

Mirrormont/ Tiger Mountain/ May Valley

Area: 066

Residential Revalue for 2015 Assessment Roll



Obtained from flickr.com

The area is comprised of a mixture of rural acreage, older plats, creek side properties, along with pockets of established and well maintained neighborhoods throughout the area. The housing is made up of a variety of quality, ages, and lot sizes; however, some platted areas of homogeneity do exist in pocket neighborhoods. Geographically, the area varies greatly in topography from steep hillsides to the valley floor; there are many impacted environmental issues, development has been limited, and many properties have maintained this acreage setting. Majority of the area is in unincorporated King County.



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.

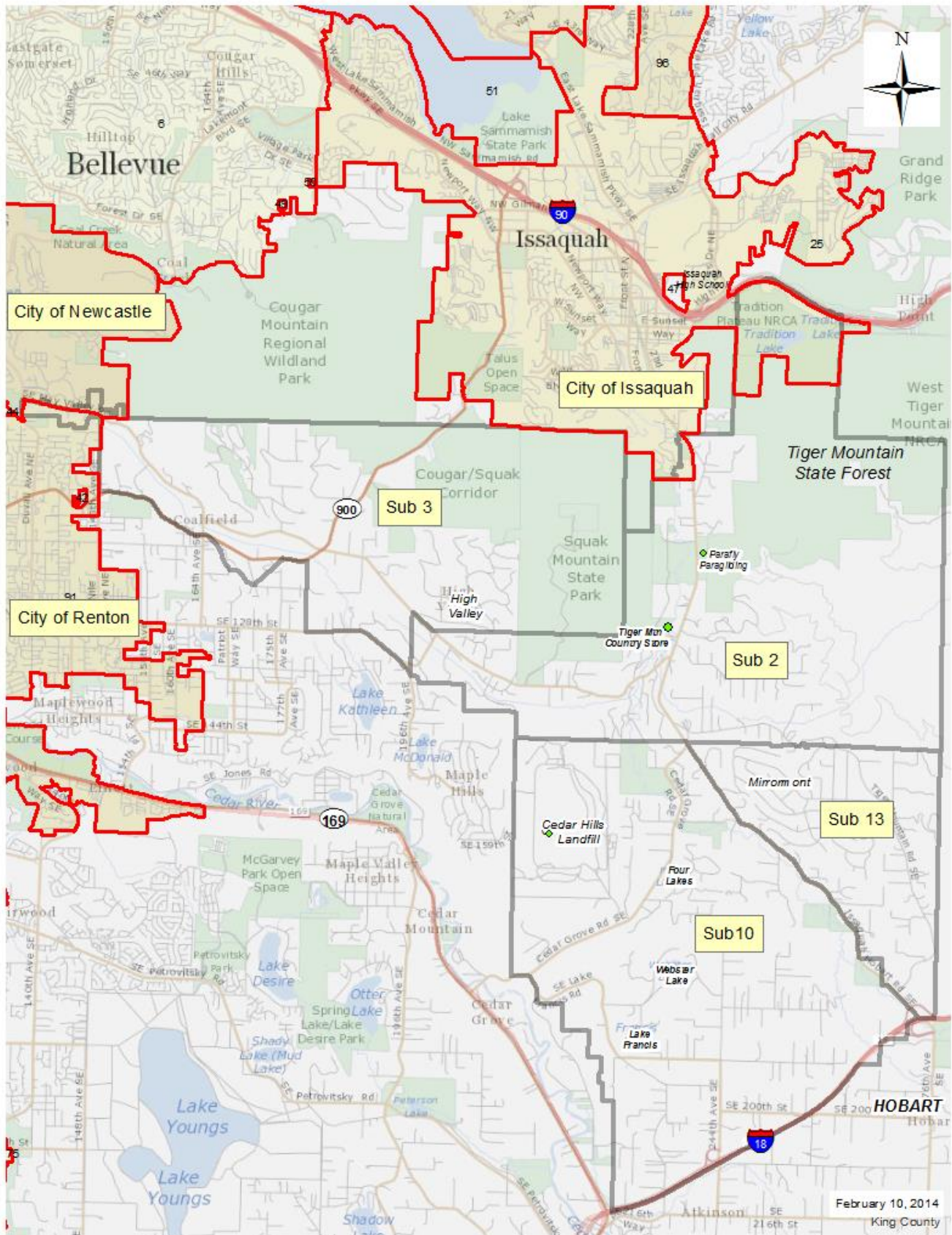
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

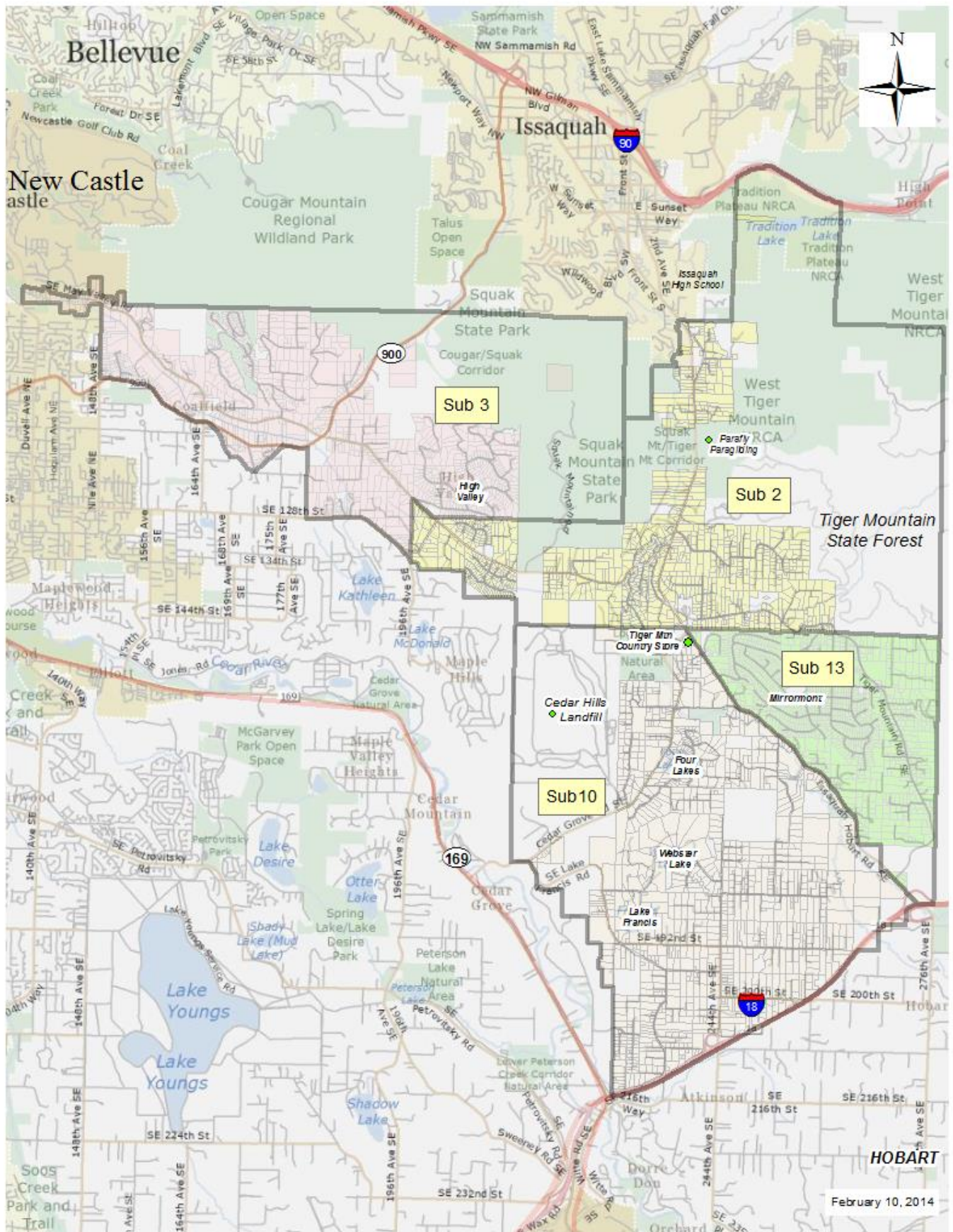
Lloyd Hara
Assessor

Overview Map

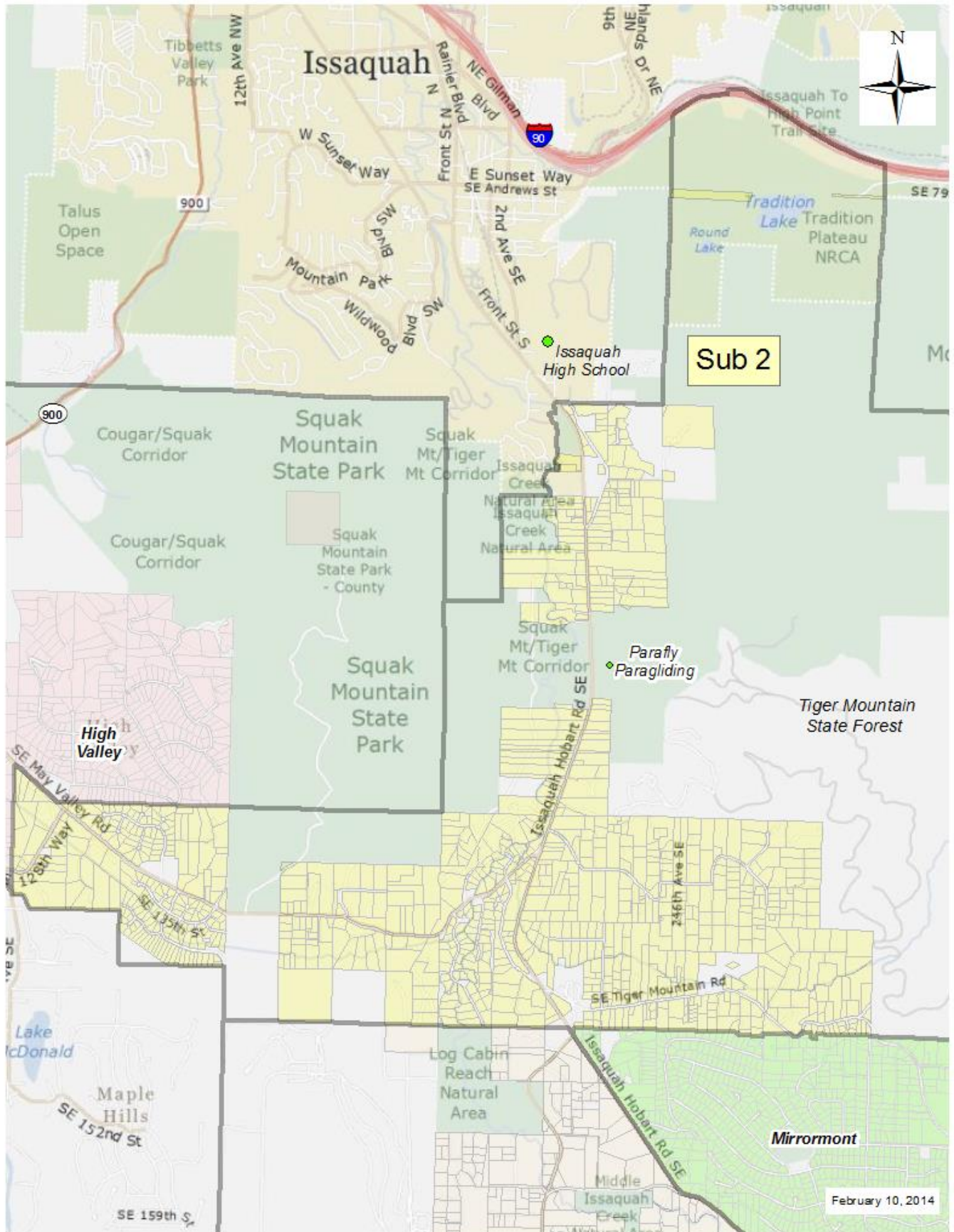


All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness,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

