Maple Valley

Area: 056

Residential Revalue for 2015 Assessment Roll

Obtained from maplevalleyrealestate.com /Lake Lucerne

Maple Valley, which is located in South King County just east of the city of Covington, is a desirable community which is growing rapidly in both commercial and residential residences. The area is highly platted with average quality, moderately price homes. Retail businesses have also flourished with two new shopping centers at "four corners", the major business center in Maple Valley. Recreational activities include Lake Wilderness for swimming and fishing, and Elk Run and Lake Wilderness Golf Courses. The Tahoma School District of Maple Valley is an award winning school district.

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

OFFICE (206) 296-7300   FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

http://www.kingcounty.gov/assessor/

King County
Department of Assessments
Accounting Division
500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

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.

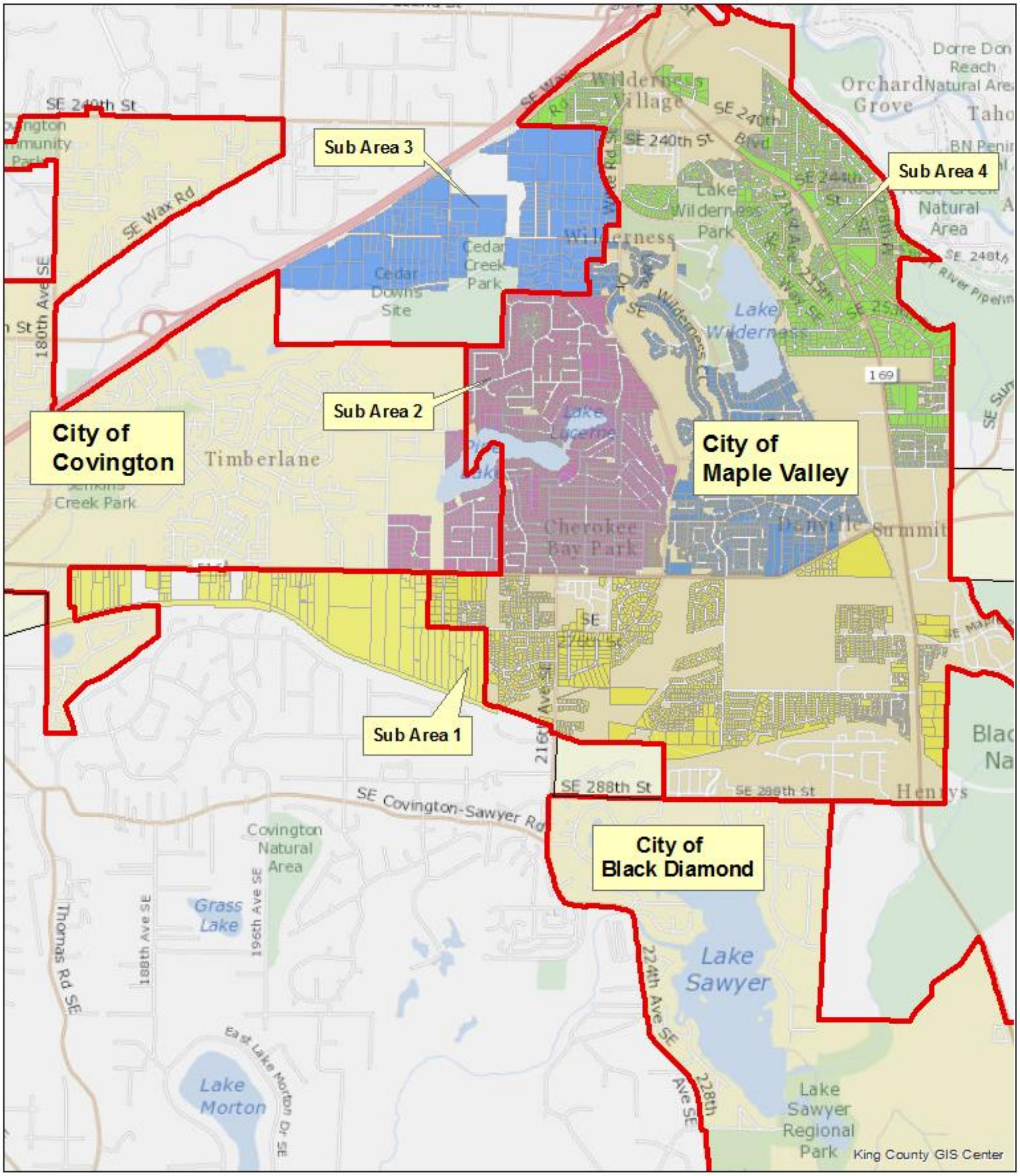
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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 056 Map



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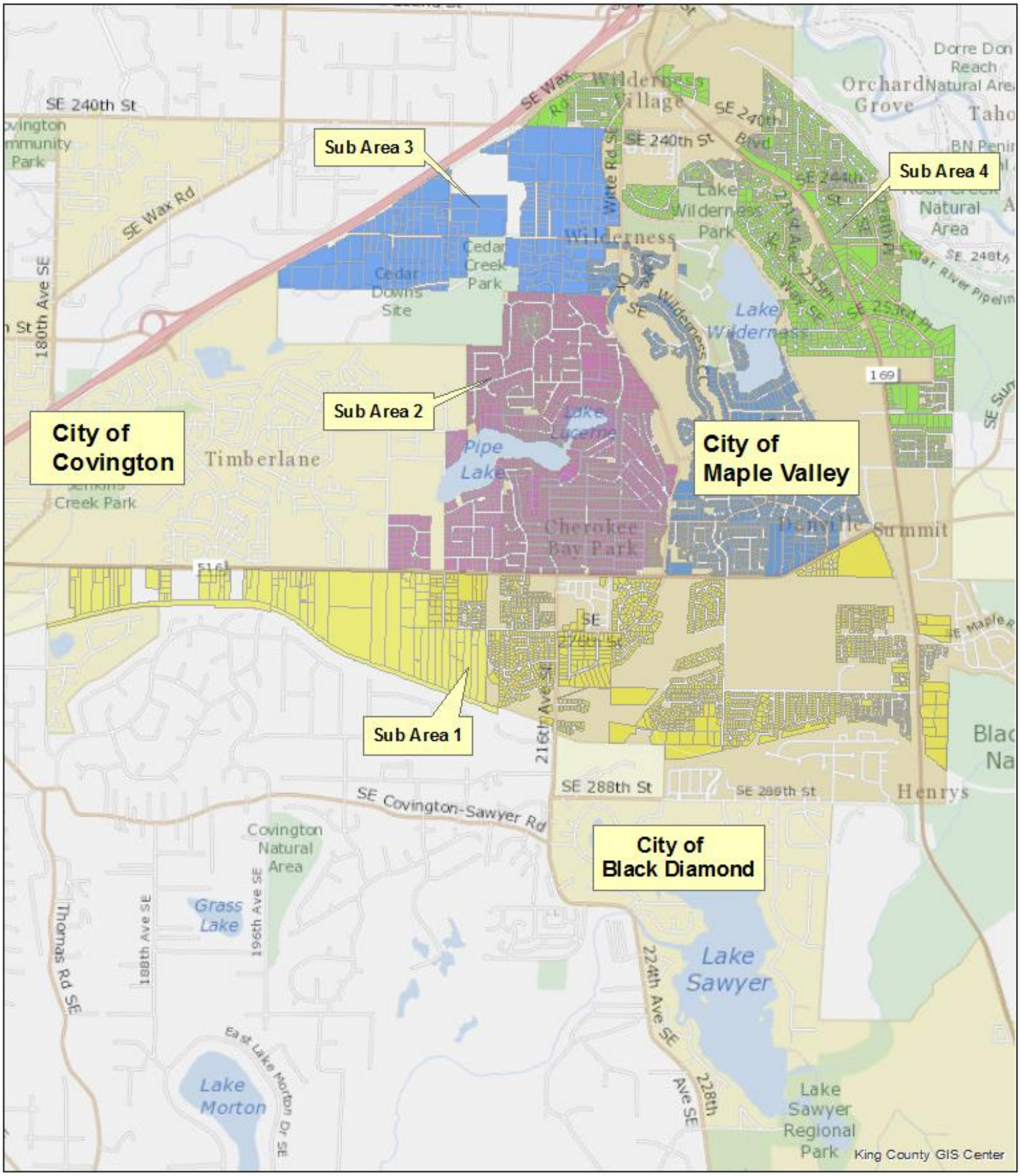
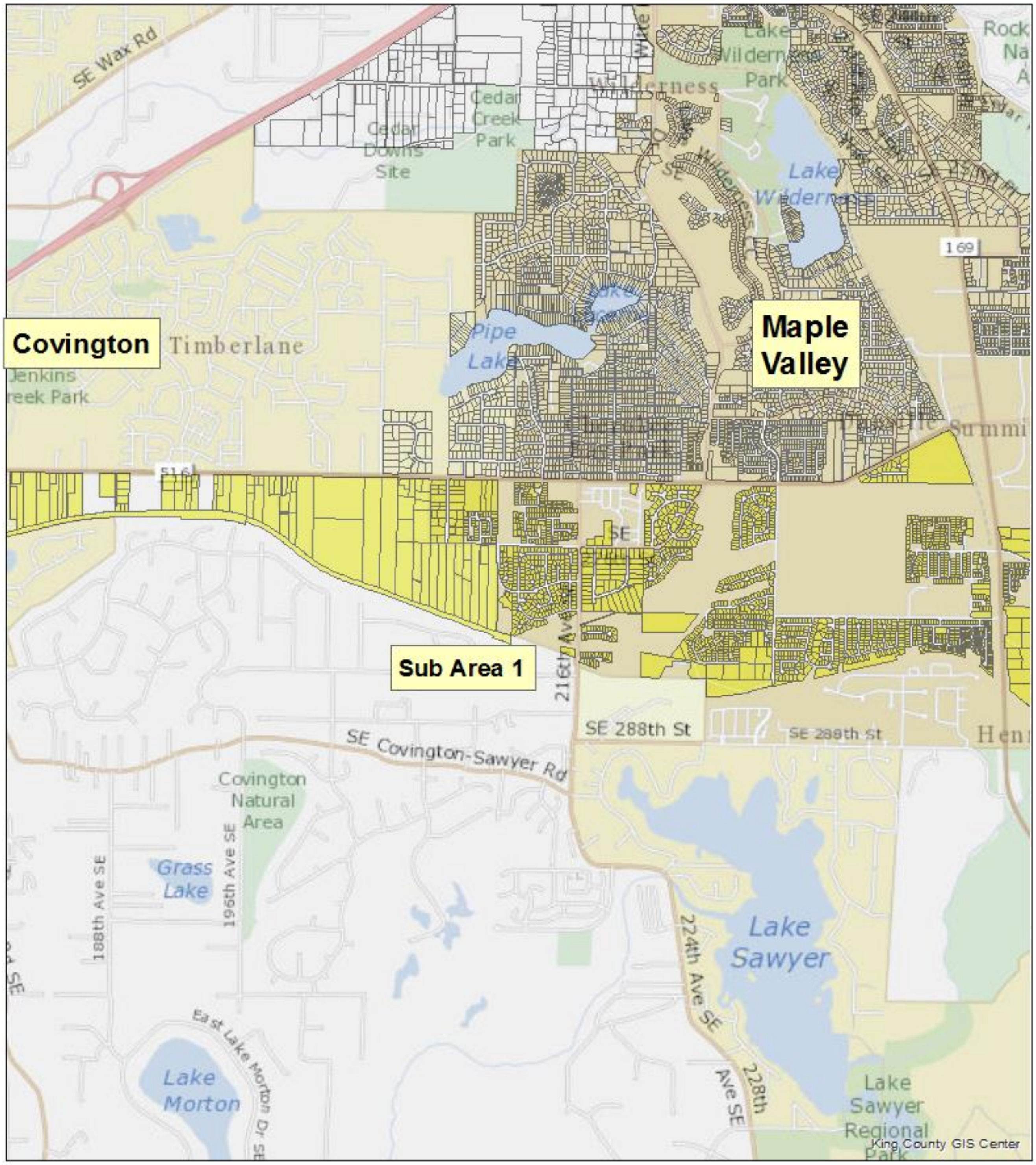
Area 056 Map

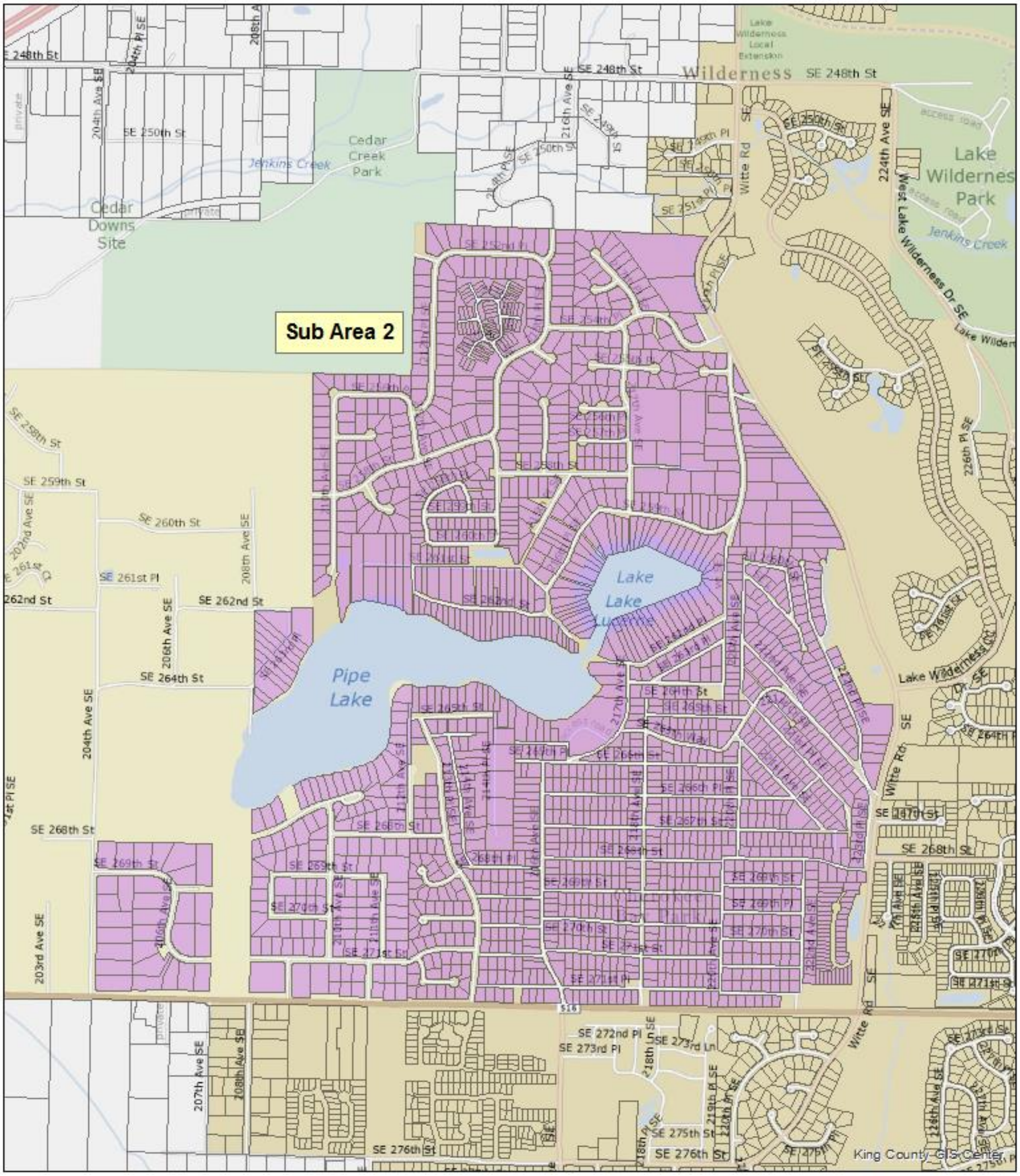


Sub Area 1
Sub Area 2
Sub Area 3
Sub Area 4
City of Covington
City of Maple Valley
City of Black Diamond
SE 240th St
SE Wax Rd
180th Ave SE
Timberlane
Cedar Downs Site
Cedar Creek Park
Wilderness Village
Lake Wilderness Park
Lake Wilderness
Pipe Lake
Lake Lucerne
Cherokee Bay Park
Danville
Summit
216th Ave SE
SE 288th St
SE Covington-Sawyer Rd
Covington Natural Area
Grass Lake
196th Ave SE
188th Ave SE
Thomas Rd SE
Lake Morton
East Lake Morton Dr SE
224th Ave SE
228th Ave SE
Lake Sawyer
Lake Sawyer Regional Park
Henrys
Orchard Grove
Rock Creek Natural Area
169
516
King County GIS Center

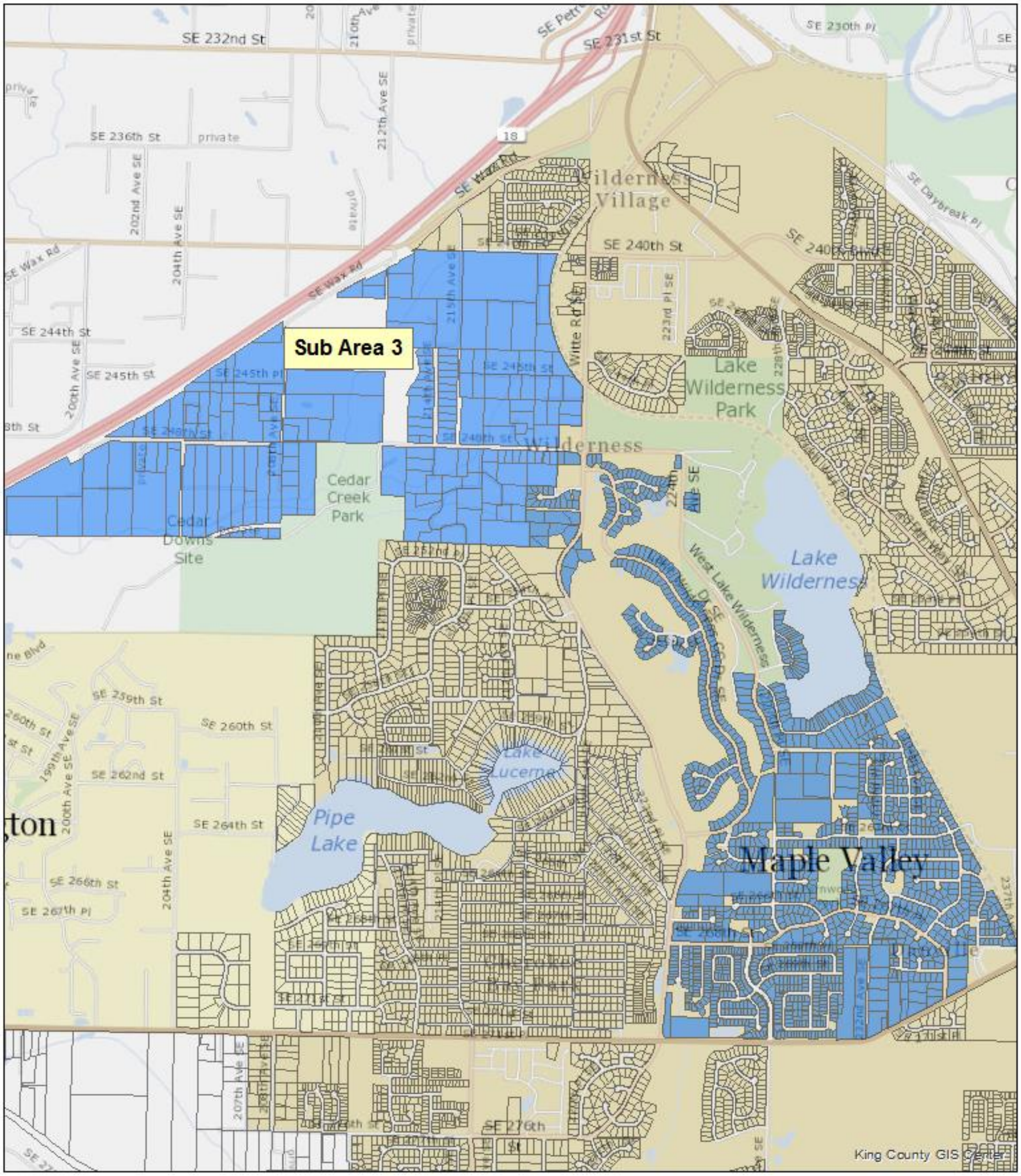
Sub Area 1 Map



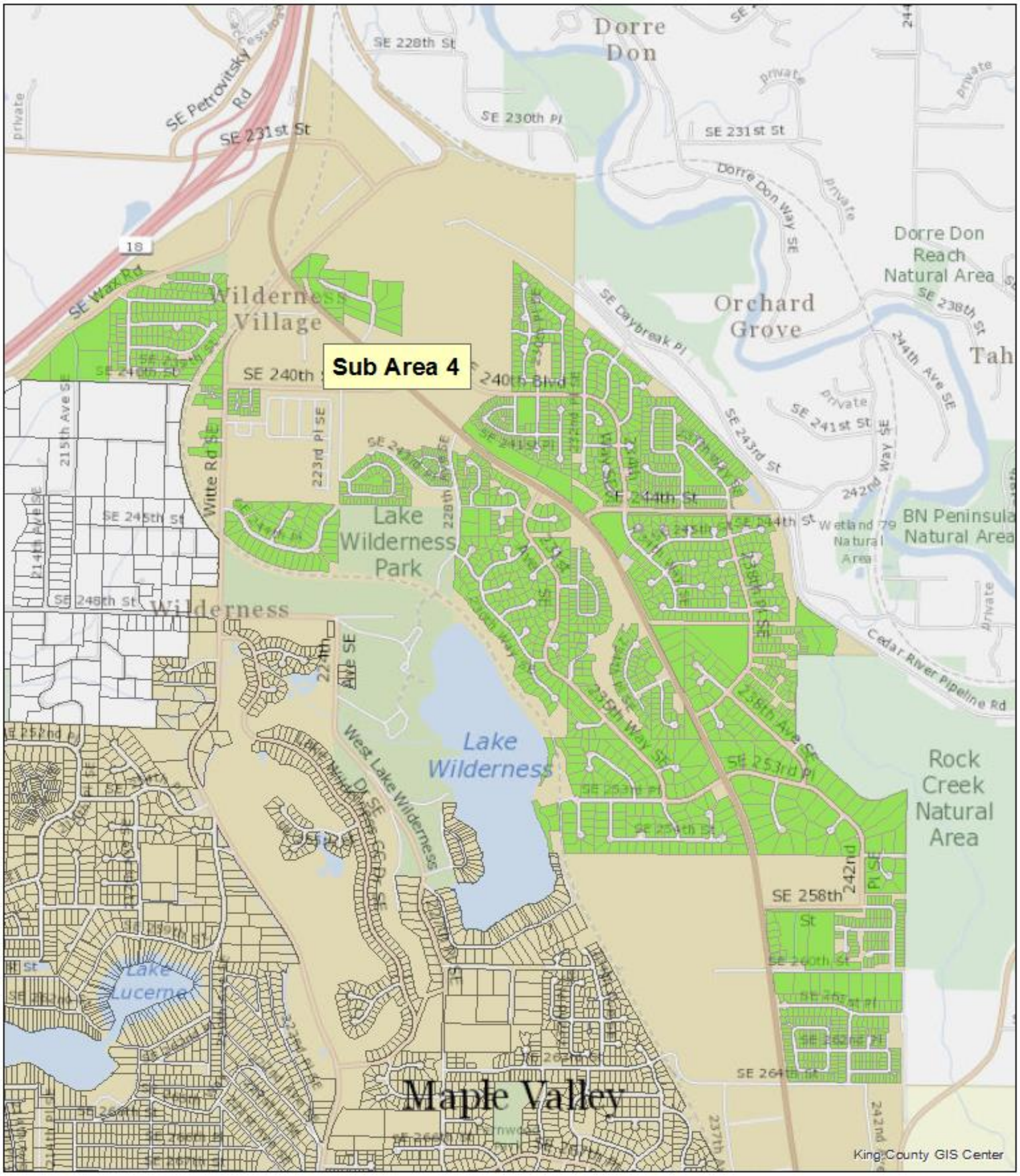
Sub Area 2 Map



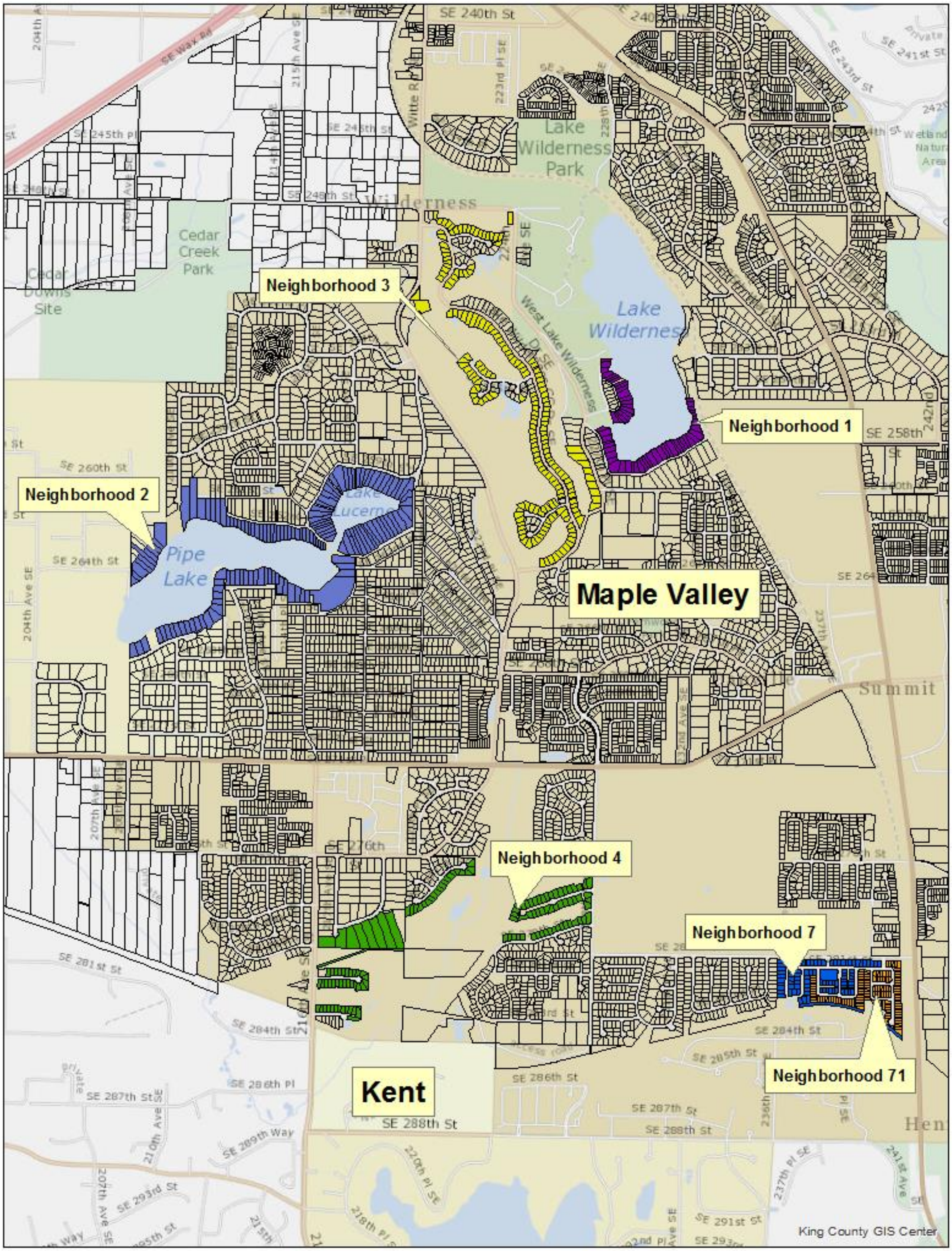
Sub Area 3 Map



Sub Area 4 Map



Neighborhood Map



Neighborhood Map

Grade 5/ Year Built 1939/ Total Living Area 940
Account Number 212206-9022

Grade 6/ Year Built 1969/Total Living Area 1160
Account Number 252530-0260

Grade 7/ Year Built 2010/ Total Living Area 1950
Account Number 954283-0530

Grade 8/ Year Built 2011/Total Living Area 2460
Account Number 940671-0020

Grade 9/ Year Built 1990/ Total Living Area 2610
Account Number 144276-0020

Grade10/Year Built 1990/Total Living Area 3380
Account Number 401705-0120

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
Maple Valley - Area 056
Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 1229
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	$104,700	$210,200	$314,900			7.27%
2015 Value	$110,300	$221,200	$331,500	$353,200	94.2%	7.10%
$ Change	+$5,600	+$11,000	+$16,600			
% Change	+5.3%	+5.2%	+5.3%			

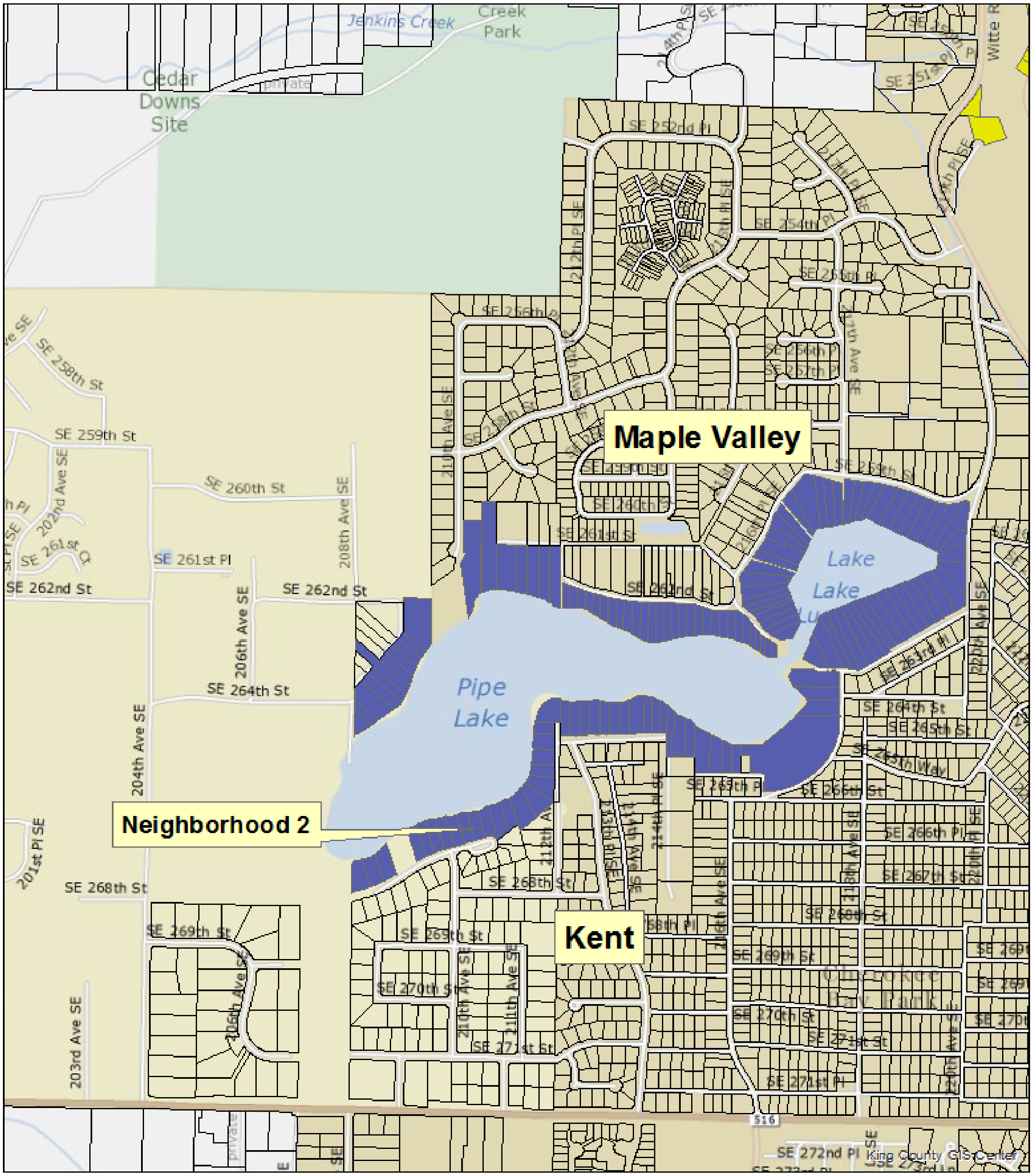
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.10% is an improvement from the previous COD of 7.27%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	$107,700	$197,100	$304,800
2015 Value	$113,400	$207,200	$320,600
$ Change	+$5,700	+$10,100	+$15,800
% Change	+5.3%	+5.1%	+5.2%

