080	7	1967	Good	9,440	N	N	30310 6TH AVE S
13	0	555731	0270	05/14/12	\$151,200	\$187,000	1,080	7	1987	Avg	7,488	N	N	31618 9TH PL SW
13	0	104250	0013	05/20/14	\$219,950	\$232,000	1,090	7	1967	Avg	9,936	N	N	419 S 305TH ST
13	0	416795	0370	02/15/13	\$205,000	\$240,000	1,090	7	1992	Avg	6,992	N	N	31754 14TH WAY SW
13	0	326070	1000	06/26/13	\$192,300	\$219,000	1,090	7	1975	Good	7,020	N	N	842 S 326TH ST
13	0	232950	0310	04/08/13	\$165,000	\$191,000	1,090	7	1965	Good	9,889	N	N	426 S 305TH ST
13	0	232960	0310	05/07/12	\$149,950	\$186,000	1,090	7	1962	Good	8,424	N	N	30513 4TH AVE S
13	0	337530	0450	10/04/12	\$229,950	\$277,000	1,100	7	1985	VGood	9,739	N	N	111 S 317TH PL
13	0	858800	0510	11/08/13	\$200,000	\$221,000	1,100	7	1956	Avg	11,670	N	N	31613 13TH AVE S
13	0	555770	0210	12/09/14	\$192,500	\$194,000	1,100	7	1966	Good	9,750	N	N	30841 7TH AVE SW
13	0	326070	0210	01/02/14	\$162,000	\$177,000	1,100	7	1969	Good	6,460	N	N	830 S 327TH ST
13	0	555750	0260	01/12/12	\$190,000	\$241,000	1,120	7	1963	Good	9,579	N	N	213 SW 313TH ST
13	0	039580	0290	11/12/14	\$170,900	\$173,000	1,120	7	1966	Good	9,548	N	N	30215 6TH AVE SW
13	0	794300	0150	09/30/13	\$237,650	\$265,000	1,140	7	1981	Good	9,100	N	N	31419 3RD PL S
13	0	232950	0260	07/09/14	\$232,500	\$243,000	1,140	7	1969	Good	9,887	N	N	458 S 305TH ST
13	0	555732	0200	09/05/12	\$174,000	\$211,000	1,140	7	1994	Avg	6,450	N	N	807 SW 318TH PL
13	0	039580	0150	06/03/13	\$160,000	\$183,000	1,140	7	1966	Good	9,000	N	N	529 SW 303RD ST
13	0	337530	0180	11/15/12	\$166,500	\$199,000	1,160	7	1983	Avg	10,195	N	N	31608 3RD PL S

Improved Sales Used in This Annual Update Analysis Area 054 -- 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
13	0	416795	0170	11/12/12	\$215,000	\$257,000	1,170	7	1993	Avg	9,342	N	N	31753 14TH WAY SW
13	0	609400	0300	06/12/13	\$204,500	\$233,000	1,170	7	1959	VGood	9,375	N	N	849 S 318TH ST
13	0	609400	0100	02/14/13	\$204,000	\$239,000	1,170	7	1959	Good	11,232	N	N	31734 8TH AVE S
13	0	072104	9121	06/12/12	\$137,500	\$169,000	1,170	7	1954	Good	13,689	N	N	845 SW 312TH ST
13	0	794180	0050	10/04/13	\$264,950	\$295,000	1,180	7	1984	Good	8,000	N	N	31702 4TH AVE S
13	0	515390	0150	07/08/14	\$205,000	\$214,000	1,180	7	1967	Good	8,240	N	N	30105 10TH AVE S
13	0	555990	0050	08/29/13	\$207,000	\$232,000	1,190	7	1993	Avg	6,158	N	N	906 SW 313TH CT
13	0	064300	0170	02/27/13	\$160,100	\$187,000	1,190	7	1962	Avg	13,600	N	N	30246 7TH AVE S
13	0	104250	0160	04/09/14	\$265,000	\$283,000	1,200	7	1961	Good	9,936	N	N	649 S 305TH ST
13	0	609400	0040	01/10/14	\$225,000	\$245,000	1,200	7	1959	Avg	10,800	N	N	31743 8TH AVE S
13	0	556000	0540	07/23/14	\$223,000	\$232,000	1,200	7	1961	Good	8,470	N	N	30658 3RD AVE SW
13	0	174500	0090	11/10/14	\$208,000	\$211,000	1,210	7	1967	Good	7,247	N	N	30460 9TH AVE S
13	0	556000	0150	12/13/12	\$182,000	\$216,000	1,210	7	1961	VGood	8,591	N	N	135 SW 304TH ST
13	0	174500	0080	04/16/12	\$142,000	\$177,000	1,210	7	1967	Good	7,248	N	N	30600 9TH AVE S
13	0	515370	0150	09/17/13	\$216,000	\$241,000	1,230	7	1975	Good	7,210	N	N	30326 10TH AVE S
13	0	064300	0050	07/13/13	\$155,000	\$176,000	1,230	7	1962	Avg	11,200	N	N	506 S 302ND ST
13	0	555780	0150	03/05/14	\$289,950	\$312,000	1,240	7	1965	VGood	10,120	N	N	109 SW 312TH ST
13	0	555780	0270	06/10/13	\$245,000	\$280,000	1,240	7	1963	Good	12,870	N	N	31226 2ND AVE SW
13	0	081850	0150	03/18/14	\$174,900	\$187,000	1,240	7	1986	Avg	3,605	N	N	31035 9TH AVE S
13	0	081850	0100	06/03/14	\$174,500	\$184,000	1,240	7	1986	Avg	2,689	N	N	839 S 310TH PL
13	0	081850	0490	10/09/14	\$153,503	\$157,000	1,240	7	1986	Avg	3,649	N	N	914 S 310TH PL
13	0	081850	0120	04/05/12	\$148,000	\$185,000	1,240	7	1986	Avg	3,097	N	N	31025 9TH AVE S
13	0	931500	0130	02/18/14	\$160,000	\$173,000	1,250	7	1967	Good	8,341	N	N	812 S 309TH PL
13	0	555732	0030	09/24/14	\$229,950	\$236,000	1,260	7	1994	Avg	5,885	N	N	919 SW 319TH PL
13	0	555750	0150	04/03/14	\$220,000	\$235,000	1,260	7	1963	Good	9,394	N	N	31226 4TH AVE SW
13	0	555750	0170	03/13/14	\$184,000	\$197,000	1,260	7	1963	Good	9,595	N	N	31202 4TH AVE SW
13	0	326070	0160	09/18/12	\$175,000	\$211,000	1,260	7	1970	VGood	7,590	N	N	32619 7TH PL S
13	0	858800	0310	07/30/13	\$225,000	\$254,000	1,270	7	1968	VGood	11,475	N	N	925 S 317TH ST
13	0	232970	0020	10/14/13	\$211,000	\$234,000	1,270	7	1966	VGood	8,400	N	N	302 S 304TH PL
13	0	327581	0080	04/10/14	\$175,000	\$187,000	1,270	7	1987	Avg	4,218	N	N	31249 10TH CT SW
13	0	358400	0330	05/17/13	\$167,000	\$192,000	1,270	7	1968	Avg	8,505	N	N	1041 S 317TH ST
13	0	039580	0160	11/26/13	\$166,000	\$183,000	1,270	7	1966	Avg	8,160	N	N	30312 6TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
13	0	555960	0010	04/12/13	\$202,500	\$234,000	1,280	7	1988	Avg	7,521	N	N	720 S 313TH ST
13	0	555780	0070	09/09/13	\$255,000	\$285,000	1,290	7	1963	Good	12,960	N	N	111 SW 313TH ST
13	0	525980	0440	09/26/14	\$232,000	\$238,000	1,290	7	1984	Avg	6,604	N	N	1109 SW 311TH CT
13	0	555780	0220	10/11/13	\$269,900	\$300,000	1,300	7	1966	VGood	13,920	N	N	134 SW 312TH PL
13	0	416810	0100	10/21/13	\$225,000	\$249,000	1,300	7	1963	VGood	10,112	N	N	31452 13TH AVE SW
13	0	232950	0210	09/18/12	\$167,000	\$202,000	1,320	7	1962	Good	9,884	N	N	636 S 305TH ST
13	0	858800	0315	06/24/14	\$225,000	\$236,000	1,330	7	1968	Avg	13,102	N	N	917 S 317TH ST
13	0	150240	0020	04/18/14	\$220,000	\$234,000	1,330	7	1966	Good	13,300	N	N	1013 S 322ND PL
13	0	787540	0041	10/08/14	\$282,000	\$288,000	1,338	7	2006	Avg	9,370	N	N	1238 S 313TH ST
13	0	555990	0030	11/12/12	\$209,950	\$251,000	1,340	7	1993	Avg	8,801	N	N	830 SW 313TH CT
13	0	039580	0370	03/12/12	\$191,500	\$240,000	1,340	7	1966	VGood	8,400	N	N	602 SW 302ND ST
13	0	358400	0400	12/11/14	\$172,000	\$173,000	1,340	7	1968	Avg	10,260	N	N	1091 S 317TH ST
13	0	337530	0210	09/18/14	\$250,000	\$257,000	1,350	7	1985	Avg	8,548	N	N	306 S 317TH PL
13	0	082104	9173	05/06/13	\$195,000	\$224,000	1,350	7	1994	VGood	9,900	N	N	31445 4TH AVE S
13	0	525980	0160	07/25/12	\$185,000	\$226,000	1,350	7	1983	Avg	7,888	N	N	30907 11TH AVE SW
13	0	416800	0140	03/21/13	\$165,000	\$192,000	1,350	7	1962	Avg	10,400	N	N	1221 SW 313TH ST
13	0	555990	0010	04/16/14	\$215,000	\$229,000	1,360	7	1993	Avg	6,980	N	N	822 SW 313TH CT
13	0	232970	0480	08/29/12	\$185,000	\$224,000	1,360	7	1965	VGood	8,625	N	N	311 S 304TH PL
13	0	064300	0210	04/03/14	\$250,000	\$267,000	1,380	7	1960	VGood	9,744	N	N	405 S 302ND ST
13	0	150240	0300	09/16/14	\$235,000	\$241,000	1,380	7	1967	Avg	8,362	N	N	32344 10TH AVE S
13	0	609390	0280	05/07/14	\$209,950	\$222,000	1,380	7	1960	Avg	11,130	N	N	32109 9TH AVE S
13	0	025300	0070	08/13/14	\$172,000	\$178,000	1,380	7	1954	Avg	9,100	N	N	1471 S 302ND ST
13	0	555780	0010	06/23/14	\$261,350	\$274,000	1,390	7	1962	Good	18,200	N	N	157 SW 313TH ST
13	0	052104	9034	09/04/12	\$209,950	\$254,000	1,390	7	1969	Good	13,068	N	N	841 S DASH POINT RD
13	0	233730	0440	04/02/14	\$190,950	\$204,000	1,390	7	1960	Good	10,050	N	N	30140 2ND PL SW
13	0	787540	0130	12/14/12	\$154,500	\$183,000	1,390	7	1956	Good	11,625	N	N	31406 11TH PL S
13	0	358400	0180	05/28/14	\$253,400	\$267,000	1,400	7	1968	VGood	8,640	N	N	1025 S 316TH ST
13	0	337530	0360	07/01/14	\$217,500	\$227,000	1,400	7	1984	Good	9,546	N	N	236 S 317TH PL
13	0	326070	1090	04/25/14	\$229,950	\$244,000	1,420	7	1972	Good	7,560	N	N	806 S 326TH ST
13	0	358400	0310	12/08/14	\$225,000	\$226,000	1,430	7	1968	Good	8,505	N	N	1027 S 317TH ST
13	0	515390	0340	07/23/13	\$214,000	\$242,000	1,430	7	1967	Good	7,350	N	N	30117 11TH PL S
13	0	081850	0030	01/22/14	\$190,000	\$206,000	1,430	7	1986	Avg	4,289	N	N	807 S 310TH PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
13	0	081850	0580	05/14/12	\$155,000	\$192,000	1,430	7	1986	Avg	3,675	N	N	816 S 310TH PL
13	0	416795	0230	08/31/13	\$245,000	\$275,000	1,450	7	1991	Good	7,623	N	N	31703 14TH WAY SW
13	0	091900	0265	03/04/13	\$199,000	\$232,000	1,450	7	1963	Good	9,600	N	N	30436 10TH AVE S
13	0	771620	0040	12/20/12	\$146,000	\$173,000	1,450	7	1963	Good	8,460	N	N	30835 6TH PL SW
13	0	081850	0390	11/21/13	\$165,000	\$182,000	1,480	7	1985	Good	3,385	N	N	911 S 310TH PL
13	0	416800	0070	04/09/14	\$170,000	\$181,000	1,500	7	1962	Good	11,928	N	N	31220 12TH AVE SW
13	0	232970	0070	07/23/13	\$137,000	\$155,000	1,500	7	1967	Avg	8,400	N	N	30429 3RD AVE S
13	0	515390	0080	07/14/14	\$199,000	\$207,000	1,510	7	1966	Avg	9,100	N	N	30011 11TH PL S
13	0	787540	0070	02/20/13	\$200,000	\$234,000	1,530	7	1959	VGood	9,375	N	N	1134 S 313TH ST
13	0	025300	0305	11/18/13	\$177,000	\$195,000	1,540	7	1955	Good	10,350	N	N	30026 13TH AVE S
13	0	232970	0030	07/30/13	\$226,500	\$256,000	1,560	7	1965	VGood	8,400	N	N	226 S 304TH PL
13	0	150241	0090	09/25/12	\$205,000	\$247,000	1,560	7	1974	Good	8,400	N	N	32112 8TH AVE S
13	0	150240	0460	11/15/12	\$165,200	\$197,000	1,560	7	1966	Good	8,892	N	N	1033 S 323RD ST
13	0	555990	0020	09/18/12	\$245,000	\$296,000	1,580	7	1993	Avg	8,277	N	N	826 SW 313TH CT
13	0	794160	0390	06/23/14	\$225,000	\$236,000	1,580	7	1967	Good	8,820	N	N	31708 7TH AVE S
13	0	794170	0320	01/14/13	\$192,000	\$226,000	1,590	7	1968	VGood	7,500	N	N	416 S 318TH PL
13	0	064310	0140	04/20/13	\$168,000	\$194,000	1,610	7	1967	Avg	12,200	N	N	460 S 304TH ST
13	0	150240	0470	01/22/14	\$256,000	\$278,000	1,620	7	1966	VGood	7,904	N	N	1013 S 323RD ST
13	0	150240	0100	11/19/13	\$234,900	\$259,000	1,620	7	1966	Good	8,400	N	N	32314 10TH PL S
13	0	072104	9123	09/23/13	\$229,000	\$255,000	1,640	7	1961	Good	22,651	N	N	31140 14TH AVE SW
13	0	416795	0290	06/07/12	\$187,000	\$231,000	1,690	7	1992	Avg	7,314	N	N	31628 13TH AVE SW
13	0	174510	0140	10/17/14	\$210,000	\$214,000	1,700	7	1967	Good	11,390	N	N	30621 8TH PL S
13	0	025300	0155	08/14/13	\$155,000	\$174,000	1,710	7	1954	Good	10,400	N	N	1402 S 303RD ST
13	0	025300	0220	02/21/13	\$140,000	\$164,000	1,710	7	1954	Avg	10,400	N	N	1439 S 303RD ST
13	0	327581	0070	03/31/14	\$194,750	\$208,000	1,760	7	1987	Avg	2,914	N	N	31247 10TH CT SW
13	0	609400	0170	04/10/12	\$165,000	\$206,000	1,780	7	1959	Good	12,150	N	N	846 S 318TH ST
13	0	337530	0150	12/18/14	\$258,500	\$259,000	1,800	7	1983	Avg	9,000	N	N	226 S 316TH PL
13	0	555820	0256	03/06/14	\$185,000	\$199,000	1,800	7	1971	Avg	9,500	N	N	31105 8TH AVE SW
13	0	555780	0170	07/18/12	\$224,950	\$275,000	1,820	7	1964	Good	10,605	N	N	108 SW 312TH PL
13	0	250160	0130	09/27/12	\$179,900	\$217,000	1,820	7	1962	Good	9,500	N	N	30325 13TH AVE S
13	0	072104	9207	06/19/14	\$275,000	\$288,000	1,860	7	1971	Good	15,681	N	N	304 SW 316TH ST
13	0	555990	0080	11/04/14	\$272,000	\$276,000	1,880	7	1993	Avg	6,160	N	N	918 SW 313TH CT

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
13	0	233730	0160	03/20/14	\$210,000	\$225,000	1,900	7	1961	Good	8,468	N	N	218 SW 304TH ST
13	0	787540	0075	09/12/13	\$236,000	\$264,000	1,902	7	1956	Good	9,289	N	N	31224 10TH AVE S
13	0	416795	0420	03/06/14	\$237,000	\$255,000	1,930	7	1992	Avg	7,001	N	N	1418 SW 319TH CT
13	0	082104	9213	06/26/13	\$296,600	\$337,000	1,940	7	1967	Good	42,090	N	N	915 S 304TH ST
13	0	062104	9090	04/03/13	\$262,900	\$305,000	1,940	7	1954	VGood	30,864	N	N	405 SW DASH POINT RD
13	0	025300	0215	08/12/13	\$232,000	\$261,000	2,010	7	1954	VGood	10,400	N	N	1447 S 303RD ST
13	0	554760	0040	04/25/14	\$318,000	\$338,000	2,120	7	2010	Avg	7,204	N	N	612 S 310TH CT
13	0	554760	0150	06/22/13	\$315,000	\$359,000	2,120	7	2010	Avg	8,070	N	N	31010 7TH PL S
13	0	554760	0060	05/21/13	\$350,000	\$401,000	2,410	7	2010	Avg	7,323	N	N	606 S 310TH CT
13	0	091900	0135	10/30/12	\$257,950	\$309,000	3,860	7	1966	Good	10,500	N	N	30625 11TH AVE S
13	0	745080	0080	03/27/14	\$278,500	\$298,000	1,090	8	1977	Good	16,800	N	N	503 SW 317TH PL
13	0	241330	0240	11/10/14	\$280,000	\$284,000	1,180	8	1978	Good	7,350	N	N	431 S 308TH ST
13	0	241330	0810	09/23/14	\$291,000	\$298,000	1,260	8	1979	Good	7,616	N	N	30613 4TH PL S
13	0	555920	0045	09/17/13	\$360,000	\$402,000	1,280	8	1996	Avg	17,475	Y	Y	545 SW 312TH ST
13	0	241330	0470	11/20/12	\$225,000	\$268,000	1,390	8	1979	Good	6,860	N	N	30610 4TH AVE S
13	0	241330	0040	07/15/13	\$283,000	\$321,000	1,420	8	1977	Good	7,127	N	N	31108 5TH WAY S
13	0	241330	0160	06/18/13	\$249,000	\$284,000	1,420	8	1978	Avg	9,482	N	N	30904 5TH PL S
13	0	241330	0430	04/01/14	\$213,000	\$228,000	1,470	8	1980	Good	7,000	N	N	416 S 306TH ST
13	0	241330	0980	12/17/14	\$287,000	\$288,000	1,550	8	1978	Good	7,200	N	N	504 S 310TH PL
13	0	241330	0070	08/19/13	\$274,000	\$308,000	1,560	8	1977	Good	6,650	N	N	511 S 310TH PL
13	0	241330	0730	09/24/14	\$263,500	\$270,000	1,640	8	1977	Avg	6,375	N	N	30642 4TH PL S
13	0	241330	0260	06/18/12	\$260,000	\$320,000	1,640	8	1978	Good	7,878	N	N	443 S 308TH ST
13	0	416796	0010	10/18/13	\$268,000	\$297,000	1,840	8	1992	Good	6,100	N	N	1220 SW 317TH ST
13	0	556050	0280	10/12/12	\$265,000	\$318,000	1,850	8	1986	Good	9,280	N	N	1015 SW 314TH PL
13	0	667265	0420	06/25/12	\$220,000	\$270,000	1,870	8	1995	Avg	8,038	N	N	30803 1ST PL S
13	0	667265	0350	04/02/14	\$270,000	\$288,000	1,880	8	1994	Avg	7,001	N	N	133 S 309TH ST
13	0	667265	0190	11/15/12	\$266,000	\$317,000	1,880	8	1995	Good	8,354	N	N	325 S 309TH ST
13	0	555820	0250	12/04/13	\$290,000	\$318,000	1,910	8	2006	Avg	10,626	N	N	31123 8TH AVE SW
13	0	555820	0251	12/04/13	\$313,000	\$344,000	2,081	8	2006	Avg	10,675	N	N	31125 8TH AVE SW
13	0	241330	0100	02/26/13	\$240,000	\$280,000	2,100	8	1977	Good	5,950	N	N	30936 5TH PL S
13	0	416680	0170	04/18/14	\$295,500	\$314,000	2,114	8	2007	Avg	7,200	N	N	144 SW 310TH PL
13	0	667265	0100	08/10/12	\$265,000	\$323,000	2,120	8	1994	Avg	7,279	N	N	324 S 309TH ST

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
13	0	667265	0050	10/19/12	\$280,000	\$336,000	2,170	8	1994	Good	7,669	N	N	30816 3RD PL S
13	0	179010	0060	03/28/13	\$235,000	\$273,000	2,200	8	1965	Good	16,875	N	N	1805 SW 317TH PL
13	0	667265	0010	02/10/14	\$274,000	\$296,000	2,260	8	1994	Avg	7,478	N	N	354 S 309TH ST
13	0	795450	0270	02/11/13	\$257,500	\$302,000	2,280	8	1988	Avg	9,186	N	N	315 S 302ND PL
13	0	667265	0250	09/12/13	\$280,000	\$313,000	2,330	8	1995	Good	8,347	N	N	30907 5TH WAY S
13	0	416680	0080	10/20/14	\$340,000	\$346,000	2,441	8	2007	Avg	7,316	N	N	31075 2ND PL SW
13	0	416680	0100	08/13/12	\$315,000	\$383,000	2,441	8	2007	Avg	7,357	N	N	31045 2ND PL SW
13	0	416680	0260	04/05/12	\$308,000	\$385,000	2,441	8	2007	Avg	7,212	N	N	129 SW 310TH PL
13	0	416680	0320	11/10/14	\$350,000	\$355,000	2,506	8	2007	Avg	7,206	N	N	186 SW 311TH PL
13	0	416680	0430	04/15/13	\$329,950	\$381,000	2,506	8	2007	Avg	7,291	N	N	31174 2ND PL SW
13	0	416680	0250	04/28/14	\$295,000	\$313,000	2,506	8	2007	Avg	7,726	N	N	31090 1ST PL SW
13	0	795450	0230	12/17/13	\$312,000	\$341,000	2,680	8	1988	Avg	9,231	N	N	304 S 302ND PL
13	0	416680	0090	03/06/14	\$300,000	\$322,000	2,751	8	2007	Avg	7,316	N	N	31057 2ND PL SW
13	0	667265	0180	03/27/12	\$354,900	\$444,000	2,810	8	1994	Good	9,214	N	N	321 S 309TH ST
13	0	667265	0200	10/19/12	\$322,500	\$387,000	2,950	8	1995	Good	7,433	N	N	329 S 309TH ST
13	0	555920	0140	07/17/13	\$510,000	\$578,000	3,060	9	1991	Good	20,250	Y	Y	31422 7TH PL SW
13	0	082104	9123	10/28/14	\$389,000	\$395,000	2,420	10	1998	Avg	9,147	N	N	905 S 312TH ST
13	0	072104	9096	05/27/14	\$569,950	\$601,000	4,850	10	2001	Avg	40,902	N	N	31617 6TH AVE SW
17	0	894520	0400	09/23/13	\$135,000	\$151,000	880	6	1963	Good	8,850	N	N	2738 SW 330TH ST
17	0	932090	0090	09/24/13	\$152,000	\$170,000	900	6	1977	VGood	3,400	N	N	33407 26TH AVE SW
17	0	932090	1250	09/10/14	\$133,400	\$137,000	900	6	1978	Good	2,550	N	N	33311 23RD AVE SW
17	0	932090	1000	11/05/13	\$109,950	\$121,000	900	6	1976	VGood	3,145	N	N	33319 24TH AVE SW
17	0	894510	0400	04/29/13	\$123,000	\$142,000	920	6	1962	Avg	8,563	N	N	2311 SW 328TH ST
17	0	932090	0720	10/12/12	\$116,500	\$140,000	950	6	1978	VGood	3,400	N	N	2300 SW 333RD ST
17	0	932090	0880	03/25/14	\$113,000	\$121,000	950	6	1978	Good	3,230	N	N	2511 SW 333RD ST
17	0	132103	9076	06/27/14	\$209,950	\$220,000	970	6	1967	Good	9,583	N	N	33235 26TH AVE SW
17	0	894430	0390	04/24/14	\$200,000	\$213,000	970	6	1967	VGood	7,350	N	N	2659 SW 332ND CT
17	0	894430	0780	01/14/14	\$188,000	\$204,000	970	6	1967	VGood	7,800	N	N	2635 SW 332ND ST
17	0	894430	0670	04/04/14	\$184,000	\$196,000	970	6	1968	VGood	8,000	N	N	33205 26TH PL SW
17	0	894520	0790	07/29/12	\$167,000	\$204,000	970	6	1963	VGood	9,520	N	N	32905 28TH AVE SW
17	0	894530	0010	06/17/14	\$164,886	\$173,000	970	6	1966	Good	8,470	N	N	33011 29TH AVE SW
17	0	894430	0580	07/02/12	\$159,000	\$195,000	970	6	1968	VGood	8,750	N	N	33262 26TH PL SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	894500	0940	05/01/13	\$155,000	\$179,000	970	6	1962	Good	8,631	N	N	2404 SW 330TH ST
17	0	894430	0710	09/27/12	\$125,000	\$151,000	970	6	1968	Good	8,250	N	N	2608 SW 332ND PL
17	0	932090	0340	08/07/13	\$127,000	\$143,000	980	6	1978	VGood	3,040	N	N	33410 24TH AVE SW
17	0	894530	0150	08/21/13	\$188,000	\$211,000	1,010	6	1963	VGood	9,230	N	N	2724 SW 331ST ST
17	0	330630	0280	12/13/12	\$165,800	\$197,000	1,010	6	1967	VGood	9,750	N	N	34032 22ND PL SW
17	0	894500	0110	10/23/13	\$168,000	\$186,000	1,040	6	1962	VGood	8,400	N	N	2215 SW 332ND ST
17	0	894520	0160	05/10/13	\$159,000	\$183,000	1,040	6	1962	Good	8,400	N	N	32817 26TH AVE SW
17	0	894500	0100	04/01/14	\$131,000	\$140,000	1,050	6	1962	Good	8,400	N	N	2221 SW 332ND ST
17	0	894500	0350	04/03/13	\$165,000	\$191,000	1,080	6	1962	Good	9,009	N	N	2416 SW 332ND ST
17	0	894520	0020	08/27/13	\$149,999	\$168,000	1,080	6	1964	VGood	8,400	N	N	2737 SW 327TH ST
17	0	330630	0630	09/24/14	\$212,000	\$217,000	1,100	6	1967	Good	9,750	N	N	2203 SW 342ND ST
17	0	330630	0630	11/02/12	\$165,000	\$197,000	1,100	6	1967	Good	9,750	N	N	2203 SW 342ND ST
17	0	894500	0140	12/09/14	\$200,000	\$201,000	1,144	6	1962	Good	10,080	N	N	2201 SW 332ND ST
17	0	894530	0200	08/15/14	\$207,500	\$215,000	1,170	6	1966	Good	8,816	N	N	2709 SW 331ST ST
17	0	894520	0660	12/18/12	\$156,560	\$186,000	1,170	6	1963	VGood	7,920	N	N	32819 28TH AVE SW
17	0	894530	0120	12/10/12	\$172,000	\$204,000	1,200	6	1963	VGood	8,470	N	N	33113 28TH AVE SW
17	0	894530	0260	10/26/12	\$165,000	\$198,000	1,200	6	1963	Good	8,910	N	N	33116 28TH AVE SW
17	0	894510	0230	09/10/12	\$123,000	\$149,000	1,224	6	1962	Good	8,364	N	N	32843 22ND AVE SW
17	0	010060	0560	04/25/13	\$195,000	\$225,000	1,230	6	1970	VGood	7,504	N	N	33322 28TH PL SW
17	0	894520	0910	06/06/13	\$124,500	\$142,000	1,280	6	1966	Avg	9,100	N	N	2729 SW 330TH ST
17	0	330630	0520	11/21/14	\$220,000	\$222,000	1,330	6	1967	Good	9,750	N	N	2343 SW 342ND ST
17	0	932090	0100	11/12/13	\$159,950	\$176,000	1,350	6	1970	VGood	3,345	N	N	33411 26TH AVE SW
17	0	330630	0040	08/07/13	\$140,000	\$158,000	1,360	6	1968	Avg	9,750	N	N	2334 SW 341ST PL
17	0	894520	0860	12/11/14	\$180,000	\$181,000	1,384	6	1965	Good	8,960	N	N	33004 29TH AVE SW
17	0	894520	0860	01/23/12	\$123,750	\$157,000	1,384	6	1965	Good	8,960	N	N	33004 29TH AVE SW
17	0	894500	0860	04/24/12	\$194,500	\$242,000	1,410	6	1962	VGood	8,424	N	N	2230 SW 330TH ST
17	0	894510	0050	01/20/14	\$136,339	\$148,000	1,460	6	1962	Good	8,400	N	N	2426 SW 328TH ST
17	0	894530	0090	08/11/14	\$205,950	\$213,000	1,490	6	1963	Good	8,239	N	N	33011 28TH AVE SW
17	0	894520	0930	06/25/13	\$225,000	\$256,000	1,529	6	1966	VGood	8,330	N	N	33003 27TH AVE SW
17	0	957480	0007	06/24/14	\$245,000	\$257,000	1,620	6	1946	Good	43,560	N	N	34609 21ST AVE SW
17	0	351800	0180	11/20/14	\$179,950	\$182,000	780	7	1982	Avg	7,323	N	N	35023 28TH AVE SW
17	0	502945	0850	05/25/12	\$206,400	\$255,000	820	7	1980	VGood	6,980	N	N	2631 SW 351ST ST