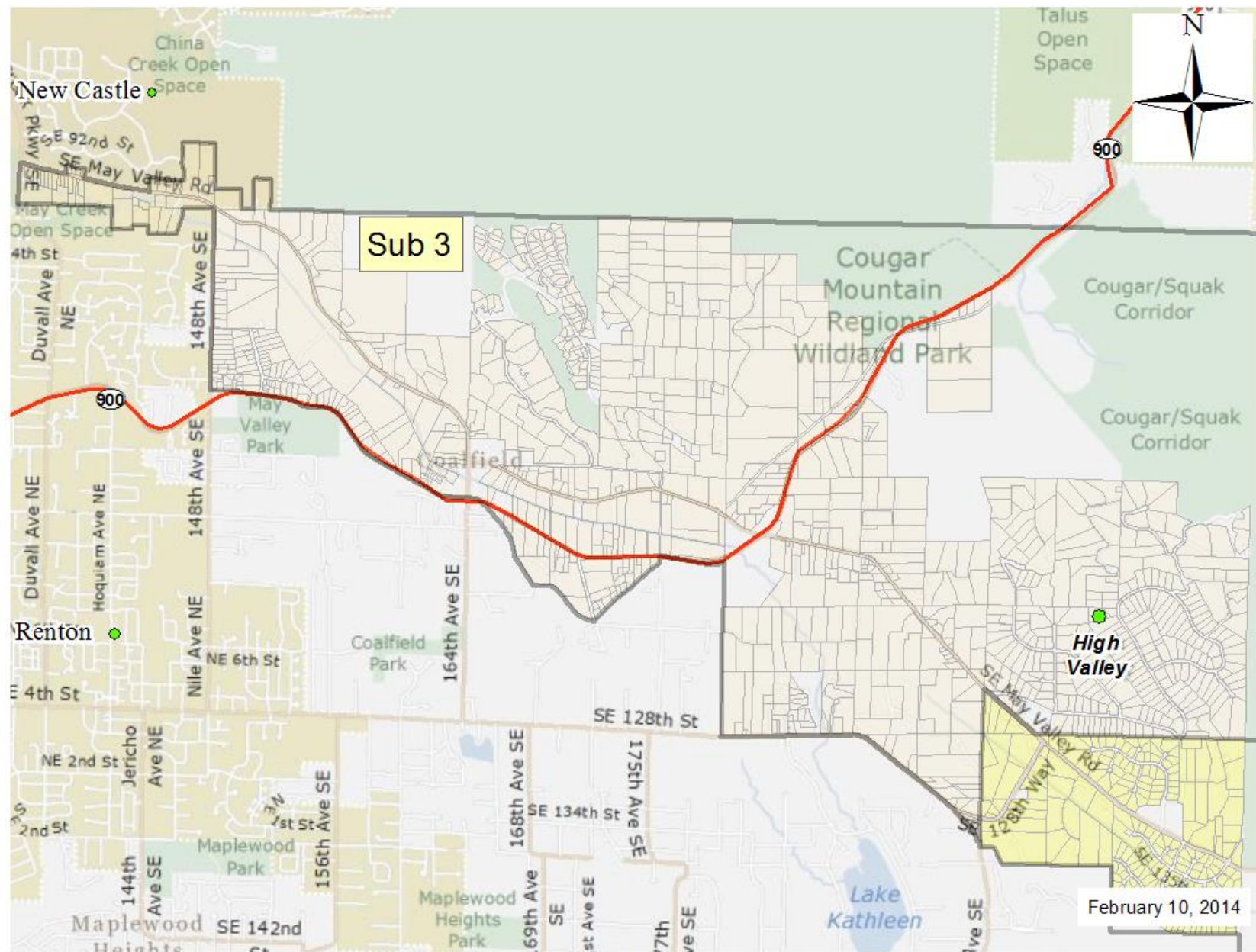
Area 066 Map



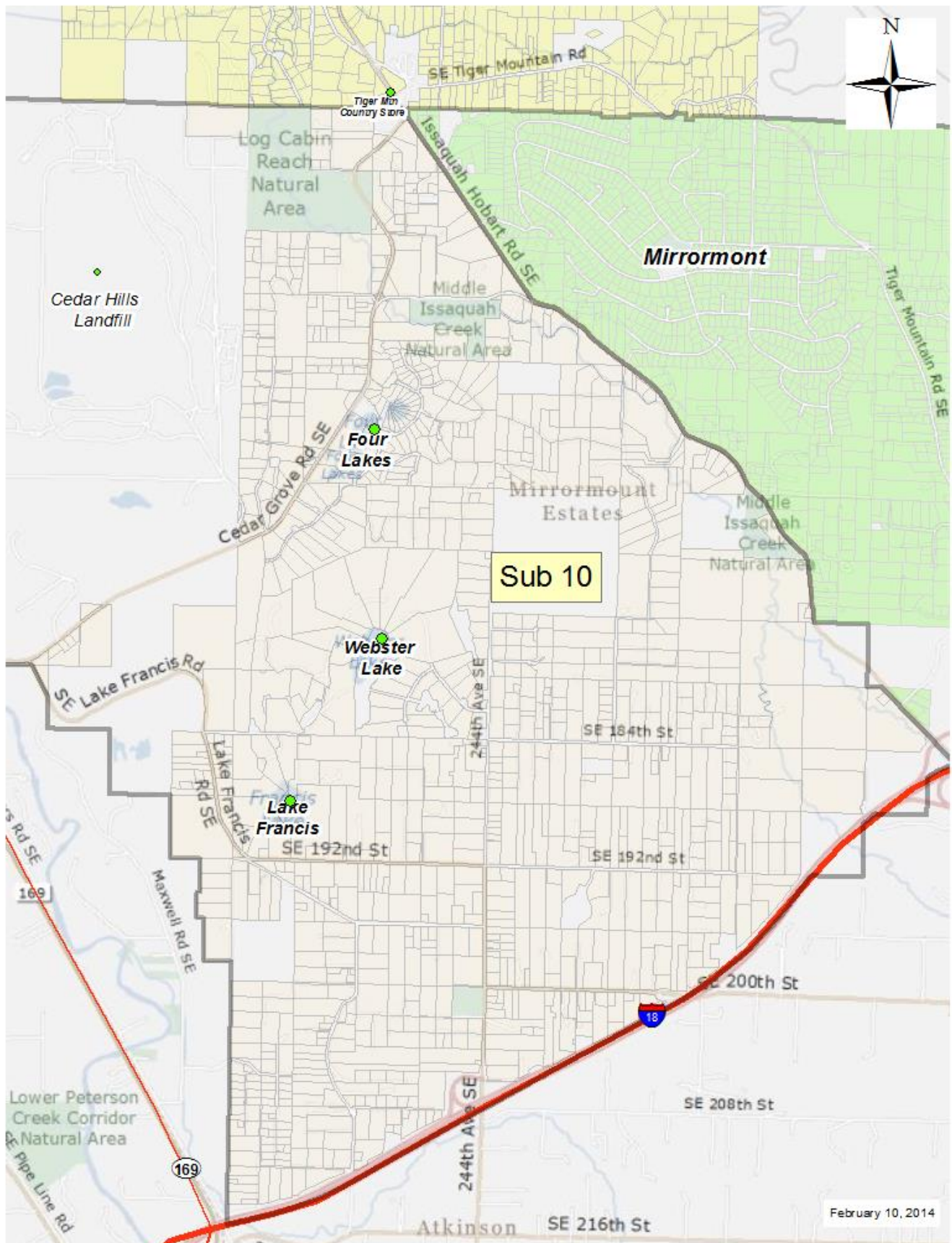
Sub Area 2 Map



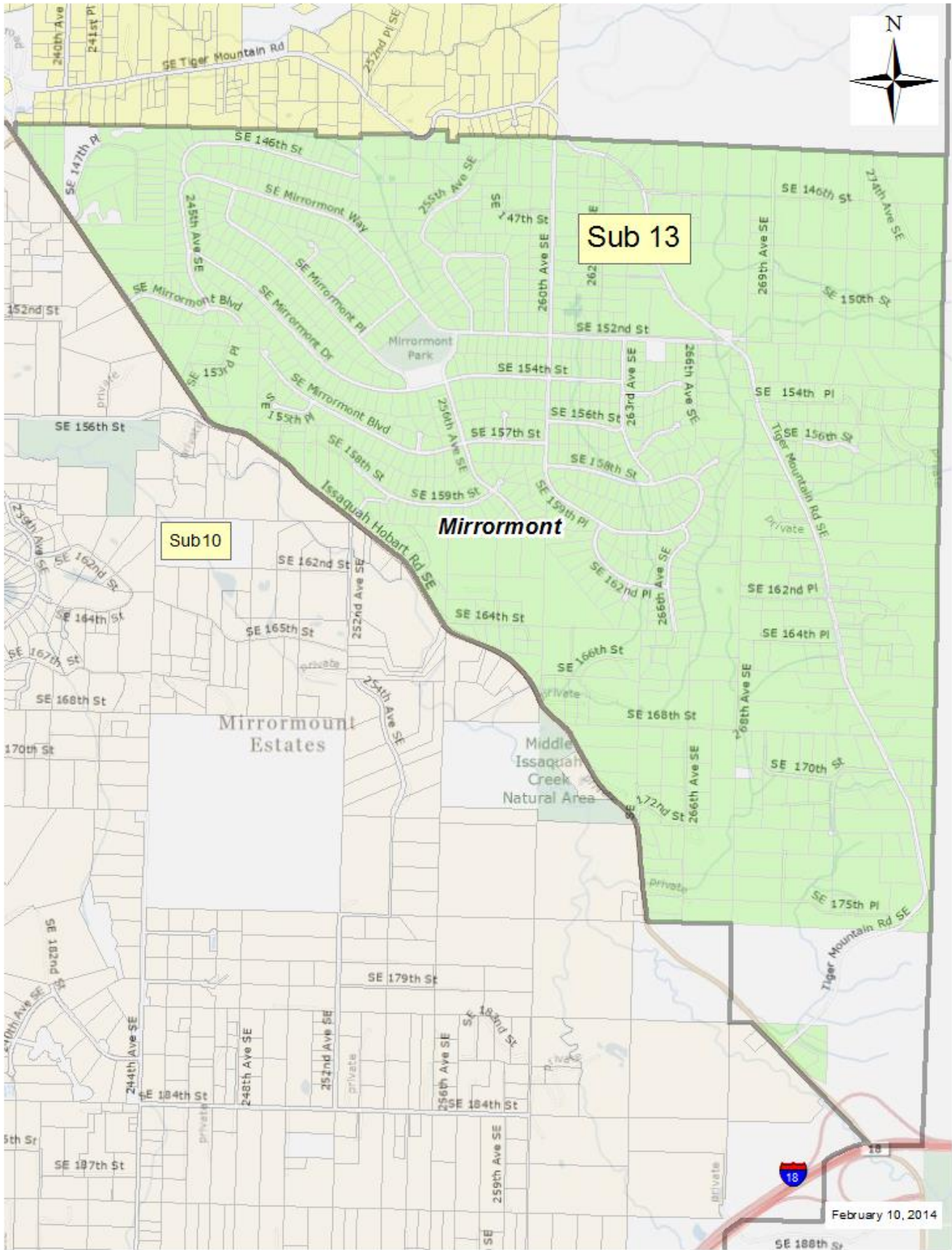
Sub Area 3 Map



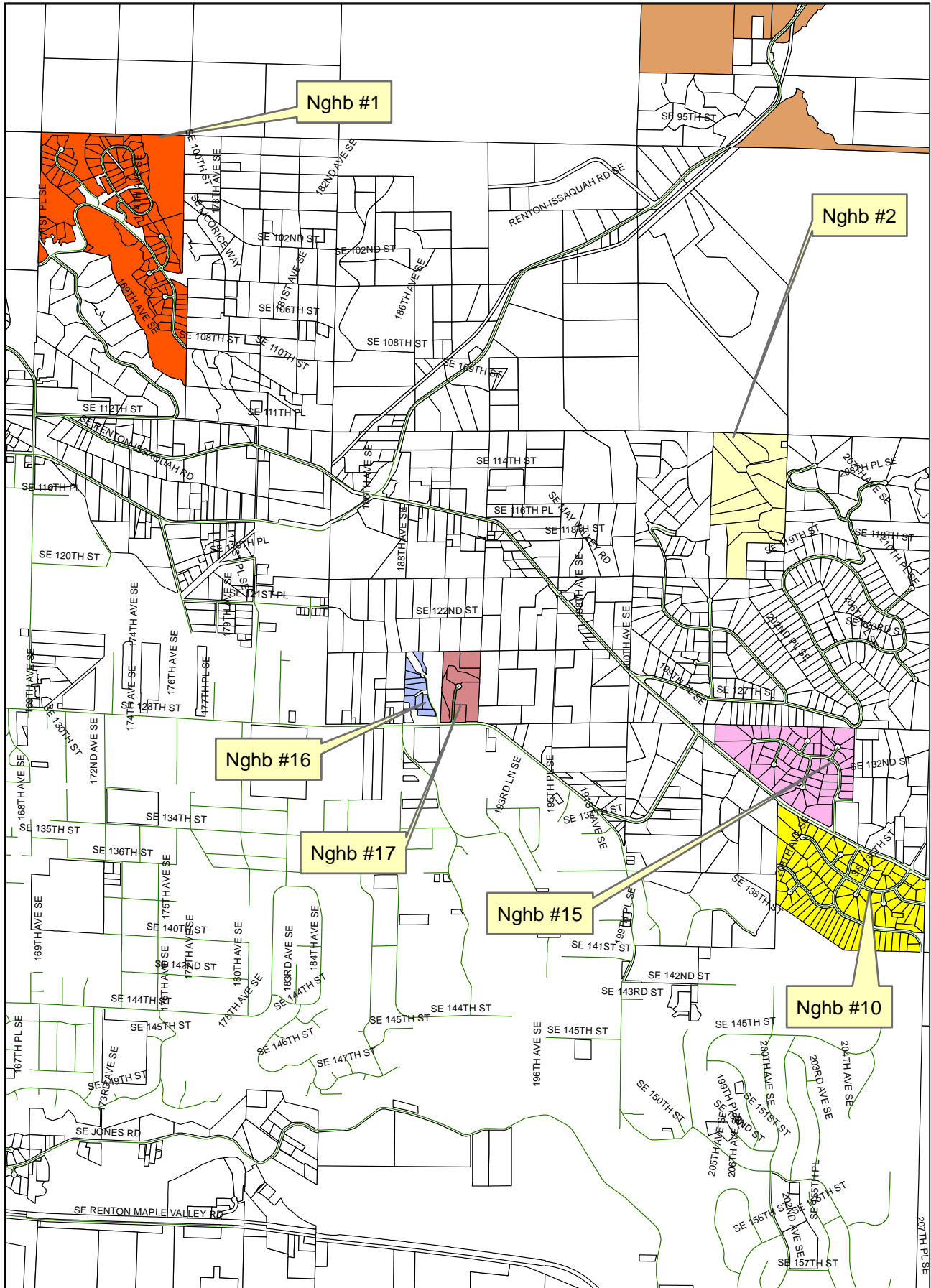
Sub Area 10 Map



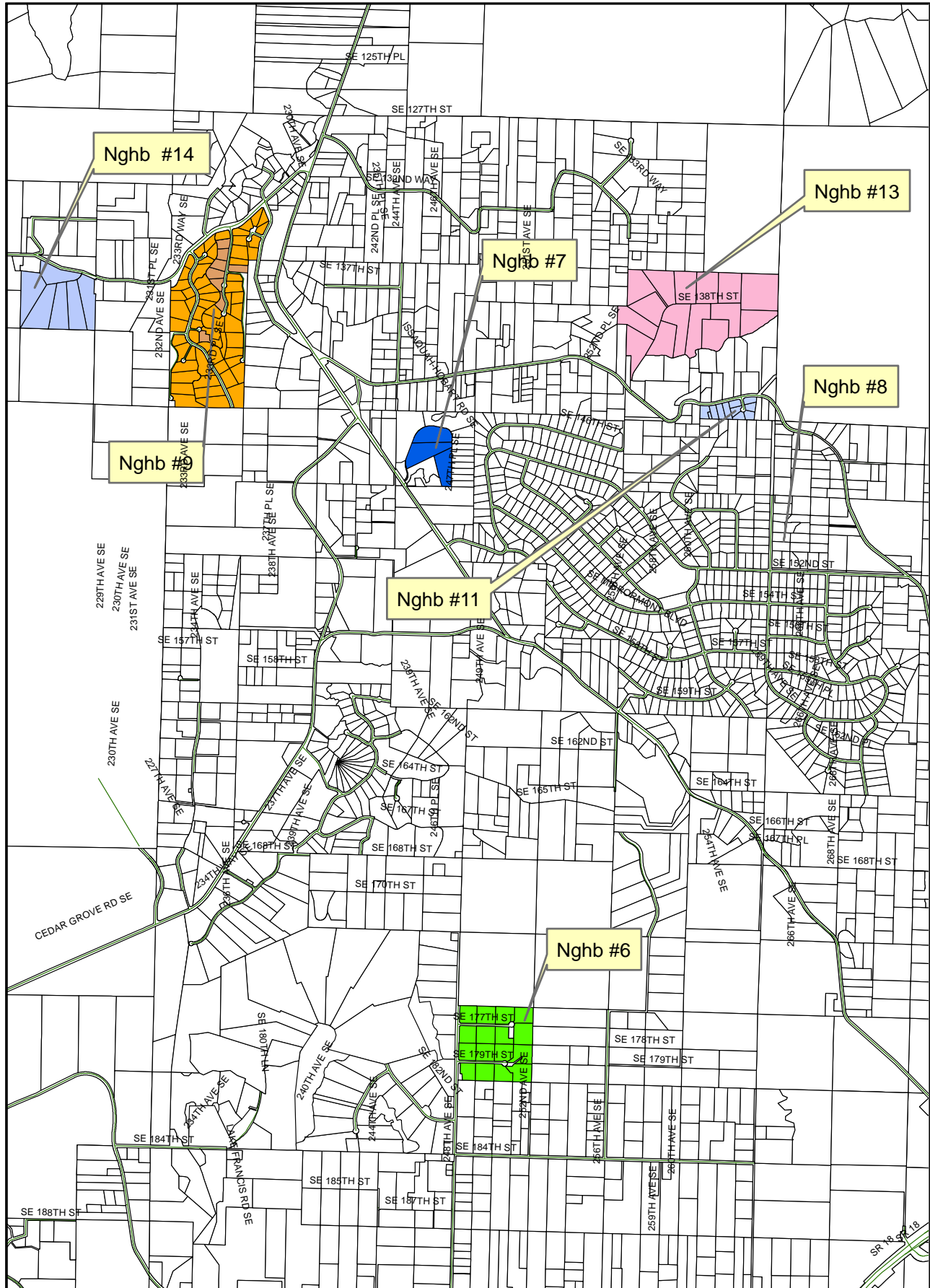
Sub Area 13 Map



Neighborhood Map



Neighborhood Map



Area 066 Housing Profile



Grade 4/ Year Built 1967/Total Living Area 670
Account Number 352306-9046



Grade 5/ Year Built 1956/ Total Living Area 580
Account Number 222306-9154



Grade 6/ Year Built 1965/Total Living Area 1200
Account Number 523100-0080



Grade 7/ Year Built 1972/ Total Living Area 2040
Account Number 152306-9168



Grade 8/ Year Built 1989/ Total Living Area 2440
Account Number 813750-0430



Grade 9/ Year Built 1996/ Total Living Area 3650
Account Number 022305-9089

Area 066 Housing Profile



Grade 10/ Year Built 1983/ Total Living Area 4560
Account Number 261680-0090



Grade 11/ Year Built 1987/ Total Living Area 5200
Account Number 012305-9054



Grade 12/ Year Built 2000/ Total Living Area 6900
Account Number 352306-9180



Grade 13/ Year Built 2003/ Total Living Area 5210
Account Number 222306-9025

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

Mirrormont/ Tiger Mountain/ May Valley - Area 066

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 400
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	\$177,500	\$355,600	\$533,100			8.46%
2015 Value	\$192,200	\$400,800	\$593,000	\$632,000	94.2%	8.33%
\$ Change	+\$14,700	+\$45,200	+\$59,900			
% Change	+8.3%	+12.7%	+11.2%			

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 8.33% is an improvement from the previous COD of 8.46%. 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	\$175,900	\$317,600	\$493,500
2015 Value	\$190,400	\$357,000	\$547,400
\$ Change	+\$14,500	+\$39,400	+\$53,900
% Change	+8.2%	+12.4%	+10.9%

Number of one to three unit residences in the population: 3,094

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 several Sub Area-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 10, Sub Area 13 excluding parcels with Building grade lower than a 9 and Sub Area 2 were generally at lower assessment levels than the rest of the population. This resulted in a higher upward adjustment for these properties than the standard adjustment. This annual update valuation model corrects for these strata differences.