Number of one to three unit residences in the population: 6,890

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 three neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 2, Plat 401705 (Lake Forest Estates), and Plat 202570 (Diamond Hills) together with Plat 743710 (Rosewood Parke), were generally at lower assessment levels than the rest of the population resulting in a higher upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

Neighborhood 2 Map



King County
Department of Assessments

Area 056 - Model Adjustments
1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+5.42%	6,381	93%

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

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

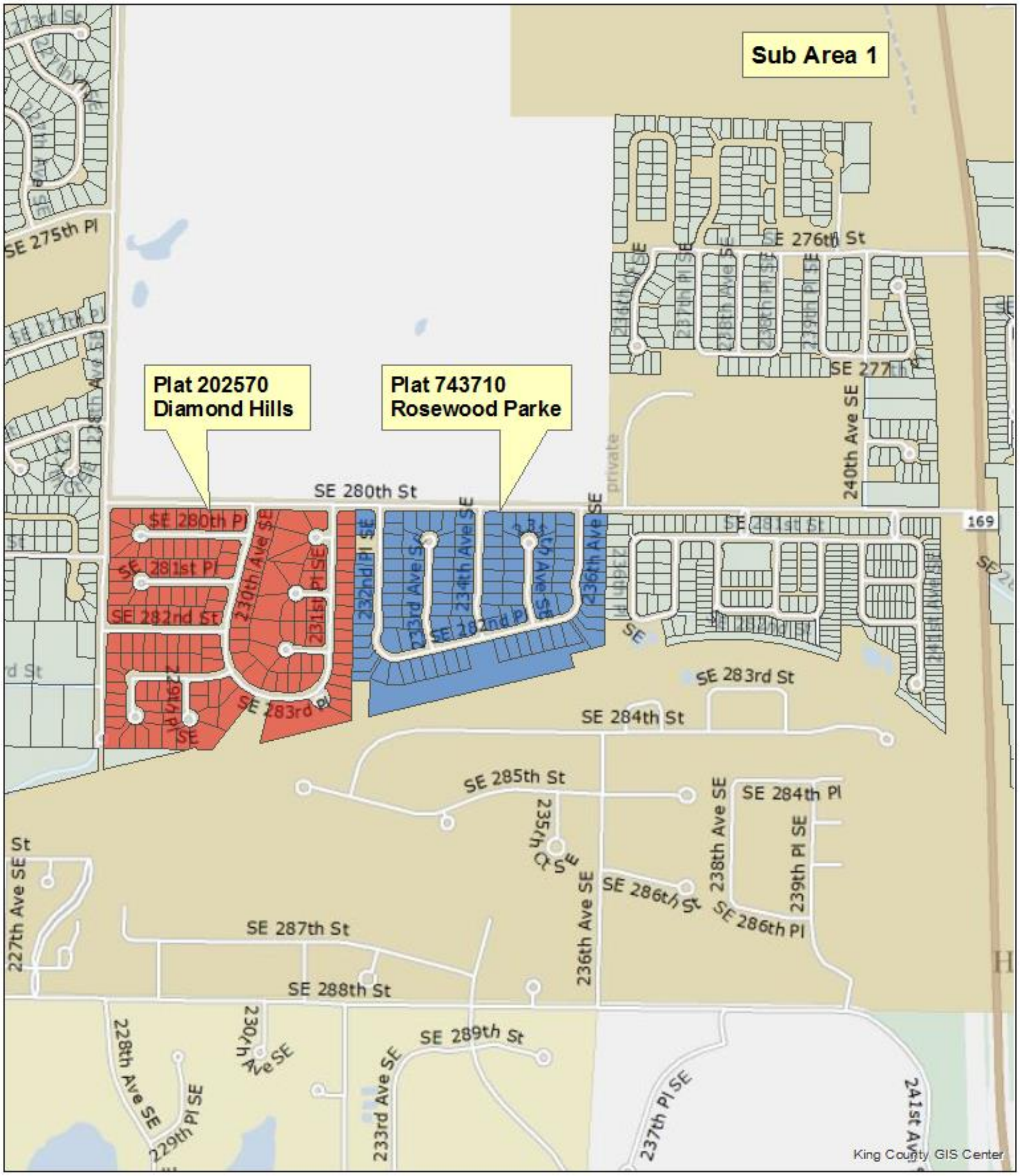
Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 2	+13.24%	12	117	10%
Plat 401705 -- Lake Forest Estates	-10.19%	12	115	10%
Plats 202570 (Diamond Hills) & 743710 (Rosewood Parke)	+12.76%	35	277	13%

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

Generally, Neighborhood 2, Plat 401705 (Lake Forest Estates), and Plats 202570 (Diamond Hills) and 743710 (Rosewood Parke) parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Area 056 – Plat Map

Area 056 – Plat Map



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Area 056 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building	Range of Year Built
401705	Lake Forest Estates	12	114	11%	SW&SE 222206	4	9,10,11	1989-1993
202570 & 743710	Diamond Hills & Rosewood Parke	35	277	13%	SW342206	1	7	1991-1994

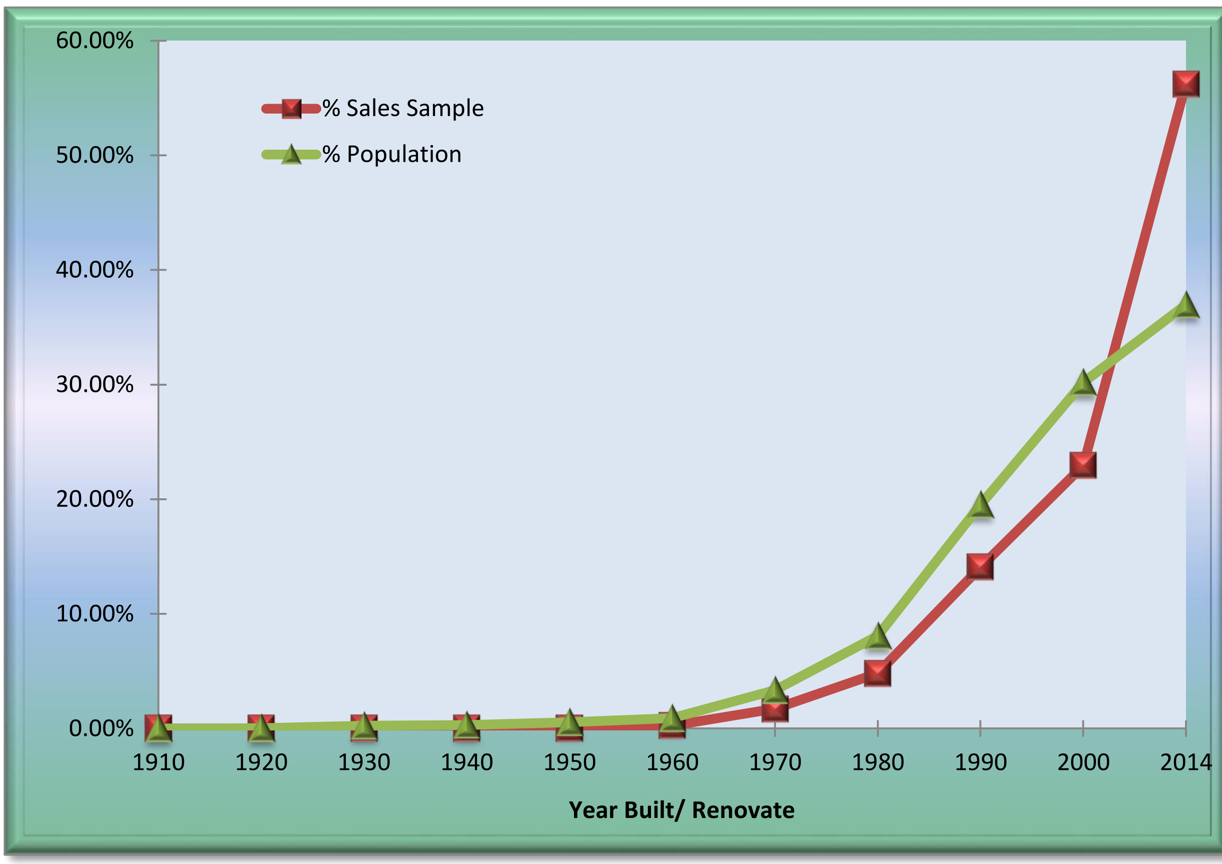
Sample Representation of Population
Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	3	0.24%
1970	21	1.71%
1980	59	4.80%
1990	173	14.08%
2000	282	22.95%
2014	691	56.22%
	1,229	

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.01%
1930	16	0.23%
1940	20	0.29%
1950	37	0.54%
1960	61	0.89%
1970	229	3.32%
1980	556	8.07%
1990	1,344	19.51%
2000	2,080	30.19%
2014	2,546	36.95%
	6,890	



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

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

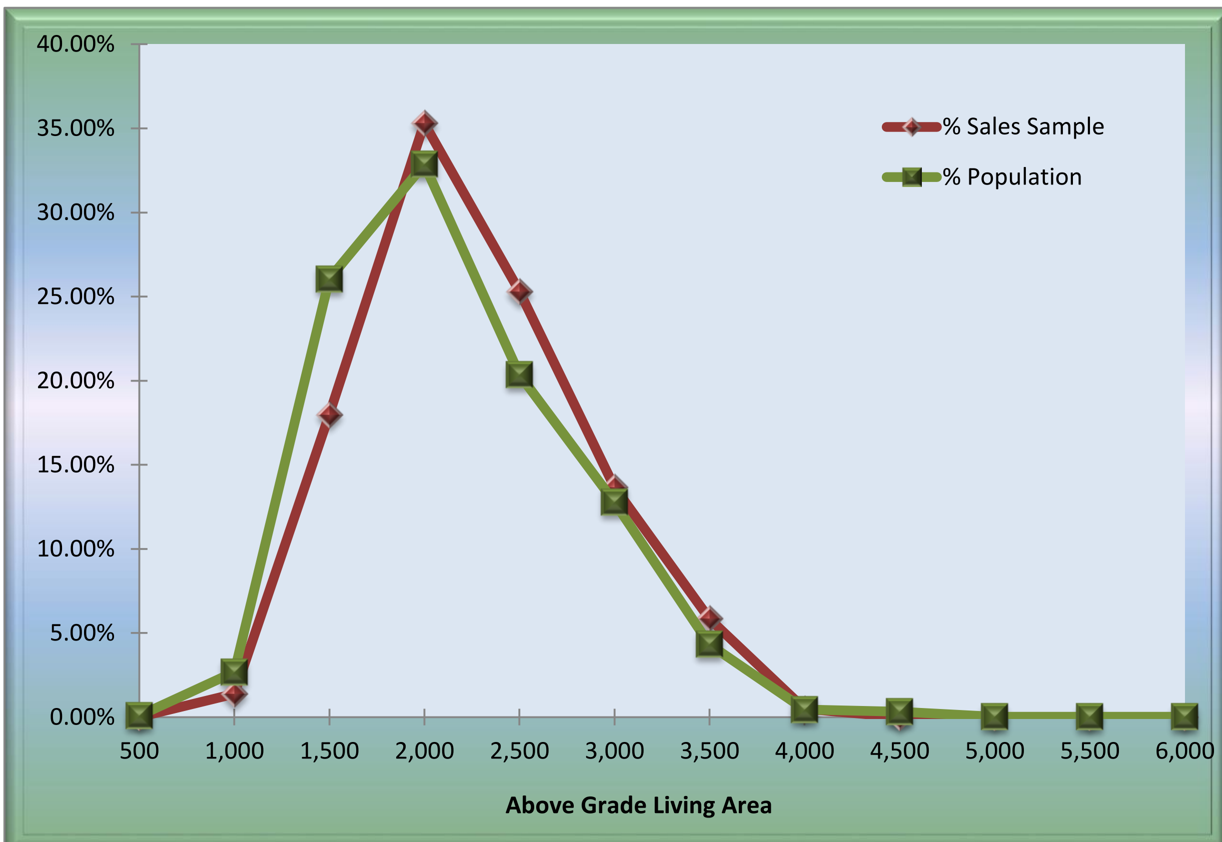
Sales Sample Representation of Population
Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	17	1.38%
1,500	221	17.98%
2,000	434	35.31%
2,500	311	25.31%
3,000	168	13.67%
3,500	72	5.86%
4,000	6	0.49%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	1229	

Population

AGLA	Frequency	% Population
500	6	0.09%
1,000	185	2.69%
1,500	1,795	26.05%
2,000	2,265	32.87%
2,500	1,403	20.36%
3,000	881	12.79%
3,500	298	4.33%
4,000	31	0.45%
4,500	22	0.32%
5,000	2	0.03%
5,500	1	0.01%
6,000	1	0.01%
	6,890	



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.

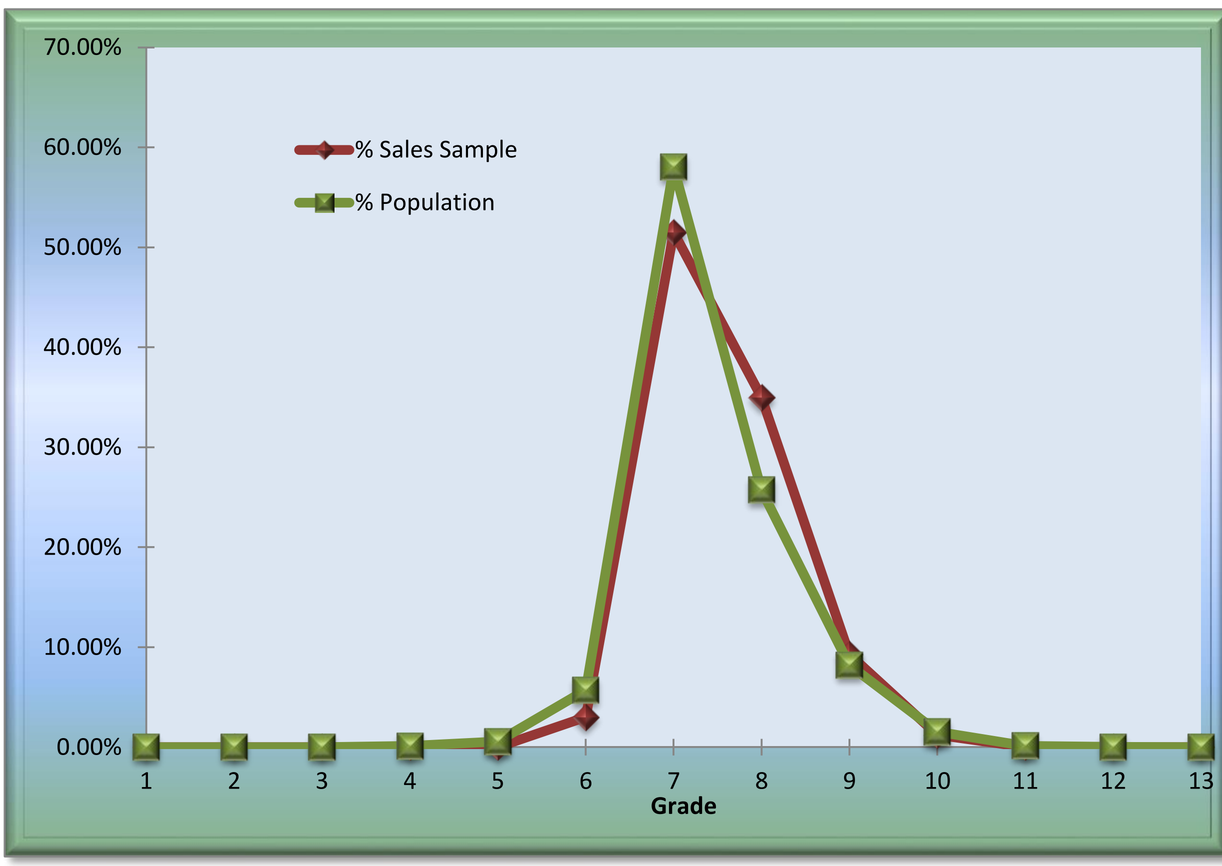
Sales Sample Representation of Population
Building Grade

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	37	3.01%
7	633	51.51%
8	430	34.99%
9	114	9.28%
10	15	1.22%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1229	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.12%
5	38	0.55%
6	393	5.70%
7	3,998	58.03%
8	1,772	25.72%
9	566	8.21%
10	105	1.52%
11	9	0.13%
12	1	0.01%
13	0	0.00%
	6,890	



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

Area 056 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 1.128, resulting in an adjusted value of $535,000 ($475,000 * 1.128=$535,800) – truncated to the nearest $1000.

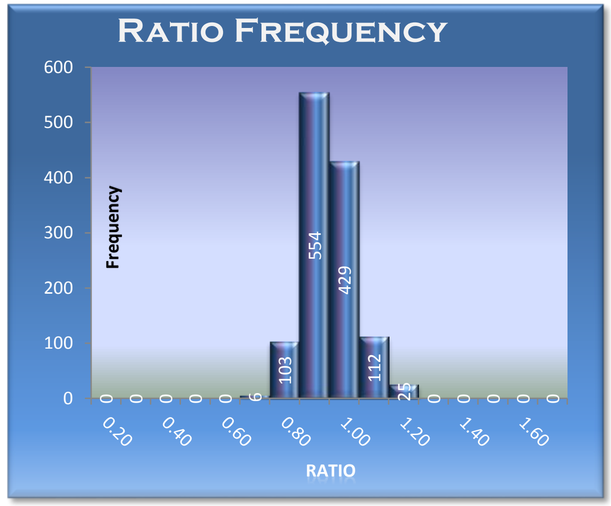
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.378	37.8%
2/1/2012	1.364	36.4%
3/1/2012	1.351	35.1%
4/1/2012	1.337	33.7%
5/1/2012	1.324	32.4%
6/1/2012	1.311	31.1%
7/1/2012	1.298	29.8%
8/1/2012	1.285	28.5%
9/1/2012	1.273	27.3%
10/1/2012	1.260	26.0%
11/1/2012	1.248	24.8%
12/1/2012	1.236	23.6%
1/1/2013	1.224	22.4%
2/1/2013	1.213	21.3%
3/1/2013	1.202	20.2%
4/1/2013	1.191	19.1%
5/1/2013	1.180	18.0%
6/1/2013	1.169	16.9%
7/1/2013	1.159	15.9%
8/1/2013	1.148	14.8%
9/1/2013	1.138	13.8%
10/1/2013	1.128	12.8%
11/1/2013	1.118	11.8%
12/1/2013	1.108	10.8%
1/1/2014	1.099	9.9%
2/1/2014	1.089	8.9%
3/1/2014	1.081	8.1%
4/1/2014	1.072	7.2%
5/1/2014	1.063	6.3%
6/1/2014	1.055	5.5%
7/1/2014	1.046	4.6%
8/1/2014	1.038	3.8%
9/1/2014	1.030	3.0%
10/1/2014	1.022	2.2%
11/1/2014	1.015	1.5%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 056 is: (.901154794313123 - 0.0621975686382538 * 0.009764036 + 0.156644046360009 * 0.009764036 - 0.0586670440756801 * 0.02847844 - 0.000210413721087644 * SaleDay + 9.1072138851959E-08 * SaleDaySq) / (.901154794313123 - 0.0621975686382538 * 0.009764036 + 0.156644046360009 * 0.009764036 - 0.0586670440756801 * 0.02847844)
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate – 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Maple Valley	1/1/2014	6/26/2015	1/2012 - 12/2014
	Appr ID:	Property Type:	Adjusted for time?
Area Number: 056	JMET	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,229
Mean Assessed Value	$314,900
Mean Adj. Sales Price	$353,200
Standard Deviation AV	$70,917
Standard Deviation SP	$88,034
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.900
Median Ratio	0.892
Weighted Mean Ratio	0.892
UNIFORMITY	
Lowest ratio	0.659
Highest ratio:	1.178
Coefficient of Dispersion	7.27%
Standard Deviation	0.083
Coefficient of Variation	9.22%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.886
Upper limit	0.898
95% Confidence: Mean	
Lower limit	0.896
Upper limit	0.905
SAMPLE SIZE EVALUATION	
N (population size)	6,890
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.083
Recommended minimum:	11
Actual sample size:	1,229
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	664
# ratios above mean:	565
z:	2.824
Conclusion:	***Normal***



COMMENTS:

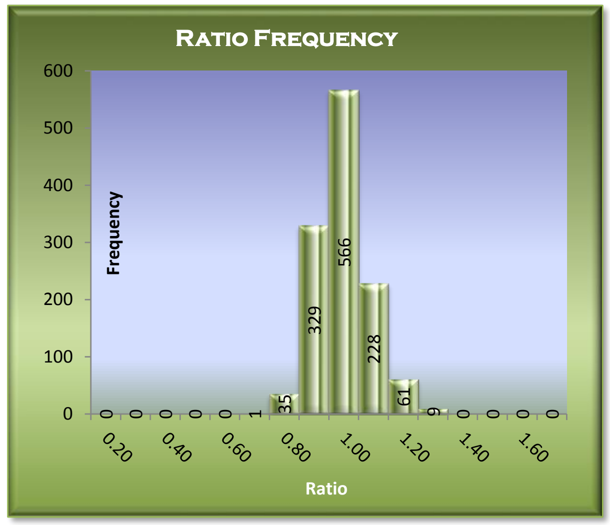
1 to 3 Unit Residences throughout Area 056

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Maple Valley	1/1/2015	6/26/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 056	JMET	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,229
Mean Assessed Value	$331,500
Mean Sales Price	$353,200
Standard Deviation AV	$72,489
Standard Deviation SP	$88,034
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.942
Weighted Mean Ratio	0.939
UNIFORMITY	
Lowest ratio	0.694
Highest ratio:	1.239
Coefficient of Dispersion	7.10%
Standard Deviation	0.086
Coefficient of Variation	9.02%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.934
Upper limit	0.948
95% Confidence: Mean	
Lower limit	0.944
Upper limit	0.953
SAMPLE SIZE EVALUATION	
N (population size)	6,890
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.086
Recommended minimum:	12
Actual sample size:	1,229
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	656
# ratios above mean:	573
z:	2.368
Conclusion:	***Normal***



COMMENTS:

1 to 3 Unit Residences throughout Area 056 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: June 26, 2015

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of $25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 18 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +5.3% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.058, with the result truncated to the next $1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that three neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 2, Plat 401705 (Lake Forest Estates), and Plat 202570 (Diamond Hills) together with Plat 743710 (Rosewood Parke), were generally at lower assessment levels than the rest of the population resulting in a higher upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1,229 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 Total Value = 2014 Total Value *(1-0.05)/ (.901154794313123 - 0.0621975686382538 * Nghb2 + 0.156644046360009 * Plat401705 - 0.0586670440756801 * Plat743710 & Plat202570)

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

2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Mobile Home Update

There were 14 sales of mobile homes within Area 056. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +5.3%. The adjustment formula is:

2015 Total Value = 2014 Total Value * 1.053
2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Results

The resulting assessment level is 0.942. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +5.2%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.053.
- If the site is improved with a house <u>and</u> 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) * 1.053.

