

South Sammamish Plateau

Area: 069

Residential Revalue for 2015 Assessment Roll



Area 069 is located on the South Sammamish Plateau. It includes parts of the cities of Sammamish and Issaquah and parts of unincorporated King County. The area is divided into two sub areas.

Sub area 5 includes parts of the cities of Sammamish and Issaquah and parts of unincorporated King County. Both Pine Lake and Beaver Lake are located in sub area 5. The parcel count for sub area 5 is 4,955 of which 278 are waterfront. 93% of the parcels (4,643) are improved. The area is largely comprised of established neighborhoods with grade 8, 9, and 10 homes built primarily between 1970 through 2010 although new construction is still ongoing and robust.

Sub area 6 includes parts of the city of Sammamish and parts of unincorporated King County. The parcel count for sub area 6 is 4,741 of which 98% (4,678) are improved. The developments of Klahanie, Trossachs and Aldarra are located in sub area 6. These three plats make up approximately 68% of the parcel count in sub area 6. Klahanie consists of mainly grade 8 homes built in the 1990's. Trossachs consists of mainly grade 10 homes built in the 1990's and Aldarra consists of mainly grade 11 homes built in the 1990's.



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

Table of Contents

Contents

Area 069 Housing Profile	8
Glossary for Improved Sales	10
Condition: Relative to Age and Grade.....	10
Residential Building Grades	10
Executive Summary.....	11
Sales Sample Representation of Population Year Built or Renovated.....	12
Sales Sample Representation of Population Above Grade Living Area	13
Sales Sample Representation of Population Building Grade	14
Physical Inspection Process.....	15
Appraisal Team Members and Participation	15
Sales Screening for Improved Parcel Analysis.....	15
Highest and Best Use Analysis	15
Standards and Measurement of Data Accuracy	16
Special Assumptions and Limiting Conditions	16
Area Information.....	17
Name or Designation	17
Boundaries	17
Maps.....	17
Area Description	17
Land Valuation	17
Land Model	21
Land Value Model Calibration.....	22
Improved Parcel Valuation.....	34
Improved Parcel Total Value Model Calibration.....	36
Multiplicative Model.....	36
Results.....	40
Physical Inspection Ratio Study Report (Before) – 2014 Assessments.....	41
Physical Inspection Ratio Study Report (After) – 2015 Assessments	42
Improved Sales Used in this Physical Inspection Analysis - Area 069.....	43
Improved Sales Removed in this Physical Inspection Analysis	87
Vacant Sales Used in this Physical Inspection Analysis.....	110

Area 69 Housing Profile

Vacant Sales Removed in this Physical Inspection Analysis..... 111

USPAP Compliance..... 113

Client and Intended Use of the Appraisal:..... 113

Definition and date of value estimate: 113

Market Value..... 113

Highest and Best Use 113

Date of Value Estimate 114

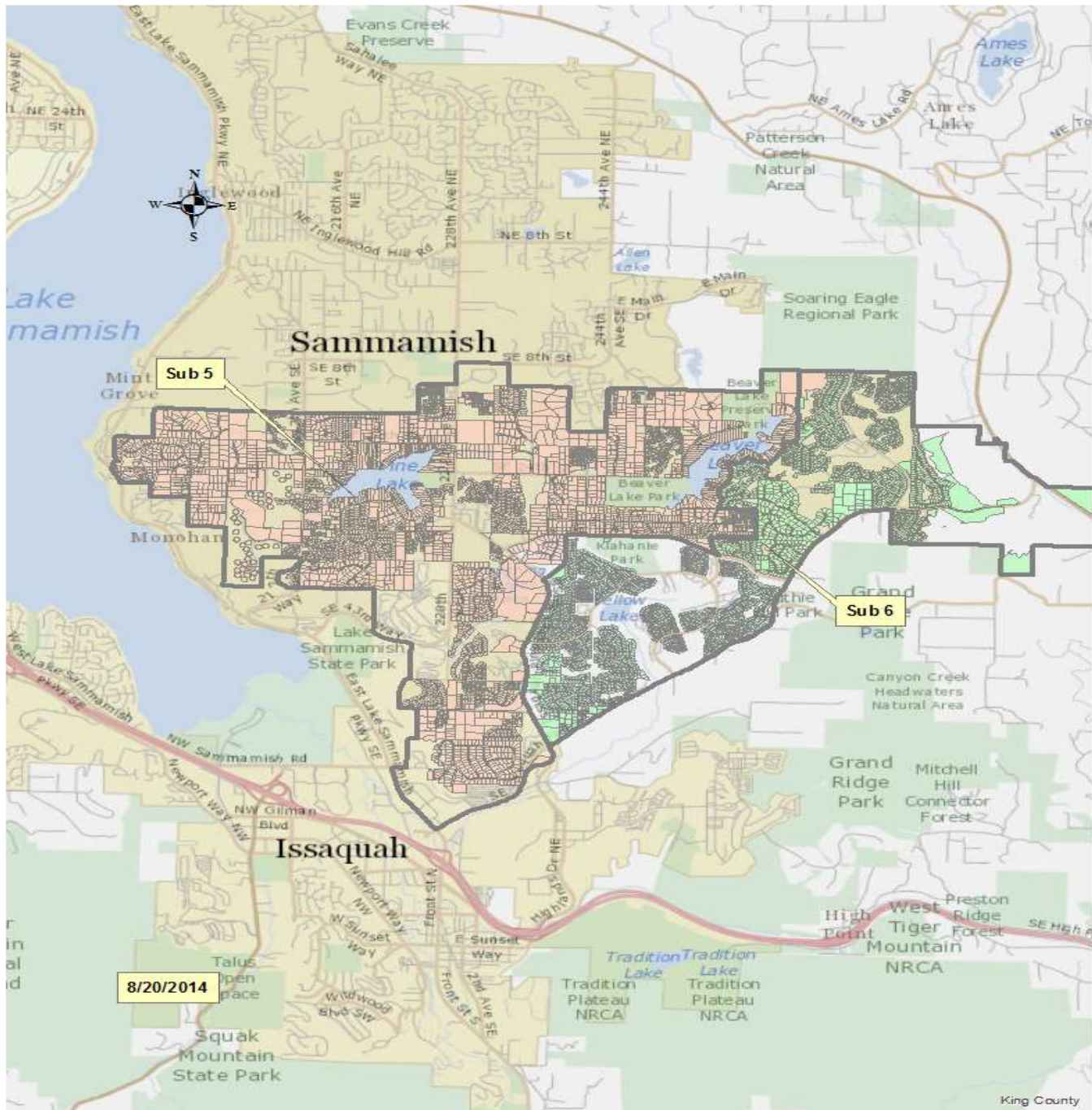
Property Rights Appraised: Fee Simple..... 115

Assumptions and Limiting Conditions:..... 115

Scope of Work Performed: 116

Certification: 116

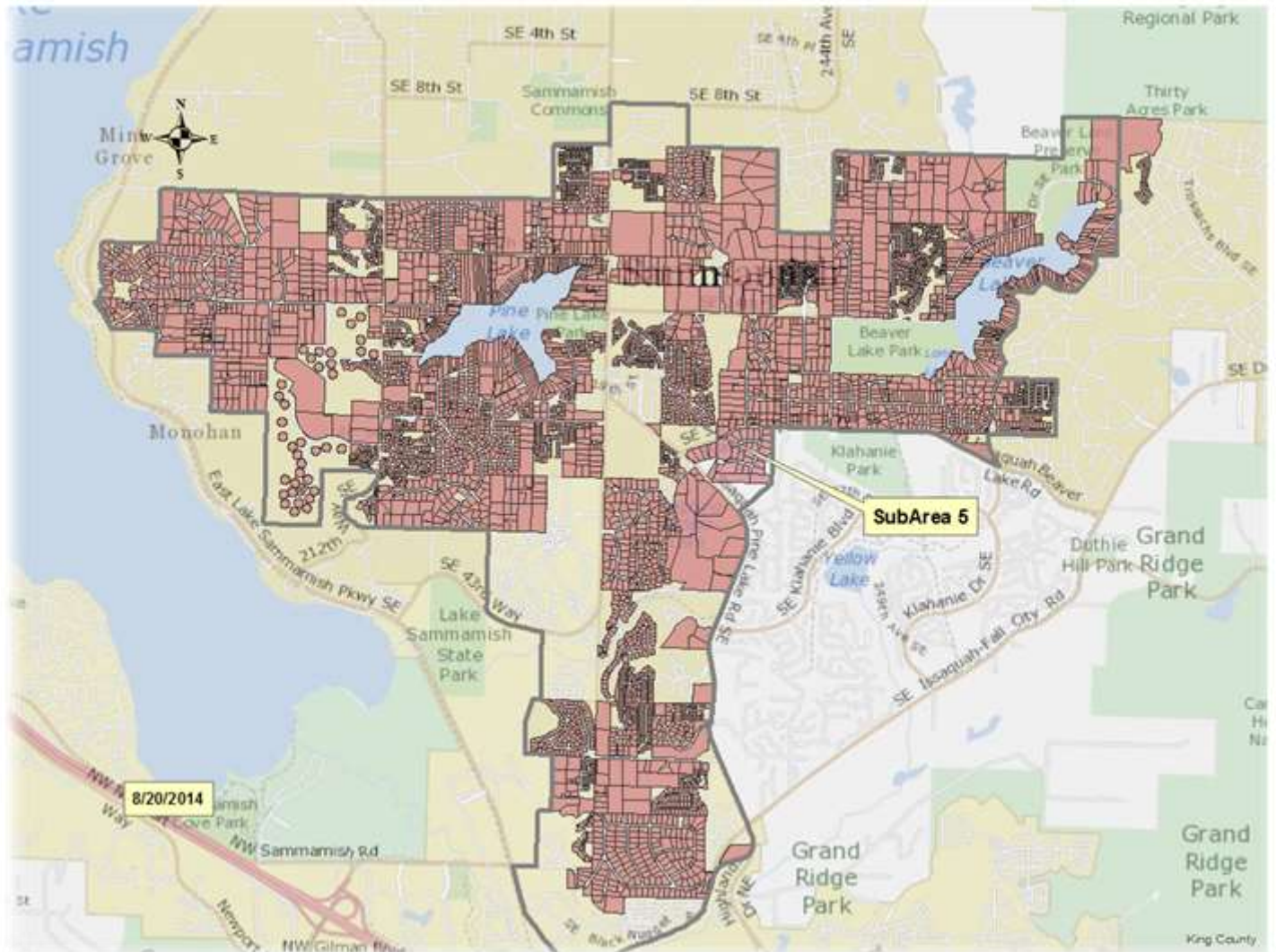
Area 069 Map



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.

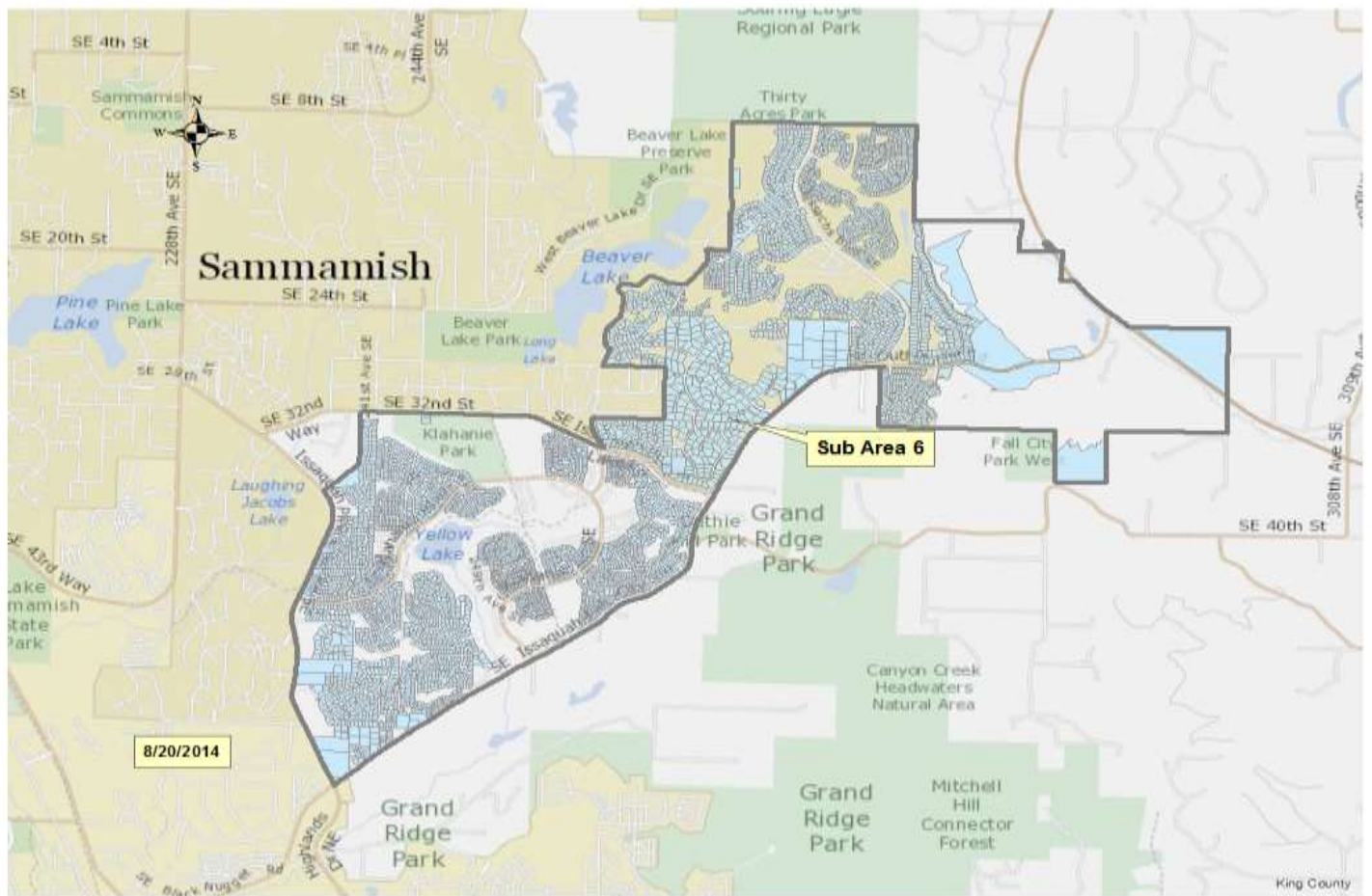


Sub Areas



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.

Sub Areas



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 069 Housing Profile



Grade 4/ Year Built 1950/ Total Living Area 320
Account Number 217750-0270



Grade 5/ Year Built 1939/ Total Living Area 1,190
Account Number 022406-9027



Grade 6/ Year Built 1957/ Total Living Area 1,150
Account Number 042406-9117



Grade 7/ Year Built 2003/ Total Living Area 3,500
Account Number 612700-0240



Grade 8/ Year Built 1987/ Total Living Area 2,880
Account Number 022406-9100



Grade 9/ Year Built 1998/ Total Living Area 2,520
Account Number 030500-0030



Grade10/ Year Built 2000/ Total Living Area 3,670
Account Number 042406-9235



Grade 11/ Year Built 2005/ Total Living Area 5,300
Account Number 664595-0080



Grade 12/ Year Built 2002/ Total Living Area 5,720
Account Number 222406-9125



Grade 13/ Year Built 2001/ Total Living Area 10,330
Account Number 102406-9136

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

South Sammamish Plateau - Area 069

Physical Inspection

Appraisal Date: 1/1/2015
Previous Physical Inspection: 2010
Number of Improved Sales: 1461
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	\$272,800	\$384,200	\$657,000			7.37%
2015 Value	\$274,700	\$433,200	\$707,900	\$746,000	95.3%	4.81%
\$ Change	+\$1,900	+\$49,000	+\$50,900			
% Change	+0.7%	+12.8%	+7.7%			

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 4.81% is an improvement from the previous COD of 7.37%. 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. For more information on uniformity measures see the Results section on page 40 of this report. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$291,200	\$352,400	\$643,600
2015 Value	\$295,000	\$386,600	\$681,600
\$ Change	+\$3,800	+\$34,200	+\$38,000
% Change	+1.3%	+9.7%	+5.9%

Number of one to three unit residences in the population: 8,835

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area **069** – South Sammamish Plateau, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

Sales Sample Representation of Population

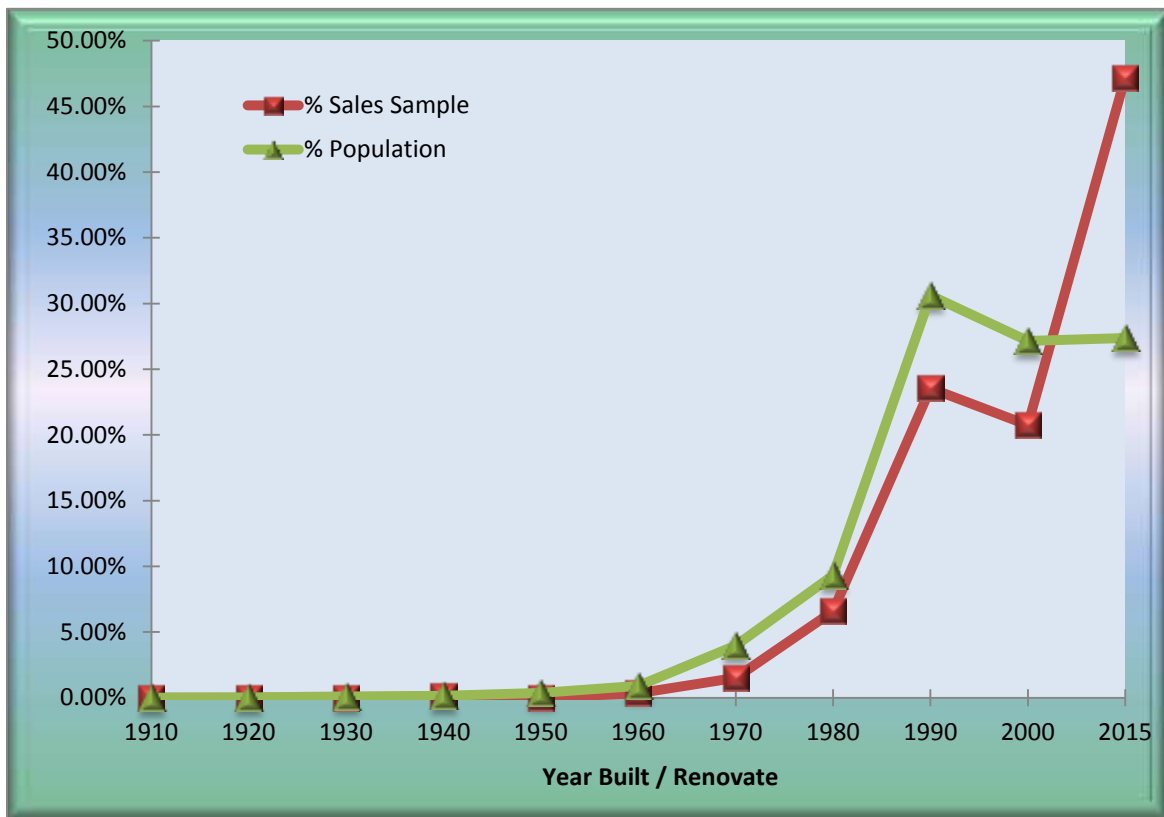
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.14%
1950	0	0.00%
1960	5	0.34%
1970	22	1.51%
1980	96	6.57%
1990	344	23.55%
2000	303	20.74%
2015	689	47.16%
	1,461	

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	3	0.03%
1930	10	0.11%
1940	14	0.16%
1950	33	0.37%
1960	81	0.92%
1970	351	3.97%
1980	823	9.32%
1990	2,704	30.61%
2000	2,398	27.14%
2015	2,418	27.37%
	8,835	



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

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



Sales Sample Representation of Population

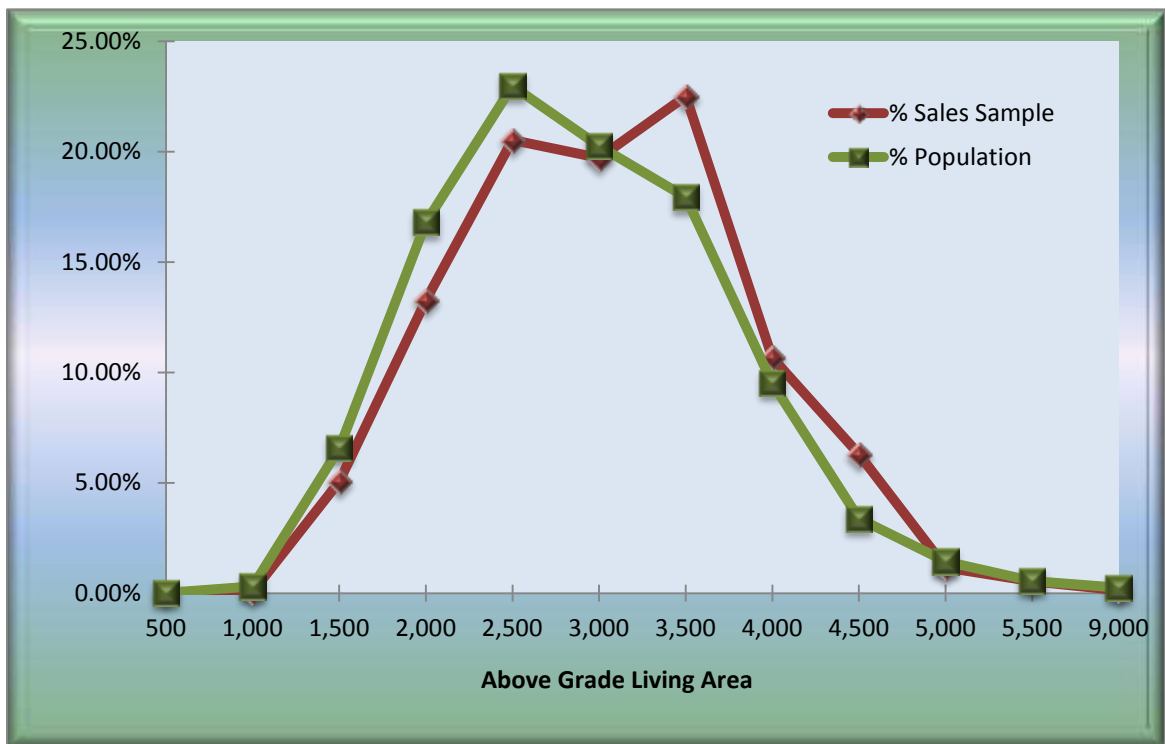
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	1	0.07%
1,500	74	5.07%
2,000	194	13.28%
2,500	300	20.53%
3,000	288	19.71%
3,500	329	22.52%
4,000	156	10.68%
4,500	92	6.30%
5,000	17	1.16%
5,500	8	0.55%
9,000	2	0.14%
1,461		

Population

AGLA	Frequency	% Population
500	2	0.02%
1,000	27	0.31%
1,500	580	6.56%
2,000	1,485	16.81%
2,500	2,030	22.98%
3,000	1,789	20.25%
3,500	1,584	17.93%
4,000	841	9.52%
4,500	299	3.38%
5,000	127	1.44%
5,500	49	0.55%
9,000	22	0.25%
8,835		



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



Sales Sample Representation of Population

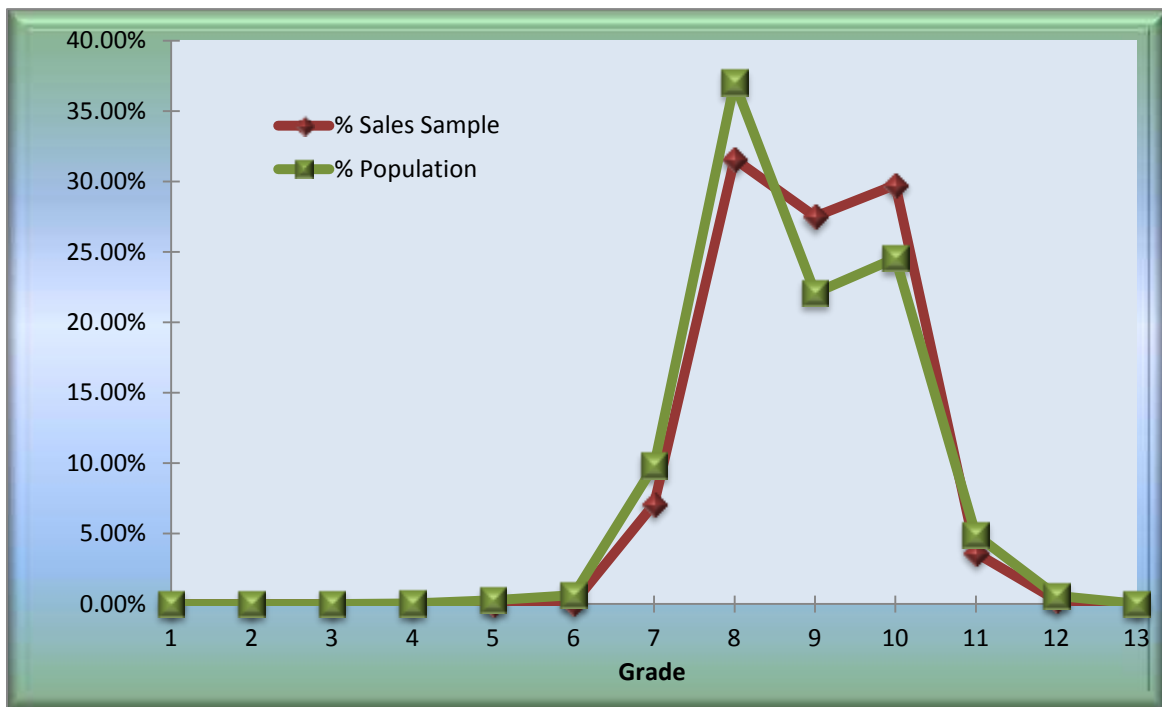
Building Grade

Sales

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	1	0.07%
7	104	7.12%
8	462	31.62%
9	402	27.52%
10	435	29.77%
11	53	3.63%
12	4	0.27%
13	0	0.00%
1,461		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.05%
5	23	0.26%
6	55	0.62%
7	869	9.84%
8	3,273	37.05%
9	1,952	22.09%
10	2,170	24.56%
11	436	4.93%
12	52	0.59%
13	1	0.01%
8,835		



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



Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 10, 2015

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Theresa Fawcett – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Lucinda Gorrow – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Randal Hoffmeyer – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Lauri Lemon – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Patrick Ragar – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.



Land ValuationPhysical Inspection Process Maps

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



Area Information

Name or Designation

Area 069 - South Sammamish Plateau

Boundaries

Area 069 is defined by the boundaries of East Lake Sammamish Pkwy SE on the west and Issaquah-Fall City Road on the east. The southern boundary is defined by the intersection of Issaquah-Fall City Road and East Lake Sammamish Pkwy SE and runs north to SE 8th Street.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description

Area 069 is located on the South Sammamish Plateau. It includes parts of the cities of Sammamish and Issaquah and parts of unincorporated King County. The area is divided into two sub areas. The Sammamish Plateau was first settled in the late 19th century. The Plateau remained mostly rural as part of unincorporated King County until Sammamish was officially incorporated on August 31, 1999.

There are a total of 180 plats within Area 069, noting that many have more than one division. For example the plat of Aldarra has 4 divisions, the plat of Klahanie has 23 divisions and the plat of Trossachs has 17 divisions. There are a total of 8,499 platted parcels with 3,927 being in sub area 5 and 4,636 being in sub area 6. There are 1,197 tax lots in Area 069 with 1,092 being in sub area 5 and 105 being in sub area 6. Of the platted lots 393 are vacant and of the tax lots 132 are vacant.

Sub Area 5 includes parts of the cities of Sammamish and Issaquah and parts of unincorporated King County. Both Pine Lake and Beaver Lake are located in sub area 5. The parcel count for sub area 5 is 4,955 of which 278 are waterfront. 93% of the parcels (4,643) are improved. The area is largely comprised of established neighborhoods with grade 8, 9, and 10 homes built primarily between 1970 through 2010 although new construction is still ongoing and robust.

Sub Area 6 includes part of the city of Sammamish and parts of unincorporated King County. The developments of Klahanie, Trossachs and Aldarra are located in sub area 6. The parcel count for sub area 6 is 4,741. A total of 98% of the parcels (4,678) are improved. The plats of Klahanie, Trossachs and Aldarra make up approximately 68% of the parcel count in sub area 6. Klahanie consists of mainly grade 8 homes built in the 1990's. Trossachs consists of mainly grade 10 homes built in the 1990's and Aldarra consists of mainly grade 11 homes built in the 1990's. There is one Townhouse plat in sub area 6 that consists of 28 parcels. It should be noted that the residents of the Klahanie developments held a special election in April 2015 and voted in favor of annexation into the city of Sammamish. When this annexation is finalized it will result in approximately 28 parcels still being in unincorporated King County.

The area is well served by five elementary schools and two middle schools which include Creekside Elementary, Discovery Elementary, Sunny Hills Elementary, Challenger Elementary, Cascade Ridge Elementary, Pine Lake Middle School and Beaver Lake Middle School. There are also numerous private schools. Several community parks in the area offer different outdoor activities. Lake Sammamish State Park is located just minutes to the west and both Pine Lake Park and Beaver Lake Park offer public access.

There are limited commercial amenities on the Plateau although many more are available within a short distance in downtown Issaquah as well as in the city of Redmond, approximately a 9 mile commute via Redmond-Fall City Road. The area has good access to Interstate 90, a major east – west corridor and State Route 900 which offers a corridor south to the city of Renton and additionally Issaquah-Fall City Road that offers easy access to the cities of Fall City, Snoqualmie and North Bend. From the heart of the Plateau to downtown Seattle is approximately 22 miles.

Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015. Area 069 consists of 9,618 parcels of which 9,320 are improved with at least one Single Family Residence. A total of 87% of the parcels are platted with the remaining 13% being tax lots. There are 525 vacant parcels, 14 mobile home parcels and 4 parcels that are accessory only. The area has experienced a 9% overall increase in residential parcels from 2009 - 2015 Physical Inspection. The increase in residential parcels is a good indicator the Real Estate market in Area 069 continues to be strong. The growth is attributed to strong economic factors in the area. The Microsoft Corporation and other technology based company's continue to fuel the strong demand for jobs in the area.

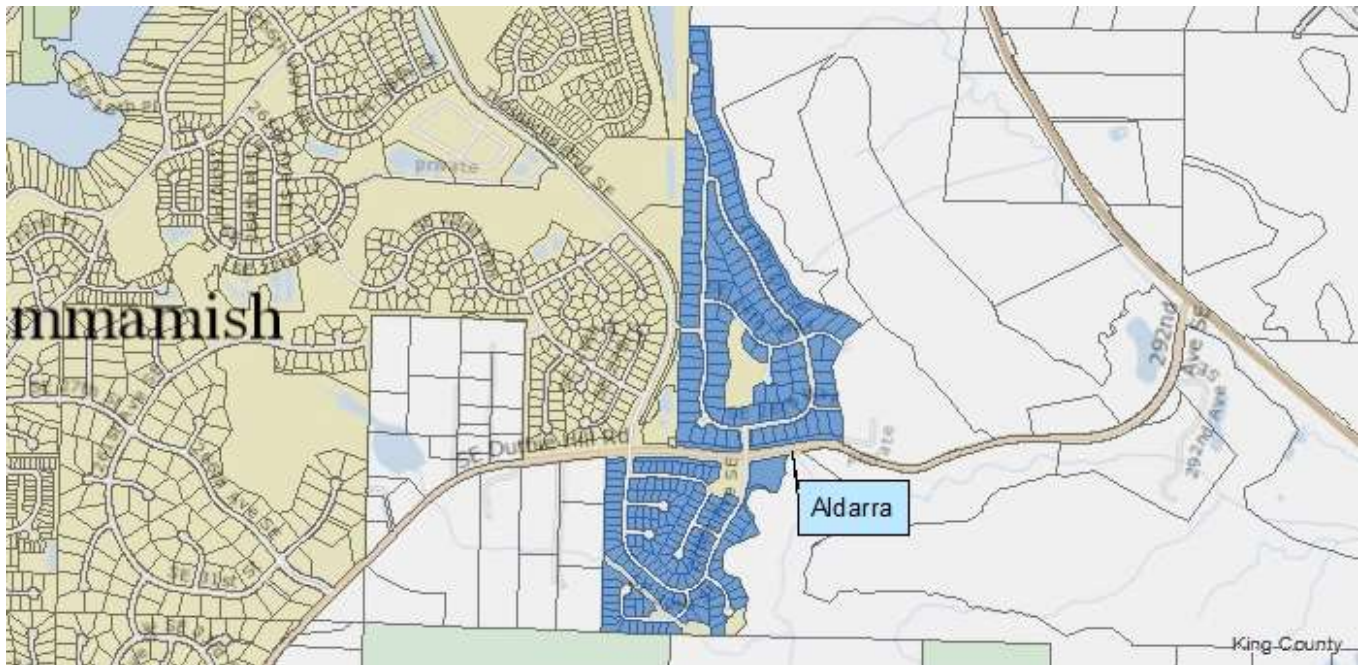
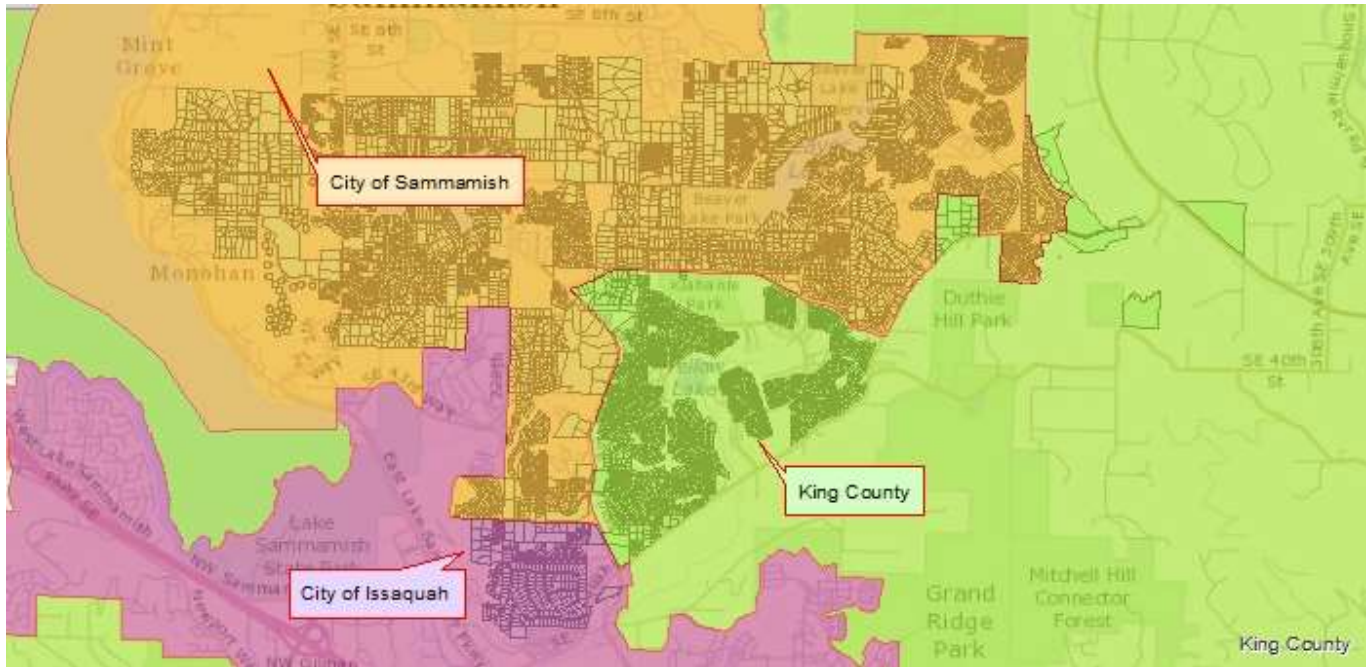
All land sales were physically inspected and verified in the field with effort to contact the buyer or seller when possible. There were a total of 18 vacant land sales used in the analysis and creation of the land model. The characteristics of each sale were compared and categorized, for the purposes of estimating land values and establishing adjustments for additional amenities or impacts affecting value. Overall, values and ratios of improved properties were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values for tax lots and plats. Distinct plat values are highly influenced by quality, age, desirability and amenities.

Approximately 95% of the total parcels in Area 069 are affected by topography in varying degrees. Other parcels carry a view amenity that may include Lake Sammamish, the Cascade Mountains, the Olympic Mountains and Territorial views. Parcels may also be affected by a power line nuisance, streams, and traffic noise impacts. Some parcels are adjacent to a greenbelt. Other environmental nuisances include restricted size and shape, Native Growth Protection easement, other easements, deed restrictions, land slide hazard, wetland and water problems.

The area is divided into three jurisdictions; unincorporated King County, the city of Sammamish and the city of Issaquah. The zoning regulations of each jurisdiction influence the type of development in a particular area. The current zoning in area 069 encompasses R4 (R4SO) (Residential-Base density 4 dwelling units per acre), R6 (R6P, R6PSO) (Residential-Base 6 dwelling units per acre), RA5 (RA5SP) (Rural Area 5 Acre minimum lot size), R1 (R1P) (Residential-Base density 1 dwelling unit per acre), R8 (R8P) (Residential-Base 8 dwelling units per acre), R12P (Residential-Base density 12 dwelling units per acre), R18 (Residential-Base 18 dwelling units per acre), SF-SL (Single Family Small Lot – 7.26 dwelling units per acre), SF-S (Single Family Suburban – 4.5 dwelling units per acre), SF-E (Single Family Estates – 1.24 dwelling units per acre).

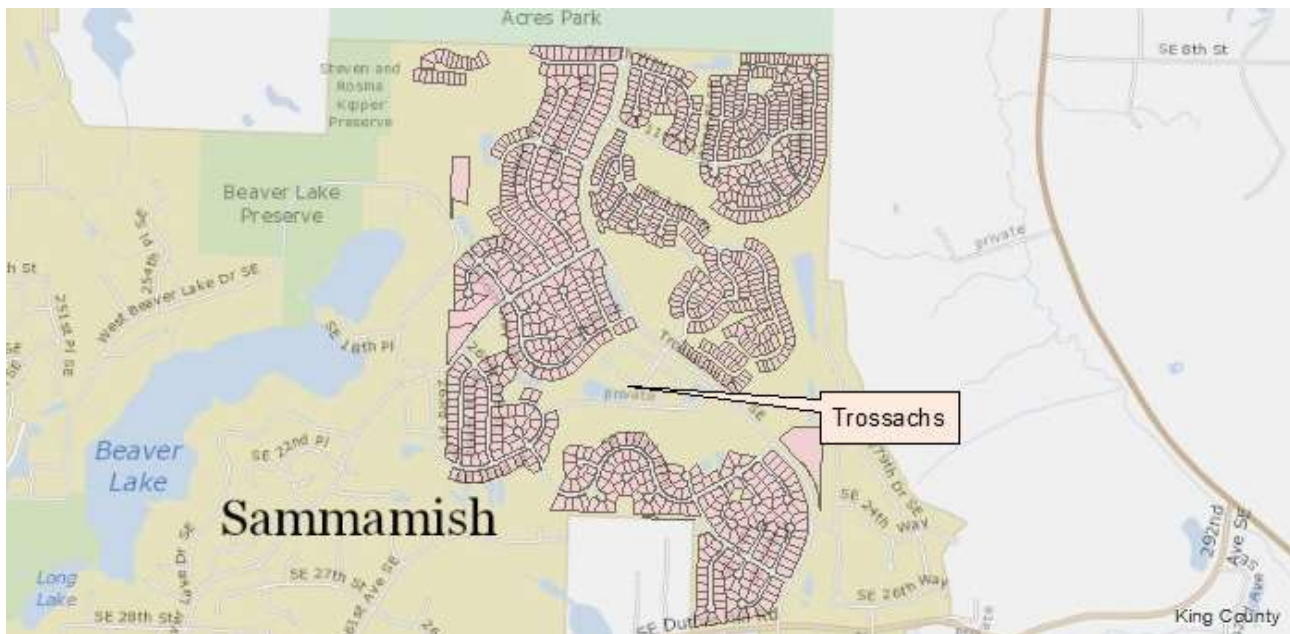
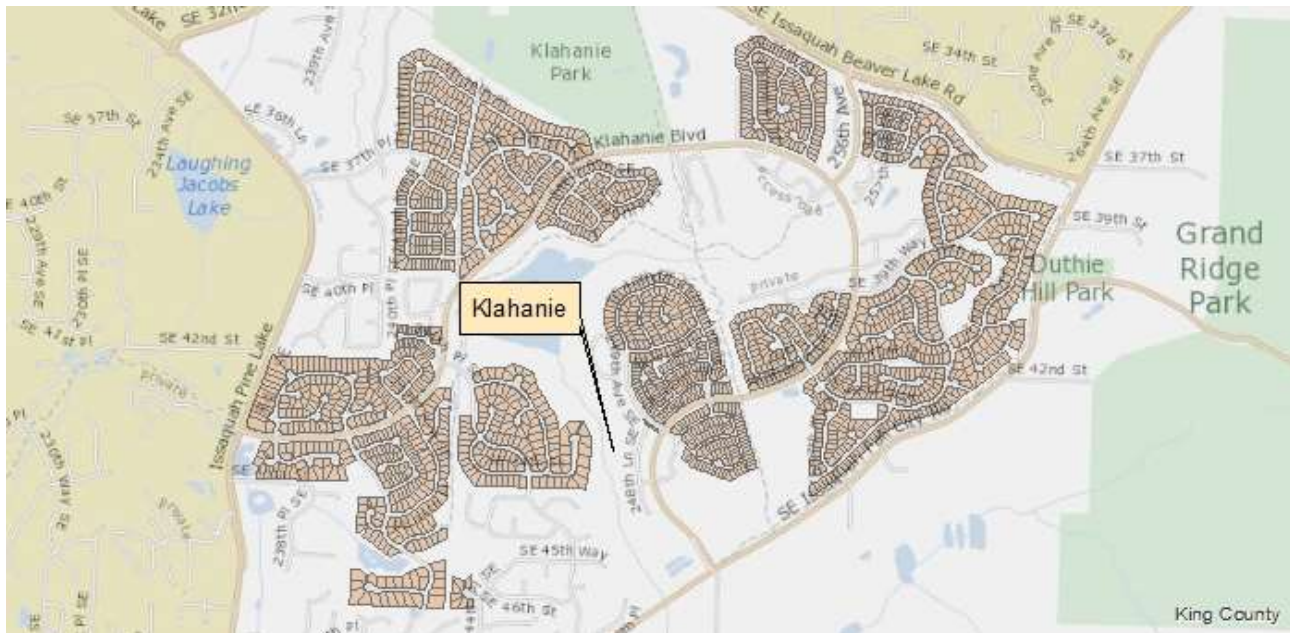


Land Valuation Maps



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.

Land Valuation Maps



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.

Land Model

Model Development, Description and Conclusions

There are 18 good land sales available to use in Area 069. Through an analysis of the vacant land sales, current builder and developer sales, multi-parcels sales, and sales of new improvements in the area, it was determined that the sales comparison approach be used to determine land values.

Plats are generally homogeneous in lot size, quality level (building grade), year built and amenities. Their values are represented on the Plat Land Schedule.