Area 066 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+8.44%	1,411	46%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area= 10	+11.71%	90	757	12%
Sub Area= 13 & Building Grade>=9	+13.10%	48	218	22%
Sub Area= 2	+14.24%	103	708	15%

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

Generally, Sub Area 10, Sub Area 13 excluding parcels with Building grade lower than a 9 and Sub Area 2 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

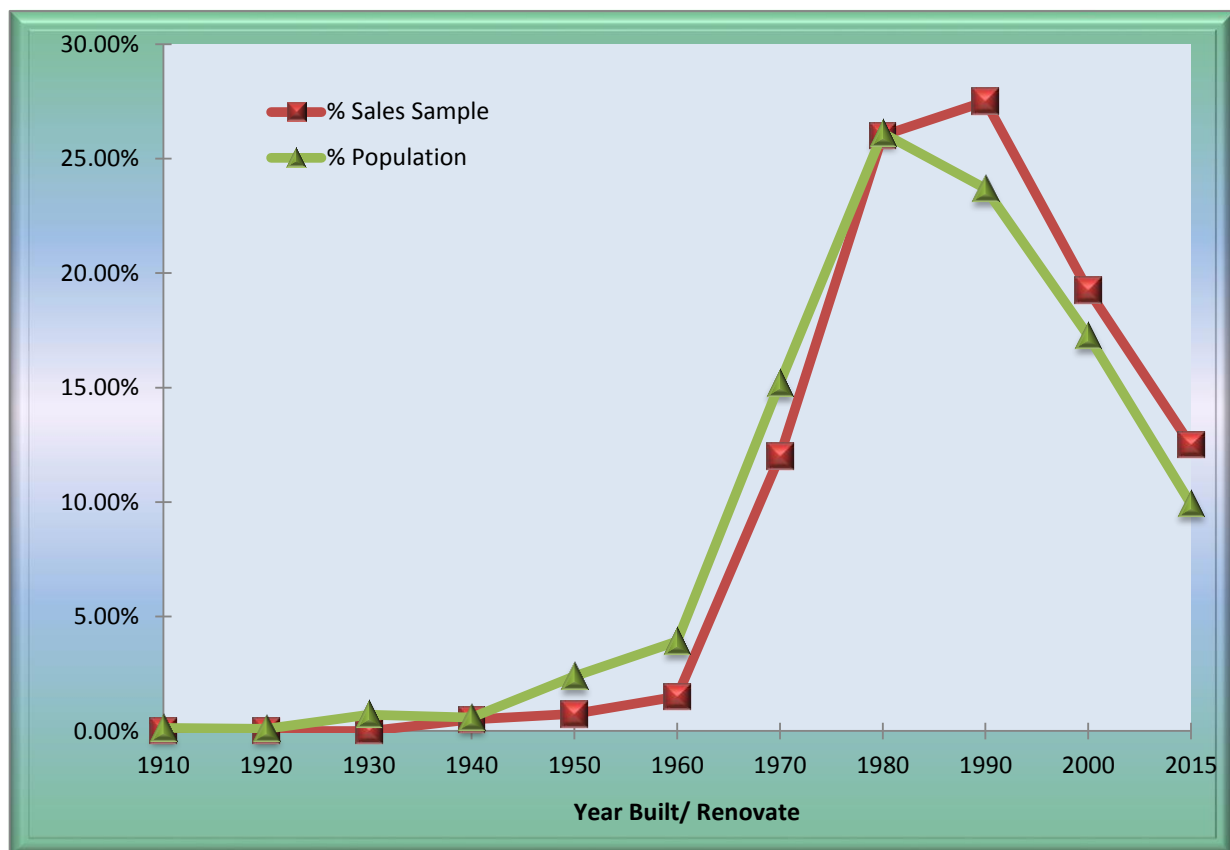
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.50%
1950	3	0.75%
1960	6	1.50%
1970	48	12.00%
1980	104	26.00%
1990	110	27.50%
2000	77	19.25%
2015	50	12.50%
400		

Population

Year Built/Ren	Frequency	% Population
1910	4	0.13%
1920	3	0.10%
1930	22	0.71%
1940	18	0.58%
1950	74	2.39%
1960	121	3.91%
1970	470	15.19%
1980	808	26.12%
1990	733	23.69%
2000	534	17.26%
2015	307	9.92%
3,094		



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

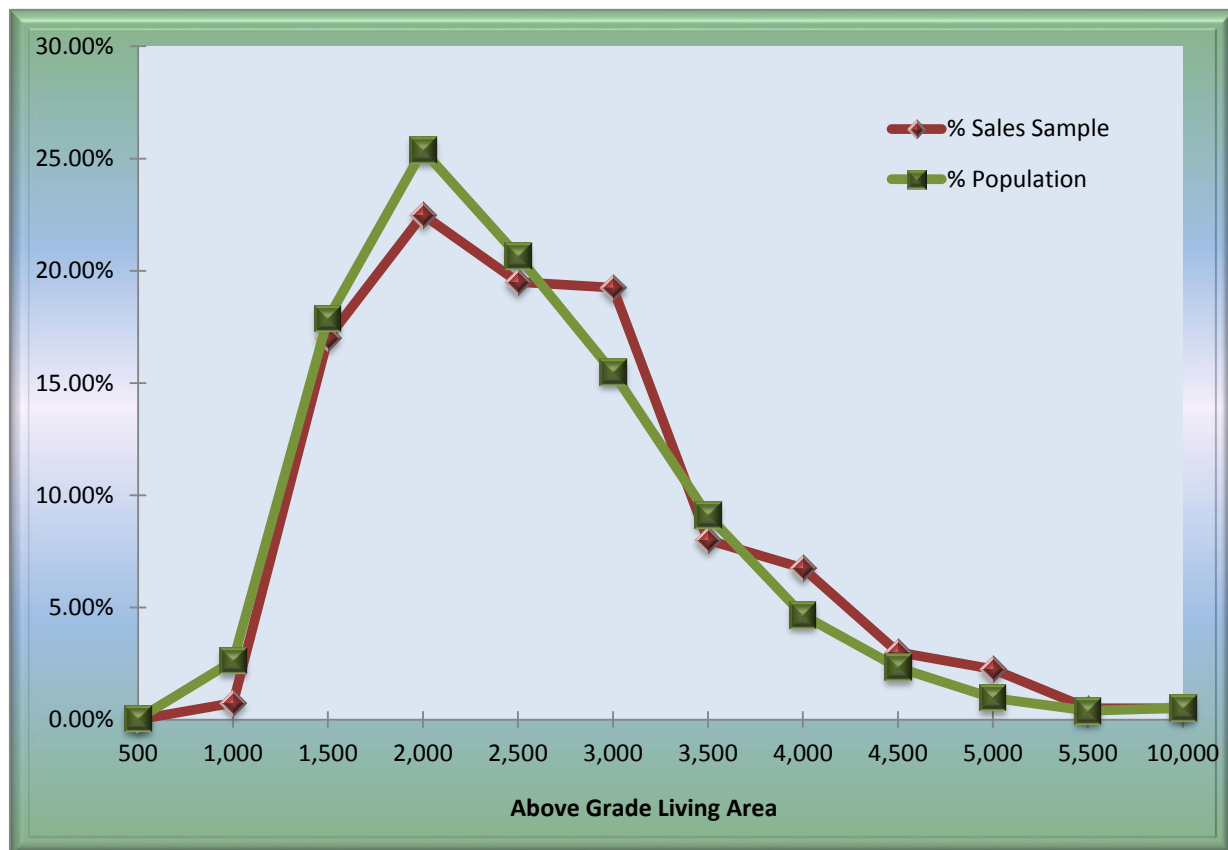
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	3	0.75%
1,500	68	17.00%
2,000	90	22.50%
2,500	78	19.50%
3,000	77	19.25%
3,500	32	8.00%
4,000	27	6.75%
4,500	12	3.00%
5,000	9	2.25%
5,500	2	0.50%
10,000	2	0.50%
400		

Population

AGLA	Frequency	% Population
500	1	0.03%
1,000	81	2.62%
1,500	553	17.87%
2,000	785	25.37%
2,500	639	20.65%
3,000	479	15.48%
3,500	282	9.11%
4,000	144	4.65%
4,500	72	2.33%
5,000	30	0.97%
5,500	12	0.39%
10,000	16	0.52%
3,094		



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

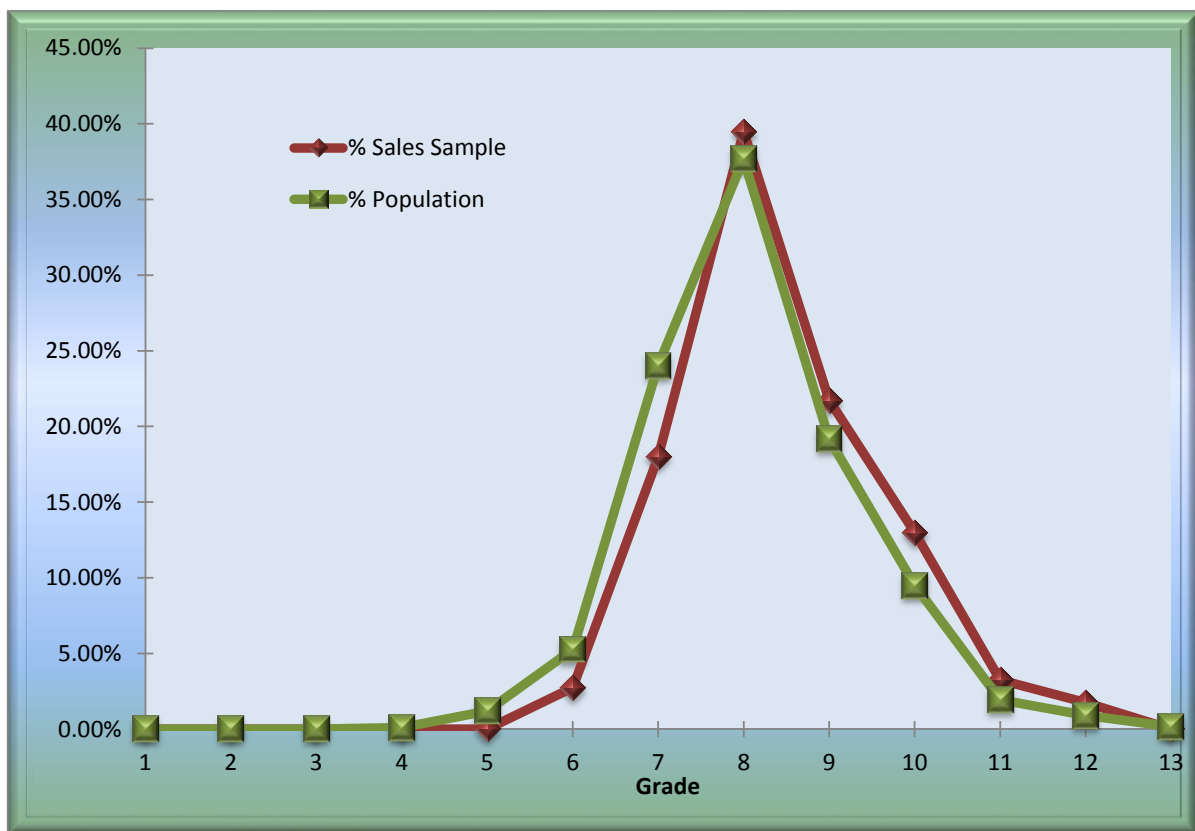
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	11	2.75%
7	72	18.00%
8	158	39.50%
9	87	21.75%
10	52	13.00%
11	13	3.25%
12	7	1.75%
13	0	0.00%
400		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.10%
5	37	1.20%
6	163	5.27%
7	744	24.05%
8	1,166	37.69%
9	594	19.20%
10	294	9.50%
11	60	1.94%
12	28	0.90%
13	5	0.16%
3,094		



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

Area 066 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 1.130, resulting in an adjusted value of \$536,000 ($\$475,000 \times 1.130 = \$536,750$) – truncated to the nearest \$1000.

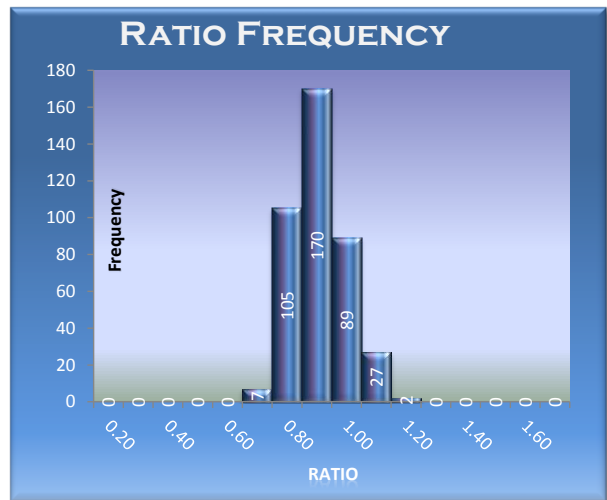
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.313	31.3%
2/1/2012	1.304	30.4%
3/1/2012	1.296	29.6%
4/1/2012	1.287	28.7%
5/1/2012	1.278	27.8%
6/1/2012	1.269	26.9%
7/1/2012	1.261	26.1%
8/1/2012	1.252	25.2%
9/1/2012	1.243	24.3%
10/1/2012	1.235	23.5%
11/1/2012	1.226	22.6%
12/1/2012	1.217	21.7%
1/1/2013	1.208	20.8%
2/1/2013	1.200	20.0%
3/1/2013	1.192	19.2%
4/1/2013	1.183	18.3%
5/1/2013	1.174	17.4%
6/1/2013	1.165	16.5%
7/1/2013	1.157	15.7%
8/1/2013	1.148	14.8%
9/1/2013	1.139	13.9%
10/1/2013	1.130	13.0%
11/1/2013	1.122	12.2%
12/1/2013	1.113	11.3%
1/1/2014	1.104	10.4%
2/1/2014	1.095	9.5%
3/1/2014	1.087	8.7%
4/1/2014	1.079	7.9%
5/1/2014	1.070	7.0%
6/1/2014	1.061	6.1%
7/1/2014	1.053	5.3%
8/1/2014	1.044	4.4%
9/1/2014	1.035	3.5%
10/1/2014	1.026	2.6%
11/1/2014	1.017	1.7%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 066 is: $(0.87605772808686 - 0.000244187567113576 * \text{SaleDay} - 0.0256396503053029 * 0.225 - 0.0360565664759352 * 0.095 - 0.044506466025184 * 0.2575) / (0.87605772808686 - 0.0256396503053029 * 0.225 - 0.0360565664759352 * 0.095 - 0.044506466025184 * 0.2575)$
 $\text{SaleDay} = \text{SaleDate} - 42005$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Mirrormont/ Tiger Mountain/ May Valley	1/1/2014	6/11/2015	1/2012 - 12/2014
Area Number: 066	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	400
Mean Assessed Value	\$533,100
Mean Adj. Sales Price	\$632,000
Standard Deviation AV	\$198,375
Standard Deviation SP	\$260,482
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.856
Median Ratio	0.849
Weighted Mean Ratio	0.844
UNIFORMITY	
Lowest ratio	0.626
Highest ratio:	1.127
Coefficient of Dispersion	8.46%
Standard Deviation	0.091
Coefficient of Variation	10.58%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.838
Upper limit	0.861
95% Confidence: Mean	
Lower limit	0.847
Upper limit	0.865
SAMPLE SIZE EVALUATION	
N (population size)	3,094
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	400
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	210
# ratios above mean:	190
z:	1.000
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