- 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 056 -- 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
1	71	278125	0520	10/16/14	$200,000	$204,000	910	6	2003	Avg	2,693	N	N	28143 238TH AVE SE
1	71	278127	0170	01/24/14	$165,000	$180,000	910	6	2005	Avg	3,003	N	N	28142 241ST AVE SE
1	71	278127	0350	09/05/12	$150,000	$191,000	910	6	2005	Avg	2,988	N	N	28254 241ST AVE SE
1	71	278127	0370	08/01/12	$150,000	$193,000	910	6	2005	Avg	2,579	N	N	28233 241ST AVE SE
1	71	278127	0390	05/24/13	$166,000	$195,000	910	6	2005	Avg	2,538	N	N	28225 241ST AVE SE
1	71	278127	0290	12/30/13	$182,000	$200,000	1,180	6	2005	Avg	3,003	N	N	28230 241ST AVE SE
1	71	278127	0710	01/27/14	$190,000	$207,000	1,180	6	2004	Avg	3,323	N	N	24037 SE 281ST PL
1	71	278127	0780	01/21/12	$145,000	$198,000	1,180	6	2005	Avg	2,841	N	N	24009 SE 281ST PL
1	71	278125	0560	12/02/14	$234,000	$236,000	1,200	6	2003	Avg	3,624	N	N	28213 238TH AVE SE
1	71	278125	0900	06/20/14	$218,000	$229,000	1,310	6	2004	Avg	2,841	N	N	28108 239TH PL SE
1	71	278127	0050	04/05/13	$151,750	$181,000	1,310	6	2005	Avg	3,163	N	N	24112 SE 281ST ST
1	71	278127	0550	09/16/14	$219,000	$225,000	1,310	6	2004	Avg	2,550	N	N	28135 240TH AVE SE
1	71	278125	0530	08/12/14	$225,000	$233,000	1,360	6	2003	Avg	2,693	N	N	28201 238TH AVE SE
1	71	278125	0590	04/23/14	$219,000	$233,000	1,360	6	2003	Avg	2,738	N	N	23809 SE 282ND ST
1	71	278125	0750	08/28/14	$222,000	$229,000	1,360	6	2004	Avg	3,300	N	N	28214 239TH PL SE
1	71	278127	0200	03/21/14	$215,000	$231,000	1,360	6	2005	Avg	3,003	N	N	28154 241ST AVE SE
1	71	278127	0060	05/02/14	$202,500	$215,000	1,370	6	2005	Avg	4,137	N	N	24114 SE 281ST ST
1	71	278127	0520	08/28/12	$175,000	$223,000	1,430	6	2004	Avg	2,550	N	N	28147 240TH AVE SE
1	71	278125	0570	05/13/13	$195,000	$229,000	1,470	6	2003	Avg	3,200	N	N	23801 SE 282ND ST
1	71	278125	0610	12/02/14	$250,000	$252,000	1,470	6	2003	Avg	2,781	N	N	23817 SE 282ND ST
1	71	278127	0080	10/30/14	$249,900	$254,000	1,470	6	2005	Avg	2,541	N	N	28106 241ST AVE SE
1	71	278127	0440	05/19/14	$241,000	$255,000	1,470	6	2005	Avg	3,128	N	N	28203 241ST AVE SE
1	71	278127	0880	01/07/14	$224,000	$246,000	1,470	6	2004	Avg	2,550	N	N	24033 SE 281ST ST
1	0	202570	0800	10/17/12	$179,950	$226,000	1,050	7	1993	Good	7,666	N	N	23032 SE 282ND CT
1	0	202570	0020	10/30/12	$185,000	$231,000	1,090	7	1991	Good	6,000	N	N	22815 SE 282ND ST
1	0	202570	0640	08/14/13	$255,000	$292,000	1,090	7	1992	Good	18,224	N	N	23026 SE 280TH CT
1	0	202570	0730	05/02/14	$287,200	$305,000	1,090	7	1992	Good	19,966	N	N	23017 SE 281ST CT
1	0	202570	0470	03/20/13	$178,000	$213,000	1,120	7	1992	Good	8,734	N	N	28220 231ST PL SE
1	0	202570	0660	05/15/12	$195,000	$257,000	1,170	7	1992	Good	13,273	N	N	23027 SE 280TH CT
1	0	202570	1280	07/30/13	$259,900	$299,000	1,170	7	1991	Good	6,600	N	N	28025 230TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	231001	0050	10/01/12	$188,100	$237,000	1,180	7	1990	Avg	8,767	N	N	27338 227TH PL SE
1	0	231001	0140	04/03/12	$200,000	$267,000	1,180	7	1990	Good	7,253	N	N	27440 227TH PL SE
1	0	231001	0180	01/13/14	$239,900	$263,000	1,180	7	1990	Avg	7,385	N	N	22709 SE 275TH ST
1	0	231001	0200	05/27/14	$265,000	$280,000	1,180	7	1990	Good	7,010	N	N	27443 227TH PL SE
1	0	231000	0200	05/30/13	$229,000	$268,000	1,200	7	1990	Avg	8,516	N	N	22606 SE 273RD ST
1	0	231000	0250	11/01/12	$200,000	$250,000	1,220	7	1989	Good	7,730	N	N	22716 SE 273RD ST
1	0	259173	0160	07/29/13	$206,000	$237,000	1,220	7	1994	Avg	5,333	N	N	21112 SE 278TH PL
1	0	259173	0200	07/17/14	$249,900	$260,000	1,220	7	1994	Avg	6,404	N	N	21115 SE 278TH PL
1	0	202570	0810	07/17/13	$229,950	$265,000	1,240	7	1992	Good	7,846	N	N	23024 SE 282ND CT
1	0	221590	0360	08/15/12	$227,000	$290,000	1,240	7	1992	Good	7,382	N	N	21206 SE 279TH PL
1	0	221590	0120	08/29/13	$186,000	$212,000	1,290	7	1992	Avg	7,596	N	N	21245 SE 280TH ST
1	0	221590	0160	04/08/14	$240,000	$257,000	1,290	7	1992	Avg	9,371	N	N	21217 SE 280TH ST
1	0	259173	0150	08/13/12	$215,000	$275,000	1,300	7	1994	Avg	6,865	N	N	21108 SE 278TH ST
1	0	231000	0440	10/27/14	$279,950	$284,000	1,340	7	1989	Good	7,202	N	N	22622 SE 274TH ST
1	0	202570	1060	11/17/14	$264,500	$267,000	1,370	7	1993	Avg	7,087	N	N	22962 SE 280TH PL
1	0	053800	0090	04/01/13	$201,000	$239,000	1,370	7	1998	Avg	5,400	N	N	23727 SE 277TH PL
1	0	231001	0160	03/27/14	$275,000	$295,000	1,380	7	1990	VGood	8,377	N	N	27448 227TH PL SE
1	0	231001	0210	02/01/12	$180,000	$245,000	1,380	7	1990	Good	7,245	N	N	27427 227TH PL SE
1	0	231000	0380	12/19/14	$269,950	$271,000	1,400	7	1989	Good	7,735	N	N	22607 SE 273RD ST
1	0	231001	0010	06/17/13	$258,900	$301,000	1,400	7	1990	Good	7,471	N	N	27314 227TH PL SE
1	0	202570	0760	08/12/13	$194,900	$223,000	1,410	7	1992	Avg	6,466	N	N	28109 231ST PL SE
1	0	221590	0950	06/11/14	$249,950	$263,000	1,410	7	1992	Good	7,000	N	N	27779 212TH PL SE
1	0	221590	0990	04/07/14	$227,000	$243,000	1,410	7	1992	Good	6,900	N	N	27747 212TH PL SE
1	0	221590	1760	05/28/13	$260,000	$304,000	1,410	7	1992	Good	7,000	N	N	27738 212TH PL SE
1	0	231000	0290	09/25/12	$205,000	$259,000	1,420	7	1989	Good	9,904	N	N	22740 SE 273RD ST
1	0	278090	0220	12/26/14	$335,000	$335,000	1,420	7	2004	Avg	5,185	N	N	27605 240TH AVE SE
1	0	259173	0100	03/06/14	$253,500	$274,000	1,430	7	1994	Avg	7,019	N	N	21117 SE 277TH PL
1	0	743710	0990	03/19/12	$210,000	$282,000	1,430	7	1992	Avg	6,118	N	N	28023 236TH AVE SE
1	0	337000	0151	07/03/13	$369,990	$428,000	1,440	7	1972	VGood	22,124	N	N	27442 208TH AVE SE
1	0	202570	0200	04/14/14	$258,000	$276,000	1,450	7	1991	Good	5,858	N	N	28305 229TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	231000	0190	06/06/12	$199,900	$262,000	1,450	7	1990	Avg	8,286	N	N	22600 SE 273RD ST
1	0	332206	9067	07/23/12	$240,000	$309,000	1,460	7	1990	Avg	53,637	N	N	22729 SE 283RD ST
1	0	332206	9105	01/13/14	$335,000	$367,000	1,460	7	1981	Good	44,431	N	N	22625 SE 281ST ST
1	0	337000	0115	10/17/12	$285,000	$357,000	1,460	7	1965	Good	50,529	N	N	27254 208TH AVE SE
1	0	221590	1190	05/28/14	$254,000	$268,000	1,480	7	1992	Good	7,480	N	N	21438 SE 277TH ST
1	0	202570	1360	10/14/14	$260,000	$265,000	1,510	7	1991	Good	6,095	N	N	22910 SE 281ST PL
1	0	202570	0550	05/01/13	$257,210	$304,000	1,520	7	1992	Avg	6,000	N	N	28106 231ST PL SE
1	0	202570	0740	07/02/14	$275,250	$288,000	1,520	7	1992	Good	7,199	N	N	23021 SE 281ST CT
1	0	743710	0880	02/15/12	$199,950	$271,000	1,520	7	1992	Good	6,186	N	N	28110 235TH AVE SE
1	0	202570	0080	07/10/14	$265,000	$277,000	1,530	7	1991	Good	6,000	N	N	22929 SE 282ND ST
1	0	053800	0030	07/30/14	$272,500	$283,000	1,540	7	1998	Avg	6,250	N	N	27615 237TH PL SE
1	0	202570	1050	07/10/13	$260,000	$300,000	1,560	7	1991	Good	8,475	N	N	28002 230TH AVE SE
1	0	259173	0240	03/15/13	$236,000	$283,000	1,560	7	1994	Avg	6,753	N	N	21138 SE 278TH WAY
1	0	259173	0030	12/17/13	$245,000	$270,000	1,570	7	1994	Avg	7,860	N	N	27620 211TH AVE SE
1	0	221590	1240	12/16/13	$236,000	$260,000	1,580	7	1992	Good	7,466	N	N	27708 215TH PL SE
1	0	322206	9129	03/14/13	$331,000	$396,000	1,580	7	1971	VGood	55,756	N	N	20907 SE 276TH ST
1	0	221590	1180	12/20/13	$226,000	$249,000	1,590	7	1992	Avg	7,480	N	N	21430 SE 277TH ST
1	0	221590	1660	03/26/12	$227,500	$305,000	1,590	7	1994	Good	6,884	N	N	21341 SE 277TH PL
1	0	202570	1530	08/26/14	$282,000	$291,000	1,610	7	1993	Good	6,000	N	N	22912 SE 282ND ST
1	0	231000	0590	06/12/12	$172,000	$225,000	1,610	7	1990	Avg	8,018	N	N	27413 227TH AVE SE
1	0	743710	0560	07/03/13	$270,000	$313,000	1,610	7	1991	Good	6,730	N	N	23320 SE 282ND PL
1	7	278125	1070	12/30/13	$264,950	$291,000	1,610	7	2005	Avg	3,995	N	N	23828 SE 281ST LN
1	0	231000	0280	12/11/14	$275,000	$276,000	1,620	7	1989	Good	6,415	N	N	22734 SE 273RD ST
1	0	231000	0410	08/08/12	$192,000	$246,000	1,620	7	1989	Good	7,238	N	N	27328 226TH AVE SE
1	0	231001	0070	04/23/13	$230,500	$273,000	1,620	7	1990	Avg	7,549	N	N	27346 227TH PL SE
1	0	221590	0050	03/21/14	$279,000	$300,000	1,630	7	1992	Good	7,810	N	N	27912 215TH PL SE
1	0	202570	0430	08/26/14	$269,500	$278,000	1,640	7	1991	Good	8,395	N	N	22947 SE 283RD ST
1	0	743710	1030	08/22/14	$265,000	$274,000	1,640	7	1991	Avg	7,668	N	N	28006 236TH AVE SE
1	0	221590	0420	06/01/12	$210,000	$275,000	1,660	7	1992	Good	8,566	N	N	27934 212TH PL SE
1	0	202570	0790	08/11/14	$290,700	$301,000	1,670	7	1992	Good	6,666	N	N	28127 231ST PL SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	743710	0430	03/29/13	$287,500	$343,000	1,680	7	1992	Good	6,976	N	N	28103 233RD AVE SE
1	0	221590	0180	05/16/12	$225,000	$296,000	1,690	7	1992	Good	7,165	N	N	21163 SE 280TH PL
1	0	221590	0180	07/11/14	$270,000	$282,000	1,690	7	1992	Good	7,165	N	N	21163 SE 280TH PL
1	0	743710	1150	09/12/12	$235,000	$298,000	1,690	7	1991	Good	7,200	N	N	23509 SE 282ND PL
1	0	053800	0140	01/10/13	$210,000	$256,000	1,710	7	1999	Avg	5,867	N	N	23825 SE 277TH PL
1	0	221590	1860	03/21/14	$250,000	$269,000	1,720	7	1993	Avg	7,902	N	N	27777 213TH CT SE
1	0	743710	0210	06/18/14	$315,000	$331,000	1,730	7	1993	Avg	6,368	N	N	28002 232ND PL SE
1	7	278125	1150	04/29/13	$269,000	$318,000	1,740	7	2005	Avg	3,570	N	N	23816 SE 282ND ST
1	0	202570	0180	11/20/14	$300,000	$303,000	1,760	7	1991	Avg	5,421	N	N	22904 SE 283RD ST
1	4	231006	0160	10/29/13	$274,000	$307,000	1,770	7	2003	Avg	6,992	N	N	21674 SE 281ST ST
1	4	500960	0010	06/12/14	$248,000	$261,000	1,770	7	2003	Avg	5,855	N	N	21614 SE 283RD ST
1	4	500960	0050	05/02/13	$210,500	$248,000	1,770	7	2003	Avg	5,000	N	N	21638 SE 283RD ST
1	7	278125	0130	01/19/14	$324,500	$355,000	1,770	7	2004	Avg	6,628	N	N	28107 236TH PL SE
1	7	278125	0400	10/08/14	$350,500	$358,000	1,770	7	2003	Avg	4,950	N	N	28126 237TH AVE SE
1	4	500960	0080	02/24/12	$215,000	$291,000	1,790	7	2003	Avg	5,989	N	N	21656 SE 283RD ST
1	4	231006	0210	10/12/12	$228,000	$286,000	1,800	7	2003	Avg	5,550	N	N	21642 SE 281ST ST
1	4	231006	0230	10/10/14	$272,000	$277,000	1,800	7	2003	Avg	5,555	N	N	21630 SE 281ST ST
1	0	561600	0060	04/21/14	$274,950	$293,000	1,800	7	2004	Avg	4,522	N	N	28141 226TH PL SE
1	4	231006	0040	09/25/14	$240,000	$246,000	1,810	7	2003	Avg	5,669	N	N	21621 SE 281ST ST
1	4	500960	0020	12/26/13	$229,500	$253,000	1,810	7	2003	Avg	5,000	N	N	21620 SE 283RD ST
1	0	186470	0470	04/12/12	$202,500	$270,000	1,830	7	2007	Avg	5,011	N	N	27217 213TH PL SE
1	0	278090	0060	09/13/13	$260,000	$295,000	1,840	7	2004	Avg	4,675	N	N	27637 239TH PL SE
1	0	743710	0640	09/10/13	$310,000	$352,000	1,850	7	1992	Good	6,000	N	N	28009 234TH AVE SE
1	0	231005	0070	07/10/12	$234,950	$304,000	1,850	7	2003	Avg	7,334	N	N	22512 SE 277TH PL
1	0	231005	0110	12/15/14	$364,950	$366,000	1,850	7	2003	Avg	6,170	N	N	22503 SE 277TH PL
1	0	231005	0120	02/22/12	$200,000	$271,000	1,850	7	2003	Avg	7,237	N	N	22501 SE 277TH PL
1	0	743710	0570	08/21/14	$291,000	$301,000	1,860	7	1991	Good	6,325	N	N	28127 234TH AVE SE
1	0	743710	0950	01/17/12	$215,000	$295,000	1,860	7	1992	Avg	7,258	N	N	23516 SE 282ND PL
1	0	278090	0150	12/27/13	$290,000	$319,000	1,890	7	2004	Avg	5,806	N	N	23920 SE 277TH PL
1	0	025537	0130	02/14/12	$284,900	$387,000	1,890	7	2011	Avg	6,653	N	N	27836 242ND PL SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	202570	1390	08/12/14	$316,000	$327,000	1,900	7	1992	Good	7,479	N	N	22901 SE 281ST PL
1	0	743710	0340	12/22/14	$360,000	$361,000	1,900	7	1992	Avg	5,889	N	N	28155 233RD AVE SE
1	0	743710	0070	01/15/14	$293,000	$321,000	1,910	7	1992	Good	7,882	N	N	23215 SE 282ND PL
1	0	561600	0010	06/28/12	$233,000	$303,000	1,910	7	2005	Avg	5,047	N	N	28106 226TH PL SE
1	0	743710	0770	05/21/14	$275,000	$291,000	1,940	7	1993	Avg	6,326	N	N	23418 SE 282ND PL
1	4	500960	0070	10/07/14	$260,000	$265,000	1,960	7	2003	Avg	5,238	N	N	21650 SE 283RD ST
1	4	231006	0180	10/07/13	$217,000	$244,000	1,970	7	2003	Avg	5,568	N	N	21660 SE 281ST ST
1	0	186470	0020	09/13/12	$222,000	$281,000	1,970	7	2007	Avg	5,037	N	N	27216 213TH PL SE
1	0	186470	0300	10/10/14	$347,500	$354,000	1,970	7	2007	Avg	7,098	N	N	27210 212TH AVE SE
1	0	561600	0030	10/23/14	$335,000	$341,000	1,980	7	2004	Avg	4,745	N	N	28118 226TH PL SE
1	0	221590	0020	06/19/13	$287,000	$334,000	2,000	7	1992	Good	7,810	N	N	27810 215TH PL SE
1	0	221590	0580	12/12/12	$260,400	$321,000	2,000	7	1992	Good	10,648	N	N	21511 SE 279TH CT
1	0	221590	0680	07/08/13	$294,000	$340,000	2,000	7	1992	Avg	7,366	N	N	27800 214TH AVE SE
1	0	221590	0730	12/28/12	$210,000	$257,000	2,000	7	1993	Good	8,315	N	N	27906 214TH AVE SE
1	0	221590	0740	11/15/13	$292,000	$325,000	2,000	7	1993	Avg	6,706	N	N	27914 214TH AVE SE
1	0	221590	0760	12/14/12	$249,000	$307,000	2,000	7	1993	Avg	6,503	N	N	27930 214TH AVE SE
1	0	221590	0800	07/31/14	$290,000	$301,000	2,000	7	1993	Good	7,414	N	N	27956 214TH AVE SE
1	0	221590	0930	05/09/14	$225,000	$239,000	2,000	7	1992	Good	9,202	N	N	21219 SE 278TH WAY
1	0	255818	0140	02/07/13	$235,000	$284,000	2,000	7	1974	Avg	17,426	N	N	27909 217TH AVE SE
1	0	025537	0020	10/10/12	$289,995	$364,000	2,020	7	2012	Avg	3,600	N	N	27706 243RD PL SE
1	0	025537	0020	11/06/14	$345,000	$350,000	2,020	7	2012	Avg	3,600	N	N	27706 243RD PL SE
1	0	025537	0030	07/25/13	$302,000	$347,000	2,020	7	2008	Avg	3,600	N	N	27710 243RD PL SE
1	0	025537	0430	10/10/12	$289,995	$364,000	2,020	7	2012	Avg	3,115	N	N	27713 243RD PL SE
1	0	025537	0520	09/19/13	$308,000	$349,000	2,020	7	2008	Avg	4,812	N	N	24202 SE 277TH ST
1	0	259173	0230	09/12/14	$250,000	$257,000	2,040	7	1994	Avg	5,770	N	N	21134 SE 278TH WAY
1	7	278125	1270	04/01/13	$280,000	$333,000	2,060	7	2005	Avg	4,193	N	N	24008 SE 281ST ST
1	0	053800	0360	08/12/13	$255,000	$292,000	2,070	7	1998	Avg	4,698	N	N	27638 238TH AVE SE
1	0	053800	0390	10/28/14	$337,500	$343,000	2,070	7	1999	Avg	4,698	N	N	27620 238TH AVE SE
1	7	278125	0230	06/05/14	$343,000	$361,000	2,070	7	2004	Avg	4,500	N	N	28128 236TH PL SE
1	0	186470	0130	01/30/12	$215,000	$293,000	2,080	7	2007	Avg	4,700	N	N	21309 SE 273RD PL

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	053800	0450	06/03/14	$315,000	$332,000	2,090	7	1998	Avg	4,698	N	N	27625 238TH AVE SE
1	0	743710	0740	07/26/13	$260,000	$299,000	2,110	7	1992	Avg	6,825	N	N	28126 234TH AVE SE
1	7	278125	1300	08/15/12	$238,000	$305,000	2,170	7	2005	Avg	4,643	N	N	24026 SE 281ST ST
1	7	278125	1320	02/28/13	$269,000	$324,000	2,170	7	2005	Avg	4,682	N	N	24038 SE 281ST ST
1	7	278125	0370	08/21/13	$341,000	$389,000	2,290	7	2004	Avg	5,024	N	N	28144 237TH AVE SE
1	7	278125	1200	08/27/13	$289,900	$330,000	2,310	7	2005	Avg	4,644	N	N	23828 SE 281ST ST
1	0	156050	0020	02/08/13	$230,000	$278,000	2,340	7	2002	Avg	5,000	N	N	24016 SE 279TH ST
1	0	156050	0030	11/08/12	$220,000	$274,000	2,340	7	2002	Avg	5,000	N	N	24020 SE 279TH ST
1	0	156050	0050	05/13/13	$305,000	$359,000	2,340	7	2002	Avg	4,966	N	N	24030 SE 279TH ST
1	0	278091	0080	07/31/12	$295,500	$380,000	2,370	7	2004	Avg	4,379	N	N	24018 SE 277TH PL
1	0	156050	0060	09/17/13	$307,000	$348,000	2,430	7	2002	Avg	5,005	N	N	24036 SE 279TH ST
1	0	278090	0210	05/09/13	$313,000	$369,000	2,450	7	2004	Avg	6,805	N	N	27610 239TH PL SE
1	0	186470	0150	09/23/13	$310,000	$350,000	2,490	7	2007	Avg	5,386	N	N	21243 SE 273RD PL
1	0	186470	0180	05/03/13	$279,000	$329,000	2,490	7	2007	Avg	5,000	N	N	21231 SE 273RD PL
1	0	186470	0210	04/24/14	$352,000	$375,000	2,490	7	2007	Avg	5,000	N	N	27243 212TH AVE SE
1	0	278091	0100	12/18/14	$349,900	$351,000	2,530	7	2004	Avg	4,229	N	N	24006 SE 277TH PL
1	0	156050	0120	05/31/12	$235,000	$308,000	2,560	7	2002	Avg	4,746	N	N	24029 SE 279TH ST
1	0	025537	0240	02/10/14	$295,900	$322,000	2,580	7	2007	Avg	4,128	N	N	27815 242ND PL SE
1	0	025537	0280	12/26/13	$281,900	$310,000	2,580	7	2008	Avg	4,129	N	N	27723 242ND PL SE
1	7	278125	1310	05/08/13	$334,950	$394,000	2,640	7	2005	Avg	4,680	N	N	24032 SE 281ST ST
1	0	278091	0040	03/04/13	$299,000	$359,000	2,690	7	2004	Avg	4,370	N	N	24035 SE 277TH PL
1	0	025537	0570	11/20/14	$359,950	$364,000	2,690	7	2007	Avg	5,564	N	N	24222 SE 277TH ST
1	7	278125	0330	08/22/13	$346,000	$395,000	2,760	7	2004	Avg	5,639	N	N	23630 SE 282ND ST
1	7	278125	0430	08/01/12	$265,000	$341,000	2,760	7	2003	Avg	4,950	N	N	23715 SE 281ST ST
1	7	278125	0090	08/05/13	$347,950	$399,000	2,770	7	2004	Avg	4,950	N	N	23624 SE 281ST ST
1	0	186470	0220	02/01/12	$257,235	$351,000	2,960	7	2007	Avg	5,000	N	N	27239 212TH AVE SE
1	7	278125	0220	04/10/14	$370,000	$396,000	2,990	7	2004	Avg	4,950	N	N	28134 236TH PL SE
1	7	278125	0380	07/22/13	$375,000	$432,000	2,990	7	2004	Avg	4,950	N	N	28138 237TH AVE SE
1	0	278090	0170	08/14/12	$320,000	$410,000	3,080	7	2004	Avg	5,519	N	N	27634 239TH PL SE
1	0	231003	0500	07/10/14	$263,000	$275,000	1,180	8	1993	Avg	9,187	N	N	27615 221ST AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	221590	1520	11/30/12	$227,000	$281,000	1,490	8	1992	Avg	6,900	N	N	21421 SE 277TH ST
1	0	365690	0020	12/19/12	$268,000	$329,000	1,520	8	2010	Avg	4,841	N	N	21580 SE 273RD CT
1	0	809167	0460	01/23/12	$300,000	$410,000	1,570	8	2011	Avg	4,982	N	N	28116 224TH PL SE
1	0	809167	0460	06/10/13	$335,000	$391,000	1,570	8	2011	Avg	4,982	N	N	28116 224TH PL SE
1	0	221590	2010	05/07/14	$275,000	$292,000	1,600	8	1993	Good	7,000	N	N	21326 SE 277TH PL
1	0	278124	0040	08/06/14	$342,000	$355,000	1,640	8	2010	Avg	4,802	N	N	27671 241ST AVE SE
1	0	278124	0080	09/11/13	$260,000	$295,000	1,640	8	2010	Avg	4,508	N	N	27650 241ST AVE SE
1	0	315850	0340	07/11/14	$299,000	$312,000	1,650	8	2011	Avg	4,725	N	N	21555 SE 275TH CT
1	0	315850	0340	03/22/12	$239,990	$322,000	1,650	8	2011	Avg	4,725	N	N	21555 SE 275TH CT
1	0	934730	0100	10/15/12	$235,373	$295,000	1,650	8	2011	Avg	3,825	N	N	21439 SE 273RD CT
1	0	934730	0020	11/06/12	$244,990	$305,000	1,685	8	2012	Avg	3,600	N	N	27358 215TH PL SE
1	0	934730	0220	04/24/12	$239,245	$317,000	1,690	8	2011	Avg	3,540	N	N	27345 215TH PL SE
1	0	934730	0030	11/07/12	$248,627	$310,000	1,710	8	2012	Avg	3,916	N	N	27366 215TH PL SE
1	0	934730	0050	01/17/13	$248,820	$303,000	1,710	8	2012	Avg	3,825	N	N	21559 SE 273RD CT
1	0	809167	0560	08/29/12	$306,400	$390,000	1,710	8	2012	Avg	6,718	N	N	22419 SE 282ND CT
1	0	365690	0050	12/11/13	$285,000	$315,000	1,720	8	2010	Avg	5,361	N	N	21591 SE 273RD CT
1	0	302300	0160	01/17/12	$277,495	$380,000	1,720	8	2011	Avg	5,550	N	N	27430 212TH PL SE
1	0	302300	0180	06/19/12	$289,995	$378,000	1,720	8	2012	Avg	5,306	N	N	21204 SE 274TH PL
1	0	302300	0150	08/01/13	$263,000	$302,000	1,760	8	2009	Avg	5,061	N	N	27432 212TH PL SE
1	0	302300	0150	02/13/12	$226,450	$308,000	1,760	8	2009	Avg	5,061	N	N	27432 212TH PL SE
1	0	809167	0170	11/25/13	$319,000	$354,000	1,760	8	2013	Avg	5,000	N	N	28218 224TH PL SE
1	0	809167	0360	03/12/14	$349,900	$377,000	1,760	8	2014	Avg	5,000	N	N	28213 224TH PL SE
1	0	221590	1540	11/01/12	$210,000	$262,000	1,770	8	1994	Good	7,290	N	N	21407 SE 277TH ST
1	0	315850	0160	09/24/12	$244,990	$309,000	1,780	8	2012	Avg	4,882	N	N	21431 SE 274TH PL
1	0	809167	0450	05/08/13	$321,600	$379,000	1,790	8	2012	Avg	4,936	N	N	28112 224TH AVE SE
1	0	337000	0030	01/16/14	$400,000	$438,000	1,800	8	1967	Good	50,094	N	N	27239 208TH AVE SE
1	0	231002	0080	12/18/12	$212,500	$261,000	1,830	8	1995	Good	8,770	N	N	22746 00 SE 277TH PL
1	0	315850	0070	12/21/12	$265,000	$326,000	1,840	8	2013	Avg	5,000	N	N	27476 214TH AVE SE
1	0	315850	0230	08/31/12	$261,414	$333,000	1,840	8	2012	Avg	4,680	N	N	21554 SE 275TH CT
1	0	315850	0250	11/08/12	$259,990	$324,000	1,840	8	2012	Avg	5,011	N	N	21558 SE 275TH CT

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	315850	0250	05/14/14	$317,000	$336,000	1,840	8	2012	Avg	5,011	N	N	21558 SE 275TH CT
1	0	315850	0360	05/14/12	$256,990	$339,000	1,840	8	2011	Avg	4,950	N	N	21551 SE 275TH CT
1	0	315850	0410	03/13/13	$289,990	$347,000	1,840	8	2012	Avg	4,437	N	N	27577 214TH AVE SE
1	0	315850	0420	02/01/13	$269,990	$327,000	1,840	8	2012	Avg	4,281	N	N	27579 214TH AVE SE
1	0	315850	0430	02/06/13	$305,000	$369,000	1,840	8	2012	Avg	4,585	N	N	27581 214TH AVE SE
1	0	934730	0090	06/19/12	$250,000	$326,000	1,840	8	2011	Avg	3,825	N	N	21447 SE 273RD CT
1	0	934730	0170	03/12/12	$239,990	$323,000	1,840	8	2011	Avg	3,540	N	N	27326 214TH TER SE
1	0	934730	0190	04/18/12	$239,990	$319,000	1,840	8	2011	Avg	3,916	N	N	27340 214TH TER SE
1	0	934730	0210	07/16/12	$239,990	$310,000	1,840	8	2011	Avg	3,600	N	N	27353 215TH PL SE
1	0	278124	0150	07/25/12	$274,000	$353,000	1,840	8	2010	Avg	3,608	N	N	27692 241ST AVE SE
1	0	809167	0070	08/04/14	$328,000	$340,000	1,850	8	2009	Avg	5,388	N	N	22451 SE 281ST CT
1	0	809167	0130	08/24/12	$284,900	$363,000	1,850	8	2010	Avg	5,533	N	N	28202 224TH PL SE
1	0	302300	0120	09/02/14	$294,900	$304,000	1,860	8	2010	Avg	5,025	N	N	27438 212TH PL SE
1	0	315850	0010	06/03/13	$299,990	$351,000	1,880	8	2013	Avg	5,218	N	N	27588 214TH AVE SE
1	0	315850	0030	06/12/13	$322,990	$376,000	1,880	8	2011	Avg	5,000	N	N	27584 214TH AVE SE
1	0	315850	0210	10/16/12	$260,215	$326,000	1,880	8	2012	Avg	4,680	N	N	21548 SE 275TH CT
1	0	315850	0210	08/16/13	$325,000	$372,000	1,880	8	2012	Avg	4,680	N	N	21548 SE 275TH CT
1	0	934730	0070	09/26/12	$249,990	$316,000	1,880	8	2012	Avg	3,825	N	N	21463 SE 273RD CT
1	4	231003	0140	02/23/12	$220,000	$298,000	1,910	8	1993	Avg	7,729	N	N	22139 SE 277TH ST
1	0	221590	1310	11/14/14	$303,500	$307,000	1,920	8	1992	Avg	7,345	N	N	27757 215TH PL SE
1	0	221590	1450	10/17/13	$307,000	$345,000	1,920	8	1993	Good	6,772	N	N	27745 215TH AVE SE
1	0	809167	0350	05/14/14	$366,900	$389,000	1,950	8	2014	Avg	5,000	N	N	28217 224TH PL SE
1	0	809167	0380	07/09/14	$363,000	$379,000	1,950	8	2014	Avg	5,023	N	N	28205 224TH PL SE
1	0	809167	0400	06/13/14	$365,600	$384,000	1,950	8	2014	Avg	4,873	N	N	28121 224TH PL SE
1	0	934730	0010	11/14/12	$265,723	$330,000	1,960	8	2012	Avg	3,540	N	N	27350 215TH PL SE
1	0	934730	0040	03/26/13	$291,585	$348,000	1,960	8	2012	Avg	3,825	N	N	21567 SE 273RD CT
1	0	315850	0060	03/15/13	$308,459	$369,000	2,000	8	2013	Avg	5,000	N	N	27578 214TH AVE SE
1	0	315850	0150	10/05/12	$264,990	$334,000	2,000	8	2012	Avg	4,319	N	N	21428 SE 274TH PL
1	0	315850	0330	12/03/13	$330,000	$366,000	2,000	8	2011	Avg	5,492	N	N	21557 SE 275TH CT
1	0	315850	0330	01/09/12	$276,990	$381,000	2,000	8	2011	Avg	5,492	N	N	21557 SE 275TH CT

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	934730	0120	01/20/12	$269,990	$370,000	2,000	8	2011	Avg	3,825	N	N	21423 SE 273RD CT
1	0	231010	0330	09/03/13	$285,000	$324,000	2,010	8	2004	Avg	5,086	N	N	22506 SE 281ST ST
1	0	315850	0100	02/21/13	$293,214	$353,000	2,010	8	2012	Avg	4,712	N	N	27470 214TH AVE SE
1	0	315850	0200	03/01/13	$284,990	$343,000	2,010	8	2012	Avg	4,680	N	N	21446 SE 275TH CT
1	0	315850	0220	09/13/12	$273,843	$347,000	2,010	8	2012	Avg	4,680	N	N	21552 SE 275TH CT
1	0	809167	0470	03/18/14	$352,900	$380,000	2,010	8	2014	Avg	5,267	N	N	28120 224TH AVE SE
1	0	809167	0490	02/19/14	$352,500	$382,000	2,010	8	2013	Avg	4,793	N	N	22402 SE 282ND CT
1	0	809167	0720	02/14/14	$353,300	$383,000	2,010	8	2014	Avg	5,881	N	N	28127 224TH AVE SE
1	0	231004	0320	01/14/13	$260,000	$317,000	2,020	8	1998	Good	8,747	N	N	22613 SE 279TH ST
1	0	315850	0240	06/17/14	$330,000	$347,000	2,070	8	2012	Avg	4,680	N	N	21556 SE 275TH CT
1	0	315850	0240	09/04/12	$269,990	$343,000	2,070	8	2012	Avg	4,680	N	N	21556 SE 275TH CT
1	0	315850	0390	06/05/12	$275,000	$360,000	2,070	8	2011	Avg	4,500	N	N	21445 SE 275TH CT
1	0	315850	0440	05/10/13	$326,990	$385,000	2,070	8	2012	Avg	4,289	N	N	27583 214TH AVE SE
1	0	315850	0460	05/27/13	$340,990	$399,000	2,070	8	2013	Avg	4,689	N	N	27587 214TH AVE SE
1	0	934730	0080	04/17/12	$249,990	$332,000	2,070	8	2011	Avg	3,825	N	N	21455 SE 273RD CT
1	0	934730	0180	04/23/12	$249,990	$332,000	2,070	8	2011	Avg	3,600	N	N	27332 214TH TER SE
1	0	315850	0370	08/31/12	$279,990	$356,000	2,073	8	2011	Avg	4,950	N	N	21549 SE 275TH CT
1	0	302300	0110	06/19/12	$300,110	$391,000	2,110	8	2011	Avg	5,550	N	N	27440 212TH PL SE
1	0	302300	0200	08/16/12	$289,995	$371,000	2,110	8	2012	Avg	5,306	N	N	21208 SE 274TH PL
1	0	302300	0230	10/16/12	$285,000	$358,000	2,110	8	2013	Avg	5,305	N	N	21314 SE 274TH ST
1	0	302300	0300	06/08/12	$292,995	$383,000	2,110	8	2011	Avg	5,200	N	N	21207 SE 274TH PL
1	0	231010	0260	07/26/12	$245,900	$317,000	2,120	8	2002	Avg	5,574	N	N	22431 SE 280TH PL
1	0	231010	0290	08/28/12	$234,000	$298,000	2,120	8	2002	Avg	6,097	N	N	22519 SE 280TH PL
1	0	934730	0060	03/26/13	$320,990	$383,000	2,130	8	2012	Avg	3,825	N	N	21551 SE 273RD CT
1	0	809167	0230	08/25/14	$396,890	$410,000	2,140	8	2014	Avg	4,510	N	N	28209 225TH PL SE
1	0	809167	0590	01/10/14	$366,545	$402,000	2,140	8	2013	Avg	4,677	N	N	22407 SE 282ND CT
1	0	315850	0170	09/19/12	$297,330	$376,000	2,160	8	2012	Avg	4,808	N	N	21429 SE 274TH PL
1	0	315850	0180	11/07/12	$311,169	$388,000	2,160	8	2012	Avg	4,829	N	N	21440 SE 275TH CT
1	0	315850	0450	06/03/13	$349,990	$409,000	2,160	8	2013	Avg	4,593	N	N	27585 214TH AVE SE
1	0	809167	0030	05/12/14	$383,000	$406,000	2,160	8	2010	Avg	6,223	N	N	28114 224TH PL SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	231011	0230	05/20/14	$329,900	$349,000	2,170	8	2004	Avg	4,905	N	N	22639 SE 280TH PL
1	0	231002	0180	04/14/14	$339,000	$362,000	2,180	8	1995	Avg	9,609	N	N	22779 SE 277TH PL
1	0	231011	0120	08/08/14	$365,000	$378,000	2,190	8	2004	Avg	5,091	N	N	22654 SE 280TH PL
1	0	231011	0290	08/01/13	$344,000	$395,000	2,190	8	2005	Avg	5,952	N	N	22620 SE 281ST ST
1	0	302300	0070	03/15/12	$289,995	$390,000	2,200	8	2011	Avg	5,775	N	N	27448 212TH PL SE
1	0	231010	0180	11/07/14	$359,950	$365,000	2,210	8	2003	Avg	6,280	N	N	28029 224TH PL SE
1	0	221590	1140	08/14/12	$249,900	$320,000	2,220	8	1992	Avg	7,480	N	N	21344 SE 277TH ST
1	0	231004	0230	05/20/14	$350,000	$370,000	2,220	8	1999	Good	6,953	N	N	22445 S 279TH ST
1	0	231004	0250	07/23/13	$311,000	$358,000	2,220	8	1999	Avg	7,744	N	N	22507 SE 279TH ST
1	0	723745	0120	07/24/14	$343,339	$357,000	2,220	8	2014	Avg	6,422	N	N	20956 SE 274TH CT
1	0	723745	0130	10/20/14	$349,990	$356,000	2,220	8	2014	Avg	3,561	N	N	20964 SE 274TH CT
1	0	231010	0240	12/18/14	$315,000	$316,000	2,240	8	2002	Avg	6,097	N	N	22417 SE 280TH PL
1	0	231010	0300	09/23/13	$344,950	$390,000	2,240	8	2003	Avg	5,637	N	N	22418 SE 281ST ST
1	0	723745	0150	07/09/14	$365,990	$382,000	2,240	8	2014	Avg	4,254	N	N	20980 SE 274TH CT
1	0	723745	0520	06/26/14	$354,990	$372,000	2,240	8	2014	Avg	4,759	N	N	27442 210TH AVE SE
1	0	723745	0550	06/03/14	$363,990	$384,000	2,240	8	2014	Avg	3,712	N	N	27466 210TH AVE SE
1	0	723745	0560	03/31/14	$359,591	$386,000	2,240	8	2014	Avg	4,407	N	N	27474 210TH AVE SE
1	0	723745	0100	09/19/14	$389,990	$400,000	2,245	8	2014	Avg	4,330	N	N	27427 209TH CT SE
1	0	302300	0090	05/07/12	$295,000	$390,000	2,250	8	2011	Avg	4,500	N	N	27444 212TH PL SE
1	0	302300	0170	04/13/12	$304,995	$406,000	2,250	8	2011	Avg	5,061	N	N	27428 212TH PL SE
1	0	302300	0210	10/01/14	$375,000	$383,000	2,250	8	2012	Avg	5,306	N	N	21210 SE 274TH PL
1	0	302300	0210	08/16/12	$309,147	$395,000	2,250	8	2012	Avg	5,306	N	N	21210 SE 274TH PL
1	0	302300	0240	07/10/12	$312,470	$404,000	2,250	8	2012	Avg	5,305	N	N	21316 SE 274TH PL
1	0	302300	0260	09/28/12	$283,000	$357,000	2,250	8	2012	Avg	4,295	N	N	21317 SE 274TH PL
1	0	302300	0400	03/02/12	$310,000	$419,000	2,250	8	2011	Avg	7,304	N	N	21254 SE 275TH CT
1	0	231004	0280	06/05/14	$380,000	$400,000	2,260	8	1999	Avg	12,162	N	N	22517 SE 279TH ST
1	0	809167	0020	08/01/14	$379,000	$393,000	2,260	8	2011	Avg	5,824	N	N	28110 224TH PL SE
1	0	809167	0220	05/22/13	$328,735	$386,000	2,270	8	2013	Avg	5,243	N	N	28213 225TH PL SE
1	0	809167	0500	09/03/13	$359,625	$409,000	2,270	8	2013	Avg	4,460	N	N	22406 SE 282ND CT
1	0	809167	0580	05/02/13	$342,900	$405,000	2,270	8	2013	Avg	5,719	N	N	22411 SE 282ND CT