Plats that are not homogeneous are valued using the per square foot land schedule developed for tax lots. The per square foot tax lot land schedule is broken down into three distinct categories based on current zoning.

Waterfront parcels were valued based on their lot size, their location within a plat or as a tax lot and the amount of waterfront footage. Properties with frontage *up to* 100 waterfront feet had their base land value adjusted by an additional \$7,000 per waterfront foot.

For parcels that have *more* than 100 waterfront feet the base land value was adjusted \$7,000 per waterfront foot up to 100 feet, then adjusted \$3,500 per additional waterfront foot. Poor quality waterfront received an adjustment of \$3,500 per waterfront foot added to the base land value.

Where land features such as topography, steep slope, landslide hazards, wetland, streams, restricted size and shape, easements, power lines and others negatively impact a parcel, adjustments to the base land value range from -5% to -80%.

Traffic noise nuisance is coded for those affected parcels located along S.E. Issaquah-Fall City Rd., S.E. Issaquah Beaver Lake Rd., 244th Ave. S.E., S.E. 24th St., Issaquah-Pine Lake Rd. S.E., 228th Ave. S.E., S.E. 28th St., 216th Ave. S.E., and 212th Ave. S.E..

Positive adjustments for territorial, Lake Sammamish, Cascade and/or Olympic Mountain views were made on applicable properties. These adjustments are supported by land sales and paired sales analysis of improved properties.

Area 069 is having a resurgence of segregation of larger sites. It was necessary to consider the development potential of each site. For establishing base land values on those sites where development potential was evident, the number of possible sites was estimated based on allowable zoning.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

	R4, R4SO, R6, R6PSO, R8, R8P, R12, R18P, SF-SL	Tax Lot Value	R1, R1P	Tax Lot Value	RA5, RA5P, SF-E, SF-S	Tax Lot Value
Acreage	Square feet		Square feet		Square feet	
	1	\$200,000	1	\$200,000	1	\$200,000
	3,000	\$208,000	3,000	\$208,000	3,000	\$208,000
	4,000	\$216,000	4,000	\$216,000	4,000	\$216,000
	5,000	\$224,000	5,000	\$224,000	5,000	\$224,000
	6,000	\$232,000	6,000	\$232,000	6,000	\$232,000
	7,000	\$240,000	7,000	\$240,000	7,000	\$240,000
	8,000	\$244,000	8,000	\$244,000	8,000	\$244,000
	9,000	\$248,000	9,000	\$248,000	9,000	\$248,000
	10,890	\$250,000	10,890	\$250,000	10,890	\$250,000
.25 Acre	11,979	\$254,500	11,979	\$254,500	11,979	\$254,000
	13,068	\$259,000	13,068	\$259,000	13,068	\$258,500
	14,157	\$263,500	14,157	\$263,500	14,157	\$263,000
	15,246	\$268,000	15,246	\$268,000	15,246	\$267,500
	16,335	\$272,500	16,335	\$272,500	16,335	\$272,000
	17,424	\$277,000	17,424	\$277,000	17,424	\$276,500
	18,513	\$281,500	18,513	\$281,500	18,513	\$281,000
	19,602	\$286,000	19,602	\$286,000	19,602	\$285,500
	20,691	\$290,500	20,691	\$290,500	20,691	\$290,000
	21,780	\$295,000	21,780	\$295,000	21,780	\$295,000
.50 Acre	22,869	\$299,500	22,869	\$299,500	22,869	\$299,000
	23,958	\$304,000	23,958	\$304,000	23,958	\$303,000
	25,047	\$308,500	25,047	\$308,500	25,047	\$307,000
	26,136	\$313,000	26,136	\$313,000	26,136	\$311,000
	27,225	\$317,500	27,225	\$317,500	27,225	\$315,000
	28,314	\$322,000	28,314	\$322,000	28,314	\$319,000
	29,403	\$326,500	29,403	\$326,500	29,403	\$323,000
	30,492	\$331,000	30,492	\$331,000	30,492	\$327,000
	31,581	\$335,500	31,581	\$335,500	31,581	\$331,000
	32,670	\$340,000	32,670	\$340,000	32,670	\$340,000
.75 Acre	33,759	\$344,500	33,759	\$344,500	33,759	\$344,500
	34,848	\$349,000	34,848	\$349,000	34,848	\$349,000
	35,937	\$353,500	35,937	\$353,500	35,937	\$353,500
	37,026	\$358,000	37,026	\$358,000	37,026	\$358,000
	38,115	\$362,500	38,115	\$362,500	38,115	\$362,500
	39,204	\$367,000	39,204	\$367,000	39,204	\$367,000
	40,293	\$371,500	40,293	\$371,500	40,293	\$371,500
	41,382	\$376,000	41,382	\$376,000	41,382	\$376,000



Land Value Model Calibration... Continued

	R4, R4SO, R6, R6PSO, R8, R8P, R12, R18P, SF-SL	Tax Lot Value	R1, R1P	Tax Lot Value	RA5, RA5P, SF-E, SF-S	Tax Lot Value
Acreage	Square feet		Square feet		Square feet	
	42,471	\$380,500	42,471	\$380,500	42,471	\$380,500
1 Acre	43,560	\$400,000	43,560	\$385,000	43,560	\$385,000
	44,649	\$405,000	44,649	\$390,000	44,649	\$389,000
	45,738	\$410,000	45,738	\$395,000	45,738	\$393,000
	46,827	\$415,000	46,827	\$400,000	46,827	\$397,000
	47,916	\$420,000	47,916	\$405,000	47,916	\$401,000
	49,005	\$425,000	49,005	\$410,000	49,005	\$405,000
	50,094	\$430,000	50,094	\$415,000	50,094	\$409,000
	51,183	\$435,000	51,183	\$420,000	51,183	\$413,000
	52,272	\$440,000	52,272	\$425,000	52,272	\$417,000
1.25 Acre	53,361	\$445,000	53,361	\$430,000	53,361	\$421,000
	54,450	\$450,000	54,450	\$435,000	54,450	\$425,000
	55,539	\$455,000	55,539	\$440,000	55,539	\$428,000
	56,628	\$460,000	56,628	\$445,000	56,628	\$431,000
	57,717	\$465,000	57,717	\$450,000	57,717	\$434,000
	58,806	\$470,000	58,806	\$455,000	58,806	\$437,000
	59,895	\$475,000	59,895	\$460,000	59,895	\$440,000
	60,984	\$480,000	60,984	\$465,000	60,984	\$443,000
	62,073	\$485,000	62,073	\$470,000	62,073	\$446,000
	63,162	\$490,000	63,162	\$475,000	63,162	\$449,000
1.5 Acre	64,251	\$495,000	64,251	\$480,000	64,251	\$452,000
	65,340	\$500,000	65,340	\$485,000	65,340	\$455,000
	67,518	\$510,000	67,518	\$490,000	67,518	\$458,000
	69,696	\$520,000	69,696	\$495,000	69,696	\$461,000
	71,874	\$530,000	71,874	\$500,000	71,874	\$464,000
1.75 Acre	74,052	\$540,000	74,052	\$505,000	74,052	\$467,000
	76,230	\$550,000	76,230	\$510,000	76,230	\$470,000
	78,408	\$560,000	78,408	\$515,000	78,408	\$473,000
	80,586	\$570,000	80,586	\$520,000	80,586	\$476,000
	82,764	\$580,000	82,764	\$525,000	82,764	\$479,000
	84,942	\$590,000	84,942	\$530,000	84,942	\$482,000
2 Acre	87,120	\$600,000	87,120	\$535,000	87,120	\$485,000
	89,298	\$610,000	89,298	\$540,000	89,298	\$487,000
	91,476	\$620,000	91,476	\$545,000	91,476	\$489,000
	93,654	\$630,000	93,654	\$550,000	93,654	\$491,000
	95,832	\$640,000	95,832	\$555,000	95,832	\$493,000
2.25 Acre	98,010	\$650,000	98,010	\$560,000	98,010	\$495,000
	100,188	\$660,000	100,188	\$565,000	100,188	\$497,000



Land Value Model Calibration... Continued

	R4, R4SO, R6, R6PSO, R8, R8P, R12, R18P, SF-SL	Tax Lot Value	R1, R1P	Tax Lot Value	RA5, RA5P, SF-E, SF-S	Tax Lot Value
Acreage	Square feet		Square feet		Square feet	
	102,366	\$670,000	102,366	\$570,000	102,366	\$499,000
	104,544	\$680,000	104,544	\$575,000	104,544	\$501,000
	106,722	\$690,000	106,722	\$580,000	106,722	\$503,000
2.5 Acre	108,900	\$700,000	108,900	\$585,000	108,900	\$505,000
	111,078	\$706,000	111,078	\$590,000	111,078	\$507,000
	113,256	\$712,000	113,256	\$595,000	113,256	\$509,000
	115,434	\$718,000	115,434	\$600,000	115,434	\$511,000
	117,612	\$724,000	117,612	\$605,000	117,612	\$513,000
2.75 Acre	119,790	\$730,000	119,790	\$610,000	119,790	\$515,000
	121,968	\$736,000	121,968	\$615,000	121,968	\$517,000
	124,146	\$742,000	124,146	\$620,000	124,146	\$519,000
	126,324	\$748,000	126,324	\$625,000	126,324	\$521,000
	128,502	\$754,000	128,502	\$630,000	128,502	\$523,000
3 Acre	130,680	\$760,000	130,680	\$635,000	130,680	\$525,000
	132,858	\$766,000	132,858	\$639,000	132,858	\$527,000
	135,036	\$772,000	135,036	\$643,000	135,036	\$529,000
	137,214	\$778,000	137,214	\$647,000	137,214	\$531,000
	139,392	\$784,000	139,392	\$651,000	139,392	\$533,000
3.25 Acre	141,570	\$790,000	141,570	\$655,000	141,570	\$535,000
	143,748	\$796,000	143,748	\$659,000	143,748	\$537,000
	145,926	\$802,000	145,926	\$663,000	145,926	\$539,000
	148,104	\$808,000	148,104	\$667,000	148,104	\$541,000
	150,282	\$814,000	150,282	\$671,000	150,282	\$543,000
3.5 Acre	152,460	\$820,000	152,460	\$675,000	152,460	\$545,000
	154,638	\$826,000	154,638	\$679,000	154,638	\$547,000
	156,816	\$832,000	156,816	\$683,000	156,816	\$549,000
	158,994	\$838,000	158,994	\$687,000	158,994	\$551,000
	161,172	\$844,000	161,172	\$691,000	161,172	\$553,000
3.75 Acre	163,350	\$850,000	163,350	\$695,000	163,350	\$555,000
	165,528	\$856,000	165,528	\$699,000	165,528	\$557,000
	167,706	\$862,000	167,706	\$703,000	167,706	\$559,000
	169,884	\$868,000	169,884	\$707,000	169,884	\$561,000
	172,062	\$874,000	172,062	\$711,000	172,062	\$563,000
4 Acre	174,240	\$880,000	174,240	\$715,000	174,240	\$565,000
	176,418	\$886,000	176,418	\$719,000	176,418	\$567,000
	178,596	\$892,000	178,596	\$723,000	178,596	\$569,000
	180,774	\$898,000	180,774	\$727,000	180,774	\$571,000
	182,952	\$904,000	182,952	\$731,000	182,952	\$573,000



Land Value Model Calibration... Continued

	R4, R4SO, R6, R6PSO, R8, R8P, R12, R18P, SF-SL	Tax Lot Value	R1, R1P	Tax Lot Value	RA5, RA5P, SF-E, SF-S	Tax Lot Value
Acreage	Square feet		Square feet		Square feet	
4.25 Acre	185,130	\$910,000	185,130	\$735,000	185,130	\$575,000
	187,308	\$916,000	187,308	\$739,000	187,308	\$577,000
	189,486	\$922,000	189,486	\$743,000	189,486	\$579,000
	191,664	\$928,000	191,664	\$747,000	191,664	\$581,000
	193,842	\$934,000	193,842	\$751,000	193,842	\$583,000
4.5 Acre	196,020	\$940,000	196,020	\$755,000	196,020	\$585,000
	198,198	\$946,000	198,198	\$759,000	198,198	\$587,000
	200,376	\$952,000	200,376	\$763,000	200,376	\$589,000
	202,554	\$958,000	202,554	\$767,000	202,554	\$591,000
	204,732	\$964,000	204,732	\$771,000	204,732	\$593,000
4.75 Acre	206,910	\$970,000	206,910	\$775,000	206,910	\$595,000
	209,088	\$976,000	209,088	\$779,000	209,088	\$597,000
	211,266	\$982,000	211,266	\$783,000	211,266	\$599,000
	213,444	\$988,000	213,444	\$787,000	213,444	\$601,000
	215,622	\$994,000	215,622	\$791,000	215,622	\$603,000
5 Acre	217,800	\$1,000,000	217,800	\$795,000	217,800	\$605,000
	222,156	\$1,012,000	222,156	\$799,000	222,156	\$608,000
	226,512	\$1,024,000	226,512	\$803,000	226,512	\$611,000
	230,868	\$1,036,000	230,868	\$807,000	230,868	\$614,000
	235,224	\$1,048,000	235,224	\$811,000	235,224	\$617,000
5.5 Acre	239,580	\$1,060,000	239,580	\$815,000	239,580	\$620,000
	243,936	\$1,072,000	243,936	\$819,000	243,936	\$623,000
	248,292	\$1,084,000	248,292	\$823,000	248,292	\$626,000
	252,648	\$1,096,000	252,648	\$827,000	252,648	\$629,000
	257,004	\$1,108,000	257,004	\$831,000	257,004	\$632,000
6 Acre	261,360	\$1,120,000	261,360	\$835,000	261,360	\$635,000
	265,716	\$1,132,000	265,716	\$839,000	265,716	\$638,000
	270,072	\$1,144,000	270,072	\$843,000	270,072	\$641,000
	274,428	\$1,156,000	274,428	\$847,000	274,428	\$644,000
	278,784	\$1,168,000	278,784	\$851,000	278,784	\$647,000
6.5 Acre	283,140	\$1,180,000	283,140	\$855,000	283,140	\$650,000
	287,496	\$1,192,000	287,496	\$859,000	287,496	\$653,000
	291,852	\$1,204,000	291,852	\$863,000	291,852	\$656,000
	296,208	\$1,216,000	296,208	\$867,000	296,208	\$659,000
	300,564	\$1,228,000	300,564	\$871,000	300,564	\$662,000
7 Acre	304,920	\$1,240,000	304,920	\$875,000	304,920	\$665,000
	309,276	\$1,252,000	309,276	\$879,000	309,276	\$668,000
	313,632	\$1,264,000	313,632	\$883,000	313,632	\$671,000



Land Value Model Calibration... Continued

	R4, R4SO, R6, R6PSO, R8, R8P, R12, R18P, SF-SL	Tax Lot Value	R1, R1P	Tax Lot Value	RA5, RA5P, SF-E, SF-S	Tax Lot Value
Acreage	Square feet		Square feet		Square feet	
	317,988	\$1,276,000	317,988	\$887,000	317,988	\$674,000
	322,344	\$1,288,000	322,344	\$891,000	322,344	\$677,000
7.5 Acre	326,700	\$1,300,000	326,700	\$895,000	326,700	\$680,000
	331,056	\$1,312,000	331,056	\$899,000	331,056	\$683,000
	335,412	\$1,324,000	335,412	\$903,000	335,412	\$686,000
	339,768	\$1,336,000	339,768	\$907,000	339,768	\$689,000
	344,124	\$1,348,000	344,124	\$911,000	344,124	\$692,000
8 Acre	348,480	\$1,360,000	348,480	\$915,000	348,480	\$695,000
	352,836	\$1,372,000	352,836	\$919,000	352,836	\$698,000
	357,192	\$1,384,000	357,192	\$923,000	357,192	\$701,000
	361,548	\$1,396,000	361,548	\$927,000	361,548	\$704,000
	365,904	\$1,408,000	365,904	\$931,000	365,904	\$707,000
8.5 Acre	370,260	\$1,420,000	370,260	\$935,000	370,260	\$710,000
	374,616	\$1,432,000	374,616	\$939,000	374,616	\$713,000
	378,972	\$1,444,000	378,972	\$943,000	378,972	\$716,000
	383,328	\$1,456,000	383,328	\$947,000	383,328	\$719,000
	387,684	\$1,468,000	387,684	\$951,000	387,684	\$722,000
9 Acre	392,040	\$1,480,000	392,040	\$955,000	392,040	\$725,000
	396,396	\$1,492,000	396,396	\$959,000	396,396	\$728,000
	400,752	\$1,504,000	400,752	\$963,000	400,752	\$731,000
	405,108	\$1,516,000	405,108	\$967,000	405,108	\$734,000
	409,464	\$1,528,000	409,464	\$971,000	409,464	\$737,000
9.5 Acre	413,820	\$1,540,000	413,820	\$975,000	413,820	\$740,000
	418,176	\$1,552,000	418,176	\$979,000	418,176	\$743,000
	422,532	\$1,564,000	422,532	\$983,000	422,532	\$746,000
	426,888	\$1,576,000	426,888	\$987,000	426,888	\$749,000
	431,244	\$1,588,000	431,244	\$991,000	431,244	\$752,000
10 Acre	435,600	\$1,600,000	435,600	\$995,000	435,600	\$755,000
11 Acre	479,160	\$1,640,000	479,160	\$1,025,000	479,160	\$785,000
12 Acre	522,720	\$1,680,000	522,720	\$1,055,000	522,720	\$815,000
13 Acre	566,280	\$1,720,000	566,280	\$1,085,000	566,280	\$845,000
14 Acre	609,840	\$1,760,000	609,840	\$1,115,000	609,840	\$875,000
15 Acre	653,400	\$1,800,000	653,400	\$1,145,000	653,400	\$905,000
16 Acre	696,960	\$1,830,000	696,960	\$1,165,000	696,960	\$925,000
17 Acre	740,520	\$1,860,000	740,520	\$1,185,000	740,520	\$945,000
18 Acre	784,080	\$1,890,000	784,080	\$1,205,000	784,080	\$965,000
19 Acre	827,640	\$1,920,000	827,640	\$1,225,000	827,640	\$985,000
20 Acre	871,200	\$1,950,000	871,200	\$1,245,000	871,200	\$1,005,000



... Continued

	R4, R4SO, R6, R6PSO, R8, R8P, R12, R18P, SF-SL	Tax Lot Value	R1, R1P	Tax Lot Value	RA5, RA5P, SF-E, SF-S	Tax Lot Value
Acreage	Square feet		Square feet		Square feet	
21 Acre	914,760	\$1,970,000	914,760	\$1,255,000	914,760	\$1,015,000
22 Acre	958,320	\$1,990,000	958,320	\$1,265,000	958,320	\$1,025,000
23 Acre	1,001,880	\$2,010,000	1,001,880	\$1,275,000	1,001,880	\$1,035,000
24 Acre	1,045,440	\$2,030,000	1,045,440	\$1,285,000	1,045,440	\$1,045,000
25 Acre	1,089,000	\$2,050,000	1,089,000	\$1,295,000	1,089,000	\$1,055,000
26 Acre	1,132,560	\$2,070,000	1,132,560	\$1,305,000	1,132,560	\$1,065,000
27 Acre	1,176,120	\$2,090,000	1,176,120	\$1,315,000	1,176,120	\$1,075,000
28 Acre	1,219,680	\$2,110,000	1,219,680	\$1,325,000	1,219,680	\$1,085,000
29 Acre	1,263,240	\$2,130,000	1,263,240	\$1,335,000	1,263,240	\$1,095,000
30 Acre	1,306,800	\$2,150,000	1,306,800	\$1,345,000	1,306,800	\$1,105,000
31 Acre	1,350,360	\$2,170,000	1,350,360	\$1,355,000	1,350,360	\$1,115,000
32 Acre	1,393,920	\$2,190,000	1,393,920	\$1,365,000	1,393,920	\$1,125,000
33 Acre	1,437,480	\$2,210,000	1,437,480	\$1,375,000	1,437,480	\$1,135,000
34 Acre	1,481,040	\$2,230,000	1,481,040	\$1,385,000	1,481,040	\$1,145,000
35 Acre	1,524,600	\$2,250,000	1,524,600	\$1,395,000	1,524,600	\$1,155,000
36 Acre	1,568,160	\$2,270,000	1,568,160	\$1,405,000	1,568,160	\$1,165,000
37 Acre	1,611,720	\$2,290,000	1,611,720	\$1,415,000	1,611,720	\$1,175,000
38 Acre	1,655,280	\$2,310,000	1,655,280	\$1,425,000	1,655,280	\$1,185,000
39 Acre	1,698,840	\$2,330,000	1,698,840	\$1,435,000	1,698,840	\$1,195,000
40 Acre	1,742,400	\$2,350,000	1,742,400	\$1,445,000	1,742,400	\$1,205,000
41 Acre	1,785,960	\$2,370,000	1,785,960	\$1,455,000	1,785,960	\$1,215,000
42 Acre	1,829,520	\$2,390,000	1,829,520	\$1,465,000	1,829,520	\$1,225,000
43 Acre	1,873,080	\$2,410,000	1,873,080	\$1,475,000	1,873,080	\$1,235,000
44 Acre	1,916,640	\$2,430,000	1,916,640	\$1,485,000	1,916,640	\$1,245,000
45 Acre	1,960,200	\$2,450,000	1,960,200	\$1,495,000	1,960,200	\$1,255,000

Note: Base Land values for the Tax Lot Land Schedule were interpolated between square foot sizes.

... Continued

Plat Land Schedule	Major	Values		
AUDUBON PARK	030500	\$260,000		
AUDUBON PARK DIV 02	030501	\$260,000		
AUTUMN GLEN I	031840	\$244,000		
AUTUMN MEADOWS	031850	\$232,000		
BEAVER LAKE ESTATES	062940	\$320,000		
BEAVER LAKE ESTATES DIV 03	062942	\$300,000		
BEAVER LAKE PARK	062950	\$250,000		
BEAVER LAKE WOODS	062960	\$300,000		
BELCARA	064280	\$240,000		
BROOKSHIRE CREST	114960	\$244,000		
BROOKSHIRE EAST	114990	\$248,000		
BROOKSHIRE RIDGE	115090	\$268,000		
CAMBRIA	131042	\$290,000		
CEDAR COVE	144160	\$350,000		
CLAREMONT	160459	\$300,000		
CRESTWOOD FOREST DIV 01	184240	\$290,000		
CROSSINGS AT PINE LAKE	185308	\$240,000		
DANBURY	188810	\$299,000		
DANBURY ESTATES DIV 02	188812	\$299,000		
ELSTON RIDGE	232660	\$290,000		
EVOKE AT PINE LAKE	242810	\$290,000		
FIELD RUSH	253750	\$270,000		
FIR TREE MEADOWS	255330	\$270,000		
GLEN AT REDFORD RANCH	278210	\$232,000		
GREENTREE PARK	290990	\$340,000		
HAHNEE	300140	\$260,000		
HIGHLAND CREEK ESTATES 02	329561	\$274,000		
HIGHLAND RIDGE	329960	\$240,000		
HIGHLAND RIDGE DIV 02	329961	\$240,000		
HIGHLAND TERRACES	329971	\$240,000		
HUNTER LANE	352730	\$264,000		
HUNTER'S PLACE	352895	\$248,000		
HUNTER'S PLACE DIV 02	352896	\$248,000		
HUNTERS RIDGE	352900	\$252,000		
KEMPTON DOWNS DIV 02	381451	\$294,000		
KLAHANIE	390490	\$243,000		
KLAHANIE DIV NO 02	390491	\$243,000		
KLAHANIE DIV NO 03	390492	\$243,000		
KLAHANIE DIV NO 04	390493	\$238,000		
KLAHANIE DIV NO 05	390494	\$243,000		
KLAHANIE DIV NO 06	390495	\$243,000		



... Continued

KLAHANIE DIV NO 07	390496	\$243,000		
KLAHANIE DIV NO 08	390497	\$243,000		
KLAHANIE DIV NO 09	390498	\$238,000		
KLAHANIE DIV NO 10	390499	\$243,000		
KLAHANIE DIV NO 11	390500	\$248,000		
KLAHANIE DIV NO 14	390503	\$243,000		
KLAHANIE DIV NO 15	390504	\$238,000		
KLAHANIE DIV NO 16	390505	\$238,000		
KLAHANIE DIV NO 17	390506	\$243,000		
KLAHANIE DIV NO 18	390507	\$248,000		
KLAHANIE DIV NO 19	390508	\$238,000		
KLAHANIE DIV NO 21	390510	\$228,000		
KLAHANIE DIV NO 23	390512	\$238,000		
LAC RIA NT	395680	\$420,000		
LAKE PARK TOWNHOMES AT KLAHANIE	405730	\$200,000		
LAUREL HILL ESTATES DIV 01	421522	\$290,000		
LAUREL HILLS DIV 02 & 03	421526	\$290,000		
LAUREL HILLS DIV 04	421527	\$290,000		
LAURELS DIV 01 THE	422125	\$230,000		
LAURELS DIV 02 THE	422126	\$230,000		
LAURELS DIV 03 THE	422127	\$230,000		
LAWSON PARK	423360	\$400,000		
MARCHET MEADOWS	513770	\$290,000		
MEADOW AT REDFORD RANCH	540650	\$224,000		
MOONSHADOW ESTATES	561150	\$270,000		
NORRIS ESTATES DIV 01	612700	\$224,000		
NORRIS ESTATES DIV 02	612701	\$224,000		
PARK PLACE AT PINE LAKE	664867	\$290,000		
PENHURST	670560	\$290,000		
PENNINGTON	670585	\$290,000		
PENNINGTON COURT	670587	\$232,000		
PINE ACRES	679020	\$252,000		
PINE BROOK MEADOWS	679070	\$252,000		
PINE CREEK	679083	\$290,000		
PINE GROVE	679090	\$286,000		
PINE LAKE GLEN	679099	\$240,000		
PINE LAKE HEIGHTS	679100	\$274,000		
PINE LAKE HEIGHTS DIV NO 02	679101	\$286,000		
PINE LAKE ESTATES	679105	\$290,000		
PINE LAKE ESTATES DIV NO 02	679106	\$290,000		
PINE LAKE HIGHLANDS	679110	\$274,000		
PINE LAKE PARK ADD	679120	\$274,000		



... Continued

PINE LAKE WOODS	679170	\$314,000		
PINE VIEW	679330	\$285,000		
PINES AT BEAVER LAKE	679960	\$240,000		
PONDEROSA TRAILS	684330	\$270,000		
PONDEROSA TRAILS DIV 02	684331	\$260,000		
QUAIL CREST	697994	\$290,000		
RHODES & SQUIRES ADD	724820	\$268,000		
RIDGE AT PINE LAKE, THE	730020	\$330,000		
SAMMAMISH HIGHLANDS 01	752540	\$330,000		
SAMMAMISH HIGHLANDS 02	752541	\$330,000		
SAMMAMISH HIGHLANDS 03	752542	\$330,000		
SAMMAMISH 95	752553	\$300,000		
SAMMAMISH WOOD HIGHLANDS	752720	\$334,000		
SAMMAMISH WOODS	752740	\$334,000		
SAMMAMISH WOODS 02	752741	\$334,000		
SAMMAMISH WOODS 03	752742	\$334,000		
SENECA	769180	\$232,000		
SUMMER POND DIV NO 01	807838	\$243,000		
SUMMER POND DIV NO 02	807839	\$259,000		
SUMMERWOOD	807910	\$259,000		
SUNNY HILLS ESTATES	809980	\$230,000		
SUNNY HILL ESTATES NO 02	809990	\$230,000		
SUNRIDGE ESTATES	812010	\$330,000		
SUNRISE PARK DIV NO 01	812350	\$290,000		
TANSKAS PINE LAKE ADD	856490	\$292,000		
TARRINGTON PLACE	856550	\$290,000		
TIMBERCREST	864990	\$280,000		
TODD'S LANDING	865390	\$290,000		
TRADITIONS AT KLAHANIE	866505	\$230,000		
TREMONT	867920	\$260,000		
TROSSACHS DIV NO 01	869130	\$281,000		
TROSSACHS DIV NO 02	869131	\$277,000		
TROSSACHS DIV NO 03	869132	\$277,000		
TROSSACHS DIV NO 04	869133	\$281,000		
TROSSACHS DIV NO 05	869134	\$281,000		
TROSSACHS DIV NO 06	869135	\$277,000		
TROSSACHS DIV NO. 07	869136	\$281,000		
TROSSACHS DIV NO. 08	869137	\$252,000		
TROSSACHS DIV NO. 09	869138	\$264,000		
TROSSACHS DIV NO. 10	869139	\$255,000		
TROSSACHS DIV NO. 13	869142	\$264,000		
TROSSACHS DIV 16 THE	869145	\$264,000		
VILLAGE AT KLAHANIE	894436	\$230,000		



... Continued

WINDSOR FIELDS	947599	\$250,000		
WINDSOR FIELDS DIV II	947601	\$250,000		
WOODCREEK ACRES	951095	\$290,000		
WYNN ROSE	957813	\$240,000		
CRESTWOOD FOREST NO 02	184241	\$290,000	>15,000sf \$322,000	
CROFTON	184308	\$240,000	>9,999sf \$290,000	
FIRST BRANCH THE	255990	\$290,000	>32,000sf \$374,000	
KLAHANIE DIV NO 12	390501	\$248,000	>9,999sf \$255,000	
KLAHANIE DIV NO 20	390509	\$248,000	>9,999sf \$255,000	
PINE HILL	679095	\$360,000	>60,000sf <90,000sf \$380,000	>90,000sf \$400,000
PINE LAKE MEADOWS	679115	\$320,000	>43,560sf <100,000sf \$350,000	>100,000sf \$380,000
REDHAWK	719780	\$220,000	>30,000sf \$330,000	
SARA'S CROSSING	755960	\$230,000	>30,000sf \$350,000	
SUMMER MEADOWS DIV NO 1	807835	\$243,000	>8,000sf \$248,000	
SUMMER MEADOWS DIV NO 2	807836	\$243,000	>8,000sf \$248,000	
TROSSACHS DIV NO 11	869140	\$264,000	>9,000sf \$272,000	
TROSSACHS DIV NO 12	869141	\$255,000	>9,000sf \$272,000	
TROSSACHS DIV NO 14	869143	\$264,000	>9,000sf \$272,000	
TROSSACHS DIV NO 15	869144	\$255,000	>9,000sf \$272,000	
WOODS AT BEAVER LAKE THE	954470	\$280,000	>10,000sf \$320,000	
BARTELLS PINE LAKE HOME SITES	054910	Tax Lot Schedule		
BROOKSHIRE ESTATES	115000	Tax Lot Schedule		
EAST SHORE OF BEAVER LAKE ADD	217750	Tax Lot Schedule		
HIGHLAND CREEK ESTATES I	329560	Tax Lot Schedule		
INDIAN ACRES	357000	Tax Lot Schedule		
LOREE ESTATES	440360	Tax Lot Schedule		
MURMURING FIRS DIV # 1	572650	Tax Lot Schedule		
OVERDALE PARK ADD	644580	Tax Lot Schedule		
OVERDALE PARK # 2	644600	Tax Lot Schedule		
OVERDALE PARK # 3	644620	Tax Lot Schedule		
PARK HILL AT ISSAQUAH DIV 1	664600	Tax Lot Schedule		
PINECREST UNREC	679510	Tax Lot Schedule		



... Continued

SAMMAMISH TRAILS	752650	Tax Lot Schedule		
SUNRISE SUMMIT	812360	Tax Lot Schedule		
ALDARRA DIV NO. 01	009800	Tax Lot Schedule +15%		
ALDARRA DIV NO 02	009801	Tax Lot Schedule +15%		
ALDARRA DIV NO. 03	009802	Tax Lot Schedule +15%		
ALDARRA DIV NO 04	009803	Tax Lot Schedule +15%		
ASPEN MEADOWS	029376	Tax Lot Schedule +15%		
BROOKEMONT	113750	Tax Lot Schedule +15%		
CARLTON HEIGHTS	138510	Tax Lot Schedule +10%		
GLENWOOD	280600	Tax Lot Schedule +5%		
HIGH COUNTRY DIV NO 01	327692	Tax Lot Schedule +5%		
HIGH COUNTRY DIV NO 02	327693	Tax Lot Schedule +5%	>25,000sf Tax Lot Schedule	
HIGH COUNTRY DIV NO 03	327694	Tax Lot Schedule +5%		
PARK HILL II	664595	Tax Lot Schedule +15%		
PINE CLASSICS	679080	Tax Lot Schedule +15%		
RAINBOW LAKE RANCH	712200	Tax Lot Schedule +15%		
ROCKMEADOW FARM	738470	Tax Lot Schedule +30%		
TIBBETT'S STATION DIV NO 01	864420	Tax Lot Schedule +10%		
TIBBETT'S STATION DIV NO 02	864421	Tax Lot Schedule +10%		
TIBBETT'S STATION DIV NO 03	864422	Tax Lot Schedule +10%		
KEMPTON DOWNS DIV NO 01	381450	\$300,000		
UPLANDS ON THE PLATEAU THE	883570	\$318,000	>40,000sf Tax Lot Schedule	

... Continued

Waterfront Adjustments	
Front Footage	
Water Frontage up to 100 feet	+ \$7,000 per water front foot
Water Frontage over 100 feet	+ \$7,000 up to 100 feet then + \$3,500 for every foot over 100
Poor Quality Water Frontage	+ \$3,500 per water front foot

Environmental/Sensitive Area Impact	Adjustment
Adjacent to Greenbelt	+ 5%
Adjacent to Power Lines	-5% to -25%
Topography	-5% to -40%
Traffic: High - Backs to Traffic	-5%
Traffic: High - Faces Traffic	-15%
Traffic: Moderate	-5%
Unbuildable	-80%
All Other Environmental Impacts which include	-0% to -60%
Deed Restrictions; Easements; Landslide Hazard;	
NGPE; Restricted Size and Shape;	
Steep Slope Hazard; Stream; Wetland and	
Water Problems	

Views	Excellent	Good	Average	Fair
Lake Sammamish	+30%	+25%	+20%	+15%
Mountains (Cascade/Olympic)	+20%	+15%	+10%	
Territorial	+15%	+10%	+5%	

Only the highest view adjustment is applied.

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Improved Sales Used in This Physical Inspection Analysis” and “Improved Sales Removed from This Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that AgeC (Age of the building), Total RCN (Replacement Cost New of all associated improvements), Good Condition, Very Good Condition, High Grade (Grade >11), WftLoc, and Zone R4 influenced market. In addition, the analysis showed the plats of Aldarra (all divisions); Audubon Park (all divisions); Beaver Lake Estates; Crossings At Pine Lake; Fir Tree Meadows; Glenwood; High Country (all divisions); Highland Ridge (all divisions); Klahanie (all divisions); Lake Park Townhomes at Klahnie; Pine Brook Meadows; Pine Lake Meadows; Seneca; Tibbetts Station (all divisions); Timbercrest; Traditions at Klahanie; Tremont; Uplands on the Plateau; and Village at Klahanie were also influential in the market.

Improved Parcel Valuation... Continued

Improvements valued using methods other than EMV are typically exception parcels. Exception parcels in area 69 include but are not limited to Poor Condition, Fair Condition, Grade < 6, Improvement Count > 1, Improvements with percent complete, obsolescence or net condition. More than 92% of single family residences in Area 69 were valued using EMV.

A list of improved sales used and those considered not reflective of market are included in the following sections

Improved Parcel Total Value Model Calibration

Variable	Definition
BaseLandC	2015 Adjusted Base Land Value
GoodYN	House Condition is Good
HiGradeYN	Building Grade is greater than 11
ThreeStryYN	Story = 3
TotalRcnC	Total Building Cost Before Depreciation
VGoodYN	House Condition is Very Good
WftLocYN	Waterfront Location Yes or No
Zone R4	Residential 4 dwelling units per acre
AldarraDiv1Div3Div4YN	The Plat of Aldarra (all divisions)
AudubonPark1,2YN	The Plat of Audubon Park (all divisions)
BeaverLakeEstatesYN	The Plat of Beaver Lake Estates
CrossingsAtPineLakeYN	The Plat of Crossings At Pine Lake
FirTreeMeadowsYN	The Plat of Fir Tree Meadows
GlenwoodYN	The Plat of Glenwood
HighCountry1,2,3YN	The Plat of High Country (all divisions)
HighlandRidge1,2YN	The Plat of Highland Ridge (all divisions)
KlahanieAllDivYN	Klahanie (all divisions)
LakeParkTownhomesAtKlahanieYN	Plat of Lake Park Townhomes At Klahanie
PineBrookMeadowsYN	The Plat of Pine Brook Meadows
PineLakeMeadowsYN	The Plat of Pine Lake Meadows
SenecaYN	The Plat of Seneca
TibbettsStation1,2YN	The Plat of Tibbetts Station (all divisions)
TimbercrestYN	The Plat of Timbercrest
TraditionsAtKlahanieYN	The Plat of Traditions At Klahanie
TremontYN	The Plat of Tremont
UplandsOnThePlateauYN	The Plat of The Uplands On The Plateau
VillageAtKlahanieYN	The Plat of The Village At Klahanie

Multiplicative Model

$(1-0.05) * 2.3190988576585 - 0.0847138518192823 * \text{AgeC} - 0.045973551899883 * \text{AldarraDiv1Div2Div3Div4YN} + 0.0298595307368814 * \text{AudubonPark1_2YN} + 0.246994514837344 * \text{BaseLandC} - 0.0717815406482099 * \text{BeaverLakeEstatesYN} + 0.0221463241494719 * \text{CrossingsAtPineLakeYN} - 0.0390672884801158 * \text{FirTreeMeadowsYN} - 0.0410561418888816 * \text{GlenwoodYN} + 0.0186441062478649 * \text{GoodYN} - 0.0183450791433394 * \text{HighCountry1_2_3YN} + 0.0447661427845814 * \text{HighlandRidge1_2YN} + 0.0233309711367033 * \text{HiGradeYN} - 0.0111862649579278 * \text{KlahanieAllDivYN} - 0.0769362071874067 * \text{LakeParkTownhomesAtKlahanieYN} + 0.0566910155145712 * \text{PineBrookMeadowsYN} + 0.045711422884721 * \text{PineLakeMeadowsYN} - 0.0142879567323049 * \text{ZoneR4} + 0.0383344984759364 * \text{SenecaYN} - 0.0265777767493278 * \text{ThreeStryYN} - 0.062394754705526 * \text{TibbettsStation1_2_3YN} - 0.0383361390512305 * \text{TimbercrestYN} + 0.522019054754139 * \text{TotalRcnC} - 0.0381965798520157 * \text{TraditionsAtKlahanieYN} - 0.0209029357601511 * \text{TremontYN} + 0.0554112509215896 * \text{UplandsOnThePlateauYN} + 0.0529430716488636 * \text{VGoodYN} - 0.0355227017952922 * \text{VillageAtKlahanieYN} + 0.160830867705711 * \text{WftLocYN}$

Improved Parcel Total Value Model Calibration...

Continued

EMV values were not generated for:

- Buildings with grade less than 6
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Net Condition, Obsolescence, and Percent Complete greater than 0
- Condition equal to 1 (Poor Condition) or 2 (Fair Condition)

Of the improved parcels in the population, 1574 single family parcels increased in value.