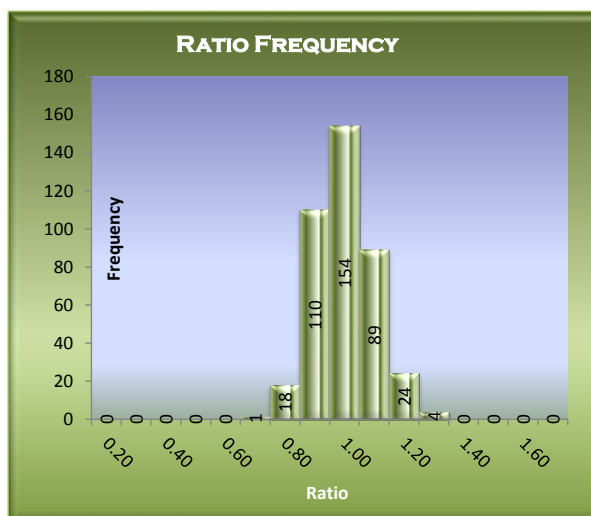
1 to 3 Unit Residences throughout Area 066

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: Mirrormont/ Tiger Mountain/ May Valley	1/1/2015	6/11/2015	1/2012 - 12/2014
Area Number: 066	Appr. ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	400
Mean Assessed Value	\$593,000
Mean Sales Price	\$632,000
Standard Deviation AV	\$226,081
Standard Deviation SP	\$260,482
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.942
Weighted Mean Ratio	0.938
UNIFORMITY	
Lowest ratio	0.698
Highest ratio:	1.232
Coefficient of Dispersion	8.33%
Standard Deviation	0.099
Coefficient of Variation	10.38%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.932
Upper limit	0.954
95% Confidence: Mean	
Lower limit	0.940
Upper limit	0.959
SAMPLE SIZE EVALUATION	
N (population size)	3,094
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.099
Recommended minimum:	16
Actual sample size:	400
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	215
# ratios above mean:	185
z:	1.500
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 066 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 11, 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 22 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 +8.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.085, 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 several Sub Area-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 10, Sub Area 13 excluding parcels with Building grade lower than a 9 and Sub Area 2 were generally at lower assessment levels than the rest of the population. This resulted in a higher upward adjustment for these properties than 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 400 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (0.87605772808686 - 0.0256396503053029 * \text{Sub10} - 0.0360565664759352 * \text{Sub13Grade9} - 0.044506466025184 * \text{Sub2})$$

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

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

Mobile Home Update

Results

There were 20 sales of mobile homes within Area 066. Analysis of the mobile home sales indicated a value increase in line similar with the land adjustment of +8.5%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.085 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

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) * 1.112.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the Mobile Home update formula, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.085.
- 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 066 -- 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	152306	9192	04/02/12	\$204,900	\$264,000	1,400	6	1998	Avg	98,010	N	N	24104 SE 132ND WAY
2	0	152306	9151	07/11/14	\$380,000	\$399,000	1,470	6	1949	Good	81,021	N	N	13915 233RD WAY SE
2	0	102306	9012	01/07/13	\$420,000	\$507,000	1,470	6	1987	Avg	219,950	N	N	23710 SE 125TH PL
2	0	162306	9021	01/28/14	\$293,950	\$322,000	1,010	7	1953	Good	189,486	N	N	22212 SE MAY VALLEY RD
2	0	152306	9215	06/03/14	\$435,000	\$461,000	1,110	7	1988	Avg	132,858	Y	N	13009 230TH AVE SE
2	0	152306	9197	05/03/14	\$379,880	\$406,000	1,130	7	1986	Good	14,054	N	N	13256 242ND PL SE
2	0	142306	9063	07/11/14	\$464,950	\$488,000	1,230	7	1978	Good	64,438	N	N	14207 250TH PL SE
2	0	142306	9129	03/12/13	\$350,000	\$416,000	1,250	7	1971	Good	54,450	N	N	13414 251ST AVE SE
2	0	152306	9086	06/05/14	\$395,000	\$419,000	1,460	7	1961	Good	22,651	N	N	12921 231ST AVE SE
2	0	152306	9113	05/30/12	\$397,950	\$505,000	1,470	7	1968	Good	70,567	N	N	14015 240TH AVE SE
2	0	152306	9117	05/01/13	\$380,000	\$446,000	1,500	7	1952	Good	54,450	N	N	13315 244TH AVE SE
2	0	152306	9003	04/07/14	\$545,000	\$587,000	1,620	7	1961	V-Good	210,830	N	N	23921 SE 132ND WAY
2	0	172306	9075	09/25/12	\$347,000	\$429,000	1,620	7	1977	Good	51,400	N	N	13232 195TH PL SE
2	0	142306	9039	08/08/13	\$380,000	\$435,000	1,690	7	1947	Good	43,263	N	N	24405 SE 133RD ST
2	0	142306	9035	10/25/12	\$455,000	\$559,000	1,850	7	1987	V-Good	45,417	N	N	24800 SE 133RD WAY
2	0	162306	9072	09/11/12	\$392,000	\$486,000	1,930	7	1986	Good	60,548	N	N	13631 217TH AVE SE
2	0	032306	9142	08/28/12	\$416,200	\$518,000	1,980	7	1972	Good	25,200	N	N	23606 SE 111TH ST
2	0	152306	9204	12/08/14	\$490,000	\$493,000	2,020	7	1995	Avg	85,813	N	N	13250 235TH PL SE
2	0	142306	9125	10/15/13	\$525,000	\$591,000	2,100	7	1971	V-Good	97,138	N	N	25636 SE TIGER MOUNTAIN RD
2	0	142306	9162	06/04/14	\$549,000	\$582,000	2,740	7	1991	Avg	88,426	N	N	14324 250TH PL SE
2	11	229490	0070	06/18/12	\$350,000	\$443,000	1,250	8	1976	V-Good	23,378	N	N	14313 258TH AVE SE
2	11	229490	0040	10/31/12	\$355,000	\$435,000	1,380	8	1974	Good	35,611	N	N	25643 SE TIGER MOUNTAIN RD
2	11	229490	0010	08/13/14	\$478,000	\$497,000	1,410	8	1970	Good	36,585	N	N	25607 SE TIGER MOUNTAIN RD
2	0	152306	9096	08/11/14	\$459,900	\$479,000	1,510	8	1978	Avg	51,836	N	N	13116 229TH AVE SE
2	0	152306	9072	07/23/14	\$575,000	\$602,000	1,580	8	1978	Good	100,188	N	N	13902 240TH AVE SE
2	0	152306	9050	04/02/14	\$519,000	\$560,000	1,640	8	2014	Avg	82,764	N	N	23747 SE 132ND WAY
2	0	142306	9077	09/15/14	\$570,000	\$588,000	1,770	8	1994	Good	102,366	Y	N	13108 255TH AVE SE
2	10	813750	0110	08/01/13	\$490,000	\$562,000	1,920	8	1989	Good	168,141	N	N	20611 SE 135TH ST
2	10	813750	0730	05/07/14	\$500,000	\$534,000	1,940	8	1987	Good	37,565	N	N	20821 SE 135TH ST
2	0	152306	9213	05/23/13	\$582,100	\$680,000	2,060	8	1985	Good	67,082	Y	N	13121 229TH AVE SE
2	10	813750	0400	07/24/12	\$450,000	\$564,000	2,140	8	1990	Good	40,173	N	N	20623 SE 136TH ST

Improved Sales Used in This Annual Update Analysis

Area 066 -- 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	10	813750	0400	10/07/14	\$545,000	\$558,000	2,140	8	1990	Good	40,173	N	N	20623 SE 136TH ST
2	10	813750	0480	03/21/13	\$470,000	\$557,000	2,160	8	1988	Good	52,015	N	N	20921 SE 138TH PL
2	0	032306	9095	07/13/12	\$420,000	\$528,000	2,173	8	1970	Good	21,680	N	N	24013 SE 103RD PL
2	0	032306	9116	08/23/12	\$489,000	\$609,000	2,210	8	1990	Good	90,169	N	N	10422 240TH PL SE
2	0	162306	9071	11/05/14	\$475,000	\$483,000	2,220	8	1987	Good	60,984	N	N	13609 217TH AVE SE
2	10	813750	0700	04/24/12	\$521,000	\$667,000	2,350	8	1987	Good	60,112	N	N	13518 209TH AVE SE
2	10	813750	0720	10/29/12	\$495,000	\$607,000	2,450	8	1987	Good	42,851	N	N	13511 209TH AVE SE
2	10	813750	0840	07/31/13	\$542,000	\$622,000	2,460	8	1987	Good	31,339	N	N	21110 SE 135TH ST
2	0	032306	9158	06/26/14	\$620,000	\$653,000	2,460	8	1988	Good	41,343	N	N	23857 SE 98TH PL
2	0	152306	9201	01/03/14	\$563,500	\$622,000	2,510	8	1990	Good	60,548	N	N	14002 241ST PL SE
2	10	813750	0770	06/13/12	\$500,000	\$633,000	2,670	8	1986	Good	30,299	N	N	13419 209TH AVE SE
2	10	813750	0680	04/17/12	\$558,000	\$716,000	2,720	8	1987	Good	35,000	N	N	13506 209TH AVE SE
2	10	813750	0230	08/02/13	\$562,500	\$646,000	2,720	8	1990	Good	37,590	N	N	20490 SE 136TH ST
2	10	813750	0500	05/03/13	\$459,000	\$539,000	2,840	8	1990	Avg	40,046	N	N	21003 SE 138TH PL
2	10	813750	0620	08/29/13	\$604,500	\$689,000	3,340	8	1986	Good	35,827	N	N	21107 SE 137TH PL
2	0	102306	9024	10/23/12	\$575,000	\$706,000	3,520	8	1951	Avg	496,148	N	N	12123 ISSAQUAH-HOBART RD SE
2	0	142306	9076	09/26/14	\$560,000	\$576,000	1,350	9	1980	Good	95,396	N	N	13217 255TH AVE SE
2	9	261680	0390	07/26/13	\$574,000	\$660,000	1,680	9	1985	Good	31,816	N	N	13625 229TH DR SE
2	0	142306	9095	05/07/14	\$600,000	\$641,000	1,860	9	1977	Good	108,900	Y	N	25525 SE 133RD ST
2	9	261680	0020	03/21/13	\$438,000	\$519,000	1,900	9	1986	Good	35,444	N	N	23215 SE 135TH CT
2	0	032306	9154	02/03/14	\$450,000	\$493,000	1,960	9	1987	Avg	35,001	N	N	23730 SE 105TH PL
2	9	261680	0050	12/02/14	\$520,000	\$524,000	2,150	9	1985	Avg	34,947	N	N	23208 SE 135TH CT
2	9	261680	0070	01/14/13	\$415,000	\$500,000	2,250	9	1985	Good	33,327	N	N	23201 SE 135TH CT
2	10	813750	0900	07/12/12	\$500,000	\$629,000	2,380	9	1986	Good	34,233	N	N	21132 SE 137TH PL
2	0	172306	9064	05/27/14	\$550,000	\$584,000	2,390	9	1975	Good	80,150	Y	N	12570 206TH PL SE
2	0	142306	9199	06/17/13	\$406,050	\$471,000	2,400	9	2004	Avg	85,377	N	N	14245 248TH PL SE
2	9	261680	0150	02/25/13	\$631,000	\$753,000	2,450	9	1990	Good	88,155	N	N	13933 232ND AVE SE
2	10	813750	0890	02/24/14	\$602,000	\$655,000	2,590	9	1987	Good	35,000	N	N	21118 SE 137TH PL
2	9	261680	0140	05/21/12	\$440,000	\$560,000	2,670	9	1987	Good	53,271	N	N	13831 232ND AVE SE
2	9	261680	0330	11/04/13	\$560,000	\$628,000	2,700	9	1986	Good	52,951	N	N	22828 SE 141ST CT
2	9	261680	0080	10/07/13	\$630,000	\$711,000	2,750	9	1985	Good	44,451	N	N	23207 SE 135TH CT

Improved Sales Used in This Annual Update Analysis

Area 066 -- 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	10	813750	0090	12/05/14	\$687,500	\$693,000	3,270	9	1991	Avg	35,001	N	N	20606 SE 135TH ST
2	10	813750	0200	09/19/12	\$600,000	\$743,000	3,320	9	1990	Good	40,594	N	N	20526 SE 136TH ST
2	14	162306	9075	07/02/12	\$665,000	\$838,000	3,450	9	1995	Good	219,542	N	N	13712 223RD AVE SE
2	9	261680	0480	09/25/14	\$725,000	\$745,000	3,570	9	1997	Avg	35,271	N	N	13734 229TH DR SE
2	0	172306	9109	12/26/12	\$630,000	\$762,000	3,730	9	1987	Good	217,800	N	N	20908 SE 132ND ST
2	0	152306	9034	12/11/13	\$635,000	\$705,000	2,340	10	1972	Good	76,230	N	N	13906 241ST PL SE
2	15	788001	0150	06/23/14	\$780,000	\$823,000	2,490	10	1987	Good	59,863	N	N	13041 205TH PL SE
2	0	142306	9198	07/25/13	\$679,000	\$781,000	2,510	10	1988	Good	43,560	N	N	14225 248TH PL SE
2	9	261680	0410	04/01/14	\$611,000	\$659,000	2,540	10	1988	Good	28,988	N	N	22902 SE 136TH CT
2	15	788000	0060	06/04/14	\$658,588	\$698,000	2,560	10	1986	Avg	41,346	N	N	12923 206TH CT SE
2	0	172306	9055	11/28/12	\$870,000	\$1,060,000	2,570	10	1992	Avg	215,673	N	N	20335 SE 136TH ST
2	15	788001	0110	11/26/12	\$450,000	\$548,000	2,630	10	1986	Good	36,000	N	N	13005 205TH PL SE
2	15	788001	0110	06/04/13	\$659,000	\$767,000	2,630	10	1986	Good	36,000	N	N	13005 205TH PL SE
2	9	261680	0310	04/03/13	\$615,000	\$727,000	2,740	10	1987	Good	77,829	N	N	22816 SE 141ST CT
2	0	152306	9207	10/11/13	\$622,000	\$701,000	2,820	10	1990	Good	216,493	N	N	14041 233RD PL SE
2	0	162306	9023	07/29/14	\$820,000	\$857,000	2,920	10	2002	Avg	252,648	N	N	13808 219TH AVE SE
2	13	142306	9177	10/11/12	\$1,003,000	\$1,235,000	3,030	10	1980	V-Good	217,800	N	N	25504 SE 138TH ST
2	15	788002	0030	11/10/14	\$725,000	\$736,000	3,040	10	1987	Good	35,201	N	N	12918 205TH CT SE
2	13	142306	9181	03/06/14	\$1,075,000	\$1,167,000	3,240	10	1987	Good	270,507	N	N	13804 252ND PL SE
2	9	261680	0240	08/31/12	\$640,105	\$796,000	3,390	10	1987	Good	102,805	N	N	14243 229TH DR SE
2	9	261680	0110	02/07/14	\$725,000	\$793,000	3,520	10	1984	Good	35,382	N	N	23111 SE 137TH ST
2	0	032306	9120	08/27/14	\$780,000	\$808,000	3,640	10	1999	Avg	231,739	N	N	24210 SE 106TH PL
2	14	162306	9029	09/19/12	\$762,000	\$943,000	3,680	10	1989	Good	170,755	N	N	13759 223RD AVE SE
2	0	152306	9107	04/18/13	\$744,500	\$877,000	3,690	10	2003	Avg	233,482	Y	N	13211 230TH AVE SE
2	0	172306	9074	08/17/12	\$765,000	\$954,000	3,770	10	1995	Avg	253,954	N	N	19754 SE 128TH WAY
2	15	788001	0070	09/13/13	\$677,500	\$769,000	3,780	10	1986	Good	36,995	N	N	13016 204TH PL SE
2	15	788002	0120	08/14/12	\$635,000	\$793,000	3,950	10	1987	Good	40,971	N	N	20304 SE 130TH ST
2	9	261680	0490	05/17/12	\$555,000	\$707,000	4,010	10	1987	Good	36,932	N	N	13812 229TH DR SE
2	9	261680	0490	02/06/13	\$650,000	\$779,000	4,010	10	1987	Good	36,932	N	N	13812 229TH DR SE
2	15	788001	0200	12/13/13	\$675,000	\$749,000	4,080	10	1986	Good	36,593	N	N	13014 205TH PL SE
2	9	261680	0600	05/30/14	\$840,000	\$892,000	4,290	10	1982	V-Good	37,607	N	N	13527 231ST PL SE