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	302300	0040	01/24/12	$259,000	$354,000	2,280	8	2009	Avg	9,123	N	N	27554 212TH PL SE
1	0	302300	0040	03/08/13	$295,000	$354,000	2,280	8	2009	Avg	9,123	N	N	27554 212TH PL SE
1	0	231010	0230	08/12/14	$380,000	$393,000	2,300	8	2004	Avg	7,707	N	N	28111 224TH AVE SE
1	0	809167	0260	12/12/13	$374,900	$414,000	2,320	8	2014	Avg	5,002	N	N	28202 225TH PL SE
1	0	809167	0510	08/01/13	$352,530	$405,000	2,320	8	2013	Avg	6,096	N	N	22410 SE 282ND CT
1	0	809167	0540	12/06/12	$345,500	$427,000	2,320	8	2012	Avg	6,719	N	N	22422 SE 282ND CT
1	0	809167	0150	06/23/14	$394,451	$414,000	2,340	8	2014	Avg	5,204	N	N	28210 224TH PL SE
1	0	231004	0300	03/26/13	$295,000	$352,000	2,360	8	1999	Avg	7,743	N	N	27918 226TH CT SE
1	0	315850	0270	06/26/13	$340,000	$395,000	2,360	8	2011	Avg	5,994	N	N	21564 SE 275TH CT
1	0	315850	0300	06/12/13	$330,000	$385,000	2,360	8	2011	Avg	5,075	N	N	21567 SE 275TH CT
1	0	809167	0420	05/23/14	$423,000	$447,000	2,360	8	2009	Avg	4,973	N	N	28113 224TH PL SE
1	0	809167	0570	08/15/12	$348,500	$446,000	2,360	8	2012	Avg	6,577	N	N	22415 SE 282ND CT
1	0	809167	0160	06/03/14	$387,900	$409,000	2,380	8	2014	Avg	4,800	N	N	28214 224TH PL SE
1	0	809167	0240	11/20/13	$350,900	$390,000	2,380	8	2013	Avg	4,915	N	N	28205 225TH PL SE
1	0	809167	0250	05/06/14	$366,500	$389,000	2,380	8	2014	Avg	4,832	N	N	28201 225TH PL SE
1	0	809167	0330	03/07/14	$369,037	$398,000	2,380	8	2014	Avg	5,117	N	N	28226 225TH PL SE
1	0	809167	0370	04/25/14	$375,900	$400,000	2,380	8	2014	Avg	5,009	N	N	28209 224TH PL SE
1	0	809167	0430	11/20/13	$362,895	$403,000	2,380	8	2013	Avg	4,973	N	N	28109 224TH PL SE
1	0	809167	0680	02/20/14	$370,700	$402,000	2,380	8	2013	Avg	5,035	N	N	28207 224TH AVE SE
1	0	809167	0700	09/23/13	$361,800	$409,000	2,380	8	2013	Avg	6,084	N	N	22376 SE 282ND LN
1	0	809167	0270	10/01/13	$373,929	$422,000	2,390	8	2013	Avg	5,766	N	N	28206 225TH PL SE
1	0	809167	0530	09/17/12	$339,500	$430,000	2,390	8	2012	Avg	8,063	N	N	22418 SE 282ND CT
1	0	302300	0190	05/02/12	$314,995	$417,000	2,400	8	2011	Avg	5,306	N	N	21206 SE 274TH PL
1	0	302300	0220	05/12/12	$311,045	$410,000	2,400	8	2012	Avg	5,306	N	N	21312 SE 274TH PL
1	0	302300	0250	08/08/12	$325,360	$417,000	2,400	8	2012	Avg	5,154	N	N	21318 SE 274TH PL
1	0	302300	0380	02/28/12	$284,995	$385,000	2,400	8	2011	Avg	5,001	N	N	21375 SE 275TH CT
1	0	510890	0220	09/05/13	$339,950	$386,000	2,420	8	2004	Avg	4,925	N	N	27447 237TH PL SE
1	0	809167	0710	08/04/14	$387,280	$402,000	2,450	8	2014	Avg	5,738	N	N	22380 SE 282ND LN
1	0	885651	0010	01/16/13	$275,000	$335,000	2,460	8	2006	Avg	4,868	N	N	27446 238TH PL SE
1	0	809167	0520	08/08/13	$361,450	$414,000	2,470	8	2012	Avg	7,938	N	N	22414 SE 282ND CT

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	809167	0520	04/02/12	$336,900	$450,000	2,470	8	2012	Avg	7,938	N	N	22414 SE 282ND CT
1	0	723745	0110	07/01/14	$417,838	$437,000	2,530	8	2014	Avg	5,048	N	N	27419 209TH CT SE
1	0	723745	0140	06/25/14	$393,990	$413,000	2,530	8	2014	Avg	4,628	N	N	20972 SE 274TH CT
1	0	723745	0180	08/01/14	$399,185	$414,000	2,530	8	2014	Avg	4,275	N	N	27434 209TH CT SE
1	0	723745	0210	04/21/14	$399,990	$426,000	2,530	8	2014	Avg	4,750	N	N	27449 210TH AVE SE
1	0	723745	0480	05/15/14	$408,066	$432,000	2,530	8	2014	Avg	4,747	N	N	27410 210TH AVE SE
1	0	723745	0510	07/16/14	$394,990	$412,000	2,530	8	2014	Avg	5,051	N	N	27434 210TH AVE SE
1	0	723745	0530	04/21/14	$374,990	$400,000	2,530	8	2014	Avg	4,275	N	N	27450 210TH AVE SE
1	0	322206	9106	08/08/12	$562,000	$721,000	2,580	8	1980	Good	140,698	N	N	20717 SE 276TH ST
1	0	315850	0050	03/25/13	$368,849	$440,000	2,630	8	2013	Avg	5,000	N	N	27580 214TH AVE SE
1	0	315850	0020	06/03/13	$392,033	$458,000	2,640	8	2013	Avg	5,000	N	N	27586 214TH AVE SE
1	0	315850	0040	05/14/13	$400,365	$471,000	2,640	8	2011	Avg	5,000	N	N	27582 214TH AVE SE
1	0	315850	0080	01/09/13	$339,990	$415,000	2,640	8	2013	Avg	5,000	N	N	27474 214TH AVE SE
1	0	315850	0090	12/05/12	$365,137	$451,000	2,640	8	2012	Avg	5,000	N	N	27472 214TH AVE SE
1	0	315850	0140	12/18/12	$349,990	$430,000	2,640	8	2012	Avg	4,500	N	N	21426 SE 274TH PL
1	0	315850	0190	05/09/13	$359,990	$424,000	2,640	8	2012	Avg	4,498	N	N	21444 SE 275TH CT
1	0	315850	0290	09/19/14	$387,990	$398,000	2,640	8	2011	Avg	5,595	N	N	21565 SE 275TH CT
1	0	809167	0210	01/22/14	$399,461	$436,000	2,660	8	2013	Avg	5,000	N	N	28217 225TH PL SE
1	0	809167	0300	03/13/14	$408,365	$440,000	2,670	8	2014	Avg	6,044	N	N	28218 225TH PL SE
1	0	809167	0390	03/12/14	$397,900	$429,000	2,670	8	2014	Avg	5,023	N	N	28201 224TH PL SE
1	0	315850	0130	01/11/12	$339,000	$465,000	2,680	8	2011	Avg	4,500	N	N	21424 SE 214TH PL
1	0	315850	0130	08/21/14	$379,950	$392,000	2,680	8	2011	Avg	4,500	N	N	21424 SE 214TH PL
1	0	809167	0550	07/02/13	$367,000	$425,000	2,680	8	2013	Avg	6,397	N	N	22423 SE 282ND CT
1	0	809167	0600	11/06/13	$376,760	$421,000	2,680	8	2013	Avg	5,192	N	N	22403 SE 282ND CT
1	0	315850	0110	05/02/12	$336,990	$446,000	2,681	8	2011	Avg	4,633	N	N	21320 SE 274TH PL
1	0	723745	0160	06/03/14	$416,220	$439,000	2,710	8	2014	Avg	4,449	N	N	20988 SE 274TH CT
1	0	723745	0170	07/22/14	$438,908	$457,000	2,710	8	2014	Avg	5,079	N	N	27426 209TH CT SE
1	0	723745	0190	08/06/14	$430,760	$447,000	2,710	8	2014	Avg	4,685	N	N	27442 209TH CT SE
1	0	723745	0200	05/29/14	$425,795	$449,000	2,710	8	2014	Avg	7,252	N	N	27435 210TH AVE SE
1	0	723745	0470	05/28/14	$424,058	$448,000	2,710	8	2014	Avg	5,118	N	N	27402 210TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	723745	0490	05/30/14	$408,066	$431,000	2,710	8	2014	Avg	5,741	N	N	27418 210TH AVE SE
1	0	723745	0500	04/30/14	$444,952	$473,000	2,710	8	2014	Avg	4,875	N	N	27426 210TH AVE SE
1	0	723745	0540	04/22/14	$389,990	$416,000	2,710	8	2014	Avg	4,275	N	N	27458 210TH AVE SE
1	0	885651	0210	04/13/12	$299,000	$398,000	2,720	8	2006	Avg	5,358	N	N	27433 238TH PL SE
1	0	809167	0750	09/13/12	$368,000	$467,000	2,770	8	2012	Avg	6,176	N	N	28115 224TH AVE SE
1	0	771400	0030	05/06/13	$339,000	$399,000	2,790	8	2003	Avg	4,650	N	N	27444 237TH AVE SE
1	0	771400	0250	10/18/14	$394,000	$401,000	2,790	8	2004	Avg	4,650	N	N	27438 236TH PL SE
1	0	771400	0310	07/19/14	$374,950	$391,000	2,790	8	2004	Avg	4,650	N	N	27419 237TH AVE SE
1	0	771400	0290	08/06/13	$354,000	$406,000	2,820	8	2005	Avg	4,643	N	N	27414 236TH PL SE
1	0	771400	0040	08/06/13	$365,000	$418,000	2,850	8	2004	Avg	4,650	N	N	27438 237TH AVE SE
1	0	771400	0280	03/27/14	$408,000	$438,000	2,850	8	2004	Avg	4,650	N	N	27420 236TH PL SE
1	0	771400	0340	03/08/12	$312,500	$421,000	2,850	8	2004	Avg	4,650	N	N	27437 237TH AVE SE
1	0	771400	0340	06/19/14	$360,000	$378,000	2,850	8	2004	Avg	4,650	N	N	27437 237TH AVE SE
1	0	885651	0060	02/21/12	$250,000	$339,000	2,870	8	2006	Avg	4,508	N	N	27420 238TH PL SE
1	0	885651	0220	04/26/12	$285,000	$378,000	2,870	8	2006	Avg	6,078	N	N	27439 238TH PL SE
1	0	885651	0290	09/24/13	$340,000	$384,000	2,870	8	2006	Avg	6,531	N	N	27461 238TH PL SE
1	0	809167	0280	07/14/14	$395,720	$413,000	2,890	8	2014	Avg	5,334	N	N	28210 225TH PL SE
1	0	809167	0290	07/29/13	$374,957	$431,000	2,890	8	2013	Avg	6,431	N	N	28214 225TH PL SE
1	0	809167	0480	01/08/14	$405,292	$444,000	2,890	8	2013	Avg	5,685	N	N	28124 224TH AVE SE
1	0	809167	0730	09/02/14	$416,000	$428,000	2,890	8	2011	Avg	6,322	N	N	28123 224TH AVE SE
1	0	771400	0050	06/06/13	$367,500	$429,000	3,030	8	2004	Avg	4,650	N	N	27434 237TH AVE SE
1	0	771400	0060	11/05/12	$369,950	$461,000	3,030	8	2004	Avg	4,650	N	N	27428 237TH AVE SE
1	0	885651	0170	08/16/13	$388,000	$444,000	3,060	8	2006	Avg	5,113	N	N	23731 SE 274TH ST
1	0	510890	0180	04/23/14	$389,950	$416,000	3,110	8	2004	Avg	5,651	N	N	27415 237TH PL SE
1	0	510890	0200	06/19/13	$390,000	$454,000	3,110	8	2004	Avg	5,600	N	N	27437 237TH PL SE
1	0	278110	0140	04/11/13	$349,950	$416,000	2,560	9	2006	Avg	4,749	N	N	27668 236TH CT SE
1	4	278120	0090	07/08/14	$410,000	$428,000	2,560	9	2006	Avg	4,020	N	N	27645 236TH CT SE
1	4	278120	0140	03/21/12	$317,500	$426,000	2,560	9	2006	Avg	5,709	N	N	27669 236TH CT SE
1	0	278110	0080	12/10/14	$438,900	$441,000	2,740	9	2006	Avg	5,700	N	N	27640 236TH CT SE
1	0	337000	0150	08/04/14	$440,000	$456,000	2,800	9	2001	Avg	28,254	N	N	27518 208TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
1	0	374400	0040	07/22/14	$518,380	$540,000	2,810	9	2014	Avg	4,500	N	N	27441 239TH PL SE
1	0	278110	0060	10/09/13	$399,900	$450,000	3,010	9	2006	Avg	6,643	N	N	27632 236TH CT SE
1	4	278120	0010	10/10/14	$419,000	$427,000	3,010	9	2005	Avg	9,155	N	N	27617 236TH CT SE
1	4	278120	0100	06/20/13	$400,000	$465,000	3,100	9	2005	Avg	4,824	N	N	27649 236TH CT SE
1	0	278120	0150	08/24/12	$379,900	$485,000	3,100	9	2006	Avg	5,281	N	N	27673 236TH CT SE
1	4	278120	0110	09/10/12	$300,000	$381,000	3,110	9	2006	Avg	4,671	N	N	27655 236TH CT SE
1	4	278120	0110	01/16/13	$385,000	$469,000	3,110	9	2006	Avg	4,671	N	N	27655 236TH CT SE
1	0	374400	0080	08/12/14	$594,900	$616,000	3,230	9	2014	Avg	7,699	N	N	27425 239TH PL SE
1	0	374400	0120	08/28/14	$587,510	$606,000	3,230	9	2014	Avg	5,479	N	N	27407 239TH PL SE
2	0	415630	0090	11/13/13	$199,999	$223,000	880	6	1980	Good	9,603	N	N	21240 SE 271ST PL
2	0	154580	4440	04/18/12	$156,000	$207,000	1,400	6	1960	Avg	13,647	N	N	21862 SE 265TH WAY
2	0	415630	0250	11/05/13	$191,000	$213,000	910	7	1980	Avg	9,601	N	N	21250 SE 271ST ST
2	0	415630	0160	02/23/12	$215,000	$291,000	920	7	1980	VGood	9,767	N	N	27125 212TH PL SE
2	0	154580	1970	05/16/14	$250,000	$265,000	950	7	1966	VGood	6,660	N	N	27022 216TH AVE SE
2	0	378310	0080	06/04/14	$261,000	$275,000	950	7	1983	Avg	29,308	N	N	20609 SE 271ST ST
2	0	025200	0610	04/01/13	$225,000	$268,000	970	7	1986	Avg	13,500	N	N	26811 210TH AVE SE
2	0	415630	0660	03/20/13	$224,225	$268,000	1,000	7	1982	Good	9,623	N	N	26626 212TH AVE SE
2	0	154580	4450	03/12/13	$194,950	$234,000	1,010	7	1975	VGood	10,019	N	N	21854 SE 265TH WAY
2	0	154580	5310	04/29/13	$228,000	$269,000	1,010	7	1979	Good	8,844	N	N	26625 223RD PL SE
2	0	154580	6690	06/12/13	$210,000	$245,000	1,040	7	1980	Avg	8,800	N	N	26004 221ST PL SE
2	0	154580	0660	05/30/13	$245,000	$287,000	1,060	7	1997	Avg	7,181	N	N	21617 SE 266TH ST
2	0	154580	3110	08/31/12	$146,500	$186,000	1,060	7	1962	Avg	15,250	N	N	26915 218TH AVE SE
2	0	154580	4860	10/27/14	$275,000	$279,000	1,060	7	1997	Avg	7,750	N	N	26634 221ST AVE SE
2	0	154580	8120	09/18/14	$250,000	$256,000	1,060	7	1996	Avg	8,100	N	N	22028 SE 269TH ST
2	0	154580	6700	08/19/13	$164,900	$188,000	1,090	7	1976	Avg	8,800	N	N	26012 221ST PL SE
2	0	154580	8965	04/05/13	$234,950	$279,000	1,100	7	1983	Good	12,800	N	N	22215 SE 268TH ST
2	0	415630	0450	01/02/13	$220,000	$269,000	1,110	7	1980	VGood	9,604	N	N	21221 SE 268TH PL
2	0	025200	0050	06/01/12	$229,950	$301,000	1,120	7	1989	Good	18,216	N	N	27013 211TH AVE SE
2	0	154580	0240	12/13/12	$223,180	$275,000	1,120	7	1984	Avg	7,584	N	N	26571 218TH AVE SE
2	0	415630	0580	02/07/13	$182,000	$220,000	1,130	7	1980	Avg	9,601	N	N	21203 SE 268TH ST

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	154580	1510	07/10/12	$185,000	$239,000	1,140	7	1985	Avg	7,686	N	N	21647 SE 268TH ST
2	0	154580	1640	07/09/14	$262,000	$274,000	1,140	7	1986	Avg	7,686	N	N	21636 SE 269TH ST
2	0	154580	2840	11/20/13	$215,000	$239,000	1,140	7	1986	Good	7,930	N	N	21833 SE 271ST ST
2	0	154580	7310	04/22/14	$197,000	$210,000	1,150	7	1990	Avg	8,383	N	N	21411 SE 265TH PL
2	0	154580	1040	08/26/13	$200,000	$228,000	1,160	7	1997	Avg	7,370	N	N	26671 218TH AVE SE
2	0	154580	3240	10/31/14	$270,000	$274,000	1,160	7	1988	Avg	7,930	N	N	21833 SE 269TH ST
2	0	154580	6720	08/26/14	$254,950	$263,000	1,170	7	1977	VGood	8,800	N	N	26036 221ST PL SE
2	0	154580	7540	03/16/12	$195,000	$262,000	1,170	7	1989	Avg	7,848	N	N	21415 SE 268TH PL
2	0	154580	5850	10/10/12	$180,000	$226,000	1,180	7	1997	Avg	7,620	N	N	26323 220TH PL SE
2	0	154580	8480	04/11/13	$223,000	$265,000	1,180	7	1983	Avg	8,500	N	N	22005 SE 270TH ST
2	0	154580	3890	12/31/14	$240,000	$240,000	1,190	7	1979	Avg	7,931	N	N	21823 SE 266TH PL
2	0	154580	7280	06/28/14	$314,500	$329,000	1,200	7	1978	Avg	17,355	N	N	26522 214TH AVE SE
2	0	154580	0980	09/09/13	$224,000	$254,000	1,210	7	1988	Avg	7,686	N	N	21651 SE 266TH PL
2	0	154580	5030	10/21/14	$266,500	$271,000	1,210	7	1998	Avg	5,460	N	N	26523 222ND AVE SE
2	0	154580	8930	01/11/12	$220,000	$302,000	1,230	7	1979	Avg	8,214	N	N	26950 222ND AVE SE
2	0	154580	0900	11/17/12	$179,000	$222,000	1,250	7	1972	Avg	8,024	N	N	21603 SE 266TH PL
2	0	154580	7110	12/21/12	$237,000	$291,000	1,250	7	1980	VGood	7,436	N	N	22042 SE 261ST PL
2	0	154580	0640	06/18/14	$242,000	$254,000	1,260	7	1986	Avg	8,092	N	N	26604 216TH AVE SE
2	0	154580	1850	07/23/14	$240,000	$250,000	1,260	7	1984	Avg	7,362	N	N	21666 SE 270TH ST
2	0	154580	2930	01/04/12	$205,000	$282,000	1,260	7	2001	Avg	7,930	N	N	21820 SE 271ST ST
2	0	154580	3080	01/22/14	$171,000	$187,000	1,260	7	1989	Avg	7,625	N	N	21805 SE 269TH ST
2	0	154580	3510	12/05/13	$225,000	$249,000	1,260	7	1985	Good	7,625	N	N	21804 SE 268TH ST
2	0	154580	7920	10/15/14	$245,000	$250,000	1,260	7	1985	Good	8,614	N	N	21318 SE 271ST PL
2	0	154580	5390	06/17/13	$228,000	$265,000	1,270	7	1986	Avg	7,500	N	N	26512 221ST AVE SE
2	0	154580	1910	04/12/13	$253,000	$300,000	1,280	7	1989	Avg	6,626	N	N	21628 SE 270TH ST
2	0	154580	5370	06/18/13	$225,000	$262,000	1,280	7	1987	Avg	8,226	N	N	22105 SE 265TH WAY
2	0	154580	0710	05/23/14	$258,000	$273,000	1,310	7	1988	Avg	7,540	N	N	21647 SE 266TH ST
2	0	154580	2080	09/04/14	$230,000	$237,000	1,310	7	1987	Avg	7,332	N	N	27011 218TH AVE SE
2	0	154580	2110	08/30/12	$222,800	$284,000	1,330	7	1990	Good	7,698	N	N	21666 SE 271ST ST
2	0	154580	2590	10/03/12	$201,000	$253,000	1,330	7	1989	Avg	8,000	N	N	21807 SE 271ST PL

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	154580	2490	06/12/13	$161,500	$188,000	1,340	7	1987	Avg	7,875	N	N	21643 SE 271ST PL
2	0	154580	4550	05/11/12	$185,000	$244,000	1,340	7	1984	Avg	8,125	N	N	21828 SE 265TH ST
2	0	154580	6510	08/20/14	$260,000	$269,000	1,340	7	1980	Avg	8,000	N	N	26260 222ND PL SE
2	0	154580	6640	03/05/14	$239,000	$258,000	1,340	7	1986	Avg	10,350	N	N	26011 222ND CT SE
2	0	154580	1340	12/31/14	$261,000	$261,000	1,350	7	1987	Avg	7,686	N	N	21660 SE 268TH ST
2	0	154580	1630	07/21/14	$233,000	$243,000	1,350	7	1989	Avg	7,686	N	N	21642 SE 269TH ST
2	0	154580	1860	04/10/12	$186,500	$249,000	1,350	7	1988	Avg	7,238	N	N	21660 SE 270TH ST
2	0	154580	8380	06/25/13	$225,000	$261,000	1,350	7	1979	Good	8,100	N	N	22051 SE 269TH PL
2	2	729660	0075	05/11/12	$316,800	$418,000	1,360	7	1963	Avg	15,175	Y	Y	21771 SE 259TH ST
2	0	154580	4820	11/11/14	$240,000	$243,000	1,380	7	1988	Avg	7,500	N	N	26610 221ST AVE SE
2	0	154580	0590	08/09/13	$249,950	$286,000	1,390	7	1990	Avg	12,217	N	N	27111 216TH AVE SE
2	0	154580	2780	05/15/12	$181,000	$239,000	1,390	7	1989	Avg	7,930	N	N	21850 SE 271ST PL
2	2	729660	0010	06/13/12	$425,000	$555,000	1,390	7	1978	Good	25,010	Y	Y	21738 SE 262ND PL
2	0	154580	3680	02/27/13	$235,000	$283,000	1,410	7	1984	Good	7,564	N	N	21865 SE 267TH ST
2	0	154580	6530	06/14/12	$183,000	$239,000	1,410	7	1983	Good	8,000	N	N	26244 222ND PL SE
2	0	154580	6980	06/30/14	$263,000	$275,000	1,410	7	1985	Avg	8,100	N	N	22036 SE 268TH ST
2	0	154580	7750	01/15/13	$210,000	$256,000	1,420	7	1978	Good	7,630	N	N	21331 SE 270TH ST
2	0	154580	0670	03/13/12	$210,000	$283,000	1,440	7	1985	Avg	8,378	N	N	21621 SE 266TH ST
2	0	154580	3480	10/01/12	$185,000	$233,000	1,440	7	1988	Avg	7,625	N	N	21805 SE 267TH ST
2	0	154580	0620	12/30/14	$250,000	$250,000	1,450	7	1990	Avg	8,520	N	N	21350 SE 271ST PL
2	0	154580	6370	02/13/13	$206,000	$249,000	1,450	7	1977	Fair	9,432	N	N	26113 221ST PL SE
2	0	154580	2450	05/01/13	$245,000	$289,000	1,460	7	1989	Good	7,875	N	N	21617 SE 271ST PL
2	0	680700	0106	10/21/13	$239,000	$268,000	1,480	7	1962	Fair	11,845	N	N	21623 SE 258TH ST
2	0	769700	0370	09/07/12	$319,990	$406,000	1,480	7	2012	Avg	4,634	Y	N	26918 223RD LN SE
2	0	769700	0380	05/01/12	$299,990	$397,000	1,480	7	2011	Avg	4,634	N	N	26926 223RD LN SE
2	0	154580	8530	05/16/12	$192,000	$253,000	1,490	7	1996	Avg	8,100	N	N	22045 SE 270TH ST
2	0	154580	3650	08/02/12	$221,000	$284,000	1,510	7	1984	Good	7,930	N	N	21827 SE 267TH ST
2	0	154580	5290	07/18/12	$167,500	$216,000	1,510	7	1990	Avg	9,750	N	N	26609 223RD PL SE
2	0	154580	0090	10/03/14	$265,000	$271,000	1,530	7	1986	Avg	7,500	N	N	21515 SE 265TH PL
2	0	154580	1050	12/06/12	$180,000	$222,000	1,530	7	1987	Avg	7,686	N	N	21666 SE 267TH ST