Of the vacant land parcels greater than \$1000, 66 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Area 069 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 1.098, resulting in an adjusted value of \$521,000 ($\$475,000 \times 1.098 = \$521,550$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.345	34.5%
2/1/2012	1.329	32.9%
3/1/2012	1.315	31.5%
4/1/2012	1.300	30.0%
5/1/2012	1.286	28.6%
6/1/2012	1.272	27.2%
7/1/2012	1.259	25.9%
8/1/2012	1.245	24.5%
9/1/2012	1.232	23.2%
10/1/2012	1.220	22.0%
11/1/2012	1.208	20.8%
12/1/2012	1.197	19.7%
1/1/2013	1.185	18.5%
2/1/2013	1.174	17.4%
3/1/2013	1.164	16.4%
4/1/2013	1.154	15.4%
5/1/2013	1.144	14.4%
6/1/2013	1.134	13.4%
7/1/2013	1.125	12.5%
8/1/2013	1.115	11.5%
9/1/2013	1.106	10.6%
10/1/2013	1.098	9.8%
11/1/2013	1.090	9.0%
12/1/2013	1.082	8.2%
1/1/2014	1.074	7.4%
2/1/2014	1.066	6.6%
3/1/2014	1.060	6.0%
4/1/2014	1.052	5.2%
5/1/2014	1.046	4.6%
6/1/2014	1.039	3.9%
7/1/2014	1.033	3.3%
8/1/2014	1.027	2.7%
9/1/2014	1.021	2.1%
10/1/2014	1.015	1.5%
11/1/2014	1.010	1.0%
12/1/2014	1.005	0.5%
1/1/2015	1.000	0.0%



Area 069 Market Value Changes Over Time

The time adjustment formula for Area 069 is: $1/EXP(0.000156592107551872 * SaleDay - 1.03203150730123E-07 * SaleDaySq)$

$SaleDay = SaleDate - 42005$

$SaleDaySq = (SaleDate - 42005)^2$

$SaleDayCu = (SaleDate - 42005)^3$

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 95.3% . The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +5.9%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 7.37% to 4.81%. IAAO standards state COD figures below 5.0% should be investigated for evidence of sales chasing. The sales sample for Area 69 follows the population ratios fairly closely in terms of average ratio. The sales removed list was also reviewed for signs of sale chasing. Area 69 is an area comprised of mostly plats built after 1990 and is very homogeneous in nature. The makeup of Area 69 lends itself to lower statistical scores than other less homogeneous areas.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 2	Appr.	Date of Report:	Sales Dates:
Area Name: South Sammamish Plateau	1/1/2014	8/10/2015	1/2012 - 12/2014
Area Number: 69	Appr ID:	Property Type:	Adjusted for time?
	TFAW	1 to 3 Unit Residences	Yes
SAMPLE STATISTICS			
Sample size (n)	1461		
Mean Assessed Value	656,900		
Mean Adj. Sales Price	746,000		
Standard Deviation AV	178,859		
Standard Deviation SP	206,083		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.887		
Median Ratio	0.886		
Weighted Mean Ratio	0.881		
UNIFORMITY			
Lowest ratio	0.189		
Highest ratio:	1.217		
Coefficient of Dispersion	7.37%		
Standard Deviation	0.094		
Coefficient of Variation	10.62%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.882		
Upper limit	0.891		
95% Confidence: Mean			
Lower limit	0.883		
Upper limit	0.892		
SAMPLE SIZE EVALUATION			
N (population size)	8835		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.094		
Recommended minimum:	14		
Actual sample size:	1461		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	739		
# ratios above mean:	722		
z:	0.445		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

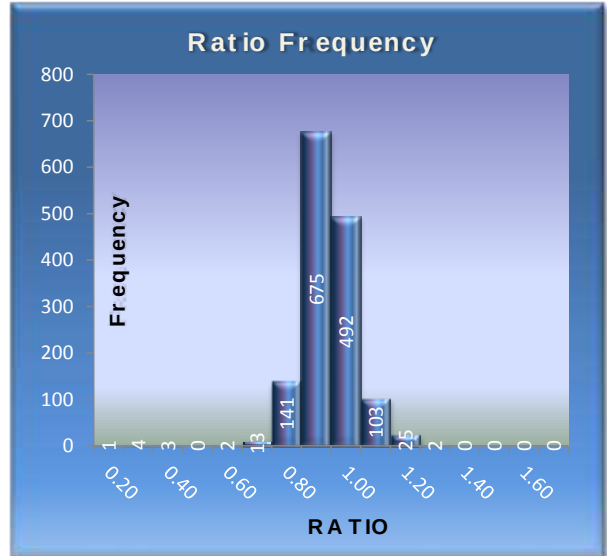
Ratio Frequency

RATIO	FREQUENCY
0.60	13
0.70	141
0.80	675
0.90	103
1.00	492
1.10	25
1.20	2
1.30	0
1.40	0
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 069

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



COMMENTS:

1 to 3 Unit Residences throughout Area 069

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



Physical Inspection Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 2	Appr.	Date of Report:	Sales Dates:
Area Name: South Sammamish Plateau	1/1/2015	8/10/2015	1/2012 - 12/2014
Area Number: 69	Appr. ID:	Property Type:	Adjusted for time?
	TFAW	1 to 3 Unit Residences	Yes
SAMPLE STATISTICS			
Sample size (n)	1461		
Mean Assessed Value	707,900		
Mean Sales Price	746,000		
Standard Deviation AV	191,901		
Standard Deviation SP	206,083		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.952		
Median Ratio	0.953		
Weighted Mean Ratio	0.949		
UNIFORMITY			
Lowest ratio	0.734		
Highest ratio:	1.159		
Coefficient of Dispersion	4.81%		
Standard Deviation	0.059		
Coefficient of Variation	6.18%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.949		
Upper limit	0.955		
95% Confidence: Mean			
Lower limit	0.949		
Upper limit	0.955		
SAMPLE SIZE EVALUATION			
N (population size)	8835		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.059		
Recommended minimum:	6		
Actual sample size:	1461		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	726		
# ratios above mean:	735		
z:	0.235		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

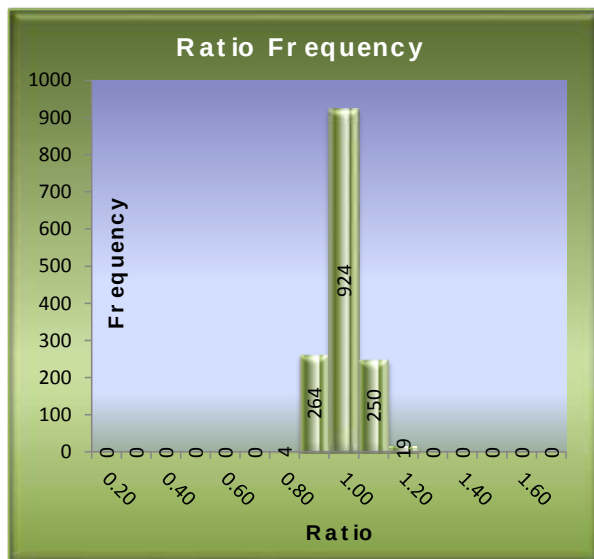
Ratio Frequency

Ratio	Frequency
0.80	264
0.90	924
1.00	250
1.10	9

COMMENTS:

1 to 3 Unit Residences throughout Area 069

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



COMMENTS:

1 to 3 Unit Residences throughout Area 069

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



Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	022406	9021	05/01/14	\$380,000	\$397,000	1,520	6	1931	Good	27,000	N	N	2322 251ST AVE SE
5	0	022406	9102	09/08/14	\$615,000	\$627,000	930	7	1983	Good	42,800	N	N	2131 W BEAVER LAKE DR SE
5	0	679110	0280	10/10/14	\$430,000	\$435,000	1,020	7	1970	Good	15,225	N	N	3334 216TH PL SE
5	0	679110	0320	10/17/13	\$360,000	\$393,000	1,020	7	1973	Avg	13,311	N	N	3305 217TH PL SE
5	0	032406	9058	05/30/14	\$568,000	\$590,000	1,170	7	1966	Good	50,233	N	N	2104 238TH AVE SE
5	0	042406	9043	07/03/13	\$450,000	\$505,000	1,200	7	1972	Avg	25,000	N	N	21930 SE 21ST PL
5	0	809980	0560	04/08/13	\$401,000	\$461,000	1,200	7	1969	Good	20,000	N	N	25125 SE 30TH ST
5	0	679120	0030	08/08/13	\$410,000	\$456,000	1,210	7	1968	Good	18,720	N	N	2019 216TH AVE SE
5	0	012406	9050	09/12/13	\$400,000	\$441,000	1,220	7	1979	Avg	27,878	N	N	1626 E BEAVER LAKE DR SE
5	0	092406	9153	09/19/13	\$460,000	\$506,000	1,220	7	1977	Avg	15,192	N	N	2422 215TH AVE SE
5	0	102406	9106	05/14/13	\$420,000	\$478,000	1,240	7	1967	Good	16,500	N	N	23822 SE 30TH ST
5	0	042406	9141	11/04/14	\$394,000	\$397,000	1,250	7	1978	Avg	9,327	N	N	22732 SE 21ST PL
5	0	102406	9135	01/16/14	\$622,500	\$666,000	1,270	7	1967	Vgood	81,892	N	N	2809 238TH AVE SE
5	0	092406	9056	07/22/14	\$850,000	\$874,000	1,300	7	1932	Vgood	14,876	Y	Y	2438 215TH AVE SE
5	0	102406	9076	11/20/13	\$495,900	\$537,000	1,300	7	1963	Avg	50,094	N	N	23856 SE 30TH ST
5	0	679100	0840	01/08/13	\$399,999	\$473,000	1,300	7	1978	Avg	12,600	N	N	3307 221ST AVE SE
5	0	679100	0470	06/21/13	\$485,000	\$546,000	1,320	7	1978	Good	12,150	N	N	22101 SE 32ND ST
5	0	112406	9077	07/08/13	\$380,000	\$426,000	1,330	7	1979	Avg	38,398	N	N	25210 SE ISSAQUAH-BEAVER LK
5	0	679100	0400	04/11/13	\$406,500	\$467,000	1,340	7	1977	Avg	12,500	N	N	22034 SE 33RD ST
5	0	042406	9088	09/04/14	\$406,430	\$414,000	1,380	7	1968	Good	15,426	N	N	22729 SE 16TH ST
5	0	042406	9096	07/31/14	\$460,000	\$472,000	1,400	7	1977	Good	12,155	N	N	1928 218TH LN SE
5	0	809990	0310	02/25/14	\$395,000	\$418,000	1,400	7	1977	Good	10,544	N	N	3012 254TH AVE SE
5	0	572650	0100	11/08/12	\$442,000	\$532,000	1,410	7	1976	Good	15,251	N	N	21503 SE 16TH PL
5	0	809990	0510	12/20/12	\$320,000	\$380,000	1,420	7	1974	Avg	10,806	N	N	3036 252ND PL SE
5	0	679120	0160	07/19/13	\$492,000	\$550,000	1,440	7	1968	Vgood	15,000	N	N	2311 216TH AVE SE
5	0	809980	0590	06/20/14	\$456,000	\$472,000	1,440	7	1975	Good	28,516	N	N	25102 SE 30TH ST
5	0	809980	0850	05/28/13	\$398,000	\$451,000	1,440	7	1967	Good	18,562	N	N	2842 245TH PL SE
5	0	809990	0270	08/28/13	\$422,250	\$467,000	1,450	7	1973	Good	10,121	N	N	3045 255TH AVE SE
5	0	809990	0420	06/04/12	\$330,000	\$419,000	1,460	7	1979	Avg	19,225	N	N	3012 253RD PL SE
5	0	679090	0030	10/02/12	\$340,000	\$414,000	1,480	7	1969	Good	14,874	N	N	1904 216TH AVE SE
5	0	679110	0300	09/20/12	\$375,000	\$459,000	1,480	7	1976	Avg	13,114	N	N	21647 SE 33RD PL

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	809990	0010	09/03/13	\$464,000	\$513,000	1,480	7	1974	Good	11,995	N	N	3011 252ND PL SE
5	0	052406	9116	06/02/14	\$472,500	\$490,000	1,490	7	1982	Avg	15,500	N	N	20604 SE 24TH ST
5	0	809990	0230	04/29/13	\$435,000	\$497,000	1,490	7	1972	Avg	12,699	N	N	3005 255TH AVE SE
5	0	022406	9119	07/15/13	\$590,000	\$661,000	1,500	7	1977	Good	52,707	N	N	1443 247TH AVE SE
5	0	082406	9183	10/04/13	\$357,500	\$392,000	1,510	7	1977	Avg	15,246	N	N	2407 201ST AVE SE
5	0	809990	0160	04/24/12	\$395,000	\$509,000	1,520	7	1973	Avg	12,512	N	N	3054 255TH AVE SE
5	0	679110	0080	04/06/12	\$346,500	\$449,000	1,540	7	1975	Avg	11,680	N	N	3317 216TH PL SE
5	0	809980	0340	12/24/14	\$480,000	\$480,000	1,540	7	1977	Avg	20,281	N	N	3028 249TH AVE SE
5	0	809980	0190	02/11/13	\$400,000	\$468,000	1,560	7	1969	Good	37,537	N	N	24725 SE 31ST PL
5	0	809980	0550	02/26/13	\$415,000	\$483,000	1,570	7	1974	Good	20,000	N	N	25115 SE 30TH ST
5	0	679510	0589	10/10/14	\$663,000	\$672,000	1,580	7	1967	Avg	59,677	N	N	22101 SE 29TH PL
5	0	102406	9037	09/15/14	\$525,000	\$534,000	1,600	7	1967	Vgood	16,530	N	N	3015 243RD AVE SE
5	0	092406	9081	04/17/13	\$429,000	\$492,000	1,620	7	1959	Vgood	38,243	N	N	22015 SE 28TH ST
5	0	679100	0830	06/15/13	\$445,000	\$502,000	1,640	7	1977	Avg	12,075	N	N	22023 SE 33RD ST
5	0	809990	0490	05/15/14	\$420,000	\$437,000	1,640	7	1977	Good	9,972	N	N	25218 SE 31ST PL
5	0	679100	0280	07/14/14	\$476,000	\$490,000	1,650	7	1977	Good	9,600	N	N	3512 221ST AVE SE
5	0	679100	0280	08/15/12	\$370,000	\$458,000	1,650	7	1977	Good	9,600	N	N	3512 221ST AVE SE
5	0	809980	0120	12/13/12	\$425,000	\$506,000	1,650	7	1979	Avg	39,627	N	N	3017 247TH AVE SE
5	0	679110	0410	09/19/14	\$432,000	\$439,000	1,660	7	1970	Good	15,000	N	N	21705 SE 32ND PL
5	0	082406	9121	12/22/14	\$585,000	\$585,000	1,690	7	1968	Fair	40,946	Y	N	2940 200TH AVE SE
5	0	042406	9152	04/02/12	\$305,000	\$396,000	1,760	7	1956	Avg	13,200	N	N	21919 SE 20TH ST
5	0	082406	9193	09/11/14	\$555,000	\$565,000	1,760	7	1988	Avg	94,525	N	N	20203 SE 24TH ST
5	0	809990	0240	01/14/13	\$446,000	\$526,000	1,780	7	1972	Good	10,004	N	N	3015 255TH AVE SE
5	0	612700	0970	09/13/13	\$425,000	\$468,000	1,780	7	2005	Avg	3,960	N	N	2034 249TH PL SE
5	0	679100	0910	07/11/12	\$355,000	\$445,000	1,830	7	1978	Avg	13,600	N	N	22025 SE 34TH ST
5	0	679120	0190	06/28/13	\$470,000	\$529,000	1,860	7	1973	Good	12,625	N	N	2310 216TH AVE SE
5	0	612700	0160	05/23/13	\$440,000	\$500,000	1,900	7	2003	Avg	5,591	N	N	1911 249TH PL SE
5	0	612700	0990	07/03/12	\$419,000	\$526,000	1,900	7	2005	Avg	4,514	N	N	2028 249TH PL SE
5	0	612700	1020	04/04/14	\$500,000	\$525,000	1,900	7	2004	Avg	4,178	N	N	2010 249TH PL SE
5	0	612701	0320	06/09/14	\$536,000	\$556,000	1,900	7	2005	Avg	6,224	N	N	1706 251ST PL SE
5	0	679110	0470	07/24/13	\$490,000	\$547,000	1,920	7	1988	Avg	14,413	N	N	21618 SE 32ND PL
5	0	809980	0680	08/22/12	\$461,000	\$570,000	1,970	7	1968	Vgood	27,106	N	N	24900 SE 30TH ST
5	0	612700	0150	02/09/14	\$505,000	\$537,000	1,970	7	2003	Good	5,448	N	N	1905 249TH PL SE
5	0	612700	1130	04/03/13	\$430,000	\$495,000	1,970	7	2005	Avg	4,139	N	N	2021 250TH PL SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	812350	0050	06/24/14	\$599,000	\$619,000	2,080	7	1992	Avg	22,572	N	N	22631 SE 16TH PL
5	0	679510	0330	06/25/14	\$1,150,000	\$1,189,000	2,110	7	1979	Vgood	18,815	Y	Y	2942 222ND PL SE
5	0	809980	0400	02/29/12	\$440,000	\$578,000	2,110	7	1984	Vgood	20,000	N	N	24959 SE 30TH ST
5	0	042406	9232	06/13/12	\$429,000	\$543,000	2,130	7	1986	Avg	34,417	N	N	1606 218TH CT SE
5	0	612700	0080	06/14/12	\$416,500	\$527,000	2,170	7	2003	Avg	5,284	N	N	2016 250TH PL SE
5	0	612701	0610	04/22/14	\$530,000	\$555,000	2,170	7	2005	Avg	5,379	N	N	1701 249TH PL SE
5	0	612701	0980	05/14/13	\$480,000	\$547,000	2,170	7	2005	Avg	4,395	N	N	1813 251ST PL SE
5	0	679120	0070	02/13/13	\$445,000	\$520,000	2,190	7	1971	Good	11,476	N	N	21505 SE 22ND ST
5	0	809990	0050	08/09/13	\$446,000	\$496,000	2,210	7	1974	Good	9,746	N	N	3047 252ND PL SE
5	0	809990	0360	01/05/12	\$385,000	\$516,000	2,250	7	1973	Good	10,165	N	N	3023 254TH AVE SE
5	0	612700	0090	07/24/12	\$445,000	\$555,000	2,260	7	2003	Avg	5,493	N	N	2010 250TH PL SE
5	0	612701	0350	03/24/14	\$545,000	\$574,000	2,260	7	2005	Avg	4,491	N	N	1713 251ST PL SE
5	0	612701	0800	06/09/14	\$550,000	\$570,000	2,260	7	2005	Avg	4,165	N	N	24823 SE 19TH ST
5	0	612700	0550	11/01/12	\$464,000	\$560,000	2,290	7	2003	Avg	6,599	N	N	2133 248TH PL SE
5	0	022406	9114	08/29/14	\$635,000	\$648,000	2,470	7	1987	Good	77,550	N	N	2322 246TH AVE SE
5	0	612701	0920	11/11/12	\$465,000	\$559,000	2,540	7	2005	Avg	4,629	N	N	24933 SE 18TH ST
5	0	612701	1000	05/08/14	\$537,500	\$561,000	2,550	7	2005	Avg	4,630	N	N	1821 251ST PL SE
5	0	684331	0120	10/29/14	\$535,000	\$540,000	2,620	7	1977	Avg	33,578	N	N	1829 244TH AVE SE
5	0	612700	0370	06/10/13	\$520,000	\$588,000	2,690	7	2003	Avg	6,120	N	N	2031 249TH PL SE
5	0	612701	0840	07/06/12	\$460,000	\$577,000	2,750	7	2005	Avg	4,877	N	N	24853 SE 19TH ST
5	0	032406	9029	08/15/12	\$650,000	\$805,000	3,120	7	1960	Good	86,248	N	N	23904 SE 24TH ST
5	0	612700	1170	09/12/12	\$479,950	\$589,000	3,220	7	2003	Avg	6,020	N	N	2037 250TH PL SE
5	0	612701	0670	07/28/14	\$627,000	\$644,000	3,570	7	2005	Avg	5,425	N	N	1801 249TH PL SE
5	0	679120	0120	09/23/14	\$480,000	\$488,000	1,220	8	1977	Avg	13,362	N	N	21510 SE 23RD ST
5	0	679100	0590	06/12/13	\$470,000	\$531,000	1,250	8	1977	Good	12,650	N	N	3236 218TH AVE SE
5	0	679100	0750	11/02/12	\$415,000	\$501,000	1,300	8	1977	Avg	10,500	N	N	21718 SE 32ND PL
5	0	032406	9035	12/03/13	\$535,000	\$578,000	1,370	8	1959	Good	54,014	Y	N	22854 SE 21ST ST
5	0	300140	0070	07/15/14	\$540,000	\$556,000	1,370	8	1975	Vgood	15,429	N	N	1768 W BEAVER LAKE DR SE
5	0	082406	9160	12/09/13	\$519,000	\$560,000	1,400	8	1972	Avg	21,780	Y	N	2923 202ND PL SE
5	0	102406	9087	10/04/12	\$375,000	\$457,000	1,400	8	1979	Avg	18,424	N	N	23804 SE 30TH ST
5	0	052406	9075	10/24/14	\$450,000	\$455,000	1,410	8	1978	Avg	20,348	N	N	20624 SE 24TH ST
5	0	092406	9206	01/23/14	\$452,000	\$482,000	1,410	8	1974	Avg	16,988	N	N	21511 SE 32ND ST
5	0	679100	0600	08/14/13	\$415,000	\$461,000	1,410	8	1977	Avg	9,900	N	N	3230 218TH AVE SE
5	0	052406	9098	04/10/13	\$435,500	\$501,000	1,420	8	1978	Avg	15,500	N	N	20614 SE 24TH ST



King County

Department of Assessments

Area 069

2015 Physical Inspection

45

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	300140	0010	11/01/12	\$435,000	\$525,000	1,430	8	1974	Good	17,325	N	N	1846 W BEAVER LAKE DR SE
5	0	679100	0150	10/10/13	\$497,500	\$545,000	1,430	8	1977	Good	12,000	N	N	3503 220TH PL SE
5	0	679100	0050	09/08/14	\$550,000	\$560,000	1,460	8	1977	Good	14,400	N	N	21803 SE 33RD PL
5	0	752720	0390	09/03/13	\$571,000	\$631,000	1,460	8	1979	Good	29,445	Y	N	19218 SE 20TH CT
5	0	752720	0440	04/23/14	\$530,000	\$555,000	1,480	8	1979	Avg	19,000	N	N	19530 SE 23RD ST
5	0	679090	0110	06/10/14	\$563,000	\$583,000	1,500	8	1972	Good	16,500	N	N	21600 SE 16TH PL
5	0	644620	0175	09/16/14	\$735,000	\$748,000	1,510	8	1968	Vgood	50,800	N	N	5408 235TH AVE SE
5	0	022406	9104	04/18/12	\$605,000	\$781,000	1,510	8	1989	Avg	148,498	N	N	1610 248TH AVE SE
5	0	022406	9010	07/25/14	\$653,450	\$671,000	1,540	8	1980	Good	49,658	N	N	24417 SE 17TH PL
5	0	679101	0290	04/23/12	\$362,000	\$466,000	1,550	8	1984	Avg	15,000	N	N	2909 218TH AVE SE
5	0	752741	0080	06/02/14	\$585,083	\$607,000	1,590	8	1977	Avg	36,250	N	N	19720 SE 21ST ST
5	0	062960	0030	07/14/14	\$630,000	\$649,000	1,610	8	1977	Good	35,020	N	N	2822 252ND AVE SE
5	0	752720	0030	12/29/14	\$700,000	\$700,000	1,610	8	1979	Vgood	25,958	Y	N	2204 192ND AVE SE
5	0	752720	0280	07/01/13	\$606,750	\$682,000	1,610	8	1978	Avg	22,000	N	N	19408 SE 21ST ST
5	0	684330	0030	05/21/13	\$392,500	\$446,000	1,620	8	1977	Avg	45,371	N	N	24530 SE 24TH ST
5	0	012406	9032	05/05/14	\$600,000	\$626,000	1,670	8	1992	Avg	39,639	N	N	1804 E BEAVER LAKE DR SE
5	0	092406	9189	10/24/13	\$430,000	\$469,000	1,670	8	1972	Avg	18,807	N	N	21528 SE 32ND ST
5	0	752541	0120	09/05/14	\$624,500	\$637,000	1,670	8	1980	Good	31,920	N	N	3813 230TH PL SE
5	0	644620	0305	06/23/14	\$715,000	\$739,000	1,680	8	1960	Good	30,500	N	N	23264 SE 54TH PL
5	0	092406	9176	09/03/14	\$710,000	\$724,000	1,690	8	1995	Good	41,811	N	N	22005 SE 28TH ST
5	0	752720	0200	05/03/13	\$553,000	\$632,000	1,750	8	1979	Good	18,000	N	N	19523 SE 21ST ST
5	0	092406	9220	07/12/12	\$435,000	\$545,000	1,770	8	1986	Avg	54,968	N	N	22124 SE 38TH ST
5	0	217750	0340	01/23/13	\$1,011,250	\$1,190,000	1,770	8	1992	Avg	20,603	Y	Y	2051 E BEAVER LAKE DR SE
5	0	422125	0510	04/03/14	\$496,000	\$521,000	1,790	8	2002	Avg	5,105	N	N	24213 SE 21ST ST
5	0	422125	0510	05/17/12	\$400,500	\$512,000	1,790	8	2002	Avg	5,105	N	N	24213 SE 21ST ST
5	0	540650	0560	08/19/12	\$438,000	\$542,000	1,800	8	1999	Avg	5,206	N	N	22650 SE 13TH ST
5	0	679510	0563	07/01/14	\$595,000	\$614,000	1,820	8	1987	Avg	20,011	N	N	22101 SE 28TH ST
5	0	752720	0360	06/11/14	\$545,000	\$565,000	1,850	8	1979	Good	15,693	N	N	2005 193RD AVE SE
5	0	719780	0130	04/25/13	\$430,000	\$492,000	1,870	8	2003	Avg	2,895	N	N	1303 231ST AVE SE
5	0	752740	0100	08/09/13	\$495,000	\$550,000	1,880	8	1976	Avg	34,320	Y	N	19605 SE 23RD ST
5	0	809980	0840	04/15/13	\$532,000	\$611,000	1,920	8	1989	Avg	16,903	N	N	24518 SE 30TH ST
5	0	719780	0260	07/19/13	\$480,000	\$537,000	1,920	8	2002	Avg	3,000	N	N	23001 SE 13TH PL
5	0	062960	0110	03/07/13	\$630,000	\$732,000	1,960	8	1977	Good	34,794	N	N	25330 SE 29TH PL
5	0	422125	0090	11/13/14	\$545,000	\$549,000	1,990	8	2003	Avg	5,149	N	N	24004 SE 23RD ST



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	422127	0100	06/11/14	\$560,200	\$580,000	1,990	8	2004	Avg	3,984	N	N	24134 SE 20TH ST
5	0	422127	0290	11/21/14	\$544,900	\$548,000	1,990	8	2004	Avg	4,936	N	N	24111 SE 20TH ST
5	0	082406	9188	09/02/14	\$645,000	\$658,000	2,000	8	1979	Good	18,295	N	N	19939 SE 27TH PL
5	0	092406	9190	08/19/14	\$440,000	\$450,000	2,000	8	1979	Avg	11,880	N	N	21505 SE 24TH ST
5	0	752740	0040	01/22/14	\$620,000	\$662,000	2,020	8	1976	Good	33,925	N	N	19806 SE 23RD ST
5	0	042406	9111	08/24/12	\$475,000	\$586,000	2,060	8	1984	Good	23,958	N	N	22720 SE 21ST PL
5	0	679101	0270	10/08/13	\$579,000	\$634,000	2,060	8	1985	Good	15,000	N	N	2925 218TH AVE SE
5	0	679110	0420	09/12/13	\$520,000	\$573,000	2,060	8	1970	Vgood	14,300	N	N	21713 SE 32ND PL
5	0	719780	0170	08/27/13	\$485,000	\$537,000	2,080	8	2002	Avg	3,000	N	N	23004 SE 13TH WAY
5	0	755960	0130	05/13/13	\$480,000	\$547,000	2,080	8	2003	Avg	3,854	N	N	1313 231ST AVE SE
5	0	679070	0290	01/23/13	\$512,000	\$602,000	2,100	8	1986	Avg	9,000	N	N	21221 SE 28TH ST
5	0	022406	9094	09/11/14	\$530,000	\$540,000	2,120	8	1967	Avg	40,518	N	N	2205 248TH AVE SE
5	0	679100	0760	03/19/14	\$484,500	\$511,000	2,120	8	1977	Avg	12,000	N	N	3334 220TH AVE SE
5	0	092406	9030	02/06/14	\$468,000	\$498,000	2,140	8	1966	Good	15,243	N	N	2820 216TH AVE SE
5	0	679070	0280	05/13/13	\$570,000	\$649,000	2,150	8	1986	Avg	9,000	N	N	21229 SE 28TH ST
5	0	679101	0020	04/07/14	\$573,500	\$602,000	2,150	8	1985	Avg	15,726	N	N	21814 SE 29TH CT
5	0	422125	0100	08/05/14	\$580,000	\$595,000	2,150	8	2003	Avg	4,604	N	N	2221 240TH AVE SE
5	0	022406	9122	06/12/13	\$525,000	\$593,000	2,170	8	1979	Good	42,247	N	N	1308 251ST AVE SE
5	0	719780	0210	03/27/12	\$425,000	\$553,000	2,170	8	2001	Avg	3,000	N	N	22914 SE 13TH WAY
5	0	719780	0230	03/27/14	\$550,000	\$579,000	2,170	8	2001	Avg	3,000	N	N	22921 SE 13TH PL
5	0	719780	0310	08/22/12	\$475,000	\$587,000	2,170	8	2003	Avg	3,000	N	N	23020 SE 13TH PL
5	0	255990	0090	04/23/14	\$515,000	\$539,000	2,220	8	1979	Avg	17,044	N	N	3120 220TH PL SE
5	0	042406	9225	07/30/13	\$585,000	\$652,000	2,230	8	1981	Good	21,222	N	N	1925 223RD AVE SE
5	0	540650	0180	04/17/13	\$535,000	\$614,000	2,230	8	2001	Avg	4,200	N	N	22564 SE 12TH PL
5	0	357000	0130	06/11/14	\$580,379	\$601,000	2,240	8	1976	Good	27,820	N	N	21410 SE 19TH ST
5	0	679115	0090	03/04/14	\$615,000	\$651,000	2,240	8	1980	Good	29,154	N	N	23839 SE 33RD ST
5	0	422125	0290	07/02/12	\$445,000	\$559,000	2,246	8	2003	Avg	4,499	N	N	24106 SE 22ND ST
5	0	422125	0330	10/01/13	\$548,000	\$601,000	2,246	8	2003	Avg	4,527	N	N	24010 SE 22ND ST
5	0	422126	0050	09/03/14	\$589,000	\$601,000	2,250	8	2004	Avg	4,337	N	N	24138 SE 21ST ST
5	0	422127	0300	06/04/13	\$507,500	\$575,000	2,250	8	2004	Avg	5,008	N	N	24117 SE 20TH ST
5	0	719780	0160	04/24/14	\$550,000	\$576,000	2,260	8	2003	Avg	3,000	N	N	23008 SE 13TH WAY
5	0	679115	0210	06/15/12	\$572,000	\$723,000	2,270	8	1981	Good	45,302	N	N	3318 239TH AVE SE
5	0	422125	0050	08/26/13	\$517,000	\$572,000	2,280	8	2003	Avg	4,528	N	N	24020 SE 23RD ST
5	0	422125	0080	10/02/13	\$529,950	\$581,000	2,280	8	2003	Avg	4,166	N	N	24008 SE 23RD ST



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	422125	0120	08/27/14	\$565,000	\$577,000	2,280	8	2003	Avg	4,602	N	N	2215 240TH AVE SE
5	0	422125	0320	10/17/14	\$570,000	\$577,000	2,280	8	2003	Avg	4,534	N	N	24014 SE 22ND ST
5	0	422125	0360	06/03/12	\$454,950	\$578,000	2,280	8	2003	Avg	4,156	N	N	2111 240TH AVE SE
5	0	422125	0410	01/14/13	\$430,000	\$507,000	2,280	8	2003	Avg	4,892	N	N	24017 SE 21ST ST
5	0	679070	0190	06/10/13	\$611,000	\$691,000	2,290	8	1984	Good	14,952	N	N	21202 SE 29TH ST
5	0	679070	0220	02/26/12	\$570,000	\$750,000	2,300	8	1984	Good	12,116	N	N	21224 SE 29TH ST
5	0	082406	9173	08/21/14	\$600,000	\$613,000	2,320	8	1974	Avg	52,272	N	N	20322 SE 26TH ST
5	0	730020	0320	08/22/12	\$499,000	\$616,000	2,320	8	1980	Avg	31,283	N	N	3825 219TH AVE SE
5	0	422127	0040	03/27/14	\$607,000	\$639,000	2,320	8	2004	Avg	4,970	N	N	2015 242ND AVE SE
5	0	422127	0270	06/15/12	\$484,500	\$613,000	2,320	8	2004	Avg	5,110	N	N	24033 SE 20TH ST
5	0	719780	0380	06/25/13	\$540,000	\$608,000	2,340	8	2001	Avg	2,947	N	N	22922 SE 13TH PL
5	0	730020	0300	05/21/13	\$515,000	\$585,000	2,360	8	1983	Avg	35,400	N	N	21809 SE 38TH PL
5	0	730020	0520	08/30/12	\$575,000	\$709,000	2,360	8	1983	Good	37,887	N	N	21712 SE 37TH ST
5	0	022406	9180	05/20/13	\$550,000	\$625,000	2,370	8	1989	Avg	15,000	N	N	1715 W BEAVER LAKE DR SE
5	0	062960	0130	08/01/14	\$594,950	\$610,000	2,380	8	1977	Avg	35,008	N	N	2822 253RD PL SE
5	0	357000	0040	08/28/13	\$675,000	\$747,000	2,380	8	1977	Good	42,253	N	N	21408 SE 16TH PL
5	0	755960	0030	04/11/13	\$540,000	\$621,000	2,400	8	2003	Avg	3,859	N	N	1311 230TH AVE SE
5	0	222406	9122	06/28/14	\$696,000	\$719,000	2,420	8	1992	Avg	82,995	N	N	23217 SE 48TH ST
5	0	112406	9042	09/16/14	\$488,250	\$497,000	2,440	8	1975	Good	24,829	N	N	2808 244TH AVE SE
5	0	730020	0400	11/05/14	\$682,000	\$688,000	2,450	8	1980	Good	34,092	N	N	3808 219TH AVE SE
5	0	951095	0070	05/31/13	\$555,000	\$629,000	2,450	8	1987	Good	25,977	N	N	22326 SE 20TH ST
5	0	042406	9010	07/21/14	\$625,000	\$643,000	2,470	8	1979	Good	17,008	N	N	21820 SE 20TH ST
5	0	082406	9029	02/27/14	\$780,000	\$826,000	2,480	8	1974	Good	52,707	N	N	20207 SE 26TH ST
5	0	679101	0060	02/13/14	\$600,000	\$637,000	2,480	8	1984	Good	12,787	N	N	2916 218TH AVE SE
5	0	064280	0050	03/12/12	\$553,000	\$724,000	2,480	8	2011	Avg	4,820	N	N	233 SE 34TH PL
5	0	064280	0060	04/25/12	\$554,000	\$713,000	2,480	8	2011	Avg	4,637	N	N	23323 SE 32ND WAY
5	0	730020	0290	05/06/14	\$650,000	\$679,000	2,490	8	1983	Good	36,615	N	N	21803 SE 38TH PL
5	0	679020	0200	02/06/12	\$500,000	\$663,000	2,500	8	1987	Avg	9,935	N	N	2915 217TH AVE SE
5	0	769180	0070	07/28/14	\$639,999	\$657,000	2,500	8	2002	Avg	4,566	N	N	22518 SE 15TH PL
5	0	540650	0370	10/02/12	\$499,265	\$609,000	2,510	8	1999	Avg	4,402	N	N	1315 226TH CT SE
5	0	769180	0020	07/09/14	\$660,000	\$680,000	2,510	8	2002	Avg	4,543	N	N	1506 225TH PL SE
5	0	679020	0070	02/11/13	\$538,750	\$630,000	2,520	8	1987	Avg	9,776	N	N	3006 217TH AVE SE
5	0	102406	9210	01/07/14	\$670,000	\$718,000	2,570	8	2003	Avg	14,125	N	N	2522 232ND AVE SE
5	0	769180	0230	02/24/12	\$620,000	\$816,000	2,570	8	2002	Avg	4,858	N	N	1515 225TH PL SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	422126	0070	11/04/13	\$566,000	\$616,000	2,590	8	2004	Avg	4,356	N	N	24128 SE 21ST ST
5	0	422126	0110	08/26/13	\$527,188	\$584,000	2,590	8	2003	Avg	4,521	N	N	24102 SE 21ST ST
5	0	422127	0060	08/21/12	\$461,500	\$570,000	2,590	8	2004	Avg	4,761	N	N	24208 SE 20TH ST
5	0	422127	0360	11/05/14	\$625,000	\$630,000	2,590	8	2004	Avg	4,878	N	N	24207 SE 20TH ST
5	0	755960	0020	06/07/13	\$575,000	\$650,000	2,600	8	2003	Avg	3,859	N	N	1307 230TH AVE SE
5	0	755960	0200	10/21/14	\$641,000	\$648,000	2,600	8	2004	Avg	6,015	N	N	23106 SE 14TH ST
5	0	679020	0180	06/03/14	\$600,000	\$623,000	2,620	8	1987	Avg	9,873	N	N	3007 217TH AVE SE
5	0	679070	0040	11/18/13	\$625,000	\$678,000	2,660	8	1987	Good	12,001	N	N	21230 SE 28TH ST
5	0	684331	0130	05/11/12	\$415,000	\$531,000	2,660	8	1977	Avg	33,578	N	N	1821 244TH AVE SE
5	0	064280	0010	05/03/12	\$565,000	\$725,000	2,660	8	2011	Avg	5,063	N	N	3485 233RD PL SE
5	0	064280	0040	01/21/12	\$550,000	\$734,000	2,660	8	2011	Avg	5,800	N	N	3430 233RD PL SE
5	0	064280	0070	07/03/12	\$530,000	\$666,000	2,660	8	2011	Avg	4,896	N	N	23318 SE 32ND WAY
5	0	064280	0080	06/24/12	\$547,000	\$690,000	2,660	8	2011	Avg	4,881	N	N	23312 SE 34TH PL
5	0	064280	0170	06/28/13	\$650,000	\$731,000	2,660	8	2011	Avg	4,274	N	N	23217 SE 34TH PL
5	0	752740	0090	08/04/13	\$579,500	\$645,000	2,670	8	1976	Avg	30,750	N	N	19606 SE 23RD ST
5	0	540650	0480	07/21/14	\$668,000	\$687,000	2,670	8	1999	Avg	4,410	N	N	22629 SE 13TH ST
5	0	042406	9233	05/31/14	\$660,000	\$685,000	2,675	8	1984	Avg	40,910	N	N	21311 SE 20TH ST
5	0	730020	0160	07/23/12	\$560,000	\$699,000	2,680	8	1983	Avg	30,464	N	N	21443 SE 37TH ST
5	0	809980	0030	12/09/13	\$649,950	\$701,000	2,680	8	2013	Avg	14,216	N	N	3033 245TH AVE SE
5	0	809980	0040	01/20/14	\$635,000	\$678,000	2,680	8	2013	Avg	41,724	N	N	3041 245TH AVE SE
5	0	612700	0330	08/05/13	\$508,000	\$566,000	2,680	8	2003	Avg	6,299	N	N	24827 SE 20TH CT
5	0	769180	0160	03/05/13	\$607,000	\$705,000	2,720	8	2002	Avg	5,696	N	N	22517 SE 15TH PL
5	0	684330	0090	11/03/14	\$500,000	\$504,000	2,730	8	1977	Avg	35,100	N	N	2006 245TH AVE SE
5	0	032406	9003	08/13/13	\$793,800	\$882,000	2,750	8	1992	Avg	216,057	N	N	1306 238TH AVE SE
5	0	064280	0250	01/23/12	\$537,500	\$716,000	2,770	8	2011	Avg	4,603	N	N	3455 233RD PL SE
5	0	064280	0260	02/24/12	\$545,000	\$718,000	2,770	8	2011	Avg	4,375	N	N	3445 233RD PL SE
5	0	064280	0270	03/13/12	\$550,000	\$719,000	2,770	8	2011	Avg	5,086	N	N	3435 233RD PL SE
5	0	540650	0170	10/24/14	\$645,000	\$652,000	2,780	8	2001	Avg	4,200	N	N	22572 SE 12TH PL
5	0	540650	0440	08/12/14	\$690,000	\$707,000	2,780	8	2001	Avg	6,235	N	N	1314 226TH CT SE
5	0	540650	0630	05/04/12	\$510,000	\$655,000	2,780	8	2001	Avg	4,200	N	N	22566 SE 13TH ST
5	0	769180	0110	03/05/12	\$570,000	\$748,000	2,780	8	2002	Avg	7,710	N	N	22537 SE 15TH PL
5	0	769180	0130	08/26/14	\$650,000	\$664,000	2,790	8	2002	Avg	6,720	N	N	22529 SE 15TH PL
5	0	102406	9009	05/02/14	\$675,000	\$705,000	2,820	8	1979	Avg	67,518	N	N	23525 SE 32ND WAY
5	0	752541	0050	11/25/13	\$590,000	\$639,000	2,910	8	1980	Good	34,800	N	N	3827 231ST AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	752541	0190	05/02/14	\$550,000	\$575,000	2,910	8	1979	Avg	35,200	N	N	3923 229TH PL SE
5	0	612700	0610	05/16/13	\$675,000	\$768,000	2,920	8	2004	Avg	7,583	N	N	2207 250TH PL SE
5	0	612700	0300	10/21/14	\$604,000	\$611,000	2,980	8	2003	Avg	8,067	N	N	24801 SE 20TH CT
5	0	670587	0080	11/21/14	\$600,000	\$603,000	2,990	8	2004	Avg	5,122	N	N	3622 212TH AVE SE
5	0	612700	0720	06/27/12	\$560,000	\$705,000	3,030	8	2004	Avg	8,748	N	N	2330 248TH AVE SE
5	0	612700	0620	04/01/14	\$710,000	\$747,000	3,100	8	2004	Avg	6,758	N	N	2219 250TH PL SE
5	0	612700	0700	07/25/13	\$650,000	\$726,000	3,100	8	2004	Avg	8,536	N	N	24807 SE 22ND CT
5	0	032406	9015	07/08/14	\$875,000	\$902,000	3,110	8	1979	Good	108,464	Y	N	24017 SE 18TH PL
5	0	670587	0040	10/15/14	\$665,000	\$673,000	3,130	8	2004	Avg	7,582	N	N	3617 212TH AVE SE
5	0	755960	0430	11/11/14	\$640,000	\$645,000	3,220	8	2003	Avg	4,759	N	N	1505 231ST AVE SE
5	0	092406	9240	02/12/13	\$1,300,000	\$1,521,000	3,230	8	1983	Good	64,468	Y	Y	22016 SE 28TH ST
5	0	670587	0030	02/19/13	\$550,000	\$642,000	3,230	8	2003	Avg	4,901	N	N	3609 212TH PL SE
5	0	670587	0110	04/02/14	\$675,000	\$710,000	3,230	8	2004	Avg	5,033	N	N	3610 212TH PL SE
5	0	670587	0110	01/02/13	\$575,000	\$681,000	3,230	8	2004	Avg	5,033	N	N	3610 212TH PL SE
5	0	670587	0120	07/01/14	\$739,900	\$764,000	3,290	8	2004	Avg	5,029	N	N	3606 212TH PL SE
5	0	112406	9079	06/07/12	\$514,000	\$652,000	3,480	8	1979	Good	38,041	N	N	25306 SE ISSAQUAH-BEAVER LKRD
5	0	612700	0240	03/13/13	\$565,000	\$655,000	3,500	8	2003	Avg	6,000	N	N	24902 SE 20TH CT
5	0	947599	0090	01/29/13	\$565,000	\$663,000	3,530	8	2008	Avg	5,799	N	N	1351 247TH PL SE
5	0	947599	0110	07/20/12	\$587,000	\$733,000	3,610	8	2008	Avg	7,669	N	N	1371 247TH PL SE
5	0	612700	0260	04/21/12	\$500,000	\$645,000	4,140	8	2003	Avg	5,968	N	N	24822 SE 20TH CT
5	0	612700	0510	03/10/14	\$687,500	\$726,000	4,140	8	2003	Avg	6,270	N	N	2109 248TH PL SE
5	0	612700	0510	02/26/12	\$508,000	\$668,000	4,140	8	2003	Avg	6,270	N	N	2109 248TH PL SE
5	0	052406	9101	07/23/14	\$850,000	\$874,000	1,690	9	1979	Good	90,968	N	N	19622 SE 19TH ST
5	0	644580	0115	05/22/13	\$677,500	\$770,000	1,930	9	1997	Avg	30,875	Y	N	5507 231ST AVE SE
5	0	812360	0050	10/05/12	\$620,000	\$755,000	1,930	9	1985	Avg	72,745	N	N	2114 205TH AVE SE
5	0	809980	0706	11/14/12	\$575,000	\$691,000	1,980	9	2011	Avg	20,897	N	N	24730 SE 30TH ST
5	0	954470	0490	05/14/12	\$615,000	\$787,000	2,030	9	2011	Avg	4,200	N	N	2861 259TH PL SE
5	0	217750	0420	04/25/14	\$1,300,000	\$1,361,000	2,280	9	1999	Good	14,685	Y	Y	1835 E BEAVER LAKE DR SE
5	0	644620	0025	04/18/14	\$854,500	\$896,000	2,310	9	1974	Good	29,375	N	N	5333 232ND AVE SE
5	0	062950	0310	07/08/13	\$585,000	\$656,000	2,320	9	2002	Avg	5,377	N	N	2908 256TH CT SE
5	0	031850	0180	08/21/13	\$591,000	\$655,000	2,330	9	2001	Avg	5,898	N	N	3521 211TH PL SE
5	0	954470	0260	06/13/14	\$789,900	\$818,000	2,340	9	2013	Avg	4,006	N	N	2850 259TH PL SE
5	0	954470	0400	02/14/14	\$769,556	\$818,000	2,340	9	2013	Avg	3,962	N	N	3073 259TH CT SE
5	0	954470	0560	06/21/12	\$702,030	\$886,000	2,340	9	2012	Avg	4,000	N	N	2920 258TH PL SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	062950	0330	06/27/12	\$495,000	\$623,000	2,350	9	2002	Avg	4,464	N	N	2902 256TH CT SE
5	0	954470	0270	01/02/14	\$765,000	\$821,000	2,390	9	2013	Avg	4,000	N	N	2860 259TH PL SE
5	0	954470	0330	06/04/13	\$705,000	\$798,000	2,390	9	2012	Avg	5,753	N	N	2930 259TH PL SE
5	0	954470	0360	10/04/12	\$699,900	\$853,000	2,390	9	2012	Avg	6,481	N	N	3030 259TH CT SE
5	0	954470	0480	03/11/13	\$722,500	\$838,000	2,410	9	2012	Avg	4,200	N	N	2873 SE 259TH PL
5	0	679115	0170	01/20/12	\$551,200	\$735,000	2,420	9	1980	Avg	33,330	N	N	23835 SE 35TH ST
5	0	954470	0320	09/13/13	\$754,000	\$831,000	2,420	9	2013	Avg	5,367	N	N	2920 259TH PL SE
5	0	954470	0290	03/27/14	\$784,900	\$826,000	2,440	9	2013	Avg	4,000	N	N	2880 259TH PL SE
5	0	062950	0040	03/26/13	\$563,000	\$650,000	2,450	9	2001	Avg	5,141	N	N	2910 257TH PL SE
5	0	062950	0270	05/29/12	\$500,000	\$636,000	2,450	9	2001	Avg	5,842	N	N	25604 SE 30TH ST
5	0	954470	0610	12/19/14	\$760,000	\$761,000	2,450	9	2010	Avg	5,978	N	N	25810 SE 30TH ST
5	0	092406	9105	05/17/12	\$516,000	\$659,000	2,460	9	2001	Avg	9,776	N	N	21529 SE 30TH PL
5	0	030500	0070	11/28/12	\$549,000	\$657,000	2,500	9	1996	Avg	7,250	N	N	22928 SE 25TH PL
5	0	954470	0300	11/06/13	\$749,900	\$816,000	2,500	9	2013	Avg	4,000	N	N	2890 259TH PL SE
5	0	954470	0420	12/18/13	\$747,900	\$805,000	2,500	9	2013	Avg	3,899	N	N	3023 259TH CT SE
5	0	030500	0170	06/10/14	\$659,000	\$683,000	2,510	9	1996	Avg	6,320	N	N	2651 230TH AVE SE
5	0	030501	0050	12/31/14	\$665,000	\$665,000	2,510	9	1998	Avg	5,936	N	N	23105 SE 27TH WAY
5	0	030500	0350	08/15/12	\$550,000	\$681,000	2,520	9	1997	Avg	7,003	N	N	2654 231ST PL SE
5	0	185308	1080	01/20/12	\$714,047	\$953,000	2,530	9	2012	Avg	9,635	N	N	20960 SE 16TH ST
5	0	185308	1130	02/05/14	\$719,950	\$766,000	2,530	9	2010	Avg	6,000	N	N	20860 SE 16TH ST
5	0	954470	0250	07/25/14	\$814,900	\$837,000	2,550	9	2013	Avg	4,757	N	N	2840 259TH PL SE
5	0	954470	0340	11/04/13	\$769,500	\$837,000	2,550	9	2013	Avg	6,447	N	N	3940 259TH PL SE
5	0	954470	0410	01/30/14	\$757,900	\$808,000	2,550	9	2013	Avg	4,122	N	N	3043 259TH CT SE
5	0	954470	0550	04/18/12	\$689,900	\$891,000	2,550	9	2011	Avg	4,000	N	N	2896 258TH PL SE
5	0	030501	0480	09/16/13	\$657,000	\$724,000	2,560	9	1997	Avg	5,528	N	N	23128 SE 27TH WAY
5	0	082406	9110	03/04/14	\$690,000	\$730,000	2,570	9	1997	Avg	43,560	N	N	2525 212TH AVE SE
5	0	082406	9110	03/08/13	\$546,000	\$634,000	2,570	9	1997	Avg	43,560	N	N	2525 212TH AVE SE
5	0	042406	9230	10/22/13	\$624,900	\$682,000	2,580	9	1981	Avg	52,707	N	N	1603 223RD AVE SE
5	0	030500	0550	08/10/12	\$675,000	\$837,000	2,580	9	1997	Avg	7,128	N	N	2605 231ST AVE SE
5	0	752742	0150	05/28/13	\$749,990	\$851,000	2,590	9	1985	Good	33,088	N	N	20010 SE 20TH PL
5	0	954470	0080	07/18/12	\$655,000	\$819,000	2,600	9	2010	Avg	4,000	N	N	2897 258TH PL SE
5	0	954470	0110	01/18/13	\$642,900	\$757,000	2,600	9	2010	Avg	4,000	N	N	2871 258TH PL SE
5	0	954470	0130	11/15/12	\$629,900	\$757,000	2,600	9	2012	Avg	4,200	N	N	2835 258TH PL SE
5	0	954470	0150	05/24/12	\$634,000	\$808,000	2,600	9	2011	Avg	4,366	N	N	25812 S 28TH PL