Improved Sales Used in This Annual Update Analysis

Area 066 -- 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	172306	9101	11/19/13	\$815,000	\$910,000	4,760	10	1983	Good	215,213	N	N	13353 202ND AVE SE
2	0	162306	9062	09/25/13	\$1,330,000	\$1,506,000	3,010	11	2007	Avg	303,177	Y	N	14229 228TH AVE SE
2	0	162306	9062	05/31/12	\$1,225,000	\$1,555,000	3,010	11	2007	Avg	303,177	Y	N	14229 228TH AVE SE
2	0	172306	9111	03/22/13	\$757,500	\$898,000	3,810	11	1990	Avg	217,800	N	N	21038 SE 132ND ST
2	12	255160	0030	02/21/14	\$1,163,500	\$1,268,000	4,500	11	2014	Avg	185,874	N	N	9906 239TH LN SE
2	12	255160	0040	09/21/13	\$1,349,900	\$1,530,000	4,610	11	2013	Avg	53,885	N	N	9922 239TH LN SE
2	12	255160	0020	12/20/13	\$1,390,000	\$1,540,000	4,650	11	2013	Avg	45,821	N	N	9923 239TH LN SE
2	12	255160	0010	06/25/13	\$1,158,000	\$1,341,000	4,710	11	2013	Avg	47,870	N	N	9935 239TH LN SE
2	0	032306	9118	08/21/14	\$1,816,150	\$1,885,000	5,110	12	2010	Avg	110,872	N	N	24005 SE 106TH PL
2	0	032306	9118	10/08/13	\$1,750,000	\$1,975,000	5,110	12	2010	Avg	110,872	N	N	24005 SE 106TH PL
3	0	522990	0095	02/25/13	\$190,000	\$227,000	1,040	6	1948	Avg	75,794	N	N	10713 151ST AVE SE
3	0	072306	9079	12/05/12	\$155,000	\$188,000	1,150	6	2008	Avg	10,082	N	N	19320 SE MAY VALLEY RD
3	0	540480	0010	12/28/12	\$239,950	\$290,000	1,220	6	1939	V-Good	32,868	N	N	18412 SE 128TH ST
3	0	523100	0060	08/05/14	\$310,000	\$323,000	1,490	6	1967	V-Good	7,150	N	N	11311 162ND AVE SE
3	0	072306	9013	07/18/14	\$255,500	\$268,000	1,150	7	1965	Good	43,560	N	N	19433 SE MAY VALLEY RD
3	0	522930	0027	06/04/13	\$260,000	\$303,000	1,190	7	1989	V-Good	27,215	N	N	16823 SE RENTON-ISSAQUAH RD
3	0	522930	0027	09/10/14	\$275,000	\$284,000	1,190	7	1989	V-Good	27,215	N	N	16823 SE RENTON-ISSAQUAH RD
3	0	012305	9087	05/13/13	\$320,000	\$375,000	1,280	7	1995	Avg	53,400	N	N	17530 SE 110TH ST
3	0	012305	9042	09/10/13	\$390,000	\$443,000	1,330	7	1976	Good	220,414	Y	N	17826 SE 110TH ST
3	0	338830	0150	10/24/13	\$400,000	\$450,000	1,420	7	1961	Good	50,094	N	N	19900 SE 125TH ST
3	0	811400	0040	07/25/14	\$310,000	\$324,000	1,480	7	1969	Good	11,200	N	N	10724 150TH AVE SE
3	0	072306	9049	07/24/14	\$379,000	\$396,000	1,500	7	1961	Good	25,175	N	N	18916 SE MAY VALLEY RD
3	0	342405	9026	06/25/14	\$294,950	\$311,000	1,520	7	1963	Good	25,050	N	N	13719 SE MAY VALLEY RD
3	0	072306	9128	05/14/14	\$543,000	\$579,000	1,600	7	1992	Avg	217,800	N	N	18836 SE 114TH ST
3	0	522930	0080	04/26/13	\$317,500	\$373,000	1,800	7	1969	Good	18,659	N	N	17312 SE MAY VALLEY RD
3	0	182306	9155	05/05/14	\$525,888	\$562,000	1,810	7	1960	V-Good	71,874	N	N	13129 195TH PL SE
3	0	338830	1030	03/11/14	\$415,000	\$450,000	1,900	7	1977	Good	65,340	N	N	12342 202ND PL SE
3	0	328680	0330	09/28/13	\$440,000	\$498,000	2,000	7	1978	Avg	39,107	N	N	20624 SE 119TH ST
3	0	072306	9135	09/15/14	\$499,000	\$514,000	2,040	7	1968	Good	114,562	N	N	18602 SE MAY VALLEY RD
3	0	338830	0130	04/23/14	\$512,000	\$549,000	2,150	7	1961	Avg	34,168	N	N	19914 SE 125TH ST
3	0	072306	9054	03/19/13	\$292,500	\$347,000	1,010	8	1989	Avg	107,428	N	N	11133 RENTON-ISSAQUAH RD SE

Improved Sales Used in This Annual Update Analysis

Area 066 -- 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	012305	9085	11/20/12	\$401,500	\$490,000	1,300	8	1977	V-Good	43,560	N	N	17909 SE 106TH ST
3	0	338830	0450	09/14/12	\$480,000	\$595,000	1,350	8	1971	Good	41,833	Y	N	20439 SE 127TH ST
3	0	328680	0320	05/30/13	\$420,000	\$490,000	1,490	8	1977	V-Good	55,756	N	N	20634 SE 119TH ST
3	0	062306	9068	06/27/14	\$425,000	\$448,000	1,520	8	1988	V-Good	213,444	Y	N	10500 185TH AVE SE
3	0	328680	0190	11/14/12	\$425,000	\$519,000	1,530	8	1976	Good	47,916	N	N	12204 210TH PL SE
3	0	328680	0510	02/24/14	\$634,000	\$690,000	1,650	8	1968	V-Good	46,173	N	N	12203 210TH PL SE
3	0	012305	9064	04/12/13	\$466,800	\$551,000	1,800	8	1987	Good	51,836	N	N	10025 174TH AVE SE
3	0	012305	9071	07/08/14	\$440,000	\$462,000	1,860	8	1998	Avg	217,800	Y	N	9700 174TH AVE SE
3	0	522990	0227	04/23/14	\$430,000	\$461,000	1,860	8	1987	Avg	38,705	N	N	15452 SE RENTON-ISSAQUAH RD
3	0	062306	9075	09/10/12	\$615,000	\$763,000	1,970	8	1981	Good	241,322	N	N	10908 RENTON-ISSAQUAH RD SE
3	0	522930	0136	07/03/13	\$474,500	\$549,000	2,010	8	1954	V-Good	81,892	N	N	16611 SE MAY VALLEY RD
3	0	328680	0420	12/23/13	\$555,000	\$614,000	2,040	8	1990	Avg	74,487	Y	N	20745 SE 119TH ST
3	0	012305	9100	10/07/13	\$600,000	\$677,000	2,060	8	1985	Avg	214,481	N	N	16738 SE 112TH ST
3	0	338830	0220	06/18/13	\$390,000	\$453,000	2,080	8	1981	Avg	52,707	Y	N	19806 SE 127TH ST
3	0	082306	9037	05/20/13	\$520,000	\$608,000	2,110	8	1981	Good	181,645	N	N	11305 207TH AVE SE
3	0	338830	0480	03/11/14	\$594,999	\$645,000	2,130	8	1976	Good	73,180	Y	N	12566 206TH PL SE
3	0	328680	0370	05/02/13	\$555,000	\$651,000	2,170	8	1970	V-Good	40,341	N	N	20609 SE 119TH ST
3	0	328680	0370	05/03/13	\$555,000	\$651,000	2,170	8	1970	V-Good	40,341	N	N	20609 SE 119TH ST
3	0	338830	0230	03/06/13	\$403,450	\$480,000	2,230	8	1968	Avg	64,904	N	N	19652 SE 127TH ST
3	0	338830	0680	10/22/12	\$425,000	\$522,000	2,330	8	1967	Avg	80,150	N	N	12042 206TH PL SE
3	0	062306	9070	02/10/14	\$450,000	\$492,000	2,490	8	1980	Good	53,578	N	N	10708 185TH AVE SE
3	0	338830	0590	06/11/14	\$535,000	\$566,000	2,520	8	1978	Good	49,222	N	N	20645 SE 123RD ST
3	0	072306	9155	08/27/12	\$550,000	\$685,000	2,640	8	1991	Good	212,137	N	N	18416 SE 122ND ST
3	0	328680	0380	08/25/13	\$535,000	\$610,000	2,650	8	1981	Good	51,400	N	N	20615 SE 119TH ST
3	0	082306	9074	12/23/14	\$523,000	\$524,000	2,660	8	1988	Avg	65,340	N	N	21010 SE 118TH ST
3	0	338830	0520	03/01/13	\$501,714	\$598,000	2,790	8	1978	V-Good	68,824	N	N	12530 206TH PL SE
3	0	182306	9001	11/14/12	\$494,000	\$604,000	2,820	8	1986	Avg	290,545	N	N	12803 195TH PL SE
3	0	328680	0460	09/03/13	\$540,000	\$615,000	2,830	8	1974	Good	84,506	Y	N	12007 210TH PL SE
3	0	338830	1050	02/26/14	\$750,000	\$816,000	3,010	8	2002	Avg	68,824	N	N	12322 202ND PL SE
3	0	338830	0330	09/20/13	\$550,000	\$623,000	3,260	8	1974	Good	81,457	N	N	20025 SE 127TH ST
3	0	338830	1110	06/12/13	\$600,000	\$697,000	3,410	8	1972	Good	86,248	N	N	12052 200TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 066 -- 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	328680	0310	06/25/13	\$445,000	\$516,000	3,570	8	1978	Avg	57,499	N	N	20644 SE 119TH ST
3	0	012305	9094	09/03/14	\$540,000	\$558,000	1,750	9	1986	Avg	186,764	N	N	11118 169TH AVE SE
3	0	338830	0010	09/11/13	\$519,652	\$590,000	2,080	9	1974	Avg	98,881	N	N	12011 198TH AVE SE
3	0	062306	9055	02/04/13	\$524,950	\$629,000	2,120	9	1995	Avg	174,240	N	N	10422 186TH AVE SE
3	0	328680	0110	09/04/14	\$575,000	\$595,000	2,230	9	1976	Good	53,578	Y	N	12332 210TH PL SE
3	0	072306	9089	07/15/14	\$575,000	\$603,000	2,550	9	2001	Avg	56,628	N	N	19511 SE MAY VALLEY RD
3	1	430970	0280	05/07/13	\$630,000	\$739,000	2,690	9	1999	Avg	22,572	N	N	10350 172ND AVE SE
3	1	430970	0290	04/19/13	\$675,000	\$795,000	2,690	9	1999	Avg	32,408	N	N	10353 172ND AVE SE
3	1	430970	0270	06/19/13	\$674,000	\$782,000	2,740	9	1999	Avg	47,044	Y	N	10354 172ND AVE SE
3	1	430970	0230	03/26/14	\$670,000	\$724,000	2,780	9	1998	Avg	18,035	N	N	17230 SE LICORICE WAY
3	1	430970	0120	05/28/13	\$730,000	\$851,000	2,860	9	1998	Avg	23,312	N	N	10518 172ND CT SE
3	0	338830	0760	01/26/13	\$530,000	\$637,000	2,870	9	1968	Good	68,824	Y	N	12075 206TH PL SE
3	1	430970	0320	10/29/13	\$729,000	\$818,000	2,930	9	1999	Avg	22,177	N	N	10371 172ND AVE SE
3	1	430972	0160	11/07/14	\$785,000	\$797,000	2,930	9	2000	Avg	33,981	Y	N	9914 171ST AVE SE
3	1	430971	0220	03/26/13	\$698,850	\$828,000	2,970	9	1999	Avg	28,876	Y	N	17122 SE 100TH ST
3	1	430970	0060	11/09/12	\$560,000	\$685,000	2,990	9	1998	Avg	39,498	N	N	10418 172ND AVE SE
3	1	430971	0240	07/22/14	\$725,000	\$759,000	2,990	9	1999	Avg	29,170	Y	N	17128 SE 100TH ST
3	1	430971	0250	05/05/14	\$736,500	\$787,000	3,180	9	2000	Avg	21,904	Y	N	17132 SE 100TH ST
3	1	430970	0190	07/24/14	\$725,000	\$758,000	3,300	9	1998	Avg	28,433	N	N	17260 SE LICORICE WAY
3	1	430971	0100	06/20/14	\$725,000	\$765,000	3,440	9	2000	Avg	27,591	Y	N	17159 SE 100TH ST
3	1	430971	0050	08/08/13	\$712,500	\$816,000	3,590	9	1999	Avg	36,742	Y	N	17133 SE 100TH ST
3	1	430972	0180	04/04/14	\$660,000	\$711,000	3,740	9	1999	Avg	71,438	N	N	9960 171ST AVE SE
3	1	430970	0240	09/17/12	\$740,000	\$917,000	3,790	9	1998	Good	46,173	N	N	17226 SE LICORICE WAY
3	0	328680	0230	09/06/13	\$880,000	\$1,001,000	2,700	10	2007	Avg	55,321	N	N	12010 210TH PL SE
3	1	430970	0130	06/04/14	\$860,000	\$912,000	3,190	10	1998	Avg	32,467	Y	N	10516 172ND CT SE
3	0	072306	9180	07/20/12	\$600,000	\$753,000	3,580	10	1999	Avg	232,610	N	N	19207 SE MAY VALLEY RD
3	0	072306	9060	11/01/13	\$1,000,000	\$1,122,000	3,840	10	2005	Avg	393,346	N	N	18130 SE 128TH ST
3	0	012305	9037	02/26/13	\$658,950	\$786,000	4,000	10	1990	Avg	276,170	Y	N	17620 SE 106TH ST
3	0	012305	9063	04/05/13	\$717,400	\$848,000	3,400	11	1986	Avg	217,800	Y	N	17401 SE 102ND ST
3	0	012305	9054	10/21/13	\$761,000	\$856,000	3,550	11	1987	Avg	217,800	Y	N	17725 SE 102ND ST
3	2	082306	9087	08/08/13	\$1,750,000	\$2,005,000	4,340	12	1995	Good	217,800	Y	N	11529 206TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	022206	9036	11/26/12	\$285,000	\$347,000	1,090	6	1994	Avg	409,464	N	N	24654 SE 200TH ST
10	0	342306	9020	06/18/13	\$405,000	\$470,000	1,430	6	1990	Avg	400,752	Y	Y	18810 SE LAKE FRANCIS RD
10	0	261730	0160	08/12/14	\$420,000	\$437,000	1,010	7	1975	Good	38,332	N	N	16037 239TH AVE SE
10	0	262306	9088	04/22/13	\$358,000	\$421,000	1,020	7	1989	Avg	210,394	Y	N	16815 254TH AVE SE
10	0	342306	9035	03/21/12	\$344,000	\$444,000	1,180	7	1966	Good	213,008	N	N	18907 240TH AVE SE
10	0	022206	9082	12/17/14	\$300,000	\$301,000	1,220	7	1963	Good	75,794	N	N	25027 SE 200TH ST
10	0	222306	9120	08/20/14	\$440,000	\$457,000	1,400	7	1978	Good	49,149	Y	Y	15310 230TH AVE SE
10	0	222306	9093	06/12/13	\$375,000	\$436,000	1,400	7	1967	Good	44,431	Y	N	23317 SE 158TH ST
10	0	261730	0480	06/12/12	\$366,000	\$463,000	1,450	7	1972	V-Good	40,070	N	N	16736 235TH AVE SE
10	0	261730	0150	06/13/14	\$440,000	\$465,000	1,490	7	1983	Good	33,976	N	N	16023 239TH AVE SE
10	0	022206	9035	12/21/12	\$359,000	\$435,000	1,520	7	1989	Good	207,781	N	N	19240 244TH AVE SE
10	0	342306	9040	06/18/12	\$295,000	\$373,000	1,560	7	1966	Good	208,216	N	N	18805 244TH AVE SE
10	0	032206	9070	01/27/14	\$419,950	\$461,000	1,570	7	1978	V-Good	53,143	N	N	23858 SE 208TH ST
10	0	022206	9083	08/27/12	\$320,000	\$398,000	1,570	7	2012	Avg	43,560	N	N	25205 SE 200TH ST
10	0	022206	9061	06/03/14	\$345,000	\$366,000	1,580	7	1965	Good	132,221	N	N	25421 SE 200TH ST
10	0	022206	9045	11/11/13	\$370,000	\$414,000	1,620	7	1963	Avg	104,108	N	N	19458 244TH AVE SE
10	0	022206	9046	08/13/12	\$322,000	\$402,000	1,730	7	1996	Good	81,000	N	N	20056 244TH AVE SE
10	0	272306	9003	04/19/12	\$330,000	\$423,000	1,770	7	1976	Good	64,033	Y	Y	23861 SE 162ND ST
10	0	261730	0190	05/07/14	\$337,950	\$361,000	1,900	7	1977	Good	33,976	N	N	23888 SE 162ND ST
10	0	032206	9060	06/11/13	\$350,000	\$407,000	1,900	7	1990	Avg	174,240	N	N	20729 235TH AVE SE
10	0	032206	9020	06/19/14	\$520,000	\$549,000	1,940	7	1991	Avg	219,527	N	N	24020 SE 202ND ST
10	0	032206	9137	04/16/14	\$440,000	\$473,000	2,120	7	1976	V-Good	198,198	N	N	20422 231ST AVE SE
10	0	261730	0460	04/27/13	\$415,000	\$488,000	2,480	7	1997	Good	60,984	N	N	16418 239TH AVE SE
10	0	342306	9026	06/24/13	\$355,000	\$411,000	1,090	8	1985	Avg	164,690	Y	Y	19136 SE LAKE FRANCIS RD
10	0	352306	9089	05/02/13	\$349,950	\$411,000	1,190	8	1966	V-Good	23,882	Y	N	18033 248TH AVE SE
10	0	261730	0400	06/12/13	\$400,000	\$465,000	1,260	8	1972	Good	111,513	Y	N	16612 237TH AVE SE
10	0	261730	0300	06/24/13	\$465,500	\$539,000	1,280	8	1977	V-Good	33,976	Y	Y	16463 239TH AVE SE
10	0	102206	9058	10/09/14	\$449,500	\$460,000	1,310	8	1961	Avg	199,940	N	N	23401 SE 212TH ST
10	0	352306	9126	12/11/14	\$400,000	\$402,000	1,340	8	1975	V-Good	43,560	N	N	25005 SE 184TH ST
10	0	102206	9149	02/21/12	\$315,000	\$409,000	1,470	8	1982	Good	50,529	N	N	20843 231ST AVE SE
10	0	352306	9107	09/19/13	\$412,000	\$467,000	1,680	8	1978	V-Good	129,808	N	N	25227 SE 184TH ST