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	154580	3790	04/25/13	$226,000	$267,000	1,530	7	1987	Good	7,931	N	N	21842 SE 267TH ST
2	0	154580	7880	12/02/13	$224,107	$248,000	1,530	7	1978	Good	8,614	N	N	21311 SE 271ST ST
2	0	282206	9078	10/08/14	$368,000	$376,000	1,540	7	1972	Avg	36,900	N	N	25820 218TH PL SE
2	0	154580	5530	05/25/13	$205,000	$240,000	1,550	7	1987	Avg	7,500	N	N	26547 221ST PL SE
2	0	025200	0020	12/12/12	$284,000	$350,000	1,580	7	1989	Good	14,652	N	N	21014 SE 271ST ST
2	0	144130	0010	08/28/13	$300,000	$342,000	1,590	7	1994	Avg	7,910	N	N	21612 SE 258TH ST
2	0	154580	8905	11/26/12	$267,000	$331,000	1,590	7	1998	Avg	7,400	N	N	27020 222ND AVE SE
2	0	144130	0060	05/19/12	$267,000	$351,000	1,600	7	1994	Avg	7,776	N	N	21644 SE 258TH ST
2	0	144130	0050	04/04/14	$320,000	$343,000	1,610	7	1994	Good	7,910	N	N	21638 SE 258TH ST
2	0	144130	0080	10/27/14	$343,000	$348,000	1,610	7	1994	Good	8,191	N	N	21635 SE 257TH PL
2	0	154580	0100	04/22/14	$231,700	$247,000	1,610	7	1952	Avg	7,500	N	N	21521 SE 265TH PL
2	0	415630	0380	09/04/12	$222,500	$283,000	1,610	7	1983	Avg	9,601	N	N	21238 SE 270TH ST
2	0	154580	1500	06/25/14	$246,500	$258,000	1,620	7	1989	Avg	7,686	N	N	21641 SE 268TH ST
2	0	154580	3320	04/24/13	$250,000	$296,000	1,660	7	1990	VGood	7,930	N	N	21816 SE 269TH ST
2	0	769700	0020	10/07/14	$295,000	$301,000	1,660	7	2011	Avg	4,898	N	N	22273 SE 270TH LN
2	0	769700	0090	09/12/12	$249,950	$317,000	1,660	7	2012	Avg	4,538	N	N	22231 SE 270TH LN
2	0	769700	0150	10/02/14	$284,000	$290,000	1,660	7	2013	Avg	4,083	N	N	27005 223RD LN SE
2	0	769700	0150	03/08/13	$249,990	$300,000	1,660	7	2013	Avg	4,083	N	N	27005 223RD LN SE
2	0	154580	3390	11/11/14	$252,000	$255,000	1,680	7	1989	Avg	8,284	N	N	21860 SE 269TH ST
2	0	154580	4130	04/13/12	$199,920	$266,000	1,680	7	1972	Good	7,800	N	N	21821 SE 266TH ST
2	0	154580	3330	03/25/13	$230,650	$275,000	1,690	7	2004	Avg	7,930	N	N	21820 SE 269TH ST
2	0	154580	0290	09/05/14	$215,000	$221,000	1,700	7	1997	Avg	6,675	N	N	21643 SE 265TH WAY
2	0	415630	0350	08/02/12	$165,000	$212,000	1,720	7	1983	Avg	9,601	N	N	21214 SE 270TH ST
2	0	769700	0100	08/16/12	$262,990	$336,000	1,730	7	2012	Avg	4,632	N	N	22254 SE 270TH LN
2	0	769700	0030	07/26/12	$264,490	$341,000	1,740	7	2012	Avg	4,599	N	N	22267 SE 270TH LN
2	2	680700	0180	09/10/13	$400,000	$454,000	1,750	7	1956	VGood	15,364	Y	Y	26016 216TH PL SE
2	0	769700	0170	10/25/14	$312,000	$317,000	1,750	7	2013	Avg	4,076	N	N	26929 223RD LN SE
2	0	769700	0170	03/29/13	$270,590	$323,000	1,750	7	2013	Avg	4,076	N	N	26929 223RD LN SE
2	0	769700	0060	11/28/12	$267,490	$331,000	1,760	7	2012	Avg	3,592	N	N	22249 SE 270TH LN
2	0	769700	0200	08/08/13	$276,195	$316,000	1,760	7	2013	Avg	4,066	N	N	26917 223RD LN SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	025200	0430	02/12/13	$220,000	$266,000	1,770	7	1967	Avg	15,120	N	N	21020 SE 268TH ST
2	0	154580	2100	10/29/14	$272,450	$277,000	1,780	7	1987	Avg	7,332	N	N	27023 218TH AVE SE
2	0	154580	2100	05/07/12	$187,500	$248,000	1,780	7	1987	Avg	7,332	N	N	27023 218TH AVE SE
2	0	769700	0210	07/23/13	$298,243	$343,000	1,780	7	2013	Avg	4,780	N	N	26913 223RD LN SE
2	0	154580	3770	04/13/12	$175,000	$233,000	1,800	7	1989	Avg	7,931	N	N	21828 SE 267TH ST
2	0	154580	8110	06/17/14	$250,000	$263,000	1,800	7	1998	Avg	8,100	N	N	22036 SE 269TH ST
2	0	769700	0050	08/28/14	$319,900	$330,000	1,800	7	2012	Avg	4,462	N	N	22255 SE 270TH LN
2	0	769700	0050	11/19/12	$274,490	$341,000	1,800	7	2012	Avg	4,462	N	N	22255 SE 270TH LN
2	0	769700	0080	02/15/13	$273,490	$330,000	1,800	7	2012	Avg	3,598	N	N	22237 SE 270TH LN
2	0	769700	0120	12/13/12	$270,243	$333,000	1,800	7	2012	Avg	4,176	N	N	27017 223RD LN SE
2	0	769700	0180	06/18/13	$281,329	$327,000	1,800	7	2013	Avg	4,073	N	N	26925 223RD LN SE
2	0	769700	0190	07/29/13	$290,044	$333,000	1,800	7	2013	Avg	4,070	N	N	26921 223RD LN SE
2	0	154580	3040	10/23/12	$206,000	$258,000	1,810	7	1999	Avg	7,930	N	N	21835 SE 270TH ST
2	0	154580	7930	03/24/14	$215,000	$231,000	1,810	7	1998	Avg	8,614	N	N	21324 SE 271ST PL
2	0	769700	0070	02/20/13	$275,941	$333,000	1,810	7	2013	Avg	3,595	N	N	22243 SE 270TH LN
2	0	769700	0160	03/12/13	$272,990	$327,000	1,810	7	2013	Avg	4,080	N	N	26933 223RD LN SE
2	0	154580	2130	03/13/12	$186,600	$251,000	1,820	7	1998	Avg	7,698	N	N	21654 SE 271ST ST
2	0	154580	2850	09/11/14	$286,000	$294,000	1,820	7	1989	Avg	7,930	N	N	21827 SE 271ST ST
2	0	769700	0040	01/17/12	$265,000	$363,000	1,820	7	2011	Avg	4,738	N	N	22261 SE 270TH LN
2	0	769700	0110	06/01/12	$271,958	$356,000	1,820	7	2012	Avg	4,669	N	N	27021 223RD LN SE
2	0	769700	0010	01/26/12	$259,990	$355,000	1,840	7	2011	Avg	5,862	N	N	22279 SE 270TH LN
2	0	769700	0130	04/16/13	$276,000	$327,000	1,840	7	2011	Avg	4,090	N	N	27013 223RD LN SE
2	0	154580	2460	10/29/12	$220,000	$275,000	1,860	7	1989	Avg	7,875	N	N	21625 SE 271ST PL
2	0	154580	2510	03/13/13	$230,000	$276,000	1,860	7	1999	Avg	7,500	N	N	21653 SE 271ST PL
2	0	154580	8550	01/29/13	$194,000	$235,000	1,870	7	1997	Avg	8,500	N	N	22059 SE 270TH ST
2	2	680700	0340	08/20/13	$390,000	$445,000	1,870	7	1988	Avg	8,670	Y	Y	21503 SE 262ND ST
2	0	154580	0205	06/13/14	$324,900	$342,000	1,880	7	2000	Avg	7,965	N	N	21661 SE 265TH WAY
2	0	154580	5090	06/14/12	$225,000	$294,000	1,900	7	1990	Avg	7,500	N	N	26544 221ST PL SE
2	0	154580	5980	11/10/14	$390,000	$395,000	1,900	7	2004	Avg	8,820	N	N	26010 220TH AVE SE
2	0	154580	6600	07/30/13	$258,000	$296,000	1,900	7	1996	Avg	8,664	N	N	26035 222ND CT SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	025200	0410	05/20/13	$275,000	$323,000	1,920	7	1966	VGood	18,928	N	N	21040 SE 268TH ST
2	0	769700	0250	06/01/12	$284,990	$374,000	1,930	7	2012	Avg	4,907	N	N	26835 223RD LN SE
2	0	769700	0260	01/17/12	$283,990	$389,000	1,930	7	2011	Avg	7,227	N	N	26831 223RD LN SE
2	0	769700	0270	07/03/12	$297,390	$386,000	1,930	7	2012	Avg	7,874	N	N	26827 223RD LN SE
2	0	769700	0280	11/07/12	$292,490	$364,000	1,930	7	2012	Avg	8,301	N	N	26823 223RD LN SE
2	0	769700	0290	04/20/12	$280,000	$372,000	1,930	7	2012	Avg	11,538	N	N	26919 223RD LN SE
2	0	154580	0340	06/29/14	$313,500	$328,000	1,950	7	1990	Good	13,529	N	N	26617 216TH AVE SE
2	0	031830	0070	11/21/12	$247,500	$307,000	2,000	7	1988	Avg	12,966	N	N	21039 SE 268TH CT
2	0	769700	0400	02/15/12	$317,990	$432,000	2,030	7	2011	Avg	3,707	N	N	26934 223RD LN SE
2	0	025200	0400	09/08/14	$323,000	$332,000	2,100	7	1963	Good	14,850	N	N	21054 SE 268TH ST
2	0	769700	0420	03/21/13	$345,000	$412,000	2,150	7	2011	Avg	4,296	N	N	27010 223RD LN SE
2	0	025200	0880	07/23/12	$220,500	$284,000	2,160	7	2006	Avg	13,288	N	N	20930 SE 270TH ST
2	0	025200	0220	06/19/13	$280,000	$326,000	2,180	7	1987	Avg	18,810	N	N	26918 211TH AVE SE
2	0	154580	4510	05/12/14	$302,000	$320,000	2,180	7	1986	Avg	7,813	N	N	26404 218TH AVE SE
2	2	292206	9064	10/24/13	$475,000	$532,000	2,210	7	1988	Avg	14,810	Y	Y	20819 SE 263RD PL
2	0	282206	9065	04/01/14	$359,900	$386,000	2,540	7	1984	Good	48,351	N	N	25729 WITTE RD SE
2	2	292206	9018	08/21/13	$550,000	$628,000	3,150	7	2010	Avg	27,550	Y	Y	21065 SE 261ST ST
2	0	144280	0260	04/12/13	$179,000	$212,000	1,070	8	1983	Avg	3,884	N	N	25415 213TH AVE SE
2	0	144280	0340	04/09/13	$150,000	$178,000	1,070	8	1981	Avg	3,120	N	N	25423 213TH AVE SE
2	0	144280	0300	08/15/13	$170,000	$194,000	1,240	8	1981	Avg	4,209	N	N	25421 213TH AVE SE
2	0	256400	0100	09/05/12	$290,000	$369,000	1,280	8	1987	Avg	34,425	N	N	20406 SE 269TH ST
2	2	680700	0230	11/06/12	$349,950	$436,000	1,330	8	1985	Good	6,850	Y	Y	21207 SE 262ND ST
2	0	154580	5990	06/06/12	$275,000	$360,000	1,500	8	1978	Avg	10,920	N	N	26002 220TH AVE SE
2	0	144272	0110	11/19/13	$375,000	$417,000	1,510	8	1987	Good	13,500	N	N	25935 210TH AVE SE
2	0	144280	0460	04/15/13	$170,000	$202,000	1,520	8	1980	Avg	3,115	N	N	25433 213TH AVE SE
2	0	144280	0530	07/30/13	$147,000	$169,000	1,520	8	1982	Avg	2,275	N	N	25426 213TH AVE SE
2	0	144280	0160	08/13/14	$190,600	$197,000	1,580	8	1993	Avg	2,314	N	N	25414 213TH PL SE
2	0	144270	0140	12/20/12	$289,000	$355,000	1,610	8	1977	Good	14,250	N	N	25605 214TH AVE SE
2	0	144270	0290	05/21/13	$375,000	$440,000	1,620	8	1978	Good	15,600	N	N	21217 SE 258TH ST
2	0	144270	0290	07/02/14	$439,950	$460,000	1,620	8	1978	Good	15,600	N	N	21217 SE 258TH ST

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	025200	1020	03/13/14	$268,500	$289,000	1,690	8	1962	Good	15,000	N	N	21111 SE 271ST ST
2	0	144280	0100	11/05/12	$170,000	$212,000	1,740	8	1986	Avg	3,640	N	N	25422 213TH PL SE
2	0	144270	0510	07/05/12	$339,950	$441,000	1,760	8	1978	Good	13,584	N	N	25412 217TH AVE SE
2	0	154580	0680	07/22/12	$234,000	$302,000	1,820	8	1999	Avg	7,540	N	N	21627 SE 266TH ST
2	0	144273	0220	07/09/12	$265,000	$343,000	1,850	8	1985	Good	13,775	N	N	25411 212TH PL SE
2	0	769700	0220	07/10/13	$303,490	$351,000	1,850	8	2013	Avg	4,851	N	N	26909 223RD LN SE
2	0	769700	0230	04/18/13	$308,990	$366,000	1,850	8	2013	Avg	5,126	N	N	26905 223RD LN SE
2	0	769700	0240	02/26/13	$318,423	$383,000	1,850	8	2012	Avg	4,923	N	N	26839 223RD LN SE
2	0	940660	0160	08/21/13	$346,125	$395,000	1,870	8	1986	Good	13,771	N	N	21634 SE 255TH PL
2	0	144280	0380	04/18/13	$240,000	$284,000	1,870	8	1980	Avg	3,623	N	N	25429 213TH AVE SE
2	0	144280	0400	06/28/14	$230,000	$241,000	1,870	8	1980	Avg	3,376	N	N	25429 213TH AVE SE
2	0	144280	0060	11/20/14	$205,000	$207,000	1,890	8	1993	Avg	3,118	N	N	25424 213TH PL SE
2	0	144280	0070	02/10/12	$169,000	$230,000	1,890	8	1993	Avg	3,378	N	N	25424 213TH PL SE
2	0	769700	0310	10/18/12	$342,305	$429,000	1,980	8	2012	Avg	6,007	N	N	26826 223RD LN SE
2	0	769700	0320	10/10/12	$350,035	$440,000	1,980	8	2012	Avg	5,537	Y	N	26832 223RD LN SE
2	0	769700	0340	01/22/13	$339,450	$413,000	1,980	8	2012	Avg	4,534	Y	N	26840 223RD LN SE
2	0	769700	0430	06/03/13	$352,990	$412,000	1,980	8	2012	Avg	6,142	N	N	27014 223RD LN SE
2	0	144274	0210	03/07/14	$385,000	$415,000	1,990	8	1986	Avg	13,500	N	N	25627 210TH AVE SE
2	0	144270	0550	04/02/13	$349,950	$417,000	2,000	8	1977	Good	21,894	N	N	21721 SE 254TH PL
2	0	769700	0330	09/20/12	$340,677	$431,000	2,000	8	2012	Avg	4,752	Y	N	26836 223RD LN SE
2	0	769700	0350	12/13/12	$337,500	$416,000	2,000	8	2012	Avg	4,766	Y	N	26906 223RD LN SE
2	0	769700	0360	12/19/12	$331,990	$408,000	2,000	8	2012	Avg	4,631	Y	N	26914 223RD LN SE
2	0	940660	0130	10/28/13	$385,000	$431,000	2,040	8	1987	Good	16,183	N	N	21618 SE 255TH PL
2	0	031830	0100	11/06/12	$298,000	$371,000	2,070	8	1988	Avg	7,738	N	N	21025 SE 268TH CT
2	0	144272	0010	03/20/14	$492,000	$529,000	2,080	8	1987	Good	13,770	N	N	21110 SE 258TH ST
2	2	680700	0355	01/13/14	$450,000	$493,000	2,080	8	1990	Good	4,156	Y	Y	21517 SE 262ND ST
2	0	144274	0140	09/30/14	$370,000	$378,000	2,110	8	1985	Good	13,300	N	N	21028 SE 256TH PL
2	0	940660	0180	05/23/12	$310,000	$408,000	2,170	8	1987	Avg	13,007	N	N	21710 SE 255TH PL
2	0	940660	0050	05/12/14	$410,000	$435,000	2,200	8	1987	Avg	16,921	N	N	21719 SE 255TH PL
2	0	144270	0380	01/30/12	$277,500	$379,000	2,270	8	1976	Good	15,000	N	N	25606 214TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	025200	1010	02/21/14	$307,400	$333,000	2,330	8	1961	Good	15,100	N	N	27104 211TH AVE SE
2	0	144274	0320	08/05/12	$345,000	$443,000	2,450	8	1988	Avg	13,200	N	N	21021 SE 257TH PL
2	0	282206	9080	11/21/14	$390,000	$394,000	2,560	8	1989	Avg	43,560	N	N	25852 220TH AVE SE
2	0	144270	0350	06/09/14	$469,950	$495,000	2,580	8	1978	Good	15,912	N	N	25636 214TH AVE SE
2	0	144270	0450	04/24/13	$365,000	$432,000	2,580	8	1978	Good	24,237	N	N	21515 SE 254TH PL
2	0	144274	0010	11/07/14	$465,000	$471,000	2,590	8	1986	Avg	16,437	N	N	25710 212TH PL SE
2	0	025200	0640	06/28/13	$300,000	$348,000	2,840	8	2001	Avg	23,400	N	N	20930 SE 269TH ST
2	0	144274	0360	02/10/14	$461,000	$501,000	3,010	8	1985	Avg	16,766	N	N	21016 SE 257TH PL
2	0	144270	0190	05/10/12	$295,000	$389,000	1,410	9	1977	Good	16,500	N	N	21238 SE 258TH ST
2	0	330386	0340	03/21/13	$394,235	$471,000	1,840	9	2013	Avg	8,220	N	N	25816 213TH AVE SE
2	0	144270	0560	11/11/13	$438,000	$488,000	1,910	9	1977	Good	16,626	N	N	21725 SE 254TH PL
2	0	508850	0190	04/22/14	$394,000	$420,000	2,020	9	1989	Avg	12,385	N	N	21426 SE 258TH ST
2	0	144270	0130	08/23/13	$390,950	$446,000	2,370	9	1978	Good	27,067	N	N	25603 214TH AVE SE
2	2	031830	0040	09/23/14	$649,000	$665,000	2,400	9	1991	Avg	13,087	Y	Y	21028 SE 268TH CT
2	0	144272	0030	02/26/14	$470,000	$508,000	2,460	9	1979	VGood	12,584	N	N	21102 SE 258TH ST
2	2	025200	0460	08/15/13	$680,000	$778,000	2,470	9	2005	Avg	14,104	Y	Y	20942 SE 268TH ST
2	0	508850	0170	10/27/14	$435,000	$442,000	2,530	9	1989	Avg	16,102	N	N	25767 215TH CT SE
2	0	508850	0110	10/31/14	$360,750	$366,000	2,580	9	1989	Avg	19,332	N	N	25733 215TH CT SE
2	2	282206	9039	08/30/13	$551,200	$628,000	2,640	9	1990	Avg	14,157	Y	Y	21330 SE 265TH ST
2	0	378310	0180	12/10/12	$435,000	$536,000	2,710	9	2005	Avg	32,562	N	N	20514 SE 269TH ST
2	0	144276	0170	08/08/12	$350,000	$449,000	2,730	9	1990	Avg	15,001	N	N	21625 SE 253RD PL
2	0	330386	0300	10/04/12	$367,950	$463,000	2,730	9	2012	Avg	5,126	N	N	21304 SE 258TH PL
2	0	330386	0420	10/26/12	$367,950	$460,000	2,730	9	2012	Avg	8,454	N	N	21219 SE 258TH PL
2	0	330386	0440	03/14/12	$361,675	$486,000	2,730	9	2011	Avg	6,000	N	N	21216 SE 259TH ST
2	0	330386	0260	08/21/12	$362,950	$463,000	2,740	9	2012	Avg	4,514	N	N	21216 SE 258TH PL
2	0	330386	0030	10/29/14	$495,000	$503,000	2,790	9	2007	Avg	8,547	N	N	25900 214TH AVE SE
2	0	330386	0130	12/03/14	$455,000	$458,000	2,811	9	2009	Avg	7,251	N	N	21211 SE 260TH ST
2	0	144272	0220	07/11/13	$519,000	$600,000	2,910	9	1979	Good	24,812	N	N	25819 211TH AVE SE
2	0	144276	0080	07/15/13	$429,950	$496,000	2,980	9	1990	Avg	17,593	N	N	25212 217TH PL SE
2	0	330386	0080	02/14/14	$425,000	$461,000	3,010	9	2007	Avg	7,250	N	N	21233 SE 260TH ST

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	330386	0200	04/18/14	$440,000	$469,000	3,010	9	2008	Avg	6,368	N	N	25907 212TH AVE SE
2	0	330386	0110	07/09/12	$376,450	$487,000	3,040	9	2012	Avg	7,250	N	N	21221 SE 260TH ST
2	0	330386	0250	08/03/12	$389,000	$500,000	3,040	9	2012	Avg	6,472	N	N	21212 SE 258TH PL
2	0	330386	0270	08/03/12	$377,450	$485,000	3,040	9	2012	Avg	4,500	N	N	21220 SE 258TH PL
2	0	330386	0320	10/26/12	$435,000	$544,000	3,040	9	2012	Avg	8,821	N	N	21311 SE 258TH PL
2	0	330386	0480	08/23/12	$376,217	$480,000	3,040	9	2012	Avg	5,000	N	N	21215 SE 259TH ST
2	0	330386	0140	08/03/12	$389,579	$500,000	3,060	9	2012	Avg	7,683	N	N	21209 SE 260TH ST
2	0	330386	0180	06/06/12	$377,950	$495,000	3,060	9	2012	Avg	7,231	N	N	25919 212TH AVE SE
2	0	330386	0290	10/08/12	$387,950	$488,000	3,060	9	2012	Avg	6,470	N	N	21230 SE 258TH PL
2	0	330386	0370	01/30/12	$375,950	$513,000	3,060	9	2011	Avg	7,078	N	N	21304 SE 259TH ST
2	0	330386	0370	07/01/14	$469,950	$492,000	3,060	9	2011	Avg	7,078	N	N	21304 SE 259TH ST
2	0	330386	0410	10/04/12	$385,450	$485,000	3,060	9	2012	Avg	6,460	N	N	21223 SE 258TH PL
2	0	330386	0430	05/07/12	$386,913	$511,000	3,060	9	2012	Avg	7,389	N	N	21210 SE 259TH ST
2	0	330386	0580	07/01/12	$389,366	$505,000	3,060	9	2012	Avg	6,000	N	N	21218 SE 260TH ST
2	0	330386	0590	08/21/12	$388,530	$496,000	3,060	9	2012	Avg	6,000	N	N	21222 SE 260TH ST
2	0	330386	0590	06/27/14	$465,000	$487,000	3,060	9	2012	Avg	6,000	N	N	21222 SE 260TH ST
2	0	330386	0600	08/06/12	$384,950	$494,000	3,060	9	2012	Avg	6,000	N	N	21228 SE 260TH ST
2	0	330386	0650	08/27/13	$440,000	$501,000	3,060	9	2007	Avg	6,272	N	N	21252 SE 260TH ST
2	0	330386	0280	07/09/12	$387,450	$502,000	3,070	9	2012	Avg	7,919	N	N	21224 SE 258TH PL
2	0	330386	0460	07/09/12	$383,450	$496,000	3,100	9	2011	Avg	5,700	N	N	21226 SE 259TH ST
2	0	144272	0180	07/24/12	$396,000	$510,000	3,120	9	1979	Avg	15,200	N	N	25912 210TH AVE SE
2	0	330386	0100	10/17/13	$460,000	$516,000	3,130	9	2012	Avg	7,250	N	N	21225 SE 260TH ST
2	0	330386	0100	08/02/12	$394,793	$507,000	3,130	9	2012	Avg	7,250	N	N	21225 SE 260TH ST
2	0	330386	0390	08/21/12	$388,000	$495,000	3,170	9	2012	Avg	8,949	N	N	25810 213TH AVE SE
2	0	144270	0430	08/08/14	$499,950	$518,000	3,180	9	1978	Avg	23,809	N	N	21521 SE 255TH CT
2	0	330386	0240	06/05/12	$387,368	$507,000	3,190	9	2012	Avg	6,912	N	N	21208 258TH AVE NE
2	0	330386	0450	04/08/14	$459,950	$492,000	3,190	9	2011	Avg	6,000	N	N	21222 SE 259TH ST
2	0	330386	0450	03/12/12	$377,450	$508,000	3,190	9	2011	Avg	6,000	N	N	21222 SE 259TH ST
2	0	330386	0500	01/11/12	$369,950	$508,000	3,190	9	2011	Avg	5,000	N	N	21223 SE 259TH ST
2	0	330386	0380	07/09/12	$392,950	$509,000	3,220	9	2012	Avg	7,195	N	N	25818 213TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 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
2	0	144272	0090	10/27/14	$394,900	$401,000	3,380	9	1991	Avg	13,500	N	N	25919 210TH AVE SE
2	0	144270	0250	07/16/14	$480,000	$500,000	3,620	9	1976	Avg	16,000	N	N	25715 212TH AVE SE
2	2	025200	0515	06/01/12	$599,950	$786,000	2,040	10	1999	Avg	18,096	Y	Y	20906 SE 268TH ST
2	0	144272	0290	06/14/13	$439,500	$512,000	2,300	10	1987	Avg	12,922	N	N	21109 SE 258TH ST
2	0	144272	0280	04/28/14	$470,000	$500,000	2,620	10	1980	Avg	13,189	N	N	21103 SE 258TH ST
2	0	415630	0680	11/05/12	$415,000	$517,000	2,890	10	2012	Avg	9,602	N	N	26710 212TH AVE SE
3	0	252530	0600	09/06/12	$170,000	$216,000	860	6	1977	Good	6,539	N	N	26755 234TH AVE SE
3	0	252531	0240	05/13/13	$243,000	$286,000	1,060	6	1981	Good	13,680	N	N	23200 SE 267TH PL
3	0	252530	0540	11/14/14	$185,000	$187,000	1,090	6	1969	Good	9,605	N	N	23426 SE 269TH ST
3	0	202206	9146	02/21/12	$312,000	$423,000	1,150	6	1984	Good	217,800	N	N	24610 208TH AVE SE
3	0	252530	0200	05/15/14	$215,000	$228,000	1,160	6	1969	Good	10,384	N	N	26516 SE 235TH ST
3	0	252530	0320	09/08/12	$203,500	$258,000	1,160	6	1969	Good	11,223	N	N	26506 234TH CT SE
3	0	252531	0230	08/05/12	$233,200	$299,000	1,190	6	1981	VGood	14,190	N	N	23208 SE 267TH PL
3	0	252530	0550	06/03/14	$225,000	$237,000	1,200	6	1969	Good	9,936	N	N	23414 SE 269TH ST
3	0	252530	0620	04/19/13	$226,500	$268,000	1,200	6	1969	VGood	9,600	N	N	23349 SE 269TH ST
3	0	252531	0290	05/09/14	$220,000	$233,000	1,380	6	2004	Good	10,332	N	N	26714 232ND AVE SE
3	0	212206	9062	07/15/13	$285,750	$330,000	1,910	6	1985	VGood	33,932	N	N	21855 SE 248TH ST
3	1	412700	0050	05/08/13	$448,000	$528,000	770	7	2013	Avg	7,120	Y	Y	25448 LAKE WILDERNESS LN
3	0	212206	9082	10/22/12	$175,000	$219,000	850	7	1968	Avg	15,899	N	N	21240 SE 248TH ST
3	0	252530	0290	04/23/14	$225,000	$240,000	860	7	1977	VGood	9,265	N	N	23329 SE 265TH ST
3	0	252531	0030	04/04/14	$254,800	$273,000	1,060	7	1980	Avg	10,400	N	N	26340 235TH AVE SE
3	0	252531	0320	10/28/14	$290,000	$295,000	1,090	7	1980	Good	13,500	N	N	26711 233RD CT SE
3	0	252531	0570	01/07/13	$234,950	$287,000	1,110	7	1980	VGood	9,660	N	N	23407 SE 264TH PL
3	0	252531	0310	09/16/14	$272,500	$280,000	1,160	7	1980	Good	12,600	N	N	26707 233RD CT SE
3	0	940652	0010	08/26/13	$232,500	$265,000	1,200	7	1996	Avg	6,963	N	N	23120 SE 267TH PL
3	0	940655	0150	11/06/12	$239,950	$299,000	1,300	7	1993	Avg	10,326	N	N	22758 SE 264TH PL
3	0	940655	0200	12/10/12	$215,000	$265,000	1,300	7	1993	Avg	9,492	N	N	22728 SE 264TH PL
3	0	940652	0140	06/20/13	$282,000	$328,000	1,320	7	1996	Avg	18,690	N	N	26404 231ST PL SE
3	0	940652	0660	01/28/14	$239,000	$261,000	1,320	7	1994	Avg	8,685	N	N	22818 SE 264TH CT
3	0	940652	0840	12/27/13	$208,000	$229,000	1,320	7	1995	Avg	10,346	N	N	26718 227TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	412380	0290	05/22/13	$239,950	$281,000	1,340	7	1986	Avg	6,203	N	N	25003 222ND CT SE
3	0	412380	0350	12/16/13	$220,000	$243,000	1,340	7	1986	Avg	6,218	N	N	25004 222ND CT SE
3	0	212206	9043	10/31/12	$245,000	$306,000	1,380	7	1977	Good	16,985	N	N	21625 SE 248TH ST
3	0	940656	0140	06/26/12	$205,000	$267,000	1,390	7	1996	Avg	8,151	N	N	22725 SE 266TH ST
3	0	212206	9064	08/17/12	$320,000	$409,000	1,400	7	1986	Avg	218,000	N	N	21231 SE 248TH ST
3	0	412380	0260	11/03/14	$257,700	$261,000	1,400	7	1986	Good	6,202	N	N	22105 SE 250TH ST
3	3	412380	0580	08/12/14	$352,000	$364,000	1,420	7	1985	Avg	6,116	N	N	24916 LAKE WILDERNESS COUNTRY C DR
3	0	412380	0270	07/10/14	$250,000	$261,000	1,440	7	1986	Avg	5,457	N	N	22113 SE 250TH ST
3	0	541650	0060	07/15/13	$252,500	$291,000	1,440	7	2005	Avg	4,777	N	N	26846 226TH PL SE
3	0	541650	0090	07/24/14	$269,000	$280,000	1,440	7	2005	Avg	3,800	N	N	26834 226TH PL SE
3	0	541650	0210	08/10/12	$217,500	$279,000	1,440	7	2005	Avg	4,000	N	N	22540 SE 268TH PL
3	0	541650	0150	07/25/13	$241,000	$277,000	1,450	7	2005	Avg	3,800	N	N	22630 SE 268TH PL
3	0	252531	0350	08/21/12	$224,900	$287,000	1,470	7	1980	Avg	12,500	N	N	26708 233RD CT SE
3	3	412380	0150	11/22/13	$278,000	$309,000	1,470	7	1985	Avg	7,713	N	N	25106 LAKE WILDERNESS COUNTRY C DR
3	0	412380	0220	12/23/13	$245,101	$270,000	1,470	7	1985	Avg	6,184	N	N	22108 SE 251ST CT
3	3	412380	0420	07/12/12	$265,000	$343,000	1,550	7	1988	Avg	9,445	N	N	22232 SE 250TH ST
3	0	202206	9122	07/31/12	$190,000	$244,000	1,560	7	1976	Avg	40,250	N	N	20524 SE 245TH PL
3	0	940656	0090	08/16/12	$264,000	$338,000	1,564	7	1996	Avg	8,507	N	N	22765 SE 266TH ST
3	0	212206	9071	07/27/12	$203,000	$261,000	1,620	7	1978	Avg	16,829	N	N	21725 SE 248TH ST
3	0	940652	0240	03/17/14	$296,000	$319,000	1,646	7	1996	Avg	6,806	N	N	26641 231ST PL SE
3	0	940652	0290	12/29/14	$305,000	$305,000	1,646	7	1996	Avg	12,414	N	N	22924 SE 266TH ST
3	0	940652	0550	10/27/14	$307,500	$312,000	1,646	7	1994	Avg	7,364	N	N	22803 SE 264TH CT
3	0	940652	0580	08/19/14	$305,000	$315,000	1,646	7	1994	Avg	9,519	N	N	22827 SE 264TH CT
3	0	940652	0700	07/29/13	$295,000	$339,000	1,646	7	1995	Avg	8,351	N	N	22815 SE 266TH ST
3	0	940652	1110	03/29/12	$236,000	$316,000	1,646	7	1996	Good	8,887	N	N	26773 231ST PL SE
3	0	885694	0070	12/06/12	$287,000	$354,000	1,650	7	2005	Avg	6,004	N	N	26837 224TH AVE SE
3	0	940652	0220	08/22/12	$224,950	$287,000	1,654	7	1996	Avg	8,489	N	N	26625 231ST PL SE
3	0	940652	0600	05/01/13	$250,000	$295,000	1,654	7	1994	Avg	6,982	N	N	22839 SE 264TH CT
3	0	940652	0690	11/19/13	$285,000	$317,000	1,654	7	1994	Avg	7,625	N	N	22807 SE 266TH ST
3	0	940652	0860	01/20/12	$210,000	$287,000	1,654	7	1995	Avg	7,025	N	N	26706 227TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	940652	0990	12/03/12	$230,100	$284,000	1,654	7	1996	Avg	20,979	N	N	22919 SE 267TH PL
3	0	212206	9069	04/23/12	$215,000	$285,000	1,660	7	1965	Good	16,944	N	N	21805 SE 248TH ST
3	0	379350	0550	08/08/14	$289,950	$300,000	1,670	7	2002	Avg	6,186	N	N	26213 233RD CT SE
3	0	252531	0220	10/16/14	$242,050	$247,000	1,690	7	1980	Avg	9,900	N	N	26601 233RD AVE SE
3	0	379350	0940	10/23/14	$277,500	$282,000	1,690	7	2002	Avg	6,420	N	N	23416 SE 263RD ST
3	0	379350	1390	09/15/14	$293,000	$301,000	1,690	7	2003	Avg	17,383	N	N	25918 232ND CT SE
3	0	412380	0400	09/09/14	$290,000	$298,000	1,700	7	1986	Avg	6,498	N	N	22231 SE 250TH ST
3	0	808165	0420	02/18/14	$295,000	$320,000	1,710	7	1997	Avg	7,374	N	N	26530 236TH PL SE
3	0	202206	9126	04/08/14	$305,500	$327,000	1,740	7	1970	Good	36,133	N	N	24733 204TH PL SE
3	0	541650	0310	07/02/13	$250,000	$290,000	1,750	7	2005	Avg	4,000	N	N	26831 225TH PL SE
3	0	541650	0520	08/25/14	$300,000	$310,000	1,750	7	2005	Avg	4,200	N	N	26836 225TH PL SE
3	0	541650	0570	07/30/13	$233,000	$268,000	1,750	7	2005	Avg	3,800	N	N	22539 SE 268TH PL
3	3	412380	0180	08/27/14	$309,000	$319,000	1,780	7	1988	Avg	7,859	N	N	22115 SE 251ST CT
3	3	412380	0160	07/23/12	$245,000	$316,000	1,790	7	1988	Avg	6,496	N	N	22107 SE 251ST CT
3	0	885694	0140	04/04/14	$310,000	$332,000	1,860	7	2005	Avg	3,809	N	N	26848 224TH AVE SE
3	0	412700	0433	01/21/14	$390,000	$426,000	1,870	7	1991	Good	11,484	N	N	25916 227TH AVE SE
3	0	252540	0010	07/23/13	$280,000	$322,000	1,870	7	2004	Avg	5,634	N	N	26828 233RD CT SE
3	0	379350	1260	08/06/12	$215,000	$276,000	1,890	7	2002	Avg	8,251	N	N	23416 SE 261ST CT
3	0	541650	0260	09/08/14	$285,000	$293,000	1,890	7	2005	Avg	3,629	N	N	26811 225TH PL SE
3	0	541650	0350	12/26/12	$216,500	$266,000	1,890	7	2005	Avg	4,089	N	N	26847 225TH PL SE
3	0	541650	0450	06/11/13	$275,000	$321,000	1,890	7	2005	Avg	3,734	N	N	22545 SE 269TH PL
3	0	541651	0110	06/05/14	$297,500	$313,000	1,910	7	2005	Avg	5,000	N	N	22844 SE 269TH ST
3	0	541651	0370	11/21/13	$293,500	$326,000	1,910	7	2006	Avg	5,000	N	N	22838 SE 268TH PL
3	0	541651	0830	08/06/14	$300,000	$311,000	1,910	7	2005	Avg	4,862	N	N	26830 230TH PL SE
3	0	940655	0060	10/02/14	$339,500	$347,000	1,930	7	1994	Avg	7,862	N	N	26422 227TH CT SE
3	0	940655	0080	04/30/13	$278,500	$329,000	1,930	7	1994	Avg	7,060	N	N	22709 SE 264TH PL
3	0	940655	0100	09/23/14	$325,000	$333,000	1,930	7	1993	Avg	8,458	N	N	22721 SE 264TH PL
3	0	940652	0230	04/18/14	$345,000	$368,000	1,975	7	1996	Avg	8,080	N	N	26633 231ST PL SE
3	0	940652	0250	04/11/14	$327,000	$350,000	1,975	7	1996	Avg	8,189	N	N	23030 SE 267TH PL
3	0	940652	0590	06/21/12	$249,700	$325,000	1,975	7	1994	Avg	8,811	N	N	22835 SE 264TH CT