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	954470	0170	05/15/13	\$652,900	\$743,000	2,600	9	2012	Avg	4,000	N	N	25836 SE 28TH PL
5	0	954470	0190	06/12/13	\$659,900	\$746,000	2,600	9	2012	Avg	4,000	N	N	25860 28TH PL SE
5	0	954470	0210	07/01/14	\$700,000	\$723,000	2,600	9	2013	Avg	4,360	N	N	25884 SE 28TH PL
5	0	954470	0230	10/03/14	\$737,000	\$748,000	2,600	9	2014	Avg	4,001	N	N	25922 SE 28TH PL
5	0	031850	0130	08/22/12	\$540,000	\$667,000	2,610	9	2001	Avg	5,371	N	N	21021 SE 35TH PL
5	0	030500	0590	11/25/14	\$692,010	\$696,000	2,620	9	1996	Avg	6,325	N	N	2629 231ST AVE SE
5	0	030500	0590	05/24/13	\$660,000	\$750,000	2,620	9	1996	Avg	6,325	N	N	2629 231ST AVE SE
5	0	030501	0440	10/24/13	\$643,500	\$702,000	2,620	9	1998	Avg	5,542	N	N	23046 SE 27TH WAY
5	0	278210	0280	05/29/14	\$672,500	\$699,000	2,620	9	2000	Avg	6,707	N	N	22633 SE 14TH PL
5	0	031850	0300	09/19/14	\$650,000	\$661,000	2,640	9	2001	Avg	6,240	N	N	21012 SE 35TH PL
5	0	329960	0230	11/26/12	\$680,000	\$814,000	2,640	9	2001	Avg	7,322	N	N	4607 229TH PL SE
5	0	954470	0370	02/22/12	\$729,308	\$961,000	2,640	9	2011	Avg	5,728	N	N	3060 259TH CT SE
5	0	030501	0420	10/09/13	\$632,000	\$692,000	2,660	9	1998	Avg	6,007	N	N	23026 SE 27TH WAY
5	0	954470	0470	03/26/13	\$754,900	\$872,000	2,660	9	2012	Avg	4,200	N	N	2881 259TH PL SE
5	0	954470	0310	01/03/13	\$705,000	\$834,000	2,670	9	2012	Avg	4,053	N	N	2910 259TH PL SE
5	0	954470	0390	04/24/13	\$761,128	\$872,000	2,670	9	2012	Avg	5,004	N	N	3093 259TH CT SE
5	0	954470	0040	05/16/12	\$619,900	\$792,000	2,690	9	2011	Avg	4,000	N	N	2957 258TH PL SE
5	0	867920	0040	12/13/12	\$685,900	\$817,000	2,690	9	2012	Avg	7,508	N	N	4778 231ST PL SE
5	0	092406	9095	08/19/13	\$750,000	\$832,000	2,710	9	1989	Avg	64,468	N	N	2811 216TH AVE SE
5	0	954470	0280	05/23/14	\$799,900	\$832,000	2,710	9	2013	Avg	4,000	N	N	2870 259TH PL SE
5	0	867920	0330	06/23/13	\$760,964	\$857,000	2,710	9	2012	Avg	8,635	N	N	4667 231ST PL SE
5	0	867920	0370	03/29/13	\$712,900	\$823,000	2,710	9	2012	Avg	6,938	N	N	4715 231ST PL SE
5	0	867920	0400	12/04/12	\$672,900	\$804,000	2,710	9	2012	Avg	7,566	N	N	4763 231ST PL SE
5	0	954470	0100	01/14/13	\$637,900	\$752,000	2,720	9	2010	Avg	4,000	N	N	2889 258TH PL SE
5	0	954470	0220	07/11/14	\$725,991	\$748,000	2,720	9	2013	Avg	4,011	N	N	25910 SE 28TH PL
5	0	329960	0280	11/25/13	\$777,000	\$841,000	2,740	9	2001	Avg	5,612	N	N	4627 229TH PL SE
5	0	113750	0090	08/14/14	\$763,776	\$782,000	2,750	9	1989	Avg	16,139	N	N	21015 SE 28TH PL
5	0	113750	0070	09/29/14	\$745,000	\$756,000	2,760	9	1989	Good	13,093	N	N	21007 SE 28TH PL
5	0	185308	0170	02/22/12	\$620,000	\$817,000	2,770	9	2011	Avg	6,445	N	N	20875 SE 18TH PL
5	0	954470	0180	05/02/13	\$654,682	\$748,000	2,770	9	2012	Avg	4,000	N	N	25848 SE 28TH PL
5	0	032406	9103	06/15/12	\$621,000	\$785,000	2,780	9	1998	Avg	32,711	N	N	2016 236TH AVE SE
5	0	030501	0400	12/23/13	\$656,000	\$705,000	2,780	9	1998	Avg	5,572	N	N	2698 230TH AVE SE
5	0	954470	0380	08/16/13	\$747,500	\$830,000	2,780	9	2013	Avg	4,922	N	N	3090 259TH CT SE
5	0	030501	0040	10/11/13	\$620,000	\$679,000	2,790	9	1998	Avg	6,234	N	N	23113 SE 27TH WAY



Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	867920	0030	12/06/12	\$727,900	\$869,000	2,790	9	2012	Avg	6,135	N	N	4784 231ST PL SE
5	0	867920	0280	11/01/13	\$810,900	\$883,000	2,790	9	2013	Avg	8,244	Y	N	4637 231ST PL SE
5	0	867920	0310	08/28/13	\$769,900	\$852,000	2,790	9	2013	Avg	8,244	N	N	4655 231ST PL SE
5	0	679960	0140	03/25/13	\$622,000	\$719,000	2,800	9	2010	Avg	6,735	N	N	24802 SE 17TH PL
5	0	679095	0150	08/17/14	\$855,000	\$875,000	2,810	9	1988	Good	52,062	N	N	23231 SE 16TH PL
5	0	867920	0290	11/18/13	\$769,900	\$835,000	2,810	9	2013	Avg	7,969	N	N	4643 231ST PL SE
5	0	030501	0190	10/16/14	\$680,000	\$688,000	2,830	9	1998	Avg	8,399	N	N	22930 SE 27TH CT
5	0	030501	0390	04/27/13	\$660,000	\$755,000	2,830	9	1998	Avg	7,199	N	N	2692 230TH AVE SE
5	0	185308	1000	07/17/14	\$820,000	\$844,000	2,830	9	2010	Avg	6,137	N	N	1851 211TH AVE SE
5	0	031850	0050	04/23/13	\$642,100	\$736,000	2,850	9	2001	Avg	8,206	N	N	3512 211TH PL SE
5	0	031850	0220	07/23/13	\$700,000	\$782,000	2,860	9	2001	Avg	6,569	N	N	3534 211TH PL SE
5	0	278210	0240	05/07/13	\$660,000	\$753,000	2,870	9	2000	Avg	6,974	N	N	22571 SE 14TH PL
5	0	329960	0160	07/16/12	\$620,000	\$776,000	2,870	9	2001	Avg	6,798	N	N	4602 230TH TER SE
5	0	185308	0020	07/12/12	\$649,950	\$814,000	2,870	9	2012	Avg	5,467	N	N	20845 SE 16TH ST
5	0	185308	1090	04/21/12	\$639,950	\$825,000	2,870	9	2012	Avg	7,800	N	N	20940 SE 16TH ST
5	0	954470	0050	05/31/12	\$669,900	\$852,000	2,910	9	2012	Avg	4,400	N	N	2935 258TH PL SE
5	0	954470	0120	11/26/12	\$669,900	\$802,000	2,910	9	2012	Avg	4,400	N	N	2857 258TH PL SE
5	0	042406	9264	05/22/14	\$749,000	\$779,000	2,930	9	1998	Avg	18,199	N	N	1645 219TH PL SE
5	0	954470	0200	07/16/13	\$675,000	\$756,000	2,950	9	2013	Avg	5,020	N	N	25872 SE 28TH PL
5	0	954470	0670	08/10/12	\$689,900	\$856,000	2,950	9	2012	Avg	5,759	N	N	25781 SE 30TH ST
5	0	185308	0890	11/15/13	\$769,950	\$836,000	2,960	9	2013	Avg	6,624	N	N	1764 211TH AVE SE
5	0	092406	9210	06/03/14	\$695,000	\$721,000	2,961	9	1998	Avg	12,146	N	N	21552 SE 28TH LN
5	0	329961	0220	05/21/13	\$695,000	\$790,000	2,970	9	2003	Avg	6,792	Y	N	23007 SE 45TH PL
5	0	329960	0120	07/18/14	\$698,000	\$718,000	2,990	9	2001	Avg	7,231	N	N	4610 230TH TER SE
5	0	329961	0520	03/13/12	\$785,000	\$1,027,000	2,990	9	2003	Avg	7,008	Y	N	23024 SE 45TH PL
5	0	062950	0140	04/17/13	\$699,000	\$802,000	2,990	9	2001	Avg	8,313	N	N	2807 257TH PL SE
5	0	679330	0010	12/15/14	\$705,000	\$706,000	3,000	9	2004	Avg	6,222	N	N	23590 SE 49TH ST
5	0	954470	0070	06/20/12	\$669,900	\$846,000	3,000	9	2011	Avg	4,400	N	N	2899 258TH PL SE
5	0	954470	0090	06/05/12	\$669,000	\$849,000	3,000	9	2012	Avg	4,400	N	N	2893 258TH PL SE
5	0	954470	0240	09/15/14	\$769,900	\$784,000	3,000	9	2014	Avg	5,000	N	N	25934 SE 28TH PL
5	0	954470	0680	11/18/12	\$690,000	\$829,000	3,000	9	2012	Avg	5,759	N	N	25771 SE 30TH ST
5	0	954470	0750	12/12/12	\$705,000	\$840,000	3,000	9	2012	Avg	6,813	N	N	25701 SE 30TH ST
5	0	867920	0010	03/18/14	\$880,900	\$929,000	3,000	9	2012	Avg	7,355	N	N	4794 231ST PL SE
5	0	867920	0020	02/24/14	\$875,900	\$929,000	3,000	9	2013	Avg	5,960	N	N	4790 231ST PL SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	867920	0250	01/17/14	\$849,900	\$909,000	3,000	9	2012	Avg	9,061	Y	N	4619 231ST PL SE
5	0	867920	0300	10/24/13	\$750,577	\$819,000	3,000	9	2013	Avg	7,420	N	N	4649 231ST PL SE
5	0	867920	0350	04/23/13	\$715,900	\$820,000	3,000	9	2012	Avg	7,454	N	N	4713 231ST PL SE
5	0	954470	0140	02/15/13	\$678,900	\$793,000	3,010	9	2012	Avg	4,922	N	N	2817 258TH PL SE
5	0	954470	0350	03/27/12	\$697,400	\$908,000	3,010	9	2011	Avg	5,058	N	N	3010 259TH CT SE
5	0	954470	0500	05/08/14	\$785,000	\$819,000	3,010	9	2011	Avg	1,842	N	N	2851 259TH PL SE
5	0	954470	0500	03/25/12	\$643,000	\$837,000	3,010	9	2011	Avg	1,842	N	N	2851 259TH PL SE
5	0	867920	0050	12/18/12	\$700,900	\$834,000	3,020	9	2012	Avg	9,180	N	N	4766 231ST PL SE
5	0	185308	0190	03/22/13	\$733,918	\$849,000	3,030	9	2012	Avg	6,322	N	N	20835 SE 18TH PL
5	0	185308	0820	03/17/14	\$789,950	\$834,000	3,030	9	2013	Avg	6,527	N	N	1944 211TH AVE SE
5	0	185308	0850	06/06/14	\$837,219	\$869,000	3,030	9	2014	Avg	7,679	N	N	1874 211TH AVE SE
5	0	185308	0880	05/08/14	\$792,950	\$828,000	3,030	9	2014	Avg	6,289	N	N	1784 211TH AVE SE
5	0	185308	0910	11/13/13	\$775,950	\$842,000	3,030	9	2013	Avg	6,000	N	N	1724 211TH AVE SE
5	0	185308	0940	05/07/14	\$905,950	\$946,000	3,030	9	2013	Avg	7,419	N	N	1664 211TH AVE SE
5	0	329961	0540	06/03/13	\$872,000	\$988,000	3,040	9	2002	Avg	6,754	Y	N	23016 SE 45TH PL
5	0	329961	0590	07/08/13	\$730,000	\$819,000	3,040	9	2001	Avg	8,133	Y	N	4410 230TH WAY SE
5	0	329971	0180	05/02/13	\$755,000	\$863,000	3,040	9	2008	Avg	5,812	N	N	22704 SE 51ST ST
5	0	185308	1110	08/20/12	\$645,950	\$799,000	3,050	9	2012	Avg	7,099	N	N	20900 SE 16TH ST
5	0	185308	1220	12/24/12	\$656,371	\$779,000	3,050	9	2012	Avg	5,000	N	N	1721 208TH PL SE
5	0	185308	1240	02/05/13	\$672,708	\$788,000	3,050	9	2012	Avg	5,000	N	N	1761 208TH PL SE
5	0	697994	0070	11/15/13	\$712,500	\$773,000	3,060	9	2000	Avg	9,161	N	N	21242 SE 26TH ST
5	0	867920	0070	01/08/13	\$605,940	\$716,000	3,060	9	2012	Avg	5,429	N	N	4742 231ST PL SE
5	0	867920	0090	02/05/13	\$619,900	\$726,000	3,060	9	2012	Avg	5,511	N	N	4718 231ST PL SE
5	0	867920	0230	04/01/14	\$925,900	\$974,000	3,060	9	2012	Avg	9,946	Y	N	4607 231ST PL SE
5	0	867920	0240	03/11/14	\$915,900	\$968,000	3,060	9	2012	Avg	9,488	Y	N	4613 231ST PL SE
5	0	867920	0260	12/19/13	\$865,900	\$932,000	3,060	9	2012	Avg	8,451	Y	N	4625 231ST PL SE
5	0	867920	0270	11/19/13	\$840,900	\$912,000	3,060	9	2013	Avg	8,113	Y	N	4631 231ST PL SE
5	0	867920	0320	07/25/13	\$750,900	\$839,000	3,060	9	2013	Avg	8,170	N	N	4661 231ST PL SE
5	0	867920	0340	05/08/13	\$775,900	\$885,000	3,060	9	2012	Avg	6,557	N	N	4705 231ST PL SE
5	0	867920	0380	03/29/13	\$734,561	\$848,000	3,060	9	2012	Avg	7,668	N	N	4739 231ST PL SE
5	0	867920	0390	02/20/13	\$713,900	\$833,000	3,060	9	2012	Avg	7,664	N	N	4751 231ST PL SE
5	0	867920	0170	09/10/13	\$659,900	\$728,000	3,070	9	2013	Avg	7,896	N	N	4640 231ST PL SE
5	0	679330	0130	03/06/14	\$755,000	\$799,000	3,080	9	2002	Avg	6,938	N	N	23419 SE 49TH ST
5	0	185308	0030	07/11/14	\$787,000	\$811,000	3,080	9	2012	Avg	6,703	N	N	20825 SE 16TH ST



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	185308	0030	11/28/12	\$682,450	\$817,000	3,080	9	2012	Avg	6,703	N	N	20825 SE 16TH ST
5	0	185308	0160	03/22/12	\$639,950	\$834,000	3,080	9	2011	Avg	7,097	N	N	20895 SE 18TH PL
5	0	185308	0860	03/13/13	\$677,674	\$786,000	3,080	9	2012	Avg	6,285	N	N	1854 211TH AVE SE
5	0	185308	1100	06/28/12	\$642,950	\$810,000	3,080	9	2012	Avg	6,556	N	N	20920 SE 16TH ST
5	0	185308	1230	12/12/12	\$651,798	\$777,000	3,080	9	2012	Avg	5,000	N	N	1751 208TH PL NE
5	0	022406	9195	06/16/14	\$759,950	\$787,000	3,100	9	2002	Avg	23,790	N	N	2328 246TH AVE SE
5	0	329960	0090	09/12/12	\$625,000	\$767,000	3,120	9	2001	Avg	5,827	N	N	4622 230TH TER SE
5	0	185308	1250	12/29/14	\$800,000	\$800,000	3,120	9	2010	Avg	5,000	N	N	1781 208TH PL SE
5	0	042406	9283	04/23/14	\$729,950	\$764,000	3,120	9	2013	Avg	10,560	N	N	22404 SE 20TH ST
5	0	042406	9284	04/15/14	\$730,000	\$765,000	3,120	9	2013	Avg	7,591	N	N	22406 SE 20TH ST
5	0	030501	0290	05/08/13	\$695,000	\$793,000	3,130	9	1998	Avg	5,106	N	N	2667 230TH AVE SE
5	0	329971	0110	05/28/14	\$782,000	\$813,000	3,130	9	2007	Avg	8,095	N	N	22730 SE 49TH PL
5	0	185308	0070	08/07/13	\$735,950	\$819,000	3,140	9	2013	Avg	5,000	N	N	1740 208TH PL SE
5	0	185308	0790	12/15/14	\$869,950	\$872,000	3,140	9	2013	Avg	7,928	N	N	1994 211TH AVE SE
5	0	185308	0120	09/03/14	\$919,950	\$938,000	3,170	9	2014	Avg	7,062	N	N	20850 SE 18TH PL
5	0	185308	0150	08/11/14	\$890,776	\$912,000	3,170	9	2014	Avg	8,093	N	N	20890 SE 18TH PL
5	0	185308	0830	11/25/13	\$786,235	\$851,000	3,170	9	2013	Avg	6,993	N	N	1914 211TH AVE SE
5	0	185308	0900	08/29/13	\$763,053	\$844,000	3,170	9	2013	Avg	6,004	N	N	1744 211TH AVE SE
5	0	185308	1120	12/13/12	\$682,450	\$813,000	3,170	9	2012	Avg	7,892	N	N	20880 SE 16TH ST
5	0	329961	0030	04/20/12	\$720,000	\$929,000	3,180	9	2003	Avg	6,832	N	N	4413 230TH WAY SE
5	0	679330	0120	02/15/12	\$642,000	\$848,000	3,180	9	2001	Avg	7,084	N	N	23409 SE 49TH ST
5	0	185308	0040	11/01/12	\$708,450	\$855,000	3,180	9	2012	Avg	5,500	N	N	1640 208TH PL SE
5	0	185308	0100	07/29/13	\$793,585	\$885,000	3,180	9	2013	Avg	8,152	N	N	20820 SE 18TH PL
5	0	329961	0250	04/24/13	\$991,000	\$1,135,000	3,190	9	2004	Avg	15,336	Y	N	23012 SE 45TH CT
5	0	185308	0250	10/21/13	\$738,300	\$806,000	3,190	9	2011	Avg	6,624	N	N	1870 208TH PL SE
5	0	185308	0250	02/17/12	\$615,000	\$812,000	3,190	9	2011	Avg	6,624	N	N	1870 208TH PL SE
5	0	112406	9027	10/11/12	\$980,000	\$1,191,000	3,200	9	1989	Avg	39,735	Y	Y	25432 SE 28TH ST
5	0	185308	0080	05/13/13	\$723,245	\$824,000	3,210	9	2012	Avg	6,707	N	N	1760 208TH PL SE
5	0	185308	0130	11/05/14	\$924,000	\$932,000	3,210	9	2014	Avg	8,001	N	N	20860 SE 18TH PL
5	0	185308	0200	04/25/13	\$735,950	\$843,000	3,210	9	2012	Avg	6,891	N	N	20825 SE 18TH PL
5	0	185308	0810	09/27/13	\$769,950	\$846,000	3,210	9	2012	Avg	10,748	N	N	1964 211TH AVE SE
5	0	185308	0950	01/15/14	\$891,480	\$954,000	3,210	9	2013	Avg	8,337	N	N	1644 211TH AVE SE
5	0	042406	9285	06/24/14	\$720,000	\$744,000	3,210	9	2013	Avg	5,715	N	N	22410 SE 20TH ST
5	0	679115	0200	06/13/13	\$850,000	\$960,000	3,220	9	1980	Vgood	36,736	N	N	3406 239TH AVE SE



Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	185308	0960	07/26/13	\$869,950	\$971,000	3,230	9	2012	Avg	11,564	N	N	1624 211TH AVE SE
5	0	329960	0020	03/29/12	\$610,000	\$793,000	3,250	9	2001	Avg	6,352	N	N	4642 229TH PL SE
5	0	329961	0390	01/13/14	\$850,137	\$910,000	3,290	9	2013	Avg	9,694	N	N	4538 231ST PL SE
5	0	185308	0110	07/14/14	\$887,675	\$914,000	3,290	9	2014	Avg	6,184	N	N	20830 SE 18TH PL
5	0	185308	0180	10/26/14	\$810,000	\$818,000	3,290	9	2012	Avg	6,422	N	N	20855 SE 18TH PL
5	0	185308	0180	07/31/12	\$686,833	\$855,000	3,290	9	2012	Avg	6,422	N	N	20855 SE 18TH PL
5	0	185308	1040	03/08/12	\$643,000	\$843,000	3,290	9	2011	Avg	5,950	N	N	1911 211TH AVE SE
5	0	697994	0050	09/16/14	\$800,000	\$814,000	3,320	9	1999	Avg	9,024	N	N	21226 SE 26TH ST
5	0	867920	0080	02/04/13	\$635,900	\$745,000	3,320	9	2012	Avg	5,100	N	N	4730 231ST PL SE
5	0	867920	0100	05/03/13	\$702,850	\$803,000	3,320	9	2012	Avg	5,559	N	N	4706 231ST PL SE
5	0	867920	0130	06/17/13	\$669,000	\$755,000	3,320	9	2013	Avg	6,854	N	N	4664 231ST PL SE
5	0	867920	0160	09/05/13	\$732,900	\$810,000	3,320	9	2013	Avg	7,279	N	N	4646 231ST PL SE
5	0	867920	0200	12/24/13	\$759,900	\$817,000	3,320	9	2012	Avg	6,469	Y	N	4622 231ST PL SE
5	0	867920	0210	01/29/14	\$780,900	\$833,000	3,320	9	2013	Avg	5,702	Y	N	4616 231ST PL SE
5	0	867920	0410	11/14/12	\$673,000	\$809,000	3,320	9	2012	Avg	8,527	N	N	4727 231ST PL SE
5	0	329961	0060	07/30/13	\$880,000	\$982,000	3,340	9	2003	Avg	9,335	Y	N	4425 230TH WAY SE
5	0	185308	0450	03/05/12	\$642,950	\$844,000	3,350	9	2010	Avg	5,771	N	N	20997 SE 20TH ST
5	0	679095	0110	07/23/14	\$883,000	\$908,000	3,360	9	1985	Good	63,258	N	N	23422 SE 17TH PL
5	0	679095	0110	09/12/12	\$750,000	\$920,000	3,360	9	1985	Good	63,258	N	N	23422 SE 17TH PL
5	0	947599	0160	06/03/13	\$720,000	\$815,000	3,380	9	2008	Avg	6,618	N	N	1352 247TH PL SE
5	0	954470	0600	08/21/14	\$799,900	\$818,000	3,380	9	2014	Avg	4,637	N	N	25820 SE 30TH ST
5	0	185308	0570	08/11/14	\$859,900	\$881,000	3,390	9	2011	Avg	6,298	N	N	20836 NE 22ND PL
5	0	867920	0060	12/19/12	\$689,900	\$820,000	3,400	9	2012	Avg	6,039	N	N	4754 231ST PL SE
5	0	867920	0110	05/15/13	\$716,981	\$816,000	3,400	9	2013	Avg	6,113	N	N	4676 231ST PL SE
5	0	867920	0140	07/23/13	\$710,900	\$794,000	3,400	9	2013	Avg	7,280	N	N	4658 231ST PL SE
5	0	867920	0190	11/27/13	\$760,900	\$823,000	3,400	9	2013	Avg	6,947	N	N	4628 231ST PL SE
5	0	867920	0220	05/23/14	\$775,000	\$806,000	3,400	9	2013	Avg	5,893	Y	N	4610 231ST PL SE
5	0	867920	0360	04/23/13	\$693,900	\$795,000	3,400	9	2012	Avg	8,236	N	N	4703 231ST PL SE
5	0	679330	0020	04/09/12	\$625,000	\$810,000	3,410	9	2004	Avg	5,545	N	N	23576 SE 49TH ST
5	0	867920	0120	06/05/13	\$659,900	\$747,000	3,420	9	2013	Avg	7,152	N	N	4670 231ST PL SE
5	0	867920	0150	07/31/13	\$680,900	\$759,000	3,420	9	2013	Avg	6,868	N	N	4652 231ST PL SE
5	0	867920	0180	09/19/13	\$713,900	\$786,000	3,420	9	2013	Avg	7,949	N	N	4634 231ST PL SE
5	0	185308	0540	11/24/14	\$858,450	\$863,000	3,460	9	2011	Avg	7,977	N	N	20896 SE 22ND PL
5	0	185308	0560	03/09/12	\$669,950	\$878,000	3,460	9	2011	Avg	8,865	N	N	20856 SE 22ND PL



King County

Department of Assessments

Area 069

2015 Physical Inspection

56

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	112406	9103	06/24/13	\$1,269,500	\$1,430,000	3,480	9	1997	Avg	21,434	Y	Y	2603 E BEAVER LAKE DR SE
5	0	329961	0440	08/19/12	\$690,000	\$854,000	3,530	9	2003	Avg	6,951	N	N	4518 231ST PL SE
5	0	185308	0050	03/04/14	\$829,950	\$878,000	3,700	9	2013	Avg	5,000	N	N	1660 208TH PL SE
5	0	185308	0090	05/02/14	\$861,458	\$900,000	3,700	9	2013	Avg	10,139	N	N	20810 SE 18TH PL
5	0	185308	0140	12/17/14	\$965,950	\$968,000	3,700	9	2014	Avg	11,006	N	N	20870 SE 18TH PL
5	0	185308	0800	10/02/13	\$827,071	\$907,000	3,700	9	2013	Avg	7,053	N	N	1984 211TH AVE SE
5	0	255330	0550	04/10/14	\$600,000	\$630,000	2,120	10	1991	Good	10,169	N	N	23207 SE 29TH CT
5	0	255330	0030	06/09/14	\$648,000	\$672,000	2,380	10	1992	Avg	13,435	N	N	3008 233RD AVE SE
5	0	138510	0080	04/22/13	\$650,000	\$745,000	2,430	10	1992	Avg	15,379	N	N	2444 196TH AVE SE
5	0	883570	0390	06/18/13	\$1,120,000	\$1,264,000	2,470	10	2003	Good	24,009	Y	N	4678 234TH AVE SE
5	0	160459	0350	09/17/12	\$647,000	\$793,000	2,500	10	1990	Avg	16,606	N	N	23211 SE 15TH CT
5	0	255330	0110	12/17/12	\$559,000	\$665,000	2,500	10	1992	Avg	9,917	N	N	2710 233RD AVE SE
5	0	022406	9169	10/23/14	\$800,000	\$809,000	2,540	10	1998	Avg	20,662	N	N	24630 SE 24TH ST
5	0	160459	0340	10/04/13	\$645,000	\$707,000	2,540	10	1990	Avg	15,132	N	N	23208 SE 15TH CT
5	0	670585	0260	05/02/12	\$595,000	\$764,000	2,560	10	1992	Avg	7,930	N	N	21448 SE 35TH WAY
5	0	679105	0200	07/07/14	\$740,000	\$763,000	2,580	10	1995	Avg	9,966	N	N	21420 SE SE 34TH PL
5	0	255330	0140	11/03/14	\$674,750	\$681,000	2,590	10	1993	Avg	9,753	N	N	2709 234TH AVE SE
5	0	752553	0190	05/13/13	\$632,000	\$720,000	2,590	10	1988	Avg	10,078	N	N	4622 225TH AVE SE
5	0	812010	0050	01/07/12	\$600,000	\$805,000	2,610	10	1986	Avg	30,887	N	N	23928 SE 25TH CT
5	0	752553	0900	08/14/13	\$648,040	\$720,000	2,620	10	1988	Avg	12,470	N	N	22622 SE 47TH CT
5	0	864990	0640	07/25/12	\$565,000	\$705,000	2,640	10	1992	Avg	9,214	N	N	3129 235TH PL SE
5	0	160459	0030	03/06/13	\$625,000	\$726,000	2,650	10	1990	Avg	15,035	N	N	1506 235TH AVE SE
5	0	381450	0150	07/15/13	\$635,000	\$711,000	2,660	10	1987	Avg	17,437	N	N	4007 230TH PL SE
5	0	255330	0540	09/05/14	\$621,309	\$633,000	2,670	10	1992	Avg	9,288	N	N	2920 232ND AVE SE
5	0	092406	9041	06/15/12	\$1,299,000	\$1,643,000	2,680	10	1984	Good	56,393	Y	Y	21616 SE 28TH ST
5	0	670585	0410	03/21/14	\$762,000	\$803,000	2,690	10	1992	Avg	13,987	N	N	21220 SE 35TH WAY
5	0	242810	0010	12/12/13	\$1,065,823	\$1,149,000	2,700	10	2013	Avg	6,497	N	N	3121 220TH AVE SE
5	0	644600	0065	12/15/14	\$1,050,000	\$1,052,000	2,710	10	2014	Avg	26,924	N	N	5625 231ST AVE SE
5	0	670585	0040	01/14/14	\$650,000	\$695,000	2,720	10	1992	Avg	9,486	N	N	3521 212TH PL SE
5	0	864990	0110	05/07/13	\$635,000	\$725,000	2,720	10	1991	Avg	9,802	N	N	3023 235TH AVE SE
5	0	864990	0630	08/12/13	\$655,000	\$728,000	2,720	10	1992	Avg	8,933	N	N	3106 235TH AVE SE
5	0	679105	0450	08/21/14	\$770,000	\$787,000	2,730	10	1995	Avg	11,380	N	N	3365 212TH CT SE
5	0	864990	0480	05/27/14	\$725,000	\$754,000	2,740	10	1990	Good	12,899	N	N	3148 234TH CT SE
5	0	561150	0140	08/22/14	\$686,000	\$701,000	2,760	10	1999	Avg	6,440	N	N	2856 234TH AVE SE



Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	242810	0030	08/08/14	\$843,917	\$865,000	2,760	10	2014	Avg	7,667	N	N	21981 SE 31ST CT
5	0	242810	0120	12/10/14	\$854,167	\$857,000	2,760	10	2014	Avg	6,600	N	N	21955 SE 30TH PL
5	0	242810	0130	12/10/14	\$834,538	\$837,000	2,760	10	2014	Avg	6,187	N	N	21913 SE 30TH PL
5	0	381450	0230	05/08/12	\$705,000	\$904,000	2,780	10	1987	Avg	18,932	N	N	4041 232ND AVE SE
5	0	752553	0770	04/27/12	\$580,000	\$746,000	2,820	10	1988	Avg	11,615	N	N	4646 225TH AVE SE
5	0	864990	0160	12/05/14	\$692,500	\$695,000	2,820	10	1991	Avg	11,500	N	N	3105 233RD PL SE
5	0	864990	0590	07/05/12	\$540,000	\$678,000	2,830	10	1991	Avg	9,472	N	N	3132 235TH AVE SE
5	0	679106	0070	06/14/13	\$759,900	\$858,000	2,830	10	1997	Avg	14,407	N	N	21436 SE 33RD PL
5	0	865390	0340	05/17/12	\$1,070,000	\$1,368,000	2,835	10	1995	Avg	15,614	Y	Y	2617 226TH AVE SE
5	0	561150	0100	05/22/14	\$655,000	\$682,000	2,860	10	1999	Avg	12,394	N	N	2853 234TH AVE SE
5	0	160459	0220	05/07/12	\$585,000	\$750,000	2,870	10	1989	Avg	18,303	N	N	1301 233RD AVE SE
5	0	644600	0060	07/24/14	\$982,000	\$1,009,000	2,880	10	2014	Avg	24,948	N	N	5601 231ST AVE SE
5	0	679105	0100	07/21/14	\$775,000	\$797,000	2,890	10	1996	Avg	8,470	N	N	21329 SE 34TH PL
5	0	864990	0080	07/30/13	\$629,530	\$702,000	2,900	10	1991	Avg	9,691	N	N	3020 235TH AVE SE
5	0	042406	9018	09/05/14	\$998,000	\$1,018,000	2,910	10	1978	Avg	34,412	Y	N	22710 SE 23RD PL
5	0	670585	0370	07/15/13	\$656,000	\$735,000	2,910	10	1992	Avg	9,373	N	N	21312 SE 35TH WAY
5	0	242810	0070	09/18/14	\$914,154	\$930,000	2,940	10	2014	Avg	6,431	N	N	21974 SE 31ST CT
5	0	255330	0420	04/21/14	\$700,000	\$733,000	2,950	10	1993	Avg	9,870	N	N	2707 233RD AVE SE
5	0	864990	0540	09/20/13	\$620,000	\$682,000	2,950	10	1991	Avg	9,019	N	N	3107 235TH AVE SE
5	0	185308	0730	12/10/14	\$835,000	\$837,000	2,960	10	2009	Avg	6,856	N	N	2078 211TH PL SE
5	0	138510	0270	03/26/13	\$717,000	\$828,000	2,980	10	1993	Avg	11,217	N	N	19537 SE 24TH PL
5	0	255330	0270	11/05/14	\$649,000	\$655,000	2,980	10	1994	Avg	12,764	N	N	23327 SE 26TH PL
5	0	670585	0180	11/01/12	\$585,000	\$706,000	2,980	10	1992	Avg	7,758	N	N	21431 SE 35TH WAY
5	0	752553	0590	07/20/14	\$760,000	\$782,000	2,990	10	1988	Avg	12,788	N	N	22624 SE 47TH PL
5	0	242810	0080	10/01/14	\$1,061,604	\$1,078,000	2,990	10	2014	Avg	6,695	N	N	21982 SE 31ST CT
5	0	670585	0100	04/21/14	\$727,000	\$761,000	3,010	10	1992	Avg	7,875	N	N	21315 SE 35TH WAY
5	0	670585	0300	10/01/12	\$610,000	\$744,000	3,010	10	1992	Avg	9,323	N	N	3424 214TH PL SE
5	0	242810	0050	09/08/14	\$856,950	\$873,000	3,010	10	2014	Avg	6,412	N	N	21965 SE 31ST CT
5	0	679105	0330	09/25/13	\$713,000	\$784,000	3,020	10	1995	Avg	11,033	N	N	3351 213TH PL SE
5	0	421526	0030	07/30/12	\$758,990	\$945,000	3,030	10	2012	Avg	7,360	N	N	3236 223RD AVE SE
5	0	421526	0190	10/09/12	\$775,990	\$944,000	3,030	10	2012	Avg	6,720	N	N	3428 224TH AVE SE
5	0	421526	0300	08/09/12	\$774,990	\$962,000	3,030	10	2012	Avg	6,720	N	N	22424 S 33RD PL
5	0	421526	0360	04/25/12	\$773,990	\$997,000	3,030	10	2012	Avg	6,720	N	N	3405 225TH AVE SE
5	0	138510	0280	04/16/13	\$715,000	\$821,000	3,040	10	1992	Avg	8,142	N	N	2473 196TH AVE SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