Improved Sales Used in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	222306	9129	10/22/13	\$469,000	\$527,000	1,790	8	1977	Good	57,063	N	N	15332 231ST AVE SE
10	0	032206	9055	03/18/13	\$525,000	\$623,000	1,820	8	1964	Good	441,262	N	N	23815 SE 196TH ST
10	0	362306	9028	07/25/13	\$449,000	\$516,000	1,850	8	1979	V-Good	217,800	N	N	26302 SE 192ND ST
10	0	262306	9031	05/21/14	\$542,500	\$577,000	2,010	8	1931	V-Good	1,074,218	N	N	16206 252ND AVE SE
10	0	032206	9112	10/29/13	\$435,000	\$488,000	2,050	8	1975	Good	108,900	N	N	23923 SE 202ND ST
10	0	032206	9001	01/04/12	\$525,000	\$689,000	2,150	8	2005	Avg	225,772	Y	N	24305 SE 192ND ST
10	0	272306	9065	12/11/13	\$386,100	\$429,000	2,160	8	1976	Good	57,063	Y	Y	23855 SE 162ND ST
10	0	102206	9177	05/23/12	\$404,000	\$514,000	2,220	8	1991	Good	217,800	N	N	23417 SE 209TH PL
10	0	032206	9153	05/10/13	\$302,950	\$355,000	2,280	8	1994	Avg	213,879	N	N	23033 SE 201ST ST
10	0	032206	9153	08/27/14	\$364,250	\$377,000	2,280	8	1994	Avg	213,879	N	N	23033 SE 201ST ST
10	0	262306	9094	06/20/12	\$410,000	\$518,000	2,310	8	1996	Avg	215,186	Y	N	16916 254TH AVE SE
10	0	032206	9164	08/14/13	\$459,000	\$525,000	2,320	8	1990	Good	83,199	N	N	23622 SE 206TH ST
10	0	362306	9030	10/08/12	\$385,000	\$475,000	2,340	8	1995	Good	217,800	N	N	26300 SE 192ND ST
10	0	261730	0200	05/09/14	\$532,000	\$568,000	2,340	8	1976	Good	57,499	Y	Y	23850 SE 162ND ST
10	0	272306	9121	03/25/14	\$487,500	\$527,000	2,410	8	1999	Avg	48,351	N	N	24205 SE 164TH ST
10	0	032206	9124	09/11/12	\$432,500	\$536,000	2,450	8	1989	Good	220,413	N	N	19817 241ST AVE SE
10	0	342306	9068	07/02/13	\$423,000	\$489,000	2,500	8	1973	Good	32,450	N	N	18409 244TH AVE SE
10	0	272306	9082	04/16/14	\$725,000	\$779,000	2,510	8	1977	Good	133,729	Y	Y	24025 SE 162ND ST
10	0	352306	9059	03/21/12	\$478,000	\$617,000	2,560	8	2006	Avg	149,410	N	N	19056 244TH AVE SE
10	0	352306	9174	12/23/13	\$503,000	\$557,000	2,600	8	1993	Avg	214,315	Y	N	25410 SE 184TH ST
10	0	032206	9006	08/06/13	\$581,000	\$666,000	2,720	8	1963	V-Good	175,546	N	N	19253 SE LAKE FRANCIS RD
10	0	352306	9030	10/10/12	\$415,000	\$511,000	2,750	8	1995	Good	101,930	N	N	25320 SE 184TH ST
10	0	222306	9155	11/07/12	\$381,350	\$467,000	3,050	8	1995	Avg	59,390	N	N	15914 CEDAR GROVE RD SE
10	0	032206	9118	03/12/14	\$650,000	\$705,000	3,410	8	1993	Good	212,572	N	N	19930 236TH AVE SE
10	0	222306	9112	11/12/14	\$465,000	\$472,000	1,280	9	1977	Good	117,176	N	N	15216 231ST AVE SE
10	0	272306	9078	02/14/13	\$450,000	\$538,000	1,360	9	1979	Good	219,978	Y	N	17104 242ND AVE SE
10	0	032206	9180	11/20/14	\$649,500	\$657,000	2,230	9	1990	Good	383,328	N	N	19701 236TH AVE SE
10	0	022206	9058	09/15/14	\$729,000	\$751,000	2,250	9	2005	Avg	60,548	N	N	19720 244TH AVE SE
10	0	022206	9068	10/08/12	\$350,000	\$431,000	2,470	9	2006	Avg	31,462	N	N	24409 SE 200TH ST
10	0	272306	9132	04/03/14	\$565,000	\$609,000	2,580	9	2007	Avg	112,384	N	N	16039 230TH AVE SE
10	0	262306	9069	09/11/14	\$775,000	\$800,000	2,620	9	1998	Good	241,200	N	N	24875 SE 162ND ST

Improved Sales Used in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	342306	9059	04/22/13	\$515,000	\$606,000	2,650	9	1976	V-Good	207,781	N	N	19009 244TH AVE SE
10	0	272306	9147	09/02/14	\$635,000	\$657,000	2,680	9	2004	Avg	175,982	N	N	17015 234TH WAY SE
10	0	272306	9117	06/19/13	\$430,000	\$499,000	2,760	9	1984	Good	52,707	Y	Y	24321 SE 162ND ST
10	0	352306	9110	08/07/13	\$640,000	\$734,000	2,850	9	1991	Good	109,335	Y	N	25702 SE 192ND ST
10	0	352306	9108	07/11/13	\$693,000	\$800,000	2,910	9	2002	Avg	131,986	Y	N	18920 258TH AVE SE
10	0	352306	9108	05/13/14	\$720,000	\$768,000	2,910	9	2002	Avg	131,986	Y	N	18920 258TH AVE SE
10	0	342306	9082	09/24/12	\$619,500	\$766,000	3,080	9	2004	Avg	221,720	N	N	22825 SE 178TH PL
10	0	352306	9027	04/01/13	\$500,000	\$591,000	3,150	9	2007	Avg	43,560	N	N	18438 244TH AVE SE
10	0	272306	9153	08/30/13	\$669,300	\$763,000	3,250	9	1995	Good	196,020	N	N	16940 234TH WAY SE
10	0	222306	9141	05/07/13	\$650,000	\$762,000	3,530	9	1992	Good	70,131	Y	N	15002 237TH PL SE
10	0	022206	9034	10/08/12	\$685,500	\$845,000	3,560	9	2005	Avg	102,366	N	N	24520 SE 200TH ST
10	0	272306	9101	03/11/14	\$520,000	\$564,000	2,660	10	1991	Avg	226,512	Y	N	16602 230TH AVE SE
10	0	222306	9018	03/23/12	\$975,000	\$1,257,000	2,730	10	2008	Avg	99,752	N	N	14851 ISSAQUAH-HOBART RD SE
10	0	920670	0180	09/25/13	\$650,000	\$736,000	2,830	10	1998	Avg	108,028	Y	N	18248 240TH AVE SE
10	0	920670	0160	10/30/13	\$835,000	\$937,000	3,160	10	1997	Avg	163,785	N	N	24119 SE 182ND ST
10	0	032206	9177	10/22/12	\$585,000	\$719,000	3,210	10	1992	Good	218,239	N	N	24103 SE 192ND ST
10	0	920670	0170	01/22/14	\$675,000	\$741,000	3,570	10	1998	Avg	156,816	N	N	18230 240TH AVE SE
10	0	272306	9158	03/08/12	\$554,000	\$717,000	3,590	10	1998	Avg	116,740	N	N	16920 234TH WAY SE
10	0	352306	9047	08/25/14	\$849,000	\$880,000	4,010	10	2004	Avg	87,555	Y	N	25714 SE 192ND ST
10	0	920670	0060	11/05/14	\$710,000	\$722,000	4,070	10	1998	Avg	129,808	N	N	17627 244TH AVE SE
10	0	032206	9169	07/23/13	\$863,007	\$993,000	4,080	10	2013	Avg	264,299	N	N	23931 SE 196TH ST
10	0	222306	9094	12/18/12	\$800,000	\$970,000	4,400	10	1983	Avg	90,169	Y	N	14901 237TH PL SE
10	0	232306	9051	07/29/13	\$997,542	\$1,146,000	4,590	10	2006	Avg	71,874	N	N	15639 ISSAQUAH-HOBART RD SE
10	0	222306	9149	05/20/13	\$1,080,000	\$1,262,000	4,820	10	2007	Avg	257,004	Y	N	15130 238TH AVE SE
10	6	352306	9176	08/26/13	\$770,500	\$879,000	3,790	11	1998	Avg	78,844	Y	N	24421 SE 179TH ST
10	6	352306	9183	04/30/12	\$665,000	\$850,000	3,990	11	1997	Avg	92,347	Y	N	24415 SE 177TH ST
10	6	352306	9147	04/19/12	\$780,000	\$1,000,000	4,970	11	2000	Avg	102,366	Y	N	24431 SE 179TH ST
10	6	352306	9180	07/10/13	\$1,200,000	\$1,385,000	6,900	12	2000	Avg	114,563	Y	N	24488 SE 179TH ST
13	0	804110	0010	08/18/14	\$377,000	\$392,000	1,820	6	1967	Good	34,800	N	N	27021 SE 156TH ST
13	0	804110	0010	11/01/12	\$275,000	\$337,000	1,820	6	1967	Good	34,800	N	N	27021 SE 156TH ST
13	0	232306	9020	06/20/13	\$425,000	\$493,000	940	7	2013	Avg	238,273	N	N	15316 ISSAQUAH-HOBART RD SE