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	940652	0980	09/17/12	$225,600	$286,000	1,975	7	1996	Avg	14,347	N	N	26771 230TH PL SE
3	0	940652	1130	06/20/12	$262,500	$342,000	1,975	7	1995	Avg	7,810	N	N	26785 231ST PL SE
3	0	541650	0340	03/01/12	$208,000	$281,000	1,980	7	2005	Avg	4,000	N	N	26843 225TH PL SE
3	0	541650	0040	10/17/14	$309,000	$315,000	1,990	7	2005	Avg	3,614	N	N	26916 226TH PL SE
3	0	541650	0110	11/30/12	$220,000	$272,000	1,990	7	2005	Avg	3,800	N	N	26826 226TH PL SE
3	0	541651	0750	01/08/14	$274,500	$301,000	1,990	7	2006	Avg	5,034	N	N	22926 SE 268TH PL
3	0	808165	0160	01/30/13	$231,000	$280,000	2,000	7	1996	Avg	5,878	N	N	23615 SE 267TH PL
3	0	808165	0330	06/25/14	$320,000	$335,000	2,000	7	1997	Avg	10,051	N	N	23625 SE 267TH CT
3	0	808165	0360	07/17/13	$260,000	$300,000	2,000	7	1997	Avg	8,673	N	N	23626 SE 267TH CT
3	0	808165	0400	06/24/14	$236,000	$247,000	2,000	7	1997	Avg	5,827	N	N	26546 236TH PL SE
3	0	808165	0430	04/19/12	$225,000	$299,000	2,000	7	1997	Avg	10,343	N	N	26524 236TH PL SE
3	0	252540	0100	07/17/13	$266,000	$307,000	2,000	7	2005	Avg	5,437	N	N	23307 SE 269TH ST
3	0	541651	0770	02/07/13	$254,500	$308,000	2,010	7	2005	Avg	5,117	N	N	26800 230TH PL SE
3	0	541650	0100	06/28/12	$200,000	$260,000	2,020	7	2005	Avg	3,800	N	N	26830 226TH PL SE
3	0	541650	0420	01/16/14	$275,000	$301,000	2,020	7	2005	Avg	4,535	N	N	26906 225TH PL SE
3	0	885694	0010	03/25/14	$320,000	$344,000	2,020	7	2005	Avg	5,710	N	N	26807 224TH AVE SE
3	0	379350	0520	01/13/14	$295,500	$324,000	2,100	7	2002	Avg	6,742	N	N	26209 233RD CT SE
3	0	202206	9192	03/14/12	$340,500	$458,000	2,120	7	1988	Avg	63,581	N	N	20225 SE 248TH ST
3	0	379350	0040	05/07/12	$275,000	$363,000	2,130	7	2003	Avg	7,157	N	N	23322 SE 262ND ST
3	0	379350	0780	05/10/14	$320,000	$339,000	2,130	7	2003	Avg	6,969	N	N	26310 235TH AVE SE
3	0	379350	0110	03/26/13	$280,000	$334,000	2,160	7	2002	Avg	7,999	N	N	26034 232ND PL SE
3	0	379350	0390	03/25/13	$300,000	$358,000	2,180	7	2003	Avg	6,393	N	N	23231 SE 262ND CT
3	0	379350	0400	05/30/12	$292,000	$383,000	2,180	7	2002	Avg	6,976	N	N	23235 SE 262ND CT
3	0	272206	9009	08/12/13	$445,000	$509,000	2,270	7	1992	Avg	108,028	N	N	26105 230TH AVE SE
3	0	542295	0020	06/30/14	$345,000	$361,000	2,280	7	2006	Avg	5,000	N	N	27020 228TH PL SE
3	0	542295	0080	08/25/14	$305,000	$315,000	2,280	7	2006	Avg	3,800	N	N	22828 SE 271ST PL
3	0	541651	0710	05/05/14	$309,950	$329,000	2,310	7	2006	Avg	5,000	N	N	22906 SE 268TH PL
3	0	202206	9032	02/15/13	$331,255	$400,000	2,320	7	2009	Avg	48,352	N	N	21021 SE WAX RD
3	0	379350	0920	07/31/14	$349,950	$363,000	2,390	7	2002	Avg	6,441	N	N	23426 SE 263RD ST
3	3	412380	0140	07/05/13	$367,500	$425,000	2,510	7	1985	Avg	7,941	N	N	25114 LAKE WILDERNESS COUNTRY C DR

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	379350	0770	04/05/14	$383,000	$410,000	2,590	7	2003	Avg	12,894	N	N	26316 235TH AVE SE
3	0	379350	0170	07/30/12	$359,950	$463,000	2,610	7	2002	Avg	9,758	N	N	26011 232ND PL SE
3	0	542295	0110	09/17/13	$305,000	$345,000	2,630	7	2006	Avg	3,801	N	N	22840 SE 271ST PL
3	0	542295	0040	07/25/14	$410,000	$426,000	2,910	7	2006	Avg	5,802	N	N	27024 228TH PL SE
3	0	542295	0160	09/24/13	$357,000	$403,000	2,910	7	2006	Avg	5,000	N	N	27021 229TH PL SE
3	0	379350	0080	04/25/14	$389,900	$415,000	3,000	7	2002	Avg	6,250	N	N	26120 232ND PL SE
3	0	379350	0120	01/02/13	$359,950	$441,000	3,000	7	2003	Avg	6,677	N	N	26024 232ND PL SE
3	0	379350	0730	06/27/14	$394,000	$413,000	3,000	7	2002	Avg	9,793	N	N	23429 SE 263RD ST
3	0	379350	1300	01/23/14	$360,000	$393,000	3,000	7	2003	Avg	6,214	N	N	23411 SE 260TH CT
3	0	379350	1400	08/20/14	$397,000	$410,000	3,000	7	2003	Avg	8,584	N	N	25920 232ND CT SE
3	0	379350	1050	08/22/14	$399,950	$413,000	3,200	7	2003	Avg	7,545	N	N	23404 SE 262ND PL
3	0	542295	0150	10/21/13	$393,000	$441,000	3,370	7	2006	Avg	5,852	N	N	27023 229TH PL SE
3	0	542295	0170	11/12/14	$405,000	$410,000	3,370	7	2006	Avg	5,092	N	N	27017 229TH PL SE
3	0	379350	0670	06/23/14	$427,500	$448,000	3,860	7	2002	Avg	8,390	N	N	23405 SE 263RD ST
3	0	379350	1450	09/10/14	$470,000	$483,000	3,860	7	2003	Avg	6,901	N	N	25919 232ND CT SE
3	0	412383	0300	07/03/12	$258,000	$335,000	1,600	8	1991	Avg	8,514	N	N	22619 SE 263RD PL
3	0	202206	9190	03/27/14	$300,000	$322,000	1,620	8	1968	Avg	65,152	N	N	20524 SE 248TH ST
3	0	412384	0510	09/23/13	$280,000	$317,000	1,630	8	1994	Avg	7,842	N	N	22512 SE 261ST ST
3	0	412384	0320	03/13/12	$258,000	$347,000	1,670	8	1993	Avg	5,565	N	N	25512 224TH CT SE
3	0	412382	0460	11/28/12	$245,800	$304,000	1,700	8	1988	Avg	10,063	N	N	25402 LAKE WILDERNESS COUNTRY C DR
3	3	412384	0200	06/25/12	$249,950	$325,000	1,740	8	1993	Avg	6,820	N	N	25532 223RD CT SE
3	3	412383	0070	12/24/14	$363,000	$364,000	1,750	8	1993	Avg	7,000	N	N	25907 LAKE WILDERNESS COUNTRY C DR
3	3	412382	0040	04/25/14	$375,000	$399,000	1,760	8	1987	Avg	6,912	N	N	25335 LAKE WILDERNESS COUNTRY C DR
3	0	412382	0450	05/07/14	$375,000	$398,000	1,830	8	1990	Avg	13,042	N	N	25408 LAKE WILDERNESS COUNTRY C DR
3	3	412382	0310	03/26/14	$368,000	$395,000	1,840	8	1988	Avg	7,065	N	N	25618 LAKE WILDERNESS COUNTRY C DR
3	3	412382	0150	09/17/13	$362,780	$411,000	1,850	8	1988	Avg	6,816	N	N	25611 LAKE WILDERNESS COUNTRY C DR
3	0	541651	1230	01/08/14	$267,500	$293,000	1,890	8	2010	Avg	4,339	N	N	22803 SE 271ST PL
3	3	412383	0220	03/06/14	$369,000	$398,000	1,920	8	1990	Avg	7,800	N	N	26219 LAKE WILDERNESS COUNTRY C DR
3	0	940652	1221	01/03/13	$237,000	$290,000	1,930	8	2003	Avg	7,150	N	N	23225 SE 267TH PL
3	0	738345	0080	12/21/12	$280,124	$344,000	1,930	8	2012	Avg	4,000	N	N	26829 225TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	3	412383	0360	10/21/12	$279,000	$349,000	1,940	8	1990	Avg	6,501	N	N	26104 LAKE WILDERNESS COUNTRY C DR
3	3	412383	0480	06/10/14	$392,000	$412,000	1,940	8	1990	Avg	6,555	N	N	25810 LAKE WILDERNESS COUNTRY C DR
3	0	738345	0230	07/24/13	$299,931	$345,000	1,940	8	2013	Avg	3,647	N	N	26879 225TH AVE SE
3	0	940653	0160	10/17/14	$320,000	$326,000	1,970	8	2005	Avg	4,558	N	N	22520 SE 267TH ST
3	0	412381	0210	07/16/14	$379,950	$396,000	2,040	8	1987	Avg	12,065	N	N	25242 LAKE WILDERNESS COUNTRY C DR
3	0	738345	0070	09/10/12	$285,013	$362,000	2,060	8	2012	Avg	4,000	N	N	26825 225TH AVE SE
3	3	412383	0330	03/29/13	$350,000	$417,000	2,070	8	1990	Avg	11,974	N	N	26122 LAKE WILDERNESS COUNTRY C DR
3	0	738345	0110	02/27/13	$301,411	$363,000	2,070	8	2012	Avg	4,000	N	N	26835 225TH AVE SE
3	0	738345	0170	05/14/13	$310,831	$365,000	2,070	8	2013	Avg	4,000	N	N	26855 225TH AVE SE
3	0	738345	0280	09/23/12	$284,864	$360,000	2,070	8	2012	Avg	5,622	N	N	26899 225TH AVE SE
3	0	738345	0250	12/21/12	$283,485	$348,000	2,090	8	2012	Avg	3,777	N	N	26887 225TH AVE SE
3	0	738345	0300	08/14/13	$334,517	$383,000	2,090	8	2013	Avg	3,676	N	N	26907 225TH AVE SE
3	0	738345	0330	08/29/13	$298,440	$340,000	2,090	8	2013	Avg	5,215	N	N	26876 225TH AVE SE
3	0	738345	0340	09/30/13	$314,448	$355,000	2,090	8	2013	Avg	5,269	N	N	26872 225TH AVE SE
3	1	412700	0105	08/17/12	$590,000	$754,000	2,100	8	2005	Avg	8,098	Y	Y	25618 LAKE WILDERNESS LN
3	3	412384	0170	06/21/12	$323,000	$421,000	2,120	8	1991	Avg	7,280	N	N	25533 223RD CT SE
3	3	412381	0090	09/09/14	$393,000	$404,000	2,140	8	1987	Avg	10,256	N	N	25249 LAKE WILDERNESS COUNTRY C DR
3	3	412384	0350	05/31/12	$348,500	$457,000	2,140	8	1990	Avg	7,268	N	N	22568 SE 261ST ST
3	3	412381	0120	07/24/13	$345,000	$397,000	2,150	8	1986	Avg	6,994	N	N	25267 LAKE WILDERNESS COUNTRY C DR
3	3	412384	0020	10/17/13	$369,950	$415,000	2,150	8	1992	Good	5,712	N	N	22350 SE 255TH ST
3	0	738345	0090	02/08/13	$301,709	$365,000	2,160	8	2013	Avg	4,751	N	N	26831 225TH AVE SE
3	0	738345	0160	09/11/13	$314,959	$357,000	2,160	8	2013	Avg	4,520	N	N	26851 225TH AVE SE
3	0	738345	0220	09/16/13	$307,674	$349,000	2,160	8	2013	Avg	4,635	N	N	26875 225TH AVE SE
3	0	412381	0220	06/21/12	$320,000	$417,000	2,190	8	1986	Avg	12,033	N	N	25238 LAKE WILDERNESS COUNTRY C DR
3	0	272206	9116	10/24/12	$512,000	$641,000	2,200	8	1990	Avg	129,808	N	N	26030 227TH PL SE
3	0	940671	0110	03/14/12	$277,900	$374,000	2,200	8	2011	Avg	6,243	N	N	22831 SE 263RD ST
3	3	412384	0540	01/23/13	$325,000	$395,000	2,220	8	1990	Avg	6,008	N	N	22503 SE 261ST ST
3	0	738345	0010	09/27/13	$321,215	$363,000	2,220	8	2013	Avg	4,371	N	N	26807 225TH AVE SE
3	0	738345	0310	07/16/13	$310,556	$358,000	2,230	8	2013	Avg	3,826	N	N	26884 225TH AVE SE
3	0	738345	0320	09/16/13	$343,732	$389,000	2,230	8	2013	Avg	4,724	N	N	26880 225TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	3	412384	0570	10/20/14	$390,000	$397,000	2,250	8	1995	Avg	8,076	N	N	22515 SE 261ST ST
3	0	738345	0020	07/11/13	$363,460	$420,000	2,270	8	2012	Avg	4,000	N	N	26811 225TH AVE SE
3	0	738345	0060	07/24/12	$311,785	$402,000	2,270	8	2012	Avg	4,000	N	N	26821 225TH AVE SE
3	0	738345	0120	09/20/12	$311,107	$394,000	2,270	8	2012	Avg	4,000	N	N	26839 225TH AVE SE
3	0	738345	0140	02/24/13	$322,725	$389,000	2,270	8	2013	Avg	4,000	N	N	26847 225TH AVE SE
3	0	738345	0150	07/08/13	$328,933	$380,000	2,270	8	2013	Avg	4,751	N	N	26849 225TH AVE SE
3	0	738345	0180	06/04/13	$315,149	$368,000	2,270	8	2013	Avg	4,000	N	N	26859 225TH AVE SE
3	0	738345	0260	10/24/12	$329,392	$412,000	2,270	8	2012	Avg	3,800	N	N	26891 225TH AVE SE
3	0	738345	0270	05/08/13	$333,056	$392,000	2,270	8	2013	Avg	3,991	N	N	26895 225TH AVE SE
3	0	738345	0290	03/10/13	$307,570	$369,000	2,270	8	2013	Avg	8,658	N	N	26903 225TH AVE SE
3	0	541650	0860	05/25/12	$231,500	$304,000	2,300	8	2005	Avg	8,843	N	N	27115 227TH PL SE
3	0	541650	0820	03/26/13	$276,000	$329,000	2,380	8	2005	Avg	4,750	N	N	22643 SE 271ST ST
3	0	541651	0140	07/10/14	$360,000	$376,000	2,380	8	2005	Avg	5,000	N	N	22830 SE 269TH ST
3	0	541651	0200	09/29/14	$384,950	$394,000	2,380	8	2006	Avg	4,913	N	N	22802 SE 269TH ST
3	0	940653	0150	12/22/14	$344,000	$345,000	2,400	8	2004	Avg	4,848	N	N	22518 SE 267TH ST
3	0	738345	0050	06/07/13	$313,848	$366,000	2,400	8	2013	Avg	4,000	N	N	26817 225TH AVE SE
3	0	738345	0130	03/26/13	$326,238	$389,000	2,400	8	2013	Avg	4,000	N	N	26843 225TH AVE SE
3	0	738345	0190	09/11/13	$328,995	$373,000	2,400	8	2013	Avg	4,000	N	N	26863 225TH AVE SE
3	0	738345	0210	01/28/13	$334,675	$406,000	2,400	8	2012	Avg	4,631	N	N	26871 225TH AVE SE
3	0	738345	0240	07/10/13	$351,570	$406,000	2,400	8	2013	Avg	3,873	N	N	26883 225TH AVE SE
3	0	940671	0060	11/14/14	$358,000	$362,000	2,460	8	2011	Avg	5,604	N	N	22854 SE 263RD ST
3	0	940671	0100	01/09/12	$306,930	$422,000	2,460	8	2011	Avg	9,091	N	N	22894 SE 263RD ST
3	0	940671	0120	01/25/12	$299,990	$410,000	2,460	8	2011	Avg	5,049	N	N	22837 SE 263RD ST
3	0	940671	0130	03/01/12	$264,900	$358,000	2,460	8	2011	Avg	5,049	N	N	22843 SE 263RD ST
3	0	940653	0090	10/20/14	$337,000	$343,000	2,470	8	2005	Avg	5,100	N	N	22505 SE 267TH ST
3	0	738345	0040	08/04/13	$346,557	$398,000	2,470	8	2013	Avg	4,751	N	N	26815 225TH AVE SE
3	0	738345	0100	07/08/13	$340,415	$394,000	2,470	8	2013	Avg	4,751	N	N	26833 225TH AVE SE
3	3	412384	0050	01/17/12	$340,000	$466,000	2,570	8	1992	Avg	7,859	N	N	22322 SE 255TH ST
3	3	412384	0050	06/30/14	$397,500	$416,000	2,570	8	1992	Avg	7,859	N	N	22322 SE 255TH ST
3	0	541650	0840	06/27/14	$320,000	$335,000	2,570	8	2005	Avg	4,865	N	N	27103 227TH PL SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	541650	1080	07/17/13	$304,900	$352,000	2,570	8	2005	Avg	4,750	N	N	22616 SE 271ST ST
3	0	940653	0080	06/27/13	$289,000	$335,000	2,580	8	2005	Avg	5,000	N	N	22501 SE 267TH ST
3	0	541651	0420	04/15/14	$325,000	$347,000	2,580	8	2005	Avg	5,053	N	N	22812 SE 268TH PL
3	0	541651	0530	11/24/14	$379,950	$383,000	2,580	8	2005	Avg	4,818	N	N	26829 227TH PL SE
3	0	738345	0030	09/10/13	$377,220	$428,000	2,600	8	2013	Avg	5,022	N	N	26813 225TH AVE SE
3	3	412384	0060	08/19/12	$351,100	$449,000	2,630	8	1990	Avg	8,924	N	N	22307 SE 255TH ST
3	0	347050	0050	07/13/12	$250,000	$323,000	2,820	8	2005	Avg	5,250	N	N	26028 231ST PL SE
3	0	347050	0140	04/18/14	$381,500	$407,000	2,820	8	2006	Avg	5,250	N	N	26045 231ST PL SE
3	0	541650	0740	10/28/14	$384,950	$391,000	3,000	8	2005	Avg	5,007	N	N	27107 226TH AVE SE
3	0	541650	0770	11/07/13	$320,000	$357,000	3,000	8	2005	Avg	4,750	N	N	22613 SE 271ST ST
3	0	541650	0800	07/08/13	$340,000	$393,000	3,000	8	2005	Avg	4,750	N	N	22631 SE 271ST ST
3	0	541650	0830	03/21/13	$315,000	$376,000	3,000	8	2005	Avg	4,933	N	N	22649 SE 271ST ST
3	0	541651	0240	01/18/12	$255,000	$349,000	3,000	8	2005	Avg	5,311	N	N	22217 SE 268TH PL
3	0	541651	0490	02/14/12	$284,900	$387,000	3,000	8	2005	Avg	5,470	N	N	22702 SE 268TH PL
3	0	541651	0490	07/08/14	$355,000	$371,000	3,000	8	2005	Avg	5,470	N	N	22702 SE 268TH PL
3	0	541651	0520	05/03/12	$286,000	$378,000	3,000	8	2005	Avg	4,756	N	N	26825 227TH PL SE
3	0	347050	0180	07/07/13	$426,500	$493,000	3,040	8	2006	Avg	7,356	N	N	23125 SE 262ND CT
3	0	940653	0070	09/28/13	$385,500	$435,000	3,140	8	2005	Avg	5,000	N	N	22431 SE 267TH ST
3	0	940653	0070	02/18/14	$375,000	$407,000	3,140	8	2005	Avg	5,000	N	N	22431 SE 267TH ST
3	0	347050	0010	03/13/12	$330,000	$444,000	3,300	8	2005	Avg	5,206	N	N	26052 231ST PL SE
3	1	412700	0095	10/29/14	$653,000	$663,000	1,880	9	1991	Good	8,429	Y	Y	25610 LAKE WILDERNESS LN
3	0	940651	0070	04/26/13	$465,000	$550,000	2,410	9	1997	Avg	24,177	N	N	24520 214TH AVE SE
3	0	178620	0100	06/06/13	$490,000	$572,000	2,410	9	2003	Avg	9,165	N	N	22729 SE 263RD CT
3	0	178620	0110	09/24/13	$420,000	$475,000	2,580	9	2003	Avg	9,957	N	N	22723 SE 263RD CT
3	0	178620	0110	10/02/12	$389,900	$491,000	2,580	9	2003	Avg	9,957	N	N	22723 SE 263RD CT
3	0	412700	0285	07/29/12	$428,000	$551,000	2,680	9	1990	Avg	27,268	N	N	25706 226TH PL SE
3	1	412700	0048	02/27/14	$640,000	$692,000	2,690	9	2013	Avg	6,502	Y	Y	25446 LAKE WILDERNESS LN
3	1	412700	0550	06/18/14	$640,000	$672,000	2,730	9	2014	Avg	6,415	Y	Y	25800 W LAKE WILDERNESS DR SE
3	0	541650	0980	07/29/14	$419,900	$436,000	2,750	9	2005	Avg	5,767	N	N	27010 227TH PL SE
3	0	541650	1040	11/08/13	$414,000	$462,000	2,750	9	2005	Avg	4,750	N	N	22621 SE 270TH PL

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	541650	0010	12/18/12	$275,000	$338,000	2,800	9	2005	Avg	5,030	N	N	2650 SE 270TH PL
3	0	541650	1030	11/24/14	$399,000	$403,000	2,800	9	2005	Avg	4,687	N	N	22627 SE 270TH PL
3	0	541651	0990	09/10/14	$375,000	$385,000	2,800	9	2006	Avg	5,000	N	N	22839 SE 270TH ST
3	0	541650	0680	06/30/14	$449,000	$470,000	2,960	9	2005	Avg	6,031	N	N	27007 226TH AVE SE
3	0	541651	0920	06/16/14	$385,000	$404,000	2,960	9	2006	Avg	5,054	N	N	26920 229TH PL SE
3	0	541651	1080	02/07/14	$369,900	$402,000	2,960	9	2006	Avg	5,000	N	N	22834 SE 270TH ST
3	0	541651	1150	08/06/13	$429,950	$493,000	2,960	9	2006	Avg	5,014	N	N	27009 228TH PL SE
3	0	541650	0890	03/22/12	$311,000	$417,000	3,190	9	2005	Avg	5,853	N	N	27121 227TH PL SE
3	0	541650	1020	06/06/14	$409,000	$431,000	3,190	9	2005	Avg	4,664	N	N	22633 SE 270TH PL
3	0	541651	0050	11/05/13	$439,900	$491,000	3,190	9	2006	Avg	6,200	N	N	22813 SE 269TH ST
3	0	541651	0090	03/18/14	$439,000	$472,000	3,190	9	2006	Avg	6,219	N	N	22833 SE 269TH ST
3	0	541651	0930	04/02/13	$378,500	$451,000	3,190	9	2006	Avg	4,995	N	N	26924 229TH PL SE
3	0	541651	1130	08/15/12	$315,000	$403,000	3,190	9	2006	Avg	5,307	N	N	22808 SE 270TH ST
3	0	541651	1200	11/19/12	$305,000	$379,000	3,190	9	2006	Avg	5,000	N	N	27035 228TH PL SE
3	1	412700	0555	09/26/12	$557,500	$704,000	1,930	10	2003	Avg	7,118	Y	Y	25806 W LAKE WILDERNESS DR SE
4	0	858850	0240	12/04/13	$239,900	$266,000	1,350	6	1969	Good	9,914	N	N	24948 237TH AVE SE
4	0	666120	0050	05/28/14	$175,000	$185,000	830	7	1996	Avg	2,699	N	N	22779 SE 242ND PL
4	0	666120	0440	09/19/13	$224,000	$254,000	1,030	7	1995	Avg	4,002	N	N	22778 SE 242ND ST
4	0	666120	0210	02/26/14	$227,500	$246,000	1,050	7	1996	Avg	3,631	N	N	22715 SE 242ND PL
4	0	666120	0320	07/23/14	$163,500	$170,000	1,050	7	1996	Avg	3,419	N	N	22730 SE 242ND ST
4	0	940760	0020	03/25/13	$170,000	$203,000	1,060	7	1987	Avg	7,401	N	N	21619 SE 237TH ST
4	0	940760	0080	03/13/13	$180,250	$216,000	1,060	7	1988	Avg	6,049	N	N	21719 SE 237TH ST
4	0	940760	0100	01/09/12	$149,950	$206,000	1,060	7	1987	Avg	6,054	N	N	21809 SE 237TH ST
4	0	666120	0060	07/28/14	$214,950	$223,000	1,060	7	1996	Avg	2,910	N	N	22775 SE 242ND PL
4	0	511326	0040	10/16/14	$240,000	$244,000	1,100	7	1991	Avg	6,360	N	N	21629 SE 239TH ST
4	0	511326	0530	07/17/13	$205,000	$236,000	1,100	7	1991	Avg	6,622	N	N	21732 SE 239TH ST
4	0	885695	0010	10/01/12	$249,500	$314,000	1,260	7	1994	Avg	10,201	N	N	24322 234TH WAY SE
4	0	885695	0310	05/24/14	$245,000	$259,000	1,260	7	1994	Avg	6,908	N	N	23215 SE 242ND ST
4	0	885696	0610	01/31/13	$245,000	$297,000	1,260	7	1995	Avg	11,688	N	N	23940 233RD WAY SE
4	0	954284	0430	04/11/13	$245,000	$291,000	1,270	7	2008	Avg	4,256	N	N	26293 240TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	511326	0190	03/17/14	$267,000	$287,000	1,280	7	1991	Avg	9,558	N	N	21918 SE 239TH ST
4	0	511326	0240	07/16/13	$242,000	$279,000	1,280	7	1991	Avg	6,360	N	N	21812 SE 238TH ST
4	0	511326	0470	06/07/12	$185,000	$242,000	1,280	7	1991	Avg	7,073	N	N	21821 SE 238TH ST
4	0	511326	0500	11/18/12	$180,000	$223,000	1,280	7	1992	Avg	6,444	N	N	21816 SE 239TH ST
4	0	511326	0200	08/28/12	$197,200	$251,000	1,300	7	1991	Avg	9,017	N	N	21914 SE 239TH ST
4	0	414245	0420	07/11/13	$235,000	$272,000	1,300	7	2004	Avg	4,598	N	N	22432 SE 243RD ST
4	0	414245	0640	09/21/12	$175,000	$221,000	1,300	7	2004	Avg	3,600	N	N	22436 SE 244TH ST
4	0	954284	0820	01/21/14	$270,000	$295,000	1,300	7	2011	Avg	3,780	N	N	24036 SE 262ND PL
4	0	954284	0850	04/04/14	$270,000	$289,000	1,300	7	2011	Avg	3,570	N	N	24054 SE 262ND PL
4	0	070570	0190	03/24/14	$261,000	$280,000	1,340	7	1997	Avg	7,414	N	N	24440 235TH CT SE
4	0	412700	0909	03/18/13	$210,000	$251,000	1,340	7	1981	Fair	43,048	N	N	24123 SE 260TH ST
4	0	666120	0080	11/17/14	$230,000	$232,000	1,340	7	1995	Avg	3,011	N	N	22767 SE 242ND PL
4	0	666120	0090	02/05/14	$233,363	$254,000	1,340	7	1995	Avg	3,740	N	N	22763 SE 242ND PL
4	0	666120	0130	02/06/12	$155,000	$211,000	1,340	7	1995	Avg	3,000	N	N	22747 SE 242ND PL
4	0	666120	0380	06/20/13	$145,000	$169,000	1,340	7	1996	Avg	3,020	N	N	22754 SE 242ND ST
4	0	940760	0200	03/19/12	$182,000	$244,000	1,350	7	1987	Avg	6,957	N	N	21822 SE 237TH ST
4	0	954284	0590	06/02/14	$275,000	$290,000	1,380	7	2008	Avg	4,500	N	N	24043 SE 262ND PL
4	0	954283	0670	07/15/13	$260,000	$300,000	1,400	7	2011	Avg	3,915	N	N	24228 SE 263RD PL
4	0	954284	0250	01/09/13	$235,000	$287,000	1,400	7	2011	Avg	4,548	N	N	24022 SE 262ND ST
4	0	885695	0160	07/29/13	$278,000	$319,000	1,440	7	1994	Avg	8,921	N	N	23240 SE 242ND ST
4	0	885695	0400	05/16/13	$249,000	$293,000	1,440	7	1994	Avg	8,009	N	N	23330 SE 243RD PL
4	0	954284	0830	04/07/14	$267,990	$287,000	1,440	7	2011	Avg	3,780	N	N	24042 SE 262ND PL
4	0	954283	0600	11/21/14	$279,000	$282,000	1,450	7	2011	Avg	4,106	N	N	24203 SE 263RD PL
4	0	954283	0600	05/01/12	$240,179	$318,000	1,450	7	2011	Avg	4,106	N	N	24203 SE 263RD PL
4	0	954283	0680	02/02/12	$234,995	$320,000	1,450	7	2011	Avg	3,818	N	N	24232 SE 263RD PL
4	0	954284	0120	07/02/14	$274,500	$287,000	1,450	7	2010	Avg	4,050	N	N	26220 241ST PL SE
4	0	954284	0160	07/26/12	$234,995	$303,000	1,450	7	2011	Avg	4,419	N	N	24076 SE 262ND ST
4	0	954284	0450	08/11/14	$274,000	$284,000	1,450	7	2011	Avg	4,694	N	N	24033 SE 263RD PL
4	0	940715	0100	06/25/14	$285,000	$299,000	1,460	7	1995	Avg	6,377	N	N	24114 SE 261ST PL
4	0	940715	0240	10/01/14	$295,000	$302,000	1,460	7	1995	Avg	7,936	N	N	24307 SE 261ST PL