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	502945	0850	12/04/14	\$205,000	\$206,000	820	7	1980	VGood	6,980	N	N	2631 SW 351ST ST
17	0	502945	1230	06/17/14	\$198,000	\$208,000	820	7	1980	Avg	7,347	N	N	2707 SW 344TH PL
17	0	502945	0440	01/14/14	\$221,500	\$241,000	850	7	1980	Good	7,859	N	N	34748 26TH PL SW
17	0	010060	0550	08/04/14	\$226,500	\$235,000	900	7	1976	Good	7,370	N	N	33328 28TH PL SW
17	0	010060	0810	05/15/13	\$220,100	\$253,000	900	7	1975	Avg	8,000	N	N	33415 28TH PL SW
17	0	109961	0900	12/16/14	\$215,000	\$216,000	900	7	1975	Good	7,500	N	N	3725 SW 332ND PL
17	0	327900	0120	12/22/14	\$274,000	\$275,000	950	7	1980	Good	7,992	N	N	33305 41ST AVE SW
17	0	330620	0240	11/25/14	\$218,000	\$220,000	950	7	1963	Avg	10,455	N	N	2345 SW 339TH ST
17	0	502945	0100	08/12/14	\$190,000	\$197,000	960	7	1982	Avg	9,031	N	N	34516 27TH AVE SW
17	0	502945	1100	09/11/13	\$232,000	\$260,000	970	7	1981	VGood	7,364	N	N	2703 SW 347TH ST
17	0	894520	0610	07/31/13	\$227,000	\$256,000	970	7	1966	VGood	8,395	N	N	32711 28TH AVE SW
17	0	894530	0040	09/19/14	\$225,000	\$231,000	970	7	1966	Good	8,470	N	N	33037 29TH AVE SW
17	0	502945	0160	08/15/14	\$222,000	\$230,000	970	7	1981	Good	7,187	N	N	2632 SW 347TH ST
17	0	894430	0160	08/09/13	\$210,000	\$237,000	970	7	1967	VGood	7,215	N	N	2901 SW 332ND PL
17	0	502945	0550	01/14/14	\$207,900	\$226,000	970	7	1980	Avg	7,003	N	N	2616 SW 349TH PL
17	0	502945	1080	08/21/14	\$203,000	\$210,000	970	7	1980	Avg	6,650	N	N	34743 27TH AVE SW
17	0	502945	0290	10/03/14	\$230,000	\$235,000	980	7	1980	VGood	6,625	N	N	2639 SW 347TH PL
17	0	502945	0290	06/11/12	\$198,000	\$244,000	980	7	1980	VGood	6,625	N	N	2639 SW 347TH PL
17	0	921151	0210	07/19/13	\$250,000	\$283,000	1,000	7	1978	VGood	7,169	N	N	33703 38TH PL SW
17	0	502945	0600	02/05/13	\$218,500	\$256,000	1,000	7	1980	VGood	8,386	N	N	34920 26TH CT SW
17	0	502945	0950	07/30/13	\$215,000	\$243,000	1,000	7	1980	VGood	8,867	N	N	2628 SW 351ST PL
17	0	502945	1010	07/11/14	\$160,000	\$167,000	1,000	7	1980	Avg	7,000	N	N	2643 SW 351ST PL
17	0	502945	0940	04/02/12	\$159,000	\$199,000	1,000	7	1980	Good	6,953	N	N	2632 SW 351ST PL
17	0	010060	0140	11/06/13	\$173,250	\$191,000	1,010	7	1975	Avg	11,000	N	N	2612 SW 334TH PL
17	0	797200	0090	03/14/14	\$171,000	\$183,000	1,010	7	1977	VGood	13,107	N	N	34505 30TH AVE SW
17	0	894500	0980	04/03/13	\$176,000	\$204,000	1,020	7	2013	Avg	8,453	N	N	2428 SW 330TH ST
17	0	327900	0070	08/28/14	\$215,000	\$222,000	1,030	7	1979	Avg	8,775	N	N	4008 SW 333RD ST
17	0	109975	0400	07/18/12	\$160,157	\$196,000	1,030	7	1974	Avg	7,800	N	N	32917 33RD AVE SW
17	0	010060	1190	09/26/12	\$240,000	\$289,000	1,040	7	1975	VGood	7,440	N	N	2665 SW 335TH PL
17	0	438800	0120	03/14/13	\$237,000	\$276,000	1,040	7	1977	Good	6,906	N	N	31435 32ND AVE SW
17	0	502945	0200	02/03/14	\$222,900	\$241,000	1,040	7	1981	Good	6,805	N	N	2625 SW 347TH ST
17	0	327900	0010	03/20/13	\$198,000	\$230,000	1,040	7	1979	VGood	7,865	N	N	3912 SW 332ND PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	010060	0420	11/15/12	\$170,000	\$203,000	1,050	7	1976	Good	9,100	N	N	33423 26TH PL SW
17	0	011460	0270	07/11/13	\$233,000	\$264,000	1,060	7	1969	Good	10,925	N	N	34414 28TH PL SW
17	0	502945	0500	09/03/13	\$187,000	\$210,000	1,060	7	1980	VGood	7,146	N	N	2645 SW 348TH PL
17	0	327900	0370	11/11/13	\$169,950	\$188,000	1,060	7	1979	Fair	7,350	N	N	33332 40TH AVE SW
17	0	330620	0155	03/18/13	\$160,950	\$187,000	1,060	7	1963	Good	9,619	N	N	2153 SW 338TH ST
17	0	502945	0920	11/29/12	\$124,950	\$149,000	1,060	7	1980	Avg	7,057	N	N	2642 SW 351ST PL
17	0	438800	0460	10/14/14	\$195,000	\$199,000	1,070	7	1969	Good	7,615	N	N	3028 SW 316TH ST
17	0	438800	0140	07/29/14	\$194,000	\$202,000	1,070	7	1971	Good	6,440	N	N	31601 32ND AVE SW
17	0	327900	0180	10/08/13	\$175,000	\$195,000	1,070	7	1979	Good	8,030	N	N	33337 41ST AVE SW
17	0	438800	0140	12/11/12	\$154,900	\$184,000	1,070	7	1971	Good	6,440	N	N	31601 32ND AVE SW
17	0	954280	1680	11/28/12	\$248,000	\$295,000	1,090	7	1978	VGood	7,700	N	N	2917 SW 337TH ST
17	0	858120	0190	12/13/13	\$196,000	\$215,000	1,090	7	1977	Avg	7,140	N	N	3009 SW 341ST ST
17	0	438800	0390	10/30/12	\$159,900	\$191,000	1,090	7	1969	VGood	7,366	N	N	3027 SW 316TH ST
17	0	873216	0270	06/24/13	\$260,000	\$296,000	1,100	7	1984	VGood	10,319	N	N	3138 SW 339TH ST
17	0	638670	0230	07/10/13	\$253,500	\$288,000	1,100	7	1972	VGood	8,162	N	N	2316 SW 325TH ST
17	0	873213	1340	08/28/13	\$240,000	\$269,000	1,100	7	1978	Good	8,500	N	N	3802 SW 331ST ST
17	0	873216	0190	08/19/13	\$235,000	\$264,000	1,100	7	1984	VGood	7,676	N	N	33835 31ST AVE SW
17	0	797200	0170	04/17/12	\$226,000	\$282,000	1,100	7	1978	VGood	9,927	N	N	34510 30TH AVE SW
17	0	327900	0430	05/20/13	\$175,000	\$201,000	1,100	7	1979	VGood	8,100	N	N	3919 SW 332ND PL
17	0	873216	0160	02/22/12	\$172,700	\$218,000	1,100	7	1984	Good	7,622	N	N	3028 SW 339TH ST
17	0	011470	0080	07/15/13	\$267,000	\$303,000	1,110	7	1974	Good	10,640	N	N	2505 SW 346TH ST
17	0	010920	0300	04/16/13	\$170,000	\$196,000	1,110	7	1984	Avg	7,344	N	N	2619 SW 340TH PL
17	0	797200	0200	05/29/14	\$264,950	\$279,000	1,120	7	1978	Good	9,753	N	N	34434 30TH AVE SW
17	0	894720	0090	03/27/13	\$175,000	\$203,000	1,120	7	1978	Good	12,150	N	N	2303 SW 344TH ST
17	0	109975	0610	07/10/14	\$231,500	\$242,000	1,130	7	1973	Good	7,900	N	N	32800 35TH AVE SW
17	0	109960	0010	06/12/14	\$210,000	\$221,000	1,130	7	1970	Good	7,840	N	N	33818 35TH AVE SW
17	0	954280	2000	12/29/14	\$185,000	\$185,000	1,130	7	1978	Avg	7,000	N	N	32910 30TH AVE SW
17	0	536020	0044	09/06/13	\$163,000	\$183,000	1,130	7	1985	Good	7,443	N	N	3220 SW 340TH ST
17	0	176110	0500	05/23/13	\$205,000	\$235,000	1,140	7	1986	Good	6,510	N	N	34910 23RD AVE SW
17	0	797200	0010	10/21/14	\$195,000	\$198,000	1,140	7	1969	Good	9,628	N	N	34403 30TH AVE SW
17	0	797200	0070	02/25/13	\$188,500	\$220,000	1,140	7	1969	Good	9,623	N	N	34429 30TH AVE SW
17	0	109961	0750	10/18/12	\$170,000	\$204,000	1,140	7	1976	Good	7,200	N	N	33469 38TH AVE SW

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Area 054 -- 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
17	0	109961	0780	12/14/12	\$140,000	\$166,000	1,140	7	1971	Avg	8,700	N	N	33491 38TH AVE SW
17	0	109976	0300	06/26/13	\$250,000	\$284,000	1,150	7	1976	Good	7,700	N	N	3416 SW 333RD ST
17	0	921150	0220	08/23/12	\$189,000	\$229,000	1,150	7	1978	Good	8,100	N	N	3710 SW 338TH PL
17	0	921152	0170	09/10/13	\$258,500	\$289,000	1,160	7	1989	VGood	8,645	N	N	4225 SW 337TH PL
17	0	010060	0530	11/02/12	\$245,000	\$293,000	1,160	7	1976	VGood	7,370	N	N	33406 28TH PL SW
17	0	176110	0190	07/24/14	\$225,000	\$234,000	1,160	7	1984	Avg	6,808	N	N	2427 SW 349TH PL
17	0	109961	1230	09/12/14	\$199,000	\$204,000	1,160	7	1975	Good	6,400	N	N	33209 36TH AVE SW
17	0	858120	0060	08/19/13	\$191,800	\$216,000	1,160	7	1977	Good	7,000	N	N	3315 SW 340TH PL
17	0	011470	0270	05/03/13	\$175,000	\$201,000	1,160	7	1969	Good	9,600	N	N	2131 SW 346TH ST
17	0	638660	0260	08/21/12	\$175,000	\$213,000	1,160	7	1987	Avg	9,472	N	N	2418 SW 325TH ST
17	0	921150	0520	06/18/14	\$239,950	\$252,000	1,170	7	1978	Avg	6,900	N	N	33838 37TH AVE SW
17	0	954280	1990	05/29/14	\$266,500	\$281,000	1,180	7	1978	Good	7,632	N	N	32916 30TH AVE SW
17	0	873213	0170	06/20/14	\$249,900	\$262,000	1,180	7	1978	Avg	7,575	N	N	33134 36TH AVE SW
17	0	638670	0110	08/05/14	\$245,000	\$254,000	1,180	7	1970	Good	8,208	N	N	32467 22ND AVE SW
17	0	858120	0160	10/24/14	\$193,000	\$196,000	1,180	7	1977	Good	7,000	N	N	3113 SW 341ST ST
17	0	109961	0530	12/21/12	\$191,475	\$227,000	1,180	7	1976	Avg	6,400	N	N	3810 SW 336TH ST
17	0	858120	0350	06/17/14	\$187,500	\$197,000	1,180	7	1977	Good	7,000	N	N	34011 32ND AVE SW
17	0	954280	0980	05/07/13	\$180,000	\$207,000	1,180	7	1978	Good	8,190	N	N	33121 30TH AVE SW
17	0	921150	0380	04/09/14	\$267,000	\$285,000	1,190	7	1978	VGood	6,860	N	N	33902 38TH PL SW
17	0	921151	0260	06/23/13	\$238,500	\$272,000	1,190	7	1979	VGood	6,900	N	N	33628 39TH AVE SW
17	0	242103	9075	11/06/14	\$195,000	\$198,000	1,190	7	1965	Good	14,777	N	N	3419 SW 344TH ST
17	0	011460	0230	02/10/14	\$172,900	\$187,000	1,190	7	1968	VGood	10,841	N	N	2715 SW 345TH PL
17	0	932430	0030	07/03/14	\$264,500	\$276,000	1,200	7	1962	Good	11,385	N	N	2142 SW 322ND ST
17	0	921152	0150	05/28/14	\$236,000	\$249,000	1,200	7	1989	Good	9,485	N	N	4235 SW 337TH PL
17	0	954280	0580	06/13/12	\$235,000	\$289,000	1,200	7	1977	VGood	8,250	N	N	33612 33RD PL SW
17	0	951090	0130	12/03/13	\$225,000	\$247,000	1,200	7	1968	VGood	8,000	N	N	32704 35TH AVE SW
17	0	921151	0890	06/27/12	\$213,500	\$262,000	1,200	7	1979	VGood	7,068	N	N	3821 SW 339TH ST
17	0	921151	0850	05/19/14	\$207,000	\$219,000	1,200	7	1979	Avg	6,650	N	N	3845 SW 339TH ST
17	0	921151	0790	09/23/13	\$200,000	\$223,000	1,200	7	1979	Good	6,370	N	N	3838 SW 339TH ST
17	0	921151	0790	08/21/12	\$199,000	\$242,000	1,200	7	1979	Good	6,370	N	N	3838 SW 339TH ST
17	0	954280	0290	12/10/14	\$217,000	\$218,000	1,210	7	1977	Avg	6,750	N	N	33425 33RD PL SW
17	0	010920	0670	01/21/14	\$260,000	\$282,000	1,220	7	1984	VGood	8,288	N	N	33917 28TH PL SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	109976	0470	06/04/14	\$161,700	\$170,000	1,220	7	1974	Avg	7,200	N	N	32950 33RD AVE SW
17	0	176110	0300	10/30/14	\$220,000	\$223,000	1,230	7	1986	Avg	7,200	N	N	34915 23RD AVE SW
17	0	921151	0120	02/13/14	\$200,000	\$216,000	1,230	7	1978	Good	7,208	N	N	33729 37TH PL SW
17	0	438800	0500	07/19/12	\$178,750	\$219,000	1,230	7	1973	Good	7,580	N	N	31410 32ND AVE SW
17	0	894430	0040	04/11/14	\$150,000	\$160,000	1,230	7	1967	Avg	6,650	N	N	2710 SW 332ND PL
17	0	873213	0140	12/22/14	\$285,000	\$286,000	1,240	7	1978	Good	8,250	N	N	3611 SW 331ST PL
17	0	873213	0730	11/20/14	\$280,000	\$283,000	1,240	7	1978	Good	8,240	N	N	33004 37TH CT SW
17	0	109960	0250	12/02/14	\$260,000	\$262,000	1,240	7	1976	Good	6,400	N	N	33211 35TH AVE SW
17	0	873213	1390	03/11/13	\$260,000	\$303,000	1,240	7	1978	VGood	10,000	N	N	3829 SW 331ST ST
17	0	873213	0180	12/16/14	\$235,000	\$236,000	1,240	7	1978	Avg	7,575	N	N	33126 36TH AVE SW
17	0	638670	0170	01/01/14	\$229,950	\$251,000	1,240	7	1974	Good	8,120	N	N	32518 23RD AVE SW
17	0	921151	0550	10/24/12	\$173,000	\$207,000	1,240	7	1979	Avg	7,650	N	N	3902 SW 337TH ST
17	0	438800	0330	08/27/12	\$170,000	\$206,000	1,240	7	1973	Avg	6,440	N	N	3013 SW 317TH ST
17	0	921150	0230	10/02/14	\$263,000	\$269,000	1,250	7	1979	VGood	7,315	N	N	33741 37TH PL SW
17	0	109976	0270	03/19/14	\$254,950	\$273,000	1,250	7	1976	Good	7,200	N	N	33253 34TH AVE SW
17	0	638660	0030	06/25/13	\$225,000	\$256,000	1,250	7	1967	Good	7,203	N	N	2519 SW 325TH PL
17	0	109961	0260	08/26/14	\$212,000	\$219,000	1,250	7	1971	Good	12,705	N	N	33511 39TH AVE SW
17	0	109961	0570	06/17/14	\$180,000	\$189,000	1,250	7	1972	Good	7,350	N	N	3716 SW 335TH ST
17	0	330620	0215	07/05/13	\$155,000	\$176,000	1,250	7	1959	Good	9,606	N	N	2134 SW 339TH ST
17	0	638660	0100	09/13/12	\$152,000	\$184,000	1,250	7	1968	Avg	8,064	N	N	2512 SW 325TH PL
17	0	921150	0450	01/02/13	\$153,100	\$181,000	1,260	7	1978	Good	6,500	N	N	3705 SW 338TH PL
17	0	954280	1730	06/17/13	\$269,950	\$308,000	1,270	7	1978	VGood	9,200	N	N	2932 SW 337TH ST
17	0	896580	0060	03/18/14	\$238,000	\$255,000	1,270	7	1961	Good	11,392	N	N	2114 SW 326TH ST
17	0	109961	1280	02/26/14	\$200,000	\$215,000	1,270	7	1971	VGood	7,560	N	N	33239 36TH AVE SW
17	0	894510	0140	07/30/13	\$203,000	\$229,000	1,278	7	1962	VGood	8,760	N	N	2202 SW 328TH ST
17	0	894510	0140	12/26/12	\$182,000	\$215,000	1,278	7	1962	VGood	8,760	N	N	2202 SW 328TH ST
17	0	109960	0520	09/27/13	\$211,860	\$236,000	1,280	7	1970	Good	6,400	N	N	33569 36TH AVE SW
17	0	921151	0600	07/12/13	\$289,900	\$329,000	1,290	7	1979	VGood	7,081	N	N	4004 SW 337TH ST
17	0	176110	0080	07/17/14	\$205,000	\$214,000	1,290	7	1984	Avg	7,210	N	N	2306 SW 349TH PL
17	0	109960	0090	06/13/14	\$205,000	\$215,000	1,290	7	1976	VGood	6,566	N	N	33614 35TH AVE SW
17	0	638670	0320	01/12/12	\$174,500	\$222,000	1,290	7	1977	Good	8,000	N	N	2111 SW 325TH PL
17	0	109961	0330	06/12/13	\$163,000	\$186,000	1,290	7	1976	Good	7,290	N	N	3718 SW 335TH CT

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Area 054 -- 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
17	0	438801	0310	07/19/13	\$240,000	\$272,000	1,300	7	1976	Good	8,334	N	N	3120 SW 313TH PL
17	0	109975	0220	03/05/14	\$225,500	\$242,000	1,300	7	1977	Avg	7,400	N	N	33124 35TH AVE SW
17	0	921150	0610	04/16/13	\$209,000	\$241,000	1,300	7	1979	Good	8,400	N	N	33827 36TH AVE SW
17	0	638660	0050	12/13/12	\$185,000	\$219,000	1,300	7	1967	VGood	8,019	N	N	2509 SW 325TH PL
17	0	010920	0070	02/23/12	\$170,500	\$215,000	1,300	7	1979	Good	7,760	N	N	2932 SW 339TH ST
17	0	442410	0060	10/29/13	\$133,000	\$147,000	1,300	7	1968	Avg	13,344	N	N	3517 SW 343RD ST
17	0	932430	0130	10/14/13	\$275,000	\$305,000	1,310	7	1965	VGood	11,418	N	N	2155 SW 322ND ST
17	0	954280	1170	03/27/14	\$229,500	\$245,000	1,310	7	1978	Avg	7,700	N	N	33715 32ND AVE SW
17	0	327900	0460	09/26/14	\$196,500	\$201,000	1,310	7	1979	Good	7,000	N	N	4013 SW 333RD ST
17	0	954280	0530	11/18/13	\$262,000	\$289,000	1,330	7	1978	VGood	8,000	N	N	3219 SW 338TH ST
17	0	638660	0130	06/24/14	\$218,000	\$228,000	1,330	7	1968	Good	7,600	N	N	2530 SW 325TH PL
17	0	954280	0090	02/08/12	\$215,371	\$272,000	1,330	7	1978	VGood	7,840	N	N	33213 32ND PL SW
17	0	109961	0830	12/02/14	\$209,000	\$211,000	1,330	7	1976	Avg	6,900	N	N	33218 39TH AVE SW
17	0	109961	1170	05/15/12	\$160,000	\$198,000	1,330	7	1977	Avg	6,400	N	N	33226 37TH AVE SW
17	0	954280	0560	02/26/14	\$280,000	\$302,000	1,340	7	1977	VGood	7,700	N	N	33700 33RD PL SW
17	0	873213	0800	06/04/13	\$238,800	\$273,000	1,340	7	1978	VGood	8,814	N	N	3714 SW 330TH ST
17	0	954280	1850	10/08/13	\$214,950	\$239,000	1,340	7	1977	Good	7,200	N	N	33218 30TH AVE SW
17	0	010920	0310	11/12/12	\$235,000	\$281,000	1,350	7	1984	Good	7,956	N	N	2613 SW 340TH PL
17	0	951090	0630	06/17/14	\$305,000	\$320,000	1,360	7	1973	Good	7,665	N	N	32757 30TH AVE SW
17	0	921150	0560	10/28/14	\$245,000	\$249,000	1,360	7	1979	Avg	6,790	N	N	33814 37TH AVE SW
17	0	873216	0240	10/17/14	\$223,000	\$227,000	1,360	7	1984	Good	10,573	N	N	3114 SW 339TH ST
17	0	638670	0080	04/23/14	\$229,000	\$243,000	1,362	7	1970	Good	10,695	N	N	32449 22ND AVE SW
17	0	932432	0040	06/16/14	\$220,000	\$231,000	1,370	7	1988	Good	9,826	N	N	2418 SW 322ND ST
17	0	330620	0010	06/05/14	\$210,000	\$221,000	1,370	7	1959	Avg	10,403	N	N	2344 SW 338TH ST
17	0	438800	0310	06/25/13	\$225,000	\$256,000	1,380	7	2012	Avg	6,992	N	N	3027 SW 317TH ST
17	0	010921	0460	10/29/14	\$270,000	\$274,000	1,390	7	1986	Avg	8,000	N	N	2740 SW 342ND ST
17	0	873213	0620	04/01/14	\$220,000	\$235,000	1,390	7	1977	Avg	8,625	N	N	33020 38TH AVE SW
17	0	873213	0260	06/22/12	\$202,000	\$248,000	1,390	7	1978	Good	7,575	N	N	33008 36TH AVE SW
17	0	954280	0650	03/20/13	\$189,000	\$220,000	1,390	7	1978	Good	7,700	N	N	33434 33RD PL SW
17	0	951090	0610	10/30/14	\$294,000	\$299,000	1,400	7	1969	Good	7,600	N	N	32733 30TH AVE SW
17	0	951090	0550	04/14/14	\$269,950	\$288,000	1,400	7	1968	Good	22,500	N	N	32705 30TH AVE SW
17	0	109976	0130	06/21/12	\$248,000	\$305,000	1,400	7	1975	Good	5,616	N	N	33115 33RD AVE SW

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Area 054 -- 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
17	0	010060	0650	02/26/13	\$195,000	\$228,000	1,400	7	1975	Good	9,100	N	N	2656 SW 333RD PL
17	0	894430	0010	07/25/14	\$230,000	\$239,000	1,410	7	1967	VGood	9,000	N	N	2662 SW 332ND ST
17	0	954280	1690	10/24/13	\$225,000	\$249,000	1,410	7	1978	Good	7,700	N	N	2913 SW 337TH ST
17	0	109976	0050	05/10/12	\$167,000	\$207,000	1,410	7	1975	Avg	9,900	N	N	3311 SW 330TH ST
17	0	330620	0180	03/26/13	\$170,000	\$197,000	1,420	7	1983	VGood	9,619	N	N	2117 SW 338TH ST
17	0	951090	0140	09/19/14	\$151,000	\$155,000	1,420	7	1968	Fair	7,000	N	N	3327 SW 327TH ST
17	0	438801	0040	03/05/14	\$235,000	\$253,000	1,430	7	1974	VGood	8,050	N	N	31324 31ST AVE SW
17	0	954280	1880	02/21/14	\$226,450	\$244,000	1,430	7	1977	Good	8,250	N	N	33206 30TH AVE SW
17	0	858120	0250	03/31/14	\$203,000	\$217,000	1,440	7	1971	Avg	9,900	N	N	34003 31ST AVE SW
17	0	176110	0270	11/12/12	\$195,000	\$233,000	1,440	7	1985	Good	8,326	N	N	2313 SW 349TH PL
17	0	638660	0220	06/11/12	\$189,900	\$234,000	1,440	7	1968	Good	8,000	N	N	2324 SW 325TH ST
17	0	951090	0270	12/11/14	\$254,000	\$255,000	1,450	7	1969	Good	9,000	N	N	3319 SW 327TH PL
17	0	279150	0040	11/14/13	\$228,500	\$252,000	1,450	7	1988	VGood	7,225	N	N	3036 SW 346TH PL
17	0	438801	0330	01/24/13	\$251,000	\$295,000	1,460	7	1976	Good	9,057	N	N	3115 SW 313TH PL
17	0	921152	0410	10/09/14	\$245,000	\$250,000	1,460	7	1989	Avg	11,593	N	N	4239 SW 338TH ST
17	0	279150	0370	03/10/14	\$243,400	\$261,000	1,460	7	1988	Good	6,665	N	N	34722 31ST CT SW
17	0	010920	0390	10/20/14	\$250,000	\$255,000	1,480	7	1980	Good	3,900	N	N	2614 SW 339TH ST
17	0	010920	0390	08/20/14	\$245,000	\$253,000	1,480	7	1980	Good	3,900	N	N	2614 SW 339TH ST
17	0	873213	0850	02/27/13	\$241,500	\$282,000	1,480	7	1978	Good	7,905	N	N	33025 38TH AVE SW
17	0	873213	0940	06/09/14	\$213,000	\$224,000	1,480	7	1978	Fair	9,000	N	N	32835 38TH CT SW
17	0	873216	0050	08/22/14	\$250,000	\$258,000	1,490	7	1984	Avg	7,414	N	N	3111 SW 339TH ST
17	0	873204	0580	12/18/14	\$249,000	\$250,000	1,500	7	1979	Avg	7,200	N	N	3949 SW 329TH PL
17	0	951090	0360	05/09/14	\$260,000	\$275,000	1,510	7	1969	Good	8,075	N	N	32704 33RD AVE SW
17	0	921152	0510	06/05/13	\$245,000	\$280,000	1,520	7	1989	Avg	12,118	N	N	4061 SW 337TH ST
17	0	896590	0090	09/10/13	\$200,000	\$224,000	1,520	7	1969	Good	10,312	N	N	32602 26TH AVE SW
17	0	536020	0054	10/02/14	\$247,500	\$253,000	1,530	7	1995	Avg	8,749	N	N	3002 SW 340TH ST
17	0	351800	0160	04/04/14	\$229,000	\$244,000	1,590	7	1988	Good	7,366	N	N	2805 SW 350TH PL
17	0	951090	0710	05/13/14	\$267,345	\$283,000	1,610	7	1972	Good	8,165	N	N	2831 SW 327TH ST
17	0	109960	0580	08/06/12	\$160,000	\$195,000	1,616	7	1969	Good	7,254	N	N	33502 37TH AVE SW
17	0	954280	0520	05/18/12	\$183,000	\$227,000	1,620	7	1978	VGood	8,100	N	N	33808 33RD PL SW
17	0	109960	0680	03/25/14	\$194,500	\$208,000	1,650	7	1970	Good	8,360	N	N	3702 SW 335TH ST
17	0	010060	0720	04/19/13	\$244,950	\$283,000	1,670	7	1975	VGood	7,200	N	N	2684 SW 333RD PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	921152	0040	06/17/13	\$234,950	\$268,000	1,670	7	1989	Good	9,305	N	N	4244 SW 337TH PL
17	0	279150	0020	06/04/14	\$250,500	\$264,000	1,710	7	1988	Good	7,225	N	N	3024 SW 346TH PL
17	0	109976	0180	03/06/13	\$255,000	\$297,000	1,720	7	1975	Good	7,600	N	N	3309 SW 332ND ST
17	0	011460	0110	06/12/14	\$190,000	\$200,000	1,720	7	1969	Good	9,600	N	N	2804 SW 347TH ST
17	0	873196	0540	12/15/14	\$242,000	\$243,000	1,750	7	1975	Good	11,400	N	N	32052 41ST PL SW
17	0	109961	1080	06/19/14	\$278,000	\$292,000	1,768	7	1977	VGood	6,400	N	N	33221 37TH AVE SW
17	0	010061	0020	12/27/13	\$215,000	\$235,000	1,850	7	1977	Good	7,480	N	N	33425 29TH PL SW
17	0	502945	1040	04/25/14	\$255,950	\$272,000	1,860	7	1980	Avg	7,626	N	N	34901 27TH AVE SW
17	0	638660	0170	10/01/14	\$217,000	\$222,000	1,860	7	1967	Good	8,505	N	N	2427 SW 325TH ST
17	0	788878	0020	03/06/14	\$265,000	\$285,000	1,870	7	1992	Good	7,141	N	N	34419 32ND CT SW
17	0	286850	0070	06/20/13	\$264,000	\$301,000	1,920	7	1977	VGood	10,683	N	N	34410 34TH PL SW
17	0	921152	0020	08/22/14	\$283,748	\$293,000	1,940	7	1989	Avg	9,560	N	N	4220 SW 337TH PL
17	0	109976	0090	07/07/13	\$230,000	\$261,000	1,950	7	1975	Avg	9,460	N	N	3310 SW 331ST ST
17	0	536020	0057	11/06/12	\$204,000	\$244,000	1,970	7	1997	Avg	8,059	N	N	3318 SW 340TH ST
17	0	279150	0060	09/30/13	\$250,000	\$278,000	1,980	7	1988	Avg	7,225	N	N	3046 SW 346TH PL
17	0	279150	0270	05/22/14	\$243,500	\$257,000	1,980	7	1988	Avg	7,403	N	N	3002 SW 349TH PL
17	0	109975	0510	08/14/12	\$224,950	\$274,000	2,000	7	1975	Good	7,200	N	N	32916 33RD AVE SW
17	0	010921	0040	09/11/12	\$210,000	\$254,000	2,020	7	1985	Avg	7,280	N	N	34108 30TH AVE SW
17	0	122103	9113	03/06/14	\$284,800	\$306,000	2,030	7	2003	Avg	10,000	N	N	2129 SW 316TH ST
17	0	351800	0150	03/16/12	\$198,000	\$248,000	2,060	7	1990	Avg	7,208	N	N	2811 SW 350TH PL
17	0	932432	0050	03/14/13	\$220,000	\$256,000	2,090	7	1980	Avg	9,826	N	N	2410 SW 322ND ST
17	0	788878	0090	11/21/14	\$277,950	\$281,000	2,100	7	1992	Avg	6,021	N	N	3126 SW 346TH PL
17	0	873204	0250	09/12/13	\$225,000	\$252,000	950	8	1981	Avg	8,901	N	N	4228 SW 328TH CT
17	0	211551	0340	06/04/14	\$275,000	\$289,000	1,000	8	1983	Avg	8,755	N	N	31607 45TH PL SW
17	0	211551	0310	12/17/13	\$255,390	\$280,000	1,000	8	1983	VGood	9,120	N	N	4605 SW 316TH PL
17	0	873180	1240	04/22/13	\$249,500	\$288,000	1,010	8	1967	Good	10,800	N	N	32226 22ND AVE SW
17	0	327900	0030	10/16/12	\$245,000	\$294,000	1,030	8	1979	VGood	12,070	N	N	3924 SW 332ND PL
17	0	211551	0030	01/17/14	\$225,000	\$245,000	1,080	8	1981	Avg	7,210	N	N	4609 SW 317TH PL
17	0	211551	0280	09/26/13	\$224,800	\$251,000	1,080	8	1985	Good	7,622	N	N	4617 SW 316TH PL
17	0	211551	0460	08/29/12	\$209,000	\$253,000	1,100	8	1985	Good	8,820	N	N	31421 46TH PL SW
17	0	211551	0300	10/16/14	\$246,000	\$251,000	1,130	8	1983	Avg	10,500	N	N	4609 SW 316TH PL
17	0	010921	0650	04/09/12	\$195,000	\$243,000	1,140	8	1983	Avg	7,220	N	N	2734 SW 341ST ST

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	010920	0350	02/18/12	\$240,000	\$303,000	1,160	8	1979	VGood	7,210	N	N	33811 26TH AVE SW
17	0	502946	0290	04/08/13	\$211,000	\$244,000	1,200	8	1984	VGood	6,510	N	N	2715 SW 347TH PL
17	0	211551	0470	12/23/14	\$285,000	\$286,000	1,220	8	1985	Good	10,400	N	N	31427 46TH PL SW
17	0	193840	0020	10/29/13	\$280,000	\$310,000	1,240	8	1976	Good	7,705	N	N	2413 SW 319TH PL
17	0	873196	0460	06/01/12	\$254,000	\$314,000	1,240	8	1975	VGood	7,950	N	N	4144 SW 322ND ST
17	0	193840	0560	10/21/14	\$220,000	\$224,000	1,240	8	1977	Avg	9,700	N	N	2417 SW 318TH PL
17	0	873204	0810	11/04/14	\$235,000	\$238,000	1,250	8	1979	Avg	10,184	N	N	4101 SW 328TH PL
17	0	873204	0160	02/01/12	\$235,000	\$297,000	1,250	8	1981	Good	7,956	N	N	4104 SW 328TH PL
17	0	873180	0180	08/23/13	\$298,500	\$335,000	1,260	8	1966	Good	9,700	N	N	32205 24TH AVE SW
17	0	873190	0790	06/26/14	\$354,950	\$372,000	1,280	8	1977	VGood	7,350	N	N	32165 33RD AVE SW
17	0	873213	1280	05/01/13	\$275,000	\$317,000	1,280	8	1978	Good	10,450	N	N	32923 39TH AVE SW
17	0	873204	0180	12/19/14	\$245,000	\$246,000	1,280	8	1981	Good	7,650	N	N	4118 SW 328TH PL
17	0	873190	2680	11/20/14	\$218,000	\$220,000	1,280	8	1968	Good	7,084	N	N	32019 40TH PL SW
17	0	873201	0300	09/26/14	\$280,000	\$287,000	1,290	8	1978	VGood	9,170	N	N	32828 43RD PL SW
17	0	279150	0280	11/19/14	\$246,000	\$249,000	1,290	8	1990	Avg	6,675	N	N	34817 30TH AVE SW
17	0	873202	0100	10/28/14	\$235,000	\$239,000	1,290	8	1978	Avg	7,500	N	N	4310 SW 321ST ST
17	0	873204	0330	11/15/12	\$294,500	\$351,000	1,310	8	1981	VGood	7,416	N	N	32853 42ND PL SW
17	0	873198	2190	06/18/14	\$274,500	\$288,000	1,320	8	1969	Good	9,000	N	N	3924 SW 316TH ST
17	0	502946	0180	09/16/14	\$260,000	\$267,000	1,320	8	1984	Good	7,345	N	N	34823 28TH PL SW
17	0	873198	0920	06/18/13	\$257,000	\$293,000	1,320	8	1977	Good	7,600	N	N	3618 SW 318TH ST
17	0	010920	0730	05/06/14	\$218,000	\$231,000	1,320	8	1979	Avg	7,684	N	N	33945 28TH PL SW
17	0	502946	0490	12/19/12	\$209,950	\$249,000	1,320	8	1983	Avg	7,221	N	N	2813 SW 349TH PL
17	0	873190	0700	02/20/13	\$192,500	\$225,000	1,320	8	1968	Good	8,400	N	N	32129 33RD AVE SW
17	0	193840	0080	03/28/14	\$275,000	\$294,000	1,330	8	1978	VGood	6,700	N	N	31826 24TH AVE SW
17	0	873213	1200	08/08/14	\$258,000	\$267,000	1,330	8	1978	Good	9,000	N	N	3900 SW 328TH PL
17	0	873195	0160	08/14/13	\$245,000	\$276,000	1,330	8	1970	Good	8,000	N	N	32719 40TH AVE SW
17	0	873201	0380	04/25/13	\$283,000	\$326,000	1,350	8	1979	VGood	8,806	N	N	4218 SW 328TH ST
17	0	873198	0540	08/08/13	\$258,950	\$292,000	1,350	8	1980	Avg	14,400	N	N	31402 36TH AVE SW
17	0	294451	0260	11/14/12	\$240,000	\$286,000	1,350	8	1996	Avg	7,302	N	N	34224 31ST AVE SW
17	0	873202	0310	07/17/14	\$260,000	\$271,000	1,360	8	1978	Avg	8,811	N	N	32219 44TH PL SW
17	0	873213	1080	05/30/13	\$255,000	\$292,000	1,360	8	1978	VGood	7,725	N	N	3520 SW 328TH PL
17	0	873198	1250	11/12/13	\$295,000	\$325,000	1,370	8	1976	Good	7,100	N	N	3811 SW 313TH ST

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	873201	0530	08/12/13	\$285,000	\$321,000	1,370	8	1980	Good	7,992	N	N	32537 42ND PL SW
17	0	873190	1610	09/17/14	\$282,000	\$289,000	1,370	8	1967	Good	7,548	N	N	3242 SW 325TH ST
17	0	873213	1320	11/07/13	\$250,000	\$276,000	1,390	8	1978	Avg	7,500	N	N	3811 SW 330TH PL
17	0	193840	0300	07/08/14	\$245,000	\$256,000	1,390	8	1978	Avg	6,390	N	N	31717 25TH AVE SW
17	0	010920	0440	11/16/12	\$240,000	\$286,000	1,390	8	1979	Good	13,934	N	N	2606 SW 340TH PL
17	0	873180	0220	04/06/12	\$260,000	\$325,000	1,400	8	1968	Good	8,900	N	N	32235 24TH AVE SW
17	0	193840	0470	04/23/14	\$253,000	\$269,000	1,400	8	1976	Good	6,700	N	N	31823 24TH AVE SW
17	0	873180	0010	06/20/13	\$227,000	\$259,000	1,400	8	1966	Good	8,714	N	N	2102 SW 322ND PL
17	0	010920	0360	08/22/12	\$222,500	\$270,000	1,400	8	1979	VGood	6,386	N	N	33819 26TH AVE SW
17	0	193840	0030	05/02/13	\$259,950	\$299,000	1,420	8	1976	Good	8,625	N	N	2407 SW 319TH PL
17	0	010920	0540	07/16/12	\$255,000	\$312,000	1,420	8	1979	VGood	8,160	N	N	33942 28TH PL SW
17	0	873195	0870	08/27/12	\$205,000	\$249,000	1,420	8	1972	Good	10,656	N	N	32550 36TH AVE SW
17	0	873198	0050	08/21/13	\$299,000	\$336,000	1,430	8	1977	Good	8,000	N	N	31960 36TH AVE SW
17	0	150320	0090	03/24/14	\$201,537	\$216,000	1,430	8	1964	Avg	11,500	N	N	2724 SW 312TH PL
17	0	211551	0160	12/08/14	\$258,950	\$260,000	1,440	8	1985	Avg	8,050	N	N	31606 45TH PL SW
17	0	873203	0330	08/09/13	\$250,000	\$282,000	1,450	8	1977	Good	8,800	N	N	4103 SW 328TH ST
17	0	873203	0080	08/18/14	\$230,000	\$238,000	1,450	8	1978	Good	8,378	N	N	4112 SW 327TH PL
17	0	010920	0570	04/01/13	\$260,000	\$301,000	1,460	8	1979	Good	6,696	N	N	33932 28TH PL SW
17	0	873190	1160	07/25/12	\$230,000	\$281,000	1,460	8	1966	Avg	7,875	N	N	32159 32ND AVE SW
17	0	873203	0420	12/24/14	\$285,000	\$286,000	1,470	8	1978	Good	8,160	N	N	4105 SW 327TH PL
17	0	873198	2490	06/28/12	\$269,950	\$332,000	1,470	8	1973	Good	8,000	N	N	31436 41ST AVE SW
17	0	873198	2470	07/15/14	\$245,000	\$255,000	1,470	8	1974	Good	8,000	N	N	31510 41ST AVE SW
17	0	873180	0590	02/27/14	\$230,000	\$248,000	1,470	8	1965	Good	8,820	N	N	32223 26TH AVE SW
17	0	193840	0390	10/12/12	\$258,000	\$310,000	1,480	8	1977	Good	10,640	N	N	31847 25TH AVE SW
17	0	873203	0490	12/22/14	\$261,500	\$262,000	1,500	8	1977	Avg	7,800	N	N	4017 SW 328TH ST
17	0	193840	0010	12/17/14	\$244,000	\$245,000	1,500	8	1976	Good	7,475	N	N	2419 SW 319TH PL
17	0	873198	2930	04/23/13	\$257,000	\$297,000	1,510	8	1973	Avg	11,430	N	N	31615 42ND AVE SW
17	0	873203	0440	08/13/14	\$305,000	\$316,000	1,520	8	1977	Avg	12,000	N	N	4034 SW 328TH ST
17	0	010921	0180	03/27/14	\$240,500	\$257,000	1,530	8	1983	Avg	7,220	N	N	2848 SW 341ST CT
17	0	010921	0410	07/29/13	\$226,000	\$255,000	1,530	8	1986	Good	7,227	N	N	2745 SW 342ND ST
17	0	010920	0200	06/23/12	\$200,000	\$246,000	1,550	8	1981	Good	8,064	N	N	2849 SW 340TH PL
17	0	873198	0440	10/16/14	\$355,000	\$362,000	1,560	8	1976	Good	8,000	N	N	31610 36TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	873198	1980	04/28/14	\$258,000	\$274,000	1,560	8	1972	Good	8,000	N	N	3911 SW 314TH ST
17	0	873195	0600	12/20/12	\$199,990	\$237,000	1,560	8	1968	Avg	7,370	N	N	3215 SW 326TH ST
17	0	873198	3020	02/15/12	\$190,000	\$240,000	1,570	8	1976	Avg	8,800	N	N	31729 42ND AVE SW
17	0	873196	0050	12/29/14	\$302,300	\$303,000	1,580	8	1973	Good	9,450	Y	N	32542 41ST AVE SW
17	0	255700	0480	05/03/13	\$278,000	\$320,000	1,580	8	1979	Good	7,242	N	N	33701 28TH AVE SW
17	0	193840	0520	10/16/14	\$272,000	\$277,000	1,580	8	1978	Good	7,600	N	N	2423 SW 318TH ST
17	0	873190	0800	01/25/13	\$260,000	\$306,000	1,580	8	1968	Good	7,350	N	N	32169 33RD AVE SW
17	0	010920	0230	09/25/12	\$250,000	\$301,000	1,580	8	1979	Good	7,210	N	N	2831 SW 340TH PL
17	0	255700	0380	06/18/14	\$287,500	\$302,000	1,590	8	1979	Good	9,000	N	N	33753 29TH CT SW
17	0	873198	2440	01/22/12	\$225,000	\$285,000	1,590	8	1973	Good	7,500	N	N	31600 41ST AVE SW
17	0	873198	2350	04/26/12	\$239,900	\$298,000	1,600	8	1977	Good	8,000	N	N	31459 40TH AVE SW
17	0	954280	1600	06/18/12	\$256,000	\$315,000	1,610	8	1978	VGood	11,592	N	N	33734 31ST AVE SW
17	0	873190	0200	08/07/14	\$320,000	\$332,000	1,620	8	1967	Avg	7,500	N	N	2719 SW 322ND ST
17	0	873190	1240	08/08/13	\$316,000	\$356,000	1,620	8	1971	Good	10,500	N	N	32305 29TH AVE SW
17	0	873204	0130	02/04/14	\$315,000	\$341,000	1,620	8	1988	Good	7,650	N	N	4012 SW 328TH PL
17	0	122103	9156	08/15/14	\$275,000	\$285,000	1,620	8	1978	Good	11,132	N	N	31523 27TH AVE SW
17	0	211551	0380	02/13/14	\$265,000	\$286,000	1,620	8	1983	Good	7,210	N	N	31633 45TH PL SW
17	0	873195	0530	05/07/13	\$260,000	\$299,000	1,620	8	1968	VGood	8,000	N	N	32745 35TH AVE SW
17	0	873190	2290	06/20/13	\$231,000	\$263,000	1,620	8	1967	Good	7,171	N	N	4033 SW 321ST ST
17	0	873180	0300	07/23/14	\$299,000	\$311,000	1,630	8	1966	Good	9,100	N	N	2402 SW 322ND PL
17	0	873198	2250	08/12/14	\$268,500	\$278,000	1,670	8	1974	Good	8,000	N	N	31418 40TH AVE SW
17	0	502946	0560	08/05/14	\$214,000	\$222,000	1,690	8	1984	Good	6,800	N	N	34926 30TH AVE SW
17	0	873195	0790	05/16/12	\$223,450	\$277,000	1,700	8	1968	Avg	8,000	N	N	3510 SW 327TH ST
17	0	873198	2630	05/22/14	\$240,000	\$253,000	1,720	8	1973	Good	8,300	N	N	31511 41ST AVE SW
17	0	542090	0100	03/13/13	\$264,000	\$307,000	1,730	8	1983	Good	22,414	N	N	3420 SW 344TH ST
17	0	873199	0630	11/11/13	\$298,950	\$330,000	1,740	8	1978	Good	7,280	Y	N	4125 SW 314TH ST
17	0	873198	1640	12/04/14	\$277,500	\$279,000	1,750	8	1976	Avg	7,500	N	N	31732 42ND AVE SW
17	0	873190	0340	06/23/14	\$264,000	\$277,000	1,760	8	1966	Good	7,482	N	N	2712 SW 322ND PL
17	0	873190	1590	10/13/14	\$275,000	\$280,000	1,770	8	1968	Good	7,650	N	N	3230 SW 325TH ST
17	0	873190	1000	09/19/14	\$251,900	\$258,000	1,790	8	1966	Good	7,350	N	N	32152 33RD AVE SW
17	0	873180	1130	08/19/13	\$340,000	\$382,000	1,800	8	1968	VGood	11,093	N	N	2301 SW 323RD ST
17	0	294450	0470	06/05/14	\$257,000	\$270,000	1,800	8	1990	Avg	7,642	N	N	2829 SW 342ND PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	873190	2240	10/22/12	\$225,000	\$270,000	1,810	8	1967	VGood	7,171	N	N	4107 SW 321ST ST
17	0	122103	9066	10/17/14	\$310,000	\$316,000	1,820	8	1960	Good	22,100	N	N	2132 SW 316TH ST
17	0	873190	2490	04/28/14	\$295,000	\$313,000	1,840	8	1976	Good	9,690	N	N	3814 SW 321ST ST
17	0	873180	0840	06/19/14	\$265,000	\$278,000	1,840	8	1966	Avg	7,300	N	N	2714 SW 323RD ST
17	0	873180	0840	09/19/12	\$210,001	\$254,000	1,840	8	1966	Avg	7,300	N	N	2714 SW 323RD ST
17	0	294450	0340	07/21/14	\$315,000	\$328,000	1,860	8	1991	Avg	8,580	N	N	2912 SW 342ND PL
17	0	873190	0180	04/04/14	\$290,000	\$310,000	1,860	8	1967	Good	7,875	N	N	32029 28TH AVE SW
17	0	150320	0040	05/21/12	\$210,000	\$260,000	1,860	8	1964	Avg	12,870	N	N	2751 SW 312TH PL
17	0	873198	0770	03/04/14	\$251,000	\$270,000	1,880	8	1973	Avg	7,800	N	N	31511 36TH AVE SW
17	0	873190	0750	08/28/12	\$212,000	\$257,000	1,890	8	1968	Avg	7,875	N	N	32149 33RD AVE SW
17	0	873195	1670	06/06/14	\$270,000	\$284,000	1,900	8	1975	Good	8,600	N	N	32624 39TH PL SW
17	0	873198	2940	04/30/14	\$220,000	\$233,000	1,900	8	1973	Avg	12,825	N	N	31619 42ND AVE SW
17	0	294450	0510	08/13/12	\$220,000	\$268,000	1,920	8	1990	Avg	9,453	N	N	2805 SW 342ND PL
17	0	873199	0220	03/14/14	\$329,950	\$354,000	1,940	8	1978	Good	10,000	Y	N	31304 42ND PL SW
17	0	873195	0890	05/16/14	\$255,000	\$270,000	1,940	8	1968	Avg	8,214	N	N	32536 36TH AVE SW
17	0	150320	0050	11/18/14	\$252,000	\$255,000	1,940	8	1974	Good	13,370	N	N	2743 SW 312TH PL
17	0	873180	1190	12/23/14	\$269,000	\$270,000	1,950	8	1966	Good	8,661	N	N	32203 22ND AVE SW
17	0	873190	1910	06/16/14	\$285,500	\$300,000	1,960	8	1967	Good	7,950	N	N	32511 35TH AVE SW
17	0	873190	2340	09/18/14	\$275,000	\$282,000	1,960	8	1967	Good	6,177	N	N	32105 40TH AVE SW
17	0	873190	1910	06/04/12	\$264,950	\$327,000	1,960	8	1967	Good	7,950	N	N	32511 35TH AVE SW
17	0	279150	0300	05/20/13	\$240,000	\$275,000	1,960	8	1990	VGood	6,675	N	N	34801 30TH AVE SW
17	0	873190	0420	09/19/12	\$283,900	\$343,000	1,980	8	1966	VGood	9,000	N	N	2750 SW 323RD ST
17	0	873190	1710	02/13/13	\$247,000	\$289,000	1,980	8	1968	Good	7,956	N	N	3604 SW 325TH ST
17	0	873195	1120	11/21/13	\$292,000	\$321,000	1,990	8	1969	VGood	7,900	N	N	3644 SW 328TH ST
17	0	255700	0630	07/07/14	\$266,000	\$278,000	1,995	8	1981	Good	7,102	N	N	33730 27TH PL SW
17	0	873202	0720	05/21/14	\$318,989	\$337,000	2,000	8	1978	Good	9,000	Y	Y	4231 SW 323RD ST
17	0	502946	0420	07/30/13	\$250,000	\$282,000	2,000	8	1983	Good	7,604	N	N	2710 SW 347TH PL
17	0	873180	0550	09/10/13	\$250,000	\$280,000	2,000	8	1965	Good	8,200	Y	N	32121 26TH AVE SW
17	0	873198	3070	04/05/12	\$224,900	\$281,000	2,000	8	1975	Good	9,600	N	N	31765 42ND AVE SW
17	0	873198	2550	12/10/14	\$245,000	\$246,000	2,020	8	1969	Good	8,800	N	N	31413 41ST AVE SW
17	0	502946	0330	08/21/13	\$229,000	\$257,000	2,030	8	1984	Good	6,666	N	N	2739 SW 347TH PL
17	0	294451	0080	12/14/14	\$242,550	\$244,000	2,060	8	1995	Avg	7,720	N	N	3126 SW 342ND ST