Improved Sales Used in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	252306	9043	05/14/14	\$360,000	\$384,000	960	7	1971	V-Good	31,160	N	N	17030 TIGER MOUNTAIN RD SE
13	0	242306	9120	05/08/14	\$295,000	\$315,000	1,100	7	1973	Avg	89,298	Y	N	27230 SE 154TH PL
13	0	556110	0431	08/06/14	\$510,000	\$532,000	1,260	7	1975	Good	83,231	N	N	16103 268TH AVE SE
13	0	242306	9174	01/12/12	\$290,000	\$380,000	1,340	7	2009	Avg	18,725	N	N	15316 TIGER MOUNTAIN RD SE
13	0	222306	9021	06/05/12	\$279,000	\$354,000	1,350	7	1954	Good	42,438	N	N	14410 ISSAQUAH-HOBART RD SE
13	0	864590	0070	05/30/12	\$495,000	\$629,000	1,440	7	1977	Good	121,953	N	N	16820 269TH AVE SE
13	0	556140	0120	07/01/13	\$473,000	\$547,000	1,510	7	1983	Good	39,631	N	N	24957 SE 155TH PL
13	0	556100	0940	02/21/14	\$316,550	\$345,000	1,580	7	1965	V-Good	35,673	N	N	26401 SE 154TH PL
13	0	864600	0240	04/16/13	\$509,950	\$601,000	1,600	7	2002	Avg	215,622	N	N	14515 273RD AVE SE
13	0	252306	9133	12/17/13	\$450,000	\$499,000	1,610	7	1974	Good	73,616	N	N	26310 SE 166TH ST
13	0	556130	1130	11/25/14	\$440,000	\$445,000	1,620	7	1980	Avg	36,558	N	N	25006 SE MIRRORMONT DR
13	0	252306	9177	04/29/13	\$283,500	\$333,000	1,700	7	1994	Avg	68,000	N	N	26048 SE 167TH PL
13	0	864590	0080	08/27/14	\$427,000	\$442,000	1,720	7	1994	Avg	128,066	N	N	27005 SE 170TH ST
13	0	262306	9042	09/25/12	\$245,000	\$303,000	1,800	7	1964	Avg	27,970	N	N	16620 ISSAQUAH-HOBART RD SE
13	0	242306	9018	08/28/12	\$399,000	\$496,000	1,940	7	2004	Avg	37,577	N	N	26625 SE 152ND ST
13	0	242306	9155	11/20/14	\$460,000	\$466,000	2,090	7	1984	Good	40,419	N	N	14808 260TH AVE SE
13	0	242306	9134	09/16/13	\$415,000	\$471,000	2,260	7	1974	V-Good	99,316	N	N	27249 SE 156TH ST
13	0	556110	0220	01/15/14	\$375,000	\$413,000	800	8	1974	Good	46,431	N	N	16046 266TH AVE SE
13	0	556120	0530	11/20/12	\$430,000	\$525,000	1,150	8	1969	V-Good	35,100	N	N	25658 SE 154TH ST
13	0	556130	1410	09/13/12	\$325,000	\$403,000	1,210	8	1974	Avg	41,076	N	N	25207 SE MIRRORMONT DR
13	0	242306	9091	09/30/13	\$439,000	\$496,000	1,250	8	1963	V-Good	183,823	N	N	15234 TIGER MOUNTAIN RD SE
13	0	556140	1110	06/27/14	\$460,000	\$485,000	1,290	8	1985	Good	35,091	N	N	24416 SE MIRRORMONT BLVD
13	0	556120	0960	04/24/13	\$449,000	\$528,000	1,340	8	1981	Good	35,218	N	N	25803 SE 157TH ST
13	0	556130	1280	05/05/14	\$410,000	\$438,000	1,360	8	1978	Good	36,704	N	N	24502 SE MIRRORMONT DR
13	0	556130	0780	02/13/13	\$365,000	\$437,000	1,450	8	1978	Good	35,700	N	N	24734 SE MIRRORMONT PL
13	0	556130	1250	09/20/12	\$390,000	\$483,000	1,480	8	1976	V-Good	35,520	N	N	24606 SE MIRRORMONT DR
13	0	556130	1450	12/23/13	\$423,000	\$468,000	1,480	8	1978	Avg	35,239	N	N	25041 SE MIRRORMONT DR
13	0	556140	1130	01/08/13	\$425,000	\$513,000	1,480	8	1978	V-Good	35,060	N	N	24448 SE MIRRORMONT BLVD
13	0	556100	0360	09/20/13	\$410,000	\$465,000	1,500	8	1976	Good	36,123	N	N	15623 263RD AVE SE
13	0	556140	1560	10/09/13	\$489,000	\$552,000	1,510	8	1978	V-Good	43,385	Y	N	24629 SE 146TH ST
13	0	252306	9004	12/04/12	\$380,000	\$462,000	1,540	8	1975	Avg	107,054	N	N	16707 TIGER MOUNTAIN RD SE



Improved Sales Used in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	232306	9087	12/10/13	\$480,000	\$533,000	1,550	8	1980	Good	70,131	N	N	25132 SE 158TH ST
13	0	232306	9073	06/22/14	\$439,500	\$464,000	1,570	8	1977	Good	40,003	N	N	14710 255TH AVE SE
13	0	556130	0540	06/02/14	\$492,000	\$522,000	1,580	8	1978	Good	39,927	N	N	15017 253RD AVE SE
13	0	556130	0380	08/07/14	\$450,000	\$469,000	1,590	8	1978	Good	36,254	N	N	25215 SE MIRRORMONT WAY
13	0	556120	0800	04/13/12	\$492,000	\$631,000	1,600	8	1974	V-Good	48,582	N	N	15446 256TH AVE SE
13	0	556140	1340	10/28/13	\$430,000	\$483,000	1,600	8	1980	Good	40,427	N	N	24818 SE 146TH ST
13	0	556140	0440	08/27/14	\$465,000	\$482,000	1,660	8	1980	Avg	47,958	N	N	25181 SE 158TH ST
13	0	556140	0660	08/07/12	\$500,000	\$625,000	1,710	8	1980	V-Good	37,859	N	N	25905 SE 159TH ST
13	0	556140	1360	03/11/13	\$504,000	\$599,000	1,730	8	1981	V-Good	48,756	N	N	24918 SE 146TH ST
13	0	556120	0520	12/31/13	\$475,000	\$525,000	1,760	8	1977	Good	35,100	N	N	25670 SE 154TH ST
13	0	556130	0340	09/24/14	\$599,900	\$617,000	1,760	8	1984	Good	35,123	Y	N	25035 SE MIRRORMONT WAY
13	0	556130	0750	07/25/14	\$518,000	\$542,000	1,770	8	1977	Avg	34,870	N	N	24818 SE MIRRORMONT PL
13	0	556140	0220	08/19/14	\$592,500	\$615,000	1,770	8	1993	Avg	35,150	N	N	25407 SE MIRRORMONT BLVD
13	0	556120	0090	01/11/13	\$395,000	\$476,000	1,780	8	1966	Good	36,445	N	N	25832 SE 152ND ST
13	0	556110	0190	10/25/13	\$587,000	\$660,000	1,790	8	1982	Good	52,476	N	N	16228 266TH AVE SE
13	0	556110	0370	03/04/13	\$440,000	\$524,000	1,800	8	1964	Avg	35,959	N	N	26301 SE 160TH ST
13	0	556100	0430	10/16/14	\$470,000	\$480,000	1,830	8	1963	V-Good	39,165	N	N	26032 SE 158TH ST
13	0	262306	9071	12/12/13	\$489,000	\$543,000	1,850	8	1977	V-Good	91,476	N	N	16125 255TH AVE SE
13	0	556140	0140	05/21/14	\$429,000	\$457,000	1,860	8	1985	Avg	49,928	N	N	24998 SE 155TH PL
13	0	232306	9080	02/20/13	\$380,000	\$454,000	1,880	8	1978	Avg	74,923	N	N	14503 255TH AVE SE
13	0	242306	9143	01/30/14	\$422,000	\$462,000	1,880	8	1971	Good	55,321	N	N	27011 SE 154TH PL
13	0	252306	9183	12/26/12	\$420,000	\$508,000	1,900	8	1991	Avg	43,812	N	N	27011 SE 162ND PL
13	0	556120	0550	11/18/13	\$371,680	\$415,000	1,940	8	1983	Good	38,634	N	N	25626 SE 154TH ST
13	0	556130	1310	11/01/13	\$520,000	\$583,000	1,960	8	1974	Good	35,706	N	N	14746 245TH AVE SE
13	0	232306	9089	12/21/12	\$339,900	\$412,000	1,990	8	1976	Good	43,560	N	N	25421 SE TIGER MOUNTAIN RD
13	0	556140	1260	10/14/14	\$508,000	\$519,000	2,000	8	1986	Good	53,392	N	N	14601 245TH AVE SE
13	0	556140	1030	03/21/12	\$485,000	\$626,000	2,050	8	1982	V-Good	40,205	N	N	15028 245TH AVE SE
13	0	556130	1150	11/11/14	\$632,000	\$641,000	2,100	8	1985	Good	36,558	N	N	24860 SE MIRRORMONT DR
13	0	556100	0840	11/15/12	\$341,000	\$417,000	2,100	8	1964	Good	35,021	N	N	15404 263RD AVE SE
13	0	262306	9051	08/24/12	\$625,200	\$779,000	2,110	8	1974	Good	215,622	Y	N	16032 259TH AVE SE
13	0	242306	9035	01/01/14	\$475,000	\$524,000	2,130	8	1977	Good	70,567	N	N	14909 TIGER MOUNTAIN RD SE



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	242306	9016	01/11/13	\$422,000	\$509,000	2,140	8	1968	Good	61,855	N	N	15731 TIGER MOUNTAIN RD SE
13	0	556100	1060	07/25/13	\$385,075	\$443,000	2,140	8	1963	Good	60,118	N	N	26345 SE 156TH PL
13	0	556100	0250	12/20/13	\$424,000	\$470,000	2,170	8	1976	Good	35,268	N	N	26044 SE 156TH ST
13	0	556100	0600	05/17/12	\$425,000	\$541,000	2,190	8	1994	Avg	34,528	N	N	15843 266TH AVE SE
13	0	556100	0750	07/16/12	\$432,500	\$543,000	2,280	8	1983	V-Good	40,634	N	N	26455 SE 152ND ST
13	0	556130	0170	06/01/12	\$595,000	\$755,000	2,280	8	1986	V-Good	35,100	Y	N	24846 SE MIRRORMONT WAY
13	0	556130	0030	05/21/13	\$440,000	\$514,000	2,450	8	1973	Good	35,272	N	N	25334 SE MIRRORMONT WAY
13	0	556120	0310	06/09/14	\$525,000	\$556,000	2,470	8	1980	Good	36,445	N	N	25616 SE 152ND ST
13	0	556110	0140	11/15/13	\$520,000	\$581,000	2,470	8	1975	Good	37,983	N	N	16219 266TH AVE SE
13	0	556130	0710	06/05/12	\$360,000	\$457,000	2,500	8	1977	Good	42,743	N	N	14800 250TH PL SE
13	0	252306	9156	12/03/14	\$520,000	\$524,000	2,510	8	1981	Avg	43,995	N	N	16417 266TH AVE SE
13	0	252306	9156	06/03/13	\$490,000	\$571,000	2,510	8	1981	Avg	43,995	N	N	16417 266TH AVE SE
13	0	556140	1220	07/07/14	\$670,000	\$704,000	2,620	8	1970	Good	36,171	N	N	14717 245TH AVE SE
13	0	864600	0270	07/01/12	\$579,500	\$731,000	2,660	8	1980	Avg	215,622	N	N	26908 SE 146TH ST
13	0	556100	0070	06/13/12	\$450,000	\$570,000	2,760	8	1977	Good	35,015	N	N	15209 263RD AVE SE
13	0	556130	0730	06/05/14	\$530,000	\$562,000	2,760	8	1973	Avg	35,654	N	N	24844 SE MIRRORMONT PL
13	0	556100	0990	07/19/13	\$575,000	\$662,000	2,970	8	1984	V-Good	43,905	N	N	26404 SE 156TH PL
13	0	252306	9085	02/21/14	\$435,000	\$474,000	2,990	8	1986	Avg	131,986	N	N	16915 266TH AVE SE
13	0	556130	0950	03/06/14	\$607,000	\$659,000	3,000	8	1968	Good	36,680	N	N	25015 SE MIRRORMONT PL
13	0	556100	0500	09/27/13	\$568,000	\$643,000	3,270	8	1965	Good	38,146	N	N	26213 SE 158TH ST
13	0	556110	0180	11/07/14	\$645,000	\$655,000	3,340	8	1975	Good	52,476	N	N	16232 266TH AVE SE
13	0	556100	1290	04/26/13	\$460,000	\$541,000	1,410	9	1963	Good	35,652	Y	N	26053 SE 159TH PL
13	0	556140	1530	10/29/14	\$550,000	\$560,000	1,450	9	1977	V-Good	40,600	Y	N	24809 SE 146TH ST
13	0	242306	9039	08/06/14	\$650,000	\$677,000	1,510	9	2013	Avg	51,836	N	N	14729 TIGER MOUNTAIN RD SE
13	0	556100	1150	03/05/14	\$475,200	\$516,000	1,600	9	1966	Good	57,852	N	N	26630 SE 158TH ST
13	0	556140	0770	08/03/12	\$480,000	\$601,000	1,800	9	1978	Good	46,048	N	N	15553 255TH AVE SE
13	0	556140	0190	05/25/13	\$630,000	\$735,000	1,830	9	1999	Good	35,400	N	N	25233 SE MIRRORMONT BLVD
13	0	242306	9100	06/02/13	\$460,000	\$536,000	1,950	9	2001	Avg	49,658	N	N	26222 SE 152ND ST
13	0	556100	0190	05/02/14	\$437,500	\$468,000	1,970	9	1977	Good	35,100	N	N	26055 SE 154TH ST
13	0	556120	1040	05/04/13	\$477,000	\$560,000	2,120	9	1978	Good	36,000	N	N	15457 256TH AVE SE
13	0	556140	1120	06/04/12	\$427,000	\$542,000	2,120	9	1977	Good	35,906	N	N	24434 SE MIRRORMONT BLVD

Improved Sales Used in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	556120	1040	04/13/12	\$411,400	\$528,000	2,120	9	1978	Good	36,000	N	N	15457 256TH AVE SE
13	0	556140	1150	01/23/14	\$600,000	\$659,000	2,520	9	1975	Avg	37,183	N	N	14917 245TH AVE SE
13	0	556120	1070	06/12/13	\$648,948	\$754,000	2,560	9	1971	V-Good	35,264	N	N	25551 SE MIRRORMONT BLVD
13	0	242306	9108	06/12/13	\$599,000	\$696,000	2,570	9	2006	Avg	101,059	N	N	15329 TIGER MOUNTAIN RD SE
13	0	556130	0930	02/22/12	\$425,000	\$552,000	2,620	9	1991	Avg	36,861	N	N	24843 SE MIRRORMONT PL
13	0	556120	0820	06/14/13	\$610,000	\$709,000	2,630	9	1987	Good	43,637	N	N	15412 256TH AVE SE
13	0	556140	0260	07/21/14	\$668,000	\$699,000	2,710	9	2002	Avg	42,436	N	N	25527 SE MIRRORMONT BLVD
13	0	556100	0920	05/02/14	\$630,000	\$674,000	2,710	9	2000	Avg	37,277	N	N	26429 SE 154TH PL
13	0	556100	0130	07/23/13	\$495,000	\$569,000	2,810	9	1963	Good	35,100	N	N	26020 SE 154TH ST
13	0	252306	9193	10/04/12	\$599,000	\$739,000	2,830	9	1999	Avg	74,923	N	N	16430 266TH AVE SE
13	0	252306	9193	11/13/13	\$590,000	\$660,000	2,830	9	1999	Avg	74,923	N	N	16430 266TH AVE SE
13	0	556140	0950	04/25/13	\$499,950	\$588,000	2,840	9	2001	Avg	28,562	N	N	24618 SE MIRRORMONT BLVD
13	0	556120	0160	07/18/12	\$545,000	\$685,000	3,020	9	1989	Good	48,053	N	N	14904 258TH AVE SE
13	0	556100	0880	10/28/13	\$585,000	\$657,000	3,070	9	1986	Good	44,107	N	N	26444 SE 154TH PL
13	0	252306	9172	08/04/14	\$616,500	\$643,000	3,240	9	1992	Avg	118,047	N	N	17420 270TH AVE SE
13	0	252306	9162	09/24/13	\$660,000	\$747,000	3,310	9	2001	Avg	51,219	N	N	26910 SE 162ND PL
13	0	252306	9098	09/14/12	\$590,000	\$731,000	3,980	9	2002	Avg	423,403	Y	N	16628 TIGER MOUNTAIN RD SE
13	8	242306	9170	06/03/14	\$770,000	\$817,000	2,430	10	1987	Avg	54,059	N	N	15105 262ND AVE SE
13	0	556140	0340	06/05/14	\$630,000	\$668,000	2,500	10	1980	Good	40,202	N	N	25430 SE 159TH ST
13	0	556130	1220	06/10/14	\$589,900	\$624,000	2,530	10	2001	Avg	35,889	Y	N	24718 SE MIRRORMONT DR
13	0	556120	0190	08/08/13	\$645,000	\$739,000	2,940	10	1993	Avg	35,100	N	N	25652 SE 149TH ST
13	8	242306	9088	04/24/13	\$690,000	\$812,000	3,380	10	1990	Avg	39,131	N	N	14836 260TH AVE SE
13	0	252306	9015	08/12/13	\$1,105,000	\$1,265,000	4,620	10	1999	Avg	219,978	N	N	17309 270TH AVE SE
13	0	252306	9192	07/08/14	\$1,049,000	\$1,102,000	4,740	10	1991	Good	126,759	N	N	27124 SE 175TH PL
13	7	222306	9171	04/12/13	\$1,680,000	\$1,982,000	6,310	11	2007	Avg	211,070	N	N	24229 SE 147TH PL
13	7	222306	9075	02/25/13	\$1,189,000	\$1,418,000	3,690	12	2003	Avg	43,450	N	N	24256 SE 147TH PL
13	7	222306	9172	02/28/12	\$1,120,000	\$1,452,000	4,090	12	2005	Avg	170,635	Y	N	24215 SE 147TH PL
13	7	222306	9161	11/06/12	\$1,550,000	\$1,898,000	4,410	12	2006	Avg	43,450	N	N	24264 SE 147TH PL