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	511326	0290	08/28/13	$205,000	$234,000	1,490	7	1991	Avg	6,360	N	N	21712 SE 238TH ST
4	0	412700	0902	05/16/13	$311,000	$365,000	1,510	7	1989	Avg	49,443	N	N	24011 SE 260TH ST
4	0	885697	0560	06/14/13	$271,000	$316,000	1,510	7	2000	Avg	4,341	N	N	24223 231ST PL SE
4	0	885697	0020	04/19/13	$238,500	$282,000	1,520	7	2003	Avg	3,496	N	N	22928 SE 240TH PL
4	0	885697	0100	01/28/13	$235,000	$285,000	1,520	7	2003	Avg	3,745	N	N	22908 240TH PL SE
4	0	885697	0230	11/06/12	$230,000	$287,000	1,520	7	2001	Avg	3,071	N	N	22915 SE 241ST PL
4	0	885697	0280	07/17/13	$240,000	$277,000	1,520	7	2001	Avg	3,906	N	N	22927 SE 241ST PL
4	0	885697	0940	08/19/14	$235,000	$243,000	1,520	7	2000	Avg	3,544	N	N	22931 SE 240TH PL
4	0	414245	0170	09/04/13	$275,000	$313,000	1,520	7	2004	Avg	3,606	N	N	22455 SE 244TH ST
4	0	414245	0330	07/07/14	$296,475	$310,000	1,520	7	2004	Avg	4,170	N	N	24312 226TH AVE SE
4	0	414245	0480	07/03/14	$288,000	$301,000	1,520	7	2004	Avg	3,593	N	N	22408 SE 243RD ST
4	0	070570	0020	12/20/12	$262,500	$323,000	1,540	7	1994	Good	7,737	N	N	23408 SE 244TH CT
4	0	885697	0070	11/28/12	$235,000	$291,000	1,560	7	2003	Avg	3,819	N	N	22914 240TH PL SE
4	0	885697	0160	10/08/12	$230,000	$289,000	1,560	7	2000	Avg	3,695	N	N	22829 SE 240TH PL
4	0	885697	0160	05/01/14	$242,000	$257,000	1,560	7	2000	Avg	3,695	N	N	22829 SE 240TH PL
4	0	885697	0300	09/14/12	$280,000	$355,000	1,560	7	2001	Avg	4,335	N	N	22933 SE 241ST PL
4	0	885697	0340	02/05/14	$240,000	$261,000	1,560	7	2002	Avg	3,984	N	N	23011 SE 241ST PL
4	0	885697	1080	06/10/13	$235,000	$274,000	1,560	7	2001	Avg	3,262	N	N	24109 230TH AVE SE
4	0	885697	1090	06/21/12	$235,000	$306,000	1,560	7	2001	Avg	3,327	N	N	24105 230TH AVE SE
4	0	667900	0030	07/23/13	$215,000	$248,000	1,560	7	2003	Avg	4,406	N	N	23707 SE 243RD PL
4	0	667900	0080	12/24/13	$271,000	$298,000	1,560	7	2003	Avg	4,440	N	N	23617 SE 243RD PL
4	0	667900	0270	12/04/12	$194,800	$241,000	1,560	7	2002	Avg	4,266	N	N	23504 SE 243RD PL
4	0	667900	0330	07/08/14	$265,000	$277,000	1,560	7	2002	Avg	4,647	N	N	23528 SE 243RD PL
4	0	667900	0360	01/22/14	$270,000	$295,000	1,560	7	2003	Avg	4,200	N	N	23612 SE 243RD PL
4	0	667900	0370	05/25/14	$295,000	$312,000	1,560	7	2003	Avg	4,200	N	N	23616 SE 243RD PL
4	0	667900	0390	06/10/14	$269,000	$283,000	1,560	7	2003	Avg	4,200	N	N	23624 SE 243RD PL
4	0	667900	0720	09/24/14	$296,000	$303,000	1,560	7	2003	Avg	5,845	N	N	24203 234TH AVE SE
4	0	667900	1360	07/23/12	$221,000	$285,000	1,560	7	2002	Avg	6,974	N	N	23727 243RD CT SE
4	0	414245	0320	01/29/12	$215,000	$293,000	1,560	7	2004	Avg	4,237	N	N	24316 226TH AVE SE
4	0	954283	0730	01/06/12	$224,995	$309,000	1,560	7	2011	Avg	3,802	N	N	24233 SE 262ND PL

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	954283	0160	04/04/12	$230,145	$307,000	1,580	7	2011	Avg	3,632	N	N	26123 242ND AVE SE
4	0	954283	0160	12/18/14	$299,900	$301,000	1,580	7	2011	Avg	3,632	N	N	26123 242ND AVE SE
4	0	954284	0810	04/25/13	$250,000	$296,000	1,580	7	2011	Avg	4,462	N	N	24030 SE 262ND PL
4	0	940715	0250	09/24/14	$280,000	$287,000	1,600	7	1996	Avg	7,936	N	N	24301 SE 261ST PL
4	0	954283	0510	05/09/12	$241,400	$319,000	1,610	7	2010	Avg	4,002	N	N	24239 SE 263RD PL
4	0	954283	0650	05/14/13	$254,000	$299,000	1,610	7	2010	Avg	3,912	N	N	24220 SE 263RD PL
4	0	954284	0730	09/11/14	$288,000	$296,000	1,610	7	2010	Avg	3,560	N	N	26225 241ST PL SE
4	0	070570	0550	05/09/12	$208,500	$275,000	1,660	7	1995	Avg	8,926	N	N	23843 SE 246TH ST
4	0	070570	0760	03/25/14	$330,000	$354,000	1,660	7	1994	Avg	8,808	N	N	23709 SE 246TH ST
4	0	070570	0960	07/24/14	$315,000	$328,000	1,660	7	1994	Avg	10,763	N	N	24505 234TH WAY SE
4	0	667900	1060	12/18/14	$279,000	$280,000	1,660	7	2003	Avg	7,388	N	N	24022 236TH AVE SE
4	0	954283	0150	05/07/12	$258,679	$342,000	1,660	7	2011	Avg	3,970	N	N	26127 242ND AVE SE
4	0	954283	0210	04/05/12	$249,995	$334,000	1,660	7	2011	Avg	3,200	N	N	26144 242ND AVE SE
4	0	070570	0490	10/07/13	$297,000	$334,000	1,670	7	1994	Avg	7,734	N	N	23820 SE 246TH ST
4	0	070570	0900	08/15/13	$295,000	$337,000	1,680	7	1993	Avg	7,526	N	N	23505 SE 245TH ST
4	0	667900	0810	05/01/12	$215,000	$285,000	1,680	7	2003	Avg	6,341	N	N	23424 SE 240TH PL
4	0	070570	0140	09/19/14	$335,000	$344,000	1,700	7	1997	Avg	6,698	N	N	24429 235TH CT SE
4	0	885696	0470	07/08/13	$260,000	$301,000	1,700	7	1996	Avg	5,272	N	N	24006 232ND PL SE
4	0	070571	0500	01/27/14	$289,000	$315,000	1,700	7	1996	Avg	6,709	N	N	23812 SE 248TH ST
4	0	070573	0330	05/23/12	$206,000	$271,000	1,700	7	2000	Avg	5,979	N	N	23806 SE 249TH ST
4	0	365480	0200	10/22/14	$265,000	$270,000	1,720	7	1993	Avg	6,271	N	N	23617 219TH PL SE
4	0	070573	0280	08/19/14	$325,000	$336,000	1,740	7	1999	Avg	5,267	N	N	23836 SE 249TH ST
4	0	954283	0260	01/28/13	$239,900	$291,000	1,780	7	2006	Avg	3,448	N	N	26143 242ND CT SE
4	0	954283	0350	09/02/14	$296,000	$305,000	1,780	7	2006	Avg	3,600	N	N	26147 243RD PL SE
4	0	156593	0070	09/11/14	$299,950	$308,000	1,780	7	2011	Avg	4,650	N	N	24034 221ST LN SE
4	0	885696	0260	05/21/14	$332,500	$352,000	1,800	7	1995	Avg	10,500	N	N	23903 232ND PL SE
4	0	885695	0250	01/10/14	$325,000	$356,000	1,810	7	1994	Avg	9,492	N	N	24227 232ND PL SE
4	0	885695	0480	10/16/12	$242,050	$304,000	1,810	7	1994	Avg	9,269	N	N	23353 SE 243RD PL
4	0	885695	0070	12/10/14	$329,500	$331,000	1,820	7	1994	Avg	7,912	N	N	24220 234TH WAY SE
4	0	885695	0240	06/18/14	$322,500	$339,000	1,820	7	1994	Avg	6,753	N	N	24223 232ND PL SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	885695	0370	05/16/13	$294,000	$345,000	1,820	7	1994	Avg	9,428	N	N	23350 SE 243RD PL
4	0	885696	0050	07/24/14	$318,400	$331,000	1,820	7	1994	Avg	6,916	N	N	23938 234TH PL SE
4	0	885696	0100	02/15/13	$270,815	$327,000	1,820	7	1994	Avg	6,572	N	N	23424 SE 239TH CT
4	0	025545	0250	08/04/14	$307,635	$319,000	1,820	7	2014	Avg	4,200	N	N	24227 SE 259TH CT
4	0	025545	0320	07/07/14	$320,703	$335,000	1,820	7	2014	Avg	4,411	N	N	24210 SE 259TH CT
4	0	025545	0420	06/20/14	$305,597	$321,000	1,820	7	2014	Avg	4,200	N	N	24217 SE 258TH ST
4	0	954283	0130	03/02/12	$254,995	$344,000	1,830	7	2011	Avg	3,800	N	N	26137 242ND AVE SE
4	0	954283	0230	04/24/14	$277,500	$296,000	1,830	7	2008	Avg	3,065	N	N	26154 242ND AVE SE
4	0	954283	0660	01/17/12	$247,500	$339,000	1,830	7	2011	Avg	3,913	N	N	24224 SE 263RD PL
4	0	885697	0450	03/09/12	$237,500	$320,000	1,850	7	2001	Avg	4,924	N	N	24210 231ST AVE SE
4	0	885697	0610	08/01/13	$308,000	$354,000	1,850	7	2000	Avg	5,700	N	N	24210 231ST PL SE
4	0	885695	0060	01/22/14	$330,000	$360,000	1,860	7	1994	Avg	9,296	N	N	24224 234TH WAY SE
4	0	885695	0280	07/25/13	$320,000	$368,000	1,860	7	1994	Avg	7,207	N	N	24226 232ND PL SE
4	0	885696	0240	12/09/13	$309,000	$342,000	1,860	7	1995	Avg	9,749	N	N	23849 232ND CT SE
4	0	885696	0390	01/17/13	$245,000	$299,000	1,860	7	1995	Avg	8,095	N	N	23229 SE 241ST CT
4	0	885696	0540	06/20/14	$330,000	$346,000	1,860	7	1995	Avg	11,227	N	N	23217 SE 239TH ST
4	0	885696	0720	08/08/14	$280,000	$290,000	1,860	7	1994	Avg	9,210	N	N	23937 234TH PL SE
4	0	885697	0530	12/08/14	$326,995	$329,000	1,860	7	2000	Avg	5,321	N	N	24217 231ST PL SE
4	0	667900	0560	07/29/14	$314,950	$327,000	1,860	7	2003	Avg	6,359	N	N	23420 SE 243RD ST
4	0	954284	0410	11/08/14	$313,999	$318,000	1,870	7	2008	Avg	4,198	N	N	26281 240TH AVE SE
4	0	954283	0430	08/06/14	$300,000	$311,000	1,880	7	2007	Avg	4,200	N	N	26214 243RD PL SE
4	0	954283	0610	09/06/12	$239,950	$305,000	1,880	7	2006	Avg	4,259	N	N	24204 SE 263RD PL
4	0	414245	0030	10/05/12	$200,000	$252,000	1,890	7	2004	Avg	3,953	N	N	22405 SE 244TH ST
4	0	414245	0390	06/18/13	$280,000	$326,000	1,890	7	2004	Avg	4,921	N	N	22444 SE 243RD ST
4	0	667900	0920	02/27/13	$262,000	$315,000	1,910	7	2003	Avg	5,250	N	N	24126 235TH AVE SE
4	0	355800	0170	07/11/14	$329,950	$344,000	1,920	7	2002	Avg	4,600	N	N	23818 SE 248TH PL
4	0	885697	0570	10/27/14	$322,500	$328,000	1,940	7	2000	Avg	7,107	N	N	24232 231ST PL SE
4	0	070570	0990	01/07/14	$322,000	$353,000	1,950	7	1996	Avg	8,400	N	N	24453 234TH WAY SE
4	0	070571	0220	02/07/14	$343,000	$373,000	1,950	7	1995	Avg	7,900	N	N	23440 SE 247TH CT
4	0	070571	0650	05/28/13	$281,250	$329,000	1,950	7	1995	Avg	7,000	N	N	23711 SE 248TH ST

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	954284	0630	06/02/14	$298,000	$314,000	1,950	7	2010	Avg	3,600	N	N	24038 SE 263RD PL
4	0	511326	0370	12/03/12	$261,000	$323,000	1,980	7	1991	Avg	6,575	N	N	21627 SE 238TH ST
4	0	414245	0510	07/23/14	$310,000	$323,000	1,990	7	2004	Avg	3,600	N	N	22421 SE 243RD ST
4	0	511615	0010	10/12/12	$264,950	$333,000	2,000	7	1995	Avg	5,641	N	N	21639 SE 239TH PL
4	0	070570	0770	04/01/13	$269,790	$321,000	2,010	7	1994	Avg	9,144	N	N	23705 SE 246TH ST
4	0	070570	0270	07/05/13	$327,000	$378,000	2,020	7	1994	Good	8,706	N	N	24437 237TH CT SE
4	0	070570	0390	09/03/14	$328,000	$338,000	2,020	7	1994	Avg	8,379	N	N	23844 SE 245TH ST
4	0	070570	0500	02/19/14	$335,000	$363,000	2,020	7	1994	Avg	7,306	N	N	23828 SE 246TH ST
4	0	070570	0510	02/05/14	$298,000	$324,000	2,020	7	1995	Avg	9,302	N	N	23836 SE 246TH ST
4	0	885697	0670	12/24/12	$249,950	$307,000	2,020	7	2001	Avg	5,703	N	N	24112 231ST PL SE
4	0	954283	0080	05/29/12	$281,039	$369,000	2,020	7	2012	Avg	3,915	N	N	26205 242ND AVE SE
4	0	954283	0690	11/20/14	$321,000	$324,000	2,020	7	2012	Avg	4,183	N	N	26225 243RD PL SE
4	0	954283	0690	03/11/12	$278,640	$375,000	2,020	7	2012	Avg	4,183	N	N	26225 243RD PL SE
4	0	954283	0760	07/18/12	$275,910	$356,000	2,020	7	2012	Avg	3,900	N	N	24221 SE 262ND PL
4	0	511615	0050	05/23/12	$249,950	$329,000	2,050	7	1996	Avg	5,641	N	N	21655 SE 239TH PL
4	0	025545	0310	06/13/14	$319,015	$335,000	2,060	7	2014	Avg	4,871	N	N	24206 SE 259TH CT
4	0	025545	0410	08/04/14	$339,989	$353,000	2,060	7	2014	Avg	4,200	N	N	24221 SE 258TH ST
4	0	355800	0120	07/02/14	$329,950	$345,000	2,120	7	2002	Avg	4,558	N	N	23846 SE 248TH PL
4	0	954283	0330	06/18/12	$245,000	$319,000	2,140	7	2007	Avg	3,548	N	N	26152 242ND CT SE
4	0	954283	0050	08/03/12	$284,995	$366,000	2,150	7	2010	Avg	3,600	N	N	26217 242ND AVE SE
4	0	954283	0700	04/12/12	$289,575	$386,000	2,150	7	2011	Avg	4,500	N	N	26219 243RD PL SE
4	0	954283	0750	07/18/12	$277,000	$358,000	2,150	7	2011	Avg	3,900	N	N	24225 SE 262ND PL
4	0	954283	0780	02/03/12	$285,830	$390,000	2,150	7	2011	Avg	3,900	N	N	24213 SE 262ND PL
4	0	954284	0460	06/24/13	$307,950	$358,000	2,150	7	2010	Avg	4,184	N	N	24039 SE 263RD PL
4	0	070570	0530	07/30/14	$340,000	$353,000	2,170	7	1995	Avg	9,798	N	N	23848 SE 246TH ST
4	0	070570	0640	09/16/14	$353,000	$362,000	2,170	7	1995	Avg	8,396	N	N	23832 SE 247TH PL
4	0	070570	0660	10/03/12	$281,000	$354,000	2,170	7	1995	Avg	7,094	N	N	23846 SE 247TH PL
4	0	070573	0100	04/14/13	$312,000	$370,000	2,180	7	2000	Avg	5,000	N	N	23929 SE 249TH ST
4	0	070573	0180	10/21/14	$339,995	$346,000	2,180	7	2000	Avg	5,367	N	N	23906 SE 249TH ST
4	0	070573	0240	11/28/12	$265,000	$328,000	2,180	7	1999	Avg	5,168	N	N	24815 239TH CT SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	885697	0370	09/12/13	$345,000	$391,000	2,180	7	2002	Avg	6,135	N	N	24127 231ST AVE SE
4	0	070570	0110	06/23/13	$340,000	$395,000	2,190	7	1997	Good	7,823	N	N	23412 SE 245TH ST
4	0	070570	0120	10/17/13	$335,000	$376,000	2,190	7	1997	Avg	8,379	N	N	23420 SE 245TH ST
4	0	070570	0130	10/28/13	$359,000	$402,000	2,190	7	1997	Avg	7,346	N	N	24435 235TH CT SE
4	0	070571	0530	04/10/13	$335,000	$398,000	2,190	7	1996	Avg	7,061	N	N	23834 SE 248TH ST
4	0	070571	0330	04/09/14	$343,500	$367,000	2,200	7	1995	Avg	7,150	N	N	23428 SE 248TH ST
4	0	070571	0620	08/22/12	$300,000	$383,000	2,200	7	1996	Avg	7,000	N	N	23735 SE 248TH ST
4	0	070571	0910	03/04/13	$279,900	$336,000	2,200	7	1995	Avg	7,280	N	N	24519 234TH WAY SE
4	0	667900	0230	03/18/13	$265,000	$317,000	2,200	7	2002	Avg	6,801	N	N	23420 SE 243RD PL
4	0	667900	1340	07/16/13	$320,000	$369,000	2,200	7	2002	Avg	7,038	N	N	23736 243RD CT SE
4	0	414245	0100	08/07/13	$299,995	$344,000	2,210	7	2004	Avg	3,600	N	N	22427 SE 244TH ST
4	0	954283	0020	03/18/14	$300,000	$323,000	2,220	7	2008	Avg	3,600	N	N	26305 242ND AVE SE
4	0	954283	0800	06/05/13	$300,000	$350,000	2,270	7	2008	Avg	4,254	N	N	24205 SE 262ND PL
4	0	954283	0180	03/19/12	$286,995	$385,000	2,290	7	2011	Avg	3,680	N	N	26132 242ND AVE SE
4	0	954283	0040	09/05/12	$294,580	$374,000	2,300	7	2009	Avg	3,600	N	N	26221 242ND AVE SE
4	0	954283	0070	07/09/12	$289,995	$375,000	2,300	7	2011	Avg	3,600	N	N	26209 242ND AVE SE
4	0	954283	0590	08/06/12	$305,699	$392,000	2,300	7	2009	Avg	4,000	N	N	24207 SE 263RD PL
4	0	954283	0770	07/05/12	$289,995	$376,000	2,300	7	2011	Avg	3,900	N	N	24217 SE 262ND PL
4	0	954283	0710	06/05/12	$294,000	$385,000	2,320	7	2011	Avg	4,500	N	N	26215 243RD PL SE
4	0	954284	0300	04/14/14	$315,000	$336,000	2,320	7	2010	Avg	4,425	N	N	26215 240TH AVE SE
4	0	954284	0660	05/13/13	$301,450	$354,000	2,320	7	2010	Avg	3,600	N	N	24056 SE 263RD PL
4	0	355800	0130	09/09/14	$350,000	$360,000	2,370	7	2002	Avg	4,632	N	N	23840 SE 248TH PL
4	0	025545	0260	06/24/14	$349,440	$366,000	2,370	7	2014	Avg	4,200	N	N	24223 SE 259TH CT
4	0	025545	0280	06/26/14	$356,755	$374,000	2,370	7	2014	Avg	4,843	N	N	24215 SE 259TH CT
4	0	025545	0300	06/26/14	$366,300	$384,000	2,370	7	2014	Avg	4,866	N	N	24207 SE 259TH CT
4	0	025545	0330	07/07/14	$351,977	$368,000	2,370	7	2014	Avg	4,200	N	N	24214 SE 259TH CT
4	0	025545	0350	06/18/14	$355,390	$373,000	2,370	7	2014	Avg	4,200	N	N	24222 SE 259TH CT
4	0	025545	0390	07/07/14	$351,999	$368,000	2,370	7	2014	Avg	4,200	N	N	24229 SE 258TH ST
4	0	025545	0430	09/02/14	$374,672	$386,000	2,370	7	2014	Avg	4,200	N	N	24213 SE 258TH ST
4	0	954284	0210	07/10/14	$350,000	$365,000	2,420	7	2011	Avg	5,475	N	N	24046 SE 262ND ST

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	940659	0280	05/16/14	$350,000	$371,000	2,440	7	2009	Avg	4,000	N	N	24246 229TH AVE SE
4	0	954283	0060	10/16/12	$289,995	$364,000	2,460	7	2012	Avg	3,600	N	N	26213 242ND AVE SE
4	0	667900	0960	11/16/14	$336,500	$340,000	2,500	7	2003	Avg	5,264	N	N	24131 236TH AVE SE
4	0	070573	0190	08/17/12	$277,000	$354,000	2,510	7	1999	Avg	5,125	N	N	24824 239TH CT SE
4	0	025545	0270	07/11/14	$385,265	$402,000	2,510	7	2014	Avg	4,693	N	N	24219 SE 259TH CT
4	0	070573	0130	04/26/13	$310,400	$367,000	2,520	7	1999	Avg	9,104	N	N	23947 SE 249TH ST
4	0	954283	0110	01/24/12	$238,000	$325,000	2,550	7	2007	Avg	3,800	N	N	26145 242ND AVE SE
4	0	667900	0780	07/30/13	$325,000	$373,000	2,590	7	2003	Avg	6,275	N	N	24103 235TH AVE SE
4	0	667900	0690	11/20/13	$362,900	$403,000	2,980	7	2004	Avg	6,345	N	N	23503 SE 242ND PL
4	0	412400	0450	09/19/13	$288,000	$326,000	1,350	8	1986	Avg	15,099	N	N	22039 SE 244TH PL
4	0	412400	0350	08/16/13	$355,000	$406,000	1,370	8	1986	Good	15,113	N	N	22313 SE 244TH PL
4	0	330395	0660	07/31/14	$390,000	$405,000	1,500	8	1994	Avg	14,141	N	N	24945 231ST AVE SE
4	0	549146	0420	04/25/12	$255,000	$338,000	1,520	8	2003	Avg	4,050	N	N	24714 232ND PL SE
4	0	270020	0070	03/15/13	$292,450	$350,000	1,550	8	2013	Avg	5,559	N	N	24318 229TH CT SE
4	0	270020	0010	12/17/12	$312,000	$384,000	1,720	8	2012	Avg	5,632	N	N	24305 229TH CT SE
4	0	549146	0390	07/08/13	$290,000	$335,000	1,730	8	2003	Avg	4,109	N	N	24632 232ND PL SE
4	0	549146	0140	08/01/13	$300,000	$344,000	1,760	8	2003	Avg	9,779	Y	N	24732 233RD PL SE
4	0	549146	0310	08/17/12	$260,000	$332,000	1,760	8	2003	Avg	3,600	N	N	24531 232ND PL SE
4	0	549146	0270	09/19/13	$275,000	$311,000	1,840	8	2003	Avg	4,982	N	N	24602 232ND PL SE
4	0	885695	0340	04/04/12	$301,000	$402,000	1,850	8	1994	VGood	7,017	N	N	23233 SE 242ND ST
4	0	549146	0380	08/12/13	$322,250	$369,000	1,870	8	2003	Avg	5,127	N	N	24627 232ND PL SE
4	0	549146	0030	03/21/13	$260,000	$311,000	1,880	8	2002	Avg	3,600	N	N	24715 232ND PL SE
4	0	549146	0090	04/09/13	$284,000	$337,000	1,880	8	2003	Avg	4,938	N	N	23219 E SE 248TH ST
4	0	330395	1690	05/02/13	$325,000	$383,000	1,890	8	1994	Avg	9,019	N	N	23043 SE 245TH PL
4	0	328802	0050	06/27/14	$355,000	$372,000	1,890	8	1996	Avg	7,867	N	N	24925 235TH WAY SE
4	0	156593	0300	05/09/13	$279,950	$330,000	1,890	8	2009	Avg	3,852	N	N	21935 SE 240TH PL
4	0	330395	1600	08/20/14	$369,950	$382,000	1,910	8	1994	Avg	10,221	N	N	23030 SE 247TH CT
4	0	330395	0670	06/26/13	$350,000	$406,000	1,920	8	1994	Avg	16,108	N	N	24951 231ST AVE SE
4	0	330395	0900	08/01/12	$284,000	$365,000	1,940	8	1994	Avg	8,501	N	N	23117 SE 246TH PL
4	0	330395	0080	08/15/12	$289,900	$371,000	1,950	8	1996	Avg	7,421	N	N	23044 SE 243RD PL

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	330395	0080	11/03/14	$292,000	$296,000	1,950	8	1996	Avg	7,421	N	N	23044 SE 243RD PL
4	0	330395	0220	08/31/14	$348,450	$359,000	1,950	8	1994	Avg	8,628	N	N	23032 SE 245TH PL
4	0	330395	0180	11/08/12	$330,000	$411,000	1,980	8	1994	Avg	11,098	N	N	24516 230TH CT SE
4	0	885764	0340	05/24/12	$273,000	$359,000	2,000	8	2001	Avg	3,194	N	N	23732 230TH PL SE
4	0	885764	0330	06/12/13	$299,500	$349,000	2,030	8	2001	Avg	4,839	N	N	23802 230TH PL SE
4	0	885764	0420	10/01/14	$294,000	$301,000	2,190	8	2005	Avg	3,746	N	N	23706 230TH PL SE
4	0	885764	0440	06/10/14	$287,000	$302,000	2,190	8	2006	Avg	3,926	N	N	23628 230TH PL SE
4	0	885764	0390	08/02/13	$270,000	$310,000	2,200	8	2005	Avg	3,321	N	N	23716 230TH PL SE
4	0	330395	1610	06/07/12	$335,000	$438,000	2,210	8	1994	Avg	8,270	N	N	23024 SE 247TH CT
4	0	330395	1610	08/26/13	$369,900	$422,000	2,210	8	1994	Avg	8,270	N	N	23024 SE 247TH CT
4	0	330395	0910	01/07/13	$399,000	$488,000	2,230	8	1994	Avg	11,637	N	N	23121 SE 246TH PL
4	0	239571	0070	07/25/14	$340,000	$354,000	2,230	8	2005	Avg	6,791	N	N	25036 234TH PL SE
4	0	330395	1140	11/11/13	$392,000	$437,000	2,250	8	1992	Avg	10,304	N	N	23057 SE 246TH PL
4	0	885764	0590	11/18/13	$282,000	$314,000	2,270	8	2005	Avg	3,739	N	N	23705 230TH PL SE
4	0	885764	0660	04/22/13	$260,000	$308,000	2,270	8	2001	Avg	5,241	N	N	23729 230TH PL SE
4	0	330395	1240	05/16/13	$395,000	$464,000	2,340	8	1992	Good	8,948	N	N	24811 231ST AVE SE
4	0	940657	0080	04/21/13	$335,000	$397,000	2,340	8	2003	Avg	6,777	N	N	24932 234TH PL SE
4	0	940657	0290	05/16/14	$314,000	$333,000	2,340	8	2003	Avg	8,990	N	N	24925 234TH PL SE
4	0	885764	0480	03/13/13	$260,000	$311,000	2,360	8	2001	Avg	5,103	N	N	23616 230TH PL SE
4	0	156593	0220	03/26/13	$343,950	$410,000	2,360	8	2007	Avg	3,870	N	N	24011 221ST AVE SE
4	0	156593	0230	11/11/14	$394,000	$399,000	2,360	8	2007	Avg	4,098	N	N	24007 221ST AVE SE
4	0	156593	0230	09/23/13	$365,000	$413,000	2,360	8	2007	Avg	4,098	N	N	24007 221ST AVE SE
4	0	156593	0230	11/17/14	$394,000	$398,000	2,360	8	2007	Avg	4,098	N	N	24007 221ST AVE SE
4	0	330395	0630	02/19/13	$380,000	$458,000	2,390	8	1994	Avg	9,802	N	N	24927 231ST AVE SE
4	0	330395	0130	11/13/14	$415,000	$420,000	2,420	8	1996	Avg	10,733	N	N	23061 SE 243RD PL
4	0	239571	0010	06/05/14	$376,000	$396,000	2,420	8	2005	Avg	5,773	N	N	25025 234TH PL SE
4	0	239571	0020	08/07/14	$369,000	$382,000	2,420	8	2005	Avg	6,495	N	N	25029 234TH PL SE
4	0	330395	1130	11/12/13	$382,500	$426,000	2,440	8	1992	Avg	9,034	N	N	23055 SE 246TH PL
4	0	885764	0810	01/10/14	$405,000	$444,000	2,460	8	2000	Avg	6,405	N	N	23017 SE 239TH PL
4	0	330395	1090	10/10/12	$261,100	$328,000	2,480	8	1995	Avg	9,228	N	N	23058 SE 246TH PL