58

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	679106	0020	09/03/13	\$826,000	\$913,000	3,080	10	1996	Avg	12,880	N	N	21402 SE 33RD PL
5	0	138510	0050	07/16/14	\$751,000	\$773,000	3,090	10	1992	Avg	13,316	N	N	2456 196TH AVE SE
5	0	883570	0330	12/11/14	\$891,500	\$894,000	3,090	10	1991	Good	20,785	N	N	23209 SE 47TH ST
5	0	212406	9143	05/30/13	\$742,500	\$842,000	3,090	10	2012	Avg	9,998	N	N	4995 227TH AVE SE
5	0	440360	0180	05/07/13	\$800,000	\$913,000	3,110	10	1989	Good	40,299	N	N	19740 SE 17TH ST
5	0	752553	0670	11/12/14	\$745,000	\$751,000	3,130	10	1990	Avg	10,860	N	N	22516 SE 47TH PL
5	0	752553	0470	07/25/14	\$810,000	\$832,000	3,140	10	1991	Avg	10,983	N	N	22513 SE 47TH PL
5	0	752553	0100	09/08/14	\$1,020,000	\$1,040,000	3,160	10	1990	Avg	17,841	Y	N	4632 227TH PL SE
5	0	670585	0140	10/09/14	\$750,000	\$760,000	3,170	10	1992	Avg	7,634	N	N	21405 SE 35TH WAY
5	0	679105	0180	01/23/14	\$750,000	\$801,000	3,180	10	1996	Avg	9,918	N	N	21437 SE 34TH PL
5	0	253750	0140	06/27/14	\$687,500	\$710,000	3,190	10	1994	Avg	10,970	N	N	2632 232ND PL SE
5	0	864990	0040	02/15/12	\$530,000	\$700,000	3,200	10	1991	Avg	9,725	N	N	3116 235TH PL SE
5	0	092406	9214	03/15/13	\$935,000	\$1,084,000	3,250	10	2008	Avg	52,272	N	N	3325 223RD AVE SE
5	0	092406	9214	01/11/12	\$830,000	\$1,111,000	3,250	10	2008	Avg	52,272	N	N	3325 223RD AVE SE
5	0	752553	0910	11/14/13	\$750,800	\$815,000	3,250	10	1989	Avg	10,970	N	N	22623 SE 47TH CT
5	0	865390	0070	08/04/14	\$791,500	\$812,000	3,250	10	1994	Avg	8,970	N	N	22754 SE 27TH ST
5	0	185308	0610	05/29/13	\$761,250	\$863,000	3,260	10	2008	Avg	7,938	N	N	21073 SE 20TH ST
5	0	644600	0125	03/24/14	\$875,000	\$922,000	3,270	10	2013	Avg	23,433	N	N	5618 231ST AVE SE
5	0	029376	0150	10/17/14	\$1,040,000	\$1,053,000	3,280	10	2005	Avg	8,490	Y	N	23280 SE 51ST PL
5	0	255330	0090	09/05/13	\$720,000	\$795,000	3,290	10	1992	Good	9,917	N	N	2808 233RD AVE SE
5	0	029376	0050	06/27/14	\$1,050,000	\$1,085,000	3,320	10	2003	Avg	13,833	Y	N	5160 235TH PL SE
5	0	513770	0020	04/11/14	\$851,000	\$893,000	3,320	10	2007	Avg	7,333	N	N	3252 226TH AVE SE
5	0	679095	0190	07/15/13	\$725,000	\$812,000	3,370	10	1987	Avg	42,432	N	N	23326 SE 16TH PL
5	0	883570	0320	04/11/14	\$965,000	\$1,013,000	3,380	10	1990	Avg	18,527	N	N	23206 SE 47TH ST
5	0	029376	0010	04/03/14	\$868,000	\$913,000	3,380	10	2002	Avg	9,641	N	N	23590 SE 52ND ST
5	0	812010	0200	08/02/13	\$805,000	\$897,000	3,390	10	1985	Avg	32,115	N	N	2507 239TH AVE SE
5	0	865390	0330	12/31/12	\$1,335,000	\$1,582,000	3,400	10	1995	Good	14,531	Y	Y	2615 226TH AVE SE
5	0	029376	0030	03/27/13	\$862,500	\$996,000	3,400	10	2002	Avg	9,635	Y	N	5196 235TH PL SE
5	0	022406	9092	07/22/13	\$795,000	\$889,000	3,410	10	2006	Avg	13,492	N	N	24640 SE 24TH ST
5	0	184308	0110	08/23/13	\$837,000	\$928,000	3,410	10	2009	Avg	6,335	N	N	22480 SE 31ST PL
5	0	883570	0100	07/22/13	\$952,800	\$1,065,000	3,420	10	1990	Good	24,352	Y	N	23334 SE 47TH WAY
5	0	421526	0060	07/17/12	\$723,900	\$906,000	3,460	10	2012	Avg	7,359	N	N	3302 223RD AVE SE
5	0	664867	0030	08/20/13	\$839,950	\$932,000	3,460	10	2013	Avg	7,824	N	N	22500 SE 30TH ST
5	0	421526	0050	08/21/12	\$729,990	\$902,000	3,480	10	2012	Avg	6,209	N	N	3256 223RD AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	679083	0130	05/16/12	\$732,990	\$937,000	3,490	10	2012	Avg	7,633	N	N	21249 SE 25TH ST
5	0	679095	0010	07/30/12	\$590,000	\$735,000	3,510	10	1987	Avg	50,447	N	N	23437 SE 17TH PL
5	0	144160	0030	09/19/13	\$870,000	\$958,000	3,520	10	2006	Avg	20,203	N	N	1414 235TH PL SE
5	0	242810	0040	08/27/14	\$999,073	\$1,020,000	3,540	10	2014	Avg	6,141	N	N	21979 SE 31ST CT
5	0	670560	0030	12/10/14	\$926,990	\$930,000	3,560	10	2014	Avg	7,149	N	N	21496 SE 32ND PL
5	0	883570	0140	10/12/12	\$862,000	\$1,048,000	3,570	10	1990	Avg	14,150	Y	N	4656 233RD AVE SE
5	0	883570	0250	05/14/12	\$732,000	\$936,000	3,570	10	1990	Avg	17,411	Y	N	23226 SE 47TH WAY
5	0	679083	0140	09/28/12	\$726,990	\$887,000	3,570	10	2012	Avg	7,646	N	N	21237 SE 25TH ST
5	0	329561	0180	04/22/14	\$875,001	\$916,000	3,580	10	1996	Avg	27,114	N	N	4400 229TH PL SE
5	0	670560	0050	12/19/14	\$899,990	\$901,000	3,590	10	2014	Avg	6,319	N	N	21319 SE 32ND ST
5	0	421526	0330	08/27/12	\$744,990	\$919,000	3,600	10	2012	Avg	6,713	N	N	22482 SE 33RD PL
5	0	679083	0040	07/27/12	\$727,990	\$908,000	3,600	10	2012	Avg	8,439	N	N	21252 SE 25TH ST
5	0	679083	0110	03/13/12	\$745,990	\$976,000	3,600	10	2011	Avg	7,607	N	N	21289 SE 25TH ST
5	0	679083	0150	12/04/12	\$742,990	\$888,000	3,600	10	2011	Avg	7,658	N	N	21217 SE 25TH ST
5	0	664867	0050	05/25/13	\$819,950	\$931,000	3,600	10	2013	Avg	7,709	N	N	2940 224TH PL SE
5	0	188812	0080	09/22/14	\$870,000	\$884,000	3,610	10	2000	Avg	12,811	N	N	25904 SE 31ST PL
5	0	329561	0510	10/26/12	\$785,000	\$950,000	3,639	10	1997	Avg	15,090	N	N	4376 230TH WAY SE
5	0	042406	9271	10/24/14	\$936,000	\$946,000	3,640	10	2001	Avg	21,802	N	N	22600 SE 16TH PL
5	0	883570	0110	08/13/13	\$930,200	\$1,034,000	3,650	10	1990	Avg	15,927	Y	N	23320 SE 47TH WAY
5	0	883570	0110	10/18/12	\$799,000	\$969,000	3,650	10	1990	Avg	15,927	Y	N	23320 SE 47TH WAY
5	0	664867	0040	06/10/13	\$784,950	\$887,000	3,660	10	2013	Avg	8,642	N	N	22530 SE 30TH ST
5	0	329561	0060	06/19/13	\$877,500	\$990,000	3,670	10	1999	Avg	9,712	N	N	4417 229TH PL SE
5	0	329561	0420	12/11/12	\$775,000	\$924,000	3,670	10	1998	Avg	11,902	N	N	4378 231ST CT SE
5	0	082406	9030	07/23/14	\$1,075,000	\$1,105,000	3,690	10	2014	Avg	34,848	N	N	20125 SE 24TH ST
5	0	738470	0410	04/17/14	\$1,050,000	\$1,101,000	3,710	10	1994	Avg	35,299	N	N	21115 SE 27TH ST
5	0	144160	0010	07/11/12	\$849,000	\$1,064,000	3,710	10	2005	Avg	14,170	N	N	1426 235TH PL SE
5	0	664867	0060	01/31/14	\$900,000	\$959,000	3,710	10	2013	Avg	8,044	N	N	2936 224TH PL SE
5	0	423360	0170	09/03/14	\$1,025,000	\$1,046,000	3,710	10	2014	Avg	9,457	N	N	1318 244TH PL SE
5	0	144160	0020	05/27/14	\$960,000	\$998,000	3,720	10	2005	Avg	15,200	N	N	1418 235TH PL SE
5	0	954470	0650	03/11/14	\$889,500	\$940,000	3,720	10	2013	Avg	10,907	N	N	25801 SE 30TH ST
5	0	954470	0700	04/22/14	\$899,500	\$942,000	3,720	10	2013	Avg	10,868	N	N	25751 SE 30TH ST
5	0	102406	9027	07/23/14	\$1,139,990	\$1,172,000	3,740	10	2014	Avg	11,467	N	N	23812 SE 32ND ST
5	0	160459	0250	12/27/12	\$720,000	\$854,000	3,740	10	1989	Good	18,303	N	N	1331 233RD AVE SE
5	0	188810	0060	09/06/12	\$695,000	\$855,000	3,740	10	1992	Avg	17,494	N	N	25737 SE 31ST PL



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	421526	0170	03/07/12	\$754,990	\$990,000	3,740	10	2012	Avg	8,658	N	N	3448 224TH AVE SE
5	0	421526	0280	05/02/12	\$759,990	\$976,000	3,740	10	2011	Avg	7,530	N	N	3327 224TH AVE SE
5	0	421526	0320	01/20/12	\$789,990	\$1,054,000	3,740	10	2011	Avg	6,720	N	N	22468 SE 33RD PL
5	0	421527	0040	04/09/14	\$964,990	\$1,013,000	3,740	10	2013	Avg	8,095	N	N	22597 SE 32ND ST
5	0	738470	0340	11/17/12	\$875,000	\$1,051,000	3,750	10	1985	Avg	35,299	N	N	2619 208TH AVE SE
5	0	679083	0010	11/07/12	\$775,990	\$935,000	3,820	10	2012	Avg	8,686	N	N	21216 SE 25TH ST
5	0	679083	0070	01/14/13	\$853,990	\$1,008,000	3,820	10	2012	Avg	8,829	N	N	21286 SE 25TH ST
5	0	664867	0010	01/25/13	\$799,500	\$940,000	3,820	10	2012	Avg	9,923	N	N	2948 224TH PL SE
5	0	421527	0010	04/09/14	\$949,990	\$998,000	3,820	10	2013	Avg	8,395	N	N	22501 SE 32ND ST
5	0	421527	0060	07/14/14	\$998,990	\$1,029,000	3,820	10	2013	Avg	8,434	N	N	3231 226TH AVE SE
5	0	421527	0130	08/05/14	\$1,024,867	\$1,051,000	3,820	10	2014	Avg	8,595	N	N	3308 225TH AVE SE
5	0	042406	9275	12/26/14	\$860,000	\$860,000	3,830	10	2001	Avg	10,005	N	N	22606 SE 16TH PL
5	0	052406	9099	08/08/12	\$957,500	\$1,189,000	3,840	10	1999	Avg	51,400	N	N	19734 SE 19TH ST
5	0	421526	0350	02/27/12	\$749,990	\$987,000	3,850	10	2011	Avg	6,719	N	N	3355 225TH AVE SE
5	0	421527	0160	10/22/14	\$1,169,990	\$1,183,000	3,850	10	2014	Avg	8,595	N	N	3246 225TH AVE SE
5	0	421526	0390	04/18/12	\$764,990	\$988,000	3,860	10	2011	Avg	6,719	N	N	3446 225TH AVE SE
5	0	421526	0020	05/17/12	\$752,990	\$962,000	3,870	10	2012	Avg	7,359	N	N	3222 223RD AVE SE
5	0	421526	0240	04/23/12	\$724,990	\$934,000	3,910	10	2012	Avg	7,360	N	N	3423 224TH AVE SE
5	0	329561	0200	06/25/14	\$770,000	\$796,000	3,920	10	1997	Avg	12,415	N	N	23013 SE 44TH ST
5	0	421526	0220	06/25/12	\$778,990	\$982,000	3,940	10	2012	Avg	7,261	N	N	3344 224TH AVE SE
5	0	421526	0250	01/26/12	\$753,990	\$1,004,000	3,940	10	2012	Avg	7,360	N	N	3411 224TH AVE SE
5	0	954470	0660	10/28/12	\$859,900	\$1,040,000	3,950	10	2012	Avg	10,891	N	N	25791 SE 30TH ST
5	0	954470	0730	05/15/14	\$914,500	\$953,000	3,950	10	2013	Avg	10,856	N	N	25723 SE 30TH ST
5	0	679083	0050	08/13/12	\$779,990	\$967,000	3,950	10	2011	Avg	7,987	N	N	21628 SE 25TH ST
5	0	032406	9055	07/23/12	\$985,000	\$1,230,000	3,970	10	2011	Avg	15,333	N	N	23403 SE 21ST CT
5	0	421526	0310	07/18/13	\$899,000	\$1,006,000	3,980	10	2012	Avg	6,720	N	N	22446 SE 33RD PL
5	0	421526	0310	07/18/12	\$769,990	\$963,000	3,980	10	2012	Avg	6,720	N	N	22446 SE 33RD PL
5	0	752553	0500	07/30/12	\$650,000	\$809,000	4,000	10	1991	Avg	12,157	N	N	22527 SE 47TH PL
5	0	029376	0380	06/25/12	\$889,000	\$1,121,000	4,070	10	2001	Avg	10,496	Y	N	23410 SE 52ND ST
5	0	421526	0210	06/06/12	\$773,990	\$982,000	4,070	10	2012	Avg	6,720	N	N	3366 224TH AVE SE
5	0	421526	0340	10/18/13	\$977,990	\$1,069,000	4,070	10	2012	Avg	6,557	N	N	3335 225TH AVE SE
5	0	421527	0170	04/02/14	\$968,990	\$1,019,000	4,070	10	2013	Avg	8,595	N	N	3218 225TH AVE SE
5	0	102406	9217	10/08/14	\$1,159,990	\$1,176,000	4,070	10	2014	Avg	11,491	N	N	23888 SE 32ND ST
5	0	421526	0200	11/29/12	\$799,990	\$957,000	4,110	10	2012	Avg	6,720	N	N	3404 224TH AVE SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

61

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	664867	0020	09/16/13	\$885,000	\$975,000	4,110	10	2013	Avg	8,143	N	N	2944 224TH PL SE
5	0	679083	0060	09/15/14	\$949,950	\$967,000	4,120	10	2012	Avg	8,258	N	N	21274 SE 25TH ST
5	0	679083	0060	06/26/12	\$818,968	\$1,032,000	4,120	10	2012	Avg	8,258	N	N	21274 SE 25TH ST
5	0	421527	0090	08/22/14	\$1,100,000	\$1,125,000	4,120	10	2014	Avg	8,438	N	N	3307 226TH AVE SE
5	0	421527	0110	10/17/14	\$1,139,900	\$1,154,000	4,120	10	2014	Avg	8,595	N	N	3332 225TH AVE SE
5	0	421527	0150	07/07/14	\$1,079,990	\$1,114,000	4,120	10	2013	Avg	8,595	N	N	3262 225TH AVE SE
5	0	029376	0210	08/26/14	\$998,000	\$1,020,000	4,130	10	2004	Avg	10,404	N	N	23229 SE 52ND ST
5	0	421526	0180	06/14/12	\$778,990	\$986,000	4,130	10	2011	Avg	6,837	N	N	3434 224TH AVE SE
5	0	679083	0030	10/18/12	\$799,950	\$970,000	4,130	10	2011	Avg	7,665	N	N	21246 SE 25TH ST
5	0	042406	9251	09/18/13	\$925,000	\$1,018,000	4,140	10	1991	Avg	68,651	N	N	1604 223RD AVE SE
5	0	679083	0100	01/11/12	\$793,990	\$1,063,000	4,150	10	2012	Avg	8,435	N	N	2606 213TH PL SE
5	0	421527	0030	04/07/14	\$959,990	\$1,009,000	4,150	10	2013	Avg	7,133	N	N	22555 SE 32ND ST
5	0	421527	0070	06/06/14	\$969,990	\$1,006,000	4,150	10	2014	Avg	8,436	N	N	3253 226TH AVE SE
5	0	421527	0140	06/02/14	\$962,990	\$1,000,000	4,150	10	2013	Avg	8,595	N	N	3284 225TH AVE SE
5	0	102406	9215	09/12/14	\$1,206,688	\$1,229,000	4,150	10	2014	Avg	12,015	N	N	3032 238TH AVE SE
5	0	664867	0070	10/03/13	\$938,950	\$1,030,000	4,160	10	2013	Avg	8,993	N	N	2932 224TH PL SE
5	0	954470	0690	06/28/13	\$884,900	\$996,000	4,162	10	2013	Avg	10,879	N	N	25761 SE 30TH ST
5	0	440360	0010	06/06/13	\$865,000	\$979,000	4,170	10	1984	Good	118,605	N	N	20235 SE 19TH ST
5	0	423360	0260	12/30/14	\$1,255,784	\$1,256,000	4,180	10	2014	Avg	12,042	N	N	1471 244TH PL SE
5	0	329561	0520	04/01/12	\$816,000	\$1,060,000	4,190	10	1997	Avg	17,056	N	N	4382 230TH WAY SE
5	0	421526	0040	08/21/12	\$756,990	\$936,000	4,220	10	2012	Avg	7,359	N	N	3238 223RD AVE SE
5	0	421526	0070	12/04/12	\$759,990	\$908,000	4,220	10	2012	Avg	7,360	N	N	3324 223RD AVE SE
5	0	679083	0090	03/25/13	\$889,990	\$1,028,000	4,220	10	2012	Avg	8,417	N	N	2602 213TH PL SE
5	0	679083	0080	08/28/12	\$920,716	\$1,136,000	4,250	10	2012	Avg	8,332	N	N	21298 SE 25TH ST
5	0	029376	0310	07/11/14	\$975,000	\$1,005,000	4,300	10	2004	Avg	12,250	N	N	23479 SE 52ND ST
5	0	421526	0120	07/02/12	\$778,290	\$979,000	4,304	10	2012	Avg	8,696	N	N	3426 223RD AVE SE
5	0	421526	0380	05/23/13	\$895,000	\$1,017,000	4,304	10	2012	Avg	6,719	N	N	3437 225TH AVE SE
5	0	421526	0380	03/27/12	\$769,990	\$1,002,000	4,304	10	2012	Avg	6,719	N	N	3437 225TH AVE SE
5	0	421526	0140	06/07/12	\$789,440	\$1,001,000	4,310	10	2012	Avg	7,997	N	N	22327 SE 34TH PL
5	0	421527	0080	12/08/14	\$1,174,000	\$1,178,000	4,320	10	2014	Avg	8,437	N	N	3295 226TH AVE SE
5	0	421527	0100	10/15/14	\$1,200,000	\$1,215,000	4,330	10	2014	Avg	8,440	N	N	3321 226TH AVE SE
5	0	421527	0120	11/18/14	\$1,178,000	\$1,186,000	4,330	10	2014	Avg	8,595	N	N	3324 225TH AVE SE
5	0	029376	0090	09/11/13	\$895,000	\$987,000	4,340	10	2002	Avg	10,000	Y	N	23430 SE 51ST PL
5	0	421526	0150	04/04/12	\$769,990	\$999,000	4,540	10	2011	Avg	6,985	N	N	22339 SE 34TH PL



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
5	0	188812	0010	08/06/13	\$930,000	\$1,035,000	4,670	10	2000	Avg	13,516	N	N	25753 SE 31ST PL
5	0	679510	0662	06/11/13	\$1,045,000	\$1,181,000	4,800	10	2001	Avg	31,838	N	N	22332 SE 32ND ST
5	0	679510	0661	07/31/12	\$900,000	\$1,121,000	5,040	10	2001	Avg	27,565	N	N	22431 SE 30TH ST
5	0	022406	9163	09/16/14	\$1,239,625	\$1,262,000	5,230	10	2003	Avg	223,462	N	N	1328 254TH PL SE
5	0	664595	0110	06/19/13	\$1,190,000	\$1,342,000	3,290	11	2004	Avg	20,498	Y	N	5380 228TH AVE SE
5	0	012406	9049	04/01/13	\$975,000	\$1,124,000	3,300	11	2010	Avg	49,658	N	N	1306 E BEAVER LAKE DR SE
5	0	052406	9012	08/03/12	\$1,120,000	\$1,393,000	3,650	11	2008	Avg	79,279	N	N	2222 202ND PL SE
5	0	188812	0140	07/09/14	\$989,000	\$1,020,000	4,030	11	2000	Avg	13,474	N	N	25750 SE 31ST PL
5	0	144160	0160	07/23/14	\$1,300,000	\$1,337,000	4,120	11	2005	Avg	14,021	N	N	1118 235TH PL SE
5	0	032406	9110	10/22/13	\$1,248,975	\$1,364,000	4,130	11	2013	Avg	15,001	N	N	23420 SE 21ST CT
5	0	032406	9112	06/17/14	\$1,325,000	\$1,372,000	4,420	11	2013	Avg	16,526	N	N	23450 SE 21ST CT
5	0	738470	0080	03/21/14	\$1,150,000	\$1,213,000	4,590	11	1984	Good	35,299	Y	N	3522 207TH AVE SE
5	0	217750	0195	06/10/12	\$1,720,000	\$2,180,000	4,640	11	2004	Avg	23,343	Y	Y	2151 E BEAVER LAKE DR SE
5	0	144160	0130	12/22/12	\$1,090,000	\$1,295,000	4,860	11	2006	Avg	14,616	N	N	1206 235TH PL SE
5	0	144160	0100	03/18/13	\$1,075,000	\$1,245,000	4,930	11	2005	Avg	14,187	N	N	1232 235TH PL SE
5	0	102406	9028	03/15/13	\$1,198,000	\$1,388,000	5,180	11	1979	Avg	109,745	N	N	3526 239TH AVE SE
5	0	042406	9054	05/10/13	\$2,320,000	\$2,646,000	5,250	11	2005	Avg	103,237	Y	Y	21717 SE 20TH ST
5	0	395680	0180	02/07/12	\$1,111,000	\$1,473,000	4,050	12	1998	Avg	13,908	N	N	3837 234TH AVE SE
5	0	395680	0090	07/13/12	\$1,175,000	\$1,472,000	4,930	12	1989	Avg	23,035	N	N	3719 234TH AVE SE
5	0	395680	0130	12/24/12	\$1,200,000	\$1,425,000	5,750	12	1990	Avg	16,554	N	N	3759 234TH AVE SE
6	0	405730	0030	11/14/14	\$310,000	\$312,000	1,140	7	1988	Avg	3,292	N	N	4183 244TH PL SE
6	0	405730	0170	06/02/14	\$305,000	\$316,000	1,140	7	1988	Avg	2,980	N	N	4154 244TH PL SE
6	0	405730	0180	08/07/14	\$310,000	\$317,000	1,140	7	1988	Avg	3,104	N	N	4156 244TH PL SE
6	0	405730	0100	08/13/13	\$285,000	\$316,000	1,150	7	1988	Avg	2,875	N	N	4159 244TH PL SE
6	0	405730	0200	12/22/14	\$310,000	\$310,000	1,150	7	1988	Avg	3,323	N	N	4160 244TH PL SE
6	0	405730	0220	04/14/14	\$307,000	\$322,000	1,150	7	1988	Avg	3,408	N	N	4166 244TH PL SE
6	0	405730	0230	04/01/13	\$282,950	\$326,000	1,150	7	1988	Avg	3,297	N	N	4170 244TH PL SE
6	0	390490	1520	10/30/14	\$447,000	\$451,000	1,440	7	1985	Avg	4,667	N	N	24247 SE 44TH ST
6	0	390490	1640	02/12/12	\$340,000	\$450,000	1,440	7	1986	Avg	4,126	N	N	24230 SE 44TH ST
6	0	390490	1320	03/28/12	\$357,000	\$464,000	1,470	7	1985	Good	5,217	N	N	24224 SE 43RD PL
6	0	390490	1460	11/26/13	\$402,800	\$436,000	1,470	7	1985	Avg	4,050	N	N	4356 242ND PL SE
6	0	390490	1840	06/30/14	\$491,500	\$507,000	1,470	7	1985	Avg	4,322	N	N	24241 SE 43RD PL
6	0	390490	1870	03/31/14	\$432,000	\$454,000	1,560	7	1985	Avg	4,050	N	N	24221 SE 43RD PL
6	0	390490	1330	08/20/14	\$449,950	\$460,000	1,610	7	1985	Avg	5,159	N	N	24230 SE 43RD PL



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390490	1540	09/11/13	\$460,000	\$507,000	1,740	7	1985	Good	5,136	N	N	24235 SE 44TH ST
6	0	390490	1450	11/20/14	\$445,000	\$448,000	1,850	7	1985	Good	4,050	N	N	4350 242ND PL SE
6	0	142406	9065	10/28/13	\$435,000	\$474,000	2,020	7	1967	Good	19,911	N	N	25725 SE 42ND WAY
6	0	390493	0410	10/28/14	\$424,000	\$428,000	1,330	8	1988	Avg	5,632	N	N	24212 SE 39TH ST
6	0	390490	0230	07/16/14	\$520,000	\$535,000	1,370	8	1985	Avg	10,855	N	N	24112 SE 42ND ST
6	0	390492	0280	03/04/14	\$506,800	\$536,000	1,370	8	1987	Avg	6,488	N	N	4312 245TH AVE SE
6	0	390491	0050	10/23/14	\$515,000	\$520,000	1,440	8	1987	Vgood	4,394	N	N	4217 243RD AVE SE
6	0	807835	0440	08/13/12	\$525,000	\$651,000	1,440	8	1990	Good	9,719	N	N	4013 239TH PL SE
6	0	390491	0230	04/12/13	\$368,200	\$423,000	1,450	8	1987	Avg	4,785	N	N	4216 243RD PL SE
6	0	390499	0150	09/23/13	\$360,000	\$396,000	1,450	8	1989	Avg	5,330	N	N	3532 254TH AVE SE
6	0	390491	0020	03/29/12	\$332,950	\$433,000	1,490	8	1987	Avg	5,023	N	N	4235 243RD AVE SE
6	0	866505	0060	07/31/14	\$457,500	\$469,000	1,500	8	1996	Avg	4,445	N	N	25040 SE 43RD WAY
6	0	866505	0570	09/10/13	\$399,000	\$440,000	1,500	8	1996	Avg	6,229	N	N	4373 252ND PL SE
6	0	866505	0840	07/22/13	\$388,000	\$433,000	1,500	8	1995	Avg	5,300	N	N	4307 252ND PL SE
6	0	866505	0940	04/08/14	\$474,777	\$498,000	1,500	8	1996	Good	4,203	N	N	25023 SE 43RD WAY
6	0	390496	0740	11/28/12	\$445,000	\$532,000	1,510	8	1989	Avg	7,927	N	N	24102 SE 34TH PL
6	0	390490	0390	06/27/13	\$501,000	\$564,000	1,520	8	1986	Avg	6,675	N	N	24225 SE 42ND PL
6	0	390510	0210	07/23/14	\$449,950	\$462,000	1,530	8	1994	Avg	3,840	N	N	4228 249TH CT SE
6	0	894436	0630	08/27/13	\$405,000	\$448,000	1,540	8	1992	Avg	3,202	N	N	25741 SE 35TH PL
6	0	390498	0380	02/05/13	\$369,000	\$432,000	1,550	8	1989	Avg	5,778	N	N	3637 248TH PL SE
6	0	390490	0530	06/13/14	\$485,000	\$502,000	1,580	8	1985	Avg	6,065	N	N	24105 SE 42ND ST
6	0	390493	0510	06/01/12	\$375,000	\$476,000	1,580	8	1987	Good	5,605	N	N	24201 SE 38TH PL
6	0	390490	0430	05/01/13	\$416,000	\$475,000	1,590	8	1986	Avg	8,806	N	N	24201 SE 42ND PL
6	0	894436	0420	01/26/12	\$340,000	\$452,000	1,590	8	1993	Avg	3,544	N	N	25757 SE 36TH PL
6	0	894436	0490	06/17/13	\$406,000	\$458,000	1,590	8	1992	Avg	3,711	N	N	25715 SE 36TH PL
6	0	894436	0540	08/12/13	\$421,000	\$468,000	1,590	8	1992	Avg	3,219	N	N	25736 SE 36TH PL
6	0	866505	0210	04/29/13	\$440,000	\$503,000	1,610	8	1995	Avg	4,000	N	N	4334 252ND PL SE
6	0	866505	0300	07/19/12	\$357,000	\$446,000	1,610	8	1996	Avg	4,000	N	N	4388 252ND PL SE
6	0	866505	0560	11/20/13	\$450,000	\$488,000	1,610	8	1996	Good	4,563	N	N	25142 SE 43RD PL
6	0	866505	0770	06/19/14	\$505,000	\$522,000	1,610	8	1996	Avg	4,611	N	N	24938 SE 43RD ST
6	0	866505	0930	07/24/12	\$369,000	\$460,000	1,610	8	1996	Good	4,887	N	N	25029 SE 43RD WAY
6	0	390493	0680	12/05/12	\$375,000	\$448,000	1,620	8	1988	Good	4,580	N	N	24221 SE 39TH ST
6	0	390494	0650	02/13/13	\$490,000	\$573,000	1,620	8	1988	Avg	7,036	N	N	24126 SE 37TH PL
6	0	390495	0260	11/08/12	\$405,000	\$488,000	1,620	8	1988	Good	6,293	N	N	3751 246TH AVE SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

64

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390490	0610	10/12/14	\$475,000	\$481,000	1,630	8	1986	Avg	7,586	N	N	4212 239TH PL SE
6	0	807835	0300	11/01/12	\$407,000	\$491,000	1,630	8	1989	Avg	7,088	N	N	4060 239TH PL SE
6	0	390491	0010	07/23/14	\$480,000	\$493,000	1,640	8	1987	Avg	7,847	N	N	4241 243RD AVE SE
6	0	390510	0280	07/01/14	\$478,000	\$493,000	1,640	8	1994	Avg	3,896	N	N	4231 250TH PL SE
6	0	390510	0500	08/13/13	\$475,000	\$528,000	1,640	8	1994	Avg	3,755	N	N	4124 252ND AVE SE
6	0	390494	0140	10/06/14	\$550,000	\$558,000	1,680	8	1988	Avg	8,056	N	N	24545 SE 39TH PL
6	0	390512	1130	03/10/14	\$436,000	\$461,000	1,680	8	1996	Avg	6,466	N	N	24903 SE 41ST DR
6	0	390495	0040	06/19/12	\$379,000	\$478,000	1,700	8	1988	Good	8,268	N	N	3637 246TH AVE SE
6	0	390505	0420	01/10/12	\$349,000	\$467,000	1,700	8	1990	Avg	5,535	N	N	3545 252ND PL SE
6	0	352900	0430	06/10/12	\$416,000	\$527,000	1,710	8	1988	Avg	6,370	N	N	24454 SE 46TH ST
6	0	390493	0300	08/20/13	\$477,000	\$529,000	1,710	8	1988	Good	5,286	N	N	3827 242ND AVE SE
6	0	390505	0190	05/03/13	\$433,000	\$494,000	1,710	8	1989	Avg	7,615	N	N	25211 SE 35TH ST
6	0	390510	0630	07/16/14	\$500,000	\$515,000	1,710	8	1994	Good	4,561	N	N	25225 SE 42ND DR
6	0	390510	0770	02/25/14	\$463,000	\$491,000	1,710	8	1994	Good	3,999	N	N	4222 250TH PL SE
6	0	390490	0620	08/16/13	\$560,000	\$622,000	1,720	8	1986	Good	7,127	N	N	23918 SE 42ND CT
6	0	390495	0200	11/15/12	\$415,000	\$499,000	1,720	8	1988	Good	4,539	N	N	3746 246TH AVE SE
6	0	390510	0220	05/28/14	\$535,000	\$556,000	1,720	8	1994	Avg	4,006	N	N	4234 249TH CT SE
6	0	390510	0890	04/16/12	\$419,000	\$541,000	1,720	8	1994	Avg	6,566	N	N	25111 SE 42ND DR
6	0	390510	1010	10/15/13	\$460,000	\$503,000	1,720	8	1995	Good	4,565	N	N	24915 SE 42ND DR
6	0	352896	0140	10/29/13	\$533,950	\$582,000	1,720	8	2013	Avg	3,766	N	N	24544 SE 46TH TER
6	0	390490	0660	09/17/13	\$425,000	\$468,000	1,730	8	1985	Avg	7,531	N	N	23909 SE 42ND CT
6	0	390491	0180	08/28/13	\$487,500	\$539,000	1,730	8	1987	Good	4,909	N	N	24348 SE 42ND ST
6	0	894436	0270	03/11/14	\$503,000	\$531,000	1,730	8	1992	Good	6,063	N	N	3513 257TH AVE SE
6	0	894436	0350	03/23/12	\$352,000	\$459,000	1,730	8	1993	Avg	6,993	N	N	3705 257TH AVE SE
6	0	866505	0080	10/10/14	\$445,000	\$451,000	1,730	8	1996	Avg	4,408	N	N	25052 SE 43RD WAY
6	0	866505	0450	09/12/14	\$435,000	\$443,000	1,730	8	1996	Avg	4,065	N	N	4351 249TH AVE SE
6	0	866505	0490	09/24/14	\$480,680	\$488,000	1,730	8	1996	Avg	4,924	N	N	4327 249TH AVE SE
6	0	866505	0920	07/05/12	\$373,500	\$469,000	1,730	8	1996	Avg	4,524	N	N	25035 SE 43RD WAY
6	0	390499	0290	08/08/12	\$371,250	\$461,000	1,740	8	1989	Good	4,595	N	N	3507 253RD CT SE
6	0	390499	0570	05/24/14	\$496,700	\$516,000	1,740	8	1989	Good	5,782	N	N	3501 254TH AVE SE
6	0	894436	0070	09/17/12	\$350,000	\$429,000	1,740	8	1993	Good	4,575	N	N	3620 258TH AVE SE
6	0	894436	0200	05/01/13	\$415,000	\$474,000	1,740	8	1993	Avg	4,281	N	N	25740 SE 35TH PL
6	0	894436	0210	10/22/13	\$440,000	\$480,000	1,740	8	1993	Good	4,275	N	N	25734 SE 35TH PL
6	0	390494	0380	06/27/12	\$363,800	\$458,000	1,750	8	1988	Avg	6,274	N	N	3614 243RD AVE SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

65

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390495	0190	05/27/14	\$500,000	\$520,000	1,760	8	1988	Avg	4,539	N	N	3740 246TH AVE SE
6	0	390510	0830	06/03/13	\$442,000	\$500,000	1,770	8	1994	Avg	4,187	N	N	25104 SE 42ND DR
6	0	390510	0400	12/12/13	\$480,000	\$517,000	1,780	8	1995	Good	3,766	N	N	25106 SE 42ND ST
6	0	390510	0700	09/05/13	\$458,000	\$506,000	1,780	8	1994	Avg	4,083	N	N	25119 SE 42ND ST
6	0	390510	0740	06/08/14	\$540,000	\$560,000	1,780	8	1994	Avg	4,169	N	N	25033 SE 42ND ST
6	0	390508	1420	11/22/13	\$469,000	\$508,000	1,790	8	1992	Avg	4,560	N	N	25708 SE 41ST ST
6	0	390493	0370	12/09/13	\$439,000	\$473,000	1,800	8	1987	Avg	5,145	N	N	3816 242ND AVE SE
6	0	390498	0140	06/11/13	\$470,000	\$531,000	1,800	8	1989	Good	6,961	N	N	3614 248TH PL SE
6	0	390498	0170	06/26/13	\$475,000	\$534,000	1,800	8	1987	Good	4,565	N	N	3626 248TH PL SE
6	0	390504	1030	01/07/13	\$421,000	\$498,000	1,800	8	1990	Avg	6,902	N	N	25429 SE 42ND ST
6	0	390490	0710	05/24/13	\$485,000	\$551,000	1,810	8	1986	Good	6,396	N	N	23912 SE 42ND PL
6	0	390510	0990	11/06/14	\$482,600	\$487,000	1,810	8	1994	Good	4,366	N	N	24931 SE 42ND DR
6	0	894436	0080	07/08/14	\$513,000	\$529,000	1,810	8	1992	Avg	4,592	N	N	3614 258TH AVE SE
6	0	894436	0170	11/14/14	\$517,500	\$521,000	1,810	8	1992	Avg	4,332	N	N	25770 SE 35TH PL
6	0	390508	1500	06/04/14	\$532,000	\$552,000	1,820	8	1993	Avg	4,910	N	N	25756 SE 41ST ST
6	0	390510	0800	11/15/13	\$470,000	\$510,000	1,830	8	1994	Avg	4,465	N	N	25014 SE 42ND DR
6	0	390510	0440	09/24/13	\$468,000	\$514,000	1,840	8	1994	Good	4,577	N	N	25146 SE 42ND ST
6	0	390491	0620	10/02/13	\$445,000	\$488,000	1,850	8	1987	Avg	9,837	N	N	4346 243RD AVE SE
6	0	390492	0590	02/19/14	\$484,739	\$514,000	1,850	8	1987	Avg	7,887	N	N	4263 245TH AVE SE
6	0	390491	0520	06/25/14	\$505,000	\$522,000	1,860	8	1987	Good	8,060	N	N	4327 243RD AVE SE
6	0	390510	0320	05/09/12	\$406,000	\$520,000	1,860	8	1994	Avg	4,191	N	N	4215 250TH PL SE
6	0	390510	0520	10/29/14	\$510,000	\$515,000	1,860	8	1994	Avg	3,658	N	N	4132 252ND AVE SE
6	0	390512	0970	04/01/13	\$450,000	\$519,000	1,860	8	1995	Avg	4,998	N	N	4044 252ND AVE SE
6	0	390493	0150	06/21/13	\$460,500	\$519,000	1,870	8	1988	Avg	6,458	N	N	24205 SE 40TH PL
6	0	390510	0900	07/02/12	\$405,000	\$509,000	1,870	8	1994	Avg	5,411	N	N	25103 SE 42ND DR
6	0	390508	0310	08/06/14	\$509,950	\$523,000	1,880	8	1993	Avg	4,668	N	N	4274 258TH AVE SE
6	0	390490	0800	06/18/13	\$516,000	\$582,000	1,890	8	1986	Good	9,858	N	N	23973 SE 42ND PL
6	0	390491	0270	01/30/14	\$471,000	\$502,000	1,890	8	1987	Avg	5,192	N	N	24341 SE 42ND PL
6	0	390494	0460	05/22/13	\$477,000	\$542,000	1,890	8	1988	Good	7,028	N	N	24118 SE 36TH PL
6	0	390508	0630	10/15/13	\$517,000	\$565,000	1,890	8	1993	Avg	7,191	N	N	25925 SE 41ST CT
6	0	390508	0870	10/17/12	\$415,000	\$503,000	1,890	8	1993	Avg	5,929	N	N	4103 259TH AVE SE
6	0	390494	0440	04/13/12	\$415,000	\$537,000	1,900	8	1988	Good	6,216	N	N	24206 SE 36TH PL
6	0	390508	1070	05/21/14	\$535,800	\$558,000	1,900	8	1994	Avg	5,790	N	N	4137 258TH AVE SE
6	0	390508	1270	07/13/12	\$378,500	\$474,000	1,900	8	1993	Avg	4,668	N	N	25635 SE 41ST ST



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390490	2020	12/06/13	\$555,000	\$599,000	1,910	8	1986	Avg	8,941	N	N	24221 SE 44TH PL
6	0	390493	0730	11/05/14	\$496,600	\$501,000	1,910	8	1988	Avg	5,562	N	N	3916 242ND AVE SE
6	0	390498	0020	02/15/13	\$430,000	\$502,000	1,910	8	1989	Avg	4,660	N	N	3691 248TH AVE SE
6	0	390498	0320	09/23/14	\$498,688	\$507,000	1,910	8	1989	Avg	5,600	N	N	3688 248TH PL SE
6	0	390508	1620	01/08/14	\$490,000	\$525,000	1,910	8	1994	Avg	5,101	N	N	4211 258TH AVE SE
6	0	352896	0180	06/07/13	\$610,340	\$690,000	1,910	8	2012	Avg	4,124	N	N	24522 SE 46TH TER
6	0	352896	0160	11/15/12	\$541,950	\$651,000	1,920	8	2012	Avg	3,847	N	N	24534 SE 46TH TER
6	0	390504	0800	09/25/14	\$533,600	\$542,000	1,930	8	1990	Good	5,080	N	N	4238 255TH PL SE
6	0	390505	0200	03/22/13	\$435,000	\$503,000	1,930	8	1989	Avg	4,902	N	N	25217 SE 35TH ST
6	0	352896	0010	04/23/13	\$537,516	\$616,000	1,930	8	2012	Avg	3,304	N	N	24539 SE 46TH TER
6	0	352896	0050	03/08/13	\$520,000	\$604,000	1,930	8	2012	Avg	3,301	N	N	24553 SE 46TH TER
6	0	352896	0070	04/08/13	\$531,000	\$611,000	1,930	8	2011	Avg	4,066	N	N	24561 SE 46TH TER
6	0	352896	0070	06/08/12	\$495,000	\$627,000	1,930	8	2011	Avg	4,066	N	N	24561 SE 46TH TER
6	0	390508	1870	06/14/12	\$416,000	\$526,000	1,950	8	1992	Avg	7,037	N	N	4220 257TH PL SE
6	0	390491	0160	04/20/13	\$480,000	\$550,000	1,960	8	1987	Good	6,846	N	N	24338 SE 42ND ST
6	0	390493	0050	10/29/12	\$440,000	\$532,000	1,960	8	1988	Avg	5,750	N	N	24307 SE 40TH PL
6	0	390493	0120	08/07/12	\$408,000	\$507,000	1,960	8	1988	Avg	5,014	N	N	24217 SE 40TH PL
6	0	390490	0730	02/24/14	\$545,000	\$578,000	1,970	8	1986	Good	6,646	N	N	23928 SE 42ND PL
6	0	390490	0730	02/10/12	\$413,950	\$548,000	1,970	8	1986	Good	6,646	N	N	23928 SE 42ND PL
6	0	390496	0630	12/15/14	\$538,000	\$539,000	1,970	8	1989	Good	6,037	N	N	3520 241ST PL SE
6	0	390504	0730	12/03/12	\$400,600	\$479,000	1,970	8	1990	Avg	4,762	N	N	25457 SE 42ND PL
6	0	390493	0470	09/25/13	\$485,000	\$533,000	1,980	8	1988	Good	5,242	N	N	24217 SE 38TH PL
6	0	390499	0260	07/24/14	\$545,800	\$561,000	1,980	8	1989	Avg	4,500	N	N	25238 SE 35TH ST
6	0	390504	0690	05/24/12	\$393,500	\$501,000	1,980	8	1991	Avg	4,760	N	N	25433 SE 42ND PL
6	0	390493	0690	06/18/13	\$454,000	\$512,000	1,990	8	1988	Avg	4,592	N	N	24217 SE 39TH ST
6	0	390495	0210	05/02/13	\$482,088	\$551,000	1,990	8	1989	Avg	5,366	N	N	3752 246TH AVE SE
6	0	390503	0330	10/08/14	\$564,800	\$572,000	1,990	8	1991	Avg	8,501	N	N	25751 SE 40TH ST
6	0	390503	0480	06/17/14	\$536,000	\$555,000	1,990	8	1991	Avg	5,948	N	N	4002 258TH WAY SE
6	0	390506	0060	06/04/13	\$485,000	\$549,000	1,990	8	1991	Avg	8,789	N	N	25707 SE 40TH ST
6	0	390508	1700	04/15/14	\$540,000	\$566,000	1,990	8	1992	Avg	5,485	N	N	25745 SE 42ND CT
6	0	390496	0210	04/22/14	\$553,500	\$579,000	2,000	8	1989	Avg	9,389	N	N	3651 246TH PL SE
6	0	352896	0110	10/17/13	\$616,389	\$674,000	2,000	8	2013	Avg	3,575	N	N	24556 SE 46TH TER
6	0	352896	0170	09/19/13	\$588,262	\$647,000	2,000	8	2013	Avg	3,084	N	N	24530 SE 46TH TER
6	0	352900	0230	05/02/12	\$467,500	\$600,000	2,010	8	1988	Avg	7,444	N	N	4609 247TH PL SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	352900	0280	02/12/13	\$455,000	\$532,000	2,010	8	1988	Avg	7,748	N	N	4613 246TH PL SE
6	0	390490	1200	08/18/14	\$530,000	\$542,000	2,010	8	1986	Good	11,817	N	N	4333 239TH PL SE
6	0	390491	0480	07/31/14	\$490,000	\$503,000	2,010	8	1987	Good	9,725	N	N	4303 243RD AVE SE
6	0	390505	0260	04/24/12	\$400,000	\$515,000	2,010	8	1990	Avg	4,500	N	N	25222 SE 35TH ST
6	0	390505	0430	04/24/13	\$465,000	\$532,000	2,010	8	1990	Avg	5,535	N	N	3603 252ND PL SE
6	0	390508	0850	06/20/13	\$480,000	\$541,000	2,010	8	1994	Avg	4,833	N	N	25833 SE 41ST PL
6	0	866505	0100	05/21/13	\$420,295	\$478,000	2,010	8	1996	Avg	6,295	N	N	25062 SE 43RD WAY
6	0	866505	0110	04/09/12	\$412,500	\$534,000	2,010	8	1996	Avg	6,132	N	N	25208 SE 43RD WAY
6	0	866505	0130	01/22/13	\$395,950	\$466,000	2,010	8	1996	Avg	4,699	N	N	25220 SE 43RD WAY
6	0	866505	0330	07/01/13	\$465,000	\$522,000	2,010	8	1996	Avg	4,003	N	N	25151 SE 43RD PL
6	0	866505	0350	03/15/13	\$450,000	\$521,000	2,010	8	1996	Good	5,047	N	N	25139 SE 43RD PL
6	0	866505	0760	03/05/12	\$405,000	\$531,000	2,010	8	1996	Good	4,306	N	N	24932 SE 43RD ST
6	0	866505	0810	07/18/13	\$513,000	\$574,000	2,010	8	1995	Avg	4,500	N	N	4325 252ND PL SE
6	0	866505	0880	11/11/13	\$485,000	\$527,000	2,010	8	1996	Avg	4,064	N	N	25059 SE 43RD WAY
6	0	866505	0880	12/11/12	\$389,950	\$465,000	2,010	8	1996	Avg	4,064	N	N	25059 SE 43RD WAY
6	0	390508	0020	10/02/13	\$460,000	\$504,000	2,020	8	1994	Avg	5,508	N	N	25613 SE 42ND WAY
6	0	390496	0800	12/26/13	\$500,000	\$537,000	2,030	8	1989	Avg	7,123	N	N	24220 SE 34TH PL
6	0	390504	0220	05/09/14	\$525,000	\$548,000	2,030	8	1991	Good	6,970	N	N	25558 SE 40TH CT
6	0	390508	0370	04/04/14	\$506,000	\$532,000	2,030	8	1993	Avg	4,500	N	N	4250 258TH AVE SE
6	0	390508	0610	02/27/13	\$480,000	\$559,000	2,030	8	1993	Avg	5,984	N	N	25917 SE 41ST CT
6	0	390510	0310	06/25/14	\$544,000	\$562,000	2,030	8	1994	Avg	3,974	N	N	4219 250TH PL SE
6	0	352900	0440	05/26/12	\$444,500	\$566,000	2,040	8	1988	Avg	8,054	N	N	24460 SE 46TH ST
6	0	390493	0340	05/20/13	\$480,000	\$546,000	2,040	8	1988	Good	4,518	N	N	3811 242ND AVE SE
6	0	390496	0510	08/17/12	\$455,000	\$563,000	2,040	8	1989	Avg	7,467	N	N	3506 243RD AVE SE
6	0	390512	0330	11/10/14	\$575,000	\$579,000	2,040	8	1996	Good	5,508	N	N	25015 SE 40TH DR
6	0	352896	0120	03/25/13	\$541,152	\$625,000	2,040	8	2012	Avg	4,322	N	N	24552 SE 46TH TER
6	0	352900	0860	09/11/13	\$474,950	\$524,000	2,050	8	1988	Avg	6,381	N	N	24512 SE 45TH WAY
6	0	352900	0930	06/16/14	\$530,000	\$549,000	2,050	8	1988	Avg	6,360	N	N	24616 SE 45TH WAY
6	0	390490	2210	05/29/13	\$525,000	\$595,000	2,050	8	1986	Good	7,362	N	N	24118 SE 44TH CT
6	0	390505	0350	04/19/12	\$413,000	\$533,000	2,050	8	1989	Avg	6,185	N	N	3517 252ND PL SE
6	0	390505	0380	04/25/13	\$460,500	\$527,000	2,050	8	1989	Avg	5,698	N	N	3529 252ND PL SE
6	0	390508	0140	10/18/12	\$429,000	\$520,000	2,050	8	1994	Avg	4,492	N	N	4243 257TH PL SE
6	0	390508	1010	05/03/13	\$475,000	\$543,000	2,050	8	1994	Avg	4,568	N	N	25731 SE 41ST PL
6	0	390492	0390	07/10/14	\$545,000	\$562,000	2,060	8	1987	Avg	7,184	N	N	24536 SE 43RD PL



King County

Department of Assessments

Area 069

2015 Physical Inspection

68

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390493	0310	08/12/13	\$463,000	\$514,000	2,060	8	1988	Good	6,471	N	N	3823 242ND AVE SE
6	0	390496	0450	12/11/12	\$435,000	\$518,000	2,060	8	1989	Avg	6,353	N	N	24128 SE 35TH PL
6	0	390505	0150	07/08/13	\$502,000	\$563,000	2,060	8	1989	Avg	4,602	N	N	3530 252ND PL SE
6	0	390505	0280	08/19/14	\$533,000	\$545,000	2,060	8	1990	Avg	4,812	N	N	25214 SE 35TH ST
6	0	390508	0340	08/26/13	\$498,000	\$551,000	2,060	8	1993	Avg	4,527	N	N	4262 258TH AVE SE
6	0	390508	0900	01/03/14	\$475,000	\$509,000	2,060	8	1994	Avg	5,230	N	N	25828 SE 41ST PL
6	0	390508	1200	05/07/12	\$412,000	\$528,000	2,060	8	1993	Avg	7,111	N	N	4131 257TH CT SE
6	0	352900	0080	05/04/12	\$450,000	\$578,000	2,070	8	1988	Avg	8,360	N	N	24708 SE 45TH CT
6	0	390490	0440	12/03/13	\$472,000	\$510,000	2,070	8	1986	Avg	11,483	N	N	4261 242ND AVE SE
6	0	390490	1190	12/19/14	\$567,000	\$568,000	2,070	8	1986	Avg	10,908	N	N	4337 239TH PL SE
6	0	390490	2400	04/10/13	\$535,000	\$615,000	2,070	8	1986	Good	8,504	N	N	24235 SE 45TH ST
6	0	390512	0610	06/25/14	\$578,000	\$597,000	2,070	8	1996	Avg	5,415	N	N	25024 SE 41ST DR
6	0	390512	0930	07/18/13	\$535,000	\$598,000	2,070	8	1996	Avg	5,000	N	N	4028 252ND AVE SE
6	0	390492	0040	05/07/13	\$451,000	\$514,000	2,080	8	1987	Avg	10,867	N	N	4273 244TH PL SE
6	0	390506	0070	08/29/14	\$545,000	\$556,000	2,080	8	1991	Avg	8,504	N	N	25711 SE 40TH ST
6	0	807835	0520	09/16/14	\$550,000	\$560,000	2,080	8	1988	Avg	7,749	N	N	23812 SE 40TH PL
6	0	352900	0800	01/24/12	\$479,000	\$638,000	2,090	8	1988	Avg	7,644	N	N	24424 SE 46TH ST
6	0	390503	0040	07/26/13	\$488,000	\$545,000	2,090	8	1990	Avg	6,370	N	N	25758 SE 39TH ST
6	0	390503	0140	06/22/14	\$545,000	\$563,000	2,090	8	1990	Avg	6,023	N	N	25737 SE 39TH ST
6	0	390503	0190	07/11/14	\$601,000	\$619,000	2,090	8	1992	Good	6,906	N	N	3921 258TH WAY SE
6	0	390503	0450	06/03/12	\$453,500	\$576,000	2,090	8	1991	Avg	8,755	N	N	4020 258TH WAY SE
6	0	390504	0020	02/19/13	\$389,999	\$455,000	2,090	8	1991	Avg	5,146	N	N	4106 255TH PL SE
6	0	352900	0460	06/19/12	\$449,950	\$568,000	2,100	8	1988	Avg	7,018	N	N	4555 245TH CT SE
6	0	352900	0920	03/13/13	\$490,000	\$568,000	2,100	8	1988	Avg	6,360	N	N	24610 SE 45TH WAY
6	0	390493	0910	11/19/12	\$426,000	\$511,000	2,100	8	1988	Avg	4,453	N	N	24211 SE 40TH ST
6	0	390496	0610	08/13/12	\$438,000	\$543,000	2,100	8	1989	Good	7,984	N	N	3508 241ST PL SE
6	0	390503	0340	05/23/13	\$540,000	\$613,000	2,100	8	1991	Avg	6,852	N	N	25755 SE 40TH ST
6	0	390512	0900	03/28/13	\$490,000	\$565,000	2,100	8	1996	Avg	5,378	N	N	4016 252ND AVE SE
6	0	390512	0920	02/06/13	\$467,000	\$547,000	2,100	8	1996	Avg	5,279	N	N	4024 252ND AVE SE
6	0	352900	0680	04/21/14	\$585,000	\$613,000	2,110	8	1988	Good	7,646	N	N	24509 SE 45TH WAY
6	0	390493	0930	06/18/13	\$474,000	\$534,000	2,110	8	1988	Good	5,742	N	N	24203 SE 40TH ST
6	0	142406	9101	07/16/12	\$545,000	\$682,000	2,120	8	1994	Good	13,759	N	N	25737 SE 42ND WAY
6	0	390490	1050	04/17/12	\$460,000	\$594,000	2,120	8	1986	Good	10,459	N	N	4384 239TH PL SE
6	0	390491	0640	08/15/13	\$535,000	\$594,000	2,120	8	1987	Avg	7,772	N	N	4334 243RD AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390492	0380	10/27/12	\$488,000	\$590,000	2,120	8	1989	Good	6,602	N	N	24540 SE 43RD PL
6	0	390492	0530	09/05/12	\$485,000	\$596,000	2,120	8	1987	Good	9,222	N	N	4234 245TH AVE SE
6	0	390494	0510	07/03/13	\$490,000	\$550,000	2,120	8	1988	Avg	7,680	N	N	3535 241ST PL SE
6	0	390492	0180	06/25/13	\$480,000	\$540,000	2,130	8	1987	Avg	7,440	N	N	24539 SE 44TH ST
6	0	390495	0020	07/20/12	\$375,000	\$468,000	2,130	8	1988	Avg	6,600	N	N	24530 SE 37TH ST
6	0	390495	0090	03/05/12	\$420,000	\$551,000	2,130	8	1988	Avg	6,170	N	N	3638 246TH AVE SE
6	0	390508	1670	04/04/14	\$570,000	\$599,000	2,130	8	1993	Avg	8,286	N	N	25752 SE 42ND CT
6	0	390508	1690	07/18/13	\$530,000	\$593,000	2,130	8	1993	Avg	7,386	N	N	25744 SE 42ND CT
6	0	390512	0890	09/23/13	\$550,880	\$606,000	2,130	8	1995	Avg	5,626	N	N	4012 252ND AVE SE
6	0	352895	0060	02/07/14	\$607,000	\$646,000	2,130	8	2008	Avg	3,773	N	N	24684 SE 46TH TER
6	0	390490	1030	08/13/12	\$452,800	\$561,000	2,140	8	1987	Avg	8,475	N	N	4372 239TH PL SE
6	0	390492	1250	10/10/14	\$690,000	\$699,000	2,140	8	1988	Good	7,313	N	N	24408 SE 46TH CT
6	0	390493	0110	07/29/13	\$512,000	\$571,000	2,140	8	1988	Avg	5,137	N	N	24221 SE 40TH PL
6	0	390492	1267	04/12/12	\$443,000	\$573,000	2,150	8	1988	Avg	6,533	N	N	24415 SE 46TH CT
6	0	390504	0230	06/11/12	\$432,000	\$547,000	2,150	8	1992	Avg	6,517	N	N	25556 SE 40TH CT
6	0	390504	0970	04/19/12	\$426,000	\$550,000	2,150	8	1992	Avg	5,395	N	N	25420 SE 42ND PL
6	0	390504	1020	03/08/13	\$461,000	\$535,000	2,150	8	1990	Avg	6,329	N	N	25419 SE 42ND ST
6	0	390512	0960	06/03/13	\$460,000	\$521,000	2,150	8	1995	Avg	5,145	N	N	4040 252ND AVE SE
6	0	390512	0960	05/12/12	\$419,950	\$537,000	2,150	8	1995	Avg	5,145	N	N	4040 252ND AVE SE
6	0	352896	0030	02/12/13	\$505,000	\$590,000	2,150	8	2012	Avg	3,419	N	N	24547 SE 46TH TER
6	0	352896	0200	03/19/13	\$522,950	\$605,000	2,150	8	2012	Avg	3,476	N	N	24515 SE 46TH TER
6	0	390494	0160	09/04/14	\$555,000	\$566,000	2,160	8	1988	Avg	7,584	N	N	24557 SE 39TH PL
6	0	352896	0040	12/18/12	\$510,000	\$607,000	2,160	8	2012	Avg	3,328	N	N	24549 SE 46TH TER
6	0	352896	0080	03/15/12	\$509,000	\$665,000	2,160	8	2011	Avg	4,630	N	N	24565 SE 46TH TER
6	0	352896	0100	10/24/12	\$515,279	\$624,000	2,160	8	2011	Avg	3,888	N	N	24562 SE 46TH TER
6	0	352896	0210	11/19/12	\$502,950	\$604,000	2,160	8	2012	Avg	3,501	N	N	24521 SE 46TH TER
6	0	390492	0460	11/05/12	\$456,000	\$550,000	2,170	8	1987	Avg	7,531	N	N	24508 SE 43RD PL
6	0	390508	1800	07/25/14	\$560,000	\$575,000	2,170	8	1992	Avg	5,764	N	N	4260 257TH PL SE
6	0	807835	0150	03/29/13	\$536,000	\$618,000	2,170	8	1989	Avg	6,658	N	N	4119 239TH PL SE
6	0	390504	0900	09/19/12	\$462,000	\$565,000	2,180	8	1991	Avg	5,075	N	N	4245 255TH PL SE
6	0	390508	1530	10/07/14	\$571,500	\$579,000	2,180	8	1993	Good	5,799	N	N	25812 SE 41ST ST
6	0	222406	9071	06/26/13	\$483,500	\$544,000	2,190	8	1987	Avg	12,238	N	N	4914 242ND AVE SE
6	0	352900	0170	11/07/12	\$455,000	\$548,000	2,190	8	1989	Avg	8,306	N	N	4630 247TH PL SE
6	0	390504	0780	09/24/14	\$520,000	\$528,000	2,190	8	1992	Good	5,085	N	N	4250 255TH PL SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

70

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390499	0460	01/14/13	\$449,000	\$529,000	2,200	8	1989	Avg	6,325	N	N	3579 253RD CT SE
6	0	390504	0980	06/24/13	\$536,000	\$603,000	2,200	8	1992	Avg	5,208	N	N	25414 SE 42ND PL
6	0	390503	0580	04/05/12	\$470,000	\$610,000	2,210	8	1991	Good	7,042	N	N	4007 259TH AVE SE
6	0	807838	0230	08/08/14	\$590,000	\$605,000	2,210	8	1988	Avg	8,622	N	N	4045 240TH PL SE
6	0	807838	0230	08/16/13	\$552,500	\$613,000	2,210	8	1988	Avg	8,622	N	N	4045 240TH PL SE
6	0	807838	0340	04/19/12	\$422,000	\$544,000	2,210	8	1988	Avg	7,839	N	N	23958 SE 41ST PL
6	0	352896	0060	08/07/12	\$509,950	\$633,000	2,210	8	2010	Avg	3,372	N	N	24557 SE 46TH TER
6	0	390512	0590	05/07/12	\$447,000	\$573,000	2,220	8	1994	Good	5,272	N	N	25108 SE 41ST DR
6	0	807835	0030	06/02/14	\$580,000	\$602,000	2,220	8	1988	Avg	7,064	N	N	4055 238TH PL SE
6	0	352900	0150	04/01/13	\$531,000	\$612,000	2,250	8	1989	Good	6,929	N	N	4618 247TH PL SE
6	0	390504	0450	03/16/12	\$432,000	\$564,000	2,250	8	1991	Good	4,760	N	N	25551 SE 41ST CT
6	0	390505	0520	05/22/13	\$498,000	\$566,000	2,250	8	1990	Avg	5,224	N	N	3639 252ND PL SE
6	0	807838	0260	08/24/12	\$490,000	\$605,000	2,250	8	1988	Good	7,806	N	N	4059 240TH PL SE
6	0	390490	0570	06/06/13	\$557,000	\$630,000	2,260	8	1985	Avg	6,025	N	N	24001 SE 42ND ST
6	0	390512	1040	06/14/13	\$536,500	\$606,000	2,260	8	1995	Avg	5,028	N	N	25031 SE 41ST DR
6	0	807835	0260	04/25/13	\$580,000	\$664,000	2,270	8	1989	Vgood	7,140	N	N	4116 239TH PL SE
6	0	390508	0010	05/17/13	\$526,000	\$598,000	2,280	8	1994	Avg	5,803	N	N	25611 SE 42ND WAY
6	0	390508	0030	03/13/14	\$548,000	\$579,000	2,280	8	1994	Avg	5,476	N	N	25617 SE 42ND WAY
6	0	807835	0100	12/04/14	\$626,100	\$628,000	2,280	8	1987	Good	7,219	N	N	23827 SE 40TH PL
6	0	390490	1110	12/09/13	\$510,000	\$550,000	2,290	8	1985	Avg	13,247	N	N	4381 239TH PL SE
6	0	390512	0350	11/18/13	\$563,000	\$610,000	2,290	8	1996	Avg	7,202	N	N	25039 SE 40TH DR
6	0	390512	0540	06/18/14	\$570,000	\$590,000	2,290	8	1996	Avg	6,738	N	N	4029 252ND AVE SE
6	0	807835	0220	09/11/14	\$599,950	\$611,000	2,290	8	1988	Good	6,318	N	N	23953 SE 41ST PL
6	0	390490	2390	06/24/13	\$538,000	\$606,000	2,300	8	1986	Avg	6,996	N	N	24229 SE 45TH ST
6	0	390496	0890	04/10/12	\$465,000	\$602,000	2,300	8	1989	Avg	6,825	N	N	24420 SE 34TH PL
6	0	390503	0730	05/16/12	\$475,000	\$607,000	2,320	8	1991	Avg	6,737	N	N	3938 259TH AVE SE
6	0	390503	0900	05/30/13	\$505,000	\$572,000	2,340	8	1990	Avg	11,323	N	N	25900 SE 39TH PL
6	0	390512	0090	02/21/14	\$586,000	\$621,000	2,340	8	1996	Avg	6,364	N	N	4024 249TH AVE SE
6	0	390512	0710	06/25/12	\$480,000	\$605,000	2,340	8	1996	Avg	6,630	N	N	4021 249TH AVE SE
6	0	390503	0460	08/02/13	\$550,000	\$613,000	2,350	8	1991	Avg	6,197	N	N	4014 258TH WAY SE
6	0	807835	0080	07/18/13	\$534,500	\$598,000	2,350	8	1988	Avg	7,217	N	N	23815 SE 40TH PL
6	0	390490	1950	09/25/12	\$455,000	\$556,000	2,370	8	1986	Avg	7,538	N	N	24234 SE 44TH PL
6	0	390499	0310	03/07/13	\$492,000	\$571,000	2,370	8	1989	Good	5,814	N	N	3515 253RD CT SE
6	0	352896	0090	08/08/13	\$594,950	\$662,000	2,370	8	2013	Avg	3,570	N	N	24564 SE 46TH TER



King County

Department of Assessments

Area 069

2015 Physical Inspection

71

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	352896	0130	03/08/13	\$580,671	\$674,000	2,370	8	2012	Avg	3,659	N	N	24548 SE 46TH TER
6	0	352896	0150	10/08/12	\$560,000	\$681,000	2,370	8	2012	Avg	3,946	N	N	24540 SE 46TH TER
6	0	352896	0220	05/08/13	\$564,697	\$644,000	2,370	8	2012	Avg	4,743	N	N	24531 SE 46TH TER
6	0	807838	0040	01/04/13	\$552,500	\$654,000	2,410	8	1988	Good	7,813	N	N	23975 SE 41ST PL
6	0	390494	0190	09/24/14	\$576,650	\$586,000	2,470	8	1988	Avg	9,490	N	N	24562 SE 39TH PL
6	0	390499	0030	07/09/14	\$561,000	\$578,000	2,570	8	1990	Avg	5,250	N	N	3654 254TH AVE SE
6	0	390490	2100	06/16/13	\$510,000	\$575,000	2,580	8	1985	Good	7,521	N	N	24269 SE 44TH PL
6	0	390493	0090	03/12/14	\$534,950	\$565,000	2,630	8	1988	Avg	5,176	N	N	24229 SE 40TH PL
6	0	390508	0250	09/26/14	\$575,000	\$584,000	2,630	8	1992	Avg	6,247	N	N	4298 258TH AVE SE
6	0	390499	0210	08/22/14	\$599,000	\$612,000	2,640	8	1989	Good	6,738	N	N	3506 254TH AVE SE
6	0	222406	9170	02/04/13	\$545,900	\$640,000	2,640	8	2013	Avg	5,964	N	N	4808 242ND AVE SE
6	0	222406	9176	06/05/13	\$585,900	\$663,000	2,640	8	2013	Avg	7,165	N	N	4836 243RD CIR SE
6	0	222406	9169	01/03/13	\$530,900	\$628,000	2,650	8	2012	Avg	5,436	N	N	4804 243RD CIR SE
6	0	222406	9178	01/07/13	\$552,900	\$654,000	2,650	8	2012	Avg	6,581	N	N	4906 242ND AVE SE
6	0	222406	9171	02/20/13	\$554,830	\$647,000	2,660	8	2013	Avg	5,751	N	N	4812 243RD CIR SE
6	0	222406	9174	05/02/13	\$585,845	\$669,000	2,660	8	2013	Avg	6,412	N	N	4828 243RD CIR SE
6	0	390496	1010	12/03/13	\$593,725	\$641,000	2,810	8	1989	Avg	7,922	N	N	24664 SE 36TH CT
6	0	222406	9173	03/22/13	\$583,900	\$675,000	2,810	8	2012	Avg	6,934	N	N	4820 242ND AVE SE
6	0	222406	9175	05/15/13	\$581,000	\$661,000	2,810	8	2013	Avg	7,940	N	N	4832 243RD CIR SE
6	0	352896	0020	07/08/14	\$673,000	\$694,000	2,830	8	2012	Avg	3,496	N	N	24543 SE 46TH TER
6	0	352896	0020	11/14/12	\$517,500	\$622,000	2,830	8	2012	Avg	3,496	N	N	24543 SE 46TH TER
6	0	352896	0190	11/19/12	\$518,950	\$623,000	2,830	8	2012	Avg	3,818	N	N	24522 SE 46TH TER
6	0	222406	9172	01/17/13	\$565,900	\$667,000	2,840	8	2012	Avg	6,117	N	N	4816 243RD CIR SE
6	0	390496	0910	09/17/14	\$635,000	\$646,000	3,050	8	1989	Avg	7,238	N	N	24512 SE 34TH PL
6	0	390499	0400	02/28/13	\$600,000	\$698,000	3,150	8	1989	Vgood	6,334	N	N	3553 253RD CT SE
6	0	807836	0260	07/29/13	\$471,744	\$526,000	1,890	9	1989	Good	7,921	N	N	4108 238TH CT SE
6	0	807910	0200	10/04/13	\$605,000	\$663,000	1,990	9	1988	Avg	7,985	N	N	4506 246TH AVE SE
6	0	807910	0810	06/08/12	\$476,000	\$603,000	2,000	9	1988	Avg	7,312	N	N	24520 SE 45TH ST
6	0	807910	0020	06/12/13	\$565,000	\$638,000	2,030	9	1988	Avg	7,399	N	N	4420 246TH AVE SE
6	0	807910	0370	11/07/14	\$574,000	\$579,000	2,060	9	1988	Good	7,000	N	N	24511 SE 45TH ST
6	0	807910	0540	03/26/13	\$475,000	\$548,000	2,060	9	1989	Avg	7,568	N	N	24414 SE 44TH CT
6	0	807910	0140	07/28/14	\$690,000	\$709,000	2,120	9	1989	Good	8,448	N	N	24633 SE 44TH CT
6	0	807910	0010	10/10/13	\$625,000	\$684,000	2,130	9	1988	Avg	7,313	N	N	4412 246TH AVE SE
6	0	807910	0270	11/16/12	\$530,000	\$637,000	2,150	9	1989	Avg	7,844	N	N	24707 SE 45TH PL



Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	807910	0640	12/01/14	\$653,000	\$656,000	2,160	9	1989	Good	7,000	N	N	24452 SE 44TH PL
6	0	327693	0400	10/22/14	\$625,000	\$632,000	2,220	9	1989	Avg	36,085	N	N	26028 SE 29TH ST
6	0	807839	0230	11/13/13	\$580,000	\$630,000	2,230	9	1990	Avg	7,927	N	N	3919 240TH PL SE
6	0	807910	0110	04/30/14	\$660,411	\$690,000	2,230	9	1988	Avg	9,859	N	N	24646 SE 44TH CT
6	0	807910	0420	12/11/13	\$575,000	\$620,000	2,230	9	1988	Avg	9,075	N	N	24449 SE 45TH ST
6	0	807910	0310	09/11/13	\$620,000	\$684,000	2,234	9	1989	Avg	7,277	N	N	4505 246TH AVE SE
6	0	807910	0820	04/17/14	\$626,000	\$656,000	2,250	9	1989	Avg	7,848	N	N	24532 SE 45TH ST
6	0	807910	0820	05/20/13	\$598,000	\$680,000	2,250	9	1989	Avg	7,848	N	N	24532 SE 45TH ST
6	0	390500	0200	05/09/14	\$604,000	\$630,000	2,260	9	1989	Avg	7,753	N	N	3809 260TH AVE SE
6	0	390492	0600	11/05/14	\$560,000	\$565,000	2,280	9	1987	Good	12,498	N	N	24429 SE 42ND PL
6	0	390492	0870	05/30/12	\$478,000	\$608,000	2,290	9	1987	Good	9,680	N	N	24613 SE 44TH ST
6	0	807910	0600	08/07/12	\$535,000	\$664,000	2,290	9	1989	Good	9,618	N	N	4421 244TH PL SE
6	0	807910	0240	03/05/13	\$540,000	\$627,000	2,300	9	1988	Avg	8,743	N	N	24718 SE 45TH PL
6	0	327693	0420	09/12/14	\$585,000	\$596,000	2,330	9	1989	Avg	45,860	N	N	26018 SE 29TH ST
6	0	280600	0140	01/08/14	\$595,000	\$637,000	2,340	9	1990	Avg	8,342	N	N	3715 241ST CT SE
6	0	390492	1070	08/12/14	\$590,000	\$604,000	2,340	9	1987	Avg	8,971	N	N	4272 246TH PL SE
6	0	390492	1130	07/01/13	\$550,000	\$618,000	2,340	9	1989	Avg	9,789	N	N	4236 246TH PL SE
6	0	142406	9118	02/24/12	\$472,500	\$622,000	2,340	9	2011	Avg	5,207	N	N	4721 245TH LN SE
6	0	390493	0040	07/29/13	\$585,000	\$653,000	2,350	9	1989	Avg	13,411	N	N	24325 SE 40TH PL
6	0	807910	0160	08/01/13	\$590,000	\$658,000	2,350	9	1989	Avg	8,590	N	N	24615 SE 44TH CT
6	0	390492	0850	07/27/12	\$514,000	\$641,000	2,380	9	1987	Good	10,305	N	N	24605 SE 44TH ST
6	0	807910	0040	06/14/12	\$525,000	\$664,000	2,380	9	1988	Avg	10,051	N	N	24610 SE 44TH CT
6	0	390501	0190	07/09/13	\$567,500	\$636,000	2,400	9	1990	Avg	8,434	N	N	25949 SE 37TH WAY
6	0	807836	0080	06/23/14	\$650,000	\$672,000	2,400	9	1990	Avg	7,351	N	N	23836 SE 41ST ST
6	0	031840	0060	07/23/12	\$533,000	\$665,000	2,430	9	1992	Avg	6,499	N	N	4655 244TH PL SE
6	0	390509	0130	07/17/14	\$658,100	\$677,000	2,430	9	1992	Avg	8,509	N	N	26224 SE 40TH ST
6	0	390500	0340	07/24/14	\$672,000	\$691,000	2,440	9	1989	Good	10,049	N	N	26021 SE 38TH CT
6	0	280600	0050	11/21/12	\$530,000	\$636,000	2,460	9	1991	Avg	7,211	N	N	3815 240TH PL SE
6	0	390501	0010	07/18/14	\$639,000	\$657,000	2,500	9	1990	Avg	8,540	N	N	3742 260TH AVE SE
6	0	142406	9121	09/24/13	\$580,000	\$637,000	2,510	9	2011	Avg	4,191	N	N	4739 245TH LN SE
6	0	142406	9121	03/29/12	\$489,950	\$637,000	2,510	9	2011	Avg	4,191	N	N	4739 245TH LN SE
6	0	031840	0020	10/22/12	\$501,000	\$607,000	2,520	9	1992	Avg	6,499	N	N	4631 244TH PL SE
6	0	390500	0610	03/28/12	\$520,000	\$676,000	2,520	9	1990	Avg	8,712	N	N	26143 SE 39TH WAY
6	0	142406	9120	03/14/12	\$489,950	\$641,000	2,520	9	2011	Avg	4,708	N	N	4733 245TH LN SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	390492	0920	06/22/12	\$630,000	\$795,000	2,530	9	1989	Avg	16,325	N	N	24639 SE 44TH ST
6	0	327692	0100	09/03/13	\$624,000	\$690,000	2,540	9	1987	Good	37,562	N	N	26636 SE 31ST ST
6	0	390509	0110	08/28/13	\$585,000	\$647,000	2,540	9	1992	Avg	8,357	N	N	3988 262ND AVE SE
6	0	869141	0560	03/07/14	\$681,000	\$720,000	2,540	9	2006	Avg	5,489	N	N	1409 271ST PL SE
6	0	390493	0030	05/23/13	\$570,000	\$647,000	2,550	9	1989	Good	9,848	N	N	24331 SE 40TH PL
6	0	327693	0380	05/23/14	\$675,000	\$702,000	2,560	9	1987	Good	36,601	N	N	26021 SE 27TH ST
6	0	390509	0080	05/30/14	\$642,000	\$667,000	2,560	9	1992	Avg	8,780	N	N	3968 262ND AVE SE
6	0	142406	9110	07/18/14	\$675,000	\$694,000	2,620	9	2011	Avg	6,114	N	N	4751 245TH LN SE
6	0	142406	9115	03/01/14	\$600,000	\$635,000	2,620	9	2010	Avg	8,055	N	N	4781 245TH LN SE
6	0	869140	0160	10/07/13	\$670,000	\$734,000	2,640	9	2004	Avg	8,782	N	N	27215 SE 12TH PL
6	0	807839	0130	10/25/13	\$610,000	\$665,000	2,660	9	1989	Avg	9,219	N	N	24011 SE 39TH CT
6	0	869137	0330	10/29/14	\$695,000	\$702,000	2,660	9	2002	Avg	7,389	N	N	1015 271ST AVE SE
6	0	390490	2510	05/12/14	\$690,000	\$719,000	2,670	9	1989	Good	13,463	N	N	24121 SE 45TH PL
6	0	390500	0710	01/20/12	\$491,000	\$655,000	2,670	9	1990	Avg	8,398	N	N	26141 SE 39TH CT
6	0	390500	0540	05/15/14	\$620,000	\$646,000	2,680	9	1989	Avg	9,185	N	N	26039 SE 39TH WAY
6	0	390509	0380	08/06/13	\$665,000	\$740,000	2,680	9	1992	Vgood	11,149	N	N	4030 262ND AVE SE
6	0	807839	0290	05/03/12	\$500,000	\$642,000	2,690	9	1989	Avg	7,872	N	N	23969 SE 40TH CT
6	0	869139	0460	06/16/14	\$699,850	\$725,000	2,690	9	2002	Avg	6,164	N	N	1011 274TH PL SE
6	0	280600	0150	10/28/13	\$611,200	\$666,000	2,700	9	1990	Avg	9,425	N	N	3719 241ST CT SE
6	0	390501	0100	06/15/14	\$652,500	\$676,000	2,700	9	1990	Avg	9,122	N	N	25952 SE 37TH WAY
6	0	869141	0140	06/13/13	\$640,000	\$723,000	2,710	9	2005	Avg	6,236	N	N	1320 269TH CT SE
6	0	062942	0090	01/12/14	\$639,000	\$684,000	2,720	9	2004	Avg	6,123	N	N	2110 263RD LN SE
6	0	062942	0140	06/27/13	\$630,000	\$709,000	2,720	9	2005	Avg	7,118	N	N	2014 263RD LN SE
6	0	062942	0210	01/29/13	\$589,000	\$692,000	2,720	9	2005	Avg	6,042	N	N	2021 263RD LN SE
6	0	031840	0110	06/27/12	\$512,000	\$645,000	2,730	9	1991	Avg	7,369	N	N	24332 SE 47TH ST
6	0	390492	0980	09/09/14	\$648,000	\$660,000	2,740	9	1989	Avg	9,959	N	N	24648 SE 44TH ST
6	0	390492	1120	07/15/14	\$711,000	\$732,000	2,770	9	1988	Good	9,532	N	N	4242 246TH PL SE
6	0	807839	0150	06/26/14	\$675,750	\$698,000	2,770	9	1989	Avg	10,274	N	N	24018 SE 39TH CT
6	0	869139	0530	06/25/14	\$700,000	\$723,000	2,770	9	2004	Avg	5,686	N	N	912 274TH ST SE
6	0	869139	0690	08/08/12	\$600,000	\$745,000	2,770	9	2004	Avg	5,250	N	N	27406 SE 8TH PL
6	0	390500	0270	03/20/14	\$700,000	\$738,000	2,810	9	1989	Avg	9,000	N	N	3851 260TH AVE SE
6	0	869137	0320	10/07/13	\$648,000	\$710,000	2,810	9	2001	Avg	7,388	N	N	1007 271ST AVE SE
6	0	869137	0400	12/16/14	\$699,900	\$701,000	2,810	9	2002	Avg	7,302	N	N	1118 271ST AVE SE
6	0	869137	0290	12/15/14	\$682,000	\$683,000	2,820	9	2001	Avg	8,009	N	N	27039 SE 9TH WAY



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	327693	0370	07/08/14	\$645,000	\$665,000	2,850	9	1987	Avg	37,522	N	N	26007 SE 27TH ST
6	0	390500	0470	01/23/14	\$633,737	\$677,000	2,850	9	1989	Avg	8,569	N	N	26057 SE 38TH ST
6	0	062941	0210	07/17/12	\$590,000	\$738,000	2,850	9	2004	Avg	6,444	N	N	26007 SE 22ND PL
6	0	142406	9117	08/26/13	\$664,500	\$736,000	2,860	9	2009	Avg	6,164	N	N	4724 245TH LN SE
6	0	390490	2630	06/03/14	\$720,000	\$747,000	2,870	9	1986	Good	12,648	N	N	4537 242ND AVE SE
6	0	390509	0490	07/14/13	\$605,000	\$678,000	2,890	9	1992	Avg	9,081	N	N	3981 262ND AVE SE
6	0	869139	1080	03/20/14	\$645,000	\$680,000	2,890	9	2002	Avg	5,849	N	N	1027 272ND PL SE
6	0	390492	0990	06/28/12	\$517,000	\$651,000	2,910	9	1989	Avg	10,801	N	N	24640 SE 44TH ST
6	0	869139	0550	06/13/13	\$690,880	\$780,000	2,910	9	2002	Avg	5,428	N	N	904 SE 274TH WAY
6	0	390501	0140	05/29/14	\$690,000	\$717,000	2,920	9	1990	Good	9,904	N	N	25915 SE 37TH WAY
6	0	869139	1370	03/28/12	\$585,000	\$761,000	2,920	9	2004	Avg	6,048	N	N	27308 SE 10TH CT
6	0	390500	0730	10/26/14	\$632,000	\$639,000	2,930	9	1989	Good	8,590	N	N	3934 262ND AVE SE
6	0	390490	2500	12/19/14	\$675,000	\$676,000	2,940	9	1986	Avg	14,071	N	N	24127 SE 45TH PL
6	0	062941	0090	05/08/12	\$603,000	\$773,000	2,950	9	2004	Avg	5,775	N	N	26033 SE 23RD PL
6	0	390492	0730	02/27/12	\$500,000	\$658,000	2,960	9	1987	Avg	10,760	N	N	24527 SE 42ND CT
6	0	390501	0040	07/29/13	\$691,000	\$771,000	2,960	9	1990	Good	16,422	N	N	3726 260TH AVE SE
6	0	869139	0440	11/14/13	\$650,000	\$705,000	2,980	9	2004	Avg	5,000	N	N	923 274TH PL SE
6	0	869139	0510	12/02/13	\$685,000	\$740,000	2,980	9	2002	Avg	5,000	N	N	920 274TH PL SE
6	0	869140	0100	04/23/14	\$746,000	\$781,000	2,980	9	2004	Avg	7,540	N	N	1113 273RD PL SE
6	0	062942	0460	07/09/13	\$695,000	\$779,000	2,980	9	2005	Avg	8,209	N	N	1910 263RD CT SE
6	0	390509	0540	09/09/13	\$635,000	\$701,000	2,990	9	1993	Avg	6,884	N	N	3959 262ND AVE SE
6	0	869141	0060	07/09/14	\$750,000	\$773,000	3,020	9	2004	Avg	7,465	N	N	1201 269TH CT SE
6	0	222406	9164	03/21/13	\$679,950	\$786,000	3,020	9	2012	Avg	6,428	N	N	5015 240TH PL SE
6	0	869140	0110	02/19/14	\$730,000	\$775,000	3,040	9	2004	Avg	7,969	N	N	27224 SE 12TH PL
6	0	869140	0590	04/03/14	\$700,000	\$736,000	3,070	9	2004	Avg	7,158	N	N	1315 275TH PL SE
6	0	062942	0080	08/20/14	\$731,000	\$747,000	3,070	9	2005	Avg	5,936	N	N	26318 SE 21ST PL
6	0	869139	0280	07/31/14	\$775,000	\$795,000	3,080	9	2003	Avg	5,250	N	N	1004 274TH PL SE
6	0	869139	0710	03/25/13	\$685,000	\$791,000	3,080	9	2003	Avg	5,250	N	N	27322 SE 8TH PL
6	0	869139	0770	10/13/14	\$733,000	\$742,000	3,080	9	2003	Avg	5,974	N	N	27303 SE 8TH PL
6	0	869140	0320	07/19/13	\$755,000	\$845,000	3,080	9	2004	Avg	9,007	N	N	27201 SE 13TH PL
6	0	390500	0670	07/18/13	\$690,000	\$772,000	3,100	9	1990	Vgood	9,544	N	N	26114 SE 39TH CT
6	0	869139	1110	11/13/12	\$588,300	\$707,000	3,100	9	2002	Avg	5,599	N	N	1028 272ND PL SE
6	0	869141	0040	11/20/13	\$732,000	\$793,000	3,100	9	2004	Avg	7,278	N	N	1119 270TH PL SE
6	0	869141	0050	07/22/13	\$730,000	\$816,000	3,100	9	2004	Avg	8,570	N	N	1125 270TH PL SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

75

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	869140	0080	06/20/14	\$800,000	\$828,000	3,150	9	2004	Avg	7,035	N	N	1105 273RD PL SE
6	0	869140	0200	10/05/12	\$665,000	\$810,000	3,150	9	2004	Avg	7,167	N	N	27233 SE 12TH PL
6	0	062941	0200	06/27/12	\$599,000	\$754,000	3,160	9	2004	Avg	6,887	N	N	26003 SE 22ND PL
6	0	327692	0090	07/17/13	\$689,000	\$771,000	3,170	9	1986	Avg	36,299	N	N	26646 SE 31ST ST
6	0	869140	0150	05/01/14	\$820,000	\$857,000	3,180	9	2004	Avg	8,922	N	N	27211 SE 12TH PL
6	0	869140	0210	04/01/13	\$715,000	\$824,000	3,180	9	2004	Avg	8,347	N	N	27239 SE 12TH PL
6	0	062942	0100	09/26/14	\$722,000	\$733,000	3,190	9	2005	Avg	5,408	N	N	2106 263RD LN SE
6	0	062942	0260	10/02/14	\$750,000	\$761,000	3,190	9	2005	Avg	9,023	N	N	26305 SE 21ST PL
6	0	062941	0130	05/14/14	\$707,000	\$737,000	3,200	9	2004	Avg	7,081	N	N	26054 SE 23RD PL
6	0	062941	0190	06/19/14	\$712,000	\$737,000	3,200	9	2004	Avg	6,699	N	N	26004 SE 23RD PL
6	0	869141	0080	12/27/13	\$679,000	\$729,000	3,210	9	2005	Avg	5,131	N	N	1213 269TH CT SE
6	0	280600	0060	09/30/13	\$606,000	\$665,000	3,220	9	1990	Good	8,902	N	N	3823 240TH PL SE
6	0	390500	0590	01/10/13	\$615,000	\$726,000	3,220	9	1989	Avg	8,760	N	N	26127 SE 39TH WAY
6	0	062941	0180	12/08/14	\$697,000	\$699,000	3,220	9	2004	Avg	6,399	N	N	26008 SE 23RD PL
6	0	869139	0900	10/21/13	\$682,000	\$745,000	3,240	9	2003	Avg	5,614	N	N	906 272ND PL SE
6	0	869139	0990	10/21/12	\$635,000	\$769,000	3,240	9	2003	Avg	6,929	N	N	907 272ND PL SE
6	0	869139	1310	05/23/13	\$670,000	\$761,000	3,240	9	2004	Avg	6,769	N	N	27332 SE 10TH CT
6	0	869139	1390	06/13/12	\$595,000	\$753,000	3,240	9	2004	Avg	5,653	N	N	27309 SE 10TH ST
6	0	869141	0770	11/15/13	\$682,000	\$740,000	3,240	9	2004	Avg	5,428	N	N	1220 270TH PL SE
6	0	869141	0290	12/18/12	\$580,000	\$690,000	3,250	9	2005	Avg	6,515	N	N	1339 270TH LN SE
6	0	222406	9102	03/10/13	\$710,000	\$824,000	3,290	9	2012	Avg	19,209	N	N	5020 240TH PL SE
6	0	869139	0010	08/08/13	\$745,000	\$829,000	3,290	9	2004	Avg	7,475	N	N	1102 275TH PL SE
6	0	869139	0090	06/28/12	\$593,000	\$747,000	3,290	9	2003	Avg	7,717	N	N	820 275TH PL SE
6	0	869139	0860	06/20/14	\$715,000	\$740,000	3,290	9	2003	Avg	6,628	N	N	917 273RD PL SE
6	0	869139	0910	03/28/13	\$675,100	\$779,000	3,290	9	2003	Avg	5,815	N	N	902 272ND PL SE
6	0	869139	0960	05/23/13	\$707,000	\$803,000	3,290	9	2002	Avg	6,159	N	N	819 272ND PL SE
6	0	869139	0980	09/02/14	\$728,000	\$743,000	3,290	9	2003	Avg	5,951	N	N	903 272ND PL SE
6	0	869139	1030	05/18/12	\$595,000	\$760,000	3,290	9	2002	Avg	5,647	N	N	1007 272ND PL SE
6	0	869139	1090	05/08/14	\$716,500	\$748,000	3,290	9	2002	Avg	6,465	N	N	1031 272ND PL SE
6	0	869139	1350	06/25/13	\$692,000	\$779,000	3,290	9	2004	Avg	5,982	N	N	27316 SE 10TH CT
6	0	869140	0600	12/08/14	\$750,000	\$752,000	3,290	9	2004	Avg	7,538	N	N	1319 275TH PL SE
6	0	869141	0740	06/10/13	\$707,000	\$799,000	3,290	9	2005	Avg	5,576	N	N	27006 SE 13TH ST
6	0	679080	0020	02/06/12	\$639,950	\$848,000	3,290	9	2011	Avg	10,977	N	N	5040 240TH PL SE
6	0	679080	0050	07/06/12	\$630,000	\$791,000	3,290	9	2012	Avg	9,912	N	N	5047 240TH PL SE



Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	222406	9163	10/30/12	\$634,950	\$767,000	3,290	9	2011	Avg	10,758	N	N	5030 240TH PL SE
6	0	222406	9165	09/02/14	\$801,000	\$817,000	3,290	9	2012	Avg	8,059	N	N	5011 240TH PL SE
6	0	222406	9165	12/03/12	\$680,000	\$813,000	3,290	9	2012	Avg	8,059	N	N	5011 240TH PL SE
6	0	222406	9167	01/24/13	\$665,000	\$782,000	3,290	9	2012	Avg	5,400	N	N	5025 240TH PL SE
6	0	222406	9168	02/25/13	\$665,000	\$775,000	3,290	9	2012	Avg	5,718	N	N	5025 240TH PL SE
6	0	869139	0520	03/05/12	\$575,000	\$754,000	3,320	9	2003	Avg	5,000	N	N	916 SE 274TH WAY
6	0	869140	0790	08/14/13	\$709,000	\$788,000	3,320	9	2004	Avg	6,858	N	N	1114 273RD PL SE
6	0	869140	0240	11/23/12	\$679,000	\$814,000	3,330	9	2005	Avg	7,058	N	N	27232 SE 13TH PL
6	0	115090	0040	10/25/13	\$760,000	\$829,000	3,340	9	2003	Avg	6,597	N	N	24249 SE 47TH PL
6	0	869131	0660	06/21/12	\$640,000	\$808,000	3,350	9	1998	Good	10,455	N	N	2026 265TH AVE SE
6	0	869140	0180	05/23/13	\$727,000	\$826,000	3,360	9	2003	Avg	7,742	N	N	27223 SE 12TH PL
6	0	327693	0050	07/28/14	\$699,950	\$719,000	3,370	9	1988	Good	36,218	N	N	2624 262ND PL SE
6	0	869141	0100	05/27/14	\$735,000	\$764,000	3,390	9	2004	Avg	5,211	N	N	1225 269TH CT SE
6	0	869140	0090	10/01/12	\$676,800	\$825,000	3,460	9	2004	Avg	6,653	N	N	1109 273RD PL SE
6	0	869139	0130	04/02/12	\$590,000	\$766,000	3,470	9	2003	Avg	10,102	N	N	804 275TH PL SE
6	0	869131	0170	04/03/12	\$629,000	\$817,000	3,480	9	1999	Avg	9,909	N	N	26604 SE 22ND WAY
6	0	222406	9100	05/29/12	\$839,000	\$1,068,000	3,500	9	1996	Avg	55,321	N	N	4830 240TH PL SE
6	0	115090	0060	10/30/14	\$770,000	\$777,000	3,560	9	2003	Avg	6,187	N	N	24266 SE 47TH PL
6	0	869140	0030	05/03/13	\$786,000	\$898,000	3,600	9	2003	Avg	8,057	N	N	1111 272ND PL SE
6	0	869140	0300	03/06/14	\$759,000	\$803,000	3,610	9	2004	Avg	7,153	N	N	27206 SE 13TH PL
6	0	869140	0500	04/17/13	\$745,000	\$855,000	3,620	9	2004	Avg	8,039	N	N	1326 275TH PL SE
6	0	869140	0640	03/29/12	\$630,000	\$819,000	3,620	9	2004	Avg	6,898	N	N	1124 274TH PL SE
6	0	869131	0310	10/01/13	\$775,000	\$850,000	3,730	9	1999	Avg	12,451	N	N	26450 SE 22ND ST
6	0	869138	0100	06/24/13	\$800,888	\$902,000	3,760	9	2002	Avg	8,214	N	N	26803 SE 18TH ST
6	0	352730	0020	07/26/13	\$728,000	\$813,000	3,770	9	2001	Avg	9,603	N	N	24452 SE 46TH PL
6	0	352730	0050	06/20/12	\$703,000	\$888,000	3,770	9	2001	Avg	9,134	N	N	24477 SE 46TH PL
6	0	679080	0010	04/23/12	\$664,960	\$857,000	3,780	9	2011	Avg	9,317	N	N	5050 240TH PL SE
6	0	679080	0060	08/23/12	\$665,000	\$821,000	3,780	9	2012	Avg	14,609	N	N	5053 240TH PL SE
6	0	222406	9166	07/12/12	\$675,000	\$846,000	3,780	9	2012	Avg	14,189	N	N	5017 240TH PL SE
6	0	352730	0040	09/18/13	\$747,500	\$823,000	3,910	9	2001	Avg	9,475	N	N	24466 SE 46TH PL
6	0	869140	0760	04/18/12	\$700,000	\$904,000	3,920	9	2004	Avg	8,200	N	N	1212 273RD PL SE
6	0	869140	0360	01/11/12	\$748,000	\$1,002,000	4,040	9	2004	Avg	8,726	N	N	27217 SE 13TH PL
6	0	062942	0020	06/26/12	\$775,000	\$977,000	4,160	9	2005	Avg	6,823	N	N	2007 263RD PL SE
6	0	869138	0110	01/07/13	\$705,000	\$833,000	4,170	9	2003	Avg	8,413	N	N	26807 SE 18TH ST



King County

Department of Assessments

Area 069

2015 Physical Inspection

77

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	115090	0070	03/08/13	\$735,000	\$853,000	4,280	9	2003	Avg	6,301	N	N	24260 SE 47TH PL
6	0	115000	0740	10/03/14	\$639,000	\$648,000	1,990	10	1989	Good	8,034	N	N	4663 242ND AVE SE
6	0	115000	0830	11/04/13	\$688,000	\$749,000	2,070	10	1989	Good	8,747	N	N	4729 242ND AVE SE
6	0	115000	0640	04/11/13	\$568,000	\$653,000	2,240	10	1988	Avg	8,523	N	N	24001 SE 46TH PL
6	0	115000	0820	05/02/13	\$705,000	\$806,000	2,240	10	1989	Good	7,649	N	N	4721 242ND AVE SE
6	0	115000	1270	07/24/14	\$716,000	\$736,000	2,270	10	1988	Good	7,866	N	N	4609 239TH AVE SE
6	0	115000	1270	01/18/13	\$555,000	\$654,000	2,270	10	1988	Good	7,866	N	N	4609 239TH AVE SE
6	0	115000	0020	04/17/14	\$650,000	\$681,000	2,290	10	1988	Avg	12,189	N	N	4673 238TH WAY SE
6	0	115000	1360	10/17/12	\$524,500	\$636,000	2,290	10	1988	Avg	10,099	N	N	4644 238TH WAY SE
6	0	115000	0050	09/07/12	\$570,000	\$701,000	2,340	10	1987	Avg	15,265	N	N	4689 238TH WAY SE
6	0	115000	0420	03/22/13	\$601,000	\$695,000	2,350	10	1987	Good	8,695	N	N	24030 SE 47TH ST
6	0	115000	0040	07/21/14	\$625,000	\$643,000	2,360	10	1987	Avg	12,164	N	N	4685 238TH WAY SE
6	0	115000	0340	11/18/14	\$645,500	\$650,000	2,390	10	1988	Avg	9,638	N	N	4754 241ST AVE SE
6	0	327692	0270	11/05/14	\$832,500	\$840,000	2,390	10	1986	Good	35,102	N	N	3022 263RD PL SE
6	0	115000	0590	07/20/12	\$570,000	\$712,000	2,430	10	1989	Good	8,820	N	N	23815 SE 46TH PL
6	0	115000	0400	07/21/14	\$700,000	\$720,000	2,440	10	1988	Good	7,491	N	N	4700 241ST AVE SE
6	0	115000	0460	11/21/13	\$645,000	\$699,000	2,440	10	1988	Good	8,476	N	N	24000 SE 47TH ST
6	0	280600	0560	07/22/14	\$690,000	\$709,000	2,460	10	1990	Avg	11,820	N	N	3509 241ST AVE SE
6	0	869130	0780	03/03/14	\$642,000	\$679,000	2,460	10	1996	Avg	10,919	N	N	27121 SE 22ND WAY
6	0	115000	1380	09/11/12	\$549,000	\$674,000	2,470	10	1988	Avg	18,816	N	N	4659 238TH WAY SE
6	0	115000	0580	05/06/13	\$655,000	\$748,000	2,490	10	1987	Avg	12,412	N	N	4664 238TH WAY SE
6	0	115000	1080	01/03/14	\$671,000	\$720,000	2,530	10	1988	Good	9,452	N	N	4644 240TH AVE SE
6	0	114960	0050	04/15/13	\$612,500	\$703,000	2,570	10	1990	Good	8,115	N	N	24229 SE 47TH ST
6	0	327692	0310	09/17/12	\$668,000	\$818,000	2,600	10	1989	Avg	31,401	N	N	3011 263RD PL SE
6	0	114960	0120	08/20/14	\$695,000	\$711,000	2,650	10	1990	Avg	9,990	N	N	24224 SE 47TH ST
6	0	280600	0370	09/25/12	\$625,000	\$764,000	2,680	10	1990	Good	9,600	N	N	3404 241ST AVE SE
6	0	869137	0280	04/14/13	\$660,000	\$758,000	2,720	10	2001	Avg	7,969	N	N	910 270TH CT SE
6	0	115000	0320	04/12/13	\$630,000	\$724,000	2,780	10	1988	Avg	8,652	N	N	4741 241ST AVE SE
6	0	864421	0590	05/01/14	\$667,000	\$697,000	2,780	10	1993	Avg	11,278	N	N	25736 SE 34TH ST
6	0	869133	0760	10/03/13	\$665,000	\$729,000	2,780	10	1997	Avg	10,358	N	N	26647 SE 18TH ST
6	0	869130	0850	08/14/13	\$686,000	\$762,000	2,800	10	1996	Good	10,470	N	N	2217 273RD CT SE
6	0	869133	0530	10/28/13	\$687,500	\$749,000	2,800	10	1997	Avg	12,039	N	N	26606 SE 17TH PL
6	0	869133	0130	06/11/14	\$742,000	\$769,000	2,810	10	1997	Avg	10,986	N	N	1755 268TH PL SE
6	0	280600	0430	02/28/12	\$555,000	\$730,000	2,830	10	1994	Avg	8,990	N	N	3215 241ST AVE SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

78

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	869133	0910	05/21/14	\$744,000	\$774,000	2,830	10	1998	Avg	13,059	N	N	26592 SE 15TH ST
6	0	869132	0050	03/20/13	\$706,000	\$817,000	2,840	10	1997	Good	11,193	N	N	2216 271ST CT SE
6	0	869130	0500	10/28/14	\$710,000	\$717,000	2,880	10	1996	Avg	12,349	N	N	2243 275TH CT SE
6	0	869132	0010	08/09/13	\$680,000	\$756,000	2,910	10	1997	Avg	10,335	N	N	2211 271ST CT SE
6	0	114960	0080	06/21/13	\$630,000	\$710,000	2,920	10	1991	Avg	8,179	N	N	24322 SE 47TH ST
6	0	327692	0580	03/25/13	\$694,500	\$802,000	2,930	10	1988	Good	31,893	N	N	3127 262ND AVE SE
6	0	114990	0320	06/22/12	\$585,000	\$738,000	2,940	10	1991	Avg	9,833	N	N	4656 242ND AVE SE
6	0	115000	0540	04/25/13	\$642,000	\$735,000	2,940	10	1987	Avg	9,517	N	N	23816 SE 47TH PL
6	0	869135	0010	05/23/12	\$630,000	\$803,000	2,970	10	1998	Good	12,166	N	N	1564 267TH PL SE
6	0	114990	0230	04/01/14	\$729,000	\$767,000	2,980	10	1992	Avg	8,776	N	N	4635 243RD CT SE
6	0	869136	0910	09/25/13	\$745,000	\$819,000	2,990	10	1999	Avg	10,437	N	N	1309 268TH WAY SE
6	0	280600	0130	09/17/13	\$590,000	\$650,000	3,010	10	1996	Avg	9,449	Y	N	24039 SE 37TH PL
6	0	009802	0140	07/08/14	\$765,000	\$789,000	3,010	10	2004	Avg	7,221	N	N	2829 277TH TER SE
6	0	869133	0870	07/27/13	\$739,000	\$825,000	3,020	10	1997	Good	19,366	N	N	26649 SE 15TH ST
6	0	114960	0170	07/24/13	\$649,000	\$725,000	3,030	10	1990	Avg	8,560	N	N	4708 242ND AVE SE
6	0	864421	0040	05/28/13	\$630,000	\$715,000	3,030	10	1993	Avg	12,921	N	N	3405 259TH CT SE
6	0	869143	0400	11/02/12	\$698,000	\$842,000	3,040	10	2012	Avg	6,200	N	N	27127 SE 13TH ST
6	0	869144	0530	03/03/14	\$824,990	\$873,000	3,040	10	2013	Avg	5,791	N	N	27248 SE 19TH PL
6	0	222406	9146	11/25/13	\$915,000	\$991,000	3,080	10	1998	Avg	26,644	N	N	4817 240TH AVE SE
6	0	869130	0210	10/03/13	\$730,000	\$801,000	3,090	10	1997	Avg	12,821	N	N	27229 SE 26TH PL
6	0	869133	0500	12/16/14	\$780,000	\$781,000	3,090	10	1998	Good	12,511	N	N	26630 SE 17TH PL
6	0	869137	0010	07/15/13	\$745,000	\$834,000	3,100	10	2001	Avg	9,263	N	N	907 270TH PL SE
6	0	869130	0240	02/09/12	\$615,000	\$814,000	3,110	10	1996	Avg	10,295	N	N	27216 SE 26TH PL
6	0	869130	1220	04/23/12	\$620,000	\$799,000	3,110	10	1997	Avg	10,572	N	N	27182 SE 27TH ST
6	0	869130	1290	05/29/12	\$613,500	\$781,000	3,120	10	1997	Avg	10,898	N	N	27149 SE 27TH ST
6	0	712200	0170	04/18/14	\$850,000	\$891,000	3,130	10	1989	Good	20,642	N	N	23842 SE 45TH ST
6	0	009802	0280	09/17/12	\$620,950	\$761,000	3,140	10	2004	Avg	7,010	N	N	2916 277TH TER SE
6	0	009802	0150	04/18/14	\$739,500	\$775,000	3,150	10	2005	Avg	7,121	N	N	2837 277TH TER SE
6	0	869143	0460	03/26/12	\$735,000	\$957,000	3,170	10	2011	Avg	7,913	N	N	1535 272ND PL SE
6	0	009802	0070	04/05/12	\$626,000	\$812,000	3,180	10	2005	Avg	7,230	N	N	2836 277TH TER SE
6	0	869143	0530	07/24/13	\$877,500	\$980,000	3,180	10	2012	Avg	7,728	N	N	1765 272ND PL SE
6	0	009802	0080	01/19/12	\$578,000	\$772,000	3,200	10	2005	Avg	7,273	N	N	2828 277TH TER SE
6	0	009803	0520	05/10/13	\$701,000	\$799,000	3,200	10	2007	Avg	6,866	N	N	27536 SE 28TH CT
6	0	009803	0700	08/23/12	\$601,000	\$742,000	3,200	10	2006	Avg	6,713	N	N	27526 SE 28TH PL



King County

Department of Assessments

Area 069

2015 Physical Inspection

79

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	869133	0580	07/10/13	\$689,000	\$773,000	3,210	10	1998	Avg	12,629	N	N	26626 SE 16TH CT
6	0	009802	0220	10/30/14	\$750,000	\$757,000	3,210	10	2005	Avg	8,938	N	N	2941 277TH TER SE
6	0	864421	0050	09/26/14	\$689,000	\$700,000	3,220	10	1993	Avg	16,145	N	N	3411 259TH CT SE
6	0	869143	0430	01/02/13	\$775,000	\$918,000	3,220	10	2012	Avg	5,975	N	N	27151 SE 13TH ST
6	0	009802	0310	05/20/14	\$730,000	\$760,000	3,230	10	2004	Avg	7,331	N	N	2913 278TH AVE SE
6	0	327692	0330	09/05/13	\$726,000	\$802,000	3,240	10	1987	Good	35,126	N	N	3043 263RD PL SE
6	0	869143	0230	04/29/13	\$835,000	\$955,000	3,240	10	2012	Avg	8,190	N	N	1717 273RD PL SE
6	0	869143	0380	11/08/13	\$875,000	\$951,000	3,240	10	2013	Avg	5,542	N	N	27134 SE 13TH ST
6	0	869144	0100	06/06/14	\$895,000	\$929,000	3,240	10	2013	Avg	5,562	N	N	1881 271ST AVE SE
6	0	869144	0700	03/06/14	\$927,500	\$981,000	3,240	10	2013	Avg	5,382	N	N	1888 271ST AVE SE
6	0	869144	0710	05/06/14	\$879,000	\$918,000	3,240	10	2013	Avg	5,379	N	N	1872 271ST AVE SE
6	0	869144	0710	09/23/13	\$867,000	\$953,000	3,240	10	2013	Avg	5,379	N	N	1872 271ST AVE SE
6	0	869144	0680	03/27/14	\$874,000	\$920,000	3,250	10	2013	Avg	6,824	N	N	27182 SE 19TH PL
6	0	869144	0570	11/18/13	\$808,990	\$877,000	3,260	10	2013	Avg	5,294	N	N	1854 272ND CT SE
6	0	869142	0030	01/23/12	\$775,000	\$1,033,000	3,270	10	2010	Avg	9,124	N	N	1779 271ST AVE SE
6	0	869142	0250	03/20/12	\$744,000	\$971,000	3,270	10	2011	Avg	6,660	N	N	27153 SE 18TH PL
6	0	009802	0460	08/10/12	\$650,000	\$806,000	3,280	10	2005	Avg	7,422	N	N	27533 SE 30TH ST
6	0	009803	0140	10/13/14	\$785,500	\$795,000	3,280	10	2007	Avg	8,448	N	N	2947 275TH AVE SE
6	0	869143	0160	02/14/13	\$704,990	\$824,000	3,280	10	2012	Avg	6,077	N	N	27241 SE 13TH ST
6	0	869143	0550	07/12/13	\$799,990	\$897,000	3,290	10	2012	Avg	8,432	N	N	27240 SE 18TH PL
6	0	869143	0560	02/13/12	\$662,000	\$875,000	3,300	10	2011	Avg	8,125	N	N	27220 SE 18TH PL
6	0	864421	0390	01/28/13	\$645,000	\$758,000	3,310	10	1993	Avg	11,606	N	N	25738 SE 32ND PL
6	0	869143	0420	10/16/12	\$785,000	\$953,000	3,310	10	2012	Avg	6,222	N	N	27143 SE 13TH ST
6	0	869143	0450	06/24/13	\$795,000	\$895,000	3,310	10	2012	Avg	6,418	N	N	27367 SE 13TH ST
6	0	280600	0310	08/01/13	\$630,100	\$702,000	3,320	10	1990	Avg	10,737	N	N	3512 241ST AVE SE
6	0	009802	0410	07/21/14	\$802,500	\$825,000	3,320	10	2005	Avg	8,030	N	N	27516 SE 30TH ST
6	0	869143	0120	04/12/12	\$668,990	\$866,000	3,340	10	2011	Avg	5,777	N	N	1688 272ND PL SE
6	0	869144	0040	09/03/13	\$757,990	\$838,000	3,350	10	2013	Avg	5,521	N	N	1831 271ST AVE SE
6	0	869144	0560	08/27/13	\$805,990	\$892,000	3,350	10	2013	Avg	5,150	N	N	1876 272ND CT SE
6	0	869143	0410	07/25/12	\$729,000	\$909,000	3,360	10	2012	Avg	6,256	N	N	27135 SE 13TH ST
6	0	869131	0040	08/26/14	\$806,000	\$823,000	3,370	10	1999	Avg	9,629	N	N	26982 SE 22ND WAY
6	0	869131	0610	03/04/13	\$705,000	\$820,000	3,370	10	1998	Avg	9,669	N	N	26527 SE 22ND ST
6	0	869136	0700	05/29/12	\$715,000	\$910,000	3,370	10	2001	Avg	10,741	N	N	1132 268TH WAY SE
6	0	869136	0930	04/08/13	\$699,000	\$804,000	3,370	10	1999	Avg	10,226	N	N	1325 268TH WAY SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

80

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	869143	0070	06/23/12	\$774,000	\$976,000	3,370	10	2011	Avg	7,587	N	N	2630 116TH AVE NE
6	0	869143	0190	03/27/14	\$930,000	\$979,000	3,370	10	2013	Avg	10,033	N	N	27291 SE 13TH ST
6	0	869143	0350	11/05/12	\$732,990	\$884,000	3,370	10	2012	Avg	6,033	N	N	27282 SE 13TH ST
6	0	869143	0520	04/29/13	\$827,500	\$947,000	3,370	10	2012	Avg	7,418	N	N	1745 272ND PL SE
6	0	869144	0010	12/18/13	\$808,990	\$871,000	3,370	10	2014	Avg	6,315	N	N	1801 271ST AVE SE
6	0	869144	0070	12/04/13	\$783,990	\$847,000	3,370	10	2014	Avg	5,616	N	N	1867 271ST AVE SE
6	0	327692	0350	04/18/13	\$735,000	\$843,000	3,380	10	1991	Avg	31,510	N	N	3034 261ST AVE SE
6	0	869142	0040	02/03/12	\$779,000	\$1,034,000	3,380	10	2011	Avg	8,687	N	N	1769 271ST AVE SE
6	0	869142	0260	08/07/12	\$759,000	\$943,000	3,380	10	2011	Avg	6,660	N	N	27167 SE 18TH PL
6	0	869143	0210	04/08/13	\$805,000	\$926,000	3,380	10	2012	Avg	8,660	N	N	1655 273RD PL SE
6	0	869143	0390	11/07/13	\$887,500	\$965,000	3,380	10	2012	Avg	5,793	N	N	27126 SE 13TH ST
6	0	869144	0080	05/12/14	\$897,500	\$936,000	3,380	10	2013	Avg	5,676	N	N	1871 271ST AVE SE
6	0	869144	0720	10/10/14	\$912,500	\$925,000	3,380	10	2013	Avg	5,424	N	N	1860 271ST AVE SE
6	0	869144	0720	02/24/14	\$896,000	\$950,000	3,380	10	2013	Avg	5,424	N	N	1860 271ST AVE SE
6	0	869133	0920	04/26/13	\$799,000	\$915,000	3,410	10	1998	Avg	11,596	N	N	26586 SE 15TH ST
6	0	869143	0040	02/06/13	\$805,000	\$943,000	3,420	10	2012	Avg	6,180	N	N	27263 SE 18TH PL
6	0	327693	0440	03/18/13	\$725,000	\$839,000	3,440	10	1990	Avg	35,735	N	N	26123 SE 27TH ST
6	0	869143	0440	05/22/13	\$895,000	\$1,017,000	3,450	10	2012	Avg	6,586	N	N	27159 SE 13TH ST
6	0	869144	0090	06/09/14	\$927,500	\$962,000	3,450	10	2014	Avg	5,574	N	N	1875 271ST AVE SE
6	0	869136	0080	08/08/13	\$755,000	\$840,000	3,460	10	1999	Avg	11,381	N	N	26814 SE 14TH CT
6	0	869142	0050	11/07/14	\$855,000	\$862,000	3,460	10	2010	Avg	7,702	N	N	1759 271ST AVE SE
6	0	869142	0090	10/24/13	\$799,750	\$873,000	3,460	10	2010	Avg	7,248	N	N	1719 271ST AVE SE
6	0	869143	0340	11/16/12	\$734,990	\$883,000	3,460	10	2012	Avg	6,546	N	N	27286 SE 13TH ST
6	0	869143	0500	10/23/12	\$707,990	\$857,000	3,460	10	2012	Avg	6,130	N	N	1685 272ND PL SE
6	0	009803	0320	07/03/13	\$685,000	\$769,000	3,480	10	2006	Avg	7,339	N	N	2938 275TH AVE SE
6	0	869144	0520	04/28/14	\$852,990	\$892,000	3,480	10	2013	Avg	6,239	N	N	27260 SE 19TH PL
6	0	869130	0480	01/06/12	\$610,500	\$819,000	3,490	10	1996	Avg	11,539	N	N	2233 275TH CT SE
6	0	009803	0180	01/16/14	\$775,000	\$829,000	3,490	10	2005	Avg	6,565	N	N	27528 SE 31ST PL
6	0	009803	0530	06/10/14	\$745,000	\$772,000	3,490	10	2006	Avg	7,024	N	N	27528 SE 28TH CT
6	0	869130	0420	08/04/14	\$815,000	\$836,000	3,500	10	1996	Avg	10,794	N	N	2210 274TH CT SE
6	0	009803	0150	07/26/13	\$773,800	\$864,000	3,510	10	2008	Avg	12,297	N	N	27578 SE 31ST PL
6	0	009803	0150	04/18/12	\$710,000	\$917,000	3,510	10	2008	Avg	12,297	N	N	27578 SE 31ST PL
6	0	712200	0060	08/02/13	\$695,000	\$774,000	3,520	10	1988	Avg	19,768	N	N	23811 SE 44TH CT
6	0	869136	0600	09/17/13	\$774,950	\$853,000	3,530	10	2000	Avg	10,484	N	N	1013 269TH AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	869133	0260	12/08/14	\$820,000	\$823,000	3,540	10	1998	Avg	13,515	N	N	1740 267TH CT SE
6	0	712200	0220	04/23/12	\$665,000	\$857,000	3,550	10	1989	Good	18,326	N	N	23805 SE 45TH ST
6	0	009802	0050	08/22/13	\$750,000	\$831,000	3,550	10	2004	Avg	7,845	N	N	2847 278TH AVE SE
6	0	869131	0340	08/03/12	\$657,500	\$818,000	3,560	10	1998	Avg	10,350	N	N	2052 264TH PL SE
6	0	009803	0400	07/11/14	\$790,000	\$814,000	3,560	10	2006	Avg	6,098	N	N	27522 SE 29TH CT
6	0	869144	0030	10/03/13	\$786,990	\$863,000	3,560	10	2013	Avg	5,520	N	N	1825 271ST AVE SE
6	0	869144	0360	05/09/14	\$872,990	\$911,000	3,560	10	2013	Avg	6,863	N	N	1827 273RD PL SE
6	0	869144	0540	12/26/14	\$929,990	\$930,000	3,560	10	2013	Avg	7,768	N	N	1894 272ND CT SE
6	0	869143	0170	03/12/13	\$719,990	\$835,000	3,570	10	2012	Avg	7,438	N	N	27261 SE 13TH ST
6	0	869143	0490	08/23/12	\$717,990	\$887,000	3,570	10	2012	Avg	6,425	N	N	1655 272ND PL SE
6	0	869144	0020	08/26/13	\$769,990	\$853,000	3,570	10	2013	Avg	5,633	N	N	1813 271ST AVE SE
6	0	869144	0510	05/21/14	\$868,990	\$905,000	3,570	10	2014	Avg	6,112	N	N	27266 SE 19TH PL
6	0	869144	0050	11/08/13	\$822,990	\$895,000	3,590	10	2013	Avg	5,522	N	N	1843 271ST AVE SE
6	0	869144	0170	09/04/13	\$827,000	\$914,000	3,590	10	2013	Avg	5,741	N	N	27193 SE 19TH PL
6	0	869135	0190	12/18/13	\$749,900	\$807,000	3,600	10	1998	Avg	10,469	N	N	26610 SE 15TH ST
6	0	869143	0130	04/23/12	\$700,000	\$902,000	3,600	10	2011	Avg	7,292	N	N	1640 272ND PL SE
6	0	869133	0710	11/16/12	\$686,300	\$825,000	3,620	10	1997	Good	10,852	N	N	26607 SE 18TH ST
6	0	009802	0730	05/01/12	\$799,950	\$1,028,000	3,620	10	2005	Avg	9,379	Y	N	2832 278TH AVE SE
6	0	869136	0940	10/04/13	\$760,000	\$833,000	3,630	10	1999	Avg	10,286	N	N	1333 268TH WAY SE
6	0	869143	0050	12/21/12	\$793,000	\$942,000	3,630	10	2012	Avg	7,255	N	N	27273 SE 18TH PL
6	0	869136	0420	09/06/13	\$820,000	\$906,000	3,640	10	2000	Avg	11,376	N	N	26908 SE 9TH WAY
6	0	869137	0200	07/12/13	\$688,000	\$771,000	3,650	10	2001	Avg	7,549	N	N	921 270TH CT SE
6	0	869144	0670	09/24/13	\$855,000	\$940,000	3,670	10	2013	Avg	7,326	N	N	1897 SE 272ND CT
6	0	869131	0550	12/01/12	\$680,000	\$813,000	3,680	10	1999	Avg	9,798	N	N	26441 SE 22ND ST
6	0	869130	0060	10/23/14	\$780,000	\$789,000	3,690	10	1996	Avg	13,609	Y	N	27231 SE 27TH ST
6	0	869133	0310	05/05/14	\$865,000	\$903,000	3,690	10	1998	Avg	9,892	N	N	1757 267TH CT SE
6	0	869143	0510	10/26/12	\$786,500	\$951,000	3,690	10	2012	Avg	6,931	N	N	1715 272ND PL SE
6	0	869143	0180	03/25/13	\$749,990	\$867,000	3,710	10	2012	Avg	9,878	N	N	27281 SE 13TH ST
6	0	869143	0290	09/10/12	\$872,500	\$1,072,000	3,710	10	2012	Avg	7,118	Y	N	1670 273RD PL SE
6	0	869144	0740	11/06/13	\$899,000	\$978,000	3,710	10	2013	Avg	5,425	N	N	1848 271ST AVE SE
6	0	869130	0900	08/21/14	\$840,000	\$859,000	3,730	10	1997	Avg	9,847	N	N	27169 SE 25TH ST
6	0	869130	1040	06/08/12	\$670,000	\$850,000	3,730	10	1997	Avg	14,831	N	N	27133 SE 25TH PL
6	0	869133	0390	04/11/13	\$700,000	\$805,000	3,730	10	1997	Avg	11,171	N	N	26634 SE 18TH ST
6	0	869133	0420	04/12/12	\$649,950	\$841,000	3,730	10	1997	Avg	11,459	N	N	1730 266TH WAY SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

82

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	009802	0530	11/22/13	\$795,000	\$861,000	3,730	10	2004	Avg	6,825	N	N	27593 SE 31ST PL
6	0	869143	0360	05/18/12	\$749,990	\$958,000	3,730	10	2011	Avg	6,531	N	N	27150 SE 13TH ST
6	0	009802	0430	04/08/13	\$750,000	\$863,000	3,740	10	2005	Avg	6,998	N	N	27509 SE 30TH ST
6	0	869130	0010	06/14/12	\$653,000	\$826,000	3,750	10	1996	Avg	14,213	Y	N	27201 SE 27TH ST
6	0	869136	0210	07/08/13	\$760,000	\$853,000	3,750	10	1999	Avg	11,765	N	N	1231 269TH AVE SE
6	0	869136	0670	11/04/13	\$749,500	\$816,000	3,750	10	2000	Avg	11,460	N	N	1150 268TH WAY SE
6	0	009802	0510	07/19/13	\$750,000	\$839,000	3,750	10	2004	Avg	6,825	N	N	27577 SE 31ST PL
6	0	869143	0250	03/15/13	\$770,000	\$892,000	3,760	10	2012	Avg	7,705	N	N	1767 273RD PL SE
6	0	869131	0840	05/09/14	\$833,000	\$869,000	3,780	10	1999	Avg	10,308	N	N	26621 SE 22ND WAY
6	0	869131	0500	08/28/13	\$770,000	\$852,000	3,790	10	1999	Avg	9,600	N	N	2051 264TH PL SE
6	0	869136	0200	06/04/14	\$875,000	\$908,000	3,790	10	1999	Avg	10,669	N	N	1223 269TH AVE SE
6	0	869143	0240	03/28/13	\$772,990	\$892,000	3,820	10	2012	Avg	9,344	N	N	1747 273RD PL SE
6	0	869144	0600	12/17/13	\$929,990	\$1,002,000	3,820	10	2013	Avg	9,942	N	N	1822 272ND CT SE
6	0	869136	0190	04/21/14	\$845,000	\$885,000	3,830	10	1999	Avg	10,114	N	N	1215 269TH AVE SE
6	0	009803	0630	12/15/14	\$852,500	\$854,000	3,830	10	2005	Avg	8,131	N	N	27615 SE 28TH PL
6	0	869131	0190	06/12/13	\$790,000	\$893,000	3,840	10	1999	Avg	10,792	N	N	2028 266TH PL SE
6	0	869131	0240	11/05/13	\$779,900	\$848,000	3,840	10	1998	Avg	10,375	N	N	1943 265TH AVE SE
6	0	869136	0300	07/10/12	\$750,000	\$940,000	3,840	10	2000	Avg	16,850	N	N	1122 269TH AVE SE
6	0	869144	0410	12/15/14	\$900,000	\$902,000	3,860	10	2014	Avg	6,543	N	N	27242 SE 19TH CT
6	0	869138	0040	05/08/12	\$744,398	\$954,000	3,870	10	2002	Avg	12,663	N	N	26810 SE 22ND CT
6	0	869143	0540	10/10/12	\$760,000	\$924,000	3,870	10	2012	Avg	7,112	N	N	1795 272ND PL SE
6	0	869133	0180	05/22/13	\$790,888	\$899,000	3,910	10	1997	Avg	10,353	N	N	1795 268TH PL SE
6	0	869143	0150	08/16/12	\$721,990	\$894,000	3,910	10	2012	Avg	7,147	N	N	1520 272ND PL SE
6	0	869144	0350	04/21/14	\$895,990	\$938,000	3,960	10	2013	Avg	6,888	N	N	1815 273RD PL SE
6	0	869136	0110	09/26/12	\$750,000	\$916,000	3,990	10	1999	Good	10,195	N	N	1316 268TH WAY SE
6	0	869136	0830	11/13/12	\$745,500	\$897,000	3,990	10	2001	Avg	11,893	N	N	1149 268TH WAY SE
6	0	062941	0280	02/06/14	\$960,000	\$1,022,000	4,010	10	2004	Avg	9,217	N	N	25939 SE 22ND PL
6	0	869136	0860	12/03/12	\$717,000	\$857,000	4,050	10	1999	Avg	10,120	N	N	1213 268TH WAY SE
6	0	869143	0200	04/23/13	\$864,000	\$990,000	4,050	10	2012	Avg	10,647	N	N	1625 273RD PL SE
6	0	869143	0220	12/06/12	\$860,000	\$1,027,000	4,050	10	2012	Avg	10,549	N	N	1675 273RD PL SE
6	0	869144	0310	05/05/14	\$1,200,000	\$1,253,000	4,050	10	2013	Avg	6,180	Y	N	1636 273RD PL SE
6	0	869144	0620	01/15/14	\$980,000	\$1,048,000	4,050	10	2013	Avg	7,117	N	N	1803 272ND CT SE
6	0	009803	0380	03/19/13	\$795,000	\$920,000	4,070	10	2006	Avg	10,365	N	N	27538 SE 29TH CT
6	0	009802	0480	08/28/14	\$885,000	\$904,000	4,090	10	2005	Avg	11,225	N	N	27547 SE 30TH ST



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	009803	0350	03/06/14	\$800,000	\$846,000	4,100	10	2006	Avg	8,074	N	N	27523 SE 29TH CT
6	0	869143	0330	08/31/14	\$890,000	\$908,000	4,100	10	2011	Avg	7,578	Y	N	27292 SE 13TH ST
6	0	869143	0330	03/23/12	\$758,000	\$988,000	4,100	10	2011	Avg	7,578	Y	N	27292 SE 13TH ST
6	0	869144	0160	06/25/13	\$818,990	\$922,000	4,100	10	2013	Avg	5,943	N	N	27175 SE 19TH PL
6	0	869133	0950	07/01/13	\$925,000	\$1,040,000	4,120	10	2001	Avg	10,138	N	N	26568 SE 15TH ST
6	0	869144	0340	01/22/14	\$1,084,000	\$1,158,000	4,120	10	2013	Avg	6,980	Y	N	1812 SE 273RD PL
6	0	869144	0590	11/25/13	\$889,990	\$964,000	4,130	10	2013	Avg	9,759	N	N	1834 272ND AVE SE
6	0	869144	0110	09/03/14	\$1,075,000	\$1,097,000	4,150	10	2013	Avg	6,728	N	N	1887 271ST AVE SE
6	0	869144	0130	09/12/14	\$1,016,000	\$1,035,000	4,150	10	2014	Avg	9,767	N	N	27111 SE 19TH PL
6	0	869144	0420	08/06/14	\$1,009,990	\$1,036,000	4,150	10	2014	Avg	11,347	N	N	27230 SE 19TH CT
6	0	869144	0500	05/28/14	\$989,990	\$1,029,000	4,150	10	2014	Avg	8,334	N	N	27278 SE 19TH PL
6	0	869144	0580	09/20/13	\$862,990	\$950,000	4,150	10	2013	Avg	6,954	N	N	1846 272ND CT SE
6	0	869144	0750	12/16/13	\$928,990	\$1,001,000	4,150	10	2013	Avg	6,510	N	N	1840 271ST AVE SE
6	0	869144	0550	10/30/13	\$858,505	\$935,000	4,170	10	2013	Avg	6,130	N	N	1886 272ND CT SE
6	0	869144	0730	10/16/13	\$859,990	\$940,000	4,170	10	2013	Avg	5,511	N	N	1852 271ST AVE SE
6	0	869143	0280	01/10/14	\$1,100,000	\$1,178,000	4,180	10	2013	Avg	6,712	Y	N	1690 273RD PL SE
6	0	869143	0310	11/08/13	\$1,045,000	\$1,136,000	4,180	10	2013	Avg	7,657	Y	N	1610 273RD PL SE
6	0	869144	0120	11/08/13	\$947,500	\$1,030,000	4,180	10	2013	Avg	9,005	N	N	1899 271ST AVE SE
6	0	869144	0330	09/29/14	\$1,138,990	\$1,157,000	4,280	10	2014	Avg	6,530	Y	N	1824 273RD PL SE
6	0	869143	0010	05/24/12	\$749,990	\$956,000	4,310	10	2011	Avg	7,188	N	N	27213 SE 18TH PL
6	0	869143	0370	11/05/12	\$765,990	\$924,000	4,310	10	2011	Avg	6,573	N	N	27142 SE 13TH ST
6	0	869144	0060	10/11/13	\$842,990	\$923,000	4,310	10	2013	Avg	5,523	N	N	1855 271ST AVE SE
6	0	869144	0180	01/29/14	\$938,990	\$1,001,000	4,310	10	2013	Avg	6,755	N	N	27225 SE 19TH PL
6	0	869144	0430	09/12/14	\$949,000	\$966,000	4,310	10	2013	Avg	7,363	N	N	27224 SE 19TH CT
6	0	869144	0760	09/24/14	\$1,098,990	\$1,117,000	4,330	10	2014	Avg	6,510	N	N	1802 271ST AVE SE
6	0	869130	1100	06/27/13	\$849,888	\$956,000	4,340	10	1997	Avg	10,663	N	N	27171 SE 25TH PL
6	0	869143	0260	07/09/13	\$949,990	\$1,066,000	4,360	10	2012	Avg	6,475	Y	N	1750 273RD PL SE
6	0	869143	0270	09/06/12	\$849,990	\$1,045,000	4,540	10	2011	Avg	6,611	Y	N	1730 273RD PL SE
6	0	869136	0730	11/27/12	\$724,950	\$868,000	4,640	10	2000	Avg	11,233	N	N	1112 268TH WAY SE
6	0	009800	0350	11/07/13	\$927,500	\$1,009,000	4,790	10	2004	Avg	15,182	Y	N	2052 277TH AVE SE
6	0	864422	0070	09/10/14	\$745,000	\$759,000	2,650	11	1994	Avg	18,903	N	N	3619 262ND AVE SE
6	0	864420	0310	09/25/13	\$765,000	\$841,000	3,010	11	1988	Avg	24,157	N	N	3320 262ND AVE SE
6	0	062940	0480	06/19/14	\$775,000	\$802,000	3,010	11	1996	Avg	15,992	N	N	25916 SE 22ND PL
6	0	864420	0490	09/26/12	\$660,000	\$806,000	3,110	11	1989	Good	24,178	N	N	3304 264TH AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	864422	0140	09/13/13	\$715,000	\$788,000	3,120	11	1993	Avg	24,508	N	N	3515 264TH AVE SE
6	0	864420	0370	03/07/12	\$700,000	\$918,000	3,200	11	1989	Good	25,728	N	N	3353 263RD AVE SE
6	0	062940	0260	03/08/12	\$649,000	\$851,000	3,220	11	1996	Avg	14,227	N	N	2636 259TH CT SE
6	0	062940	0450	03/19/12	\$646,500	\$844,000	3,250	11	1995	Avg	11,829	N	N	25934 SE 22ND PL
6	0	864420	0020	10/16/13	\$720,000	\$787,000	3,310	11	1989	Avg	22,901	N	N	26350 SE 33RD ST
6	0	864420	0440	09/17/12	\$680,000	\$833,000	3,330	11	1994	Good	26,932	N	N	3307 264TH AVE SE
6	0	062940	0340	12/22/14	\$750,000	\$751,000	3,430	11	1995	Avg	13,907	N	N	2314 259TH PL SE
6	0	062940	0600	09/23/13	\$850,000	\$935,000	3,430	11	1995	Good	15,316	N	N	25853 SE 22ND PL
6	0	062940	0830	08/05/13	\$749,900	\$835,000	3,450	11	1995	Avg	15,125	N	N	25711 SE 25TH WAY
6	0	062940	0060	03/22/13	\$729,000	\$843,000	3,470	11	1996	Avg	15,270	N	N	25732 SE 27TH ST
6	0	864421	0270	04/03/12	\$640,000	\$831,000	3,480	11	1990	Avg	13,237	N	N	3331 259TH PL SE
6	0	062940	0870	10/04/13	\$776,000	\$851,000	3,490	11	1995	Avg	14,343	N	N	25807 SE 25TH WAY
6	0	864421	0240	04/08/13	\$715,000	\$823,000	3,530	11	1990	Good	17,907	N	N	3318 259TH PL SE
6	0	864421	0240	05/17/12	\$639,000	\$816,000	3,530	11	1990	Good	17,907	N	N	3318 259TH PL SE
6	0	009800	0560	08/16/14	\$959,900	\$982,000	3,550	11	2004	Avg	15,151	N	N	2305 277TH AVE SE
6	0	864421	0290	02/27/14	\$826,000	\$875,000	3,590	11	1990	Avg	14,113	N	N	3343 259TH PL SE
6	0	062940	0770	09/04/13	\$741,000	\$819,000	3,600	11	1996	Avg	12,897	N	N	2441 258TH CT SE
6	0	869131	0070	06/18/14	\$913,000	\$945,000	3,640	11	1999	Avg	10,576	N	N	26958 SE 22ND WAY
6	0	062940	0420	02/28/12	\$620,000	\$815,000	3,720	11	1995	Avg	12,333	N	N	25911 SE 22ND PL
6	0	864420	0240	04/19/13	\$771,000	\$884,000	3,870	11	1990	Avg	26,809	N	N	3351 261ST AVE SE
6	0	327694	0100	05/22/14	\$1,000,000	\$1,041,000	4,260	11	1996	Avg	18,687	N	N	2432 267TH CT SE
6	0	009800	0920	10/31/13	\$1,025,000	\$1,117,000	4,380	11	2002	Avg	17,122	N	N	2412 277TH AVE SE
6	0	009800	0960	05/13/14	\$1,050,000	\$1,095,000	4,400	11	2003	Avg	16,625	Y	N	27747 SE 24TH WAY
6	0	009800	0840	05/03/12	\$900,000	\$1,156,000	4,420	11	2004	Avg	15,238	Y	N	27714 SE 26TH WAY
6	0	009800	0700	03/28/14	\$1,065,000	\$1,121,000	4,450	11	2002	Avg	20,752	N	N	27707 SE 26TH WAY
6	0	009800	0870	10/01/14	\$1,058,997	\$1,075,000	4,460	11	2001	Avg	16,271	Y	N	2442 277TH AVE SE
6	0	009800	0640	02/11/14	\$985,000	\$1,047,000	4,540	11	2003	Avg	19,098	N	N	2431 277TH AVE SE
6	0	009800	1080	07/09/13	\$988,000	\$1,108,000	4,570	11	2005	Avg	13,251	Y	N	27724 SE 24TH WAY
6	0	009800	0340	07/18/13	\$1,000,000	\$1,119,000	4,580	11	2004	Avg	16,767	Y	N	2058 277TH AVE SE
6	0	009800	1070	08/18/14	\$1,169,000	\$1,196,000	4,610	11	2004	Avg	13,252	Y	N	27730 SE 24TH WAY
6	0	009800	0310	12/03/12	\$925,000	\$1,106,000	4,630	11	2003	Avg	14,205	Y	N	2108 279TH DR SE
6	0	009800	1170	10/01/12	\$999,950	\$1,220,000	4,840	11	2006	Avg	15,783	N	N	2135 279TH DR SE
6	0	009800	1000	10/07/14	\$1,025,000	\$1,039,000	5,050	11	2001	Avg	16,500	N	N	2432 278TH CT SE
6	0	009800	1180	08/27/13	\$1,225,000	\$1,357,000	5,050	11	2006	Avg	17,572	N	N	2141 279TH DR SE



King County

Department of Assessments

Area 069

2015 Physical Inspection

85

Improved Sales Used in this Physical Inspection Analysis - Area 069

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
6	0	009800	0410	02/05/13	\$1,075,000	\$1,260,000	5,220	11	2004	Avg	16,380	N	N	2016 277TH AVE SE
6	0	009800	0060	07/14/14	\$1,062,500	\$1,094,000	5,320	11	2003	Avg	20,041	Y	N	28733 SE 26TH WAY
6	0	152406	9044	10/09/14	\$1,822,500	\$1,848,000	6,380	12	2006	Avg	88,714	N	N	24278 SE 47TH PL

Improved Sales Removed in this Physical Inspection Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	022406	9144	09/24/12	\$428,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	022406	9063	09/13/13	\$925,000	BUILDER OR DEVELOPER SALES
5	0	022406	9063	03/26/14	\$2,650,000	BUILDER OR DEVELOPER SALES
5	0	022406	9065	07/15/13	\$510,000	NON-REPRESENTATIVE SALE
5	0	022406	9142	06/05/13	\$453,500	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	0	022406	9168	03/08/13	\$357,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	022406	9161	01/31/14	\$675,000	SHORT SALE
5	0	029376	0480	09/26/13	\$487,300	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	029376	0080	02/25/14	\$1,003,000	RELOCATION - SALE TO SERVICE
5	0	029376	0080	02/24/14	\$1,003,000	RELOCATION - SALE TO SERVICE
5	0	030500	0250	02/20/13	\$550,000	NO MARKET EXPOSURE
5	0	030500	0230	08/27/14	\$680,000	RELOCATION - SALE TO SERVICE
5	0	030500	0230	08/13/14	\$680,000	RELOCATION - SALE TO SERVICE
5	0	032406	9076	03/27/13	\$529,868	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	032406	9076	01/21/14	\$547,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	032406	9070	04/09/13	\$467,500	NO MARKET EXPOSURE
5	0	032406	9053	03/19/12	\$400,000	NON-REPRESENTATIVE SALE
5	0	032406	9093	03/31/14	\$2,300,000	NON-REPRESENTATIVE SALE
5	0	032406	9086	04/25/13	\$1,318,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	0	032406	9090	05/22/13	\$1,225,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	042406	9181	12/04/12	\$506,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9181	07/25/12	\$382,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9112	06/16/14	\$999,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9112	07/18/12	\$915,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9115	06/07/13	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	042406	9115	12/19/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	042406	9222	02/20/14	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
5	0	042406	9184	07/24/13	\$746,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	042406	9277	06/10/13	\$550,000	IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	042406	9087	02/27/13	\$524,560	NO MARKET EXPOSURE
5	0	042406	9110	05/01/14	\$309,400	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	042406	9240	07/11/12	\$375,000	NON-REPRESENTATIVE SALE
5	0	042406	9278	04/02/13	\$220,000	NON-REPRESENTATIVE SALE
5	0	042406	9278	09/18/14	\$410,000	NON-REPRESENTATIVE SALE
5	0	042406	9117	01/16/13	\$406,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	042406	9156	04/20/12	\$378,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	042406	9114	05/13/13	\$1,320,000	NON-REPRESENTATIVE SALE; HISTORIC PROPERTY
5	0	042406	9098	02/22/13	\$645,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	042406	9173	09/26/12	\$1,110,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	052406	9011	09/11/14	\$622,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	052406	9011	02/23/12	\$415,071	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	052406	9011	04/24/12	\$195,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	052406	9115	05/09/14	\$759,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	052406	9115	09/28/13	\$630,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	052406	9023	05/29/13	\$560,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	0	052406	9023	01/22/13	\$749,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	0	052406	9019	11/20/14	\$1,150,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	054910	0124	08/22/14	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	062960	0010	01/17/12	\$355,000	NON-REPRESENTATIVE SALE
5	0	064280	0190	05/01/14	\$677,770	RELOCATION - SALE TO SERVICE
5	0	064280	0190	04/28/14	\$677,770	RELOCATION - SALE TO SERVICE
5	0	082406	9143	07/25/13	\$480,025	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
5	0	082406	9122	12/31/13	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	082406	9182	04/16/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	082406	9043	03/27/14	\$1,160,000	IMP. COUNT > 1
5	0	082406	9153	02/20/14	\$580,000	IMP. COUNT > 1; BANKRUPTCY-RECEIVER OR TRUSTEE
5	0	082406	9037	06/27/12	\$895,000	NO MARKET EXPOSURE
5	0	082406	9090	09/26/14	\$274,457	QUIT CLAIM DEED; CORPORATE AFFILIATES
5	0	082406	9113	09/24/14	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	082406	9113	05/09/13	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	082406	9113	03/28/12	\$326,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	082406	9108	06/04/12	\$494,000	RELOCATION - SALE TO SERVICE
5	0	082406	9108	05/29/12	\$494,000	RELOCATION - SALE TO SERVICE
5	0	082406	9104	06/28/12	\$244,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	092406	9082	10/19/12	\$925,000	IMP. COUNT > 1
5	0	092406	9182	12/07/12	\$1,016,000	IMP. COUNT > 1
5	0	092406	9115	07/24/12	\$250,000	IMP. COUNT > 1; NON-REPRESENTATIVE SALE
5	0	092406	9111	12/13/12	\$400,000	NO MARKET EXPOSURE
5	0	092406	9296	03/20/13	\$592,500	NO MARKET EXPOSURE
5	0	092406	9061	05/01/13	\$500,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	092406	9083	09/13/12	\$295,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	092406	9156	06/18/12	\$1,269,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	092406	9282	03/20/13	\$855,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	092406	9042	11/25/14	\$775,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; IMP CHARACTERISTICS CHANGED SINCE SALE
5	0	102406	9123	08/15/14	\$345,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	102406	9214	11/07/14	\$1,099,990	IMP CHARACTERISTICS CHANGED SINCE SALE
5	0	102406	9063	09/23/14	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	102406	9063	04/28/14	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	102406	9134	04/08/13	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	102406	9115	12/18/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	102406	9115	01/12/12	\$229,246	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	102406	9060	07/17/14	\$414,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
5	0	102406	9202	03/29/12	\$725,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	102406	9120	04/12/12	\$237,000	NON-REPRESENTATIVE SALE
5	0	102406	9129	06/13/12	\$277,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	102406	9052	12/15/14	\$760,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	102406	9189	02/26/13	\$510,000	SHORT SALE; STATEMENT TO DOR
5	0	112406	9036	01/16/14	\$900,000	NO MARKET EXPOSURE
5	0	112406	9034	11/20/13	\$775,000	PREVIOUS IMP VALUE<10000
5	0	113750	0210	06/04/13	\$1,105,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	138510	0090	05/08/14	\$1,471,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	138510	0100	04/16/13	\$1,260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	138510	0330	03/22/13	\$630,000	OBSOLESCENCE
5	0	144160	0260	07/17/12	\$787,500	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	144160	0240	06/04/13	\$766,500	SHORT SALE
5	0	160459	0210	03/14/12	\$106,408	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	184241	0040	11/28/12	\$543,713	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	185308	0330	01/12/12	\$882,400	NON-REPRESENTATIVE SALE
5	0	185308	0410	03/20/12	\$630,000	NON-REPRESENTATIVE SALE
5	0	185308	0480	04/12/12	\$615,000	NON-REPRESENTATIVE SALE
5	0	185308	1310	04/25/12	\$698,671	NON-REPRESENTATIVE SALE
5	0	185308	0640	05/14/14	\$966,000	RELOCATION - SALE TO SERVICE
5	0	185308	0780	11/12/14	\$783,000	RELOCATION - SALE TO SERVICE
5	0	185308	0780	02/27/12	\$638,650	RELOCATION - SALE TO SERVICE
5	0	185308	0640	05/13/14	\$966,000	RELOCATION - SALE TO SERVICE
5	0	185308	0780	11/11/14	\$783,000	RELOCATION - SALE TO SERVICE
5	0	212406	9141	08/01/14	\$1,230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	212406	9086	06/04/14	\$560,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	212406	9086	05/22/14	\$560,000	RELOCATION - SALE TO SERVICE
5	0	212406	9082	02/28/13	\$470,000	SHORT SALE
5	0	217750	0015	05/02/12	\$20,043	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	217750	0285	07/16/13	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	217750	0310	07/08/14	\$1,555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	217750	0395	07/05/12	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	217750	0146	04/16/13	\$1,350,000	NO MARKET EXPOSURE
5	0	217750	0050	12/17/14	\$259,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	217750	0050	12/17/14	\$605,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	217750	0095	12/07/12	\$350,000	PERCENT COMPLETE
5	0	217750	0270	01/24/14	\$470,000	PREVIOUS IMP VALUE<10000
5	0	217750	0115	12/13/12	\$867,300	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	222406	9124	12/16/14	\$373,000	CORPORATE AFFILIATES
5	0	222406	9124	06/28/14	\$696,000	CORPORATE AFFILIATES
5	0	222406	9107	12/09/14	\$1,210	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
5	0	222406	9095	01/09/12	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	242810	0020	11/12/14	\$977,032	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	242810	0090	10/23/14	\$995,488	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	242810	0100	11/17/14	\$847,093	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	253750	0180	06/19/14	\$140,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	255330	0510	03/14/14	\$575,000	NO MARKET EXPOSURE
5	0	329561	0310	08/13/12	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	329561	0310	05/07/13	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	329561	0460	03/13/12	\$649,000	RELOCATION - SALE TO SERVICE
5	0	329561	0460	03/13/12	\$649,000	RELOCATION - SALE TO SERVICE
5	0	329960	0270	08/03/12	\$650,000	RELOCATION - SALE TO SERVICE
5	0	329960	0270	07/20/12	\$684,000	RELOCATION - SALE TO SERVICE
5	0	329961	0560	02/14/12	\$722,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	329961	0180	05/28/13	\$760,000	RELOCATION - SALE TO SERVICE
5	0	329961	0180	05/28/13	\$760,000	RELOCATION - SALE TO SERVICE
5	0	357000	0160	07/10/14	\$610,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	357000	0160	05/03/13	\$410,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	357000	0160	10/15/13	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	381450	0270	11/09/12	\$920,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	381451	0230	08/29/12	\$755,000	RELOCATION - SALE TO SERVICE
5	0	381451	0230	08/21/12	\$755,000	RELOCATION - SALE TO SERVICE
5	0	395680	0210	11/18/13	\$1,052,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
5	0	395680	0210	11/18/13	\$1,052,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
5	0	395680	0170	10/03/12	\$840,000	SHORT SALE
5	0	421527	0020	05/08/14	\$979,990	UNFINISHED AREA
5	0	421527	0050	07/25/14	\$965,990	UNFINISHED AREA
5	0	422125	0040	04/16/12	\$388,000	SHORT SALE
5	0	422127	0180	06/07/13	\$420,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	422127	0210	09/25/12	\$399,950	SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	423360	0310	12/15/14	\$1,194,125	IMP. CHARACTERISTIC CHANGED SINCE SALE
5	0	423360	0180	10/20/14	\$1,164,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	440360	0040	11/27/12	\$550,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	440360	0160	04/12/13	\$650,000	UNFINISHED AREA; SHORT SALE
5	0	540650	0360	10/16/12	\$500,000	NO MARKET EXPOSURE
5	0	540650	0550	04/15/14	\$534,000	NO MARKET EXPOSURE
5	0	572650	0050	04/10/13	\$190,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	612700	1000	12/12/12	\$403,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	612700	0480	09/18/14	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; SHORT SALE
5	0	612700	0480	01/02/12	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; SHORT SALE
5	0	612700	0530	04/05/13	\$675,000	RELOCATION - SALE TO SERVICE
5	0	612700	0530	03/21/13	\$675,000	RELOCATION - SALE TO SERVICE
5	0	612701	0760	11/04/12	\$438,000	NO MARKET EXPOSURE
5	0	612701	0080	02/15/12	\$364,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	644600	0155	04/16/13	\$499,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	644600	0045	06/04/13	\$625,000	NO MARKET EXPOSURE
5	0	644600	0145	10/23/12	\$350,000	NO MARKET EXPOSURE; STATEMENT TO DOR
5	0	644620	0100	01/10/14	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	644620	0100	09/28/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	644620	0370	01/10/14	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
5	0	664595	0080	08/15/12	\$1,335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
5	0	664595	0080	08/14/12	\$1,335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	670585	0340	10/12/12	\$427,213	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	670587	0020	06/22/12	\$494,000	RELOCATION - SALE TO SERVICE
5	0	670587	0130	05/04/12	\$510,000	RELOCATION - SALE TO SERVICE
5	0	670587	0020	06/22/12	\$494,000	RELOCATION - SALE TO SERVICE
5	0	670587	0130	05/01/12	\$510,000	RELOCATION - SALE TO SERVICE
5	0	670587	0060	02/14/12	\$489,000	SHORT SALE
5	0	679070	0150	01/29/14	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	679070	0210	05/01/13	\$460,200	NO MARKET EXPOSURE
5	0	679070	0260	08/05/14	\$510,000	NON-REPRESENTATIVE SALE
5	0	679083	0020	12/13/12	\$798,354	UNFINISHED AREA
5	0	679083	0120	10/24/12	\$785,990	UNFINISHED AREA
5	0	679090	0040	05/08/14	\$450,000	NO MARKET EXPOSURE
5	0	679090	0190	07/30/13	\$485,000	NO MARKET EXPOSURE
5	0	679095	0220	03/06/13	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	679095	0200	01/13/12	\$640,000	NON-REPRESENTATIVE SALE; RELOCATION - SALE BY SERVICE
5	0	679099	0100	07/30/13	\$312,700	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	679100	0230	07/19/12	\$375,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	679100	0740	01/25/12	\$345,500	NON-REPRESENTATIVE SALE; QUESTIONABLE PER APPRAISAL
5	0	679100	0460	11/14/12	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	679100	0370	10/31/13	\$459,900	SHORT SALE
5	0	679101	0280	04/22/13	\$418,108	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	679105	0010	01/22/13	\$528,063	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	679110	0270	07/23/13	\$406,175	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	679110	0230	09/15/13	\$393,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	679110	0480	06/22/12	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	679110	0480	02/10/12	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	679110	0170	02/16/12	\$543,000	NO MARKET EXPOSURE
5	0	679110	0330	08/15/13	\$325,000	PREVIOUS IMP VALUE<10000
5	0	679510	0586	04/20/12	\$250	DOR RATIO; MULTI-PARCEL SALE; QUIT CLAIM DEED; \$1,000 SALE OR LESS
5	0	679510	0586	02/25/14	\$525,000	DOR RATIO; MULTI-PARCEL SALE; QUIT CLAIM DEED; \$1,000 SALE OR LESS
5	0	679510	0860	12/31/12	\$18,508	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	0	679510	0702	12/23/14	\$250,000	NO MARKET EXPOSURE
5	0	679510	0290	06/01/12	\$590,000	PREVIOUS IMP VALUE<10000
5	0	679510	0300	07/26/12	\$525,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	679510	0681	04/03/14	\$600,000	TEAR DOWN
5	0	679960	0060	11/09/12	\$575,000	RELOCATION - SALE TO SERVICE
5	0	679960	0060	10/15/12	\$575,000	RELOCATION - SALE TO SERVICE
5	0	684330	0050	02/22/12	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	719780	0390	04/10/12	\$389,000	SHORT SALE
5	0	738470	0040	12/20/12	\$722,700	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	738470	0260	02/25/14	\$827,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	752541	0090	07/08/14	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	752541	0090	01/24/14	\$433,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	752542	0080	04/24/12	\$520,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	752542	0170	04/08/14	\$591,400	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	752542	0170	01/13/14	\$593,834	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	752553	0580	01/03/12	\$554,000	NO MARKET EXPOSURE
5	0	752553	0680	12/12/13	\$774,500	NO MARKET EXPOSURE
5	0	752553	0290	06/14/12	\$750,000	RELOCATION - SALE TO SERVICE
5	0	752553	0610	04/18/13	\$775,000	RELOCATION - SALE TO SERVICE
5	0	752553	0940	06/28/14	\$849,000	RELOCATION - SALE TO SERVICE
5	0	752553	0290	06/11/12	\$750,000	RELOCATION - SALE TO SERVICE
5	0	752553	0610	04/18/13	\$775,000	RELOCATION - SALE TO SERVICE
5	0	752553	0940	06/28/14	\$840,000	RELOCATION - SALE TO SERVICE
5	0	752720	0470	05/12/14	\$560,000	NO MARKET EXPOSURE
5	0	752720	0220	03/27/12	\$387,000	NON-REPRESENTATIVE SALE
5	0	752740	0070	07/09/13	\$642,350	QUIT CLAIM DEED
5	0	752740	0070	11/01/13	\$240,000	QUIT CLAIM DEED
5	0	752740	0070	12/31/14	\$235,388	QUIT CLAIM DEED
5	0	752742	0060	05/03/12	\$566,700	RELOCATION - SALE BY SERVICE
5	0	752742	0060	06/28/13	\$691,000	RELOCATION - SALE BY SERVICE
5	0	752742	0060	06/27/13	\$691,000	RELOCATION - SALE BY SERVICE
5	0	769180	0170	12/12/12	\$536,000	RELOCATION - SALE TO SERVICE
5	0	769180	0170	12/12/12	\$536,000	RELOCATION - SALE TO SERVICE
5	0	809980	0070	12/27/12	\$365,000	NON-REPRESENTATIVE SALE
5	0	809980	0580	01/08/13	\$330,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	809990	0260	05/28/14	\$544,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	809990	0260	10/14/13	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	809990	0040	11/11/14	\$519,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	809990	0040	03/21/14	\$345,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	809990	0060	12/16/14	\$440,000	NON-REPRESENTATIVE SALE
5	0	812010	0090	04/02/13	\$780,000	NO MARKET EXPOSURE
5	0	812350	0090	12/19/14	\$1,359,000	RELOCATION - SALE TO SERVICE
5	0	812360	0090	04/30/13	\$490,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	856490	0050	08/07/14	\$862,000	PREVIOUS IMP VALUE<10000
5	0	864990	0440	12/09/14	\$680,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	864990	0440	08/29/12	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	864990	0440	12/08/14	\$680,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	864990	0130	07/20/12	\$497,000	NON-REPRESENTATIVE SALE
5	0	865390	0150	05/05/14	\$800,000	NO MARKET EXPOSURE
5	0	865390	0080	04/24/14	\$702,000	NO MARKET EXPOSURE
5	0	865390	0150	05/01/14	\$800,000	NO MARKET EXPOSURE
5	0	865390	0240	06/19/12	\$435,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	869145	0270	12/17/14	\$924,990	IMP CHARACTERISTICS CHANGED SINCE SALE
5	0	869145	0130	10/03/14	\$871,990	IMP. CHARACTERISTIC CHANGED SINCE SALE
5	0	883570	0260	10/22/12	\$671,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	883570	0010	08/01/12	\$784,000	RELOCATION - SALE TO SERVICE
5	0	883570	0010	08/23/12	\$790,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	947599	0070	06/08/12	\$695,000	RELOCATION - SALE TO SERVICE
5	0	947599	0100	04/03/13	\$726,000	RELOCATION - SALE TO SERVICE
5	0	947599	0070	06/08/12	\$700,000	RELOCATION - SALE TO SERVICE
5	0	947599	0100	04/03/13	\$726,000	RELOCATION - SALE TO SERVICE
5	0	947601	0130	06/20/14	\$629,950	RELOCATION - SALE TO SERVICE
5	0	947601	0130	06/20/14	\$629,950	RELOCATION - SALE TO SERVICE
5	0	954470	0160	03/19/13	\$661,954	NO MARKET EXPOSURE
5	0	954470	0160	03/24/14	\$705,000	NO MARKET EXPOSURE
5	0	954470	0430	08/07/13	\$712,500	RELOCATION - SALE TO SERVICE
5	0	954470	0580	04/16/13	\$685,000	RELOCATION - SALE TO SERVICE
5	0	954470	0430	07/15/13	\$725,000	RELOCATION - SALE TO SERVICE
5	0	954470	0580	04/15/13	\$685,000	RELOCATION - SALE TO SERVICE
5	0	954470	0740	12/05/14	\$939,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	009800	0400	09/18/14	\$928,400	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
6	0	009800	0750	10/21/14	\$1,165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	009800	0950	12/10/14	\$1,060,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	009800	0750	10/21/14	\$1,165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	009800	0950	12/08/14	\$1,060,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	009800	0750	02/03/12	\$705,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	009800	0330	04/08/13	\$1,054,830	FINANCIAL INSTITUTION RESALE
6	0	009800	0330	09/09/13	\$800,000	FINANCIAL INSTITUTION RESALE
6	0	009800	0160	11/03/14	\$1,650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	009800	1010	08/22/13	\$995,000	NON-REPRESENTATIVE SALE; DIVORCE
6	0	009800	1210	01/15/13	\$844,000	QUIT CLAIM DEED; SHORT SALE
6	0	009800	0240	05/20/12	\$1,000,000	RELOCATION - SALE TO SERVICE
6	0	009800	0500	05/21/13	\$998,800	RELOCATION - SALE TO SERVICE
6	0	009800	0240	05/20/12	\$1,000,000	RELOCATION - SALE TO SERVICE
6	0	009800	0500	05/21/13	\$998,800	RELOCATION - SALE TO SERVICE
6	0	009800	0130	11/30/12	\$1,100,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	009800	0830	06/21/12	\$750,000	SHORT SALE
6	0	009800	0360	09/30/14	\$748,125	SHORT SALE; STATEMENT TO DOR
6	0	009803	0090	05/19/14	\$830,000	NO MARKET EXPOSURE
6	0	009803	0070	07/03/13	\$830,000	RELOCATION - SALE TO SERVICE
6	0	009803	0170	05/10/12	\$649,990	RELOCATION - SALE TO SERVICE
6	0	009803	0260	12/05/13	\$749,000	RELOCATION - SALE TO SERVICE
6	0	009803	0430	10/16/12	\$650,000	RELOCATION - SALE TO SERVICE
6	0	009803	0070	07/01/13	\$830,000	RELOCATION - SALE TO SERVICE
6	0	009803	0170	05/08/12	\$649,990	RELOCATION - SALE TO SERVICE
6	0	009803	0260	12/04/13	\$749,000	RELOCATION - SALE TO SERVICE
6	0	009803	0430	09/15/12	\$650,000	RELOCATION - SALE TO SERVICE
6	0	009803	0590	12/18/12	\$610,000	SHORT SALE
6	0	062940	0650	08/01/14	\$898,000	NO MARKET EXPOSURE
6	0	062940	0350	06/02/14	\$853,000	RELOCATION - SALE TO SERVICE
6	0	062940	0350	07/11/13	\$778,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	062940	0470	07/26/13	\$850,000	RELOCATION - SALE TO SERVICE
6	0	062940	0470	06/29/12	\$707,000	RELOCATION - SALE TO SERVICE
6	0	062940	0350	06/02/14	\$853,000	RELOCATION - SALE TO SERVICE
6	0	062940	0470	07/23/13	\$850,000	RELOCATION - SALE TO SERVICE
6	0	062941	0170	01/08/13	\$570,000	RELOCATION - SALE TO SERVICE
6	0	062941	0170	01/07/13	\$569,000	RELOCATION - SALE TO SERVICE
6	0	062942	0480	09/26/14	\$786,000	RELOCATION - SALE TO SERVICE
6	0	062942	0480	12/05/13	\$750,000	RELOCATION - SALE TO SERVICE
6	0	062942	0480	01/24/12	\$633,000	RELOCATION - SALE TO SERVICE
6	0	062942	0480	11/25/13	\$750,000	RELOCATION - SALE TO SERVICE
6	0	062942	0190	04/19/12	\$555,000	SHORT SALE
6	0	114960	0040	03/06/13	\$620,000	RELOCATION - SALE TO SERVICE
6	0	114960	0040	03/06/13	\$620,000	RELOCATION - SALE TO SERVICE
6	0	114990	0050	11/13/14	\$512,300	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	0	115000	1220	01/09/13	\$491,500	SHORT SALE
6	0	122406	9060	05/28/13	\$472,500	NO MARKET EXPOSURE
6	0	142406	9119	07/20/12	\$497,000	RELOCATION - SALE TO SERVICE
6	0	142406	9119	03/01/12	\$479,950	RELOCATION - SALE TO SERVICE
6	0	142406	9119	07/17/12	\$497,000	RELOCATION - SALE TO SERVICE
6	0	152406	9028	06/02/14	\$800,000	TEAR DOWN
6	0	222406	9139	08/10/12	\$349,900	FINANCIAL INSTITUTION RESALE; QUESTIONABLE PER APPRAISAL
6	0	222406	9070	08/23/12	\$310,000	NEW PLAT (WITH LESS THAN 20% SOLD)

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	222406	9070	02/28/12	\$129,000	NEW PLAT (WITH LESS THAN 20% SOLD)
6	0	222406	9103	03/26/12	\$525,000	NO MARKET EXPOSURE
6	0	280600	0350	05/31/13	\$550,618	NO MARKET EXPOSURE
6	0	280600	0420	06/07/13	\$560,000	NO MARKET EXPOSURE; STATEMENT TO DOR
6	0	280600	0200	11/05/13	\$621,000	RELOCATION - SALE TO SERVICE
6	0	280600	0330	06/07/13	\$605,000	RELOCATION - SALE TO SERVICE
6	0	280600	0200	11/04/13	\$621,000	RELOCATION - SALE TO SERVICE
6	0	280600	0330	06/06/13	\$605,000	RELOCATION - SALE TO SERVICE
6	0	280600	0230	04/09/12	\$475,000	SHORT SALE
6	0	327692	0010	06/18/13	\$550,000	NO MARKET EXPOSURE
6	0	327693	0150	08/19/13	\$675,250	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
6	0	327694	0120	11/06/12	\$720,000	QUESTIONABLE PER APPRAISAL
6	0	327694	0120	11/06/12	\$720,000	QUESTIONABLE PER APPRAISAL
6	0	327694	0120	11/06/12	\$720,000	QUESTIONABLE PER APPRAISAL
6	0	327694	0120	11/06/12	\$720,000	QUESTIONABLE PER APPRAISAL
6	0	352895	0070	03/01/13	\$500,000	RELOCATION - SALE TO SERVICE
6	0	352895	0070	12/21/12	\$500,000	RELOCATION - SALE TO SERVICE
6	0	352900	0710	10/18/12	\$400,000	SHORT SALE
6	0	390490	0540	03/11/13	\$537,680	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	390490	0640	02/13/13	\$409,089	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	390490	0640	05/16/13	\$381,111	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	390490	0540	03/28/13	\$537,680	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	390490	0540	04/14/14	\$434,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	390490	1670	06/20/14	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	0	390490	1670	01/24/13	\$298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	0	390490	0290	09/26/13	\$416,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	390490	2150	08/26/14	\$519,000	RELOCATION - SALE TO SERVICE
6	0	390490	2620	06/18/14	\$742,116	RELOCATION - SALE TO SERVICE
6	0	390490	2150	08/20/14	\$519,000	RELOCATION - SALE TO SERVICE
6	0	390490	2620	06/18/14	\$742,116	RELOCATION - SALE TO SERVICE
6	0	390492	0100	10/31/13	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	390492	0060	04/18/12	\$612,000	NO MARKET EXPOSURE
6	0	390492	0150	02/07/12	\$327,550	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	390492	0370	07/25/13	\$525,000	RELOCATION - SALE TO SERVICE
6	0	390492	0370	06/27/13	\$525,000	RELOCATION - SALE TO SERVICE
6	0	390493	0240	09/22/14	\$485,000	NO MARKET EXPOSURE
6	0	390493	0020	07/23/13	\$580,000	NO MARKET EXPOSURE
6	0	390493	0240	12/28/12	\$400,000	NO MARKET EXPOSURE
6	0	390493	0450	03/05/13	\$367,500	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	390493	0290	06/26/12	\$380,000	RELOCATION - SALE TO SERVICE
6	0	390493	0290	06/26/12	\$380,000	RELOCATION - SALE TO SERVICE
6	0	390494	0200	06/20/14	\$660,000	RELOCATION - SALE TO SERVICE
6	0	390494	0610	07/31/13	\$530,000	RELOCATION - SALE TO SERVICE
6	0	390494	0730	05/17/12	\$530,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	390494	0200	06/16/14	\$650,000	RELOCATION - SALE TO SERVICE
6	0	390494	0610	05/08/13	\$535,000	RELOCATION - SALE TO SERVICE
6	0	390494	0730	03/05/12	\$530,000	RELOCATION - SALE TO SERVICE
6	0	390494	0630	10/25/12	\$385,000	SHORT SALE
6	0	390495	0160	07/25/12	\$312,500	NO MARKET EXPOSURE
6	0	390495	0120	07/31/13	\$224,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
6	0	390495	0030	09/13/12	\$460,000	SHORT SALE
6	0	390496	0700	06/13/14	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	390496	0700	08/30/12	\$442,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	390496	0010	04/09/14	\$543,500	NO MARKET EXPOSURE
6	0	390496	0140	06/02/14	\$490,000	NO MARKET EXPOSURE
6	0	390496	0520	05/15/13	\$462,000	NO MARKET EXPOSURE
6	0	390496	0270	06/18/12	\$467,500	RELOCATION - SALE TO SERVICE
6	0	390496	0270	06/14/12	\$467,500	RELOCATION - SALE TO SERVICE
6	0	390496	0460	08/17/12	\$370,000	SHORT SALE
6	0	390497	0110	05/24/13	\$425,000	NO MARKET EXPOSURE
6	0	390498	0210	01/30/13	\$333,900	NON-REPRESENTATIVE SALE
6	0	390499	0480	06/24/13	\$512,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	390499	0480	04/16/13	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	390500	0580	09/13/12	\$510,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	390500	0580	03/14/12	\$450,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	390500	0450	04/25/12	\$460,090	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	390501	0020	01/11/12	\$500,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6	0	390503	0150	09/17/12	\$420,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	390504	0050	06/03/14	\$474,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
6	0	390505	0240	06/24/14	\$425,000	NO MARKET EXPOSURE
6	0	390507	0050	07/30/14	\$598,736	NO MARKET EXPOSURE
6	0	390508	1780	06/24/13	\$435,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	390508	1640	12/31/14	\$569,000	RELOCATION - SALE TO SERVICE
6	0	390510	1000	02/07/12	\$308,619	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	390510	1000	05/03/12	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	390510	0020	07/01/13	\$437,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	390510	0840	07/23/14	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
6	0	390510	0840	08/01/12	\$332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
6	0	390510	0330	01/02/13	\$420,000	NO MARKET EXPOSURE
6	0	390510	0030	10/31/13	\$395,000	NON-REPRESENTATIVE SALE
6	0	390510	0080	10/25/12	\$340,000	NON-REPRESENTATIVE SALE
6	0	390510	0390	10/22/13	\$475,000	RELOCATION - SALE TO SERVICE
6	0	390510	0390	10/22/13	\$485,000	RELOCATION - SALE TO SERVICE
6	0	390512	0980	01/10/12	\$404,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	390512	0440	02/23/12	\$380,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	390512	0620	12/21/12	\$415,000	SHORT SALE
6	0	712200	0290	09/11/12	\$570,000	NON-REPRESENTATIVE SALE; SHORT SALE; STATEMENT TO DOR
6	0	712200	0020	09/12/13	\$436,598	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	807835	0510	09/01/12	\$533,000	NO MARKET EXPOSURE
6	0	807836	0150	01/06/14	\$410,000	NON-REPRESENTATIVE SALE
6	0	807838	0050	03/01/12	\$490,500	RELOCATION - SALE TO SERVICE
6	0	807838	0050	02/24/12	\$490,500	RELOCATION - SALE TO SERVICE
6	0	807839	0250	10/10/13	\$700,000	RELOCATION - SALE TO SERVICE
6	0	807839	0250	07/02/12	\$587,000	RELOCATION - SALE TO SERVICE
6	0	807839	0250	10/10/13	\$700,000	RELOCATION - SALE TO SERVICE
6	0	807910	0450	05/14/14	\$637,000	NO MARKET EXPOSURE
6	0	807910	0730	07/01/13	\$459,000	NO MARKET EXPOSURE; STATEMENT TO DOR
6	0	864420	0400	02/19/13	\$695,000	NO MARKET EXPOSURE
6	0	864421	0370	06/09/14	\$799,000	NO MARKET EXPOSURE
6	0	864422	0240	09/01/12	\$764,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
6	0	864422	0170	05/22/14	\$800,000	NO MARKET EXPOSURE
6	0	864422	0200	07/11/13	\$885,000	NO MARKET EXPOSURE
6	0	864422	0230	08/05/14	\$795,000	NO MARKET EXPOSURE
6	0	866505	0870	07/17/12	\$320,000	NON-REPRESENTATIVE SALE
6	0	866505	0220	10/21/14	\$459,000	RELOCATION - SALE TO SERVICE
6	0	866505	0220	06/24/13	\$446,000	RELOCATION - SALE TO SERVICE
6	0	866505	0220	06/23/13	\$446,000	RELOCATION - SALE TO SERVICE
6	0	869130	0800	04/24/13	\$605,000	NON-REPRESENTATIVE SALE
6	0	869130	0020	09/20/12	\$645,000	RELOCATION - SALE TO SERVICE
6	0	869130	0580	07/24/14	\$845,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	869130	0580	08/16/13	\$772,000	RELOCATION - SALE TO SERVICE
6	0	869130	0020	09/18/12	\$645,000	RELOCATION - SALE TO SERVICE
6	0	869130	0580	07/23/14	\$845,000	RELOCATION - SALE TO SERVICE
6	0	869131	0420	01/20/12	\$1,624	DOR RATIO; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	0	869131	0110	07/20/12	\$635,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	869133	0350	07/02/13	\$795,143	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	869133	0350	03/28/14	\$635,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	869134	0040	02/13/13	\$540,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	869135	0200	09/26/13	\$750,000	NO MARKET EXPOSURE
6	0	869136	0180	01/31/14	\$870,000	NO MARKET EXPOSURE
6	0	869136	0180	01/31/14	\$870,000	NO MARKET EXPOSURE
6	0	869138	0060	03/27/12	\$641,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
6	0	869138	0060	03/27/12	\$641,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
6	0	869139	1020	11/14/13	\$644,000	NON-REPRESENTATIVE SALE
6	0	869139	0120	04/02/12	\$689,000	NON-REPRESENTATIVE SALE
6	0	869139	1020	07/10/12	\$554,000	NON-REPRESENTATIVE SALE
6	0	869139	1340	05/22/12	\$550,000	NON-REPRESENTATIVE SALE
6	0	869139	0740	11/06/12	\$515,000	NON-REPRESENTATIVE SALE; QUESTIONABLE PER APPRAISAL
6	0	869139	1220	02/17/12	\$529,000	NON-REPRESENTATIVE SALE; QUESTIONABLE PER APPRAISAL
6	0	869139	0320	12/03/13	\$530,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	869139	0470	09/27/12	\$585,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	869139	0150	02/14/12	\$586,900	QUESTIONABLE PER APPRAISAL

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	869139	0820	12/06/12	\$560,000	RELOCATION - SALE TO SERVICE
6	0	869139	1130	04/12/13	\$656,000	RELOCATION - SALE TO SERVICE
6	0	869139	0820	11/26/12	\$560,000	RELOCATION - SALE TO SERVICE
6	0	869139	1130	04/12/13	\$656,000	RELOCATION - SALE TO SERVICE
6	0	869139	0170	11/22/13	\$681,000	SHORT SALE
6	0	869140	0750	05/07/13	\$732,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	869140	0750	02/26/13	\$623,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	869140	0170	06/03/13	\$799,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
6	0	869140	0420	08/08/12	\$760,000	RELOCATION - SALE TO SERVICE
6	0	869140	0520	06/10/14	\$821,000	RELOCATION - SALE TO SERVICE
6	0	869140	0520	01/06/12	\$658,000	RELOCATION - SALE TO SERVICE
6	0	869140	0420	08/05/12	\$760,000	RELOCATION - SALE TO SERVICE
6	0	869140	0520	06/10/14	\$821,000	RELOCATION - SALE TO SERVICE
6	0	869140	0540	09/27/13	\$688,899	SHORT SALE
6	0	869141	0430	03/26/14	\$600,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	869141	0470	06/25/13	\$710,000	NON-REPRESENTATIVE SALE
6	0	869141	0010	02/05/14	\$626,950	NON-REPRESENTATIVE SALE
6	0	869141	0420	03/04/13	\$582,900	NON-REPRESENTATIVE SALE
6	0	869141	0470	02/23/12	\$570,000	NON-REPRESENTATIVE SALE
6	0	869141	0190	01/16/12	\$527,500	RELOCATION - SALE TO SERVICE
6	0	869141	0340	03/24/14	\$722,000	RELOCATION - SALE TO SERVICE
6	0	869141	0500	12/10/13	\$704,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	869141	0190	01/16/12	\$555,000	RELOCATION - SALE TO SERVICE
6	0	869141	0340	03/17/14	\$722,000	RELOCATION - SALE TO SERVICE
6	0	869141	0500	12/07/13	\$704,000	RELOCATION - SALE TO SERVICE
6	0	869142	0100	02/26/14	\$807,600	RELOCATION - SALE TO SERVICE
6	0	869142	0130	06/14/12	\$727,500	RELOCATION - SALE TO SERVICE
6	0	869142	0100	02/26/14	\$807,600	RELOCATION - SALE TO SERVICE
6	0	869142	0130	06/08/12	\$727,500	RELOCATION - SALE TO SERVICE
6	0	869142	0170	06/03/13	\$799,000	RELOCATION - SALE TO SERVICE
6	0	869143	0060	08/22/12	\$822,060	RELOCATION - SALE BY SERVICE
6	0	869143	0060	03/20/13	\$850,000	RELOCATION - SALE BY SERVICE
6	0	869143	0060	03/16/13	\$850,000	RELOCATION - SALE BY SERVICE
6	0	869144	0140	12/22/14	\$987,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	869144	0440	10/03/14	\$882,990	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	894436	0450	04/18/14	\$451,500	NO MARKET EXPOSURE
6	0	894436	0450	06/13/13	\$365,000	NO MARKET EXPOSURE
6	0	894436	0530	09/19/13	\$399,950	NO MARKET EXPOSURE
6	0	894436	0370	06/28/13	\$240,560	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Physical Inspection Analysis Area 069

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
69	5	0	022406	9130	08/08/14	\$565,000	260,053	N	N
69	5	0	022406	9196	06/11/12	\$288,000	43,370	N	N
69	5	0	054910	0006	08/13/14	\$360,000	15,449	N	N
69	5	0	082406	9030	09/25/13	\$300,000	34,848	N	N
69	5	0	082406	9167	04/11/12	\$310,000	54,886	Y	N
69	5	0	152406	9077	02/21/13	\$1,400,000	217,800	N	N
69	5	0	212406	9081	03/21/13	\$265,000	123,530	N	N
69	5	0	212406	9143	07/05/12	\$170,000	9,998	N	N
69	5	0	212406	9142	04/25/12	\$147,250	9,920	N	N
69	5	0	212406	9080	02/07/12	\$150,000	154,627	N	N
69	5	0	644580	0080	11/08/13	\$295,000	41,515	N	N
69	5	0	644580	0080	03/27/12	\$209,000	41,515	N	N
69	5	0	644600	0065	03/20/14	\$211,950	26,924	N	N
69	5	0	644600	0060	08/28/13	\$205,000	24,948	N	N
69	5	0	644600	0125	03/05/13	\$185,000	23,433	N	N
69	5	0	644620	0115	06/25/14	\$170,000	33,000	N	N
69	5	0	664600	0020	01/23/13	\$240,000	94,654	N	N
69	6	0	122406	9037	08/19/13	\$300,000	223,898	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 069

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	012406	9057	05/10/13	\$241,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	022406	9066	04/17/14	\$1,250,000	NO MARKET EXPOSURE
5	0	022406	9140	11/25/13	\$220,000	PERSONAL PROPERTY MH; MOBILE HOME; NO MARKET EXPOSURE
5	0	022406	9197	07/10/12	\$160,000	NO MARKET EXPOSURE
5	0	042406	9177	09/05/14	\$27,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	042406	9177	09/05/14	\$27,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	042406	9241	06/24/14	\$130,000	PERCENT COMPLETE; NON-REPRESENTATIVE SALE
5	0	042406	9177	01/13/14	\$675,000	DOR RATIO; NO MARKET EXPOSURE; TEAR DOWN
5	0	042406	9281	10/03/13	\$595,000	NO MARKET EXPOSURE
5	0	082406	9026	09/26/14	\$121,958	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER; CORPORATE AFFILIATES
5	0	112406	9085	07/14/14	\$450,000	PERCENT COMPLETE
5	0	217750	0095	09/10/14	\$555,000	PERCENT COMPLETE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	644580	0045	05/05/14	\$40,000	OPEN SPACE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	869145	0130	10/01/14	\$135,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; BUILDER OR DEVELOPER SALES
6	0	115000	1390	06/19/14	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
6	0	222406	9178	02/28/12	\$114,000	DOR RATIO; NO MARKET EXPOSURE
6	0	869143	0340	10/31/12	\$135,000	DOR RATIO; QUIT CLAIM DEED
6	0	869144	0440	10/01/14	\$135,000	BUILDER OR DEVELOPER SALES; CORPORATE AFFILIATES
6	0	869144	0760	08/27/14	\$135,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); BUILDER OR DEVELOPER SALES
6	0	869144	0570	11/12/13	\$135,000	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; CORPORATE AFFILIATES

Vacant Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	869144	0590	11/01/13	\$135,000	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES
6	0	869144	0740	10/14/13	\$135,000	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES

USPAP 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.



USPAP Compliance...Continued

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Lucinda Gorrow, Randal Hoffmeyer, Lauri Lemon, Patrick Ragar
 - 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
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Theresa Fawcett
 - 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


Appraiser II

8/18/2015
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

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