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	873216	0150	02/08/12	\$225,000	\$284,000	2,100	8	1983	Avg	10,216	N	N	3024 SW 339TH ST
17	0	873196	0200	04/18/13	\$299,950	\$346,000	2,110	8	1974	Good	7,840	Y	Y	3951 SW 324TH ST
17	0	294451	0200	12/19/13	\$310,000	\$339,000	2,120	8	1996	Avg	8,905	N	N	34321 31ST AVE SW
17	0	873190	0900	10/28/13	\$271,500	\$301,000	2,140	8	1967	Good	8,400	N	N	3307 SW 323RD ST
17	0	193840	0400	09/09/13	\$258,000	\$289,000	2,140	8	1977	Good	12,099	N	N	31851 25TH AVE SW
17	0	167300	0230	02/10/14	\$300,000	\$324,000	2,144	8	2005	Avg	7,489	N	N	2725 SW 311TH ST
17	0	150330	0080	08/14/13	\$267,800	\$301,000	2,160	8	1966	Avg	12,147	N	N	2728 SW 315TH ST
17	0	211551	0070	06/12/12	\$239,950	\$296,000	2,160	8	1981	Good	6,840	N	N	4511 SW 317TH PL
17	0	873190	0140	10/01/13	\$300,000	\$334,000	2,190	8	1966	Good	10,115	N	N	32001 28TH AVE SW
17	0	873190	1260	10/11/12	\$220,000	\$264,000	2,200	8	1971	Good	6,375	N	N	32315 29TH AVE SW
17	0	873195	1130	06/09/14	\$250,250	\$263,000	2,210	8	1969	Good	8,000	N	N	3648 SW 328TH ST
17	0	873198	2820	09/25/12	\$289,950	\$350,000	2,230	8	1972	VGood	8,000	N	N	31512 42ND AVE SW
17	0	542090	0080	12/20/12	\$269,950	\$320,000	2,240	8	2004	Avg	7,200	N	N	3415 SW 343RD ST
17	0	211551	0050	12/12/13	\$294,500	\$323,000	2,247	8	1982	Good	7,210	N	N	4523 SW 317TH PL
17	0	167300	0270	08/02/13	\$345,000	\$389,000	2,256	8	2005	Avg	8,248	N	N	31109 27TH AVE SW
17	0	873202	0800	11/14/13	\$304,000	\$335,000	2,270	8	1978	VGood	7,488	N	N	4254 SW 323RD ST
17	0	873195	0350	04/26/13	\$293,000	\$338,000	2,270	8	1969	Good	9,114	N	N	3609 SW 328TH ST
17	0	294450	0310	07/31/12	\$305,124	\$372,000	2,290	8	1991	Good	8,083	N	N	2816 SW 342ND PL
17	0	873198	3160	04/29/14	\$247,000	\$262,000	2,290	8	1973	Good	7,600	N	N	3741 SW 319TH ST
17	0	873202	0770	09/04/14	\$263,850	\$272,000	2,300	8	1978	Good	7,524	N	N	4222 SW 323RD ST
17	0	294450	0560	06/20/13	\$315,000	\$359,000	2,320	8	1989	Good	7,807	N	N	2720 SW 343RD PL
17	0	873190	0580	06/14/13	\$295,000	\$337,000	2,320	8	1967	Good	7,875	N	N	32130 32ND AVE SW
17	0	142103	9101	04/16/13	\$311,000	\$359,000	2,323	8	2005	Avg	7,219	N	N	32334 HOYT RD SW
17	0	294450	0290	02/17/12	\$235,000	\$296,000	2,340	8	1989	Avg	7,528	N	N	34230 27TH AVE SW
17	0	873195	1010	05/16/12	\$233,000	\$289,000	2,340	8	1968	Avg	8,415	N	N	32605 36TH AVE SW
17	0	150310	0230	03/31/14	\$275,000	\$294,000	2,380	8	1961	Good	11,216	N	N	2914 SW 314TH ST
17	0	150310	0140	04/08/14	\$284,000	\$303,000	2,410	8	1961	Good	10,953	N	N	2704 SW 314TH ST
17	0	167300	0750	06/18/13	\$325,000	\$370,000	2,423	8	2007	Avg	7,533	N	N	3122 SW 309TH ST
17	0	167300	0240	11/12/14	\$290,000	\$294,000	2,423	8	2005	Avg	7,292	N	N	2717 SW 311TH ST
17	0	440670	0050	03/18/13	\$270,000	\$314,000	2,460	8	2001	Avg	8,325	N	N	34508 35TH PL SW
17	0	954280	1320	10/24/13	\$249,900	\$277,000	2,470	8	1978	Good	8,800	N	N	33810 32ND CT SW
17	0	873198	2600	05/21/13	\$290,000	\$333,000	2,480	8	1971	Good	8,000	N	N	4120 SW 315TH ST

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	873198	3250	03/12/13	\$369,000	\$430,000	2,500	8	1978	VGood	8,200	N	N	31913 36TH AVE SW
17	0	873190	1490	07/10/12	\$272,000	\$333,000	2,580	8	1967	Good	10,200	N	N	32326 29TH AVE SW
17	0	167300	0140	07/25/13	\$363,000	\$410,000	2,931	8	2005	Avg	7,254	N	N	2911 SW 311TH ST
17	0	167300	0820	10/24/12	\$319,900	\$383,000	2,931	8	2007	Avg	7,858	N	N	30818 30TH AVE SW
17	0	167300	0310	02/24/12	\$300,000	\$378,000	3,006	8	2005	Avg	7,203	N	N	2718 S 311TH ST
17	0	873198	1480	04/01/14	\$358,950	\$384,000	3,230	8	1974	Good	8,000	N	N	31825 37TH AVE SW
17	0	873198	1600	04/17/12	\$275,000	\$343,000	3,310	8	1972	Avg	7,920	N	N	3778 SW 319TH ST
17	0	873198	1680	09/08/14	\$311,000	\$320,000	3,340	8	1973	Good	8,000	N	N	4111 SW 317TH ST
17	0	873198	2840	08/26/14	\$414,000	\$427,000	3,490	8	1969	Good	9,030	N	N	31503 42ND AVE SW
17	0	873190	0210	11/09/12	\$275,000	\$329,000	3,730	8	1967	Good	8,787	N	N	2715 SW 322ND ST
17	0	873199	0740	12/18/12	\$360,000	\$427,000	1,550	9	1977	Good	8,000	Y	N	3927 SW 313TH ST
17	0	873198	0040	05/06/14	\$295,000	\$313,000	1,560	9	1974	Good	8,000	N	N	31966 36TH AVE SW
17	0	873199	0240	02/06/14	\$335,000	\$362,000	1,590	9	1978	Good	24,106	Y	N	31305 42ND PL SW
17	0	873198	2280	03/04/13	\$268,000	\$313,000	1,590	9	1972	Good	8,200	Y	N	4005 SW 314TH ST
17	0	873196	0120	11/15/13	\$285,000	\$314,000	1,610	9	1980	Good	7,802	Y	Y	32518 40TH CT SW
17	0	873199	0400	05/20/13	\$269,000	\$309,000	1,620	9	1977	Good	8,700	N	N	4211 SW 315TH ST
17	0	873198	0880	12/22/14	\$340,000	\$341,000	1,630	9	1975	Good	8,000	N	N	31675 36TH AVE SW
17	0	873198	1500	08/18/14	\$355,000	\$367,000	1,660	9	1976	Good	8,000	N	N	3706 SW 319TH ST
17	0	873198	1410	11/21/14	\$274,000	\$277,000	1,670	9	1973	Avg	7,400	N	N	31651 37TH AVE SW
17	0	873198	1040	05/29/12	\$270,000	\$334,000	1,670	9	1973	Good	8,112	N	N	31636 37TH AVE SW
17	0	873195	0110	08/06/13	\$461,000	\$520,000	1,720	9	1985	VGood	11,178	Y	Y	32655 39TH PL SW
17	0	873199	0040	09/03/13	\$462,000	\$518,000	1,740	9	1978	Good	8,200	Y	N	3928 SW 313TH ST
17	0	873199	0700	06/25/14	\$299,950	\$314,000	1,790	9	1978	Avg	7,650	Y	N	4134 SW 314TH ST
17	0	873199	0250	09/24/12	\$355,000	\$428,000	1,860	9	1978	Good	15,000	Y	N	31313 42ND PL SW
17	0	873199	0340	07/27/13	\$335,000	\$379,000	1,860	9	1978	Good	8,800	N	N	31417 42ND PL SW
17	0	873190	2550	04/03/14	\$304,716	\$325,000	2,010	9	1967	Avg	7,875	N	N	3930 SW 321ST ST
17	0	873198	0720	01/21/14	\$479,500	\$521,000	2,060	9	1974	Good	8,000	Y	N	31409 36TH AVE SW
17	0	873199	0670	03/25/14	\$330,000	\$353,000	2,110	9	1977	Good	7,416	Y	N	4116 SW 314TH ST
17	0	873198	1920	07/29/13	\$410,000	\$463,000	2,170	9	1974	Good	8,000	Y	N	3920 SW 314TH ST
17	0	873198	1660	09/06/12	\$300,000	\$363,000	2,230	9	1971	Good	8,000	N	N	31718 42ND AVE SW
17	0	873180	0460	10/29/13	\$337,000	\$373,000	2,290	9	1969	Good	11,310	Y	Y	32230 26TH AVE SW
17	0	286730	0250	06/08/12	\$335,000	\$413,000	2,400	9	2012	Avg	7,200	N	N	33402 42ND AVE SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
17	0	327905	0130	09/10/14	\$419,000	\$431,000	3,310	9	2004	Avg	21,096	Y	N	31260 42ND PL SW
17	0	536020	0008	10/13/14	\$493,740	\$504,000	3,450	9	1999	Avg	48,074	N	N	34220 33RD PL SW
17	0	286730	0160	09/04/14	\$450,000	\$463,000	2,650	10	2014	Avg	9,497	N	N	4217 SW 335TH PL
17	0	286730	0100	06/05/13	\$390,000	\$446,000	2,968	10	2008	Avg	7,946	N	N	33401 42ND AVE S
17	0	286730	0040	07/19/12	\$381,000	\$466,000	3,099	10	2008	Avg	8,408	N	N	33311 42ND AVE SW
17	0	286730	0030	08/01/14	\$442,000	\$459,000	3,222	10	2007	Avg	8,485	N	N	33307 42ND AVE SW
17	0	286730	0130	05/09/12	\$420,000	\$521,000	3,482	10	2008	Avg	9,941	N	N	33417 42ND AVE S
17	0	286730	0330	02/25/13	\$430,000	\$502,000	3,550	10	2008	Avg	7,200	N	N	33302 42ND AVE SW
17	0	286730	0210	01/20/12	\$441,500	\$560,000	3,751	10	2008	Good	7,499	N	N	33424 42ND AVE SW
18	0	010450	0330	07/11/12	\$185,000	\$227,000	870	7	1981	Avg	8,577	N	N	32219 16TH PL SW
18	0	010450	0780	07/03/12	\$175,500	\$215,000	870	7	1981	Avg	7,364	N	N	32040 16TH PL SW
18	0	926870	0310	11/04/13	\$149,500	\$165,000	1,100	7	1984	Avg	1,302	N	N	247 S 329TH LN
18	0	010451	0200	10/30/13	\$197,000	\$218,000	1,120	7	1984	Good	7,210	N	N	32212 13TH PL SW
18	0	010450	0970	04/14/14	\$265,000	\$282,000	1,130	7	1983	Avg	7,261	N	N	32234 16TH AVE SW
18	0	010453	0490	05/16/14	\$248,000	\$262,000	1,130	7	1986	Avg	6,519	N	N	1530 SW 327TH ST
18	0	010450	0920	05/13/13	\$220,000	\$253,000	1,130	7	1983	Avg	7,334	N	N	32204 16TH AVE SW
18	0	010454	0840	12/03/14	\$240,000	\$242,000	1,140	7	1986	Avg	5,818	N	N	32335 18TH AVE SW
18	0	010451	0440	06/04/14	\$219,950	\$231,000	1,150	7	1984	Avg	7,615	N	N	32110 12TH PL SW
18	0	010450	0410	06/07/13	\$174,000	\$199,000	1,160	7	1981	Avg	7,624	N	N	32039 16TH PL SW
18	0	010451	0160	01/01/14	\$230,000	\$251,000	1,170	7	1986	Avg	7,699	N	N	32234 13TH PL SW
18	0	742800	0120	12/10/14	\$176,000	\$177,000	1,180	7	1989	Fair	5,449	N	N	1807 SW 347TH PL
18	0	742800	0080	10/03/13	\$163,000	\$181,000	1,180	7	1988	Fair	5,794	N	N	1831 SW 347TH PL
18	0	010455	0080	05/22/12	\$205,000	\$254,000	1,260	7	1988	VGood	7,077	N	N	32928 17TH AVE SW
18	0	666491	0050	12/13/13	\$187,500	\$205,000	1,290	7	1991	Good	7,230	N	N	1402 SW 344TH PL
18	0	132140	0500	11/18/14	\$247,000	\$250,000	1,299	7	1995	Avg	7,200	N	N	510 S 331ST PL
18	0	132140	0910	07/23/12	\$202,000	\$247,000	1,299	7	1995	Good	13,306	N	N	515 S 331ST PL
18	0	010453	0240	08/27/14	\$225,000	\$232,000	1,320	7	1986	Avg	5,665	N	N	1714 SW 326TH CT
18	0	926871	0280	04/17/14	\$189,950	\$202,000	1,390	7	1986	Avg	1,302	N	N	32822 4TH LN S
18	0	926871	0220	05/28/14	\$186,950	\$197,000	1,390	7	1986	Avg	1,302	N	N	302 S 328TH LN
18	0	926870	0010	08/02/12	\$140,000	\$171,000	1,390	7	1986	Avg	1,302	N	N	254 S 328TH LN
18	0	010454	0760	08/25/14	\$224,900	\$232,000	1,400	7	1987	Avg	6,588	N	N	1913 SW 323RD ST
18	0	010450	0740	02/05/14	\$205,000	\$222,000	1,420	7	1981	Avg	8,621	N	N	1509 SW 320TH PL

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Area 054 -- 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
18	0	742800	0170	07/24/13	\$238,101	\$269,000	1,430	7	1988	Good	8,180	N	N	1717 SW 347TH PL
18	0	010454	0820	08/12/14	\$221,000	\$229,000	1,430	7	1987	Avg	5,999	N	N	32321 18TH AVE SW
18	0	010454	0530	04/30/14	\$238,000	\$253,000	1,450	7	1987	Avg	6,060	N	N	1839 SW 324TH ST
18	0	750380	0040	03/11/12	\$239,995	\$301,000	1,469	7	2011	Avg	7,248	N	N	34023 19TH AVE SW
18	0	750380	0090	06/11/12	\$239,995	\$296,000	1,469	7	2011	Avg	7,239	N	N	1926 SW 341ST PL
18	0	750380	0120	10/03/12	\$239,995	\$289,000	1,469	7	2012	Avg	7,200	N	N	34010 19TH PL SW
18	0	926871	0260	05/15/12	\$175,000	\$217,000	1,470	7	1986	Avg	2,052	N	N	316 S 328TH LN
18	0	010455	0670	03/16/12	\$192,400	\$241,000	1,490	7	1988	Avg	6,533	N	N	32919 17TH AVE SW
18	0	666491	0330	03/14/14	\$222,500	\$239,000	1,510	7	1992	Avg	6,087	N	N	34413 15TH CT SW
18	0	010451	0230	11/19/14	\$252,000	\$255,000	1,540	7	1984	Good	7,210	N	N	32207 12TH PL SW
18	0	010456	0110	08/28/12	\$214,500	\$260,000	1,600	7	1989	Avg	9,016	N	N	1906 SW 328TH CT
18	0	666491	0250	03/17/14	\$246,000	\$264,000	1,630	7	1992	Good	7,630	N	N	34506 15TH PL SW
18	0	742800	0210	08/16/12	\$220,000	\$268,000	1,640	7	1989	Good	6,069	N	N	1700 SW 347TH PL
18	0	750380	0030	04/26/12	\$253,000	\$315,000	1,658	7	2011	Avg	7,228	N	N	34019 19TH AVE SW
18	0	750380	0210	12/01/13	\$270,000	\$297,000	1,677	7	2011	Avg	7,209	N	N	1913 SW 341ST ST
18	0	750380	0240	11/29/12	\$259,995	\$309,000	1,677	7	2012	Avg	8,029	N	N	1931 SW 341ST PL
18	0	750380	0210	03/11/12	\$252,500	\$317,000	1,677	7	2011	Avg	7,209	N	N	1913 SW 341ST ST
18	0	750380	0050	01/07/13	\$264,995	\$313,000	1,687	7	2011	Avg	7,280	N	N	1904 SW 341ST PL
18	0	666490	0190	10/18/13	\$280,000	\$311,000	1,690	7	1990	VGood	6,000	N	N	34725 14TH PL SW
18	0	132140	0060	06/27/14	\$257,500	\$270,000	1,715	7	1995	Avg	6,819	N	N	533 S 330TH PL
18	0	132140	0270	07/23/13	\$250,000	\$283,000	1,715	7	1995	Avg	8,250	N	N	616 S 328TH PL
18	0	132140	0750	11/08/12	\$220,000	\$263,000	1,715	7	1996	Avg	7,628	N	N	208 S 330TH PL
18	0	132140	0680	11/13/14	\$268,000	\$271,000	1,727	7	1996	Avg	10,245	N	N	314 S 330TH PL
18	0	010452	0310	01/09/14	\$285,000	\$310,000	1,730	7	1985	Good	7,224	N	N	1622 SW 325TH PL
18	0	132140	0400	12/03/13	\$244,000	\$268,000	1,741	7	1995	Good	14,960	N	N	801 S 327TH ST
18	0	132140	0650	06/03/14	\$250,000	\$263,000	1,765	7	1996	Avg	7,652	N	N	33015 4TH PL S
18	0	010453	0110	10/08/14	\$268,000	\$274,000	1,850	7	1986	Avg	6,676	N	N	2014 SW 325TH PL
18	0	750380	0180	10/26/12	\$254,995	\$306,000	1,850	7	2012	Avg	7,204	N	N	34035 19TH AVE SW
18	0	750380	0100	05/02/12	\$261,782	\$325,000	1,860	7	2011	Avg	7,803	N	N	34024 19TH PL SW
18	0	010450	0890	05/06/13	\$215,000	\$247,000	1,863	7	1981	Avg	7,334	N	N	1501 SW 321ST ST
18	0	750380	0220	04/18/12	\$261,160	\$325,000	1,870	7	2011	Avg	7,209	N	N	1919 SW 341ST ST
18	0	666490	0410	06/26/14	\$252,500	\$264,000	1,900	7	1991	Avg	8,002	N	N	1215 SW 347TH PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	010456	0010	06/10/14	\$278,500	\$293,000	1,940	7	1990	Avg	6,206	N	N	32900 19TH AVE SW
18	0	666490	0470	11/07/14	\$278,000	\$282,000	1,940	7	1990	Avg	6,887	N	N	34634 14TH PL SW
18	0	666490	0120	10/03/12	\$230,000	\$277,000	1,960	7	1990	Avg	6,000	N	N	34635 14TH PL SW
18	0	010455	0850	02/03/14	\$264,500	\$286,000	1,970	7	1989	Avg	7,154	N	N	32613 18TH PL SW
18	0	010456	0280	05/22/14	\$273,000	\$288,000	1,990	7	1990	Avg	6,180	N	N	32706 20TH AVE SW
18	0	010455	0580	05/20/14	\$260,000	\$275,000	1,990	7	1989	Avg	6,671	N	N	32819 17TH AVE SW
18	0	010455	0290	04/07/14	\$246,000	\$262,000	1,990	7	1989	Avg	7,000	N	N	32704 18TH PL SW
18	0	666490	0250	04/24/13	\$225,299	\$260,000	1,990	7	1990	Avg	6,181	N	N	1331 SW 347TH PL
18	0	010455	0350	02/12/13	\$222,500	\$261,000	1,990	7	1989	Avg	6,965	N	N	1830 SW 326TH ST
18	0	010455	0600	10/15/12	\$219,000	\$263,000	1,990	7	1989	Avg	6,625	N	N	32831 17TH AVE SW
18	0	010456	0070	06/25/12	\$209,600	\$258,000	1,990	7	1991	Avg	6,300	N	N	32830 19TH AVE SW
18	0	010455	0090	05/14/13	\$285,000	\$327,000	2,000	7	1988	VGood	7,168	N	N	32922 17TH AVE SW
18	0	010454	0540	03/29/12	\$240,000	\$300,000	2,004	7	1986	VGood	7,276	N	N	1831 SW 324TH ST
18	0	010453	0060	10/30/13	\$279,900	\$310,000	2,010	7	1985	Good	6,510	N	N	1904 SW 325TH PL
18	0	750380	0230	08/29/12	\$297,895	\$361,000	2,031	7	2012	Avg	7,209	N	N	1925 SW 341ST ST
18	0	750380	0290	03/27/12	\$297,038	\$372,000	2,031	7	2012	Avg	7,235	N	N	1926 SW 342ND PL
18	0	010456	0370	12/05/12	\$215,000	\$255,000	2,040	7	1990	Avg	7,084	N	N	32512 20TH CT SW
18	0	010456	0350	07/10/12	\$222,700	\$273,000	2,090	7	1990	Avg	7,390	N	N	32520 20TH CT SW
18	0	010456	0120	07/18/14	\$304,400	\$317,000	2,140	7	1990	Good	8,100	N	N	1910 SW 328TH CT
18	0	750380	0330	08/07/12	\$308,713	\$376,000	2,212	7	2012	Avg	7,205	N	N	1909 SW 342ND PL
18	0	750380	0200	01/09/12	\$303,495	\$386,000	2,236	7	2012	Avg	7,209	N	N	1907 SW 341ST ST
18	0	750380	0010	09/11/12	\$299,995	\$363,000	2,236	7	2012	Avg	7,241	N	N	34007 19TH AVE SW
18	0	132140	0250	12/17/12	\$230,000	\$273,000	2,238	7	1996	Avg	6,600	N	N	604 S 328TH PL
18	0	750380	0320	09/05/12	\$313,110	\$379,000	2,250	7	2012	Avg	7,201	N	N	1919 SW 342ND PL
18	0	750380	0270	05/05/12	\$311,995	\$387,000	2,250	7	2012	Avg	7,201	N	N	1920 SW 342ND PL
18	0	132140	0830	04/12/13	\$251,500	\$291,000	2,256	7	1995	Avg	9,292	N	N	421 S 330TH PL
18	0	132140	0880	01/18/12	\$229,000	\$290,000	2,256	7	1995	Avg	6,268	N	N	32817 6TH PL S
18	0	750380	0060	09/05/12	\$309,020	\$374,000	2,289	7	2012	Avg	7,206	N	N	1910 SW 341ST PL
18	0	750380	0250	05/07/12	\$315,170	\$391,000	2,305	7	2012	Avg	7,201	N	N	1904 SW 342ND PL
18	0	750380	0300	05/05/12	\$314,990	\$391,000	2,305	7	2012	Avg	7,217	N	N	1927 SW 342ND PL
18	0	010455	0690	07/25/14	\$282,000	\$293,000	2,390	7	1989	Avg	7,330	N	N	1802 SW 330TH ST
18	0	750380	0280	03/06/12	\$337,438	\$424,000	2,597	7	2012	Avg	7,441	N	N	1924 SW 342ND PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	750380	0310	08/01/12	\$324,865	\$396,000	2,597	7	2012	Avg	7,254	N	N	1923 SW 342ND PL
18	0	750380	0130	09/10/12	\$315,350	\$381,000	2,597	7	2012	Avg	7,204	N	N	34013 19TH PL SW
18	0	926490	1040	05/16/14	\$239,900	\$254,000	1,120	8	1979	Avg	7,000	N	N	401 SW 322ND ST
18	0	926490	0580	08/20/13	\$285,000	\$320,000	1,150	8	1979	Good	14,544	N	N	616 SW 320TH PL
18	0	926490	0240	12/12/12	\$180,000	\$214,000	1,240	8	1979	Avg	10,837	N	N	32019 2ND AVE SW
18	0	926490	1510	11/07/14	\$240,000	\$243,000	1,270	8	1978	Avg	8,571	N	N	240 SW 325TH PL
18	0	926490	1010	11/28/12	\$190,000	\$226,000	1,270	8	1978	Avg	7,350	N	N	32217 3RD AVE SW
18	0	926490	0310	11/29/12	\$250,000	\$297,000	1,280	8	1980	Avg	21,609	N	N	32023 3RD AVE SW
18	0	926491	0050	07/25/13	\$255,000	\$288,000	1,290	8	1980	Good	7,768	N	N	522 SW 327TH PL
18	0	926491	0510	08/13/13	\$252,000	\$284,000	1,290	8	1980	Good	6,997	N	N	32916 4TH AVE SW
18	0	926490	0100	08/22/12	\$223,000	\$271,000	1,290	8	1978	Avg	7,700	N	N	32238 2ND AVE SW
18	0	276230	0090	07/18/12	\$199,900	\$245,000	1,290	8	1976	Avg	9,600	N	N	34603 4TH PL S
18	0	276230	0140	01/21/14	\$270,000	\$293,000	1,300	8	1976	VGood	8,785	N	N	34711 4TH PL S
18	0	010457	0280	01/25/13	\$214,950	\$253,000	1,300	8	1993	Avg	6,003	N	N	33050 16TH PL SW
18	0	276230	0030	12/27/12	\$206,000	\$244,000	1,300	8	1976	Avg	9,379	N	N	34708 4TH PL S
18	0	926492	0490	05/09/13	\$245,000	\$282,000	1,310	8	1986	Avg	8,225	N	N	32206 8TH AVE SW
18	0	926491	0480	11/27/12	\$240,000	\$286,000	1,310	8	1980	Avg	9,131	N	N	32903 3RD AVE SW
18	0	926490	0880	07/15/14	\$263,000	\$274,000	1,330	8	1979	Good	7,485	N	N	523 SW 324TH ST
18	0	926490	1670	08/07/13	\$235,000	\$265,000	1,330	8	1978	Good	8,211	N	N	32317 2ND AVE SW
18	0	926490	0880	04/09/12	\$235,000	\$293,000	1,330	8	1979	Good	7,485	N	N	523 SW 324TH ST
18	0	926490	2210	07/15/13	\$292,000	\$331,000	1,340	8	1984	Avg	7,700	N	N	32521 6TH AVE SW
18	0	926494	0610	08/21/13	\$330,000	\$371,000	1,360	8	1987	Good	9,799	N	N	1306 SW 328TH CT
18	0	926490	0230	07/22/13	\$225,000	\$255,000	1,370	8	1979	Avg	11,510	N	N	32018 2ND AVE SW
18	0	926490	1340	11/29/12	\$210,000	\$250,000	1,400	8	1979	Avg	9,360	N	N	32127 4TH AVE SW
18	0	926493	0510	05/17/12	\$245,000	\$303,000	1,410	8	1985	Avg	8,753	N	N	32309 11TH AVE SW
18	0	010457	0680	05/21/13	\$209,000	\$240,000	1,430	8	1994	Avg	6,796	N	N	33013 18TH AVE SW
18	0	926490	1060	05/21/12	\$275,500	\$341,000	1,460	8	1980	VGood	9,406	N	N	413 SW 322ND ST
18	0	926490	0930	03/02/12	\$200,000	\$251,000	1,490	8	1978	Avg	10,035	N	N	306 SW 325TH PL
18	0	010455	0750	07/28/14	\$241,000	\$250,000	1,520	8	1993	Avg	7,131	N	N	2014 SW 330TH ST
18	0	926491	0970	08/29/12	\$230,000	\$279,000	1,530	8	1980	Avg	7,350	N	N	329 SW 327TH PL
18	0	926490	2090	12/09/12	\$279,500	\$332,000	1,560	8	1978	VGood	8,492	N	N	502 SW 326TH ST
18	0	926491	1020	09/17/13	\$225,000	\$251,000	1,590	8	1979	Avg	8,066	N	N	308 SW 328TH ST

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	926491	0400	07/17/13	\$220,000	\$249,000	1,610	8	1986	Avg	11,537	N	N	32913 2ND PL SW
18	0	926490	1440	09/10/13	\$200,000	\$224,000	1,610	8	1978	Avg	7,673	N	N	32236 3RD AVE SW
18	0	926490	1570	06/04/12	\$226,000	\$279,000	1,620	8	1978	Good	7,740	N	N	204 SW 325TH PL
18	0	957850	0530	02/21/14	\$365,360	\$394,000	1,640	8	2014	Avg	6,444	N	N	1023 SW 338TH ST
18	0	926491	0340	07/24/13	\$250,000	\$283,000	1,640	8	1982	Good	9,594	N	N	32928 2ND PL SW
18	0	926490	1690	05/25/12	\$215,000	\$266,000	1,660	8	1978	Good	7,350	N	N	32301 2ND AVE SW
18	0	926491	0300	07/10/14	\$345,000	\$360,000	1,670	8	1985	Good	8,571	N	N	32814 2ND AVE SW
18	0	926491	0900	11/17/14	\$295,500	\$299,000	1,690	8	1982	Avg	7,350	N	N	517 SW 327TH PL
18	0	957850	0440	03/05/14	\$375,950	\$404,000	1,700	8	2014	Avg	5,618	N	N	706 SW 338TH ST
18	0	957850	0470	05/02/14	\$370,000	\$392,000	1,700	8	2014	Avg	5,375	N	N	720 SW 338TH ST
18	0	926493	0140	07/20/12	\$242,500	\$296,000	1,700	8	1985	Avg	7,700	N	N	32216 11TH AVE SW
18	0	957850	0680	04/30/14	\$387,379	\$411,000	1,718	8	2014	Avg	5,158	N	N	802 SW 339TH ST
18	0	957850	0710	05/29/14	\$380,000	\$401,000	1,718	8	2014	Avg	5,182	N	N	902 SW 339TH ST
18	0	957850	0650	05/07/14	\$378,999	\$402,000	1,718	8	2014	Avg	7,826	N	N	718 SW 339TH ST
18	0	926491	1170	02/26/13	\$294,000	\$343,000	1,720	8	1979	Good	7,665	N	N	533 SW 328TH CT
18	0	926492	0250	07/10/14	\$290,256	\$303,000	1,720	8	1983	Avg	7,885	N	N	32236 7TH PL SW
18	0	926492	0870	10/23/14	\$300,000	\$305,000	1,730	8	1985	Good	10,030	N	N	32602 7TH AVE SW
18	0	926493	0170	09/14/12	\$335,000	\$405,000	1,750	8	1985	Good	7,700	N	N	32234 11TH AVE SW
18	0	926492	1020	09/08/14	\$260,000	\$267,000	1,750	8	1983	Avg	7,000	N	N	32524 8TH AVE SW
18	0	926494	0360	03/20/13	\$259,000	\$301,000	1,750	8	1987	Avg	7,349	N	N	1222 SW 326TH PL
18	0	957814	0100	02/15/12	\$273,245	\$345,000	1,753	8	2011	Avg	5,178	N	N	33829 12TH PL SW
18	0	957814	0110	01/17/12	\$259,595	\$329,000	1,753	8	2011	Avg	5,405	N	N	33831 12TH PL SW
18	0	010457	0620	06/20/13	\$230,000	\$262,000	1,770	8	1993	Avg	6,300	N	N	1710 SW 331ST PL
18	0	926490	2050	11/21/14	\$315,000	\$318,000	1,780	8	1978	Avg	7,350	N	N	518 SW 326TH ST
18	0	926492	0120	12/17/12	\$296,000	\$351,000	1,800	8	1985	Good	9,265	N	N	32210 7TH AVE SW
18	0	926490	0660	09/19/14	\$241,500	\$248,000	1,830	8	1979	Avg	9,654	N	N	618 SW 321ST ST
18	0	926492	1060	07/13/12	\$219,000	\$268,000	1,840	8	1983	Avg	11,331	N	N	32420 8TH AVE SW
18	0	132170	0390	09/08/14	\$299,990	\$309,000	1,870	8	1989	Avg	8,541	N	N	865 SW 345TH PL
18	0	926492	0440	08/07/13	\$274,000	\$309,000	1,890	8	1984	Avg	7,703	N	N	32234 8TH AVE SW
18	0	926491	1380	02/05/13	\$239,500	\$281,000	1,910	8	1982	Good	7,467	N	N	32813 2ND AVE SW
18	0	926494	0020	09/13/12	\$260,000	\$314,000	1,930	8	1988	Avg	12,765	N	N	1122 SW 325TH PL
18	0	010457	0090	02/07/13	\$217,500	\$255,000	1,930	8	1993	Avg	6,369	N	N	1921 SW 331ST PL

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	926491	0710	09/18/13	\$295,000	\$329,000	1,950	8	1984	Good	7,917	N	N	32919 6TH AVE SW
18	0	957850	0940	07/08/14	\$382,850	\$400,000	1,968	8	2014	Avg	5,201	N	N	1101 SW 339TH ST
18	0	957850	0400	08/26/14	\$369,000	\$381,000	1,968	8	2014	Avg	6,269	N	N	717 SW 339TH ST
18	0	957850	0370	03/19/14	\$341,950	\$366,000	1,968	8	2014	Avg	6,397	N	N	731 SW 339TH ST
18	0	957850	0340	04/09/14	\$334,950	\$357,000	1,968	8	2014	Avg	5,236	N	N	813 SW 341ST ST
18	0	957814	0350	04/18/12	\$290,225	\$362,000	1,989	8	2011	Avg	7,215	N	N	1414 SW 340TH ST
18	0	132170	0610	12/20/12	\$265,000	\$314,000	1,990	8	1990	Avg	8,119	N	N	34414 8TH CT SW
18	0	926494	0570	04/25/12	\$360,000	\$448,000	2,030	8	1988	Good	7,700	N	N	32617 13TH AVE SW
18	0	132171	0160	11/22/13	\$300,000	\$330,000	2,030	8	1990	VGood	7,870	N	N	34415 10TH AVE SW
18	0	957850	0570	06/24/14	\$357,900	\$375,000	2,040	8	2014	Avg	5,133	N	N	921 SW 338TH ST
18	0	957814	0320	06/08/12	\$272,075	\$335,000	2,044	8	2012	Avg	7,204	N	N	1407 SW 340TH ST
18	0	132173	0420	08/21/12	\$220,000	\$267,000	2,050	8	1991	Avg	9,562	N	N	34610 11TH CT SW
18	0	957814	0250	06/01/12	\$293,385	\$362,000	2,067	8	2012	Avg	7,504	N	N	1305 SW 340TH ST
18	0	926491	0450	10/18/12	\$265,000	\$318,000	2,070	8	1984	Good	10,208	N	N	244 SW 330TH ST
18	0	926492	0280	12/26/12	\$242,500	\$287,000	2,070	8	1983	Avg	8,011	N	N	32218 7TH PL SW
18	0	132170	0690	10/30/13	\$268,000	\$297,000	2,080	8	1989	Avg	8,674	N	N	34462 8TH AVE SW
18	0	132173	0720	01/03/14	\$284,000	\$310,000	2,090	8	1993	Avg	7,673	N	N	34607 9TH CT SW
18	0	132171	0380	05/04/12	\$290,000	\$360,000	2,100	8	1990	Good	8,764	N	N	34475 9TH AVE SW
18	0	926494	0550	03/26/13	\$272,000	\$316,000	2,100	8	1987	Avg	7,700	N	N	32605 13TH AVE SW
18	0	926494	0710	07/31/13	\$336,000	\$379,000	2,110	8	1987	Good	8,941	N	N	32720 13TH AVE SW
18	0	957850	1010	12/12/14	\$349,950	\$352,000	2,120	8	2014	Avg	6,013	N	N	909 SW 339TH ST
18	0	640370	0070	02/26/13	\$282,500	\$330,000	2,125	8	2005	Avg	6,270	N	N	34223 13TH PL SW
18	0	957850	0320	06/02/14	\$337,950	\$356,000	2,132	8	2014	Avg	5,234	N	N	825 SW 341ST ST
18	0	957850	0330	05/22/14	\$329,950	\$348,000	2,132	8	2014	Avg	5,232	N	N	819 SW 341ST ST
18	0	957850	0360	03/28/14	\$329,950	\$353,000	2,132	8	2014	Avg	6,407	N	N	805 SW 341ST ST
18	0	957850	0390	03/20/14	\$324,950	\$348,000	2,132	8	2014	Avg	5,369	N	N	721 SW 339TH ST
18	0	926494	0520	09/16/13	\$322,500	\$360,000	2,180	8	1989	Avg	8,115	N	N	32521 13TH AVE SW
18	0	926493	0580	07/23/14	\$289,000	\$301,000	2,180	8	1985	Avg	8,050	N	N	32211 11TH AVE SW
18	0	926491	1550	10/22/14	\$310,000	\$315,000	2,190	8	1987	Avg	9,302	N	N	301 SW 328TH ST
18	0	132170	0700	09/21/12	\$288,000	\$348,000	2,190	8	1989	Good	7,490	N	N	34468 8TH AVE SW
18	0	189545	0140	09/14/12	\$280,000	\$338,000	2,190	8	2004	Avg	7,299	N	N	1836 SW 345TH PL
18	0	926491	0330	09/26/13	\$295,000	\$329,000	2,200	8	1986	Good	10,219	N	N	32916 2ND PL SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	926494	0070	07/11/13	\$324,900	\$368,000	2,210	8	1987	Good	9,347	N	N	32420 12TH AVE SW
18	0	957814	0120	07/12/12	\$319,900	\$392,000	2,215	8	2012	Avg	5,190	N	N	33903 12TH PL SW
18	0	750380	0080	03/16/12	\$309,995	\$389,000	2,236	8	2011	Avg	7,206	N	N	1920 SW 341ST PL
18	0	957814	0190	03/14/13	\$381,910	\$444,000	2,238	8	2013	Avg	7,539	N	N	34006 13TH CT SW
18	0	957814	0090	08/01/12	\$364,900	\$445,000	2,238	8	2012	Avg	5,150	N	N	33908 12TH PL SW
18	0	957814	0360	06/19/14	\$330,000	\$346,000	2,238	8	2011	Avg	7,209	N	N	1404 SW 340TH ST
18	0	957814	0270	10/02/12	\$328,292	\$395,000	2,238	8	2012	Avg	7,214	N	N	1313 SW 340TH ST
18	0	189546	0200	12/30/13	\$342,000	\$373,000	2,240	8	2005	Avg	8,050	N	N	34502 16TH AVE SW
18	0	957850	0760	08/28/13	\$397,258	\$446,000	2,247	8	2013	Avg	5,206	N	N	1014 SW 339TH ST
18	0	957850	0780	06/03/13	\$377,650	\$432,000	2,247	8	2013	Avg	5,306	N	N	1026 SW 339TH ST
18	0	189545	0070	03/25/14	\$310,000	\$332,000	2,250	8	2004	Avg	7,336	N	N	34456 20TH AVE SW
18	0	957850	0020	05/17/13	\$326,230	\$374,000	2,273	8	2013	Avg	5,000	N	N	34109 11TH AVE SW
18	0	957850	0030	10/10/13	\$325,110	\$361,000	2,285	8	2013	Avg	5,000	N	N	34115 111TH AVE SW
18	0	957850	0090	04/01/13	\$356,005	\$413,000	2,291	8	2013	Avg	5,001	N	N	34213 11TH AVE SW
18	0	957850	1080	09/13/13	\$319,565	\$357,000	2,291	8	2013	Avg	5,528	N	N	1004 SW 341ST ST
18	0	957814	0210	09/13/12	\$337,605	\$408,000	2,294	8	2012	Avg	7,212	N	N	1203 SW 340TH ST
18	0	957850	0250	10/25/13	\$364,900	\$404,000	2,308	8	2013	Avg	5,001	N	N	34116 10TH CT SW
18	0	957850	0160	11/21/13	\$334,825	\$369,000	2,312	8	2013	Avg	5,000	N	N	34112 11TH AVE SW
18	0	957814	0010	01/31/13	\$317,605	\$373,000	2,316	8	2013	Avg	15,645	N	N	34002 12TH PL SW
18	0	957850	1120	03/18/14	\$426,975	\$458,000	2,320	8	2014	Avg	5,013	N	N	1102 SW 341ST ST
18	0	957850	1050	05/01/14	\$360,120	\$382,000	2,320	8	2014	Avg	5,737	N	N	910 SW 341ST ST
18	0	957850	1040	03/27/14	\$356,405	\$381,000	2,320	8	2014	Avg	5,032	N	N	820 SW 341ST ST
18	0	132190	0210	04/12/12	\$290,000	\$362,000	2,320	8	1994	Avg	7,522	N	N	32322 7TH AVE SW
18	0	926494	0740	05/23/13	\$295,000	\$338,000	2,330	8	1987	Avg	9,070	N	N	1229 SW 327TH PL
18	0	010457	0460	06/15/12	\$260,000	\$320,000	2,330	8	1992	Avg	7,802	N	N	33011 17TH CT SW
18	0	132173	0760	11/28/12	\$299,900	\$357,000	2,350	8	1993	Good	8,231	N	N	34616 9TH CT SW
18	0	957850	1000	05/29/14	\$382,850	\$404,000	2,353	8	2014	Avg	5,052	N	N	915 SW 339TH ST
18	0	926492	0650	04/24/13	\$315,000	\$363,000	2,370	8	1984	Avg	7,891	N	N	32401 8TH AVE SW
18	0	926493	0980	07/28/14	\$340,000	\$353,000	2,380	8	2000	Avg	9,362	N	N	1108 SW 320TH PL
18	0	926491	1060	03/01/12	\$205,000	\$258,000	2,380	8	1980	Avg	10,204	N	N	328 SW 328TH ST
18	0	640370	0190	05/15/13	\$270,000	\$310,000	2,383	8	2005	Avg	6,372	N	N	34101 13TH PL SW
18	0	640370	0170	08/08/13	\$265,000	\$299,000	2,383	8	2005	Avg	6,241	N	N	34109 13TH PL SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	926494	0130	10/28/14	\$350,000	\$356,000	2,390	8	1987	Avg	13,002	N	N	32401 12TH AVE SW
18	0	132171	0460	12/06/14	\$319,000	\$321,000	2,390	8	1990	Avg	7,350	N	N	923 SW 344TH PL
18	0	189546	0330	04/04/12	\$257,600	\$322,000	2,408	8	2005	Avg	7,202	N	N	1781 SW 345TH PL
18	0	683782	0580	09/25/12	\$278,000	\$335,000	2,410	8	1990	Avg	6,500	N	N	721 SW 328TH ST
18	0	926492	0500	03/03/14	\$265,000	\$285,000	2,410	8	1987	Avg	15,348	N	N	32202 8TH AVE SW
18	0	957814	0170	10/18/12	\$336,610	\$404,000	2,416	8	2012	Avg	6,317	N	N	33927 12TH PL SW
18	0	957814	0260	06/18/12	\$330,115	\$406,000	2,416	8	2012	Avg	7,467	N	N	1309 SW 340TH ST
18	0	926493	0010	03/07/12	\$237,900	\$299,000	2,420	8	1987	Avg	8,112	N	N	32002 11TH AVE SW
18	0	132173	0070	08/19/13	\$266,500	\$300,000	2,430	8	1994	Avg	8,431	N	N	803 SW 347TH PL
18	0	957850	0130	12/18/13	\$386,900	\$423,000	2,436	8	2013	Avg	5,000	N	N	34128 11TH AVE SW
18	0	957850	0980	09/01/13	\$369,655	\$414,000	2,436	8	2013	Avg	5,174	N	N	1003 SW 339TH ST
18	0	957850	1100	11/25/13	\$354,320	\$390,000	2,436	8	2013	Avg	5,922	N	N	1016 SW 341ST ST
18	0	957850	1020	09/13/13	\$343,860	\$384,000	2,436	8	2013	Avg	6,500	N	N	810 SW 341ST ST
18	0	957850	0040	10/01/13	\$336,785	\$375,000	2,436	8	2013	Avg	5,000	N	N	34119 11TH AVE SW
18	0	926492	0620	12/09/14	\$330,000	\$332,000	2,440	8	1983	Avg	8,098	N	N	32311 8TH AVE SW
18	0	957850	0740	05/10/13	\$406,707	\$468,000	2,442	8	2013	Avg	5,184	N	N	1002 SW 339TH ST
18	0	957850	0770	06/18/13	\$406,475	\$463,000	2,442	8	2013	Avg	5,067	N	N	1020 SW 339TH ST
18	0	957814	0080	09/27/12	\$405,682	\$489,000	2,446	8	2012	Avg	5,150	N	N	33914 28TH PL SW
18	0	957814	0160	11/14/12	\$358,115	\$427,000	2,446	8	2013	Avg	6,940	N	N	33921 12TH PL SW
18	0	957814	0050	01/24/13	\$343,625	\$404,000	2,446	8	2013	Avg	5,151	N	N	33928 12TH PL SW
18	0	010455	0740	12/01/14	\$299,000	\$301,000	2,450	8	1993	Avg	7,062	N	N	2006 SW 330TH ST
18	0	957814	0200	03/06/13	\$425,240	\$496,000	2,456	8	2013	Avg	7,425	N	N	34012 13TH CT SW
18	0	957814	0070	10/11/12	\$389,345	\$468,000	2,456	8	2013	Avg	5,150	N	N	33918 12TH PL SW
18	0	957814	0430	09/21/12	\$370,020	\$447,000	2,456	8	2013	Avg	10,026	N	N	34009 13TH CT SW
18	0	957814	0020	12/13/12	\$350,085	\$415,000	2,456	8	2013	Avg	8,317	N	N	34004 12TH PL SW
18	0	957814	0180	06/01/12	\$342,785	\$423,000	2,456	8	2012	Avg	7,566	N	N	33933 12TH PL SW
18	0	957814	0180	06/11/14	\$329,950	\$347,000	2,456	8	2012	Avg	7,566	N	N	33933 12TH PL SW
18	0	957814	0220	05/01/12	\$328,410	\$408,000	2,478	8	2011	Avg	7,203	N	N	1207 SW 340TH ST
18	0	189546	0080	11/04/13	\$305,000	\$337,000	2,494	8	2005	Avg	8,100	N	N	1811 SW 346TH PL
18	0	957850	0210	03/19/14	\$349,900	\$375,000	2,515	8	2013	Avg	6,341	N	N	34113 10TH CT SW
18	0	957814	0240	07/10/12	\$330,705	\$405,000	2,540	8	2012	Avg	12,368	N	N	1301 SW 340TH ST
18	0	132171	0090	04/23/13	\$265,000	\$306,000	2,540	8	1990	Avg	7,350	N	N	34509 10TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	957850	0200	07/07/14	\$376,720	\$393,000	2,552	8	2014	Avg	5,325	N	N	34109 10TH CT SW
18	0	957850	0410	11/15/13	\$398,950	\$440,000	2,553	8	2013	Avg	7,697	N	N	713 SW 339TH ST
18	0	957850	0380	12/27/13	\$364,500	\$398,000	2,553	8	2013	Avg	5,730	N	N	727 SW 339TH ST
18	0	957814	0140	05/17/12	\$318,000	\$394,000	2,558	8	2012	Avg	7,278	N	N	33913 12TH PL SW
18	0	132171	0180	02/20/13	\$329,990	\$386,000	2,560	8	1990	VGood	7,350	N	N	926 SW 344TH PL
18	0	957850	0290	07/15/14	\$373,695	\$389,000	2,581	8	2014	Avg	6,452	N	N	911 SW 341ST ST
18	0	957850	1110	10/03/14	\$429,900	\$440,000	2,584	8	2014	Avg	5,005	N	N	1020 SW 341ST ST
18	0	957814	0280	06/17/13	\$374,900	\$427,000	2,586	8	2011	Avg	7,213	N	N	1317 SW 340TH ST
18	0	640370	0060	08/26/13	\$295,000	\$331,000	2,588	8	2005	Avg	6,270	N	N	34227 13TH PL SW
18	0	957850	0240	05/01/14	\$348,900	\$370,000	2,594	8	2013	Avg	5,040	N	N	34119 10TH CT SW
18	0	957850	0990	05/02/14	\$388,950	\$413,000	2,595	8	2014	Avg	5,028	N	N	919 SW 339TH ST
18	0	957850	0350	05/08/14	\$369,950	\$392,000	2,598	8	2014	Avg	5,614	N	N	809 SW 341ST ST
18	0	640370	0040	07/02/13	\$270,000	\$307,000	2,600	8	2005	Avg	6,136	N	N	34305 13TH PL SW
18	0	640370	0270	06/25/12	\$275,000	\$338,000	2,610	8	2004	Avg	4,728	N	N	1208 SW 342ND PL
18	0	957814	0030	05/13/13	\$375,900	\$432,000	2,642	8	2013	Avg	7,297	N	N	34008 12TH PL SW
18	0	132173	0030	01/07/14	\$311,000	\$339,000	2,650	8	1994	Avg	8,643	N	N	34632 8TH AVE SW
18	0	957850	0480	12/12/13	\$417,926	\$458,000	2,655	8	2013	Avg	5,268	N	N	726 SW 338TH ST
18	0	957850	0510	11/03/14	\$409,950	\$416,000	2,655	8	2013	Avg	5,080	N	N	806 SW 338TH ST
18	0	957814	0040	11/14/12	\$361,665	\$432,000	2,662	8	2013	Avg	7,276	N	N	33934 12TH PL SW
18	0	957850	0750	06/28/13	\$425,000	\$483,000	2,663	8	2013	Avg	5,183	N	N	1008 SW 339TH ST
18	0	957850	0070	05/29/14	\$350,900	\$370,000	2,663	8	2013	Avg	5,001	N	N	34205 11TH AVE SW
18	0	132171	0030	05/19/14	\$320,000	\$338,000	2,680	8	1990	Avg	7,757	N	N	915 SW 346TH ST
18	0	957814	0060	01/10/13	\$398,350	\$470,000	2,704	8	2013	Avg	5,150	N	N	33922 12TH PL SW
18	0	957850	1060	03/18/14	\$397,830	\$426,000	2,704	8	2014	Avg	5,131	N	N	916 SW 341ST ST
18	0	957850	0060	04/10/14	\$386,730	\$412,000	2,704	8	2014	Avg	5,000	N	N	34129 11TH AVE SW
18	0	957850	1070	01/15/14	\$380,140	\$413,000	2,704	8	2014	Avg	5,138	N	N	922 SW 341ST ST
18	0	957850	0690	07/08/14	\$415,000	\$433,000	2,714	8	2014	Avg	5,166	N	N	808 SW 339TH ST
18	0	957850	0230	04/14/14	\$356,900	\$380,000	2,723	8	2013	Avg	5,000	N	N	34117 10TH CT SW
18	0	957814	0150	07/19/12	\$330,700	\$404,000	2,734	8	2012	Avg	7,256	N	N	33917 12TH PL SW
18	0	957850	0450	05/16/14	\$399,950	\$423,000	2,760	8	2014	Avg	6,757	N	N	710 SW 338TH ST
18	0	957850	0190	08/26/14	\$405,000	\$418,000	2,767	8	2014	Avg	5,602	N	N	34103 10TH CT SW
18	0	957850	0260	01/23/14	\$382,155	\$415,000	2,767	8	2013	Avg	5,007	N	N	34112 10TH CT SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	957850	0670	12/12/13	\$447,637	\$491,000	2,854	8	2013	Avg	5,153	N	N	728 SW 339TH ST
18	0	957850	0490	10/18/13	\$404,950	\$449,000	2,879	8	2013	Avg	5,268	N	N	730 SW 338TH ST
18	0	957850	0730	07/17/14	\$463,850	\$483,000	2,906	8	2014	Avg	5,944	N	N	916 SW 339TH ST
18	0	957850	0460	05/02/14	\$419,950	\$445,000	2,906	8	2014	Avg	6,159	N	N	716 SW 338TH ST
18	0	957850	0420	06/23/14	\$417,450	\$437,000	2,906	8	2014	Avg	7,897	N	N	700 SW 338TH PL
18	0	957850	0220	08/23/13	\$407,682	\$458,000	2,913	8	2013	Avg	11,366	N	N	34115 10TH CT SW
18	0	957850	0700	04/03/14	\$440,000	\$470,000	2,919	8	2014	Avg	5,159	N	N	812 SW 339TH ST
18	0	957814	0290	11/21/12	\$384,310	\$458,000	2,926	8	2013	Avg	7,201	N	N	1325 SW 340TH ST
18	0	957814	0340	11/01/12	\$427,765	\$512,000	2,938	8	2013	Avg	7,806	N	N	1425 SW 340TH ST
18	0	957850	0080	08/21/13	\$409,861	\$461,000	2,945	8	2013	Avg	5,000	N	N	34209 11TH AVE SW
18	0	957850	0300	06/13/14	\$412,760	\$434,000	2,948	8	2014	Avg	6,287	N	N	907 SW 341ST ST
18	0	957850	0270	02/19/14	\$399,760	\$431,000	2,948	8	2014	Avg	6,513	N	N	34108 10TH CT SW
18	0	670530	0060	08/29/12	\$305,000	\$370,000	3,004	8	2006	Avg	7,205	N	N	1842 SW 344TH PL
18	0	957850	0930	04/22/14	\$414,450	\$441,000	3,087	8	2014	Avg	7,935	N	N	1103 SW 339TH ST
18	0	926491	1440	03/19/13	\$307,500	\$357,000	3,120	8	1980	Good	8,239	N	N	32816 3RD AVE SW
18	0	957850	1090	08/05/13	\$426,500	\$481,000	3,160	8	2013	Avg	5,763	N	N	1010 SW 341ST ST
18	0	957850	0110	07/26/13	\$399,900	\$452,000	3,160	8	2013	Avg	7,787	N	N	34208 11TH AVE SW
18	0	957850	1030	07/29/14	\$432,500	\$449,000	3,172	8	2014	Avg	5,033	N	N	814 SW 341ST ST
18	0	640370	0430	11/02/12	\$336,000	\$402,000	3,180	8	2004	Avg	5,866	N	N	34224 13TH PL SW
18	0	957850	0100	01/06/14	\$443,040	\$483,000	3,192	8	2014	Avg	7,701	N	N	34219 11TH AVE SW
18	0	957850	0010	01/01/14	\$425,080	\$464,000	3,192	8	2013	Avg	6,783	N	N	34105 11TH AVE SW
18	0	957850	0050	01/13/14	\$415,400	\$452,000	3,192	8	2013	Avg	5,001	N	N	34125 11TH AVE SW
18	0	926491	1300	07/11/12	\$299,000	\$366,000	3,220	8	1980	Good	9,023	N	N	32738 6TH AVE SW
18	0	926492	0270	10/07/14	\$353,950	\$362,000	3,260	8	1982	Good	7,969	N	N	32224 7TH PL SW
18	0	957814	0400	08/22/13	\$432,000	\$485,000	3,430	8	2011	Avg	7,898	N	N	1312 SW 340TH ST
18	0	957814	0390	02/01/12	\$409,040	\$517,000	3,434	8	2011	Avg	7,200	N	N	1320 SW 340TH ST
18	0	957850	0150	10/11/13	\$437,788	\$486,000	3,452	8	2013	Avg	5,000	N	N	34118 11TH AVE SW
18	0	957814	0330	06/15/12	\$421,585	\$519,000	3,476	8	2012	Avg	7,229	N	N	1419 SW 340TH ST
18	0	926493	0770	10/29/14	\$389,500	\$396,000	1,940	9	1986	Avg	12,527	N	N	1130 SW 322ND ST
18	0	926493	0770	05/30/13	\$357,500	\$409,000	1,940	9	1986	Avg	12,527	N	N	1130 SW 322ND ST
18	0	926496	0170	10/22/13	\$339,000	\$376,000	1,990	9	1989	Good	7,767	N	N	33505 11TH PL SW
18	0	926495	0600	07/24/14	\$335,000	\$348,000	2,031	9	1988	Avg	7,702	N	N	32824 10TH PL SW

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Area 054 -- 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
18	0	926496	0790	05/09/13	\$299,900	\$345,000	2,040	9	1989	Avg	9,015	N	N	33328 10TH CT SW
18	0	926495	0940	08/05/14	\$348,000	\$361,000	2,060	9	1989	Avg	7,458	N	N	33108 12TH CT SW
18	0	926495	0970	07/30/14	\$347,000	\$360,000	2,190	9	1988	Avg	10,175	N	N	33115 12TH CT SW
18	0	926495	0220	03/27/12	\$308,000	\$385,000	2,250	9	1987	Good	9,377	N	N	1088 SW 330TH CT
18	0	683782	0140	09/24/12	\$277,000	\$334,000	2,420	9	1990	Avg	9,247	N	N	743 SW 328TH PL
18	0	926496	0850	07/09/14	\$412,000	\$430,000	2,450	9	1990	Avg	9,767	N	N	33304 10TH CT SW
18	0	926495	0420	05/08/14	\$347,500	\$368,000	2,460	9	1989	Avg	7,350	N	N	32817 10TH PL SW
18	0	926495	0100	01/14/13	\$303,000	\$357,000	2,460	9	1989	Avg	7,566	N	N	1229 SW 330TH PL
18	0	926495	0270	08/13/12	\$300,000	\$365,000	2,460	9	1989	Avg	8,797	N	N	1089 SW 330TH CT
18	0	926495	1080	03/06/14	\$300,000	\$322,000	2,460	9	1989	Avg	7,315	N	N	33117 13TH AVE SW
18	0	926495	0240	11/14/14	\$285,000	\$288,000	2,480	9	1987	Avg	11,761	N	N	1080 SW 330TH CT
18	0	926496	0460	04/26/13	\$325,500	\$375,000	2,490	9	1989	Good	9,075	N	N	1103 SW 334TH PL
18	0	926495	0460	03/04/14	\$355,000	\$382,000	2,560	9	1989	Avg	9,932	N	N	1068 SW 328TH CT
18	0	926496	0890	05/15/13	\$283,000	\$325,000	2,580	9	1989	Avg	8,575	N	N	33313 10TH CT SW
18	0	926496	0340	06/17/14	\$325,000	\$341,000	2,610	9	1987	Avg	7,091	N	N	33439 11TH PL SW
18	0	729804	0300	03/03/14	\$416,500	\$448,000	2,650	9	1990	Avg	17,133	N	N	745 SW 337TH ST
18	0	926496	0560	10/01/14	\$340,000	\$348,000	2,690	9	1987	Avg	8,577	N	N	1123 SW 333RD PL
18	0	926496	0480	12/08/14	\$368,000	\$370,000	2,720	9	1989	Avg	7,350	N	N	1110 SW 333RD PL
18	0	926495	0380	04/18/12	\$350,000	\$436,000	2,850	9	1989	Avg	8,508	N	N	33105 10TH PL SW
18	0	729801	0080	05/14/13	\$352,000	\$404,000	2,860	9	1986	Avg	10,866	N	N	527 SW 331ST ST
18	0	683782	0010	02/27/12	\$288,000	\$362,000	3,000	9	1990	Avg	7,926	N	N	32704 7TH AVE SW
18	0	132172	0280	09/09/13	\$389,950	\$436,000	3,020	9	1990	Avg	13,692	N	N	34713 6TH AVE SW
18	0	132172	0140	05/28/14	\$370,000	\$390,000	3,090	9	1995	Avg	18,645	N	N	34711 5TH AVE SW
18	0	683782	0030	05/22/14	\$389,950	\$412,000	3,140	9	1991	Avg	8,060	N	N	32800 7TH AVE SW
18	0	729800	0090	07/03/14	\$490,600	\$513,000	3,316	9	1986	Avg	11,447	N	N	33248 2ND PL SW
18	0	729802	0240	05/09/14	\$402,500	\$426,000	2,600	10	1988	Avg	11,951	N	N	33129 3RD CT SW
18	0	729800	0220	10/07/13	\$359,950	\$400,000	2,690	10	1987	Avg	10,223	N	N	33127 2ND PL SW
18	0	729803	0210	12/23/14	\$445,000	\$446,000	2,790	10	1988	Avg	16,173	N	N	33305 5TH PL SW
18	0	729805	0310	12/04/12	\$470,000	\$559,000	2,930	10	1990	Good	14,371	N	N	33540 4TH AVE SW
18	0	729802	0140	10/21/14	\$515,000	\$524,000	3,290	10	1988	Good	11,441	N	N	33134 3RD CT SW
18	0	729804	0110	02/24/14	\$510,000	\$549,000	3,290	10	1990	Avg	15,281	N	N	33607 7TH PL SW
18	0	132170	0240	01/18/12	\$410,000	\$520,000	3,380	10	1990	Avg	21,820	N	N	34505 5TH PL SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
18	0	729805	0090	10/07/14	\$510,000	\$521,000	3,530	10	1992	Avg	10,935	N	N	522 SW 336TH ST
18	0	729804	0500	07/09/14	\$486,000	\$507,000	3,560	10	1988	Avg	12,047	N	N	513 SW 335TH ST
18	0	132170	0060	09/30/13	\$540,000	\$602,000	3,640	10	1990	Avg	20,002	N	N	440 SW 345TH ST
18	0	729800	0210	04/08/13	\$455,000	\$527,000	3,730	10	1988	Avg	11,112	N	N	33126 2ND PL SW
18	0	729805	0300	07/26/12	\$431,000	\$526,000	3,210	11	1991	Avg	16,087	N	N	33604 4TH AVE SW
18	0	132170	0120	12/05/13	\$559,950	\$615,000	3,750	11	1994	Good	19,573	N	N	425 SW 346TH PL
18	0	729804	0310	05/23/14	\$556,000	\$587,000	3,840	11	1991	Avg	16,905	N	N	739 SW 337TH ST
18	0	132170	0030	06/24/14	\$575,000	\$602,000	4,620	11	1991	Good	20,793	N	N	470 SW 345TH ST
18	0	132172	0180	01/22/14	\$577,000	\$626,000	3,990	12	1990	Avg	20,114	N	N	452 SW 347TH ST
21	0	713780	0350	02/26/14	\$131,000	\$141,000	1,040	6	1992	Avg	9,085	N	N	35631 12TH AVE SW
21	0	795630	0020	06/03/14	\$206,000	\$217,000	1,060	6	1962	Good	9,600	N	N	35014 19TH AVE SW
21	0	795620	0220	08/11/14	\$169,500	\$176,000	1,060	6	1962	Avg	10,023	N	N	1944 SW 351ST ST
21	0	795630	0080	02/15/13	\$176,500	\$207,000	1,080	6	1962	VGood	9,600	N	N	35128 19TH AVE SW
21	0	440560	0056	07/10/13	\$195,000	\$221,000	1,200	6	1953	Good	16,464	N	N	35919 11TH AVE SW
21	0	795620	0120	11/04/13	\$180,000	\$199,000	1,260	6	1962	Avg	10,030	N	N	1933 SW 350TH ST
21	0	322104	9090	10/30/13	\$200,000	\$221,000	1,280	6	1949	Good	8,499	N	N	306 S 373RD ST
21	0	440560	0150	11/29/12	\$138,499	\$165,000	1,300	6	1941	Good	12,600	N	N	35827 9TH AVE SW
21	0	252103	9004	10/08/13	\$189,000	\$210,000	730	7	1936	Good	68,717	N	N	1909 SW 356TH ST
21	0	440561	0150	08/07/12	\$185,470	\$226,000	820	7	1977	Avg	12,750	N	N	35849 9TH AVE SW
21	0	218820	0785	09/12/14	\$196,000	\$201,000	880	7	1978	Good	19,600	N	N	36836 4TH AVE SW
21	0	920200	0080	07/07/14	\$215,000	\$225,000	960	7	1967	VGood	9,563	N	N	1625 SW 351ST ST
21	0	920200	0240	05/17/12	\$147,000	\$182,000	960	7	1967	Avg	11,056	N	N	1622 SW 350TH ST
21	0	440560	0005	09/10/13	\$235,620	\$264,000	1,020	7	1940	VGood	15,585	N	N	35620 12TH AVE SW
21	0	542350	0240	06/24/14	\$194,000	\$203,000	1,050	7	1983	Avg	7,577	N	N	34809 17TH CT SW
21	0	542350	0240	07/29/13	\$179,950	\$203,000	1,050	7	1983	Avg	7,577	N	N	34809 17TH CT SW
21	0	542350	0180	05/30/13	\$219,900	\$252,000	1,070	7	1983	Avg	6,740	N	N	1700 SW 348TH ST
21	0	306560	0160	10/01/13	\$215,000	\$239,000	1,070	7	1992	Good	5,400	N	N	35919 18TH AVE SW
21	0	306560	0140	03/12/12	\$183,000	\$230,000	1,070	7	1992	Good	6,673	N	N	35931 18TH AVE SW
21	0	926975	0370	11/18/13	\$223,000	\$246,000	1,120	7	1987	Avg	6,600	N	N	1807 SW 355TH PL
21	0	926975	0380	11/27/12	\$193,500	\$230,000	1,130	7	1987	Avg	7,541	N	N	1801 SW 355TH PL
21	0	306561	0030	12/20/12	\$185,000	\$219,000	1,160	7	1993	Avg	7,196	N	N	35629 18TH AVE SW
21	0	302104	9105	12/19/13	\$205,000	\$224,000	1,170	7	1967	VGood	9,600	N	N	35803 6TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
21	0	713780	0085	10/03/14	\$185,000	\$189,000	1,170	7	1967	Avg	9,085	N	N	35662 15TH AVE SW
21	0	713780	0040	01/09/13	\$153,000	\$180,000	1,170	7	1968	Good	9,085	N	N	35631 14TH AVE SW
21	0	502860	0780	05/29/12	\$245,000	\$303,000	1,180	7	1989	Good	6,459	N	N	1322 SW 350TH ST
21	0	713780	0300	07/08/14	\$228,950	\$239,000	1,200	7	1968	Good	9,085	N	N	35844 14TH AVE SW
21	0	502860	0700	08/03/12	\$185,000	\$226,000	1,200	7	1990	Avg	6,307	N	N	1416 SW 350TH ST
21	0	542243	0060	09/25/13	\$170,000	\$190,000	1,200	7	1989	Avg	6,000	N	N	34812 10TH PL SW
21	0	542242	0190	06/15/13	\$215,000	\$245,000	1,210	7	1989	Avg	9,699	N	N	34804 13TH AVE SW
21	0	292104	9015	02/10/14	\$205,000	\$222,000	1,210	7	1951	Good	39,659	N	N	35618 1ST AVE S
21	0	218000	0410	04/08/13	\$170,000	\$197,000	1,240	7	1981	Avg	10,400	N	N	36120 13TH AVE SW
21	0	292104	9079	05/14/14	\$299,000	\$316,000	1,250	7	1950	Good	34,395	N	N	1400 S 359TH ST
21	0	218000	1080	08/19/14	\$277,500	\$287,000	1,260	7	1981	Good	22,100	N	N	36135 14TH AVE SW
21	0	926975	0270	01/13/14	\$192,000	\$209,000	1,260	7	1987	Avg	10,659	N	N	1824 SW 355TH PL
21	0	114000	0050	11/26/14	\$215,000	\$217,000	1,280	7	1975	Good	10,016	N	N	128 S 357TH ST
21	0	502860	0550	12/29/14	\$262,000	\$262,000	1,320	7	1989	Good	6,530	N	N	1427 SW 351ST ST
21	0	502860	0640	07/18/12	\$190,000	\$232,000	1,360	7	1990	Avg	7,130	N	N	1413 SW 350TH ST
21	0	926975	0780	08/09/13	\$226,000	\$255,000	1,370	7	1986	Good	7,544	N	N	1812 SW 352ND PL
21	0	302104	9025	10/01/12	\$289,000	\$348,000	1,410	7	1957	VGood	116,305	N	N	35215 1ST AVE S
21	0	542242	0120	07/17/14	\$252,000	\$263,000	1,420	7	1990	Avg	6,788	N	N	1203 SW 349TH ST
21	0	795620	0090	01/17/13	\$199,950	\$235,000	1,420	7	1962	VGood	9,874	N	N	1957 SW 350TH ST
21	0	114000	0200	12/27/13	\$195,000	\$213,000	1,420	7	1971	Avg	9,620	N	N	229 S 357TH ST
21	0	920200	0100	02/14/14	\$228,000	\$246,000	1,460	7	1967	VGood	9,600	N	N	1611 SW 351ST ST
21	0	542243	0020	06/12/12	\$234,000	\$288,000	1,470	7	1989	Good	9,113	N	N	1006 SW 348TH PL
21	0	218000	0493	03/03/14	\$211,999	\$228,000	1,480	7	1991	Avg	17,950	N	N	36024 13TH AVE SW
21	0	502860	1350	06/05/14	\$255,450	\$269,000	1,510	7	1990	Good	7,262	N	N	1104 SW 352ND ST
21	0	306560	0470	04/29/13	\$224,950	\$259,000	1,510	7	1992	Avg	6,263	N	N	36012 20TH AVE SW
21	0	926975	0220	12/23/14	\$252,000	\$253,000	1,520	7	1987	Avg	11,313	N	N	35419 18TH AVE SW
21	0	926975	0900	11/28/12	\$230,000	\$274,000	1,520	7	1987	Avg	7,700	N	N	2020 SW 353RD PL
21	0	306560	0240	11/29/12	\$192,000	\$228,000	1,520	7	1992	Avg	5,522	N	N	1720 SW 359TH ST
21	0	306560	0170	02/12/13	\$205,000	\$240,000	1,530	7	1992	Avg	5,400	N	N	35913 18TH AVE SW
21	0	306560	0280	11/07/12	\$206,000	\$246,000	1,550	7	1994	Good	5,864	N	N	1705 SW 359TH ST
21	0	292104	9067	04/28/14	\$220,000	\$234,000	1,560	7	1956	Good	40,665	N	N	35414 1ST AVE S
21	0	502860	0360	07/25/14	\$213,675	\$222,000	1,560	7	1990	Avg	6,013	N	N	35313 13TH PL SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
21	0	502860	1790	02/14/14	\$257,000	\$278,000	1,570	7	1990	Good	7,058	N	N	35347 10TH PL SW
21	0	926975	0460	05/19/14	\$247,000	\$261,000	1,580	7	1986	Good	7,941	N	N	1720 SW 354TH PL
21	0	502860	0560	07/16/13	\$249,900	\$283,000	1,620	7	1990	Avg	6,373	N	N	1426 SW 351ST ST
21	0	502860	0720	08/20/13	\$249,500	\$280,000	1,620	7	1989	Good	7,115	N	N	1404 SW 350TH ST
21	0	502860	1210	10/09/13	\$249,950	\$278,000	1,650	7	1990	Avg	7,083	N	N	35213 13TH PL SW
21	0	542242	0400	05/23/13	\$239,950	\$275,000	1,660	7	1990	Avg	6,885	N	N	1347 SW 348TH ST
21	0	302104	9104	10/22/13	\$349,995	\$388,000	1,680	7	1968	VGood	24,750	N	N	721 SW 365TH ST
21	0	920200	0210	11/20/13	\$208,000	\$229,000	1,680	7	1967	Good	12,618	N	N	1601 SW 350TH ST
21	0	542243	0170	03/02/12	\$185,000	\$233,000	1,680	7	1990	Avg	6,000	N	N	1019 SW 350TH PL
21	0	502860	0860	08/03/12	\$190,000	\$232,000	1,690	7	1990	Avg	6,039	N	N	35108 13TH PL SW
21	0	713780	0055	05/13/13	\$177,000	\$203,000	1,690	7	1968	Avg	9,085	N	N	35637 14TH AVE SW
21	0	502860	0390	10/09/12	\$217,950	\$262,000	1,720	7	1990	Avg	6,346	N	N	1409 SW 352ND CT
21	0	218820	0820	03/10/14	\$247,400	\$266,000	1,740	7	1980	Avg	12,000	N	N	36814 4TH AVE SW
21	0	502860	1460	02/25/14	\$259,000	\$279,000	1,750	7	1990	Good	6,905	N	N	1137 SW 352ND ST
21	0	306561	0120	01/25/12	\$227,000	\$288,000	1,760	7	1993	VGood	5,466	N	N	35803 18TH AVE SW
21	0	542242	0200	01/03/14	\$289,950	\$316,000	1,810	7	1990	Good	11,398	N	N	1300 SW 348TH ST
21	0	502860	2080	09/06/13	\$274,500	\$307,000	1,830	7	1989	Good	6,847	N	N	1223 SW 354TH PL
21	0	302104	9124	07/05/12	\$280,000	\$343,000	1,840	7	1969	Good	35,239	N	N	36313 6TH AVE SW
21	0	502860	1300	05/10/12	\$195,000	\$242,000	1,840	7	1991	Avg	6,877	N	N	1138 SW 352ND ST
21	0	542242	0140	06/11/14	\$280,000	\$294,000	1,860	7	1989	Avg	6,607	N	N	1212 SW 349TH ST
21	0	542243	0250	02/20/13	\$237,500	\$278,000	1,860	7	1989	Avg	7,218	N	N	34931 11TH CT SW
21	0	542242	0310	09/24/12	\$242,900	\$293,000	1,880	7	1990	Good	6,000	N	N	34809 14TH PL SW
21	0	542242	0210	11/16/12	\$195,000	\$233,000	1,890	7	1990	Avg	7,957	N	N	1306 SW 348TH ST
21	0	542243	0340	02/25/13	\$220,000	\$257,000	1,920	7	1989	Avg	6,000	N	N	1016 SW 350TH PL
21	0	542243	0370	07/27/12	\$189,500	\$231,000	1,940	7	1991	Avg	7,094	N	N	34917 10TH PL SW
21	0	542242	0440	08/23/13	\$289,500	\$325,000	1,980	7	1990	Avg	8,232	N	N	34817 13TH CT SW
21	0	542242	0510	04/23/14	\$242,500	\$258,000	2,070	7	1990	Avg	6,000	N	N	34819 13TH AVE SW
21	0	306560	0500	04/16/14	\$296,000	\$315,000	2,120	7	1992	Avg	11,732	N	N	36030 20TH AVE SW
21	0	542242	0260	06/13/13	\$291,000	\$332,000	2,130	7	1990	Good	6,000	N	N	1336 SW 348TH ST
21	0	713780	0460	08/27/13	\$290,000	\$325,000	2,200	7	2005	Avg	9,684	N	N	35852 13TH AVE SW
21	0	290931	0100	10/15/14	\$332,000	\$338,000	2,380	7	2010	Avg	5,737	N	N	1719 SW 357TH CT
21	0	322104	9041	03/11/14	\$285,000	\$306,000	1,220	8	1976	Good	38,700	N	N	933 S 372ND WAY

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
21	0	113960	0270	07/01/14	\$300,000	\$314,000	1,340	8	1987	Avg	9,620	N	N	36529 2ND AVE SW
21	0	322104	9007	12/07/12	\$325,000	\$386,000	1,550	8	1979	VGood	54,450	N	N	37107 12TH AVE S
21	0	292104	9121	05/16/14	\$306,500	\$324,000	1,560	8	1978	Good	38,377	N	N	36407 12TH PL S
21	0	779645	0200	05/15/14	\$256,883	\$272,000	1,690	8	2003	Avg	5,025	N	N	833 SW 361ST ST
21	0	292104	9061	01/14/13	\$268,350	\$316,000	1,800	8	1978	Avg	40,665	N	N	35430 1ST AVE S
21	0	252103	9066	12/29/14	\$315,000	\$315,000	1,900	8	1995	Avg	9,513	N	N	1714 SW 354TH PL
21	0	787960	0070	10/24/14	\$269,950	\$275,000	1,960	8	2002	Avg	7,230	N	N	1955 SW 352ND ST
21	0	787960	0060	05/16/13	\$267,567	\$307,000	1,960	8	2002	Good	7,943	N	N	1943 SW 352ND ST
21	0	132174	0650	12/03/13	\$305,000	\$335,000	2,010	8	1997	Good	7,182	N	N	35030 8TH PL SW
21	0	779645	0480	11/09/12	\$271,500	\$324,000	2,120	8	2003	Avg	5,457	N	N	907 SW 364TH PL
21	0	132174	0220	04/29/13	\$335,000	\$386,000	2,170	8	1996	Avg	25,116	N	N	34731 7TH AVE SW
21	0	302104	9184	04/24/14	\$449,500	\$478,000	2,230	8	2014	Avg	15,203	N	N	429 SW 356TH ST
21	0	440560	0195	05/08/12	\$310,000	\$385,000	2,280	8	2003	Avg	15,935	N	N	35629 8TH AVE SW
21	0	768390	0070	04/12/13	\$310,000	\$359,000	2,470	8	2007	Avg	9,217	N	N	702 SW 358TH ST
21	0	132174	0250	05/03/12	\$295,000	\$366,000	2,490	8	1996	Good	11,236	N	N	34819 7TH AVE SW
21	0	132174	0400	09/13/13	\$320,000	\$358,000	2,510	8	1994	Avg	9,572	N	N	34817 8TH PL SW
21	0	132174	0260	10/15/14	\$349,900	\$357,000	2,530	8	1994	Good	13,474	N	N	34829 7TH AVE SW
21	0	132174	0440	10/17/12	\$283,000	\$340,000	2,530	8	1994	Avg	6,944	N	N	34847 8TH PL SW
21	0	111263	0140	07/16/12	\$365,000	\$447,000	2,570	8	2011	Avg	5,527	N	N	36419 10TH CT SW
21	0	066231	0060	06/13/13	\$312,360	\$356,000	2,600	8	1998	Avg	15,427	N	N	714 SW 356TH PL
21	0	779645	0610	06/19/12	\$283,000	\$348,000	2,610	8	2002	Avg	6,360	N	N	702 SW 363RD CT
21	0	111263	0240	06/04/12	\$380,000	\$469,000	2,750	8	2011	Avg	6,183	N	N	915 SW 365TH PL
21	0	290931	0150	11/21/13	\$350,000	\$385,000	2,830	8	2008	Avg	5,995	N	N	35714 18TH AVE SW
21	0	132174	0700	12/16/13	\$320,000	\$350,000	2,870	8	1997	Avg	7,580	N	N	719 SW 350TH CT
21	0	132174	0320	01/21/13	\$349,900	\$412,000	2,890	8	1995	Avg	14,946	N	N	34828 8TH PL SW
21	0	779645	0340	12/05/14	\$330,000	\$332,000	2,980	8	2003	Avg	5,674	N	N	819 SW 363RD PL
21	0	779645	0550	06/05/13	\$260,000	\$297,000	2,980	8	2003	Avg	5,346	N	N	36316 8TH AVE SW
21	0	111263	0180	07/10/13	\$379,950	\$431,000	2,990	8	2013	Avg	5,405	N	N	36437 10TH CT SW
21	0	111263	0170	08/12/13	\$379,950	\$428,000	2,990	8	2013	Avg	5,800	N	N	36433 10TH CT SW
21	0	290931	0120	02/28/12	\$310,500	\$391,000	3,030	8	2008	Avg	5,805	N	N	1727 SW 357TH CT
21	0	111263	0260	06/06/12	\$395,000	\$487,000	3,080	8	2012	Avg	6,034	N	N	911 SW 365TH ST
21	0	111263	0070	06/18/13	\$376,000	\$429,000	3,230	8	2011	Avg	5,846	N	N	36422 10TH CT SW

Improved Sales Used in This Annual Update Analysis

Area 054 -- 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
21	0	066231	0100	06/22/12	\$359,000	\$441,000	3,320	8	1998	Avg	8,968	N	N	35500 8TH AVE SW
21	0	066230	0160	01/15/14	\$339,000	\$369,000	1,940	9	1996	Avg	8,265	N	N	430 SW 352ND ST
21	0	570780	0040	12/27/13	\$350,000	\$382,000	2,300	9	1992	Avg	13,636	N	N	230 SW 368TH ST
21	0	440561	0100	01/02/14	\$330,000	\$360,000	2,490	9	2003	Avg	9,602	N	N	35820 9TH AVE SW
21	0	066231	0330	07/02/12	\$370,000	\$454,000	2,510	9	1997	Avg	9,308	N	N	35213 5TH AVE SW
21	0	066231	0410	12/20/13	\$352,000	\$385,000	2,680	9	1997	Avg	6,600	N	N	417 SW 353RD ST
21	0	066231	0370	10/29/12	\$390,000	\$467,000	2,700	9	1997	Avg	9,946	N	N	513 SW 353RD ST
21	0	066230	0190	10/22/14	\$345,000	\$351,000	2,810	9	1996	Avg	6,639	N	N	513 SW 352ND ST
21	0	066231	0620	08/26/14	\$364,988	\$377,000	2,850	9	1997	Avg	12,593	N	N	709 SW 353RD PL
21	0	066231	0770	08/12/13	\$320,000	\$360,000	2,850	9	1997	Avg	8,505	N	N	806 SW 355TH CT
21	0	768390	0160	10/28/13	\$358,000	\$396,000	2,900	9	2004	Avg	11,098	N	N	711 SW 357TH ST
21	0	202100	0260	03/31/14	\$390,000	\$417,000	3,070	9	2005	Avg	5,524	N	N	36114 10TH CT SW
21	0	202100	0230	12/02/13	\$349,000	\$383,000	3,070	9	2005	Avg	8,743	N	N	36121 10TH CT SW
21	0	768390	0190	07/01/13	\$385,000	\$438,000	3,110	9	2004	Avg	12,025	N	N	724 SW 357TH ST
21	0	066231	0290	04/20/12	\$347,500	\$433,000	3,290	9	1996	Avg	8,312	N	N	516 SW 353RD ST
21	0	768390	0200	12/23/14	\$380,000	\$381,000	3,450	9	2004	Avg	9,914	N	N	35638 8TH AVE SW
21	0	302104	9145	05/23/13	\$360,000	\$413,000	4,530	9	1994	Avg	42,688	N	N	36727 9TH AVE SW
21	0	132174	0080	09/13/13	\$447,000	\$500,000	2,850	10	1993	Avg	20,932	N	N	416 SW 350TH PL
21	0	113780	0460	12/09/14	\$465,000	\$468,000	2,870	10	1988	Avg	25,663	N	N	36206 1ST PL S
21	0	113780	0230	05/14/14	\$450,000	\$476,000	2,910	10	1989	Avg	17,172	N	N	36023 3RD AVE S
21	0	113780	0310	11/07/14	\$470,000	\$476,000	2,980	10	1988	Avg	18,720	N	N	138 S 361ST PL
21	0	113780	0150	05/06/13	\$360,000	\$414,000	3,110	10	1988	Avg	15,776	N	N	308 S 361ST PL
21	0	132174	0070	11/15/13	\$534,000	\$589,000	3,820	11	1994	Avg	21,756	N	N	423 SW 348TH CT

Improved Sales Removed in This Annual Update Analysis Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	024800	0190	12/24/14	\$199,125	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	024800	0240	11/07/13	\$150,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	024800	0240	07/15/14	\$219,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	025300	0170	06/14/12	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
13	0	025300	0235	07/15/13	\$160,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	0	025300	0295	11/25/14	\$160,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	025300	0310	05/13/13	\$164,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	025300	0365	09/08/14	\$60,000	DOR RATIO; NO MARKET EXPOSURE
13	0	039580	0140	09/27/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	039580	0160	07/15/13	\$266,881	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	039580	0350	08/23/12	\$120,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	039580	0500	07/15/14	\$221,793	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	062104	9090	06/27/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	064300	0210	06/05/13	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	064310	0030	04/04/13	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	072104	9074	04/16/13	\$635,984	\$1,000 SALE OR LESS; EXEMPT FROM EXCISE TAX
13	0	072104	9087	09/25/13	\$300,000	PLOTTAGE
13	0	072104	9088	12/16/13	\$350,000	PLOTTAGE
13	0	072104	9122	04/07/14	\$116,550	DOR RATIO; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
13	0	072104	9248	02/21/12	\$211,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	081850	0210	05/03/12	\$123,351	BANKRUPTCY - RECEIVER OR TRUSTEE; SECURING OF DEBT
13	0	081850	0210	12/17/12	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	081850	0390	06/19/13	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE
13	0	081850	0440	01/30/12	\$114,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	081850	0460	04/25/14	\$130,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	081850	0490	09/02/14	\$153,503	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	082104	9149	05/14/12	\$132,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	082104	9149	10/09/14	\$335,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	082104	9151	06/03/13	\$151,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	082104	9173	12/11/12	\$103,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	082104	9173	02/20/13	\$98,000	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
13	0	082104	9191	09/16/14	\$285,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	082104	9213	03/22/12	\$180,000	DOR RATIO; AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
13	0	082104	9230	03/29/12	\$112,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	082104	9272	12/20/12	\$145,000	NON-REPRESENTATIVE SALE
13	0	091800	0080	06/04/13	\$238,322	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	091800	0080	04/10/14	\$123,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	091900	0010	10/11/13	\$163,700	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
13	0	091900	0015	11/27/13	\$137,950	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	091900	0015	01/09/14	\$252,557	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	091900	0015	06/04/14	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	091900	0065	04/17/13	\$291,702	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	091900	0065	05/28/13	\$252,167	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	091900	0220	12/04/12	\$141,000	NO MARKET EXPOSURE
13	0	091900	0265	10/24/12	\$270,469	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	104250	0010	03/15/12	\$128,000	NON-NORMAL DISTRIBUTION
13	0	104250	0016	05/24/13	\$198,000	NO MARKET EXPOSURE
13	0	150240	0315	09/17/12	\$148,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	150240	0460	08/27/12	\$290,176	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	150240	0460	09/04/12	\$256,958	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	150240	0470	08/08/13	\$161,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
13	0	150241	0260	06/25/13	\$177,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	174500	0120	03/28/13	\$138,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	178830	0010	03/30/12	\$97,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	178830	0020	07/08/14	\$183,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178830	0035	01/28/13	\$95,400	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	178830	0085	03/13/14	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	178830	0085	10/29/14	\$201,750	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178830	0170	09/16/13	\$103,318	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
13	0	178850	0055	07/24/13	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	178850	0065	12/12/12	\$30,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
13	0	178870	0140	04/16/12	\$75,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	178870	0145	05/23/13	\$73,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
13	0	178870	0165	08/09/12	\$71,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	178870	0185	11/07/14	\$113,250	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	178870	0230	02/26/13	\$202,335	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	178870	0230	05/20/13	\$112,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	178870	0230	05/06/14	\$191,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178870	0295	10/23/14	\$189,572	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	178880	0010	01/29/13	\$111,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	178880	0030	03/07/14	\$101,000	STATISTICAL OUTLIER
13	0	178880	0040	02/11/14	\$169,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178880	0080	02/10/12	\$92,500	NON-REPRESENTATIVE SALE; CORPORATE AFFILIATES
13	0	178880	0080	07/30/14	\$184,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178880	0280	02/22/13	\$92,000	NON-REPRESENTATIVE SALE
13	0	178880	0380	10/14/14	\$152,100	OBSERVATION OUTSIDE THE NORM
13	0	178880	0380	06/10/14	\$164,381	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	178880	0410	01/23/12	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; SECURING OF DEBT
13	0	178880	0410	07/24/12	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
13	0	178880	0540	05/14/12	\$109,072	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	178880	0540	08/30/12	\$85,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
13	0	178880	0630	10/29/14	\$96,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178880	0760	02/07/12	\$106,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	178880	0760	07/21/14	\$233,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178880	0770	04/04/14	\$107,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	178880	0770	07/28/14	\$187,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178880	0780	03/05/13	\$95,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	178880	0880	05/30/12	\$65,000	DOR RATIO; NON-REPRESENTATIVE SALE
13	0	178880	0930	07/24/13	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	178880	0960	05/30/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	178890	0230	07/22/14	\$86,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	178890	0670	12/10/12	\$124,336	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	178890	0730	02/26/13	\$116,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
13	0	178890	0740	04/26/13	\$188,437	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	178890	0740	06/14/13	\$188,436	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
13	0	232950	0080	04/05/12	\$190,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	232950	0320	07/11/12	\$133,900	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	232960	0050	05/08/12	\$360,241	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	232960	0050	12/18/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	232960	0120	11/21/12	\$129,750	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	232960	0230	08/09/12	\$188,097	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	232960	0230	12/04/12	\$114,551	NON-REPRESENTATIVE SALE
13	0	232960	0240	09/29/14	\$250,212	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	232970	0070	01/24/13	\$214,583	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	232970	0090	04/05/12	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	232970	0310	03/23/12	\$97,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	232970	0310	07/26/12	\$171,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
13	0	233730	0160	09/17/13	\$217,978	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	233730	0350	07/02/14	\$159,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	233730	0410	05/21/12	\$100,100	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
13	0	241330	0100	09/12/12	\$314,304	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	241330	0460	10/09/14	\$290,235	BANKRUPTCY; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	241330	0510	07/12/13	\$225,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	241330	0650	01/23/13	\$161,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	241330	0930	05/24/12	\$160,000	NON-REPRESENTATIVE SALE
13	0	241330	0960	06/16/14	\$287,919	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	241330	1040	03/27/13	\$69,468	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	250160	0080	03/28/14	\$230,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	259970	0110	02/07/13	\$73,638	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
13	0	259970	0300	02/17/12	\$105,604	BANKRUPTCY - RECEIVER OR TRUSTEE; SECURING OF DEBT

**Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	259970	0300	07/06/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	326070	0360	05/12/14	\$168,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	326070	0360	09/19/14	\$279,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	326070	0630	09/26/13	\$170,000	NON-REPRESENTATIVE SALE
13	0	326070	0700	03/14/14	\$194,980	AUCTION SALE; EXEMPT FROM EXCISE TAX
13	0	326070	0910	08/28/14	\$201,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
13	0	326070	1070	08/15/12	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	326070	1090	01/29/14	\$133,823	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	326070	1120	10/31/12	\$173,411	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	326070	1120	03/21/13	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	326070	1130	12/28/12	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	326070	1130	04/01/13	\$141,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	327581	0190	05/08/12	\$122,500	NON-REPRESENTATIVE SALE
13	0	327610	0090	05/01/14	\$301,191	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	337530	0020	12/17/13	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	337530	0050	07/16/12	\$165,000	NON-REPRESENTATIVE SALE
13	0	337530	0110	12/22/14	\$181,800	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	337530	0340	12/19/14	\$210,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	337530	0340	02/06/14	\$165,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	339190	0130	04/10/14	\$140,250	AUCTION SALE
13	0	339190	0130	10/10/13	\$220,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	339190	0130	09/03/14	\$258,750	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	339190	0210	12/10/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
13	0	339190	0330	11/21/12	\$137,781	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	339190	0380	10/18/12	\$135,000	NON-REPRESENTATIVE SALE
13	0	339210	0050	02/07/14	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
13	0	339210	0050	06/25/14	\$205,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	339210	0200	05/01/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
13	0	339210	0260	11/12/14	\$438,660	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	339210	0370	01/14/14	\$160,597	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	339210	0370	03/14/14	\$147,001	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
13	0	358400	0060	09/04/14	\$184,082	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	358400	0180	03/30/12	\$90,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
13	0	358400	0230	06/17/13	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
13	0	416680	0050	04/16/13	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	416680	0170	08/28/13	\$353,039	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
13	0	416680	0170	04/18/14	\$295,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
13	0	416680	0370	01/25/13	\$295,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	416800	0050	07/01/14	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	416800	0050	10/22/14	\$225,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	416800	0060	06/27/13	\$263,617	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	416800	0060	12/12/13	\$227,397	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
13	0	416800	0140	07/09/12	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	416800	0140	01/22/13	\$95,299	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	416810	0060	09/23/14	\$318,577	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
13	0	416810	0100	05/09/13	\$124,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	416810	0460	09/05/13	\$119,300	AUCTION SALE; EXEMPT FROM EXCISE TAX
13	0	515320	0561	09/23/14	\$215,000	AUCTION SALE; STATEMENT TO DOR
13	0	515320	0561	02/10/14	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	515365	0020	07/11/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	515365	0130	11/15/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	515365	0130	10/23/13	\$224,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	515365	0150	03/28/13	\$165,092	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	515370	0030	02/27/13	\$102,667	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	515370	0050	05/08/12	\$253,798	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	515370	0150	06/26/12	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	515390	0080	11/09/12	\$159,900	NO MARKET EXPOSURE
13	0	515390	0350	12/27/13	\$156,200	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	515390	0390	02/16/12	\$129,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	525980	0210	05/04/12	\$130,000	ANOMOLY DETENTION

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	525980	0230	10/14/14	\$344,052	BANKRUPTCY; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	0	525980	0460	04/11/12	\$125,000	NON-REPRESENTATIVE SALE
13	0	555731	0070	02/07/13	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	555731	0120	09/13/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	555731	0240	03/11/13	\$165,723	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
13	0	555750	0100	09/21/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
13	0	555770	0090	01/15/14	\$118,000	NON-REPRESENTATIVE SALE
13	0	555780	0150	09/24/13	\$132,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
13	0	555780	0220	03/06/13	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	555780	0280	02/27/13	\$174,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	555780	0290	01/31/12	\$145,000	NON-REPRESENTATIVE SALE
13	0	555820	0030	07/03/12	\$102,000	NON-REPRESENTATIVE SALE
13	0	555820	0256	11/12/13	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	555920	0052	12/26/13	\$121,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	0	555960	0010	08/23/12	\$173,705	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	555990	0010	08/29/13	\$274,411	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
13	0	556000	0070	08/20/13	\$90,199	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
13	0	556000	0070	07/07/14	\$199,990	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	556000	0140	08/16/13	\$139,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
13	0	556000	0150	02/29/12	\$97,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	556000	0510	08/14/13	\$47,589	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	556000	0610	04/01/14	\$119,808	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
13	0	556000	0610	03/21/14	\$191,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	556000	0610	10/02/13	\$191,250	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	556000	0640	01/27/14	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	556000	0640	06/19/14	\$232,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	556000	0680	11/13/13	\$113,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	556000	0680	12/26/14	\$199,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	556000	0890	08/21/12	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	556000	1160	05/28/13	\$287,994	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	556050	0010	05/14/14	\$200,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	556050	0160	03/08/13	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	609400	0005	08/08/13	\$150,000	PREVIOUS IMP. VALUE <= 25K; TEAR DOWN
13	0	609400	0240	12/15/14	\$196,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	609400	0310	08/15/12	\$123,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	667265	0100	08/10/12	\$265,000	RELOCATION - SALE TO SERVICE
13	0	667265	0180	01/31/12	\$354,900	RELOCATION - SALE TO SERVICE
13	0	731640	0070	10/09/13	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	731640	0070	09/25/14	\$255,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	745080	0110	06/22/12	\$133,200	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
13	0	771620	0100	03/20/13	\$131,059	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	787520	0075	04/04/12	\$112,500	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	787520	0080	07/25/12	\$115,000	NON-REPRESENTATIVE SALE
13	0	787520	0245	01/23/12	\$109,075	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	787520	0280	06/03/13	\$158,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	787540	0010	02/01/13	\$160,777	AUCTION SALE; EXEMPT FROM EXCISE TAX
13	0	787540	0041	12/15/12	\$135,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
13	0	787540	0045	11/26/13	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
13	0	794150	0160	12/12/12	\$217,400	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	794150	0160	11/08/13	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
13	0	794150	0170	03/27/14	\$118,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
13	0	794150	0170	12/02/14	\$219,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	794150	0180	03/26/12	\$124,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	794160	0200	07/25/14	\$309,177	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	794160	0220	06/10/14	\$219,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	794160	0400	09/06/13	\$137,694	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	794170	0250	02/20/13	\$119,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
13	0	795450	0100	01/21/14	\$240,126	AUCTION SALE; EXEMPT FROM EXCISE TAX
13	0	858220	0100	05/17/13	\$232,299	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	858220	0100	04/26/13	\$232,299	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	858800	0140	03/21/13	\$141,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	858800	0140	03/21/13	\$141,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	858800	0155	01/10/13	\$166,000	NO MARKET EXPOSURE
13	0	858800	0250	06/14/12	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
13	0	858800	0270	06/05/13	\$166,500	NON-REPRESENTATIVE SALE
13	0	858800	0285	07/19/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	858800	0295	05/24/13	\$235,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	858800	0310	12/07/12	\$133,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
13	0	858800	0385	01/25/12	\$134,899	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	0	858800	0395	04/03/12	\$132,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	0	858800	0610	11/10/14	\$210,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
13	0	931500	0020	11/14/12	\$133,550	NON-REPRESENTATIVE SALE
17	0	010060	0180	12/13/13	\$163,000	AFFORDABLE HOUSING SALES; NON-PROFIT ORGANIZATION
17	0	010060	0180	05/13/13	\$116,820	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	010060	0280	12/10/13	\$136,550	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	010060	0320	04/24/13	\$274,495	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	010060	0320	05/17/13	\$274,495	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	010060	0320	04/21/14	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	010060	0320	08/13/14	\$213,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	010060	0360	02/25/13	\$132,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
17	0	010060	0360	03/09/12	\$106,900	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	010060	0440	09/05/13	\$151,589	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	010060	0530	03/15/12	\$135,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	010060	0600	01/29/13	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	010060	0720	03/04/13	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	010060	0810	02/05/13	\$175,659	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	010060	1190	05/31/12	\$145,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	010920	0300	10/15/12	\$307,965	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	010920	0310	11/13/12	\$235,000	RELOCATION - SALE TO SERVICE
17	0	010920	0570	01/24/13	\$211,050	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	010921	0160	02/24/12	\$142,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	010921	0230	05/22/12	\$164,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
17	0	010921	0270	01/23/12	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	010921	0280	11/11/14	\$220,000	DIAGNOSTIC OUTLIER
17	0	011460	0100	04/16/12	\$114,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	011460	0110	07/17/13	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	011460	0290	01/08/14	\$170,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	011470	0150	03/09/14	\$120,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
17	0	011470	0150	11/14/14	\$236,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	011470	0210	05/04/12	\$149,100	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	011470	0270	12/31/12	\$160,214	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	109960	0040	04/16/13	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	109960	0150	07/13/13	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	109960	0170	05/09/14	\$214,874	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	109960	0170	08/20/14	\$205,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	109960	0190	07/18/14	\$194,287	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	109960	0210	07/30/13	\$181,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	109960	0320	06/05/12	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
17	0	109960	0450	03/27/13	\$212,917	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	109960	0450	11/05/13	\$181,555	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	109960	0500	10/23/14	\$149,000	NON-NORMAL DISTRIBUTION
17	0	109961	0160	03/03/14	\$181,280	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	109961	0160	10/03/14	\$166,203	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	109961	0240	02/21/14	\$178,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	109961	0390	07/30/13	\$188,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	109961	0500	03/30/12	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
17	0	109961	0750	07/17/12	\$144,246	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	109961	0770	04/13/12	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	109961	0900	06/10/14	\$321,515	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	109961	1050	04/02/12	\$190,000	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in This Annual Update Analysis Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	109961	1050	06/04/12	\$185,000	OBSOLESCENCE; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	109961	1080	05/28/13	\$421,537	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	109961	1080	01/31/14	\$182,126	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	109961	1260	06/15/12	\$136,500	LEASE OR LEASE-HOLD
17	0	109961	1290	06/27/13	\$188,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	109975	0030	05/20/14	\$218,050	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	109975	0030	04/30/14	\$218,050	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	109975	0030	12/12/14	\$203,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	109975	0120	05/14/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	109975	0470	03/20/13	\$281,544	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	109975	0470	09/03/13	\$192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	109975	0570	03/12/13	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	109976	0130	03/20/12	\$125,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	109976	0180	11/20/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	109976	0230	06/09/14	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	109976	0300	06/25/13	\$250,000	RELOCATION - SALE TO SERVICE
17	0	109976	0470	03/27/14	\$243,465	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	122103	9058	08/20/14	\$207,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	122103	9059	12/19/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	122103	9063	01/15/14	\$197,108	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	122103	9073	03/12/13	\$219,668	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	122103	9095	04/05/12	\$139,900	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REP. SALE
17	0	122103	9098	06/27/13	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	122103	9113	08/22/12	\$233,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	142103	9101	03/01/13	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	150310	0360	08/28/14	\$216,751	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	150320	0040	10/23/14	\$97,292	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
17	0	150330	0170	02/06/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	167300	0060	03/12/14	\$245,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
17	0	167300	0150	05/28/14	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	167300	0190	10/06/14	\$282,874	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	167300	0580	09/16/14	\$531,592	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	167300	0590	04/19/13	\$353,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
17	0	167300	0600	01/07/13	\$259,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	167300	0670	11/18/13	\$265,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	176110	0020	05/18/12	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	176110	0430	09/17/13	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	176110	0500	04/02/13	\$263,576	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	179000	0080	12/26/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	193840	0030	05/21/12	\$138,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
17	0	193840	0080	08/28/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	193840	0560	10/09/13	\$218,495	FORCED SALE; EXEMPT FROM EXCISE TAX
17	0	193840	0560	07/29/14	\$279,808	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	211551	0190	04/18/12	\$179,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	211551	0190	06/18/12	\$182,500	NON-REPRESENTATIVE SALE
17	0	211551	0260	04/26/13	\$240,210	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	211551	0270	08/21/14	\$195,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
17	0	211551	0310	03/27/13	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	211551	0310	05/17/13	\$159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	211551	0460	03/22/12	\$131,500	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	211551	0470	03/08/12	\$149,900	AFFORDABLE HOUSING SALES; NON-REPRESENTATIVE SALE
17	0	242103	9055	10/01/14	\$130,000	NO MARKET EXPOSURE
17	0	242103	9079	10/05/12	\$160,000	OBSOLESCENCE; NON-REPRESENTATIVE SALE; SHORT SALE
17	0	242103	9109	06/26/13	\$358,974	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	242103	9109	06/06/13	\$457,955	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	255700	0090	05/01/12	\$156,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	255700	0250	02/22/12	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	255700	0580	01/09/12	\$176,500	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	255700	0620	08/01/12	\$161,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	255700	0930	04/30/12	\$160,000	STATISTICAL OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	255700	0930	02/13/12	\$288,296	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	279150	0380	07/29/13	\$192,500	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	279150	0540	12/03/12	\$187,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	286730	0190	03/24/14	\$350,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	286730	0190	05/28/14	\$363,000	UNFINISHED AREA
17	0	286730	0220	09/26/12	\$358,500	FINANCIAL INSTITUTION RESALE; SHORT SALE
17	0	286730	0270	06/26/13	\$200,000	DOR RATIO; NON-REPRESENTATIVE SALE
17	0	286730	0330	08/24/12	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	286730	0330	10/26/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; CORPORATE AFFILIATES
17	0	286850	0070	03/04/13	\$123,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	294450	0310	04/11/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
17	0	294450	0330	08/25/14	\$330,000	OBSERVATION OUTSIDE THE NORM
17	0	294450	0420	04/20/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	294450	0420	12/11/14	\$300,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	308900	0005	07/24/14	\$150,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
17	0	308900	0005	04/15/14	\$121,620	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
17	0	327900	0030	06/01/12	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	327900	0240	10/28/14	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	327900	0610	08/13/13	\$150,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	327900	0710	02/04/14	\$286,615	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	327900	0710	12/16/14	\$252,533	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	330620	0125	06/24/13	\$142,402	BANKRUPTCY - RECEIVER OR TRUSTEE; RELATED PARTY, FRIEND, OR NEIGHBOR
17	0	330620	0125	03/19/14	\$126,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
17	0	330620	0150	05/13/13	\$140,251	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	330620	0155	11/07/12	\$226,723	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	330620	0180	10/17/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	330630	0280	07/30/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	330630	0520	05/13/14	\$196,045	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	394550	0020	03/21/14	\$319,057	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	394550	0080	07/09/13	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	394550	0080	12/08/14	\$294,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	438800	0140	07/26/12	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	438800	0170	04/26/13	\$182,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
17	0	438800	0310	03/16/12	\$60,001	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	438800	0390	04/10/12	\$99,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
17	0	438800	0400	07/15/13	\$115,000	NON-REPRESENTATIVE SALE
17	0	438801	0040	12/06/12	\$183,500	CORRECTION DEED; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	438801	0040	12/06/12	\$183,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	438801	0040	03/25/13	\$145,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	438801	0040	05/22/13	\$146,727	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	438801	0260	12/18/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	442410	0040	08/16/12	\$128,600	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	442410	0050	01/24/14	\$155,000	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
17	0	442410	0070	11/12/14	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	502945	0110	10/16/14	\$219,346	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	502945	0160	07/17/12	\$150,000	ANOMOLY DETENTION
17	0	502945	0600	11/01/12	\$131,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	502945	0650	09/12/12	\$130,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
17	0	502945	0860	08/21/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	502945	0890	05/28/13	\$170,568	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	502945	1000	01/08/13	\$135,000	DIAGNOSTIC OUTLIER
17	0	502945	1060	03/21/14	\$175,001	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	502946	0270	07/29/13	\$238,244	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	502946	0530	02/14/13	\$141,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	536020	0045	06/26/12	\$79,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	638660	0010	04/26/13	\$162,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	638660	0050	04/12/12	\$103,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	638660	0060	04/19/12	\$105,000	NON-REPRESENTATIVE SALE
17	0	638660	0100	05/01/12	\$319,581	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	638660	0140	06/27/14	\$185,252	AUCTION SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	638670	0080	12/23/12	\$244,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	638670	0140	10/09/12	\$156,500	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	638670	0300	07/22/14	\$255,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	797200	0010	02/21/14	\$144,282	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	797200	0010	05/20/14	\$120,750	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	797200	0060	12/12/12	\$165,000	NON-REPRESENTATIVE SALE
17	0	858120	0050	03/18/13	\$165,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	858120	0190	11/04/13	\$204,796	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	858120	0350	05/15/12	\$125,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	858120	0420	04/11/14	\$268,348	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	873180	0140	03/24/12	\$184,000	NON-REPRESENTATIVE SALE
17	0	873180	0210	07/11/14	\$235,000	NON-NORMAL DISTRIBUTION
17	0	873180	0240	09/14/12	\$209,000	NON-REPRESENTATIVE SALE
17	0	873180	0360	12/04/12	\$193,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	873180	0400	06/27/13	\$265,000	NON-REPRESENTATIVE SALE
17	0	873180	0440	04/15/13	\$320,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	873180	0590	08/02/13	\$382,401	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873180	1130	07/05/12	\$169,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	873180	1240	10/17/12	\$305,717	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873180	1250	07/29/13	\$190,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	873190	0170	04/11/14	\$255,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	873190	0210	07/06/12	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873190	0470	01/16/12	\$179,250	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873190	0470	05/18/12	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	873190	0510	03/22/13	\$219,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
17	0	873190	0560	01/30/13	\$250,000	NON-REPRESENTATIVE SALE; RELOCATION - SALE BY SERVICE
17	0	873190	0560	10/23/12	\$250,000	RELOCATION - SALE TO SERVICE
17	0	873190	0790	01/15/13	\$208,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	873190	0850	03/11/13	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873190	0850	06/20/13	\$160,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	873190	1000	03/21/14	\$326,099	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	873190	1220	10/19/12	\$295,000	LACK OF REPRESENTATION ADULT FAMILY CARE HOME
17	0	873190	1710	06/19/12	\$309,185	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873190	1940	11/18/14	\$220,312	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873190	2320	07/08/14	\$239,001	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	873190	2560	05/31/13	\$316,600	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	873195	0180	07/23/13	\$250,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	873195	0210	03/11/13	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873195	0370	11/07/13	\$179,240	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873195	0530	12/11/12	\$174,601	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873195	0540	10/16/12	\$319,656	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873195	0540	10/25/12	\$283,672	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	873195	0540	07/18/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	873195	0800	10/02/12	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	873195	1050	08/14/12	\$300,000	NON-REPRESENTATIVE SALE
17	0	873195	1120	09/05/13	\$213,700	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	873195	1310	02/05/14	\$219,750	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	873195	1380	08/28/12	\$294,942	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873195	1380	08/21/13	\$207,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	873195	1430	08/25/14	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
17	0	873195	1430	08/25/14	\$130,000	DOR RATIO; QUIT CLAIM DEED
17	0	873195	1490	05/25/12	\$199,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	873195	1490	05/07/14	\$313,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	873196	0020	08/22/12	\$319,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	873196	0390	04/17/13	\$393,968	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873196	0390	08/30/13	\$393,968	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873196	0390	11/08/13	\$261,450	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	873196	0460	01/11/12	\$138,400	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	873198	0020	10/01/12	\$190,000	NON-REPRESENTATIVE SALE
17	0	873198	0270	12/10/14	\$335,228	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	873198	1000	07/30/13	\$268,548	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873198	1360	07/31/14	\$359,999	RELOCATION - SALE TO SERVICE
17	0	873198	1360	09/25/14	\$359,999	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	873198	1630	08/06/13	\$288,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	873198	1760	04/29/13	\$219,900	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	873198	1940	09/08/14	\$415,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	873198	2210	08/08/12	\$215,000	NON-REPRESENTATIVE SALE
17	0	873198	2610	03/15/12	\$236,250	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
17	0	873198	2660	08/13/12	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	873198	2750	03/13/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	873198	2820	05/18/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873198	2940	06/24/13	\$373,874	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873198	3010	08/03/12	\$304,645	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873198	3010	01/09/13	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
17	0	873198	3030	09/03/14	\$221,334	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
17	0	873198	3050	01/03/12	\$150,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
17	0	873198	3170	04/30/13	\$318,000	CONTRACT OR CASH SALE
17	0	873198	3210	08/09/13	\$240,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
17	0	873199	0090	08/20/14	\$560,000	STATISTICAL OUTLIER
17	0	873199	0240	09/07/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	873201	0310	03/12/14	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	873201	0370	04/16/13	\$213,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
17	0	873201	0380	09/25/12	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	873202	0100	04/15/14	\$311,816	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	873202	0120	07/05/12	\$168,950	NON-REPRESENTATIVE SALE
17	0	873202	0180	04/18/12	\$180,000	OBSERVATION OUTSIDE THE NORM
17	0	873202	0180	02/07/12	\$234,129	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873202	0700	04/25/13	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	873202	0740	02/07/14	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
17	0	873202	0800	01/24/13	\$184,862	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE

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Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	873202	0800	03/26/13	\$216,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	873203	0260	03/27/12	\$170,475	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	873204	0330	07/18/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873204	0350	06/03/13	\$212,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	873204	0450	03/02/12	\$189,000	NON-REPRESENTATIVE SALE
17	0	873204	0730	02/01/12	\$243,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
17	0	873204	0770	12/11/13	\$220,760	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873204	0820	10/17/14	\$247,000	AUCTION SALE
17	0	873213	0170	12/13/13	\$232,930	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	873213	0620	10/25/13	\$182,301	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873213	0680	10/27/14	\$210,000	ANOMOLY DETENTION
17	0	873213	0750	09/27/13	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	873213	0950	02/22/13	\$181,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	873213	1130	09/16/14	\$209,950	DIAGNOSTIC OUTLIER
17	0	873213	1280	07/18/12	\$153,780	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
17	0	873213	1420	04/25/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	873216	0040	09/25/13	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	873216	0210	08/26/14	\$322,534	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	894430	0010	07/15/13	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	894430	0040	12/05/13	\$176,683	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	894430	0330	11/26/13	\$139,859	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	894430	0330	04/03/14	\$207,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	894430	0350	12/11/13	\$126,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	894430	0390	01/15/14	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	894430	0610	08/10/12	\$136,000	AFFORDABLE HOUSING SALES; FULL SALES PRICE NOT REPORTED
17	0	894430	0610	01/23/12	\$104,940	AFFORDABLE HOUSING SALES; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	894430	0650	09/23/14	\$142,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	894430	0680	06/10/14	\$152,701	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	894430	0780	09/13/13	\$88,018	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	894500	0100	09/09/13	\$142,400	AUCTION SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	894500	0100	01/15/14	\$220,952	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	894500	0110	04/02/13	\$111,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	894500	0140	03/24/14	\$182,666	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	894500	0230	11/21/12	\$95,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	894500	0260	02/28/14	\$119,923	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	894500	0260	07/22/14	\$209,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	894500	0320	04/11/13	\$140,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
17	0	894500	0320	07/19/12	\$102,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	894500	0380	10/03/14	\$133,723	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	894500	0510	09/20/13	\$157,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
17	0	894500	0510	09/25/12	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	894500	0640	01/17/13	\$109,801	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	894500	0730	02/14/12	\$110,000	NON-NORMAL DISTRIBUTION
17	0	894510	0170	07/25/12	\$132,000	AFFORDABLE HOUSING SALES; FULL SALES PRICE NOT REPORTED
17	0	894510	0190	09/19/13	\$153,271	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
17	0	894510	0190	05/01/12	\$83,900	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
17	0	894510	0320	05/06/14	\$136,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	894510	0320	12/19/13	\$166,042	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	894510	0320	10/08/14	\$224,097	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	894510	0420	12/02/13	\$164,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
17	0	894510	0420	12/19/12	\$158,103	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	894510	0420	01/03/13	\$158,103	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	894510	0420	05/30/13	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-PROFIT ORGANIZATION
17	0	894520	0150	06/21/12	\$100,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	894520	0220	05/29/13	\$104,000	STATISTICAL OUTLIER
17	0	894520	0250	08/28/14	\$175,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
17	0	894520	0830	11/04/14	\$131,438	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	894520	0900	06/25/13	\$124,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	894520	0910	01/15/13	\$136,918	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	894520	0930	03/07/13	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	894530	0100	12/19/12	\$160,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
17	0	894530	0270	12/23/14	\$142,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	894530	0290	05/11/12	\$115,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	896580	0060	03/18/14	\$238,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
17	0	896590	0090	03/12/13	\$227,832	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	921150	0230	08/28/13	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
17	0	921150	0620	08/12/14	\$355,007	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	921150	0620	10/08/14	\$182,700	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
17	0	921150	0720	01/15/13	\$211,986	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	921151	0440	09/22/14	\$208,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	921151	0550	06/18/12	\$162,179	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	921151	0660	05/15/13	\$217,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	921151	0760	07/11/13	\$180,000	NO MARKET EXPOSURE
17	0	921151	0850	12/11/13	\$250,203	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	921151	0890	02/20/12	\$125,200	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	921152	0120	10/24/13	\$170,000	NON-REPRESENTATIVE SALE
17	0	921152	0150	01/24/14	\$241,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	921152	0170	11/15/12	\$194,721	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	921152	0170	01/17/13	\$158,225	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	921152	0210	05/16/12	\$170,001	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	921152	0400	11/04/14	\$274,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	932090	0030	11/09/12	\$185,254	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	932090	0030	01/15/13	\$92,800	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	932090	0040	05/11/12	\$193,640	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	932090	0040	07/06/12	\$57,000	DOR RATIO; AFFORDABLE HOUSING SALES
17	0	932090	0060	12/12/13	\$125,000	AFFORDABLE HOUSING SALES; NON-PROFIT ORGANIZATION
17	0	932090	0070	10/17/12	\$125,000	AFFORDABLE HOUSING SALES; FULL SALES PRICE NOT REPORTED
17	0	932090	0170	10/07/13	\$101,000	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
17	0	932090	0170	10/02/12	\$188,944	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	932090	0170	10/12/12	\$169,517	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	932090	0220	01/17/14	\$79,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	932090	0370	10/31/14	\$81,115	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	932090	0390	06/20/14	\$160,000	AFFORDABLE HOUSING SALES
17	0	932090	0390	11/12/12	\$77,073	DOR RATIO; AFFORDABLE HOUSING SALES; NON-REPRESENTATIVE SALE
17	0	932090	0390	06/29/12	\$79,273	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	932090	0420	10/14/14	\$89,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	932090	0440	01/06/14	\$86,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	932090	0450	10/09/13	\$82,864	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	932090	0470	01/15/13	\$80,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	932090	0610	12/31/14	\$146,000	OBSOLESCENCE
17	0	932090	0610	03/21/14	\$59,300	OBSOLESCENCE; AUCTION SALE; FINANCIAL INSTITUTION RESALE
17	0	932090	0740	05/16/13	\$80,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	932090	1010	09/25/12	\$80,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
17	0	932090	1080	04/09/12	\$80,000	DOR RATIO; NON-REPRESENTATIVE SALE
17	0	932090	1090	01/03/14	\$126,328	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	932090	1090	02/25/14	\$94,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	932090	1250	04/16/14	\$95,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	932090	1270	11/16/12	\$76,000	DOR RATIO; AFFORDABLE HOUSING SALES; NON-REPRESENTATIVE SALE
17	0	932090	1290	09/09/13	\$85,000	AFFORDABLE HOUSING SALES; AUCTION SALE; FINANCIAL INSTITUTION RESALE
17	0	932090	1290	04/24/13	\$211,617	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	932090	1290	05/21/13	\$211,617	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	932430	0130	12/04/12	\$54,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	932432	0010	04/16/12	\$321,743	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	932432	0010	04/23/12	\$321,743	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	932432	0010	06/11/12	\$151,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
17	0	932432	0030	12/04/14	\$129,000	DOR RATIO
17	0	932432	0040	12/23/13	\$236,752	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	951090	0070	04/11/14	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	951090	0070	09/23/14	\$292,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	951090	0220	09/03/13	\$173,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	951090	0235	01/14/13	\$157,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	951090	0460	08/23/13	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	951090	0470	03/26/13	\$210,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	951090	0710	05/21/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	951090	0720	04/03/12	\$142,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
17	0	954280	0050	06/05/14	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
17	0	954280	0050	12/11/14	\$287,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
17	0	954280	0080	04/11/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	954280	0130	02/28/12	\$145,000	NON-REPRESENTATIVE SALE; SHORT SALE
17	0	954280	0410	05/27/14	\$215,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	954280	0560	10/22/12	\$292,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	954280	0560	06/12/13	\$181,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	954280	0580	02/20/12	\$123,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	954280	0980	12/06/12	\$262,816	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
17	0	954280	1060	07/29/13	\$187,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	954280	1410	10/14/13	\$55,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
17	0	954280	1690	07/17/13	\$259,426	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	954280	1800	02/22/12	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	010450	0060	01/30/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	010450	0190	01/26/12	\$164,800	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	010450	0260	05/06/13	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
18	0	010450	0270	09/11/12	\$77,395	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	010450	0320	08/07/12	\$160,652	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
18	0	010450	0420	01/29/12	\$138,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
18	0	010450	0450	05/12/14	\$195,000	AUCTION SALE; NO MARKET EXPOSURE
18	0	010450	0450	03/14/13	\$251,629	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	010450	0450	05/12/14	\$195,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
18	0	010450	0480	07/15/14	\$281,870	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
18	0	010450	0500	08/28/13	\$155,787	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
18	0	010450	0580	05/27/14	\$185,000	QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	010450	0850	06/20/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
18	0	010450	1030	03/03/14	\$40,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
18	0	010450	1040	04/11/14	\$184,501	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
18	0	010450	1040	10/03/14	\$249,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	010450	1060	06/28/13	\$235,000	NO MARKET EXPOSURE
18	0	010451	0170	08/14/12	\$165,500	OBSERVATION OUTSIDE THE NORM
18	0	010451	0180	07/16/14	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
18	0	010451	0210	09/11/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
18	0	010451	0340	02/28/14	\$192,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	010451	0340	09/25/14	\$276,200	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	010451	0390	01/13/12	\$167,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	010452	0060	12/03/14	\$245,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	010452	0070	01/26/14	\$147,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
18	0	010452	0100	05/02/13	\$177,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	010453	0090	06/27/13	\$202,000	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
18	0	010453	0090	12/20/12	\$241,030	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	010453	0180	09/24/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	010453	0490	09/06/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
18	0	010453	0520	07/15/14	\$165,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
18	0	010453	0590	03/28/13	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	010454	0330	02/08/12	\$142,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
18	0	010454	0350	07/29/13	\$188,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
18	0	010454	0410	02/06/12	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	010454	0410	02/23/12	\$142,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
18	0	010454	0530	11/20/13	\$156,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	010454	0610	08/06/12	\$140,001	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	010454	0700	11/30/12	\$339,684	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	010454	0700	03/11/13	\$195,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
18	0	010454	0760	09/30/13	\$293,053	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	010455	0090	09/26/12	\$165,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	010455	0370	05/04/12	\$170,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	010455	0570	03/19/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	010455	0630	12/10/13	\$240,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	010455	0630	06/17/13	\$310,584	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	010455	0660	07/28/14	\$275,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	010456	0010	01/17/14	\$233,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	010456	0540	09/17/14	\$310,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	010456	0560	07/19/13	\$246,401	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	010456	0580	03/27/14	\$238,200	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
18	0	010457	0090	08/07/12	\$313,281	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	010457	0350	06/26/13	\$170,000	OBSOLESCENCE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	010457	0470	04/02/14	\$308,157	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
18	0	010457	0620	06/20/13	\$320,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	132140	0450	08/25/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	132140	0500	05/30/14	\$248,307	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
18	0	132140	0680	04/24/14	\$301,236	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
18	0	132171	0170	03/08/13	\$198,429	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
18	0	132171	0180	01/06/12	\$406,529	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
18	0	132171	0180	07/17/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
18	0	132171	0340	07/09/13	\$135,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
18	0	132171	0450	01/23/14	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	132172	0140	01/29/14	\$463,300	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	132172	0170	07/25/14	\$459,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	132172	0170	08/17/14	\$610,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	132173	0230	10/09/14	\$280,528	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	132173	0520	10/07/13	\$201,690	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
18	0	189545	0090	11/13/14	\$273,500	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	189546	0140	04/29/13	\$314,441	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	189546	0150	10/17/13	\$225,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	189546	0200	02/13/13	\$272,500	AUCTION SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	189546	0440	02/06/12	\$175,000	NON-REPRESENTATIVE SALE
18	0	276230	0030	08/21/12	\$321,080	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	276230	0030	08/23/12	\$321,079	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	276230	0040	03/30/12	\$141,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	276230	0140	10/09/13	\$185,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
18	0	640370	0320	02/03/12	\$334,979	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	640370	0400	05/14/14	\$308,551	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	666490	0020	10/28/14	\$257,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	666490	0020	09/30/13	\$354,008	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
18	0	666490	0190	05/13/13	\$115,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
18	0	666490	0250	02/14/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	666490	0470	04/25/14	\$170,678	IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	666491	0070	11/14/13	\$199,303	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	666491	0330	10/16/13	\$203,100	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
18	0	683782	0160	05/22/12	\$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	729800	0140	06/24/14	\$295,300	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	729801	0200	09/05/12	\$424,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
18	0	729801	0340	09/05/14	\$475,000	RELOCATION - SALE TO SERVICE
18	0	729801	0370	08/10/12	\$317,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
18	0	729802	0180	03/19/14	\$299,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
18	0	729803	0090	09/18/13	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	729804	0180	02/26/13	\$450,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
18	0	729804	0590	02/13/13	\$519,451	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	729804	0590	07/02/13	\$383,250	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	729805	0530	12/09/14	\$453,696	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	729805	0580	12/16/12	\$370,000	NO MARKET EXPOSURE
18	0	742800	0080	10/23/12	\$326,203	BANKRUPTCY - RECEIVER OR TRUSTEE; SECURING OF DEBT
18	0	742800	0300	06/18/13	\$300,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	926490	0220	11/01/13	\$240,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926490	0220	01/29/14	\$311,807	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	926490	0240	05/21/12	\$244,621	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926490	0690	05/08/12	\$210,000	ANOMOLY DETENTION
18	0	926490	0690	01/31/12	\$177,404	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926490	0860	07/29/13	\$255,000	NO MARKET EXPOSURE
18	0	926490	1010	06/28/12	\$314,747	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926490	1060	01/26/12	\$147,100	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	926490	1130	05/10/12	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926490	1340	05/01/12	\$259,338	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926490	1340	09/25/12	\$259,338	GOV'T TO GOV'T; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
18	0	926490	1590	07/26/12	\$202,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926490	1680	06/13/14	\$327,432	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926490	1700	05/02/13	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
18	0	926490	1920	04/11/12	\$167,500	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926490	2030	07/13/12	\$341,104	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926490	2030	10/15/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
18	0	926490	2180	01/13/14	\$307,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926490	2180	04/08/14	\$241,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	926490	2270	07/30/13	\$386,366	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926490	2270	03/04/14	\$192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
18	0	926490	2300	05/23/12	\$150,001	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	926491	0040	04/30/12	\$227,700	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926491	0600	07/23/14	\$243,892	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
18	0	926491	0900	03/21/14	\$236,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	926491	0920	07/22/13	\$273,601	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926491	0920	04/14/14	\$189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	926491	0920	09/03/14	\$298,700	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	926491	1170	04/05/12	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926491	1170	06/25/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
18	0	926491	1310	06/17/14	\$322,980	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
18	0	926491	1380	10/17/12	\$166,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	926492	0280	05/03/12	\$184,451	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
18	0	926492	0630	07/15/13	\$68,613	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	926492	0640	12/10/14	\$358,535	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926492	0650	01/23/13	\$411,185	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926492	0830	11/13/12	\$240,000	NO MARKET EXPOSURE
18	0	926492	0880	06/12/13	\$253,500	AUCTION SALE; CORRECTION DEED; GOV'T TO GOV'T; AND OTHER WARNINGS
18	0	926492	0880	06/12/13	\$253,500	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
18	0	926492	0880	12/27/12	\$389,331	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926492	1030	08/23/13	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	926492	1030	04/23/14	\$220,000	NON-REPRESENTATIVE SALE
18	0	926492	1110	12/19/14	\$290,000	RELOCATION - SALE TO SERVICE
18	0	926493	0180	02/07/13	\$197,300	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	926493	0250	04/23/12	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	926493	0360	05/01/14	\$355,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	926493	0400	10/29/14	\$325,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	926494	0070	07/11/13	\$324,900	RELOCATION - SALE TO SERVICE
18	0	926494	0280	10/16/12	\$268,000	NO MARKET EXPOSURE
18	0	926494	0730	06/26/13	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926494	0800	07/25/14	\$285,770	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
18	0	926494	0930	10/04/12	\$213,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926495	0160	01/10/14	\$239,950	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926495	0180	06/28/12	\$274,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926495	0240	01/23/13	\$431,092	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926495	0940	09/30/13	\$193,000	NO MARKET EXPOSURE
18	0	926495	0950	10/09/12	\$229,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	926495	1080	02/07/12	\$309,290	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
18	0	926496	0110	06/11/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
18	0	926496	0370	01/17/14	\$256,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
18	0	926496	0630	12/23/13	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
18	0	926870	0100	04/04/14	\$189,899	NO MARKET EXPOSURE; QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	926871	0250	08/16/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	926871	0390	11/13/14	\$239,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
18	0	957814	0360	11/26/13	\$268,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	957850	0140	09/13/13	\$505,380	NON-REPRESENTATIVE SALE
18	0	957850	0280	10/01/14	\$343,490	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0310	12/22/14	\$356,900	ASSESSOR DATA DOES NOT MATCH SALES DATA
18	0	957850	0430	03/24/14	\$399,950	UNFINISHED AREA
18	0	957850	0660	04/30/14	\$403,000	UNFINISHED AREA
18	0	957850	0720	05/07/14	\$406,807	UNFINISHED AREA
18	0	957850	0790	11/11/14	\$399,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0800	11/24/14	\$382,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0810	11/21/14	\$418,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0820	11/25/14	\$424,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0840	08/06/14	\$386,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0860	11/24/14	\$380,000	ASSESSOR DATA DOES NOT MATCH SALES DATA
18	0	957850	0870	10/29/14	\$361,950	ASSESSOR DATA DOES NOT MATCH SALES DATA
18	0	957850	0880	12/30/14	\$405,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0890	10/03/14	\$376,850	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0900	10/03/14	\$361,950	ASSESSOR DATA DOES NOT MATCH SALES DATA
18	0	957850	0910	09/16/14	\$375,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0920	09/10/14	\$395,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0950	11/24/14	\$389,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	957850	0970	10/01/14	\$336,240	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
21	0	066231	0010	06/10/13	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	066231	0140	04/23/13	\$220,000	NON-REPRESENTATIVE SALE
21	0	066231	0400	10/17/14	\$515,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
21	0	066231	0620	08/26/14	\$364,988	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21	0	066231	0890	05/28/13	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
21	0	111263	0170	07/25/14	\$360,000	DIAGNOSTIC OUTLIER
21	0	113780	0140	12/17/12	\$335,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	113960	0200	10/29/12	\$215,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	113960	0200	10/29/12	\$275,900	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
21	0	114001	0040	05/31/13	\$222,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
21	0	114001	0060	10/21/14	\$150,000	NO MARKET EXPOSURE
21	0	132174	0140	09/05/13	\$430,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
21	0	132174	0700	03/05/13	\$362,889	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
21	0	132174	0820	07/02/13	\$231,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
21	0	202100	0030	08/08/13	\$312,650	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	202100	0080	05/24/13	\$315,000	NON-REPRESENTATIVE SALE; FORCED SALE; NO MARKET EXPOSURE
21	0	202100	0130	06/05/14	\$329,300	AUCTION SALE; EXEMPT FROM EXCISE TAX
21	0	202100	0230	06/24/13	\$524,222	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
21	0	202100	0230	10/11/13	\$265,000	FINANCIAL INSTITUTION RESALE; NON-PROFIT ORGANIZATION
21	0	218000	0655	05/10/12	\$135,150	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	218820	0660	04/02/13	\$317,161	FORCED SALE; EXEMPT FROM EXCISE TAX
21	0	218820	0660	10/30/13	\$141,750	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
21	0	218820	0675	10/29/12	\$151,000	NON-NORMAL DISTRIBUTION
21	0	218820	0675	08/20/12	\$251,080	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
21	0	218820	1540	10/06/14	\$235,009	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	218820	1780	03/20/14	\$80,000	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	218820	1780	06/17/13	\$101,700	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
21	0	218820	3615	11/28/12	\$114,530	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
21	0	292104	9027	03/20/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	292104	9054	04/08/14	\$6,500	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
21	0	292104	9062	04/09/14	\$10,172	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
21	0	292104	9062	07/10/14	\$160,000	NO MARKET EXPOSURE
21	0	292104	9063	04/07/14	\$4,128	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
21	0	292104	9063	10/09/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	292104	9070	04/16/14	\$7,628	DOR RATIO; MULTI-PARCEL SALE; QUIT CLAIM DEED; STATEMENT TO DOR
21	0	292104	9105	04/09/14	\$8,385	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
21	0	302104	9020	08/09/12	\$650,000	BUILDER OR DEVELOPER SALES; CORPORATE AFFILIATES

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	302104	9022	11/12/12	\$268,000	FORCED SALE; EXEMPT FROM EXCISE TAX
21	0	302104	9049	07/30/14	\$182,500	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	0	302104	9078	03/18/13	\$118,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	302104	9104	05/28/13	\$200,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	302104	9105	07/15/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
21	0	302104	9145	03/28/13	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	302104	9159	04/09/13	\$212,000	NON-REPRESENTATIVE SALE
21	0	302104	9171	06/11/12	\$175,000	NON-REPRESENTATIVE SALE
21	0	306560	0030	08/05/13	\$221,300	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
21	0	306560	0080	01/11/13	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	306561	0070	07/05/12	\$188,476	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
21	0	322104	9058	08/27/13	\$69,198	DOR RATIO; UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	322104	9108	09/04/14	\$290,298	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
21	0	440560	0160	12/29/14	\$149,950	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
21	0	440560	0240	12/29/14	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	440561	0100	09/05/13	\$369,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	440561	0160	08/07/13	\$205,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
21	0	440561	0200	12/26/14	\$317,180	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	502860	0030	05/09/14	\$201,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
21	0	502860	0230	06/05/12	\$152,995	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
21	0	502860	0310	06/21/13	\$210,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
21	0	502860	0390	02/24/14	\$260,000	NO MARKET EXPOSURE
21	0	502860	1060	06/03/13	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	502860	1350	02/13/14	\$286,018	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
21	0	502860	1590	03/16/12	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	502860	1630	01/24/14	\$186,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
21	0	502860	1700	05/13/14	\$223,222	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	502860	1720	03/13/13	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	502860	2070	07/27/12	\$162,000	NON-REPRESENTATIVE SALE
21	0	502860	2100	01/17/12	\$169,300	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	502860	2230	07/30/13	\$201,141	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
21	0	542242	0060	07/25/12	\$162,800	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	542242	0410	12/13/12	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	542242	0510	11/14/13	\$218,714	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
21	0	542242	0590	05/11/12	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	542242	0710	12/03/12	\$172,500	NO MARKET EXPOSURE
21	0	542242	0830	05/17/13	\$190,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
21	0	542242	0830	05/17/13	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	542243	0020	03/15/12	\$157,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
21	0	542243	0320	12/17/13	\$221,756	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	542243	0320	03/11/14	\$185,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	542243	0320	07/21/14	\$309,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
21	0	542243	0340	11/21/12	\$252,981	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
21	0	542350	0020	07/23/13	\$215,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
21	0	542350	0240	10/12/12	\$129,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
21	0	542350	0360	03/26/13	\$89,031	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
21	0	542350	0600	08/09/13	\$187,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
21	0	713780	0015	04/08/14	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
21	0	713780	0055	11/15/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
21	0	713780	0220	01/30/12	\$105,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	713780	0290	05/30/12	\$170,660	PERCENT NET CONDITION; BANKRUPTCY - RECEIVER OR TRUSTEE
21	0	713780	0290	09/10/12	\$140,000	PERCENT NET CONDITION; IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	713780	0300	11/06/12	\$140,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
21	0	713780	0320	07/01/14	\$90,000	DOR RATIO; OBSOLESCENCE
21	0	768390	0150	09/13/13	\$330,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	768390	0190	01/15/13	\$436,196	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
21	0	779645	0100	09/05/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	779645	0600	08/16/12	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	787960	0010	07/17/13	\$204,150	NON-REPRESENTATIVE SALE
21	0	787960	0210	07/22/13	\$70,508	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis
Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	795620	0020	02/07/13	\$142,300	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
21	0	795620	0090	09/18/12	\$107,200	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	795620	0270	09/27/12	\$105,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	795630	0040	03/08/12	\$121,800	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
21	0	795630	0040	09/25/12	\$132,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	795630	0080	05/08/12	\$103,701	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	795630	0080	07/19/12	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
21	0	920200	0070	09/04/12	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
21	0	920200	0080	03/11/14	\$54,845	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21	0	920200	0100	08/27/13	\$110,000	DOR RATIO; FORCED SALE
21	0	920200	0100	09/13/13	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	920200	0160	03/16/12	\$120,000	NON-REPRESENTATIVE SALE
21	0	920200	0170	10/15/13	\$136,400	NON-REPRESENTATIVE SALE
21	0	920200	0200	02/01/12	\$128,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
21	0	920200	0210	07/09/13	\$223,350	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
21	0	920200	0240	01/17/12	\$97,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
21	0	926975	0010	10/02/14	\$155,000	STATISTICAL OUTLIER
21	0	926975	0010	09/09/13	\$164,650	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	926975	0010	09/12/13	\$173,520	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
21	0	926975	0310	10/15/14	\$201,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
21	0	926975	0340	09/13/12	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21	0	926975	0410	02/28/13	\$84,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
21	0	926975	0690	06/11/14	\$140,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE

Vacant Sales Used in this Annual Update Analysis Area 054

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
13	0	072104	9027	10/11/13	\$145,000	67,992	N	N
13	0	072104	9246	08/26/14	\$40,000	16,108	N	N
17	0	011470	0140	06/26/14	\$48,000	13,634	N	N
17	0	122103	9017	01/04/13	\$3,500	7,275	N	N
17	0	150310	0480	01/04/13	\$3,500	8,700	N	N
17	0	242103	9087	06/26/12	\$200,000	98,881	N	N
17	0	286730	0280	03/12/14	\$113,000	7,200	N	N
21	0	218820	1100	07/25/14	\$66,000	17,200	N	N
21	0	302104	9034	09/02/14	\$150,000	31,203	N	N

Vacant Sales Removed in this Annual Update Analysis Area 054

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	072104	9129	12/16/13	\$300,000	PLOTTAGE
17	0	011470	0140	03/09/14	\$12,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
17	0	112103	9060	04/09/14	\$1,300,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
17	0	112103	9119	04/09/14	\$1,300,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
17	0	286730	0280	03/01/13	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE; PLANS AND PERMITS
18	0	192104	9028	04/17/14	\$4,500	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
18	0	957850	0320	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0330	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0340	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0350	05/07/13	\$284,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0360	05/07/13	\$284,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0370	05/07/13	\$284,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0380	03/15/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0390	03/15/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0400	03/15/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0410	03/15/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0420	03/15/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0430	03/15/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0440	12/14/12	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0450	12/14/12	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0460	12/14/12	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0470	12/14/12	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0480	12/14/12	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0490	12/14/12	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0500	03/17/14	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0510	12/14/12	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0520	03/17/14	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0580	12/12/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0590	03/17/14	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0600	03/17/14	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES

Vacant Sales Removed in this Annual Update Analysis Area 054

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	957850	0610	03/17/14	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0620	03/17/14	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0630	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0640	03/17/14	\$497,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0650	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0660	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0670	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0680	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0690	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0700	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0710	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0720	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0730	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0790	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0800	12/12/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0810	12/12/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0820	12/12/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0830	05/07/13	\$284,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0840	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0850	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0860	12/12/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0870	12/12/13	\$426,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0880	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0890	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0900	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0910	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0920	09/13/13	\$639,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0930	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0940	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	0950	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES

Vacant Sales Removed in this Annual Update Analysis Area 054

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	957850	0990	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	1000	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
18	0	957850	1010	06/14/13	\$1,278,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	111263	0090	04/28/14	\$330,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	111263	0110	04/28/14	\$330,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	111263	0130	04/28/14	\$330,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	185340	0010	06/16/14	\$691,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	185340	0020	06/16/14	\$691,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	185340	0030	06/16/14	\$691,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	185340	0040	06/16/14	\$691,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	185340	0050	06/16/14	\$691,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
21	0	218820	0150	05/10/12	\$3,000	QUIT CLAIM DEED
21	0	218820	1100	05/28/14	\$37,800	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21	0	713780	0160	06/24/13	\$35,000	MULTI-PARCEL SALE
21	0	713780	0165	06/24/13	\$35,000	MULTI-PARCEL SALE

Mobile Home Sales Used in this Annual Update Analysis Area 054

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
17	0	147330	0050	10/14/14	\$78,000	1,056	3	1976	3	8,108	N	34028 37TH AVE SW
17	0	536020	0026	12/06/13	\$75,000	1,344	3	1981	3	16,320	N	34124 35TH AVE SW
17	0	308900	0038	11/18/14	\$144,900	1,554	4	2002	5	7,202	N	3526 SW 342ND ST
17	0	308900	0045	12/29/14	\$81,000	1,632	3	1978	4	7,207	N	34123 35TH AVE SW
17	0	147330	0030	01/26/12	\$104,950	1,632	4	1976	4	8,108	N	34016 37TH AVE SW
21	0	738700	0080	06/25/14	\$95,000	896	2	1976	3	15,011	N	207 SW 355TH PL

Mobile Home Sales Removed in this Annual Update Analysis Area 054

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	308900	0038	02/10/14	\$175,013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	308900	0038	01/28/14	\$140,332	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	308900	0040	04/27/12	\$123,000	AUCTION SALE; ; EXEMPT FROM EXCISE TAX
17	0	308900	0045	03/31/14	\$107,769	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
17	0	536020	0026	08/06/13	\$31,400	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
21	0	218820	2020	01/14/14	\$127,270	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	302104	9101	07/29/14	\$162,500	NO MARKET EXPOSURE
21	0	302104	9157	10/15/14	\$215,873	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
21	0	542350	0400	07/11/13	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
21	0	542350	0440	03/26/12	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
21	0	738700	0030	04/14/14	\$101,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
21	0	738700	0030	07/25/13	\$120,914	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (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:

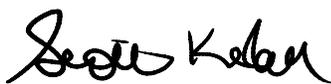
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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
- Sales Verification



8-27-2015

Appraiser II

Date



King County

Department of Assessments

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