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	330395	1190	07/10/13	$389,000	$450,000	2,480	8	1992	Avg	7,578	N	N	24703 231ST AVE SE
4	0	270020	0030	02/05/13	$325,000	$394,000	2,480	8	2012	Avg	3,914	N	N	24313 229TH CT SE
4	0	270020	0040	09/04/12	$330,950	$421,000	2,480	8	2012	Avg	4,334	N	N	24317 229TH CT SE
4	0	270020	0060	05/03/12	$324,950	$430,000	2,480	8	2011	Avg	3,998	N	N	24322 229TH CT SE
4	0	328800	0040	03/09/12	$319,950	$431,000	2,500	8	1995	Avg	7,257	N	N	23417 S 251ST PL
4	0	328800	0120	07/05/12	$450,000	$583,000	2,520	8	1995	Avg	8,000	N	N	25015 235TH WAY SE
4	0	330395	0500	09/17/13	$439,500	$498,000	2,550	8	1996	Avg	10,280	N	N	24821 230TH WAY SE
4	0	270020	0020	08/27/12	$327,271	$417,000	2,560	8	2012	Avg	4,863	N	N	24309 229TH CT SE
4	0	270020	0080	09/12/12	$334,946	$425,000	2,560	8	2012	Avg	4,201	N	N	24314 229TH CT SE
4	0	885764	0710	08/20/14	$479,000	$495,000	2,590	8	2001	Avg	6,139	N	N	23817 230TH PL SE
4	0	330395	0810	12/04/12	$375,000	$463,000	2,620	8	1992	Avg	8,164	N	N	24724 231ST AVE SE
4	0	239571	0100	08/13/12	$327,500	$419,000	2,630	8	2005	Avg	6,630	N	N	23425 SE 250TH PL
4	0	330395	0360	01/19/12	$390,000	$534,000	2,660	8	1996	Avg	13,312	Y	N	22905 SE 246TH ST
4	0	156593	0160	03/12/14	$363,000	$391,000	2,690	8	2007	Avg	4,050	N	N	24013 220TH PL SE
4	0	156593	0160	01/12/12	$315,000	$432,000	2,690	8	2007	Avg	4,050	N	N	24013 220TH PL SE
4	0	330395	0760	07/28/14	$399,900	$416,000	2,710	8	1994	Avg	8,127	N	N	23110 SE 249TH CT
4	0	330395	1580	02/12/13	$380,000	$459,000	2,710	8	1994	Avg	10,070	N	N	23029 SE 247TH CT
4	0	330395	1200	09/11/12	$375,000	$476,000	2,720	8	1992	Avg	7,404	N	N	24709 231ST AVE SE
4	0	156593	0130	11/04/14	$429,900	$436,000	2,740	8	2007	Avg	4,675	N	N	24027 220TH PL SE
4	0	885764	0860	09/26/14	$522,000	$534,000	2,835	8	2002	Avg	6,598	N	N	23902 230TH PL SE
4	0	270020	0050	05/14/12	$319,950	$422,000	2,880	8	2011	Avg	6,305	N	N	24319 229TH CT SE
4	0	270020	0090	08/03/12	$324,262	$416,000	2,880	8	2011	Avg	4,475	N	N	24310 229TH CT SE
4	0	940657	0200	01/31/14	$308,200	$336,000	2,960	8	2003	Avg	8,256	N	N	24822 234TH PL SE
4	0	940657	0240	06/18/12	$370,000	$482,000	2,980	8	2003	Avg	12,216	N	N	24903 234TH PL SE
4	0	940657	0300	09/30/14	$382,500	$391,000	2,980	8	2003	Avg	8,786	N	N	24931 234TH PL SE
4	0	885764	0080	09/06/13	$434,500	$494,000	3,030	8	2002	Avg	5,987	N	N	23920 231ST PL SE
4	0	885764	0930	04/18/12	$400,000	$532,000	3,040	8	2002	Avg	6,862	N	N	23117 SE 238TH ST
4	0	940654	0070	04/29/13	$329,950	$390,000	1,750	9	2000	Avg	8,753	N	N	25043 235TH CT SE
4	0	940654	0190	11/10/14	$315,000	$319,000	1,780	9	2000	Avg	6,000	N	N	25016 235TH CT SE
4	0	940659	0110	04/14/14	$316,000	$338,000	1,880	9	2006	Avg	3,400	N	N	24241 229TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	066244	0060	03/05/12	$334,000	$451,000	2,190	9	2011	Avg	4,380	N	N	23869 SE 249TH PL
4	0	940659	0010	10/29/14	$359,950	$365,000	2,290	9	2007	Avg	4,785	N	N	24275 229TH AVE SE
4	0	401705	0840	07/02/13	$392,000	$454,000	2,300	9	1990	Avg	25,776	N	N	23615 SE 254TH ST
4	0	066244	0100	06/18/12	$310,000	$404,000	2,420	9	2010	Avg	4,537	N	N	23844 SE 249TH PL
4	0	328800	0080	07/24/13	$594,000	$684,000	2,480	9	1995	VGood	32,499	N	N	23426 SE 251ST PL
4	0	066244	0110	02/04/13	$349,950	$424,000	2,590	9	2012	Avg	4,210	N	N	23838 SE 249TH PL
4	0	940654	0050	09/05/14	$428,400	$441,000	2,650	9	2000	Avg	6,000	N	N	25031 235TH CT SE
4	0	259172	0070	05/02/14	$482,000	$512,000	2,710	9	1989	Avg	35,868	N	N	23762 SE 253RD PL
4	0	940654	0150	07/22/14	$470,000	$489,000	2,710	9	2000	Avg	7,077	N	N	25044 235TH CT SE
4	0	794128	0040	11/01/12	$440,000	$549,000	2,720	9	1993	Avg	24,265	N	N	25619 243RD CT SE
4	0	401705	0880	05/02/13	$445,000	$525,000	2,820	9	1990	Avg	16,682	N	N	23602 SE 254TH ST
4	0	401705	1110	01/28/14	$553,000	$603,000	3,000	9	1990	VGood	14,365	N	N	25326 233RD AVE SE
4	0	401705	0810	06/27/12	$415,000	$539,000	3,050	9	1990	Avg	13,924	N	N	23527 SE 254TH ST
4	0	940659	0320	02/23/12	$330,000	$447,000	3,060	9	2006	Avg	5,868	N	N	24262 229TH AVE SE
4	0	940659	0300	05/09/14	$450,000	$477,000	3,100	9	2007	Avg	4,025	N	N	24254 229TH AVE SE
4	0	940659	0330	03/12/12	$360,000	$484,000	3,190	9	2006	Avg	6,839	N	N	22910 SE 244TH ST
4	0	066244	0130	04/24/13	$455,000	$538,000	3,230	9	2010	Avg	5,000	N	N	23826 SE 249TH PL
4	0	066244	0150	08/15/13	$455,000	$520,000	3,230	9	2011	Avg	5,000	N	N	23814 SE 249TH PL
4	0	885764	0220	09/26/13	$550,000	$621,000	3,570	9	2003	Avg	10,178	N	N	23708 231ST CT SE
4	0	401705	0170	04/22/13	$500,000	$592,000	2,210	10	1990	Good	18,504	N	N	25209 235TH WAY SE
4	0	401705	0190	07/09/12	$437,000	$566,000	2,330	10	1990	Avg	16,662	N	N	25233 235TH WAY SE
4	0	401705	0020	08/14/14	$450,000	$466,000	2,450	10	1990	Avg	19,744	N	N	23526 SE 253RD PL
4	0	729987	0090	03/21/13	$519,634	$621,000	2,460	10	2013	Avg	11,551	N	N	25076 235TH WAY SE
4	0	259172	0370	06/04/12	$457,500	$599,000	2,590	10	1989	Good	36,038	N	N	25345 237TH PL SE
4	0	401705	0080	07/23/12	$439,000	$566,000	2,640	10	1990	Good	27,726	N	N	23521 SE 252ND ST
4	0	401705	0260	06/06/14	$539,500	$568,000	3,080	10	1990	Avg	12,476	N	N	25226 234TH AVE SE
4	0	401705	0540	04/15/14	$620,000	$662,000	3,300	10	1990	Avg	18,188	Y	N	25321 232ND AVE SE
4	0	401705	0600	03/05/12	$474,900	$641,000	3,600	10	1990	Avg	12,605	N	N	25332 232ND AVE SE
4	0	401705	0600	04/17/14	$510,000	$544,000	3,600	10	1990	Avg	12,605	N	N	25332 232ND AVE SE

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	025537	0150	10/30/14	$280,500	NON-REPRESENTATIVE SALE; BANKRUPTCY; AUCTION SALE
1	0	025537	0250	09/23/14	$272,852	NON-REPRESENTATIVE SALE; BANKRUPTCY; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	025537	0260	07/22/13	$251,500	NON-REPRESENTATIVE SALE
1	0	025537	0500	05/13/13	$273,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	025537	0520	09/19/13	$308,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
1	0	156050	0120	02/15/12	$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202570	0020	07/10/12	$193,687	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	202570	0260	09/25/14	$216,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	202570	0290	10/03/14	$234,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	202570	0310	01/25/12	$150,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	202570	1070	07/23/12	$154,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202570	1200	03/21/14	$222,000	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	221590	0210	09/27/13	$229,623	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	0210	09/08/14	$210,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
1	0	221590	0580	07/18/12	$184,422	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	221590	0600	05/14/13	$381,193	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	0600	08/24/13	$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	221590	1020	04/26/13	$412,506	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	1180	04/17/13	$285,927	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	221590	1500	04/01/14	$205,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	221590	2030	10/07/13	$189,230	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	2030	11/07/13	$189,230	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	2030	12/04/14	$147,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	231000	0160	02/27/14	$214,000	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE
1	0	231000	0200	01/16/13	$337,688	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	231000	0370	10/22/13	$207,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231000	0370	02/10/14	$216,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	231000	0410	04/24/12	$318,564	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231000	0420	08/29/13	$173,250	NON-REPRESENTATIVE SALE; CONTRAT OR CASH SALE; FINANCIAL INSTITUTION RESALE
1	0	231000	0580	06/27/12	$150,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	231000	0650	01/04/13	$281,570	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231000	0650	02/12/13	$218,846	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX;
1	0	231001	0140	01/13/12	$319,717	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	231001	0160	07/08/13	$222,244	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231001	0160	11/25/13	$185,325	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	231001	0180	09/23/13	$233,745	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231001	0200	05/24/14	$265,000	RELOCATION - SALE TO SERVICE
1	0	231001	0290	02/21/14	$204,100	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	231004	0130	04/15/13	$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	231004	0150	09/08/14	$275,100	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE
1	4	231004	0170	04/13/12	$237,500	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
1	0	231004	0280	01/23/14	$436,116	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	231015	0030	04/01/13	$334,610	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	231015	0030	03/13/13	$387,655	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	231015	0030	02/07/14	$240,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
1	0	231015	0040	03/11/13	$222,000	NON-REPRESENTATIVE SALE
1	0	255818	0020	05/13/13	$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	278120	0150	08/22/12	$379,900	RELOCATION - SALE TO SERVICE
1	7	278125	0270	06/18/12	$348,500	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
1	7	278125	0270	06/19/12	$348,500	RELOCATION - SALE TO SERVICE
1	7	278125	1050	06/11/14	$248,200	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
1	7	278125	1130	03/11/14	$284,167	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	71	278127	0060	02/04/14	$203,393	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	71	278127	0390	02/05/13	$189,897	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	71	278127	0840	07/02/13	$280,133	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	71	278127	0840	01/13/14	$207,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	71	278127	0900	01/17/14	$158,140	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	302300	0310	02/01/13	$144,719	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	312206	9019	12/11/13	$252,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
1	0	312206	9029	06/19/14	$120,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	315850	0240	06/17/14	$330,000	RELOCATION - SALE TO SERVICE
1	0	315850	0270	06/12/13	$340,000	RELOCATION - SALE TO SERVICE
1	0	332206	9105	11/05/12	$375,721	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	337000	0132	08/27/13	$155,381	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	337000	0150	01/27/12	$325,793	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	337000	0150	07/31/12	$355,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	342206	9040	10/10/14	$760,000	ACTIVE PERMIT BEFORE SALE >25K; BUILDER/DEVELOPER SALES; ESTATE ADMIN OR EXECUTOR
1	0	374400	0010	10/23/14	$450,000	PERCENT COMPLETE
1	0	374400	0020	09/24/14	$519,900	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	374400	0050	12/02/14	$538,745	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	374400	0070	10/09/14	$493,795	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	374400	0090	10/23/14	$551,520	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	374400	0100	11/11/14	$572,115	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	374400	0110	10/08/14	$556,185	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
1	0	374400	0130	11/11/14	$559,630	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	374400	0150	09/28/14	$531,155	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	4	500960	0010	02/28/12	$183,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	4	500960	0020	05/15/13	$255,204	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	4	500960	0020	04/30/13	$308,894	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	510890	0010	04/15/13	$297,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	561600	0050	05/29/12	$200,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	723745	0010	09/18/14	$427,170	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	723745	0020	09/30/14	$413,263	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	723745	0030	10/14/14	$419,354	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	723745	0040	09/17/14	$424,409	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	723745	0050	10/30/14	$399,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	723745	0060	09/08/14	$428,517	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
1	0	723745	0070	09/08/14	$424,118	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	723745	0080	08/23/14	$362,865	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	723745	0090	10/23/14	$385,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	743710	0430	03/13/13	$287,500	RELOCATION - SALE TO SERVICE
1	0	743710	0610	06/11/13	$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	743710	0730	04/19/13	$207,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	743710	0790	10/29/14	$229,137	SALES DATA DOES NOT MATCH ASSESSED VALUE; AUCTION SALE; NO MARKET EXPOSURE
1	0	771400	0270	05/15/12	$373,500	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
1	0	771400	0270	03/15/12	$290,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	0	809167	0190	11/04/14	$382,495	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	809167	0200	10/22/14	$408,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	809167	0340	09/18/14	$410,895	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	809167	0650	10/06/14	$389,300	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	809167	0670	09/26/14	$398,920	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	025200	0030	04/27/12	$185,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
2	0	025200	0410	01/08/13	$166,000	DOR RATIO; RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	025200	0430	11/28/12	$462,144	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	025200	0910	06/19/13	$175,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	025200	1010	06/11/13	$240,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	031830	0070	07/17/12	$384,556	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	144130	0080	10/27/14	$340,000	RELOCATION - SALE TO SERVICE
2	0	144130	0120	06/02/14	$87,993	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	144130	0130	08/18/14	$248,115	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	144130	0130	04/10/14	$277,774	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	144130	0130	12/24/14	$319,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	0	144130	0240	06/18/14	$394,058	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	144130	0240	11/06/14	$285,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	144270	0290	06/28/14	$439,950	RELOCATION - SALE TO SERVICE
2	0	144272	0090	02/04/14	$432,886	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	144274	0390	01/30/12	$258,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
2	0	144280	0100	07/09/12	$142,301	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	144280	0580	08/03/12	$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	144280	0580	12/18/12	$133,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	154580	0100	11/22/13	$169,102	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; NO MARKET EXPOSURE; QCD
2	0	154580	0780	09/04/14	$237,602	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	154580	0860	05/03/12	$178,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
2	0	154580	1370	07/09/14	$204,100	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; BANKRUPTCY
2	0	154580	1640	06/12/12	$170,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	1900	01/14/14	$196,000	PARTIAL INTEREST; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
2	0	154580	1990	10/29/14	$233,131	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	154580	2000	08/13/14	$178,100	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; BANKRUPTCY;
2	0	154580	2070	11/01/13	$186,211	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2110	02/06/12	$136,700	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2500	03/27/13	$155,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2650	03/22/12	$138,699	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	2750	06/22/12	$149,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	154580	2750	03/06/13	$384,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
2	0	154580	2840	01/25/12	$145,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	154580	2850	04/26/12	$160,000	IMP CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	154580	3040	02/03/12	$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3080	01/04/13	$166,099	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3080	04/15/13	$147,941	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3170	03/20/12	$149,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	154580	3190	05/16/14	$195,100	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3240	10/10/13	$107,000	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
2	0	154580	3320	12/11/12	$153,257	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	3330	12/04/12	$293,770	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	154580	3640	03/28/12	$160,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	154580	3650	04/13/12	$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	154580	3770	03/12/12	$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED
2	0	154580	4070	07/17/14	$236,763	GOV'T TO GOV'T;NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	154580	4080	06/04/14	$182,450	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	0	154580	4450	12/07/12	$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	154580	5030	01/23/13	$206,000	NON-REPRESENTATIVE SALE
2	0	154580	5290	06/14/12	$159,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	5310	12/19/12	$144,000	DOR RATIO; BANKRUPTCY-RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	154580	5320	02/22/12	$147,500	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	5490	10/06/14	$190,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
2	0	154580	5880	01/30/13	$240,191	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	154580	5960	06/19/12	$180,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	154580	6030	08/28/14	$218,000	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	6420	05/02/12	$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	6530	03/01/12	$146,000	NO MARKET EXPOSURE
2	0	154580	6600	05/07/13	$297,901	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	154580	6600	04/16/13	$353,574	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	154580	6690	12/17/12	$384,694	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	154580	6900	03/25/14	$195,800	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	6900	06/03/14	$207,981	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	154580	6960	10/08/14	$198,897	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	154580	7080	12/18/12	$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	7080	12/18/12	$190,000	CORRECTION DEED; GOV'T TO GOV'T; CORPORATE AFFILIATES
2	0	154580	7080	12/11/13	$170,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	154580	7140	07/18/14	$389,362	NO MARKET EXPOSURE; BANKRUPTCY; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	154580	7160	04/11/12	$174,300	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	154580	7170	08/29/12	$135,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	154580	7700	05/23/13	$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	154580	7810	10/21/14	$118,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
2	0	154580	7990	09/09/14	$198,001	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; BANKRUPTCY
2	0	154580	8030	02/25/13	$125,000	NON-REPRESENTATIVE SALE
2	0	154580	8170	02/07/13	$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	154580	8240	02/23/12	$160,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	8260	05/08/13	$204,492	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	154580	8260	02/12/14	$171,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	154580	8260	09/19/14	$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
2	0	154580	8310	01/18/12	$131,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	8470	03/22/13	$170,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
2	0	154580	8510	05/18/12	$123,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	154580	8820	05/08/13	$157,055	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	154580	8905	06/28/12	$255,236	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	212206	9133	04/11/12	$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	256400	0070	04/12/13	$230,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	282206	9053	11/29/12	$685,000	IMP. COUNT > 1
2	0	330386	0080	10/21/13	$447,246	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	330386	0370	06/24/14	$469,950	RELOCATION - SALE TO SERVICE
2	0	415630	0450	09/25/12	$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	415630	0630	05/07/13	$210,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	680700	0085	08/09/12	$125,200	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	680700	0106	03/09/12	$97,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	2	729660	0090	06/09/14	$165,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
2	2	729660	0095	11/13/14	$1,200	DOR RATIO
3	0	178620	0100	06/03/13	$490,000	RELOCATION - SALE TO SERVICE
3	0	178620	0110	07/03/12	$296,574	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	202206	9032	10/12/12	$306,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	202206	9190	09/23/13	$422,647	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	212206	9120	02/23/12	$205,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	212206	9172	06/04/13	$785,000	UNFINISHED AREA
3	0	212206	9179	02/13/14	$345,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	252530	0200	05/10/13	$127,600	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	252530	0290	11/19/13	$135,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	252530	0290	05/29/13	$143,053	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	252530	0520	03/18/13	$44,246	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	252530	0600	03/28/12	$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	252530	0620	01/02/13	$131,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	252530	0650	04/09/12	$119,900	DOR RATIO; NON-REPRESENTATIVE SALE
3	0	252531	0070	05/15/13	$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	252531	0070	02/18/14	$170,000	NON-REPRESENTATIVE SALE
3	0	252531	0110	03/27/14	$206,100	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	252531	0290	12/03/13	$203,444	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	252531	0570	10/24/12	$142,200	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	252540	0050	06/18/14	$260,000	BANKRUPTCY; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	272206	9078	07/19/13	$258,937	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	379350	0170	07/30/12	$359,950	RELOCATION - SALE TO SERVICE
3	0	379350	0400	04/23/12	$292,000	RELOCATION - SALE TO SERVICE
3	0	379350	0670	04/10/14	$366,689	GOV'T TO GOV'T; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	379350	0750	08/27/13	$230,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	379350	0940	04/15/14	$330,375	GOV'T TO GOV'T; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	3	412380	0040	03/19/14	$265,000	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	3	412380	0130	03/25/13	$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	412380	0220	10/10/13	$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	412380	0260	08/28/13	$239,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	412380	0290	03/25/13	$176,300	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	3	412380	0490	05/23/13	$280,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	0	412381	0250	01/13/14	$325,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR OR EXECUTOR
3	3	412382	0150	04/04/13	$320,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	3	412382	0310	03/19/14	$368,000	RELOCATION - SALE TO SERVICE
3	3	412383	0020	09/27/13	$305,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	3	412383	0430	06/25/14	$414,828	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
3	3	412384	0020	09/06/12	$264,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3	3	412384	0540	08/08/12	$332,026	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	3	412384	0630	05/08/13	$331,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	1	412700	0050	01/04/13	$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	412700	0281	07/24/12	$229,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
3	0	412700	0415	06/26/12	$368,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	412700	0690	03/27/13	$400,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
3	1	412700	0730	03/26/13	$340,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	1	412700	0780	09/17/12	$196,650	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
3	0	541650	0210	04/26/12	$174,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	541650	0310	12/31/12	$318,422	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	541650	0310	12/19/12	$318,421	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	541650	0610	05/02/14	$254,200	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	541650	0740	05/15/14	$574,791	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	541650	0770	05/07/13	$396,355	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	541650	0820	07/11/12	$234,406	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	541650	0830	09/10/12	$272,383	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	541650	0980	03/28/14	$333,500	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	541650	1020	06/01/14	$409,000	RELOCATION - SALE TO SERVICE
3	0	541650	1080	02/07/13	$265,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	541651	0030	02/27/13	$264,581	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	541651	0090	11/21/13	$348,785	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	541651	0480	06/06/13	$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	541651	0590	10/31/14	$270,001	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE
3	0	541651	0930	12/15/12	$378,500	RELOCATION - SALE TO SERVICE
3	0	542295	0050	07/06/12	$242,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	542295	0060	10/30/13	$318,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	542295	0220	11/20/12	$250,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	542295	0240	12/11/12	$265,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
3	0	808165	0160	07/16/12	$219,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	808165	0430	02/07/12	$201,721	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	885694	0100	10/30/12	$208,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3	0	940652	0110	05/23/13	$263,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	940652	0280	09/05/13	$268,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	0	940652	0370	01/28/14	$306,679	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
3	0	940652	0600	09/10/12	$202,536	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	940652	0990	07/09/12	$190,027	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	940652	1060	07/12/13	$223,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	940652	1110	02/21/12	$164,400	DOR RATIO; BANKRUPTCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	940653	0180	05/02/14	$265,400	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	940655	0080	02/13/13	$236,600	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	940671	0130	06/11/14	$124,121	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	025545	0010	08/12/14	$438,090	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0020	09/18/14	$367,899	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0030	09/18/14	$369,946	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0040	09/18/14	$389,517	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0050	08/13/14	$369,837	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0060	09/03/14	$414,730	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0070	08/12/14	$381,574	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0080	08/21/14	$469,176	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0090	08/14/14	$381,417	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0140	09/03/14	$365,107	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0170	10/01/14	$385,959	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0230	09/09/14	$474,375	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0290	08/04/14	$312,945	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0340	08/27/14	$387,865	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0360	08/12/14	$404,620	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0380	08/04/14	$324,747	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	025545	0400	07/31/14	$326,989	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	0	070570	0140	07/23/12	$205,950	SHORT SALE; FORCED SALE
4	0	070570	0840	01/10/14	$267,001	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
4	0	070571	0660	07/24/13	$303,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	070573	0240	06/27/12	$346,339	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	162206	9016	09/07/12	$152,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESAL
4	0	162206	9016	11/03/14	$124,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	259172	0030	01/08/13	$387,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	259172	0030	11/13/12	$387,500	RELOCATION - SALE TO SERVICE
4	0	259172	0040	04/11/12	$305,783	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	259172	0360	12/26/14	$375,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	330395	0180	07/26/12	$260,249	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	330395	0670	02/05/13	$254,916	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	330395	1030	04/04/14	$271,500	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE;
4	0	330395	1610	08/22/13	$369,900	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
4	0	365480	0050	04/10/12	$158,000	NON-REPRESENTATIVE SALE
4	0	365480	0200	05/07/12	$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	365480	0200	11/16/12	$196,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	0	401705	0110	02/27/14	$535,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	0	401705	0170	01/11/13	$317,577	DOR RATIO; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	401705	0180	07/25/12	$399,900	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	0	401705	0190	07/09/12	$437,000	RELOCATION - SALE TO SERVICE
4	0	401705	0200	06/06/13	$355,000	NON-REPRESENTATIVE SALE
4	0	401705	0540	04/10/14	$620,000	RELOCATION - SALE TO SERVICE
4	0	401705	0840	03/20/13	$336,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	401705	0860	06/28/12	$313,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
4	0	412400	0350	06/06/13	$260,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSUR
4	0	414245	0360	04/09/14	$368,579	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	0	414245	0360	09/24/14	$250,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	414245	0390	06/18/13	$280,000	RELOCATION - SALE TO SERVICE
4	0	511326	0120	06/18/12	$175,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
4	0	549146	0090	01/02/13	$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	549146	0200	04/04/14	$283,253	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
4	0	667900	0110	06/03/13	$238,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	667900	0130	09/23/13	$195,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
4	0	667900	0330	04/26/13	$288,793	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	667900	0330	06/13/13	$288,793	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	667900	0690	06/06/13	$335,673	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis
Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	858850	0040	05/22/12	$136,199	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
4	0	858850	0040	01/13/12	$170,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
4	0	885697	0330	04/15/13	$104,795	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	885697	0970	02/24/14	$244,900	CORRECTION DEED; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	0	885697	0970	02/24/14	$244,900	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	885697	0970	07/02/13	$219,408	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	885764	0220	09/19/13	$550,000	RELOCATION - SALE TO SERVICE
4	0	885764	0440	06/09/14	$285,000	RELOCATION - SALE TO SERVICE
4	0	885764	0810	01/10/14	$405,000	RELOCATION - SALE TO SERVICE
4	0	885764	0930	04/18/12	$400,000	RELOCATION - SALE TO SERVICE
4	0	940654	0080	02/15/13	$267,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	940659	0010	02/07/12	$265,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
4	0	940659	0050	04/25/12	$183,427	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	940659	0110	01/22/14	$264,400	ACTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	940659	0300	05/09/14	$450,000	RELOCATION - SALE TO SERVICE
4	0	940715	0050	01/02/13	$138,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	940715	0130	12/01/14	$240,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
4	0	940760	0090	01/08/13	$141,637	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
4	0	954283	0020	03/14/14	$300,000	RELOCATION - SALE TO SERVICE
4	0	954283	0120	12/23/13	$244,751	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	954283	0230	02/10/12	$205,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	0	954283	0510	10/15/14	$248,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	0	954284	0210	07/10/14	$350,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	342206	9071	09/26/14	$450,000	141,020	N	N
1	0	342206	9085	09/29/14	$190,000	58,779	N	N
2	0	144131	0080	09/30/13	$1,000	1,965	N	N
2	2	282206	9114	08/20/12	$200,000	21,859	Y	Y
2	0	415630	0680	05/04/12	$67,000	9,602	N	N
2	0	680700	0037	11/24/14	$115,000	11,976	N	N
2	2	680760	0035	05/29/14	$170,000	16,802	Y	Y
2	2	680760	0035	02/06/12	$155,000	16,802	Y	Y
2	2	729660	0025	06/19/13	$190,000	20,134	Y	Y
3	0	412700	0360	07/01/14	$195,000	32,694	N	N
3	0	412700	0365	07/01/14	$190,000	29,377	N	N
3	0	738345	0140	11/13/12	$85,000	4,000	N	N
3	0	738345	0170	02/19/13	$85,000	4,000	N	N
3	0	738345	0180	01/30/13	$85,000	4,000	N	N
3	0	738345	0210	11/13/12	$85,000	4,631	N	N
4	0	270020	0010	03/26/12	$85,000	5,632	N	N
4	0	729987	0070	04/18/14	$94,999	5,849	N	N
4	0	729987	0090	06/01/12	$75,000	11,551	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	374400	0060	10/09/14	$552,675	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0290	12/26/14	$397,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0310	12/29/14	$420,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0320	12/31/14	$419,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0330	12/19/14	$426,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0350	12/23/14	$421,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0360	12/26/14	$390,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0390	11/20/14	$395,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0400	11/24/14	$407,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0410	12/16/14	$426,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0420	10/13/14	$449,681	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0430	10/14/14	$423,263	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0440	12/09/14	$399,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0450	11/21/14	$399,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0460	10/29/14	$359,990	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0590	12/01/14	$405,764	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	723745	0600	10/30/14	$450,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
1	0	809167	0310	12/17/14	$409,658	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
2	0	025200	0730	07/14/14	$15,000	GOV'T TO NON-GOV'T; SALES DATA DOES NOT MATCH ASSESSED VALUE
2	2	729660	0005	03/26/13	$7,654	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE
2	0	729660	0178	02/01/13	$8,450	GOV'T TO NON-GOV'T; RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
3	1	412700	0550	06/19/13	$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	1	412700	0765	09/20/12	$10,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	738345	0230	03/13/13	$85,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
3	0	738345	0270	01/16/13	$85,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
4	0	025545	0110	10/21/14	$417,342	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0120	10/07/14	$447,519	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0130	10/07/14	$393,822	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0150	11/17/14	$397,557	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0160	12/15/14	$423,526	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP

Vacant Sales Removed in this Annual Update Analysis
Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	025545	0180	10/21/14	$456,080	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0190	11/17/14	$448,695	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0200	10/10/14	$372,560	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0210	12/17/14	$433,550	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025545	0220	12/10/14	$383,585	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	025546	0150	12/17/14	$351,080	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
4	0	066244	0110	12/16/12	$51,500	NON-REPRESENTATIVE SALE
4	0	162206	9170	10/12/12	$13,000,000	MULTI-PARCEL SALE (RETAIL STRIP MALL)
4	0	729987	0060	02/27/13	$52,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	0	729987	0080	07/24/13	$50,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Mobile Home Sales Used in this Annual Update Analysis
Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	0	152670	0130	02/27/14	$160,000	1,782	2	1995	Avg	15,197	N	27051 235TH CT SE
1	0	332206	9019	05/06/13	$185,000	1,232	4	1987	Good	39,302	N	22011 SE 276TH ST
1	0	681750	0080	11/10/14	$230,000	1,782	4	2006	VGood	14,710	N	22231 SE 275TH PL
1	0	681750	0110	09/23/14	$151,100	1,188	3	2008	VGood	13,995	N	22247 SE 275TH PL
1	0	681750	0110	05/22/14	$222,068	1,188	3	2008	VGood	13,995	N	22247 SE 275TH PL
1	0	681751	0030	07/08/14	$149,000	1,344	3	1974	Good	9,822	N	22156 SE 274TH PL
1	0	681751	0050	06/25/13	$165,000	1,272	3	1971	Good	13,847	N	22155 SE 274TH PL
1	0	681751	0240	10/30/13	$110,000	1,488	3	1975	Avg	9,515	N	27408 220TH PL SE
1	0	681751	0290	11/06/14	$220,000	1,792	4	1998	VGood	10,212	N	27423 220TH PL SE
1	0	681752	0120	07/09/13	$154,900	1,064	3	1986	VGood	9,425	N	22020 SE 273RD ST
1	0	681752	0290	02/27/14	$121,000	1,152	3	1970	Avg	15,990	N	27318 220TH PL SE
1	0	738300	0340	05/24/13	$167,500	1,344	3	1977	Good	21,000	N	21913 SE 276TH ST
2	0	282206	9103	06/04/14	$152,800	1,568	3	1987	Good	10,680	N	22011 SE 256TH ST
3	0	212206	9038	06/06/12	$155,000	1,560	3	1976	Avg	15,090	N	24930 224TH AVE SE

Mobile Home Sales Removed in this Annual Update Analysis
Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	152670	0190	01/08/13	$80,414	MOBILE HOME; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	152670	0190	08/31/12	$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
1	0	681750	0110	12/17/13	$247,727	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
1	0	681751	0030	04/29/14	$50,000	MOBILE HOME; QUIT CLAIM DEED;
1	0	681751	0140	04/30/14	$87,000	NON-REPRESENTATIVE SALE; MOBILE HOME
1	0	681751	0240	11/09/12	$105,221	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
1	0	681751	0290	06/25/14	$127,576	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	738300	0020	06/23/14	$66,700	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; MOBILE HOME
1	0	738300	0020	08/16/13	$170,765	BANKRUPTCY; GOV'T TO GOV'T; MOBILE HOME; NO MARKET EXPOSURE
1	0	738300	0020	08/13/13	$115,700	RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
2	0	282206	9071	11/19/12	$162,317	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
2	0	282206	9089	02/28/14	$121,151	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; MOBILE HOME; EXEMPT FROM EXCISE TAX;
2	0	282206	9103	01/13/14	$57,750	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; MOBILE HOME;
2	0	282206	9103	07/08/13	$194,085	BANKRUPTCY; GOV'T TO GOV'T; MOBILE HOME; NO MARKET EXPOSURE
2	0	282206	9103	07/02/13	$234,575	RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
2	0	292206	9086	09/15/14	$89,000	NON-REPRESENTATIVE SALE; MOBILE HOME
2	0	680700	0100	11/26/13	$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
3	0	202206	9075	06/15/14	$12,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
4	0	222206	9061	05/14/14	$126,200	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
4	0	222206	9061	05/29/13	$144,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE; MOBILE HOME

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

Judith A. Metcalf   6/26/15

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