Improved Sales Removed in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	032306	9142	02/24/12	\$366,151	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	032306	9142	04/09/14	\$525,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	102306	9014	06/26/12	\$247,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
2	0	102306	9042	01/23/14	\$348,850	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	142306	9006	08/15/14	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	142306	9012	06/01/12	\$232,000	OUTLIER;MODEL DEVELOPMENT EXCLUSION
2	0	142306	9064	03/04/13	\$266,000	STATISTICAL OUTLIER;BOX PLOTS
2	0	142306	9199	03/22/13	\$409,872	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	152306	9042	12/04/12	\$585,000	IMP. COUNT > 1
2	0	152306	9074	04/04/13	\$487,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	152306	9128	09/17/12	\$137,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	152306	9185	08/13/14	\$77,888	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	162306	9014	01/29/13	\$309,000	OUTLIER;MODEL DEVELOPMENT EXCLUSION
2	0	162306	9049	08/21/14	\$347,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	14	162306	9078	04/11/14	\$565,000	STATISTICAL OUTLIER;BOX PLOTS
2	14	162306	9078	07/26/13	\$557,317	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	172306	9064	10/25/13	\$397,367	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	11	229490	0090	02/10/12	\$180,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	9	261680	0030	06/21/12	\$343,000	STATISTICAL OUTLIER;OBSERVATION OUTSIDE THE NORM
2	9	261680	0150	04/03/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	509030	0015	03/21/12	\$315,000	IMP. COUNT > 1
2	0	509030	0056	03/12/14	\$655,000	CHARACTERISTICS DOES NOT MATCH SALES CHARACTERISTICS
2	0	509030	0057	05/01/14	\$651,000	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	509040	0020	01/03/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	10	813750	0500	01/15/13	\$438,905	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	10	813750	0560	09/19/13	\$486,497	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	012305	9127	05/02/14	\$625,000	STATISTICAL OUTLIER; NON NORMAL DISTRIBUTION
3	0	062306	9070	05/03/13	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	072306	9058	01/30/12	\$200,000	STATISTICAL OUTLIER;OBSERVATION OUTSIDE THE NORM
3	0	072306	9070	04/12/13	\$381,859	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; CORPORATE AFFILIATES

Improved Sales Removed in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	072306	9123	05/29/14	\$475,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	2	082306	9092	07/31/12	\$875,000	STATISTICAL OUTLIER;NON NORMAL DISTRIBUTION
3	0	338830	0220	06/18/13	\$390,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
3	0	338830	0260	05/28/14	\$370,000	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	338830	0260	10/10/13	\$369,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	338830	0520	08/31/12	\$305,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	338830	0730	09/10/14	\$550,388	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	338830	0740	08/01/12	\$400,000	STATISTICAL OUTLIER;BOX PLOTS
3	1	430970	0210	12/24/13	\$99,898	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	1	430970	0230	03/15/14	\$685,500	RELOCATION - SALE TO SERVICE
3	0	522930	0027	05/15/12	\$110,480	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	0	522930	0051	02/08/13	\$146,300	DOR RATIO; OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	522930	0172	12/18/13	\$155,000	STATISTICAL OUTLIER;OBSERVATION OUTSIDE THE NORM
3	0	522930	0172	03/01/13	\$184,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	522930	0208	06/06/12	\$14,500	DOR RATIO; MULTI-PARCEL SALE; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	0	522990	0095	08/30/12	\$287,085	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	0	022206	9001	05/30/12	\$216,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	022206	9002	01/17/12	\$449,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	022206	9069	10/07/14	\$210,525	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	022206	9069	05/09/14	\$403,382	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	022206	9083	04/03/12	\$166,300	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	022206	9096	08/28/13	\$225,000	STATISTICAL OUTLIER;OBSERVATION OUTSIDE THE NORM
10	0	022206	9102	04/21/14	\$265,000	STATISTICAL OUTLIER;NON NORMAL DISTRIBUTION
10	0	032206	9003	12/10/13	\$278,500	NO MARKET EXPOSURE
10	0	032206	9041	01/22/14	\$152,000	OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	032206	9093	08/30/12	\$235,355	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	0	032206	9120	11/08/12	\$260,000	STATISTICAL OUTLIER;ANOMILY DETECTION
10	0	032206	9164	12/12/12	\$267,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
10	0	102206	9058	06/03/13	\$297,158	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	0	102206	9058	02/18/14	\$299,900	NON REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	222306	9112	03/19/14	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	261730	0470	05/21/12	\$236,000	OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	262306	9036	10/06/14	\$350,000	ACTIVE PERMIT BEFORE SALE >25K
10	0	262306	9045	03/24/14	\$335,000	ACTIVE PERMIT BEFORE SALE >25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	262306	9098	06/26/13	\$75,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	272306	9052	04/03/14	\$643,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	272306	9101	04/17/12	\$137,300	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	272306	9104	04/12/13	\$374,405	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	272306	9112	07/01/13	\$676,464	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	272306	9129	06/13/13	\$257,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR
10	0	272306	9132	08/14/13	\$382,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	0	272306	9148	01/06/12	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	342306	9020	02/04/13	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	352306	9010	10/08/14	\$688,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	352306	9021	06/03/14	\$180,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	352306	9030	06/13/12	\$379,416	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	352306	9060	11/07/14	\$290,000	STATISTICAL OUTLIER; NON NORMAL DISTRIBUTION
10	0	352306	9103	04/25/13	\$239,800	PERCENT NET CONDITION; ACTIVE PERMIT
10	0	352306	9103	01/24/13	\$236,000	PERCENT NET CONDITION; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
10	0	362306	9009	03/31/14	\$452,658	OPEN SPACE; IMP CHARACTERISTICS CHANGED SINCE SALE
10	0	920670	0040	05/11/12	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	920670	0170	07/31/13	\$442,001	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	7	222306	9172	02/28/12	\$1,120,000	RELOCATION - SALE TO SERVICE
13	0	232306	9020	11/08/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR
13	0	232306	9029	07/09/12	\$575,000	STATISTICAL OUTLIER;OBSERVATION OUTSIDE THE NORM
13	0	232306	9089	06/27/12	\$345,667	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	232306	9091	07/09/12	\$50,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
13	0	232306	9097	03/31/14	\$365,000	IMP CHARACTERISTICS CHANGED SINCE SALE
13	0	232306	9097	11/20/12	\$499,275	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	232306	9097	11/27/12	\$417,064	OBSOLESCENCE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	232306	9108	03/29/12	\$638,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
13	0	242306	9026	07/10/13	\$10,000	DOR RATIO; IMP. COUNT > 1; PARTIAL INTEREST (1/3, 1/2, ETC.)
13	0	242306	9100	02/15/13	\$469,177	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	242306	9108	07/30/12	\$520,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	242306	9108	03/01/13	\$410,799	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
13	0	242306	9120	07/02/13	\$389,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	242306	9134	11/20/12	\$200,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR
13	0	242306	9160	05/14/12	\$300,000	STATISTICAL OUTLIER;OBSERVATION OUTSIDE THE NORM
13	0	252306	9043	02/13/14	\$534,645	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	252306	9146	06/23/14	\$349,900	STATISTICAL OUTLIER; NON NORMAL DISTRIBUTION
13	0	252306	9146	12/24/13	\$211,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	252306	9193	11/07/13	\$590,000	RELOCATION - SALE TO SERVICE
13	0	556100	0010	05/01/14	\$293,000	NON REPRESENTATIVE SALE
13	0	556100	0430	08/20/12	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	556100	0760	07/17/14	\$70,000	DOR RATIO; QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	0	556100	0840	04/12/12	\$329,676	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	556100	0940	08/07/13	\$327,520	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	556100	0940	08/07/13	\$344,579	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
13	0	556100	0980	07/09/12	\$379,633	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
13	0	556100	0980	11/07/12	\$310,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	556110	0210	06/24/14	\$400,500	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	556110	0210	06/11/13	\$313,695	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	556120	0550	09/13/13	\$315,000	STATISTICAL OUTLIER;NON NORMAL DISTRIBUTION
13	0	556120	0550	07/15/13	\$360,877	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	556120	0980	10/03/14	\$390,000	STATISTICAL OUTLIER;ANOMILY DETECTION
13	0	556130	0170	01/03/12	\$285,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	556130	0330	01/23/12	\$300,625	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
13	0	556130	0330	04/04/12	\$305,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	556130	0540	11/09/12	\$86,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	556130	1220	06/26/13	\$548,100	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis

Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	556140	0610	10/19/14	\$542,500	ACTIVE PERMIT BEFORE SALE >25K
13	0	556140	1360	05/11/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
13	0	804110	0130	12/24/14	\$636,334	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	864600	0220	04/30/12	\$277,725	DOR RATIO; NON-REPRESENTATIVE SALE; CORPORATE AFFILIATES

Vacant Sales Used in this Annual Update Analysis

Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	032306	9046	03/27/13	\$122,000	99,752	N	N
2	0	032306	9046	12/31/12	\$121,000	99,752	N	N
2	0	142306	9138	07/07/14	\$170,000	118,918	N	N
3	0	072306	9156	08/08/14	\$220,000	306,662	Y	N
3	0	522930	0240	06/24/13	\$125,000	145,926	N	N
10	0	022206	9140	04/23/13	\$130,000	89,733	N	N
10	0	222306	9005	08/28/12	\$300,000	475,675	N	N
10	0	222306	9122	09/05/13	\$115,000	238,273	N	N
10	0	342306	9064	04/09/14	\$150,000	100,188	N	N
10	0	342306	9103	12/14/12	\$200,000	217,364	N	N
10	0	352306	9012	07/11/13	\$300,000	217,804	Y	N
10	0	352306	9124	08/22/14	\$165,000	210,830	Y	N
13	7	222306	9168	07/11/13	\$275,000	211,722	N	N
13	0	232306	9052	10/07/14	\$140,000	122,839	N	N
13	0	242306	9039	06/19/12	\$122,500	51,836	N	N
13	0	242306	9140	07/16/13	\$157,700	217,800	N	N
13	0	242306	9179	04/17/13	\$135,000	171,263	N	N
13	0	252306	9039	12/12/12	\$61,900	78,843	N	N
13	0	556100	1255	02/14/14	\$95,000	193,112	N	N
13	0	556120	0230	10/20/14	\$135,000	43,604	N	N
13	0	556120	0710	08/27/14	\$135,000	34,955	N	N
13	0	556140	0380	02/26/14	\$97,000	39,418	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	032306	9040	05/14/13	\$10,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	032306	9046	11/28/12	\$169,196	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;AND OTHER WARNINGS
2	0	102306	9054	04/30/14	\$25,000	NO MARKET EXPOSURE
3	0	032305	9019	12/30/13	\$126,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	16	540480	0050	03/27/14	\$23,333	QUIT CLAIM DEED
10	0	022206	9039	09/23/14	\$46,760	QUIT CLAIM DEED; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
10	0	032206	9169	08/02/12	\$80,000	NON-REPRESENTATIVE SALE
10	0	222306	9069	03/29/12	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
10	0	252306	9011	07/05/12	\$1,287,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	261730	0070	04/04/12	\$125,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	332306	9081	09/12/12	\$385,000	MULTI-PARCEL SALE
10	0	332306	9083	07/08/13	\$150,000	SEGREGATION AND/OR MERGER
10	0	342306	9019	09/10/14	\$5,040	PARTIAL INTEREST (1/3, 1/2, ETC.); STATEMENT TO DOR
10	0	342306	9076	07/10/12	\$8,500	NO MARKET EXPOSURE
10	0	352306	9037	08/28/13	\$78,000	NON-REPRESENTATIVE SALE
13	0	252306	9039	10/02/12	\$50,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;AND OTHER WARNINGS
13	0	252306	9112	05/15/12	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE
13	0	252306	9112	02/13/12	\$50,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	252306	9154	12/11/12	\$23,500	GOV'T TO GOV'T; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
13	0	556140	1300	01/24/13	\$12,000	PARTIAL INTEREST (1/3, 1/2, ETC.); STATEMENT TO DOR
13	0	556140	1520	04/18/12	\$55,000	NO MARKET EXPOSURE
13	0	556140	1540	03/06/14	\$45,000	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis

Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
2	0	142306	9007	06/11/13	\$329,999	1,740	4	1986	4	216,928	N	13631 246TH AVE SE
2	0	162306	9032	04/30/14	\$320,000	784	3	1979	4	526,640	N	21926 SE MAY VALLEY RD
3	0	022305	9062	12/24/13	\$230,000	1,848	3	2001	5	19,166	N	10726 148TH AVE SE
3	0	072306	9100	06/06/13	\$250,000	1,980	4	2009	4	46,609	N	18923 SE MAY VALLEY RD
3	0	072306	9168	08/01/14	\$360,000	1,980	5	1989	5	214,315	N	11328 186TH AVE SE
3	0	072306	9176	12/17/13	\$335,000	1,512	4	1985	3	58,370	N	11519 186TH AVE SE
3	0	342405	9150	08/23/13	\$245,000	1,782	4	1985	4	15,085	N	14140 SE MAY VALLEY RD
3	0	522930	0015	12/02/13	\$171,500	800	2	1966	3	98,881	N	11703 172ND PL SE
3	0	522990	0075	08/29/14	\$136,000	1,392	3	1972	3	17,424	N	10525 151ST AVE SE
3	0	522990	0115	10/24/12	\$238,725	1,344	3	1977	4	51,836	N	10422 151ST AVE SE
10	0	022206	9064	03/12/13	\$303,000	2,640	4	1998	4	226,517	N	20416 244TH AVE SE
10	0	022206	9094	02/14/12	\$256,294	1,810	4	1993	4	341,510	N	24610 SE 202ND PL
10	0	032206	9004	11/20/14	\$240,000	1,344	3	1981	3	240,451	N	19804 241ST AVE SE
10	0	032206	9035	04/07/12	\$365,000	1,512	4	2002	4	662,112	N	20406 235TH AVE SE
10	0	032206	9145	10/21/14	\$302,000	1,848	4	1987	6	92,782	N	19440 SE LAKE FRANCIS RD
10	0	272306	9095	05/15/14	\$338,000	1,810	5	1989	6	109,771	N	16116 230TH AVE SE
10	0	352306	9045	11/25/13	\$293,500	1,620	3	1985	4	220,849	Y	25410 SE 178TH ST
13	0	242306	9093	09/02/14	\$234,900	1,080	3	1988	6	36,312	N	15233 TIGER MOUNTAIN RD SE
13	0	242306	9109	05/02/14	\$248,850	1,680	3	2004	6	62,290	N	27204 SE 154TH PL
13	0	242306	9109	11/27/12	\$202,000	1,680	3	2004	6	62,290	N	27204 SE 154TH PL

Mobile Home Sales Removed in this Annual Update Analysis

Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	142306	9078	11/12/14	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	152306	9194	10/28/13	\$76,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	162306	9081	05/14/14	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;NO MARKET EXPOSURE
3	0	342405	9099	01/28/13	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME
10	0	022206	9012	04/04/14	\$9,900	QUIT CLAIM DEED
10	0	022206	9094	12/04/14	\$260,000	AUCTION SALE; TRUSTEE'S DEED;NO MARKET EXPOSURE
10	0	262306	9097	09/16/14	\$88,000	FULL SALE PRICE NOT REPORTED; NO MARKET EXPOSURE; GOV'T TO NON-GOV'T
10	0	262306	9097	10/17/12	\$198,283	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
10	0	272306	9084	03/25/13	\$331,763	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	262306	9108	10/15/14	\$186,440	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

Nani "Minly" Tian

Appraiser II

06/11/15

Date



King County

Department of Assessments

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

Lloyd Hara

Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor