

# High Point / Highland Park / Westwood

Area: 077

## *Residential Revalue for 2015 Assessment Roll*



Obtained from asla.org

Area 77 is located in the Southern portion of West Seattle inside the Seattle city limits. This area has good access to downtown Seattle via the West Seattle Freeway or Hwy 509, both of which also provide access to Highway 99 and I-5. This area has close proximity to recreational opportunities at nearby Lincoln Park, High Point Community Center, Westcrest Park and other smaller parks. The Commercial Business Districts are located along 35<sup>th</sup> Avenue SW Street, the intersection of SW Roxbury Way and Delridge Way SW and Westwood Town Center. This area continues to be attractive to new buyers due to its close proximity to the City of Seattle, and to shopping and recreational opportunities.



### **King County** **Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

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

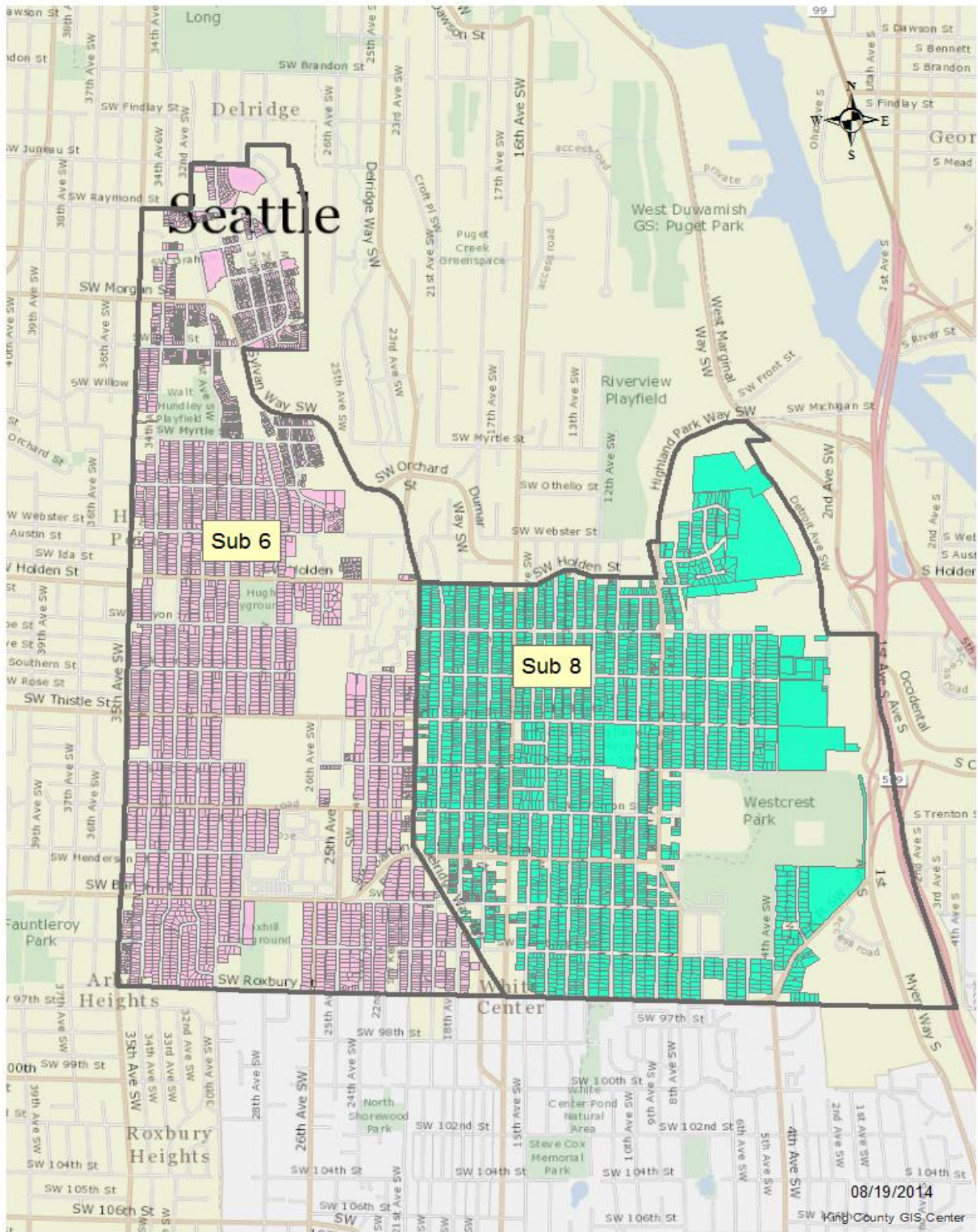
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor



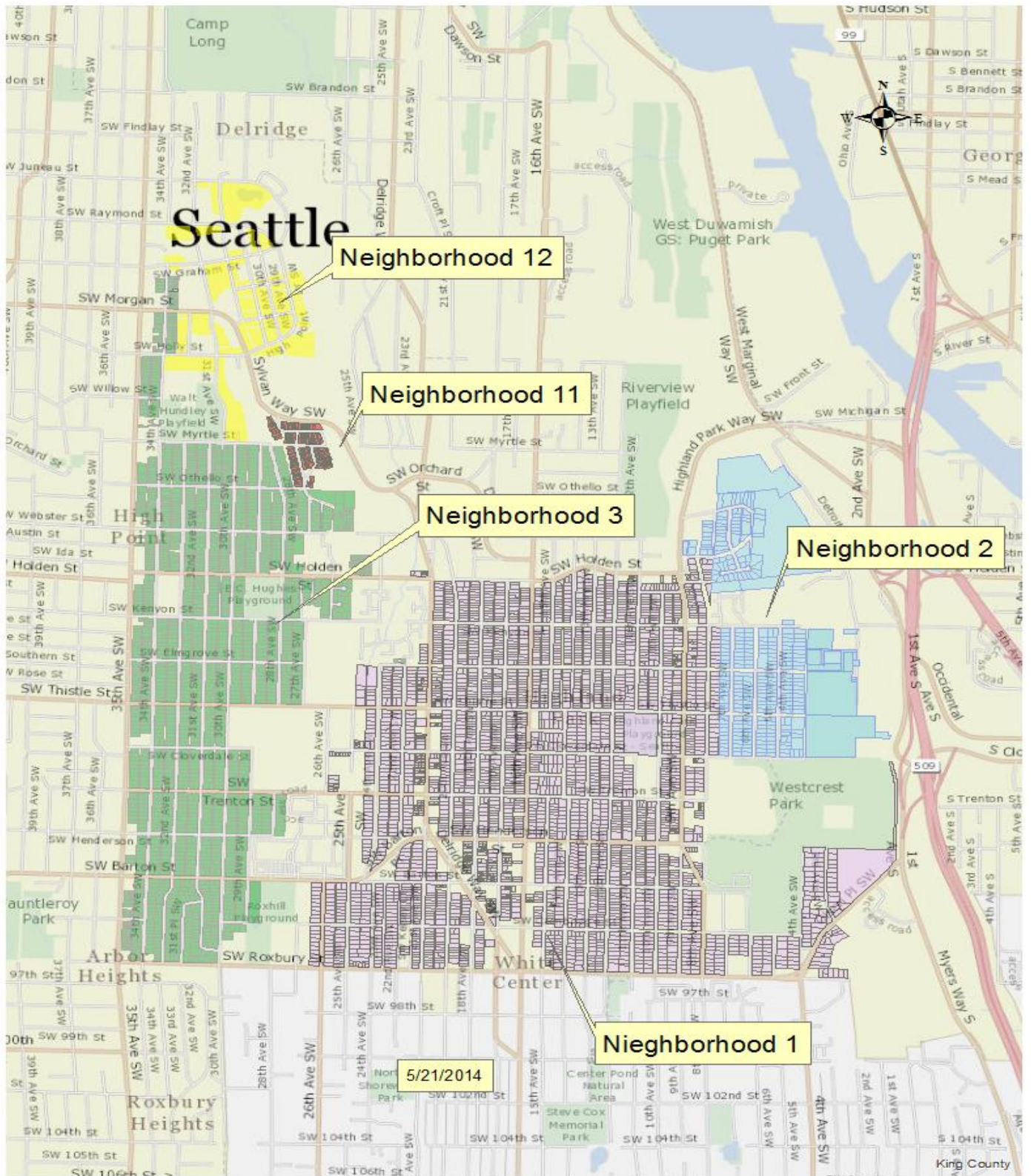
## Area 077 - Sub Area Map



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



## Area 077 - Neighborhood Map





## Area 077 Housing Profile



Grade 4/Year Built 1922/Total Living Area 490  
Account Number 797260-0621



Grade 5/Year Built 1920 / Total Living Area 610  
Account Number 797260-2170.



Grade 6/Year Built 1950 / Total Living Area 910  
Account Number 193230-0423



Grade 7/Year Built 1969 / Total Living Area 1660  
Account Number 088000-0130



Grade 8/Year Built 2003 / Total Living Area 2200  
Account Number 211370-0040



Grade 9/ Year Built 2012/ Total Living Area 2330  
Account Number 436420-0195

# 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

## High Point / Highland Park / Westwood - Area 077

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2010  
**Number of Improved Sales:** 813  
**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
<b>2014 Value</b>	\$88,900	\$189,000	\$277,900			10.83%
<b>2015 Value</b>	\$95,100	\$221,300	\$316,400	\$339,300	93.6%	10.36%
<b>\$ Change</b>	+\$6,200	+\$32,300	+\$38,500			
<b>% Change</b>	+7.0%	+17.1%	+13.9%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 10.36% is an improvement from the previous COD of 10.83%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

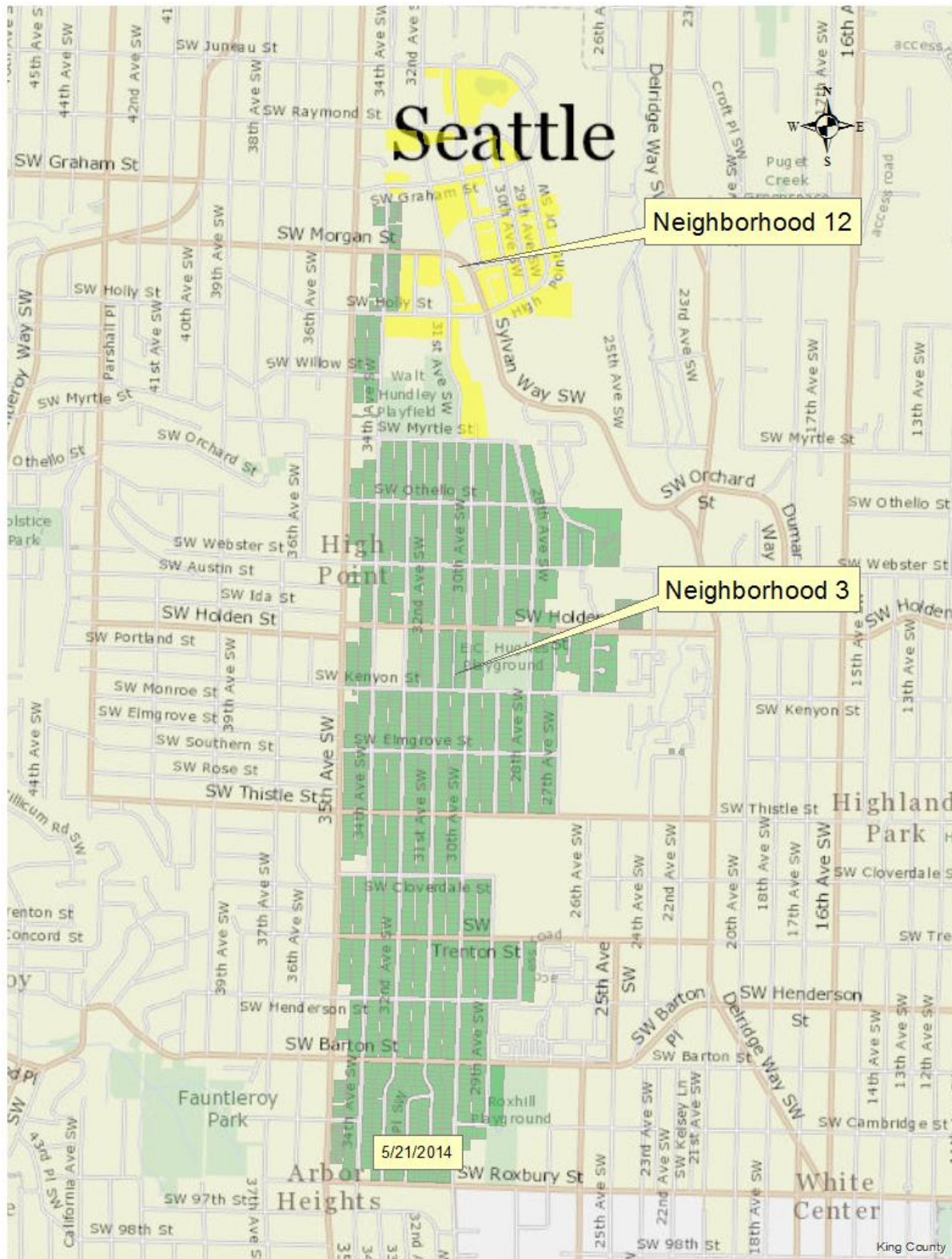
Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$94,500	\$160,700	\$255,200
<b>2015 Value</b>	\$101,200	\$193,000	\$294,200
<b>\$ Change</b>	+\$6,700	+\$32,300	+\$39,000
<b>% Change</b>	+7.1%	+20.1%	+15.3%

**Number of one to three unit residences in the population:** 5,478

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 12 and townhomes in Sub Area 8, were generally at higher assessment levels than the rest of the population while townhomes in Neighborhood 3 were at lower assessment levels. This annual update valuation model corrects for these strata differences.



## Neighborhood 3 and 12





## Area 077 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+16.23%</b>	4,801	88%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Neighborhood 12</b>	+8.40%	187	336	56%
<b>Neighborhood 3 Townhome</b>	+25.95%	30	128	23%
<b>Sub Area 8 Townhome</b>	+5.29%	33	213	15%

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

Generally, all parcels in Neighborhood 12 and townhomes located in Sub Area 8 were at a higher assessment level than the rest of the population while townhomes in Neighborhood 3 were at lower assessment levels. This model corrects for these strata differences.

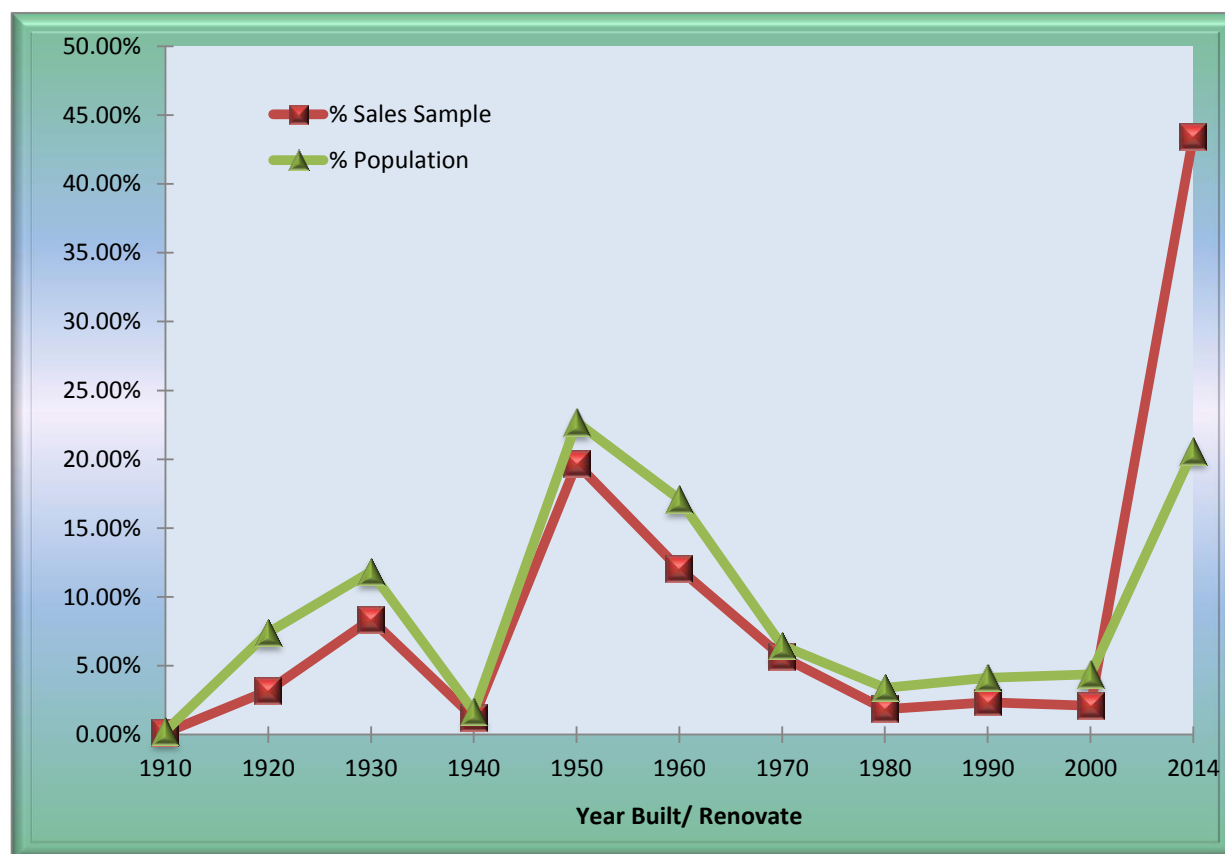
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.12%
1920	26	3.20%
1930	68	8.36%
1940	10	1.23%
1950	160	19.68%
1960	98	12.05%
1970	46	5.66%
1980	15	1.85%
1990	19	2.34%
2000	17	2.09%
2014	353	43.42%
	813	

**Population**

Year Built/Ren	Frequency	% Population
1910	14	0.26%
1920	406	7.41%
1930	649	11.85%
1940	92	1.68%
1950	1,244	22.71%
1960	937	17.10%
1970	355	6.48%
1980	186	3.40%
1990	226	4.13%
2000	240	4.38%
2014	1,129	20.61%
	5,478	



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

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



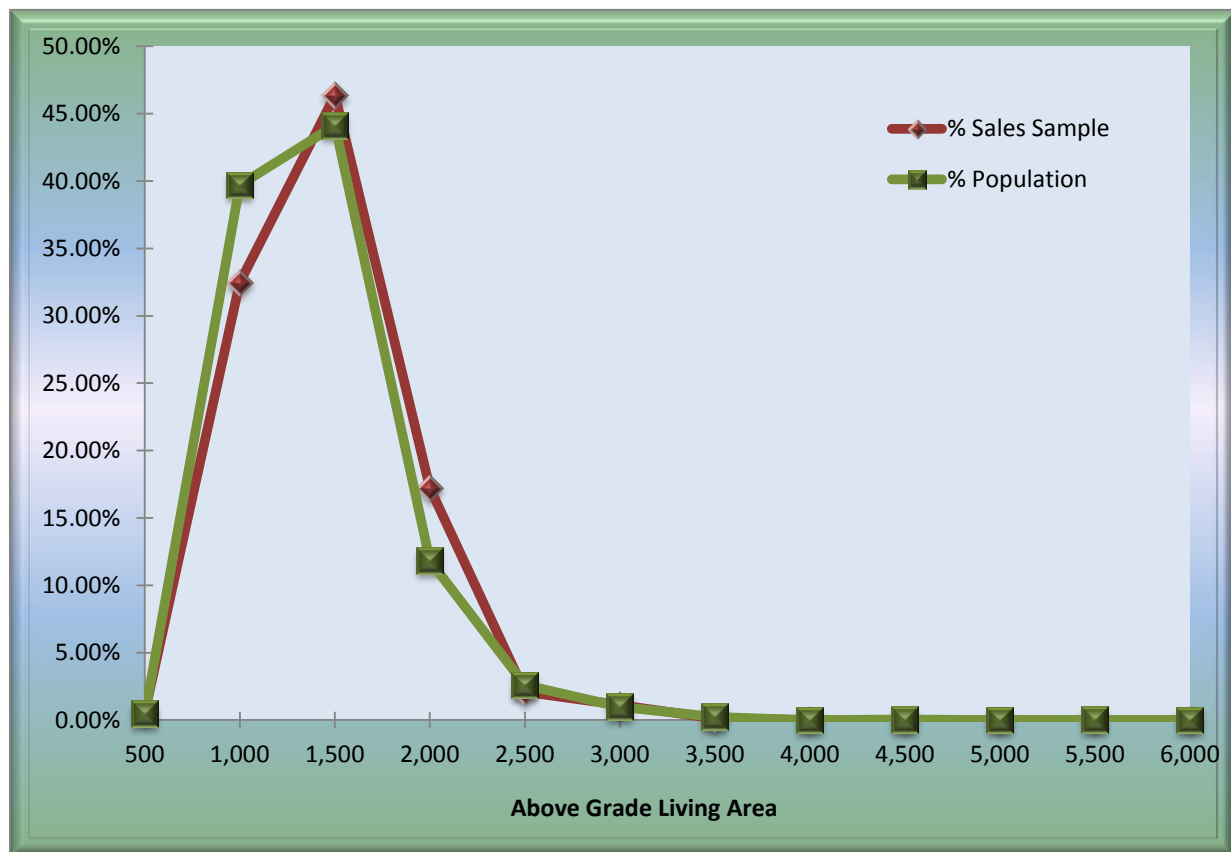
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	5	0.62%
1,000	264	32.47%
1,500	377	46.37%
2,000	140	17.22%
2,500	17	2.09%
3,000	9	1.11%
3,500	1	0.12%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
813		

**Population**

AGLA	Frequency	% Population
500	26	0.47%
1,000	2,175	39.70%
1,500	2,417	44.12%
2,000	648	11.83%
2,500	143	2.61%
3,000	53	0.97%
3,500	13	0.24%
4,000	0	0.00%
4,500	2	0.04%
5,000	0	0.00%
5,500	1	0.02%
6,000	0	0.00%
5,478		



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

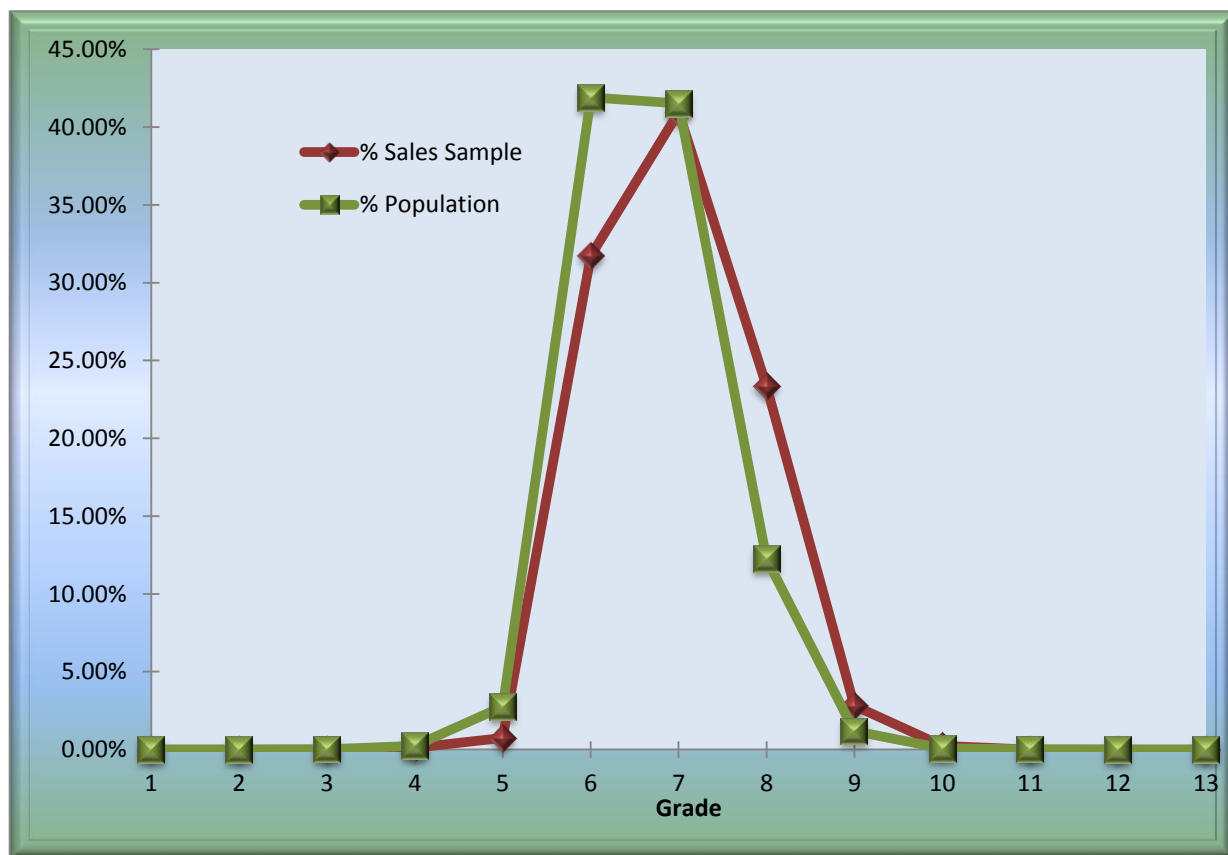
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.12%
5	6	0.74%
6	258	31.73%
7	333	40.96%
8	190	23.37%
9	23	2.83%
10	2	0.25%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	813	

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	13	0.24%
5	151	2.76%
6	2,296	41.91%
7	2,275	41.53%
8	672	12.27%
9	65	1.19%
10	4	0.07%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	5,478	



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



## Area 077 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 1.153, resulting in an adjusted value of \$547,000 ( $\$475,000 \times 1.153 = \$547,675$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.368	36.8%
2/1/2012	1.357	35.7%
3/1/2012	1.348	34.8%
4/1/2012	1.337	33.7%
5/1/2012	1.327	32.7%
6/1/2012	1.317	31.7%
7/1/2012	1.307	30.7%
8/1/2012	1.296	29.6%
9/1/2012	1.286	28.6%
10/1/2012	1.276	27.6%
11/1/2012	1.265	26.5%
12/1/2012	1.255	25.5%
1/1/2013	1.245	24.5%
2/1/2013	1.235	23.5%
3/1/2013	1.225	22.5%
4/1/2013	1.215	21.5%
5/1/2013	1.205	20.5%
6/1/2013	1.194	19.4%
7/1/2013	1.184	18.4%
8/1/2013	1.174	17.4%
9/1/2013	1.163	16.3%
10/1/2013	1.153	15.3%
11/1/2013	1.143	14.3%
12/1/2013	1.133	13.3%
1/1/2014	1.122	12.2%
2/1/2014	1.112	11.2%
3/1/2014	1.103	10.3%
4/1/2014	1.092	9.2%
5/1/2014	1.082	8.2%
6/1/2014	1.072	7.2%
7/1/2014	1.062	6.2%
8/1/2014	1.051	5.1%
9/1/2014	1.041	4.1%
10/1/2014	1.031	3.1%
11/1/2014	1.020	2.0%
12/1/2014	1.010	1.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 077 is:  $(.81735828041736 + 0.0590509970065719 * 0.2300123 - 0.0630904501072754 * 0.03690037 - 0.000279159132566378 * \text{SaleDay} + 0.0848929525460687 * 0.04059041) / (.81735828041736 + 0.0590509970065719 * 0.2300123 - 0.0630904501072754 * 0.03690037 + 0.0848929525460687 * 0.04059041)$

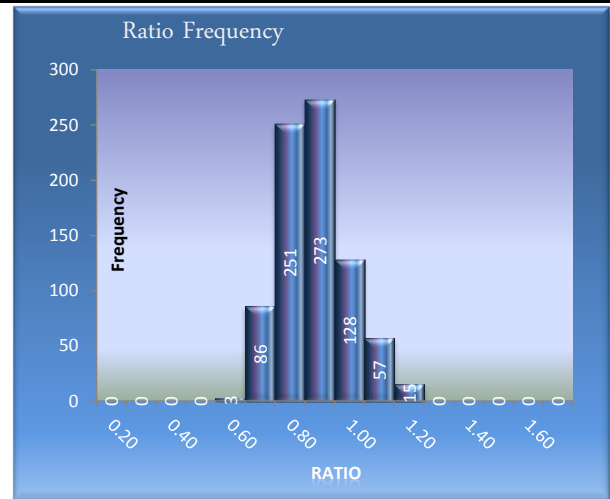
$\text{SaleDay} = \text{SaleDate} - 42005$



# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: WC / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: High Point / Highland Park / Westwood</b>	<b>1/1/2014</b>	<b>8/3/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 077</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SKEN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	813
<b>Mean Assessed Value</b>	\$277,900
<b>Mean Adj. Sales Price</b>	\$339,300
<b>Standard Deviation AV</b>	\$66,969
<b>Standard Deviation SP</b>	\$90,064
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.832
<b>Median Ratio</b>	0.822
<b>Weighted Mean Ratio</b>	0.819
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.565
<b>Highest ratio:</b>	1.163
<b>Coefficient of Dispersion</b>	10.83%
<b>Standard Deviation</b>	0.112
<b>Coefficient of Variation</b>	13.44%
<b>Price Related Differential (PRD)</b>	1.016
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.812
Upper limit	0.832
<b>95% Confidence: Mean</b>	
Lower limit	0.824
Upper limit	0.840
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,478
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.112
<b>Recommended minimum:</b>	20
<b>Actual sample size:</b>	813
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	434
# ratios above mean:	379
z:	1.929
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

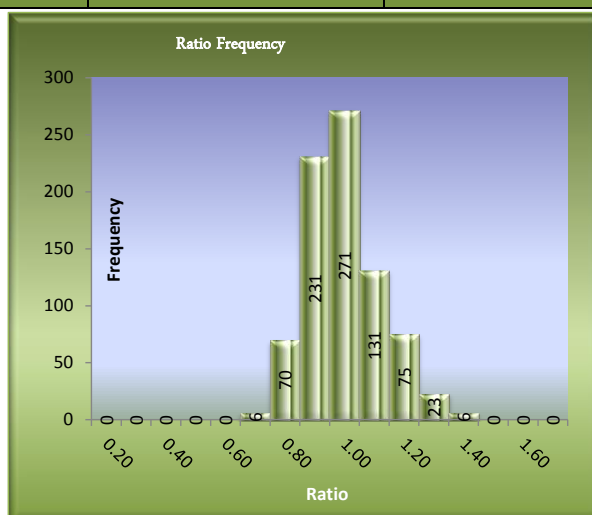
1 to 3 Unit Residences throughout Area 077

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

# Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: WC / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: High Point / Highland Park / Westwood</b>	<b>1/1/2015</b>	<b>8/3/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 077</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SKEN</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	813
<b>Mean Assessed Value</b>	\$316,400
<b>Mean Sales Price</b>	\$339,300
<b>Standard Deviation AV</b>	\$73,821
<b>Standard Deviation SP</b>	\$90,064
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.936
<b>Weighted Mean Ratio</b>	0.933
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.643
<b>Highest ratio:</b>	1.351
<b>Coefficient of Dispersion</b>	10.36%
<b>Standard Deviation</b>	0.124
<b>Coefficient of Variation</b>	13.03%
<b>Price Related Differential (PRD)</b>	1.017
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.930
Upper limit	0.945
<b>95% Confidence: Mean</b>	
Lower limit	0.940
Upper limit	0.957
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,478
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.124
<b>Recommended minimum:</b>	24
<b>Actual sample size:</b>	813
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	444
<b># ratios above mean:</b>	369
<b>z:</b>	2.630
<b>Conclusion:</b>	Non-normal



## COMMENTS:

1 to 3 Unit Residences throughout Area 077 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: August 3, 2015**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 10 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +7.1% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.080, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 12 and townhomes in Sub Area 8, were generally at higher assessment levels than the rest of the population while townhomes in Neighborhood 3 were at lower assessment levels. This annual update valuation model corrects for these strata differences.



With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 813 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.81735828041736 + 0.0590509970065719 * \text{Nghb12} - 0.0630904501072754 * \text{Nghb3TH} + 0.0848929525460687 * \text{Sub8TH})$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.936. 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 +15.3%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.139.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.139.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.

- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
  - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
  - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	812870	0090	03/14/12	\$115,000	\$154,000	420	4	1951	Avg	6,250	N	N	7945 28TH AVE SW
6	3	436370	0230	06/23/13	\$159,000	\$188,000	430	5	1943	Good	4,200	N	N	3007 SW ELMGROVE ST
6	3	815010	0005	11/11/13	\$160,000	\$182,000	630	5	1920	Avg	1,932	N	N	3415 SW KENYON ST
6	3	193230	0085	12/23/13	\$150,000	\$168,000	710	5	1925	Avg	5,900	N	N	7742 35TH AVE SW
6	1	088000	0175	06/03/13	\$126,000	\$150,000	730	5	1939	Avg	7,740	N	N	8614 22ND AVE SW
6	3	812210	0625	09/06/12	\$240,000	\$307,000	480	6	1927	Avg	5,040	N	N	7134 32ND AVE SW
6	3	436470	0165	11/24/14	\$249,900	\$253,000	560	6	1944	Avg	7,560	N	N	8438 34TH AVE SW
6	3	812210	1186	03/17/14	\$379,950	\$416,000	620	6	1928	Good	4,940	N	N	7104 30TH AVE SW
6	3	815010	0265	11/18/14	\$255,000	\$259,000	620	6	1941	Avg	4,760	N	N	8129 34TH AVE SW
6	1	935290	0565	12/03/13	\$185,000	\$209,000	620	6	1941	Avg	5,080	N	N	9238 21ST AVE SW
6	3	815010	0230	06/12/13	\$230,000	\$273,000	620	6	1941	Good	4,760	N	N	8157 34TH AVE SW
6	3	926920	0690	05/16/12	\$219,500	\$289,000	670	6	1941	Avg	4,920	N	N	7541 30TH AVE SW
6	1	500500	0270	03/22/13	\$145,005	\$176,000	670	6	1941	Avg	4,000	N	N	9435 21ST AVE SW
6	3	436520	0060	04/30/12	\$159,000	\$210,000	680	6	1922	Avg	7,200	N	N	8832 35TH AVE SW
6	1	500500	0050	06/22/12	\$135,000	\$176,000	690	6	1942	Avg	5,680	N	N	9238 22ND AVE SW
6	3	745250	0655	03/08/14	\$293,500	\$322,000	700	6	1951	Good	5,000	N	N	9311 30TH AVE SW
6	3	812210	0680	04/21/14	\$250,000	\$271,000	700	6	1922	Avg	5,040	N	N	7111 31ST AVE SW
6	3	436520	0600	09/21/12	\$230,000	\$293,000	700	6	1923	Avg	7,740	N	N	9044 30TH AVE SW
6	3	812210	0680	09/25/13	\$210,000	\$242,000	700	6	1922	Avg	5,040	N	N	7111 31ST AVE SW
6	3	745300	0030	02/20/14	\$333,000	\$367,000	710	6	1950	Good	5,000	N	N	9359 32ND AVE SW
6	3	745250	0315	12/20/14	\$285,000	\$286,000	710	6	1951	Avg	4,895	N	N	9243 31ST PL SW
6	3	745250	0205	03/01/12	\$290,000	\$389,000	710	6	1950	Avg	5,100	N	N	9406 34TH AVE SW
6	3	812210	1146	09/29/14	\$320,000	\$330,000	710	6	1942	Good	5,200	Y	N	7152 30TH AVE SW
6	3	926920	0650	10/27/14	\$314,000	\$321,000	720	6	1941	Avg	4,920	N	N	7509 30TH AVE SW
6	3	534720	0220	09/11/14	\$225,000	\$233,000	720	6	1947	Avg	4,758	N	N	3404 SW ROXBURY ST
6	3	555030	0175	12/06/14	\$285,000	\$287,000	720	6	1943	Good	6,400	N	N	8150 28TH AVE SW
6	3	436370	0290	08/27/13	\$257,000	\$298,000	720	6	1928	Good	7,860	N	N	8139 30TH AVE SW
6	3	745250	0285	04/03/14	\$200,000	\$218,000	720	6	1951	Avg	5,000	N	N	9309 31ST PL SW
6	3	812210	0650	07/31/14	\$316,000	\$332,000	730	6	1927	Avg	5,040	N	N	7114 32ND AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	812210	0300	11/27/12	\$371,200	\$464,000	730	6	2012	Avg	5,040	Y	N	7352 34TH AVE SW
6	3	436520	0105	04/28/14	\$319,950	\$346,000	730	6	2014	Avg	7,360	N	N	3221 SW TRENTON ST
6	3	436370	0130	05/23/12	\$325,000	\$427,000	730	6	1944	Good	5,280	N	N	7910 30TH AVE SW
6	3	745250	0160	03/06/13	\$288,500	\$352,000	730	6	1950	Good	4,950	N	N	9224 34TH AVE SW
6	3	812210	0410	07/05/12	\$305,000	\$396,000	730	6	1928	Good	5,040	N	N	7333 32ND AVE SW
6	3	436520	0425	06/24/14	\$350,000	\$372,000	740	6	1922	Good	7,680	N	N	8802 30TH AVE SW
6	3	745250	0290	04/21/14	\$286,000	\$310,000	740	6	1951	VGood	5,200	N	N	9303 31ST PL SW
6	3	436420	0075	06/24/14	\$300,000	\$319,000	750	6	1941	Good	5,120	N	N	7920 34TH AVE SW
6	3	812210	0392	10/28/14	\$292,500	\$299,000	750	6	1942	Good	5,026	N	N	7317 32ND AVE SW
6	1	935290	0645	02/23/12	\$187,000	\$251,000	750	6	1918	Avg	5,120	N	N	9423 20TH AVE SW
6	3	193230	0690	11/13/13	\$302,500	\$344,000	750	6	1942	Good	5,520	N	N	7734 31ST AVE SW
6	3	926920	0195	05/16/12	\$319,950	\$421,000	750	6	1942	VGood	4,920	N	N	7532 34TH AVE SW
6	3	436470	0400	11/06/13	\$260,000	\$296,000	760	6	1924	Avg	7,560	N	N	8451 30TH AVE SW
6	3	926920	0205	05/13/13	\$330,000	\$395,000	770	6	1943	Avg	5,535	N	N	7522 34TH AVE SW
6	3	815010	0160	03/05/14	\$267,900	\$294,000	780	6	1940	Good	4,800	N	N	8106 35TH AVE SW
6	3	555030	0020	06/17/13	\$369,000	\$437,000	780	6	1941	VGood	7,680	N	N	7920 28TH AVE SW
6	3	223500	0104	08/06/12	\$242,200	\$312,000	780	6	1949	Avg	6,250	N	N	6733 34TH AVE SW
6	3	436520	0605	12/18/13	\$250,000	\$281,000	780	6	1923	Avg	7,740	N	N	9050 30TH AVE SW
6	1	935290	0695	09/22/14	\$170,000	\$176,000	780	6	1944	Avg	5,670	N	N	9458 21ST AVE SW
6	3	193230	0455	12/11/14	\$226,000	\$228,000	780	6	1948	Avg	6,150	N	N	7742 32ND AVE SW
6	3	926920	0200	07/18/13	\$205,000	\$241,000	780	6	1942	Avg	4,920	N	N	7528 34TH AVE SW
6	3	815010	0215	02/11/14	\$289,900	\$321,000	790	6	1944	Avg	4,680	N	N	8316 35TH AVE SW
6	3	926920	0831	08/25/14	\$392,000	\$409,000	790	6	1945	Good	6,125	N	N	7543 29TH AVE SW
6	3	812260	0007	05/03/13	\$290,000	\$348,000	790	6	1945	Avg	4,778	N	N	7106 29TH AVE SW
6	3	812210	1250	08/26/13	\$375,000	\$436,000	790	6	1945	VGood	6,250	N	N	7348 29TH AVE SW
6	3	815010	0211	07/13/12	\$280,000	\$363,000	790	6	1944	Good	4,680	N	N	8312 35TH AVE SW
6	3	812260	0065	10/30/12	\$186,000	\$234,000	790	6	1945	Avg	5,265	N	N	7139 28TH AVE SW
6	3	812210	0335	11/13/13	\$357,000	\$406,000	800	6	1942	Avg	5,040	Y	N	7324 34TH AVE SW
6	3	436370	0260	02/19/13	\$315,000	\$385,000	800	6	1947	VGood	7,500	N	N	8120 31ST AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	812210	1085	10/30/12	\$327,500	\$413,000	810	6	2012	Avg	5,850	Y	N	7306 30TH AVE SW
6	3	812210	1100	09/24/12	\$250,000	\$318,000	810	6	1945	Avg	6,500	N	N	7313 29TH AVE SW
6	3	812260	0140	05/11/12	\$235,000	\$309,000	810	6	1945	Good	5,289	N	N	7302 28TH AVE SW
6	3	812260	0155	12/20/13	\$279,950	\$315,000	820	6	1945	Avg	6,926	N	N	7318 28TH AVE SW
6	1	738750	0335	12/19/14	\$280,000	\$281,000	830	6	1948	Avg	7,480	N	N	9215 24TH AVE SW
6	3	815010	0126	07/22/13	\$337,950	\$397,000	830	6	1940	Good	6,000	N	N	7919 34TH AVE SW
6	3	815010	0045	10/01/14	\$210,000	\$216,000	830	6	1940	Avg	6,000	N	N	7936 35TH AVE SW
6	3	926920	0675	02/26/14	\$295,900	\$326,000	840	6	1941	Avg	4,920	N	N	7529 30TH AVE SW
6	3	812210	0730	05/28/13	\$318,250	\$379,000	840	6	1928	Good	5,040	N	N	7149 31ST AVE SW
6	1	935290	0820	06/10/13	\$169,900	\$202,000	840	6	1954	Avg	4,720	N	N	9441 18TH AVE SW
6	3	436470	0045	11/26/12	\$141,700	\$177,000	850	6	1926	Fair	7,200	N	N	8424 35TH AVE SW
6	3	436470	0040	01/17/13	\$168,000	\$207,000	850	6	1924	Avg	7,200	N	N	8420 35TH AVE SW
6	1	948570	0175	09/30/14	\$310,000	\$319,000	860	6	1921	Good	12,160	N	N	2116 SW CLOVERDALE ST
6	3	193230	0165	01/13/14	\$235,000	\$262,000	860	6	1918	Avg	6,150	N	N	7725 34TH AVE SW
6	3	436520	0005	05/30/12	\$216,000	\$283,000	860	6	1922	Good	6,409	N	N	3421 SW TRENTON ST
6	3	926920	0185	09/18/12	\$185,000	\$236,000	860	6	1942	Avg	4,920	N	N	7540 34TH AVE SW
6	3	745250	0365	06/25/14	\$310,000	\$329,000	870	6	2007	Avg	5,400	N	N	9238 32ND AVE SW
6	3	745250	0045	08/05/14	\$235,000	\$246,000	870	6	1949	Avg	5,000	N	N	9351 32ND AVE SW
6	3	436470	0990	10/03/14	\$335,000	\$345,000	880	6	1948	Avg	7,200	N	N	8632 35TH AVE SW
6	3	812210	1081	08/14/13	\$348,000	\$406,000	890	6	1942	VGood	5,850	Y	N	7310 30TH AVE SW
6	3	812260	0165	10/15/14	\$273,000	\$280,000	890	6	1945	Avg	6,250	N	N	7328 28TH AVE SW
6	3	436370	0075	08/09/13	\$266,000	\$311,000	900	6	1925	Avg	7,860	N	N	7941 30TH AVE SW
6	3	436520	0740	07/22/13	\$235,018	\$276,000	920	6	1949	Avg	7,740	N	N	9008 32ND AVE SW
6	1	436570	0330	07/30/14	\$275,000	\$289,000	930	6	2006	Avg	7,080	N	N	9014 21ST AVE SW
6	1	500500	0280	01/14/13	\$202,000	\$250,000	930	6	1941	Avg	4,000	N	N	9443 21ST AVE SW
6	3	436470	0970	05/20/13	\$180,250	\$215,000	930	6	1921	Avg	7,200	N	N	8620 35TH AVE SW
6	3	745300	0070	08/18/14	\$275,000	\$287,000	940	6	1951	Avg	5,000	N	N	9343 31ST PL SW
6	3	436470	0730	05/30/14	\$280,000	\$300,000	940	6	1919	Avg	7,560	N	N	8608 32ND AVE SW
6	3	926920	0695	07/24/13	\$224,200	\$263,000	940	6	1941	Good	4,920	N	N	7545 30TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	812210	0110	08/15/13	\$389,000	\$453,000	960	6	1924	VGood	4,800	N	N	7325 34TH AVE SW
6	3	745250	0770	09/08/14	\$267,500	\$278,000	960	6	1951	VGood	5,150	N	N	9230 31ST AVE SW
6	3	534720	0165	10/02/14	\$265,000	\$273,000	970	6	1947	Avg	4,800	N	N	9416 35TH AVE SW
6	3	812870	0030	09/20/12	\$319,950	\$407,000	970	6	1956	Good	7,680	N	N	7932 29TH AVE SW
6	1	500500	0125	09/24/12	\$222,950	\$284,000	970	6	1941	VGood	4,000	N	N	9239 21ST AVE SW
6	3	436520	0135	10/14/13	\$270,000	\$309,000	980	6	1925	Avg	7,680	N	N	8821 32ND AVE SW
6	3	745250	0065	06/29/12	\$210,000	\$273,000	980	6	1949	Avg	5,000	N	N	9331 32ND AVE SW
6	1	317260	0100	08/21/14	\$290,000	\$303,000	990	6	1964	Avg	6,400	N	N	9237 25TH AVE SW
6	3	815010	0080	12/23/13	\$344,000	\$386,000	990	6	1941	VGood	4,920	N	N	7957 34TH AVE SW
6	3	745250	0090	08/28/12	\$187,000	\$240,000	1,006	6	1949	Avg	5,200	N	N	9303 32ND AVE SW
6	3	436470	0050	06/20/13	\$378,000	\$447,000	1,030	6	1948	Good	7,140	N	N	8427 34TH AVE SW
6	3	745250	0110	12/02/13	\$345,000	\$390,000	1,030	6	1950	Good	6,550	N	N	9221 32ND AVE SW
6	3	436420	0050	05/24/13	\$217,000	\$259,000	1,040	6	1941	Avg	5,120	N	N	7923 32ND AVE SW
6	3	436520	0910	01/14/13	\$327,000	\$404,000	1,050	6	1922	Good	8,120	N	N	3202 SW BARTON ST
6	3	745250	0330	06/22/12	\$224,700	\$293,000	1,050	6	1950	Good	5,950	N	N	3105 SW BARTON ST
6	1	738750	0011	12/30/13	\$260,000	\$291,000	1,060	6	1947	Good	5,170	N	N	9208 23RD AVE SW
6	1	500500	0230	12/17/13	\$198,000	\$223,000	1,060	6	1941	Avg	4,300	N	N	9403 21ST AVE SW
6	3	812870	0005	11/19/14	\$249,000	\$253,000	1,060	6	1919	Avg	7,552	N	N	7902 29TH AVE SW
6	1	688250	0065	06/26/12	\$205,000	\$267,000	1,060	6	1957	Avg	7,920	N	N	9413 26TH AVE SW
6	1	738750	0340	11/08/12	\$226,950	\$285,000	1,070	6	1947	Avg	7,808	N	N	9402 25TH AVE SW
6	1	738750	0290	12/13/13	\$265,000	\$298,000	1,070	6	1947	Good	7,480	N	N	9258 25TH AVE SW
6	3	745250	0340	12/04/14	\$265,000	\$267,000	1,080	6	1950	Avg	4,930	N	N	3117 SW BARTON ST
6	1	738750	0020	05/08/13	\$239,950	\$287,000	1,080	6	1947	VGood	5,115	N	N	9220 23RD AVE SW
6	1	738750	0095	03/07/13	\$182,500	\$222,000	1,080	6	1947	Avg	8,910	N	N	9434 23RD AVE SW
6	3	745250	0195	10/31/13	\$307,000	\$350,000	1,090	6	1950	Avg	5,050	N	N	9262 34TH AVE SW
6	3	534720	0120	06/25/13	\$261,358	\$309,000	1,090	6	1953	Avg	4,800	N	N	9219 34TH AVE SW
6	3	436520	0785	09/16/13	\$344,000	\$397,000	1,100	6	1929	Avg	7,800	N	N	9038 32ND AVE SW
6	3	534720	0060	09/09/14	\$280,000	\$290,000	1,100	6	1947	Avg	4,800	N	N	9242 35TH AVE SW
6	3	436520	0785	05/21/12	\$303,000	\$398,000	1,100	6	1929	Avg	7,800	N	N	9038 32ND AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	812210	1270	01/04/12	\$333,500	\$453,000	1,110	6	1945	Good	6,250	N	N	7328 29TH AVE SW
6	1	738750	0215	05/31/13	\$229,950	\$274,000	1,110	6	1947	Good	5,500	N	N	9444 24TH AVE SW
6	3	812210	0305	06/19/13	\$305,000	\$361,000	1,120	6	1925	Avg	5,040	Y	N	7348 34TH AVE SW
6	3	436470	0870	04/18/13	\$231,000	\$278,000	1,120	6	1940	Avg	7,560	N	N	8620 34TH AVE SW
6	3	436420	0130	04/21/14	\$307,000	\$333,000	1,130	6	1952	Avg	7,680	N	N	7955 32ND AVE SW
6	1	738750	0185	05/21/14	\$249,900	\$268,000	1,140	6	1947	Avg	5,500	N	N	9412 24TH AVE SW
6	1	738750	0255	10/17/13	\$309,950	\$355,000	1,160	6	2010	Avg	7,480	N	N	9220 25TH AVE SW
6	3	436420	0015	12/04/13	\$314,990	\$356,000	1,170	6	1941	VGood	5,248	N	N	7903 32ND AVE SW
6	3	745100	0070	02/20/13	\$269,000	\$329,000	1,190	6	1954	Good	7,500	N	N	8838 29TH AVE SW
6	3	812260	0235	04/29/13	\$316,000	\$379,000	1,200	6	1945	Avg	6,396	N	N	7138 28TH AVE SW
6	3	362403	9074	07/03/12	\$265,000	\$344,000	1,210	6	1941	Avg	5,200	N	N	7929 31ST AVE SW
6	3	436370	0410	05/20/13	\$365,000	\$436,000	1,220	6	1948	Good	4,800	N	N	8149 29TH AVE SW
6	3	436370	0350	10/21/13	\$325,000	\$372,000	1,240	6	1956	Good	7,500	N	N	8113 29TH AVE SW
6	1	362403	9119	06/01/12	\$277,000	\$363,000	1,250	6	1950	Avg	8,910	N	N	9407 24TH AVE SW
6	3	926920	0400	12/13/12	\$250,000	\$311,000	1,270	6	1957	Good	4,920	N	N	7544 32ND AVE SW
6	3	745250	0735	09/18/12	\$200,000	\$255,000	1,300	6	1951	Avg	5,220	N	N	3011 SW BARTON ST
6	3	812210	1460	07/19/13	\$285,000	\$335,000	1,310	6	1953	Avg	7,260	N	N	7330 27TH AVE SW
6	1	317260	0180	04/10/13	\$250,000	\$302,000	1,360	6	1957	Avg	6,937	N	N	9456 26TH AVE SW
6	3	812870	0185	05/24/13	\$343,000	\$409,000	1,360	6	1958	Good	7,500	N	N	8137 28TH AVE SW
6	3	436520	0505	10/03/14	\$354,000	\$364,000	1,390	6	1925	Good	7,740	N	N	8850 30TH AVE SW
6	3	812210	0125	10/08/14	\$355,000	\$365,000	1,500	6	1924	Avg	4,800	N	N	7335 34TH AVE SW
6	3	436520	0860	06/06/14	\$385,200	\$412,000	1,550	6	1954	Avg	7,740	N	N	9020 34TH AVE SW
6	3	436520	1010	04/22/14	\$425,000	\$460,000	1,590	6	1960	Avg	7,440	N	N	9051 34TH AVE SW
6	3	812260	0195	05/20/14	\$396,675	\$426,000	1,730	6	1945	Good	6,375	N	N	7358 28TH AVE SW
6	3	436520	0405	07/11/12	\$354,000	\$459,000	1,730	6	1952	Good	7,740	N	N	8850 31ST AVE SW
6	1	738750	0195	06/19/14	\$200,100	\$213,000	1,820	6	1947	Avg	5,500	N	N	9422 24TH AVE SW
6	1	085900	0156	02/22/14	\$157,000	\$173,000	420	7	2006	Avg	1,162	N	N	8645 A DELRIDGE WAY SW
6	1	085900	0152	09/21/12	\$128,000	\$163,000	420	7	2006	Avg	801	N	N	8645 C DELRIDGE WAY SW
6	3	926920	0150	07/15/14	\$390,000	\$412,000	720	7	1923	Avg	4,920	Y	N	7553 34TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	327780	1646	05/16/14	\$238,000	\$256,000	720	7	2004	Avg	1,204	N	N	3411 SW MORGAN ST
6	3	327780	1642	06/11/14	\$237,500	\$253,000	720	7	2004	Avg	1,219	N	N	3407 SW MORGAN ST
6	3	812310	0105	04/22/13	\$300,000	\$361,000	720	7	1942	Avg	5,000	N	N	7115 32ND AVE SW
6	3	327780	0843	03/09/12	\$147,925	\$198,000	740	7	2005	Avg	1,178	N	N	6348 C 34TH AVE SW
6	3	223500	0140	04/24/13	\$362,500	\$436,000	750	7	1932	Good	5,000	N	N	6711 34TH AVE SW
6	3	327780	0802	10/16/12	\$185,000	\$234,000	760	7	2011	Avg	1,017	N	N	6318 A 34TH AVE SW
6	3	327780	0804	01/31/12	\$155,000	\$209,000	760	7	2011	Avg	787	N	N	8837 39TH AVE SW
6	3	327780	0808	03/27/12	\$155,000	\$206,000	780	7	2007	Avg	1,099	N	N	6322 C 34TH AVE SW
6	3	812210	1440	07/08/14	\$325,000	\$344,000	800	7	1953	Avg	7,260	N	N	7354 27TH AVE SW
6	1	088000	0205	07/29/14	\$249,000	\$262,000	810	7	2011	Avg	1,125	N	N	8609 A DELRIDGE WAY SW
6	1	088000	0209	04/01/14	\$243,000	\$265,000	810	7	2011	Avg	801	N	N	8609 B DELRIDGE WAY SW
6	3	812210	0290	08/13/14	\$392,000	\$410,000	810	7	1925	Good	5,000	N	N	7157 32ND AVE SW
6	3	223500	0015	08/04/14	\$260,600	\$273,000	810	7	1928	Avg	4,560	N	N	6710 35TH AVE SW
6	3	534720	0160	05/12/14	\$235,000	\$253,000	810	7	1941	VGood	2,451	N	N	9412 35TH AVE SW
6	3	436520	0186	06/06/14	\$253,500	\$271,000	810	7	1948	Avg	4,800	N	N	8850 34TH AVE SW
6	3	436520	0180	04/25/14	\$253,500	\$274,000	810	7	1948	Avg	7,740	N	N	8844 34TH AVE SW
6	3	745250	0375	12/03/13	\$255,000	\$288,000	810	7	1950	VGood	5,200	N	N	9304 32ND AVE SW
6	3	812210	1265	11/04/13	\$373,000	\$425,000	820	7	1945	VGood	6,250	N	N	7332 29TH AVE SW
6	3	327780	0835	04/11/13	\$260,000	\$314,000	820	7	1965	Good	3,044	N	N	6344 34TH AVE SW
6	3	327780	0729	10/16/14	\$275,000	\$282,000	840	7	2007	Avg	1,174	N	N	6321 C 34TH AVE SW
6	3	223500	0025	09/24/12	\$260,000	\$331,000	840	7	1928	Avg	4,560	N	N	6718 35TH AVE SW
6	3	327780	1431	08/27/14	\$268,500	\$280,000	850	7	2008	Avg	977	N	N	6524 A 34TH AVE SW
6	3	223500	0060	04/27/12	\$199,000	\$263,000	860	7	1950	Avg	4,560	Y	N	6746 35TH AVE SW
6	3	436520	0711	08/01/12	\$237,500	\$306,000	860	7	1947	Avg	5,640	N	N	3008 SW BARTON ST
6	3	534720	0162	05/28/14	\$210,000	\$225,000	880	7	2007	Avg	1,157	N	N	9414 A 35TH AVE SW
6	3	812210	0755	12/27/12	\$305,300	\$379,000	880	7	1924	Good	5,140	N	N	7148 31ST AVE SW
6	3	436370	0304	08/04/14	\$400,000	\$420,000	910	7	1949	Good	7,440	N	N	3022 SW THISTLE ST
6	3	534720	0045	09/09/13	\$370,000	\$428,000	940	7	1929	VGood	4,800	N	N	9236 35TH AVE SW
6	3	812210	0315	07/29/13	\$385,000	\$451,000	940	7	1959	Good	5,040	N	N	7340 34TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	327780	0727	11/13/13	\$239,000	\$271,000	960	7	2007	Avg	847	N	N	6321 B 34TH AVE SW
6	3	436420	0270	01/27/14	\$391,000	\$434,000	960	7	2013	Avg	7,680	N	N	8126 34TH AVE SW
6	3	223500	0145	10/17/13	\$337,000	\$386,000	960	7	1943	VGood	5,000	N	N	6707 34TH AVE SW
6	1	085900	0160	12/03/14	\$375,000	\$379,000	970	7	2006	Avg	2,410	N	N	8647 DELRIDGE WAY SW
6	1	317260	0095	07/08/14	\$371,500	\$393,000	980	7	1954	Good	6,400	N	N	9233 25TH AVE SW
6	1	436570	0220	10/21/13	\$235,000	\$269,000	980	7	2007	Avg	1,366	N	N	8807 B DELRIDGE WAY SW
6	1	436570	0222	01/11/13	\$205,000	\$253,000	980	7	2007	Avg	1,361	N	N	8809 A DELRIDGE WAY SW
6	3	436470	0875	07/29/14	\$237,502	\$250,000	980	7	1951	Avg	7,560	N	N	8626 34TH AVE SW
6	1	436570	0355	05/10/13	\$245,000	\$293,000	1,000	7	2013	Avg	7,680	N	N	9034 21ST AVE SW
6	3	223500	0050	05/10/13	\$225,000	\$269,000	1,000	7	1953	Avg	4,560	N	N	6738 35TH AVE SW
6	3	812870	0095	11/27/12	\$379,000	\$474,000	1,010	7	1920	VGood	7,500	N	N	7949 28TH AVE SW
6	3	798540	0105	12/20/13	\$250,000	\$281,000	1,020	7	2004	Avg	1,218	N	N	2414 A SW HOLDEN ST
6	1	088000	0189	08/11/14	\$209,000	\$219,000	1,020	7	2003	Avg	1,340	N	N	8617 A DELRIDGE WAY SW
6	1	948570	0306	01/11/12	\$273,500	\$371,000	1,020	7	1949	Avg	7,611	N	N	8144 22ND AVE SW
6	1	088000	0194	07/30/13	\$199,900	\$234,000	1,020	7	2003	Avg	1,168	N	N	8615 B DELRIDGE WAY SW
6	3	436470	0105	08/04/14	\$330,000	\$346,000	1,030	7	1953	Avg	7,620	N	N	8402 34TH AVE SW
6	3	436520	0055	12/05/14	\$450,000	\$454,000	1,030	7	1965	Good	7,320	N	N	8833 34TH AVE SW
6	3	534720	0125	06/28/13	\$320,000	\$378,000	1,040	7	2013	Avg	4,800	N	N	9215 34TH AVE SW
6	1	260830	0085	01/03/12	\$235,000	\$319,000	1,040	7	1958	Good	6,450	N	N	8120 22ND AVE SW
6	3	436470	0595	08/18/14	\$333,000	\$348,000	1,050	7	1951	Avg	7,560	N	N	8650 30TH AVE SW
6	3	193230	0075	09/10/14	\$245,000	\$254,000	1,050	7	1950	Avg	5,900	N	N	7736 35TH AVE SW
6	3	339060	0075	08/17/12	\$290,000	\$373,000	1,050	7	1957	Avg	6,100	N	N	2458 SW KENYON ST
6	3	745100	0125	08/12/13	\$230,000	\$268,000	1,050	7	1954	Avg	7,500	N	N	8826 28TH AVE SW
6	1	948570	0170	08/25/13	\$355,500	\$413,000	1,060	7	1967	Avg	8,256	N	N	8438 22ND AVE SW
6	3	436420	0231	02/04/14	\$435,000	\$482,000	1,060	7	1941	VGood	7,680	N	N	8100 34TH AVE SW
6	3	327780	0725	01/07/14	\$327,000	\$366,000	1,060	7	1929	Good	2,924	N	N	6323 34TH AVE SW
6	3	436520	0880	11/20/12	\$354,000	\$444,000	1,070	7	1965	Avg	7,740	N	N	9032 34TH AVE SW
6	1	362403	9140	12/18/12	\$297,000	\$370,000	1,070	7	2012	Avg	8,083	N	N	9416 25TH AVE SW
6	1	948570	0157	01/17/14	\$335,000	\$373,000	1,080	7	1997	Avg	7,222	N	N	8408 22ND AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	339060	0070	04/15/14	\$356,500	\$387,000	1,090	7	1956	Avg	6,000	N	N	2507 SW CHICAGO CT
6	3	436470	0715	10/15/13	\$387,500	\$444,000	1,090	7	1965	Avg	7,560	N	N	8600 32ND AVE SW
6	3	339060	0010	05/02/14	\$365,000	\$394,000	1,090	7	1955	Good	6,435	N	N	2510 SW PORTLAND CT
6	3	436370	0236	03/13/14	\$409,000	\$448,000	1,090	7	1976	VGood	7,860	N	N	8111 30TH AVE SW
6	3	339060	0015	11/11/12	\$269,950	\$339,000	1,090	7	1956	Avg	6,300	N	N	2506 SW PORTLAND CT
6	3	436520	0700	01/28/13	\$257,500	\$317,000	1,110	7	1953	Avg	7,800	N	N	9042 31ST AVE SW
6	3	339060	0065	06/13/14	\$369,000	\$393,000	1,120	7	1956	Avg	6,804	N	N	2505 SW CHICAGO CT
6	3	339060	0025	05/29/14	\$450,000	\$482,000	1,120	7	1956	VGood	7,725	N	N	2503 SW PORTLAND CT
6	12	327860	4240	02/21/14	\$286,000	\$315,000	1,120	7	2011	Avg	1,073	N	N	3006 SW BATAAN ST
6	12	327860	4900	09/20/13	\$270,000	\$311,000	1,120	7	2011	Avg	1,383	N	N	3016 SW MORGAN ST
6	12	327860	6030	05/27/13	\$300,023	\$358,000	1,120	7	2013	Avg	1,380	N	N	6416 HIGH POINT DR SW
6	12	327860	4910	08/02/12	\$249,990	\$322,000	1,120	7	2011	Avg	1,380	N	N	3014 SW MORGAN ST
6	3	339060	0030	05/23/12	\$270,000	\$354,000	1,120	7	1956	Avg	5,043	N	N	2507 SW PORTLAND CT
6	12	327860	4960	04/11/12	\$236,990	\$314,000	1,120	7	2011	Avg	1,380	N	N	3002 SW MORGAN ST
6	12	327860	4240	04/23/12	\$236,500	\$313,000	1,120	7	2011	Avg	1,073	N	N	3006 SW BATAAN ST
6	12	327860	4200	01/04/12	\$234,990	\$319,000	1,120	7	2011	Avg	1,073	N	N	3016 SW BATAAN ST
6	12	327860	4210	06/20/12	\$233,990	\$305,000	1,120	7	2011	Avg	1,073	N	N	3014 SW BATAAN ST
6	12	327860	4940	05/08/12	\$233,990	\$308,000	1,120	7	2011	Avg	1,380	N	N	3008 SW MORGAN ST
6	12	327860	4950	04/19/12	\$233,990	\$310,000	1,120	7	2011	Avg	1,380	N	N	3004 SW MORGAN ST
6	12	327860	4360	02/14/12	\$233,000	\$313,000	1,120	7	2011	Avg	1,073	N	N	2812 SW BATAAN ST
6	12	327860	4260	01/30/12	\$230,000	\$311,000	1,120	7	2011	Avg	1,073	N	N	3002 SW BATAAN ST
6	12	327860	4250	04/02/12	\$229,990	\$306,000	1,120	7	2011	Avg	1,073	N	N	3004 SW BATAAN ST
6	12	327860	4900	05/01/12	\$229,990	\$304,000	1,120	7	2011	Avg	1,383	N	N	3016 SW MORGAN ST
6	12	327860	6080	03/25/13	\$252,539	\$306,000	1,120	7	2013	Avg	1,380	N	N	6426 HIGH POINT DR SW
6	3	436520	0555	12/19/14	\$375,000	\$377,000	1,130	7	1974	Avg	7,740	N	N	9019 29TH AVE SW
6	3	436420	0285	03/18/14	\$380,000	\$416,000	1,140	7	1919	Avg	7,680	N	N	8132 34TH AVE SW
6	12	327861	2800	03/25/14	\$314,990	\$344,000	1,140	7	2014	Avg	1,270	N	N	6584 HIGH POINT DR SW
6	12	327861	2890	05/15/14	\$309,990	\$333,000	1,140	7	2014	Avg	1,180	N	N	6590 HIGH POINT DR SW
6	12	327861	2830	04/18/14	\$308,000	\$334,000	1,140	7	2014	Avg	1,189	N	N	6578 HIGH POINT DR SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	12	327861	2860	04/30/14	\$306,000	\$331,000	1,140	7	2014	Avg	1,180	N	N	6596 HIGH POINT DR SW
6	12	327861	3200	07/16/14	\$305,000	\$322,000	1,140	7	2014	Avg	1,300	N	N	6532 HIGH POINT DR SW
6	12	327861	3170	02/28/14	\$302,990	\$334,000	1,140	7	2014	Avg	1,097	N	N	6538 HIGH POINT DR SW
6	12	327861	2580	10/16/12	\$302,605	\$383,000	1,140	7	2012	Avg	1,397	N	N	6516 29TH AVE SW
6	12	327861	2820	05/15/14	\$300,000	\$323,000	1,140	7	2014	Avg	1,212	N	N	6580 HIGH POINT DR SW
6	12	327861	2880	07/25/14	\$296,990	\$313,000	1,140	7	2014	Avg	1,180	N	N	6592 HIGH POINT DR SW
6	12	327861	3190	07/28/14	\$294,990	\$310,000	1,140	7	2014	Avg	1,296	N	N	6534 HIGH POINT DR SW
6	12	327861	2870	07/23/14	\$294,990	\$311,000	1,140	7	2014	Avg	1,180	N	N	6594 HIGH POINT DR SW
6	12	327861	2570	07/24/14	\$294,000	\$310,000	1,140	7	2012	Avg	889	N	N	6518 29TH AVE SW
6	12	327861	2590	06/14/12	\$285,832	\$373,000	1,140	7	2012	Avg	1,397	N	N	6514 29TH AVE SW
6	12	327860	4400	06/02/14	\$285,000	\$305,000	1,140	7	2011	Avg	1,073	N	N	2802 SW BATAAN ST
6	12	327860	5900	02/21/14	\$284,000	\$313,000	1,140	7	2011	Avg	1,380	N	N	2818 SW MORGAN ST
6	12	327861	3230	06/23/14	\$279,990	\$298,000	1,140	7	2014	Avg	1,132	N	N	6556 HIGH POINT DR SW
6	12	327861	3270	07/07/14	\$279,990	\$296,000	1,140	7	2014	Avg	1,132	N	N	6552 HIGH POINT DR SW
6	12	327860	6330	06/11/13	\$325,178	\$386,000	1,140	7	2013	Avg	1,223	N	N	6522 HIGH POINT DR SW
6	12	327861	3260	06/23/14	\$274,990	\$292,000	1,140	7	2014	Avg	1,132	N	N	6554 HIGH POINT DR SW
6	12	327861	3300	06/23/14	\$274,990	\$292,000	1,140	7	2014	Avg	1,118	N	N	6570 HIGH POINT DR SW
6	12	327860	6320	06/27/13	\$319,990	\$378,000	1,140	7	2013	Avg	1,238	N	N	6520 HIGH POINT DR SW
6	3	437850	0005	11/06/12	\$268,000	\$337,000	1,140	7	1954	Avg	7,991	N	N	9257 29TH AVE SW
6	12	327860	6020	05/10/13	\$306,990	\$368,000	1,140	7	2013	Avg	1,380	N	N	6414 HIGH POINT DR SW
6	12	327860	6290	09/19/13	\$299,990	\$346,000	1,140	7	2013	Avg	1,285	N	N	6514 HIGH POINT DR SW
6	12	327860	6280	12/23/13	\$289,990	\$326,000	1,140	7	2013	Avg	1,239	N	N	6512 HIGH POINT DR SW
6	12	327861	2680	07/05/12	\$244,322	\$317,000	1,140	7	2012	Avg	889	N	N	6512 29TH AVE SW
6	12	327861	2570	07/03/12	\$242,746	\$315,000	1,140	7	2012	Avg	889	N	N	6518 29TH AVE SW
6	12	327860	6010	05/30/13	\$280,216	\$334,000	1,140	7	2013	Avg	1,380	N	N	6412 HIGH POINT DR SW
6	12	327860	4400	01/12/12	\$229,990	\$312,000	1,140	7	2011	Avg	1,073	N	N	2802 SW BATAAN ST
6	12	327860	6060	03/14/13	\$260,816	\$317,000	1,140	7	2013	Avg	1,380	N	N	6422 HIGH POINT DR SW
6	12	327860	6070	03/21/13	\$252,614	\$307,000	1,140	7	2013	Avg	1,380	N	N	6424 HIGH POINT DR SW
6	3	436520	0630	07/16/14	\$450,000	\$475,000	1,150	7	1923	Good	7,740	N	N	9003 30TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	1	260830	0035	05/27/14	\$329,000	\$353,000	1,150	7	1964	Good	5,952	N	N	8127 22ND AVE SW
6	3	436370	0188	08/30/13	\$387,000	\$449,000	1,150	7	1952	VGood	7,500	N	N	7937 29TH AVE SW
6	1	948570	0120	10/31/12	\$221,900	\$280,000	1,150	7	1962	Avg	7,316	N	N	8436 24TH AVE SW
6	3	798540	0192	11/04/13	\$375,000	\$427,000	1,160	7	1997	Avg	5,000	N	N	7732 26TH PL SW
6	3	436420	0170	04/18/14	\$480,000	\$521,000	1,160	7	1954	VGood	7,680	N	N	7948 32ND AVE SW
6	3	327780	0845	07/11/14	\$370,000	\$391,000	1,170	7	1965	Avg	6,250	N	N	3402 SW MORGAN ST
6	3	436470	0750	04/18/13	\$350,000	\$422,000	1,170	7	1953	Avg	7,560	N	N	8620 32ND AVE SW
6	3	798540	0191	04/09/13	\$372,500	\$450,000	1,170	7	1966	Good	5,100	N	N	7750 28TH AVE SW
6	3	681810	0090	03/16/12	\$348,000	\$465,000	1,180	7	1963	Good	5,650	N	N	7729 30TH AVE SW
6	12	327861	2640	12/03/13	\$284,990	\$322,000	1,180	7	2011	Avg	889	N	N	2809 SW MORGAN ST
6	1	798540	0135	03/18/14	\$260,000	\$285,000	1,190	7	2006	Avg	1,790	N	N	2100 SW HOLDEN ST
6	3	910900	0050	07/09/14	\$275,000	\$291,000	1,200	7	1954	Good	7,800	N	N	9246 30TH AVE SW
6	3	436470	0885	09/12/14	\$324,950	\$337,000	1,210	7	1941	Avg	7,560	N	N	8633 32ND AVE SW
6	3	812210	0575	07/12/12	\$385,000	\$499,000	1,220	7	2005	Avg	10,080	N	N	7349 31ST AVE SW
6	3	436520	0070	09/23/13	\$419,900	\$484,000	1,220	7	1977	VGood	7,320	N	N	8837 34TH AVE SW
6	3	812210	0690	06/23/14	\$449,000	\$477,000	1,230	7	2013	Avg	5,040	N	N	7117 31ST AVE SW
6	3	436420	0180	10/23/13	\$390,000	\$446,000	1,230	7	1958	Avg	7,680	N	N	8100 32ND AVE SW
6	3	436520	0445	08/22/14	\$400,000	\$417,000	1,250	7	1968	Avg	7,680	N	N	8814 30TH AVE SW
6	3	812310	0055	02/27/14	\$339,000	\$373,000	1,250	7	1927	Avg	5,250	N	N	7130 34TH AVE SW
6	3	812210	0270	02/20/13	\$315,000	\$385,000	1,250	7	1927	Avg	5,000	N	N	7141 32ND AVE SW
6	3	812310	0050	05/09/14	\$310,000	\$334,000	1,250	7	1925	Avg	4,920	N	N	7129 34TH AVE SW
6	3	681810	0060	07/08/13	\$411,000	\$484,000	1,250	7	1928	VGood	5,650	N	N	7717 30TH AVE SW
6	3	383760	0030	11/09/12	\$325,000	\$409,000	1,260	7	1959	Avg	6,420	Y	N	7741 27TH AVE SW
6	3	812210	0130	06/18/14	\$415,000	\$442,000	1,270	7	2014	Avg	4,800	N	N	7341 34TH AVE SW
6	1	436570	0125	07/09/13	\$349,950	\$412,000	1,270	7	2013	Avg	7,440	N	N	8812 24TH AVE SW
6	3	681810	0175	10/11/13	\$379,950	\$436,000	1,280	7	1950	Good	6,350	Y	N	7712 30TH AVE SW
6	1	948570	0091	10/07/14	\$362,000	\$372,000	1,290	7	1984	Avg	7,316	N	N	8427 24TH AVE SW
6	1	436570	0490	08/24/13	\$325,000	\$378,000	1,300	7	1923	Good	11,356	N	N	9057 21ST AVE SW
6	3	436470	0965	06/25/13	\$279,000	\$330,000	1,320	7	1951	Avg	7,080	N	N	8621 34TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	3	926920	0899	12/12/12	\$260,000	\$324,000	1,320	7	1945	Avg	6,500	N	N	7524 29TH AVE SW
6	3	812210	0160	05/28/14	\$310,000	\$332,000	1,330	7	1924	Avg	7,020	N	N	7148 35TH AVE SW
6	3	757320	0006	03/24/14	\$400,000	\$437,000	1,340	7	1950	Good	4,400	N	N	6908 35TH AVE SW
6	3	812870	0157	02/14/14	\$378,000	\$418,000	1,360	7	2013	Avg	4,320	N	N	8109 28TH AVE SW
6	1	948570	0131	04/01/14	\$300,000	\$327,000	1,370	7	1963	Avg	6,696	N	N	8449 22ND AVE SW
6	1	088000	0035	09/09/13	\$254,000	\$294,000	1,380	7	1998	Avg	1,729	N	N	2507 SW CLOVERDALE ST
6	12	327861	2790	03/21/14	\$389,990	\$427,000	1,400	7	2014	Avg	2,057	N	N	6586 HIGH POINT DR SW
6	3	798540	0089	05/15/14	\$275,000	\$296,000	1,400	7	2004	Avg	1,562	N	N	2416 B SW HOLDEN ST
6	12	327861	3210	07/28/14	\$358,990	\$377,000	1,400	7	2014	Avg	2,171	N	N	6530 HIGH POINT DR SW
6	12	327861	2850	06/23/14	\$349,990	\$372,000	1,400	7	2014	Avg	1,925	N	N	6598 HIGH POINT DR SW
6	12	327861	3220	07/28/14	\$334,990	\$352,000	1,400	7	2014	Avg	2,136	N	N	6558 HIGH POINT DR SW
6	12	327861	3290	07/25/14	\$324,990	\$342,000	1,400	7	2014	Avg	1,708	N	N	6572 HIGH POINT DR SW
6	12	327861	3280	07/28/14	\$324,990	\$342,000	1,400	7	2014	Avg	1,942	N	N	6550 HIGH POINT DR SW
6	12	327861	2650	11/04/13	\$315,990	\$360,000	1,400	7	2011	Avg	1,397	N	N	2807 SW MORGAN ST
6	12	327861	2620	10/21/13	\$310,064	\$355,000	1,400	7	2013	Avg	1,397	N	N	2815 SW MORGAN ST
6	12	327860	6300	09/16/13	\$370,500	\$428,000	1,400	7	2013	Avg	1,946	N	N	6516 HIGH POINT DR SW
6	12	327861	3310	07/07/14	\$314,990	\$333,000	1,400	7	2014	Avg	1,743	N	N	6568 HIGH POINT DR SW
6	12	327861	3320	07/15/14	\$314,990	\$333,000	1,400	7	2014	Avg	1,728	N	N	6562 HIGH POINT DR SW
6	3	798540	0086	07/31/12	\$217,500	\$281,000	1,400	7	2004	Avg	1,562	N	N	2414 C SW HOLDEN ST
6	12	327860	6340	08/27/13	\$353,045	\$410,000	1,400	7	2013	Avg	2,209	N	N	6524 HIGH POINT DR SW
6	12	327860	6040	05/16/13	\$350,961	\$419,000	1,400	7	2013	Avg	2,212	N	N	6418 HIGH POINT DR SW
6	12	327860	6000	04/26/13	\$350,427	\$421,000	1,400	7	2013	Avg	2,618	N	N	6410 HIGH POINT DR SW
6	12	327860	6270	08/27/13	\$347,655	\$404,000	1,400	7	2013	Avg	2,920	N	N	6510 HIGH POINT DR SW
6	12	327861	2670	05/24/12	\$287,738	\$378,000	1,400	7	2012	Avg	1,375	N	N	6510 29TH AVE SW
6	12	327860	6310	09/16/13	\$339,990	\$393,000	1,400	7	2013	Avg	2,263	N	N	6518 HIGH POINT DR SW
6	3	436520	0845	10/16/12	\$290,000	\$367,000	1,400	7	1952	Avg	7,740	N	N	9014 34TH AVE SW
6	12	327860	4930	03/21/12	\$288,281	\$384,000	1,400	7	2011	Avg	2,617	N	N	3010 SW MORGAN ST
6	12	327860	4970	03/27/12	\$287,876	\$383,000	1,400	7	2011	Avg	2,933	N	N	3000 SW MORGAN ST
6	12	327861	2560	06/29/12	\$283,958	\$369,000	1,400	7	2012	Avg	1,397	N	N	6520 29TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	12	327860	4920	02/28/12	\$284,000	\$381,000	1,400	7	2011	Avg	2,617	N	N	3012 SW MORGAN ST
6	12	327860	4890	04/03/12	\$283,990	\$377,000	1,400	7	2011	Avg	2,841	N	N	3020 SW MORGAN ST
6	12	327860	4270	01/04/12	\$281,028	\$382,000	1,400	7	2011	Avg	2,282	N	N	3000 SW BATAAN ST
6	12	327861	2600	10/25/13	\$319,990	\$365,000	1,400	7	2013	Avg	1,745	N	N	2819 SW MORGAN ST
6	12	327860	6090	04/02/13	\$306,802	\$371,000	1,400	7	2013	Avg	2,618	N	N	6428 HIGH POINT DR SW
6	12	327860	6050	03/06/13	\$291,835	\$356,000	1,400	7	2013	Avg	2,212	N	N	6420 HIGH POINT DR SW
6	3	798540	0176	03/05/14	\$360,000	\$396,000	1,420	7	1955	Avg	6,955	N	N	7725 26TH AVE SW
6	3	327780	1435	10/17/13	\$280,000	\$321,000	1,430	7	1930	Avg	2,984	N	N	6530 34TH AVE SW
6	3	812210	0355	09/24/14	\$550,000	\$568,000	1,440	7	2014	Avg	7,560	N	N	7310 34TH AVE SW
6	3	926920	0960	04/18/14	\$389,000	\$422,000	1,480	7	1953	Avg	6,820	N	N	7531 28TH AVE SW
6	1	436570	0140	07/25/13	\$389,950	\$457,000	1,490	7	2013	Avg	7,440	N	N	8820 24TH AVE SW
6	3	339060	0085	11/28/12	\$324,950	\$406,000	1,520	7	1978	Good	5,100	N	N	2438 SW KENYON ST
6	1	436570	0145	07/25/13	\$386,000	\$453,000	1,540	7	2013	Avg	7,440	N	N	8826 24TH AVE SW
6	3	745100	0110	09/03/13	\$350,800	\$407,000	1,570	7	1954	Avg	7,500	N	N	8808 28TH AVE SW
6	1	260830	0001	07/12/13	\$275,000	\$324,000	1,580	7	1990	Avg	5,761	N	N	8100 24TH AVE SW
6	3	812210	0930	08/16/13	\$498,000	\$580,000	1,660	7	2011	Avg	5,120	N	N	7328 31ST AVE SW
6	3	926920	0120	10/30/14	\$415,000	\$424,000	1,710	7	1990	Avg	4,920	N	N	7529 34TH AVE SW
6	3	362403	9102	10/25/14	\$450,000	\$460,000	1,740	7	1949	Good	6,800	N	N	7915 31ST AVE SW
6	3	437850	0015	04/13/12	\$306,600	\$407,000	1,760	7	1954	Good	7,800	N	N	9245 29TH AVE SW
6	3	436470	0735	01/03/12	\$340,000	\$462,000	1,820	7	1918	VGood	7,560	N	N	8614 32ND AVE SW
6	12	327860	2660	05/20/14	\$194,000	\$208,000	760	8	2007	Avg	1,060	N	N	6050 31ST AVE SW
6	12	327860	2670	09/30/14	\$219,500	\$226,000	760	8	2007	Avg	1,060	N	N	6051 30TH AVE SW
6	3	534720	0179	08/14/14	\$270,000	\$282,000	850	8	2006	Avg	1,920	N	N	9430 B 35TH AVE SW
6	12	327860	0570	04/28/14	\$240,000	\$260,000	870	8	2008	Avg	1,457	N	N	5910 31ST AVE SW
6	3	534720	0260	08/28/13	\$382,500	\$444,000	910	8	2013	Avg	7,320	N	N	9425 34TH AVE SW
6	12	327860	0740	10/31/13	\$220,000	\$251,000	950	8	2007	Avg	1,172	N	N	3011 CYCLE CT SW
6	12	327860	0670	05/23/14	\$235,000	\$252,000	1,010	8	2007	Avg	1,730	N	N	3002 CYCLE CT SW
6	12	327860	4010	10/11/12	\$235,000	\$298,000	1,020	8	2006	Avg	1,414	N	N	6308 31ST AVE SW
6	3	436370	0100	03/13/13	\$399,950	\$486,000	1,030	8	1975	VGood	7,860	N	N	7957 30TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	12	327860	0680	06/27/14	\$235,000	\$249,000	1,070	8	2007	Avg	1,456	N	N	3001 CYCLE CT SW
6	3	534720	0177	12/11/12	\$170,160	\$212,000	1,100	8	2006	Avg	1,251	N	N	9432 B 35TH AVE SW
6	12	327860	2190	06/11/14	\$350,000	\$373,000	1,130	8	2006	Avg	1,592	N	N	6003 LANHAM PL SW
6	3	362403	9183	06/09/14	\$315,000	\$336,000	1,150	8	2010	Avg	1,590	N	N	2208 SW ELMGROVE ST
6	3	534720	0146	09/11/13	\$225,000	\$260,000	1,180	8	2006	Avg	953	N	N	9402 35TH AVE SW
6	1	327780	0823	08/20/14	\$327,000	\$341,000	1,190	8	2009	Avg	1,627	N	N	6336 A 34TH AVE SW
6	1	327780	0822	07/12/13	\$306,000	\$360,000	1,190	8	2009	Avg	1,623	N	N	6336 B 34TH AVE SW
6	1	088000	0208	12/13/14	\$320,000	\$322,000	1,240	8	2007	Avg	1,356	N	N	8627 A DELRIDGE WAY SW
6	3	926920	0540	08/19/14	\$429,000	\$448,000	1,260	8	1957	Avg	5,043	N	N	7556 31ST AVE SW
6	12	327860	2220	01/30/14	\$300,500	\$334,000	1,260	8	2006	Avg	1,761	N	N	6009 LANHAM PL SW
6	12	327860	2150	07/30/12	\$245,000	\$316,000	1,265	8	2006	Avg	1,695	N	N	3209 SW RAYMOND ST
6	3	920695	0110	07/12/14	\$369,000	\$390,000	1,270	8	2004	Avg	1,683	N	N	2492 SW WEBSTER ST
6	12	327860	2170	12/15/14	\$347,000	\$349,000	1,270	8	2006	Avg	1,705	N	N	3205 SW RAYMOND ST
6	3	920695	0100	06/17/14	\$343,000	\$365,000	1,270	8	2004	Avg	2,509	N	N	2490 SW WEBSTER ST
6	12	327860	2080	12/02/13	\$290,000	\$328,000	1,270	8	2006	Avg	2,937	N	N	3223 SW RAYMOND ST
6	12	327860	1990	02/06/14	\$347,900	\$385,000	1,290	8	2006	Avg	2,519	N	N	3225 SW RAYMOND ST
6	12	327860	2040	10/21/14	\$346,500	\$355,000	1,290	8	2006	Avg	2,048	N	N	3235 SW RAYMOND ST
6	12	327860	1970	09/13/13	\$363,500	\$420,000	1,310	8	2006	Avg	2,043	N	N	3253 SW RAYMOND ST
6	12	327860	1940	08/06/14	\$349,950	\$367,000	1,310	8	2006	Avg	2,031	N	N	3247 SW RAYMOND ST
6	12	327860	1960	03/19/14	\$346,000	\$379,000	1,310	8	2006	Avg	2,039	N	N	3251 SW RAYMOND ST
6	12	327860	2090	12/10/12	\$245,000	\$305,000	1,310	8	2006	Avg	2,912	N	N	3221 SW RAYMOND ST
6	1	085900	0022	08/19/14	\$330,000	\$345,000	1,320	8	2008	Avg	1,844	N	N	2514 SW TRENTON ST
6	1	085900	0018	08/14/14	\$342,000	\$358,000	1,320	8	2008	Avg	2,226	N	N	8648 26TH AVE SW
6	1	085900	0020	01/14/14	\$312,000	\$348,000	1,320	8	2008	Avg	2,108	N	N	8656 26TH AVE SW
6	11	816550	0850	03/26/14	\$319,990	\$349,000	1,320	8	2013	Avg	2,413	Y	N	7100 SHINKLE PL SW
6	12	327860	0760	07/29/14	\$345,000	\$363,000	1,360	8	2007	Avg	1,489	N	N	5934 31ST AVE SW
6	12	327860	0780	10/08/12	\$279,000	\$354,000	1,360	8	2007	Avg	1,998	N	N	5932 31ST AVE SW
6	12	327860	0510	01/11/13	\$296,000	\$366,000	1,360	8	2008	Avg	2,114	N	N	3019 SW JUNEAU ST
6	12	327860	0770	11/11/13	\$335,000	\$381,000	1,380	8	2007	Avg	1,592	N	N	5936 31ST AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	12	327860	0500	06/26/13	\$380,000	\$449,000	1,380	8	2008	Avg	2,039	N	N	5900 31ST AVE SW
6	12	327860	2030	02/12/14	\$366,000	\$405,000	1,390	8	2006	Avg	2,471	N	N	3233 SW RAYMOND ST
6	12	327860	2200	04/25/13	\$325,000	\$391,000	1,390	8	2006	Avg	1,776	N	N	6005 LANHAM PL SW
6	12	327860	2200	08/24/12	\$286,500	\$367,000	1,390	8	2006	Avg	1,776	N	N	6005 LANHAM PL SW
6	12	327860	0240	07/22/14	\$372,500	\$392,000	1,400	8	2007	Avg	2,958	N	N	5915 31ST AVE SW
6	11	816550	0290	04/03/14	\$305,000	\$332,000	1,420	8	2008	Avg	1,245	N	N	2663 SW SYLVAN HEIGHTS DR
6	11	816550	0250	01/29/14	\$299,750	\$333,000	1,420	8	2008	Avg	1,245	N	N	2653 SW SYLVAN HEIGHTS DR
6	11	816550	1040	07/25/13	\$299,950	\$352,000	1,420	8	2010	Avg	1,200	N	N	7124 27TH AVE SW
6	11	816550	0360	01/02/14	\$298,300	\$334,000	1,420	8	2008	Avg	1,245	N	N	2683 SW SYLVAN HEIGHTS DR
6	11	816550	0960	03/11/14	\$310,000	\$340,000	1,420	8	2010	Avg	1,600	N	N	7116 27TH AVE SW
6	11	816550	1520	03/30/14	\$305,000	\$333,000	1,420	8	2007	Avg	1,827	N	N	7057 27TH AVE SW
6	11	816550	0040	03/13/13	\$278,400	\$339,000	1,420	8	2007	Avg	2,068	N	N	2712 SW SYLVAN HEIGHTS DR
6	11	816550	1050	05/10/12	\$244,000	\$321,000	1,420	8	2010	Avg	1,200	N	N	7122 27TH AVE SW
6	11	816550	0960	05/22/12	\$254,000	\$334,000	1,420	8	2010	Avg	1,600	N	N	7116 27TH AVE SW
6	11	816550	1030	05/10/12	\$247,000	\$325,000	1,420	8	2010	Avg	1,600	N	N	7126 27TH AVE SW
6	11	816550	0160	04/17/12	\$232,300	\$308,000	1,420	8	2008	Avg	1,355	N	N	2666 SW SYLVAN HEIGHTS DR
6	11	816550	1040	04/24/12	\$230,000	\$304,000	1,420	8	2010	Avg	1,200	N	N	7124 27TH AVE SW
6	11	816550	0540	07/22/14	\$383,990	\$405,000	1,450	8	2014	Avg	3,741	N	N	7132 SHINKLE PL SW
6	11	816550	0550	12/09/14	\$355,900	\$359,000	1,460	8	2014	Avg	1,664	N	N	7134 SHINKLE PL SW
6	11	816550	1640	08/19/14	\$309,950	\$324,000	1,460	8	2007	Avg	1,607	N	N	2731 SW SYLVAN HEIGHTS DR
6	11	816550	0980	05/21/12	\$255,000	\$335,000	1,460	8	2010	Avg	1,280	N	N	7113 SHINKLE PL SW
6	11	816550	1010	05/24/12	\$254,800	\$334,000	1,460	8	2010	Avg	1,280	N	N	7123 SHINKLE PL SW
6	12	327860	0900	12/31/14	\$443,000	\$443,000	1,530	8	2007	Avg	2,778	N	N	5960 31ST AVE SW
6	11	816550	0560	09/02/14	\$380,990	\$396,000	1,540	8	2014	Avg	2,288	N	N	7136 SHINKLE PL SW
6	3	362403	9130	07/03/13	\$380,997	\$449,000	1,540	8	2013	Avg	6,300	N	N	2923 SW CAMBRIDGE ST
6	11	816550	1620	12/18/14	\$348,500	\$350,000	1,550	8	2007	Avg	1,824	N	N	2713 SW SYLVAN HEIGHTS DR
6	11	816550	0860	08/12/13	\$339,950	\$397,000	1,550	8	2008	Avg	1,955	N	N	2651 SW MYRTLE ST
6	11	816550	0110	12/05/14	\$328,000	\$331,000	1,550	8	2008	Avg	2,079	N	N	2676 SW SYLVAN HEIGHTS DR
6	11	816550	0320	03/25/14	\$327,500	\$358,000	1,550	8	2008	Avg	1,826	N	N	2671 SW SYLVAN HEIGHTS DR



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	11	816550	1510	11/25/14	\$320,000	\$324,000	1,550	8	2008	Avg	1,827	N	N	7061 27TH AVE SW
6	11	816550	0480	05/01/13	\$312,000	\$374,000	1,550	8	2008	Avg	1,826	N	N	2612 SW MYRTLE ST
6	11	816550	0100	05/10/13	\$275,000	\$329,000	1,550	8	2008	Avg	2,068	N	N	2700 SW SYLVAN HEIGHTS DR
6	11	816550	1650	05/02/12	\$273,000	\$360,000	1,550	8	2007	Avg	2,178	N	N	2733 SW SYLVAN HEIGHTS DR
6	11	816550	1020	05/07/12	\$273,000	\$360,000	1,550	8	2010	Avg	1,760	N	N	7125 SHINKLE PL SW
6	12	327860	5590	09/26/14	\$375,000	\$387,000	1,580	8	2011	Avg	3,825	N	N	2801 SW BATAAN ST
6	12	327861	2370	08/11/14	\$349,900	\$366,000	1,580	8	2011	Avg	2,765	N	N	6501 29TH AVE SW
6	12	327861	2780	10/18/13	\$360,000	\$412,000	1,580	8	2011	Avg	2,629	N	N	2801 SW MORGAN ST
6	12	327861	2780	04/24/14	\$359,000	\$389,000	1,580	8	2011	Avg	2,629	N	N	2801 SW MORGAN ST
6	12	327860	4520	06/19/13	\$340,000	\$403,000	1,580	8	2011	Avg	2,790	N	N	3005 SW BATAAN ST
6	12	327861	2390	08/29/13	\$325,000	\$377,000	1,580	8	2011	Avg	2,380	N	N	6505 29TH AVE SW
6	12	327861	2410	09/11/12	\$299,990	\$383,000	1,580	8	2011	Avg	2,380	N	N	6509 29TH AVE SW
6	12	327861	2370	08/15/12	\$297,569	\$382,000	1,580	8	2011	Avg	2,765	N	N	6501 29TH AVE SW
6	12	327861	2390	07/09/12	\$294,990	\$383,000	1,580	8	2011	Avg	2,380	N	N	6505 29TH AVE SW
6	12	327860	6200	09/19/14	\$379,000	\$392,000	1,580	8	2013	Avg	3,075	N	N	6464 HIGH POINT DR SW
6	12	327861	2710	04/02/14	\$363,000	\$396,000	1,580	8	2012	Avg	2,545	N	N	6517 HIGH POINT DR SW
6	12	327860	6130	02/11/13	\$364,787	\$447,000	1,580	8	2013	Avg	2,134	N	N	6440 HIGH POINT DR SW
6	12	327860	6260	08/16/13	\$349,990	\$408,000	1,580	8	2013	Avg	2,170	N	N	6508 HIGH POINT DR SW
6	12	327860	6200	08/02/13	\$344,990	\$404,000	1,580	8	2013	Avg	3,075	N	N	6464 HIGH POINT DR SW
6	12	327861	2710	08/01/12	\$333,832	\$431,000	1,580	8	2012	Avg	2,545	N	N	6517 HIGH POINT DR SW
6	12	327860	6170	07/12/13	\$339,990	\$400,000	1,580	8	2013	Avg	3,325	N	N	6456 HIGH POINT DR SW
6	12	327860	6250	11/25/13	\$328,000	\$371,000	1,580	8	2013	Avg	2,051	N	N	6506 HIGH POINT DR SW
6	12	327860	6240	08/08/13	\$327,990	\$383,000	1,580	8	2013	Avg	2,257	N	N	6504 HIGH POINT DR SW
6	12	327861	2690	07/12/12	\$321,758	\$417,000	1,580	8	2012	Avg	3,768	N	N	6521 HIGH POINT DR SW
6	12	327860	6150	02/26/13	\$314,276	\$384,000	1,580	8	2013	Avg	2,850	N	N	6452 HIGH POINT DR SW
6	12	327861	2720	11/19/12	\$299,000	\$375,000	1,580	8	2012	Avg	2,806	N	N	6515 HIGH POINT DR SW
6	12	327860	6110	01/15/13	\$293,022	\$362,000	1,580	8	2013	Avg	2,407	N	N	6444 HIGH POINT DR SW
6	12	327860	0850	09/13/13	\$490,000	\$566,000	1,600	8	2007	Avg	3,041	N	N	5950 31ST AVE SW
6	12	327860	3970	05/30/14	\$433,200	\$464,000	1,600	8	2006	Avg	2,722	N	N	3011 SW GRAHAM ST

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	12	327860	3960	11/06/12	\$330,000	\$415,000	1,600	8	2006	Avg	3,630	N	N	3015 SW GRAHAM ST
6	12	327860	2800	07/10/13	\$337,000	\$397,000	1,600	8	2006	Avg	2,625	N	N	6011 29TH AVE SW
6	12	327860	3990	08/28/12	\$315,000	\$403,000	1,600	8	2006	Avg	2,945	N	N	3001 SW GRAHAM ST
6	12	327860	0880	06/03/13	\$424,500	\$505,000	1,640	8	2007	Avg	2,160	N	N	5956 31ST AVE SW
6	3	327780	1640	12/02/14	\$440,000	\$444,000	1,690	8	1929	Avg	3,245	N	N	6501 34TH AVE SW
6	12	327860	0590	01/24/12	\$430,000	\$581,000	1,700	8	2007	Avg	2,477	Y	N	5918 31ST AVE SW
6	12	327860	2490	09/26/14	\$365,000	\$377,000	1,780	8	2007	Avg	1,754	N	N	3125 SW RAYMOND ST
6	12	327860	2520	03/24/14	\$300,000	\$328,000	1,780	8	2007	Avg	1,918	N	N	3117 SW RAYMOND ST
6	12	327860	2480	02/10/14	\$295,000	\$326,000	1,780	8	2007	Avg	1,977	N	N	3131 SW RAYMOND ST
6	12	327860	2510	02/26/13	\$260,000	\$318,000	1,780	8	2007	Avg	1,918	N	N	3121 SW RAYMOND ST
6	12	327860	2540	01/24/13	\$256,000	\$315,000	1,780	8	2007	Avg	1,918	N	N	3113 SW RAYMOND ST
6	12	327860	2460	04/15/14	\$343,000	\$372,000	1,790	8	2007	Avg	1,181	N	N	3135 SW RAYMOND ST
6	12	327861	1610	09/07/14	\$379,900	\$394,000	1,800	8	2011	Avg	2,792	N	N	3011 SW MORGAN ST
6	12	327861	1600	07/14/14	\$379,900	\$401,000	1,800	8	2011	Avg	2,791	N	N	3015 SW MORGAN ST
6	12	327860	4530	10/07/13	\$373,000	\$428,000	1,800	8	2011	Avg	2,790	N	N	3003 SW BATAAN ST
6	12	327861	2430	02/06/14	\$361,000	\$400,000	1,800	8	2011	Avg	2,380	N	N	6515 29TH AVE SW
6	12	327860	5550	06/09/14	\$365,000	\$390,000	1,800	8	2011	Avg	2,700	N	N	2805 SW BATAAN ST
6	12	327860	4510	06/25/14	\$364,000	\$387,000	1,800	8	2011	Avg	2,790	N	N	3009 SW BATAAN ST
6	12	327860	5570	06/19/14	\$362,500	\$386,000	1,800	8	2011	Avg	2,700	N	N	2809 SW BATAAN ST
6	12	327861	2730	05/17/12	\$349,352	\$459,000	1,800	8	2012	Avg	2,914	N	N	6513 HIGH POINT DR SW
6	12	327860	6180	04/01/13	\$421,931	\$511,000	1,800	8	2013	Avg	4,136	N	N	6460 HIGH POINT DR SW
6	12	327861	2740	06/12/12	\$332,194	\$434,000	1,800	8	2012	Avg	2,812	N	N	6511 HIGH POINT DR SW
6	12	327861	2380	12/03/12	\$315,000	\$393,000	1,800	8	2011	Avg	2,380	N	N	6503 29TH AVE SW
6	12	327860	6210	06/20/13	\$408,990	\$484,000	1,800	8	2013	Avg	3,692	N	N	6466 HIGH POINT DR SW
6	12	327860	6190	04/30/13	\$405,631	\$487,000	1,800	8	2013	Avg	3,075	N	N	6462 HIGH POINT DR SW
6	12	327860	6220	10/01/13	\$399,990	\$460,000	1,800	8	2013	Avg	3,429	N	N	6500 HIGH POINT DR SW
6	12	327861	1630	04/12/12	\$314,197	\$417,000	1,800	8	2011	Avg	2,792	N	N	3005 SW MORGAN ST
6	12	327861	2660	12/12/13	\$389,990	\$439,000	1,800	8	2011	Avg	2,532	N	N	2805 SW MORGAN ST
6	12	327860	6230	07/15/13	\$389,990	\$458,000	1,800	8	2013	Avg	2,934	N	N	6502 HIGH POINT DR SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	12	327861	2430	05/10/12	\$304,990	\$402,000	1,800	8	2011	Avg	2,380	N	N	6515 29TH AVE SW
6	12	327860	6140	02/27/13	\$383,812	\$469,000	1,800	8	2013	Avg	3,252	N	N	6450 HIGH POINT DR SW
6	12	327861	2400	03/02/12	\$297,539	\$399,000	1,800	8	2011	Avg	2,380	N	N	6507 29TH AVE SW
6	12	327861	2420	04/11/12	\$292,660	\$388,000	1,800	8	2011	Avg	2,380	N	N	6511 29TH AVE SW
6	12	327860	6120	01/22/13	\$369,914	\$456,000	1,800	8	2013	Avg	2,933	N	N	6446 HIGH POINT DR SW
6	12	327860	6160	03/01/13	\$365,372	\$446,000	1,800	8	2013	Avg	2,850	N	N	6454 HIGH POINT DR SW
6	12	327860	2850	11/25/13	\$352,500	\$399,000	1,800	8	2006	Avg	2,310	N	N	6031 29TH AVE SW
6	12	327861	2700	06/04/12	\$323,681	\$424,000	1,800	8	2012	Avg	2,687	N	N	6519 HIGH POINT DR SW
6	12	327860	2530	01/16/13	\$281,500	\$348,000	1,860	8	2007	Avg	1,501	N	N	3115 SW RAYMOND ST
6	12	327860	2560	12/28/12	\$275,000	\$341,000	1,860	8	2007	Avg	1,569	N	N	3107 SW RAYMOND ST
6	12	327861	2950	06/06/14	\$443,990	\$474,000	1,900	8	2014	Avg	3,257	N	N	6608 HIGH POINT DR SW
6	12	327861	2990	07/03/14	\$433,011	\$459,000	1,900	8	2014	Avg	2,931	N	N	6614 HIGH POINT DR SW
6	12	327861	2960	06/18/14	\$439,990	\$468,000	1,900	8	2014	Avg	3,167	N	N	6610 HIGH POINT DR SW
6	12	327861	3600	06/09/14	\$442,990	\$473,000	1,900	8	2014	Avg	4,030	N	N	6612 HIGH POINT DR SW
6	12	327861	3060	08/05/14	\$425,000	\$446,000	1,900	8	2014	Avg	2,766	N	N	6628 HIGH POINT DR SW
6	12	327861	3070	02/28/14	\$430,000	\$473,000	1,900	8	2014	Avg	3,351	N	N	6630 HIGH POINT DR SW
6	12	327861	2930	06/06/14	\$429,660	\$459,000	1,900	8	2014	Avg	3,257	N	N	6604 HIGH POINT DR SW
6	12	327861	3100	08/06/14	\$424,990	\$446,000	1,900	8	2014	Avg	2,532	N	N	6636 HIGH POINT DR SW
6	12	327861	2940	06/03/14	\$429,700	\$460,000	1,900	8	2014	Avg	3,166	N	N	6606 HIGH POINT DR SW
6	12	327861	3110	07/24/14	\$420,000	\$442,000	1,900	8	2014	Avg	3,598	N	N	6638 HIGH POINT DR SW
6	12	327861	2920	06/10/14	\$425,990	\$455,000	1,900	8	2014	Avg	3,166	N	N	6602 HIGH POINT DR SW
6	12	327861	3050	04/02/14	\$416,180	\$454,000	1,900	8	2014	Avg	2,689	N	N	6626 HIGH POINT DR SW
6	12	327861	3150	04/02/14	\$417,990	\$456,000	1,900	8	2014	Avg	3,368	N	N	6646 HIGH POINT DR SW
6	12	327861	3120	02/28/14	\$422,990	\$466,000	1,900	8	2014	Avg	3,523	N	N	6640 HIGH POINT DR SW
6	12	327861	2910	07/21/14	\$425,000	\$448,000	1,900	8	2014	Avg	4,163	N	N	6600 HIGH POINT DR SW
6	12	327861	3020	06/09/14	\$399,990	\$427,000	1,900	8	2014	Avg	2,766	N	N	6620 HIGH POINT DR SW
6	12	327861	3090	09/08/14	\$399,990	\$415,000	1,900	8	2014	Avg	2,604	N	N	6634 HIGH POINT DR SW
6	12	327861	3030	06/23/14	\$399,990	\$425,000	1,900	8	2014	Avg	2,689	N	N	6622 HIGH POINT DR SW
6	12	327861	3080	04/02/14	\$394,990	\$431,000	1,900	8	2014	Avg	2,532	N	N	6632 HIGH POINT DR SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
6	12	327861	3010	06/03/14	\$392,500	\$420,000	1,900	8	2014	Avg	2,689	N	N	6618 HIGH POINT DR SW
6	12	327861	3130	06/13/14	\$379,990	\$405,000	1,900	8	2014	Avg	2,598	N	N	6642 HIGH POINT DR SW
6	12	327861	3140	06/19/14	\$379,990	\$404,000	1,900	8	2014	Avg	2,526	N	N	6644 HIGH POINT DR SW
6	1	088000	0185	01/22/14	\$449,950	\$501,000	2,150	8	2013	Avg	7,662	N	N	8626 22ND AVE SW
6	12	327860	0320	07/23/14	\$465,000	\$490,000	2,150	8	2007	Avg	4,084	N	N	5941 31ST AVE SW
6	12	327860	0280	09/21/12	\$439,950	\$560,000	2,150	8	2007	Avg	3,795	N	N	5925 31ST AVE SW
6	12	327860	0300	09/26/12	\$440,500	\$560,000	2,190	8	2007	Avg	4,380	N	N	5933 31ST AVE SW
6	3	436420	0110	10/16/12	\$499,950	\$632,000	2,200	8	2008	Avg	7,680	N	N	7943 32ND AVE SW
6	3	436470	0111	07/01/13	\$540,000	\$637,000	2,590	8	2013	Avg	7,560	N	N	8409 32ND AVE SW
6	3	436470	0705	02/13/14	\$530,000	\$586,000	2,590	8	2013	Avg	7,560	N	N	3002 SW TRENTON ST
6	3	327780	1411	11/05/14	\$350,000	\$357,000	1,160	9	2012	Avg	1,590	N	N	6506 B 34TH AVE SW
6	3	327780	1410	11/19/13	\$331,000	\$375,000	1,160	9	2012	Avg	1,464	N	N	6506 A 34TH AVE SW
6	3	327780	1410	11/05/12	\$284,950	\$359,000	1,160	9	2012	Avg	1,464	N	N	6506 A 34TH AVE SW
6	3	327780	1411	10/30/12	\$274,950	\$347,000	1,160	9	2012	Avg	1,590	N	N	6506 B 34TH AVE SW
6	3	327780	1416	02/25/12	\$259,950	\$349,000	1,160	9	2012	Avg	1,583	N	N	6510 A 34TH AVE SW
6	3	327780	1415	02/23/12	\$250,000	\$336,000	1,160	9	2012	Avg	1,469	N	N	6510 B 34TH AVE SW
6	3	327780	1417	05/16/14	\$341,000	\$367,000	1,180	9	2012	Avg	1,663	N	N	6512 A 34TH AVE SW
6	3	327780	1413	12/03/12	\$307,000	\$383,000	1,180	9	2012	Avg	1,537	N	N	6508 A 34TH AVE SW
6	3	327780	1412	11/05/12	\$285,000	\$359,000	1,180	9	2012	Avg	1,656	N	N	6508 34TH AVE SW #B
6	3	327780	1418	02/15/12	\$249,950	\$336,000	1,180	9	2012	Avg	1,531	N	N	6512 B 34TH AVE SW
6	3	327780	1417	03/02/12	\$247,700	\$332,000	1,180	9	2012	Avg	1,663	N	N	6512 A 34TH AVE SW
6	3	327780	1595	12/02/14	\$440,000	\$444,000	1,710	9	2014	Avg	1,338	N	N	6545 A 34TH AVE SW
6	3	327780	1582	12/09/14	\$439,950	\$443,000	1,710	9	2014	Avg	1,332	N	N	6555 B 34TH AVE SW
6	3	327780	1592	09/25/14	\$479,950	\$495,000	1,820	9	2014	Avg	1,358	N	N	6547 34TH AVE SW
6	3	327780	1580	11/10/14	\$469,950	\$478,000	1,820	9	2014	Avg	1,357	N	N	6553 34TH AVE SW
6	3	926920	0515	10/25/12	\$535,000	\$675,000	2,220	9	2012	Avg	4,920	N	N	7541 31ST AVE SW
6	1	948570	0305	06/05/13	\$429,950	\$511,000	2,360	9	2013	Avg	7,611	N	N	8136 22ND AVE SW
6	3	926920	0285	02/05/14	\$675,000	\$748,000	2,860	10	2013	Avg	4,920	Y	N	7529 32ND AVE SW
6	3	926920	0280	01/07/14	\$675,000	\$755,000	2,860	10	2013	Avg	7,380	Y	N	7527 32ND AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	211470	0865	04/10/14	\$196,200	\$213,000	770	5	1918	VGood	4,760	N	N	7752 12TH AVE SW
8	1	211470	0795	07/31/13	\$215,000	\$252,000	920	5	1919	VGood	4,760	N	N	7753 11TH AVE SW
8	1	797260	3420	04/17/13	\$199,000	\$240,000	610	6	1926	VGood	4,920	N	N	8620 9TH AVE SW
8	1	211470	0615	07/08/14	\$148,000	\$157,000	630	6	1930	Avg	4,200	N	N	7764 10TH AVE SW
8	1	211370	1200	09/12/14	\$250,000	\$259,000	670	6	1943	Avg	4,640	N	N	8102 13TH AVE SW
8	1	797260	2702	07/17/13	\$255,000	\$300,000	670	6	1943	Good	4,040	N	N	8510 16TH AVE SW
8	1	789980	0450	11/22/13	\$220,500	\$250,000	670	6	1948	Good	4,720	N	N	8811 18TH AVE SW
8	1	211370	0815	04/16/12	\$180,000	\$238,000	690	6	1942	Avg	4,600	N	N	8146 15TH AVE SW
8	1	211320	0025	03/18/13	\$105,000	\$128,000	700	6	1920	Fair	5,000	N	N	7717 16TH AVE SW
8	1	329870	0830	07/31/13	\$249,950	\$293,000	710	6	1942	Avg	4,305	N	N	9247 12TH AVE SW
8	1	329870	0831	01/29/14	\$224,500	\$249,000	710	6	1942	VGood	4,305	N	N	9243 12TH AVE SW
8	1	329870	0825	01/27/14	\$209,000	\$232,000	710	6	1942	Good	4,200	N	N	9235 12TH AVE SW
8	1	329870	0335	07/26/13	\$170,000	\$199,000	710	6	1942	Avg	4,876	N	N	9046 13TH AVE SW
8	1	211370	0510	10/27/14	\$315,000	\$322,000	720	6	2013	Avg	4,000	N	N	7941 15TH AVE SW
8	1	430220	0445	07/10/13	\$312,000	\$367,000	720	6	1947	Good	4,736	N	N	1723 SW CLOVERDALE ST
8	1	797260	3931	10/09/14	\$240,000	\$247,000	720	6	1943	Avg	6,345	N	N	9230 12TH AVE SW
8	1	430220	0790	08/14/14	\$248,500	\$260,000	720	6	1949	Avg	5,160	N	N	8429 17TH AVE SW
8	1	430220	1130	05/08/14	\$205,000	\$221,000	720	6	1955	Avg	5,040	N	N	2008 SW CLOVERDALE ST
8	1	430320	0590	07/03/13	\$249,748	\$295,000	720	6	1943	Good	5,160	N	N	7920 17TH AVE SW
8	1	211320	0345	12/24/13	\$226,000	\$254,000	720	6	1918	Good	5,160	N	N	7729 18TH AVE SW
8	1	430320	0585	11/20/13	\$195,000	\$221,000	720	6	1943	Avg	5,160	N	N	7924 17TH AVE SW
8	1	430220	0410	04/25/14	\$150,000	\$162,000	720	6	1947	Fair	6,144	N	N	8630 18TH AVE SW
8	1	789980	0405	09/19/13	\$207,000	\$239,000	720	6	1955	VGood	4,720	N	N	8847 18TH AVE SW
8	1	329870	0802	12/30/13	\$146,000	\$164,000	720	6	1942	Avg	4,200	N	N	9210 13TH AVE SW
8	1	329870	0100	06/03/14	\$187,000	\$200,000	740	6	1942	Avg	4,662	N	N	8814 15TH AVE SW
8	1	329870	0960	11/28/12	\$167,000	\$209,000	740	6	1942	Avg	4,440	N	N	9433 13TH AVE SW
8	1	211320	0155	11/19/13	\$159,900	\$181,000	740	6	1942	Good	5,160	N	N	1617 SW HOLDEN ST
8	1	329870	0962	04/15/14	\$214,500	\$233,000	750	6	1942	Avg	4,773	N	N	9429 13TH AVE SW
8	1	430220	0400	04/11/14	\$210,000	\$228,000	750	6	1947	Avg	6,144	N	N	8640 18TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	430320	0270	07/05/12	\$205,550	\$267,000	760	6	1942	Avg	5,160	N	N	7926 20TH AVE SW
8	1	211270	0286	09/20/13	\$269,074	\$310,000	760	6	1944	VGood	5,000	N	N	7720 15TH AVE SW
8	1	430320	0555	08/15/14	\$265,000	\$277,000	770	6	1943	Avg	5,160	N	N	7948 17TH AVE SW
8	1	430320	0184	10/10/14	\$230,000	\$236,000	770	6	1948	Avg	6,450	N	N	7925 18TH AVE SW
8	1	797260	3095	09/20/13	\$230,000	\$265,000	770	6	1919	Avg	7,200	N	N	8615 12TH AVE SW
8	1	430320	0373	07/26/12	\$225,000	\$291,000	770	6	1948	Good	5,120	N	N	1702 SW ELMGROVE ST
8	1	329870	0350	03/20/14	\$204,000	\$223,000	770	6	2013	Avg	5,772	N	N	9006 14TH AVE SW
8	1	537020	0205	07/22/13	\$177,000	\$208,000	770	6	1942	Avg	5,080	N	N	9037 11TH AVE SW
8	1	430320	0168	10/15/13	\$198,000	\$227,000	770	6	1948	Good	6,063	N	N	7915 18TH AVE SW
8	1	211370	0676	05/01/14	\$300,000	\$324,000	780	6	1941	Good	3,650	N	N	1506 SW THISTLE ST
8	1	430220	0555	03/04/14	\$347,000	\$382,000	780	6	1942	VGood	10,320	N	N	8630 17TH AVE SW
8	1	329870	0857	07/15/13	\$220,000	\$259,000	780	6	1942	Good	4,305	N	N	9408 13TH AVE SW
8	1	211370	0135	01/02/13	\$185,000	\$229,000	780	6	1925	Avg	4,000	N	N	7914 13TH AVE SW
8	1	329870	0891	09/25/12	\$170,000	\$216,000	780	6	1942	Avg	4,264	N	N	9446 13TH AVE SW
8	1	797260	0735	02/20/14	\$192,500	\$212,000	790	6	1918	Avg	7,620	N	N	7940 12TH AVE SW
8	1	329870	0306	04/23/13	\$207,500	\$250,000	790	6	1942	Avg	4,346	N	N	9009 12TH AVE SW
8	1	211370	0020	06/06/13	\$180,150	\$214,000	790	6	1922	Avg	3,800	N	N	7915 12TH AVE SW
8	1	329870	0941	09/05/14	\$260,000	\$270,000	800	6	1950	Avg	4,592	N	N	1305 SW CAMBRIDGE ST
8	1	329870	0942	05/06/13	\$247,000	\$296,000	800	6	1950	Good	4,440	N	N	9409 13TH AVE SW
8	1	329870	0420	04/16/13	\$175,000	\$211,000	800	6	1918	VGood	13,542	N	N	9020 15TH AVE SW
8	1	211270	0625	12/17/13	\$273,000	\$307,000	810	6	1949	Avg	6,000	N	N	7770 13TH AVE SW
8	1	329870	0051	12/11/13	\$222,250	\$250,000	810	6	1942	VGood	4,125	N	N	1502 SW HENDERSON ST
8	1	211320	0265	02/02/12	\$145,500	\$196,000	810	6	1922	Avg	5,160	N	N	7732 18TH AVE SW
8	1	430220	1045	05/28/14	\$150,000	\$161,000	820	6	1910	Avg	7,680	N	N	8408 20TH AVE SW
8	1	211370	1100	08/26/14	\$294,010	\$306,000	830	6	1945	Avg	4,057	N	N	8133 12TH AVE SW
8	1	211370	1095	07/17/14	\$150,000	\$158,000	830	6	1943	Avg	4,045	N	N	8129 12TH AVE SW
8	1	430220	0265	11/19/13	\$349,000	\$396,000	860	6	1941	VGood	5,121	Y	N	8628 20TH AVE SW
8	1	797260	0480	09/13/12	\$207,500	\$265,000	860	6	1940	Avg	7,650	N	N	7927 8TH AVE SW
8	1	211470	0120	05/31/12	\$215,000	\$282,000	860	6	1948	Good	4,160	N	N	7758 9TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	797260	3385	05/16/14	\$245,000	\$263,000	870	6	1941	Avg	6,150	N	N	8627 9TH AVE SW
8	1	211370	0670	08/16/13	\$279,950	\$326,000	880	6	1942	VGood	4,000	N	N	8149 15TH AVE SW
8	1	797260	2290	06/20/13	\$210,000	\$249,000	880	6	1950	Avg	6,350	N	N	8414 12TH AVE SW
8	1	211270	0370	08/13/14	\$199,400	\$209,000	880	6	1916	Good	4,000	N	N	7739 13TH AVE SW
8	1	211320	0065	10/27/14	\$289,000	\$295,000	890	6	1924	Avg	7,740	N	N	7749 16TH AVE SW
8	1	430220	0545	04/10/13	\$253,500	\$306,000	890	6	1953	Good	5,160	N	N	8644 17TH AVE SW
8	1	430220	0550	09/05/13	\$255,000	\$295,000	890	6	1953	Good	5,160	N	N	8640 17TH AVE SW
8	1	430220	0535	05/06/14	\$219,000	\$236,000	900	6	1952	Avg	5,160	N	N	8652 17TH AVE SW
8	1	430220	0540	05/08/13	\$249,999	\$299,000	900	6	1952	Good	5,160	N	N	8648 17TH AVE SW
8	1	797260	3350	03/09/12	\$141,000	\$189,000	900	6	1943	Avg	4,480	N	N	8650 10TH AVE SW
8	1	789980	0045	12/02/14	\$232,900	\$235,000	910	6	1973	Avg	5,120	N	N	8828 17TH AVE SW
8	1	329870	0125	05/06/14	\$180,000	\$194,000	910	6	1942	Avg	4,662	N	N	8850 15TH AVE SW
8	1	430270	0540	04/29/14	\$265,000	\$286,000	920	6	1951	Avg	5,160	N	N	8148 17TH AVE SW
8	1	797260	3785	01/29/13	\$228,000	\$281,000	930	6	1955	Good	7,620	N	N	9227 9TH AVE SW
8	1	430220	0625	09/24/14	\$335,000	\$346,000	940	6	1949	Good	5,120	N	N	8417 16TH AVE SW
8	1	430220	0070	01/23/14	\$206,200	\$229,000	940	6	1954	Avg	7,200	N	N	2008 SW TRENTON ST
8	1	329870	0255	07/31/13	\$225,000	\$263,000	940	6	1921	Avg	8,586	N	N	8859 12TH AVE SW
8	1	775050	0120	11/18/14	\$300,000	\$304,000	950	6	1929	Avg	4,760	N	N	8832 10TH AVE SW
8	1	797260	3155	08/09/12	\$257,500	\$331,000	950	6	1919	VGood	7,620	N	N	8656 12TH AVE SW
8	1	797260	3150	01/04/12	\$215,000	\$292,000	950	6	1916	VGood	7,620	N	N	8650 12TH AVE SW
8	1	789980	0420	08/30/13	\$215,000	\$250,000	960	6	1922	VGood	4,720	N	N	8831 18TH AVE SW
8	1	126320	0030	05/10/12	\$161,450	\$213,000	960	6	1922	Avg	4,760	N	N	8818 11TH AVE SW
8	1	797260	1995	06/16/14	\$245,000	\$261,000	980	6	1943	Avg	4,880	N	N	8422 9TH AVE SW
8	1	430220	0870	04/24/13	\$349,800	\$421,000	990	6	1926	Good	5,129	N	N	8420 18TH AVE SW
8	1	329870	0426	07/09/14	\$226,550	\$240,000	990	6	1943	Avg	4,440	N	N	9028 15TH AVE SW
8	1	430220	0391	11/18/13	\$285,000	\$323,000	990	6	1964	Good	5,120	N	N	8644 18TH AVE SW
8	1	645330	0318	08/01/12	\$276,000	\$356,000	990	6	1944	Good	8,951	N	N	9222 3RD AVE SW
8	1	329870	0236	07/17/13	\$202,000	\$237,000	990	6	1953	Avg	6,527	N	N	8827 12TH AVE SW
8	1	430220	0065	04/27/12	\$291,000	\$384,000	990	6	1924	VGood	8,280	N	N	2002 SW TRENTON ST

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	211370	0675	07/12/12	\$220,000	\$285,000	990	6	1941	Good	3,650	N	N	8155 15TH AVE SW
8	1	789980	0886	01/14/13	\$145,000	\$179,000	990	6	1995	Avg	1,960	N	N	9041 17TH AVE SW
8	1	430220	0695	08/28/14	\$270,000	\$281,000	1,000	6	1943	Avg	10,320	N	N	8442 17TH AVE SW
8	1	797260	1125	08/24/12	\$247,500	\$317,000	1,010	6	1924	Avg	7,320	N	N	8126 9TH AVE SW
8	1	430220	0170	11/14/12	\$282,000	\$354,000	1,030	6	1921	Avg	9,030	N	N	8617 18TH AVE SW
8	1	430270	0111	02/13/13	\$219,950	\$270,000	1,030	6	1927	VGood	5,177	N	N	8132 DELRIDGE WAY SW
8	1	430320	0305	07/08/13	\$235,000	\$277,000	1,050	6	1943	Avg	5,934	N	N	7903 17TH AVE SW
8	1	797260	1066	10/23/12	\$272,000	\$343,000	1,050	6	1920	Good	5,750	N	N	8141 9TH AVE SW
8	1	789980	0360	12/09/13	\$200,000	\$225,000	1,050	6	1949	Avg	5,120	Y	N	8838 20TH AVE SW
8	1	797260	3375	05/03/12	\$160,000	\$211,000	1,060	6	1943	Avg	4,920	N	N	8637 9TH AVE SW
8	1	537020	0170	10/09/13	\$260,000	\$298,000	1,070	6	1942	VGood	5,080	N	N	9009 11TH AVE SW
8	1	211470	0460	06/14/13	\$158,119	\$187,000	1,070	6	1940	Avg	5,150	N	N	1022 SW PORTLAND ST
8	1	537020	0010	08/14/12	\$202,500	\$260,000	1,080	6	1919	Avg	7,140	N	N	9009 10TH AVE SW
8	1	797260	2145	12/24/14	\$219,780	\$220,000	1,080	6	1922	Avg	7,800	N	N	8439 9TH AVE SW
8	1	797260	3440	12/03/12	\$227,500	\$284,000	1,080	6	1918	Good	7,380	N	N	8644 9TH AVE SW
8	1	797260	2100	03/05/14	\$249,950	\$275,000	1,090	6	1952	VGood	7,620	N	N	8426 10TH AVE SW
8	1	329870	0946	06/03/13	\$175,000	\$208,000	1,090	6	1954	Avg	6,771	N	N	9421 13TH AVE SW
8	1	211370	1080	11/12/14	\$300,000	\$305,000	1,100	6	1920	VGood	4,010	N	N	8115 12TH AVE SW
8	1	211470	0485	01/13/12	\$143,000	\$194,000	1,110	6	1919	Avg	4,120	N	N	1000 SW PORTLAND ST
8	1	513200	0140	06/18/14	\$175,000	\$186,000	1,120	6	1931	Avg	5,080	N	N	8828 12TH AVE SW
8	1	797260	2510	10/06/14	\$379,900	\$391,000	1,140	6	1925	Good	7,620	N	N	8419 12TH AVE SW
8	1	211370	0500	10/05/14	\$250,800	\$258,000	1,170	6	1943	Avg	4,000	N	N	7933 15TH AVE SW
8	1	329870	0325	02/12/13	\$212,000	\$260,000	1,170	6	1956	Avg	6,466	N	N	9035 12TH AVE SW
8	1	797260	2080	12/08/14	\$312,000	\$314,000	1,190	6	1926	Avg	7,620	N	N	915 SW THISTLE ST
8	1	211370	0205	07/03/14	\$220,000	\$233,000	1,200	6	1923	Avg	6,000	N	N	7943 13TH AVE SW
8	1	430220	0525	04/23/14	\$236,000	\$256,000	1,200	6	1948	Good	5,120	N	N	8725 16TH AVE SW
8	1	789980	0120	08/20/14	\$294,350	\$307,000	1,210	6	1925	Avg	5,120	N	N	8831 16TH AVE SW
8	1	211470	0115	06/13/12	\$179,950	\$235,000	1,230	6	1927	Avg	4,120	N	N	7762 9TH AVE SW
8	1	329870	0356	06/26/12	\$245,000	\$319,000	1,290	6	1925	Avg	7,437	N	N	9009 13TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	797260	3370	03/10/14	\$339,000	\$372,000	1,330	6	1943	VGood	4,920	N	N	8645 9TH AVE SW
8	1	329870	0120	03/28/14	\$230,000	\$251,000	1,330	6	1954	Avg	6,660	N	N	8838 15TH AVE SW
8	1	797260	0830	01/22/14	\$280,000	\$312,000	1,360	6	1950	Avg	10,160	N	N	8136 12TH AVE SW
8	1	797260	0835	08/08/12	\$235,000	\$303,000	1,370	6	1945	Good	5,182	N	N	8144 12TH AVE SW
8	1	537020	0105	06/21/13	\$187,500	\$222,000	1,500	6	1962	Avg	4,760	N	N	9040 11TH AVE SW
8	1	797260	2465	02/26/14	\$276,500	\$305,000	1,680	6	1948	Avg	7,620	N	N	8444 13TH AVE SW
8	1	797260	0670	06/24/14	\$339,000	\$360,000	1,970	6	1988	Avg	5,080	N	N	7937 10TH AVE SW
8	1	935290	0020	11/26/13	\$295,000	\$334,000	2,740	6	1920	Good	4,932	N	N	9215 16TH AVE SW
8	1	789980	0793	04/09/14	\$219,950	\$239,000	720	7	2007	Avg	856	N	N	9008 B 18TH AVE SW
8	1	430220	1187	01/16/13	\$168,000	\$207,000	720	7	2007	Avg	606	N	N	8418 B DELRIDGE WAY SW
8	1	789980	0792	12/28/12	\$165,000	\$205,000	720	7	2007	Avg	723	N	N	9010 B 18TH AVE SW
8	1	789980	0868	11/15/12	\$142,000	\$178,000	730	7	2007	Avg	928	N	N	9047 A 17TH AVE SW
8	1	211470	0763	06/18/13	\$206,551	\$245,000	760	7	2002	Avg	890	N	N	7703 11TH AVE SW
8	1	797260	0441	01/21/14	\$230,000	\$256,000	780	7	2007	Avg	1,369	N	N	7946 A 9TH AVE SW
8	1	789980	0791	10/23/14	\$230,000	\$235,000	790	7	2007	Avg	1,174	N	N	9008 C 18TH AVE SW
8	1	789980	0783	06/27/13	\$199,000	\$235,000	790	7	2007	Avg	989	N	N	9006 A 18TH AVE SW
8	1	775050	0172	05/29/13	\$136,650	\$163,000	830	7	2006	Avg	2,291	N	N	8849 B 9TH AVE SW
8	1	797260	4080	04/16/13	\$298,000	\$359,000	850	7	1963	VGood	8,100	N	N	9433 11TH AVE SW
8	1	211470	0766	11/16/12	\$205,000	\$257,000	880	7	2002	Avg	1,187	N	N	7705 11TH AVE SW
8	1	789980	0984	09/04/13	\$139,500	\$162,000	880	7	2007	Avg	1,166	N	N	9046 B 17TH AVE SW
8	1	789980	0982	10/08/13	\$139,500	\$160,000	880	7	2007	Avg	1,161	N	N	9046 A 17TH AVE SW
8	1	789980	0986	03/15/13	\$135,000	\$164,000	880	7	2007	Avg	1,404	N	N	9044 A 17TH AVE SW
8	1	789980	0988	03/12/13	\$132,000	\$161,000	880	7	2007	Avg	1,402	N	N	9044 B 17TH AVE SW
8	2	797260	1865	03/26/14	\$263,000	\$287,000	910	7	1971	Avg	7,620	N	N	8415 6TH AVE SW
8	1	430220	0025	11/20/14	\$210,000	\$213,000	930	7	1955	Avg	6,630	N	N	8619 20TH AVE SW
8	1	797260	4310	08/15/13	\$235,000	\$274,000	950	7	1954	Good	7,620	N	N	9402 9TH AVE SW
8	1	797260	3620	07/30/13	\$250,000	\$293,000	950	7	1954	VGood	7,620	N	N	9214 9TH AVE SW
8	1	797260	3625	06/14/12	\$165,000	\$215,000	950	7	1954	Avg	7,620	N	N	9220 9TH AVE SW
8	1	211370	0215	06/08/12	\$175,000	\$229,000	950	7	1954	Good	6,000	N	N	7947 13TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	797260	2475	04/17/13	\$230,000	\$277,000	960	7	1964	Good	5,304	N	N	1208 SW CLOVERDALE ST
8	1	797260	1100	09/23/14	\$355,000	\$367,000	980	7	1950	Avg	7,705	N	N	8103 9TH AVE SW
8	1	797260	0765	06/25/14	\$352,000	\$374,000	980	7	1925	Avg	8,890	N	N	7937 11TH AVE SW
8	1	797260	0435	10/29/13	\$285,000	\$325,000	980	7	1954	Avg	7,350	N	N	7938 9TH AVE SW
8	1	797260	0816	07/25/12	\$169,950	\$220,000	980	7	1953	Avg	6,350	N	N	8118 12TH AVE SW
8	1	211320	0370	06/11/12	\$220,000	\$287,000	990	7	1965	VGood	5,160	N	N	7745 18TH AVE SW
8	1	935290	0146	08/14/13	\$262,000	\$305,000	1,000	7	2007	Avg	1,468	N	N	9216 B 17TH AVE SW
8	1	329870	0676	03/21/13	\$317,000	\$385,000	1,000	7	1917	VGood	6,660	N	N	9231 14TH AVE SW
8	1	211370	0645	09/26/13	\$287,500	\$331,000	1,000	7	1940	Good	5,000	N	N	8131 15TH AVE SW
8	1	797260	3805	01/28/14	\$225,000	\$250,000	1,000	7	1955	Avg	8,636	N	N	9201 9TH AVE SW
8	1	430270	0410	09/10/12	\$190,000	\$243,000	1,000	7	1959	Avg	5,120	N	N	8132 18TH AVE SW
8	1	430220	0880	12/12/12	\$159,900	\$199,000	1,000	7	1959	Avg	5,120	N	N	8416 18TH AVE SW
8	1	211370	0235	05/12/14	\$360,000	\$388,000	1,010	7	1943	VGood	5,500	N	N	7948 14TH AVE SW
8	1	797260	4355	05/21/14	\$218,000	\$234,000	1,020	7	1956	Avg	7,874	N	N	9456 9TH AVE SW
8	1	789980	0475	01/21/14	\$190,000	\$212,000	1,030	7	2005	Avg	1,352	N	N	8808 A DELRIDGE WAY SW
8	2	329872	0010	03/06/13	\$274,900	\$335,000	1,030	7	1982	Avg	7,403	N	N	7607 7TH AVE SW
8	1	789980	0968	05/15/13	\$160,000	\$191,000	1,030	7	1998	Avg	1,117	N	N	9030 B 17TH AVE SW
8	1	935290	0222	12/29/14	\$255,000	\$255,000	1,040	7	2007	Avg	963	N	N	9237 B 17TH AVE SW
8	1	935290	0220	07/23/13	\$232,000	\$272,000	1,040	7	2007	Avg	1,281	N	N	9237 A 17TH AVE SW
8	1	211270	0280	08/11/14	\$295,000	\$309,000	1,050	7	1979	Good	4,000	N	N	7726 15TH AVE SW
8	1	775050	0440	01/10/13	\$250,000	\$309,000	1,050	7	1964	Avg	4,480	N	N	9063 HENDERSON PL SW
8	1	797260	3130	05/22/13	\$265,000	\$316,000	1,050	7	1951	Avg	7,620	N	N	8626 12TH AVE SW
8	1	797260	4001	07/18/14	\$354,000	\$373,000	1,060	7	1962	Good	7,986	N	N	9203 11TH AVE SW
8	1	211370	0480	01/10/13	\$255,000	\$315,000	1,060	7	1964	Avg	4,000	N	N	7917 15TH AVE SW
8	1	797260	4040	03/05/14	\$273,000	\$300,000	1,060	7	1977	Avg	8,250	N	N	9438 12TH AVE SW
8	1	935290	0212	01/24/13	\$160,000	\$197,000	1,070	7	2007	Avg	1,376	N	N	9233 C 17TH AVE SW
8	1	430220	0006	12/02/13	\$370,000	\$418,000	1,080	7	1966	VGood	7,705	N	N	2011 SW CLOVERDALE ST
8	1	797260	2890	10/30/13	\$320,000	\$365,000	1,080	7	1963	VGood	6,834	N	N	1414 SW TRENTON ST
8	1	797260	4170	10/02/12	\$260,000	\$330,000	1,080	7	1961	Avg	7,620	N	N	9437 10TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	789980	0728	03/25/13	\$185,000	\$224,000	1,080	7	2007	Avg	1,182	N	N	9033 B 18TH AVE SW
8	1	789980	0725	01/03/13	\$160,000	\$198,000	1,080	7	2007	Avg	1,195	N	N	9039 A 18TH AVE SW
8	1	789980	0723	09/20/12	\$152,000	\$194,000	1,080	7	2007	Avg	1,191	N	N	9039 B 18TH AVE SW
8	2	329872	0160	11/17/13	\$350,000	\$397,000	1,090	7	1982	Good	10,516	N	N	601 SW AUSTIN PL
8	1	211370	0880	03/27/13	\$320,000	\$388,000	1,090	7	1962	Good	8,480	Y	N	8139 14TH AVE SW
8	1	430270	0445	09/23/14	\$335,000	\$346,000	1,100	7	1960	Avg	9,472	N	N	8100 18TH AVE SW
8	1	211370	0405	10/08/12	\$285,000	\$361,000	1,100	7	2012	Avg	4,200	N	N	7920 15TH AVE SW
8	1	797260	2836	06/27/12	\$275,000	\$358,000	1,100	7	2003	Avg	4,000	N	N	8616 16TH AVE SW
8	1	211470	0190	06/23/14	\$225,000	\$239,000	1,100	7	2000	Avg	2,460	N	N	7625 8TH AVE SW
8	1	211270	0170	10/02/12	\$292,500	\$371,000	1,100	7	1966	VGood	6,000	Y	N	7719 14TH AVE SW
8	1	211320	0335	12/10/12	\$350,000	\$436,000	1,120	7	2012	Avg	5,146	N	N	7725 18TH AVE SW
8	1	797260	4230	10/09/13	\$289,950	\$333,000	1,120	7	1963	Avg	7,620	N	N	9424 10TH AVE SW
8	1	211370	0350	02/13/12	\$239,000	\$322,000	1,120	7	1986	Avg	4,240	Y	N	7937 14TH AVE SW
8	1	430220	1095	11/26/12	\$214,000	\$268,000	1,120	7	1955	Avg	6,784	N	N	8425 20TH AVE SW
8	1	789980	0736	03/02/12	\$165,000	\$221,000	1,120	7	2006	Avg	1,209	N	N	9029 B 18TH AVE SW
8	1	711300	0058	07/03/13	\$268,000	\$316,000	1,130	7	2008	Avg	1,326	N	N	801 A SW TRENTON ST
8	1	211470	0800	08/01/13	\$260,000	\$304,000	1,130	7	1965	Avg	4,760	N	N	7757 11TH AVE SW
8	2	329872	0080	12/27/12	\$263,000	\$326,000	1,130	7	1982	Good	8,000	Y	N	721 SW AUSTIN PL
8	1	211470	0805	11/17/14	\$250,000	\$254,000	1,140	7	1979	Avg	4,760	N	N	7759 11TH AVE SW
8	1	329870	0611	11/18/13	\$265,000	\$301,000	1,140	7	2013	Avg	4,440	N	N	9247 15TH AVE SW
8	1	211270	0030	06/04/14	\$210,000	\$225,000	1,140	7	1990	Avg	4,000	N	N	7723 15TH AVE SW
8	1	797260	3709	11/29/12	\$295,000	\$369,000	1,150	7	1968	VGood	8,128	N	N	9202 10TH AVE SW
8	1	797260	3710	08/16/12	\$230,000	\$296,000	1,150	7	1969	Avg	8,128	N	N	9208 10TH AVE SW
8	1	935290	0228	03/28/12	\$155,000	\$206,000	1,160	7	2007	Avg	961	N	N	9239 B 17TH AVE SW
8	1	430320	0125	01/16/14	\$314,000	\$350,000	1,170	7	2001	Avg	5,160	N	N	7920 DELRIDGE WAY SW
8	1	797260	0450	12/22/14	\$328,000	\$329,000	1,170	7	1997	Avg	3,840	N	N	822 SW ELMGROVE ST
8	1	430320	0100	02/25/13	\$259,000	\$316,000	1,170	7	2002	Avg	5,160	N	N	7940 DELRIDGE WAY SW
8	1	797260	0452	07/05/13	\$265,000	\$312,000	1,170	7	1997	Avg	3,510	N	N	814 SW ELMGROVE ST
8	1	430320	0110	03/16/12	\$180,000	\$240,000	1,170	7	2001	Avg	5,160	N	N	7932 DELRIDGE WAY SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	797260	1890	10/20/14	\$385,000	\$394,000	1,180	7	1955	Good	7,620	N	N	8414 8TH AVE SW
8	1	797260	1890	04/18/13	\$349,000	\$420,000	1,180	7	1955	Good	7,620	N	N	8414 8TH AVE SW
8	2	797260	0190	05/08/12	\$342,500	\$451,000	1,180	7	1987	Good	7,650	N	N	7915 5TH AVE SW
8	1	797260	0676	11/04/14	\$349,000	\$356,000	1,190	7	1976	Avg	5,080	N	N	7925 10TH AVE SW
8	1	211370	0625	03/20/14	\$300,000	\$328,000	1,190	7	1958	Avg	4,200	N	N	8115 15TH AVE SW
8	1	329870	0436	10/16/12	\$190,000	\$240,000	1,190	7	1964	Avg	6,771	N	N	9045 14TH AVE SW
8	1	430270	0395	05/16/12	\$270,000	\$355,000	1,200	7	1961	Avg	5,120	N	N	8144 18TH AVE SW
8	1	797260	1900	05/30/14	\$299,950	\$321,000	1,210	7	1955	Avg	9,525	N	N	8430 8TH AVE SW
8	1	430220	1030	11/05/12	\$299,999	\$377,000	1,210	7	1962	Avg	7,680	N	N	8416 20TH AVE SW
8	1	797260	2485	08/10/12	\$255,000	\$328,000	1,210	7	1967	Good	5,080	N	N	8451 12TH AVE SW
8	1	329870	0693	12/19/13	\$234,950	\$264,000	1,220	7	1996	Avg	2,428	N	N	9256 15TH AVE SW
8	1	430220	1085	09/18/14	\$248,000	\$257,000	1,220	7	1946	Avg	7,680	N	N	8421 20TH AVE SW
8	1	797260	2956	12/03/13	\$229,000	\$259,000	1,220	7	1959	Avg	6,000	Y	N	1310 SW TRENTON ST
8	1	329870	0156	06/10/14	\$310,000	\$331,000	1,230	7	1990	Avg	6,771	Y	N	8832 14TH AVE SW
8	1	211270	0580	06/10/13	\$248,000	\$294,000	1,230	7	1918	Good	7,920	N	N	7749 12TH AVE SW
8	1	329870	0866	06/18/12	\$177,000	\$231,000	1,230	7	1928	Avg	4,160	N	N	9421 12TH AVE SW
8	1	430270	0485	10/22/13	\$344,000	\$393,000	1,250	7	1921	Good	5,120	N	N	8125 16TH AVE SW
8	1	329870	0155	07/01/13	\$289,950	\$342,000	1,250	7	1990	Avg	6,771	Y	N	8826 14TH AVE SW
8	2	797260	1280	12/03/13	\$297,300	\$336,000	1,250	7	1962	Avg	7,620	Y	N	8110 7TH AVE SW
8	1	312404	9196	11/07/14	\$330,000	\$336,000	1,250	7	1966	Good	9,448	N	N	9055 3RD AVE SW
8	1	797260	0432	02/08/12	\$216,500	\$292,000	1,250	7	2008	Avg	1,599	N	N	7934 B 9TH AVE SW
8	1	797260	0900	07/09/12	\$267,000	\$346,000	1,260	7	1948	Good	8,509	N	N	1107 SW ELMGROVE ST
8	1	797260	4195	12/24/13	\$322,500	\$362,000	1,270	7	1980	Avg	7,620	N	N	9415 10TH AVE SW
8	1	797260	4210	06/10/13	\$315,000	\$374,000	1,270	7	1955	Avg	7,620	N	N	9400 10TH AVE SW
8	1	329870	0170	03/27/13	\$313,000	\$379,000	1,270	7	1962	Good	6,771	N	N	8838 14TH AVE SW
8	1	797260	4510	01/14/13	\$185,000	\$229,000	1,270	7	1980	Avg	7,620	N	N	9400 7TH AVE SW
8	1	211270	0670	10/29/13	\$350,000	\$399,000	1,290	7	1964	VGood	6,000	N	N	7738 13TH AVE SW
8	1	513200	0160	06/11/12	\$250,000	\$327,000	1,300	7	1954	Avg	5,037	N	N	8814 12TH AVE SW
8	1	211370	0460	12/05/12	\$229,000	\$286,000	1,330	7	1953	Avg	6,000	N	N	1505 SW KENYON ST

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	329870	0966	11/15/12	\$268,000	\$336,000	1,330	7	1960	Good	8,325	N	N	9447 13TH AVE SW
8	1	211370	0735	10/27/14	\$275,000	\$281,000	1,360	7	1964	Avg	4,000	N	N	8114 16TH AVE SW
8	1	797260	4445	04/08/14	\$215,000	\$234,000	1,370	7	1957	Avg	7,076	N	N	9444 8TH AVE SW
8	1	797260	4275	11/13/12	\$243,000	\$305,000	1,390	7	1961	Avg	7,620	N	N	9439 9TH AVE SW
8	1	797260	2555	04/25/14	\$415,000	\$449,000	1,400	7	1964	VGood	7,620	Y	N	8500 14TH AVE SW
8	1	797260	3990	06/15/12	\$190,000	\$248,000	1,400	7	1962	Avg	7,260	N	N	9221 11TH AVE S
8	1	797260	3610	03/26/12	\$290,000	\$386,000	1,410	7	1954	Good	8,636	N	N	9202 9TH AVE SW
8	1	312404	9180	04/12/13	\$271,000	\$327,000	1,430	7	1956	Avg	10,773	N	N	9238 4TH AVE SW
8	1	935290	0130	05/20/13	\$221,150	\$264,000	1,430	7	1962	Avg	5,132	N	N	9224 17TH AVE SW
8	1	430270	0295	09/20/12	\$235,500	\$300,000	1,450	7	1943	Good	7,291	N	N	8100 20TH AVE SW
8	2	329872	0050	08/12/13	\$285,000	\$332,000	1,490	7	1982	Avg	10,064	Y	N	722 SW AUSTIN PL
8	1	935290	0010	04/23/13	\$237,000	\$285,000	1,510	7	1955	Avg	4,071	N	N	1609 SW BARTON ST
8	1	211370	1195	02/11/13	\$275,000	\$337,000	1,510	7	1943	VGood	4,501	N	N	8106 13TH AVE SW
8	1	329870	0110	11/09/14	\$373,000	\$379,000	1,550	7	2003	Avg	6,771	N	N	8833 14TH AVE SW
8	1	797260	2040	11/12/12	\$220,000	\$276,000	1,550	7	1990	Avg	6,373	N	N	8445 8TH AVE SW
8	1	211370	0820	04/11/14	\$325,000	\$353,000	1,580	7	1969	Good	4,600	N	N	8152 15TH AVE SW
8	1	797260	0340	10/24/14	\$265,000	\$271,000	1,600	7	1987	Avg	7,650	Y	N	7950 8TH AVE SW
8	1	797260	2325	03/27/14	\$325,000	\$355,000	1,650	7	1954	Avg	7,620	N	N	8456 12TH AVE SW
8	1	797260	4215	12/12/14	\$402,000	\$405,000	1,700	7	1965	Avg	7,620	N	N	9408 10TH AVE SW
8	1	797260	4410	01/15/13	\$190,000	\$235,000	1,700	7	1957	Avg	7,076	N	N	9406 8TH AVE SW
8	1	329870	0395	02/27/12	\$245,500	\$329,000	1,740	7	1977	Avg	7,437	N	N	9049 13TH AVE SW
8	2	797260	0060	02/07/14	\$270,000	\$299,000	1,830	7	1998	Avg	9,737	N	N	7953 4TH AVE SW
8	1	430270	0425	04/17/14	\$220,000	\$239,000	1,870	7	1983	Avg	5,120	N	N	8120 18TH AVE SW
8	1	211370	0360	06/27/14	\$315,000	\$334,000	2,090	7	1993	Good	4,240	Y	N	7945 14TH AVE SW
8	1	211370	0060	10/14/14	\$400,000	\$410,000	2,350	7	1999	Avg	3,904	N	N	7945 12TH AVE SW
8	1	797260	2950	12/04/12	\$300,000	\$375,000	2,400	7	2007	Avg	5,098	N	N	8716 14TH AVE SW
8	2	797260	1950	06/17/14	\$379,900	\$405,000	2,800	7	1995	Avg	7,350	N	N	8433 7TH AVE SW
8	1	430270	0135	03/20/14	\$340,000	\$372,000	2,920	7	1967	Avg	6,450	N	N	8112 DELRIDGE WAY SW
8	2	797260	0220	03/22/14	\$435,000	\$476,000	970	8	2006	Avg	7,620	Y	N	7920 7TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	430270	0090	11/27/12	\$187,000	\$234,000	1,140	8	2007	Avg	2,132	N	N	8148 DELRIDGE WAY SW
8	1	211470	0111	10/02/13	\$355,000	\$408,000	1,180	8	2013	Avg	2,632	N	N	7768 HIGHLAND PARK WAY SW
8	1	211470	0110	09/16/13	\$360,000	\$416,000	1,220	8	2013	Avg	1,793	N	N	7766 HIGHLAND PARK WAY SW
8	1	211470	0142	01/08/14	\$225,299	\$252,000	1,310	8	2005	Avg	1,858	N	N	7708 A HIGHLAND PARK WAY SW
8	2	797260	1593	05/14/13	\$375,000	\$448,000	1,350	8	2005	Avg	7,042	N	N	8422 5TH AVE SW
8	1	645330	0025	03/05/14	\$370,000	\$407,000	1,360	8	2012	Avg	4,948	N	N	228 SW ROXBURY ST
8	1	645330	0026	09/17/14	\$355,000	\$367,000	1,400	8	2013	Avg	4,011	N	N	230 SW ROXBURY ST
8	1	430220	1105	03/17/14	\$405,900	\$445,000	1,410	8	1955	VGood	6,784	N	N	8435 20TH AVE SW
8	2	797260	1348	11/04/12	\$365,000	\$459,000	1,510	8	1988	Avg	7,207	Y	N	8123 6TH AVE SW
8	1	211270	0224	07/25/12	\$316,500	\$409,000	1,540	8	1992	Avg	3,352	Y	N	7771 14TH AVE SW
8	1	797260	3000	12/23/13	\$367,800	\$413,000	1,690	8	1956	Avg	9,300	N	N	8615 13TH AVE SW
8	1	797260	0305	12/14/12	\$399,000	\$497,000	1,780	8	2006	Avg	7,649	N	N	7908 8TH AVE SW
8	2	797260	1360	09/19/12	\$430,000	\$548,000	1,820	8	1986	Avg	10,171	Y	N	8109 6TH AVE SW
8	1	797260	3465	09/25/13	\$341,000	\$393,000	1,870	8	2000	Avg	7,650	N	N	8645 8TH AVE SW
8	1	430270	0205	04/24/14	\$475,000	\$514,000	1,950	8	2013	Avg	5,146	N	N	8143 18TH AVE SW
8	1	430270	0200	04/16/14	\$474,990	\$516,000	1,950	8	2013	Avg	5,146	N	N	8139 18TH AVE SW
8	1	211320	0175	12/10/13	\$459,000	\$517,000	1,970	8	2013	Avg	5,145	N	N	7715 17TH AVE SW
8	1	797260	0697	04/29/14	\$400,000	\$432,000	2,000	8	2008	Avg	5,070	N	N	1017 SW KENYON ST
8	1	211470	0695	10/04/12	\$308,000	\$391,000	2,020	8	1988	Avg	4,800	N	N	1016 SW KENYON ST
8	1	211270	0270	01/24/12	\$307,000	\$415,000	2,210	8	2007	Avg	4,000	N	N	7734 15TH AVE SW
8	1	430270	0238	08/14/12	\$489,000	\$629,000	2,250	8	2012	Avg	6,418	N	N	8148 20TH AVE SW
8	2	797260	1602	05/23/13	\$452,000	\$539,000	2,340	8	2005	Avg	7,268	N	N	8432 5TH AVE SW
8	1	312404	9213	05/23/13	\$335,000	\$400,000	2,420	8	1993	Good	7,412	Y	N	9231 3RD AVE SW
8	1	789980	0260	10/11/12	\$488,000	\$618,000	2,630	8	2012	Avg	6,671	N	N	8839 17TH AVE SW
8	1	789980	0857	12/15/14	\$256,950	\$258,000	720	9	2008	Avg	635	N	N	9067 17TH AVE SW
8	1	789980	0863	10/01/14	\$299,900	\$309,000	920	9	2008	Avg	2,046	N	N	1710 SW BARTON ST
8	2	797260	0150	11/01/13	\$395,000	\$450,000	2,240	9	1991	Avg	7,650	Y	N	7945 5TH AVE SW
8	1	430270	0405	05/22/13	\$419,500	\$501,000	2,410	9	2012	Avg	5,133	N	N	8140 18TH AVE SW
8	2	302404	9168	04/23/13	\$650,000	\$782,000	2,520	9	1980	VGood	10,500	Y	N	424 SW KENYON ST

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	789980	0155	06/26/13	\$500,000	\$591,000	3,190	9	2013	Avg	5,120	Y	N	8805 16TH AVE SW



## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	085900	0110	10/02/14	\$125,000	PREVIOUS IMP. VALUE <= 25K
6	1	085900	0151	09/15/14	\$154,550	MODEL DEVELOPMENT EXCLUSION
6	1	085900	0151	04/21/14	\$164,683	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	1	085900	0152	05/29/12	\$173,197	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
6	1	085900	0160	02/24/14	\$339,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	1	088000	0005	05/22/14	\$168,000	STATISTICAL OUTLIER
6	1	088000	0194	02/04/13	\$231,255	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	088000	0211	08/21/14	\$255,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	193230	0085	03/29/13	\$153,473	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE; EXEMPT FROM EXCISE TAX
6	3	193230	0165	12/17/13	\$336,163	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	3	193230	0455	08/12/14	\$230,000	GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
6	3	223500	0040	09/11/13	\$308,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	260830	0030	05/16/14	\$408,200	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	1	260830	0075	05/24/12	\$187,950	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	1	260830	0097	10/26/12	\$93,500	DOR RATIO; NON-REPRESENTATIVE SALE
6	1	260830	0099	06/10/13	\$128,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	260830	0110	04/24/14	\$235,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	3	327780	0840	06/01/13	\$250,000	AFFORDABLE HOUSING SALES
6	3	327780	0840	03/01/13	\$270,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	3	327780	0840	12/31/12	\$237,214	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	3	327780	1590	04/29/13	\$316,000	SEGREGATION AND/OR MERGER;
6	3	327780	1596	05/23/12	\$171,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	3	327780	1596	07/30/13	\$175,000	LEASE OR LEASE-HOLD
6	3	327780	1598	05/21/14	\$235,000	LEASE OR LEASE-HOLD
6	3	327780	1600	02/12/14	\$235,000	LEASE OR LEASE-HOLD
6	3	327780	1603	07/22/13	\$305,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
6	3	327780	1604	10/03/14	\$522,450	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1605	09/25/14	\$521,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1642	11/26/13	\$339,074	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	12	327860	0660	12/03/12	\$182,000	NON-NORMAL DISTRIBUTION

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	12	327860	0660	06/28/12	\$132,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	12	327860	0670	03/14/12	\$168,300	ANOMOLY DETENTION
6	12	327860	0710	07/14/14	\$200,000	DIAGNOSTIC OUTLIER
6	12	327860	2160	01/04/12	\$226,950	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
6	12	327860	2220	09/06/13	\$385,319	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	12	327860	2450	01/31/14	\$190,000	MODEL DEVELOPMENT EXCLUSION
6	12	327860	2520	10/22/12	\$432,849	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	12	327860	2660	11/09/12	\$122,700	NON-REPRESENTATIVE SALE; SHORT SALE
6	12	327860	2670	06/20/12	\$140,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
6	12	327860	2740	06/13/12	\$409,120	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
6	12	327860	3970	05/20/14	\$433,200	RELOCATION - SALE TO SERVICE
6	12	327860	4000	12/04/12	\$219,000	NON-REPRESENTATIVE SALE
6	12	327861	2610	10/18/13	\$281,990	PERCENT COMPLETE
6	12	327861	2630	12/24/13	\$299,990	IMP. COUNT > 1
6	3	339060	0020	04/02/13	\$285,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
6	3	339060	0025	12/24/13	\$172,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	362403	9130	01/03/13	\$195,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	1	362403	9150	06/05/14	\$335,000	PREVIOUS IMP. VALUE <= 25K
6	1	362403	9150	05/14/13	\$215,000	SEGREGATION AND/OR MERGER
6	1	362403	9161	01/17/14	\$79,951	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	436370	0075	04/26/13	\$176,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	3	436370	0100	10/03/12	\$241,400	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	3	436370	0236	08/07/13	\$240,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	3	436370	0245	04/24/14	\$433,500	PREVIOUS IMP. VALUE <= 25K
6	3	436370	0245	02/28/14	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436370	0355	05/13/13	\$132,004	DOR RATIO; NO MARKET EXPOSURE
6	3	436370	0365	08/01/14	\$429,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	436420	0050	05/27/13	\$217,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
6	3	436420	0125	03/07/14	\$205,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436420	0220	06/21/13	\$115,000	PREVIOUS IMP. VALUE <= 25K;

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	436420	0231	08/27/13	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436420	0250	07/28/14	\$219,325	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436420	0250	12/01/14	\$400,375	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	436470	0040	08/10/12	\$140,391	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
6	3	436470	0045	07/09/12	\$277,479	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
6	3	436470	0355	09/03/14	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	3	436470	0600	12/16/14	\$216,000	STATISTICAL OUTLIER
6	3	436470	0645	03/01/12	\$159,000	NON-REPRESENTATIVE SALE
6	3	436470	0680	04/24/13	\$265,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	3	436470	0805	10/15/14	\$315,000	IMP. COUNT > 1
6	3	436470	0860	03/28/14	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6	3	436520	0070	07/08/13	\$278,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436520	0105	10/22/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436520	0520	02/06/14	\$220,734	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436520	0650	04/20/12	\$258,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; SHORT SALE
6	3	436520	0670	05/03/13	\$21,000	DOR RATIO; EXEMPT FROM EXCISE TAX
6	3	436520	0670	06/07/13	\$21,000	DOR RATIO; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
6	3	436520	0740	02/11/13	\$144,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	3	436520	0865	09/02/14	\$384,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	436520	0910	04/12/12	\$326,111	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
6	3	436520	0910	07/16/12	\$205,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	1	436570	0125	11/12/12	\$139,970	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	436570	0140	11/12/12	\$119,970	DOR RATIO; NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
6	1	436570	0145	11/12/12	\$87,560	DOR RATIO; NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
6	1	436570	0233	05/17/12	\$110,000	NON-REPRESENTATIVE SALE
6	1	436570	0237	05/07/12	\$117,000	OBSERVATION OUTSIDE THE NORM
6	1	436570	0355	03/22/13	\$139,999	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	1	436570	0355	11/29/12	\$160,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	436570	0450	11/06/14	\$193,000	NON-NORMAL DISTRIBUTION
6	1	500500	0260	08/13/12	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	534720	0125	03/19/13	\$187,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	534720	0151	05/02/14	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6	3	534720	0160	01/29/13	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	534720	0165	04/25/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	3	534720	0188	05/16/12	\$137,199	NON-REPRESENTATIVE SALE
6	3	534720	0260	07/30/12	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
6	3	534720	0260	04/30/12	\$281,615	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	3	555030	0020	02/26/13	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	555030	0205	08/14/14	\$173,000	ANOMOLY DETENTION
6	1	688230	0065	11/03/14	\$25,000	DOR RATIO
6	1	738750	0011	10/21/13	\$180,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	738750	0020	01/18/13	\$99,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	1	738750	0130	06/20/13	\$130,000	DIAGNOSTIC OUTLIER
6	1	738750	0235	05/15/14	\$340,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	745250	0040	08/12/13	\$155,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	745250	0040	11/13/13	\$245,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	745250	0150	11/20/12	\$220,000	IMP. COUNT > 1
6	3	745250	0190	10/16/14	\$345,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	745250	0220	06/25/12	\$164,356	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	745250	0285	08/11/14	\$280,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	745250	0290	11/26/13	\$118,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	745250	0375	02/20/13	\$115,000	DOR RATIO
6	3	745250	0565	08/29/14	\$260,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	745250	0825	07/19/13	\$204,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	798540	0087	10/17/14	\$347,713	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	3	798540	0127	06/25/12	\$105,350	DOR RATIO; NON-REPRESENTATIVE SALE
6	1	798540	0140	03/26/13	\$180,000	DOR RATIO
6	3	798540	0173	02/15/13	\$150,000	NO MARKET EXPOSURE
6	3	798540	0251	12/27/12	\$347,000	PREVIOUS IMP. VALUE <= 25K
6	3	812210	0130	01/28/14	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	812210	0160	10/23/14	\$385,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	812210	0265	06/30/14	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE;
6	3	812210	0265	06/30/14	\$262,000	RELOCATION - SALE TO SERVICE
6	3	812210	0265	12/05/14	\$464,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	812210	0355	07/02/13	\$226,920	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
6	3	812210	0355	02/11/14	\$225,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	812210	0595	06/27/14	\$212,700	MODEL DEVELOPMENT EXCLUSION
6	3	812210	0690	09/19/13	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	812210	0835	08/12/14	\$183,000	STATISTICAL OUTLIER
6	3	812210	0870	12/23/13	\$289,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	3	812210	0905	06/24/14	\$395,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	812210	1050	08/22/12	\$215,000	DOR RATIO
6	3	812210	1050	01/22/14	\$649,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	812210	1070	06/18/13	\$314,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	812210	1186	08/13/13	\$60,636	DOR RATIO; EXEMPT FROM EXCISE TAX
6	3	812210	1250	06/04/13	\$225,000	NO MARKET EXPOSURE
6	3	812210	1265	08/21/13	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	812260	0020	05/21/14	\$200,000	OBSERVATION OUTSIDE THE NORM
6	3	812260	0140	02/03/12	\$255,270	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
6	3	812260	0145	09/06/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	812260	0145	05/21/14	\$452,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	812260	0245	09/25/14	\$359,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	812870	0157	09/09/13	\$150,337	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	812870	0157	09/11/13	\$75,167	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
6	3	815010	0080	08/19/13	\$220,100	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	3	815010	0120	08/27/13	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	815010	0120	12/17/14	\$442,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	815010	0120	04/09/14	\$427,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	815010	0280	02/13/14	\$240,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	11	816550	0010	01/18/13	\$178,060	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	11	816550	0040	12/27/12	\$429,385	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	11	816550	0110	12/04/14	\$257,236	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
6	11	816550	1090	04/24/12	\$260,000	PERCENT COMPLETE
6	3	886250	0020	06/24/13	\$176,250	AFFORDABLE HOUSING SALES
6	3	886250	0020	02/17/12	\$160,000	AFFORDABLE HOUSING SALES; GOV'T TO GOV'T; LEASE OR LEASE-HOLD
6	3	886250	0020	02/17/12	\$65,000	DOR RATIO; AFFORDABLE HOUSING SALES
6	3	886250	0030	02/11/13	\$185,000	LEASE OR LEASE-HOLD
6	3	886250	0040	02/17/12	\$160,550	AFFORDABLE HOUSING SALES
6	3	886250	0040	02/17/12	\$64,450	DOR RATIO; AFFORDABLE HOUSING SALES; GOV'T TO GOV'T
6	3	886250	0080	10/11/13	\$254,000	AFFORDABLE HOUSING SALES
6	3	886250	0120	02/29/12	\$195,000	AFFORDABLE HOUSING SALES
6	3	886250	0120	02/29/12	\$65,000	DOR RATIO
6	3	886250	0150	05/01/12	\$197,500	AFFORDABLE HOUSING SALES
6	3	886250	0150	05/01/12	\$62,500	DOR RATIO
6	3	886250	0200	02/14/14	\$264,000	LEASE OR LEASE-HOLD
6	3	886250	0250	06/24/13	\$261,650	AFFORDABLE HOUSING SALES
6	3	886250	0280	12/30/14	\$208,400	AFFORDABLE HOUSING SALES
6	3	920695	0050	02/12/13	\$268,000	BANKRUPTCY RECEIVER; EXEMPT FROM EXCISE TAX
6	3	920695	0170	02/27/13	\$225,000	NON-REPRESENTATIVE SALE
6	3	926920	0195	03/01/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	926920	0505	11/05/12	\$539,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	926920	0505	06/16/14	\$641,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	926920	0510	03/28/12	\$170,000	DOR RATIO; NON-REPRESENTATIVE SALE
6	3	926920	0520	10/16/14	\$310,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	926920	0675	08/22/13	\$185,000	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	3	926920	0695	02/12/13	\$171,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	3	926920	0786	07/22/14	\$399,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
6	3	926920	0960	10/08/13	\$212,500	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	1	935290	0395	01/11/13	\$155,000	AFFORDABLE HOUSING SALES
6	1	935290	0395	08/06/12	\$173,300	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	935290	0410	10/01/12	\$211,000	OBSOLESCENCE
6	1	935290	0415	01/20/12	\$145,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
6	1	935290	0540	06/26/12	\$200,000	ANOMOLY DETENTION
6	1	935290	0820	11/27/12	\$170,256	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	935290	0890	01/26/12	\$157,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	1	935290	0935	11/13/14	\$203,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
6	1	948570	0100	01/27/14	\$261,500	IMP. COUNT > 1
6	1	948570	0157	09/30/13	\$295,054	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	948570	0195	01/22/13	\$237,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
6	1	948570	0331	09/22/12	\$50,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
6	1	948570	0331	09/22/12	\$146,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
6	1	948570	0333	04/29/14	\$215,380	BANKRUPTCY RECIEVER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	211270	0005	06/05/13	\$655,000	IMP. COUNT > 1
8	1	211270	0030	11/26/14	\$357,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	211270	0170	06/19/12	\$191,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	211270	0240	05/20/14	\$309,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	211270	0370	03/11/14	\$130,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	1	211270	0490	06/05/12	\$171,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	1	211270	0520	12/19/12	\$87,443	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; QUIT CLAIM DEED
8	1	211270	0670	06/27/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211320	0170	03/06/14	\$520,800	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	211320	0335	08/09/12	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211320	0595	05/22/12	\$99,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
8	1	211320	0595	03/18/14	\$225,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	211320	0595	02/16/12	\$128,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	211370	0115	09/26/14	\$190,940	BANKRUPTCY RECIEVER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	211370	0115	12/03/14	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	1	211370	0235	11/15/13	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	211370	0485	12/10/14	\$399,990	PREVIOUS IMP. VALUE <= 25K
8	1	211370	0485	04/29/14	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	211370	0510	03/29/13	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211370	0560	08/14/14	\$212,609	BANKRUPTCY RECIEVERSHIP; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	211370	0620	04/29/14	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211370	0620	08/04/14	\$417,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	211370	0670	05/18/13	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211370	0780	08/29/14	\$184,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	211370	0790	06/20/14	\$255,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	1	211370	0825	07/31/14	\$172,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	1	211370	1185	01/09/12	\$125,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	1	211470	0005	06/14/13	\$226,951	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	211470	0142	10/23/13	\$265,000	BANKRUPTCY RECIEVER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	211470	0190	12/12/14	\$385,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	211470	0460	08/18/14	\$249,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	211470	0470	04/15/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211470	0470	07/11/12	\$128,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	1	211470	0540	10/21/14	\$366,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	211470	0540	05/23/14	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211470	0610	11/19/12	\$85,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211470	0620	07/15/13	\$175,000	GOV'T TO GOV'T; NO MARKET EXPOSURE
8	1	211470	0620	04/28/14	\$191,936	NO MARKET EXPOSURE
8	1	211470	0755	01/24/12	\$134,900	GOV'T TO GOV'T; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	1	211520	0075	09/20/12	\$110,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	2	312404	9147	12/05/12	\$225,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	329870	0100	01/23/13	\$240,196	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	329870	0115	02/28/14	\$345,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	329870	0120	04/09/13	\$243,934	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	329870	0125	09/05/14	\$280,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	329870	0251	08/15/14	\$125,883	BANKRUPTCY RECEIERVER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	329870	0302	12/12/14	\$287,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	329870	0305	12/29/14	\$271,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	329870	0350	11/19/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	329870	0351	11/13/14	\$292,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	329870	0611	05/14/13	\$137,000	DOR RATIO
8	1	329870	0671	07/31/14	\$260,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	329870	0721	04/10/12	\$127,660	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	1	329870	0815	03/15/13	\$104,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	329870	0820	10/24/14	\$160,000	DIAGNOSTIC OUTLIER
8	1	329870	0826	06/08/12	\$114,505	NON-REPRESENTATIVE SALE
8	1	329870	0831	05/20/13	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	329870	0840	08/21/14	\$263,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	329870	0850	12/07/12	\$166,000	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	1	329870	0895	09/10/12	\$167,200	SHORT SALE
8	1	329870	0942	02/27/13	\$177,500	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	329870	0946	07/25/14	\$340,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	329870	0976	04/22/14	\$304,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	329870	1022	03/27/14	\$244,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	329870	1067	05/21/12	\$120,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	1	329870	1106	04/05/13	\$126,000	PREVIOUS IMP. VALUE <= 25K
8	1	430220	0006	07/16/13	\$204,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	430220	0070	05/14/13	\$230,037	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	430220	0135	03/01/13	\$316,000	PREVIOUS IMP. VALUE <= 25K
8	1	430220	0265	08/15/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	430220	0336	02/12/14	\$191,500	AUCTION; EXEMPT FROM EXCISE TAX
8	1	430220	0336	07/07/14	\$300,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	430220	0400	09/26/13	\$193,018	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	1	430220	0415	04/10/14	\$260,100	AUCTION SALE; FINANCIAL INSTITUTION RESALE
8	1	430220	0415	11/04/14	\$339,888	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	430220	0505	09/11/13	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
8	1	430220	0555	09/10/13	\$197,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	430220	0610	01/22/13	\$291,463	BANKRUPTCY RECIEVER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	430220	0610	04/03/13	\$216,001	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	430220	0660	03/23/13	\$142,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	430220	0660	03/06/14	\$175,000	LEASE OR LEASE-HOLD
8	1	430220	0870	07/26/12	\$167,063	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	430220	1005	10/07/14	\$353,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	430220	1187	08/13/12	\$117,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	430270	0111	11/01/12	\$107,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	1	430270	0559	03/30/12	\$83,334	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
8	1	430320	0035	04/15/14	\$175,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
8	1	430320	0100	03/30/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	430320	0100	07/03/12	\$154,875	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	1	430320	0184	05/27/14	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	430320	0200	05/22/12	\$166,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	1	430320	0275	06/07/13	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	430320	0275	02/01/12	\$173,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	1	430320	0335	04/21/14	\$225,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	430320	0585	06/18/13	\$185,039	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	1	430320	0590	07/13/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	537020	0085	11/26/14	\$259,771	BANKRUPTCY RECIEVERSHIP; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	537020	0105	01/07/13	\$126,057	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	537020	0170	03/14/13	\$160,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	537020	0200	01/03/14	\$161,000	AUCTION SALE; EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE
8	1	537020	0200	04/30/14	\$224,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	537020	0205	03/05/13	\$203,273	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	2	643840	0250	10/15/13	\$157,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	1	645330	0045	08/23/12	\$90,000	DOR RATIO
8	1	645330	0055	10/07/14	\$188,000	IMP. COUNT > 1
8	1	645330	0306	02/21/14	\$155,035	DOR RATIO; EXEMPT FROM EXCISE TAX
8	1	645330	0306	09/10/14	\$419,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	775050	0100	01/12/12	\$119,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE



## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	775050	0172	01/29/13	\$100,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	775050	0275	08/07/14	\$397,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	775050	0455	07/30/12	\$133,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
8	1	789980	0220	01/17/12	\$84,000	DOR RATIO
8	1	789980	0260	01/31/12	\$233,201	DOR RATIO; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	789980	0360	01/07/13	\$273,692	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	1	789980	0360	12/19/12	\$303,530	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	789980	0405	03/13/13	\$119,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	789980	0410	09/27/13	\$137,302	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	1	789980	0410	03/08/13	\$137,302	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
8	1	789980	0732	03/11/14	\$225,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
8	1	789980	0732	01/24/14	\$221,000	BANKRUPTCY RECIEVER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	789980	0792	09/05/12	\$106,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	789980	0810	01/30/13	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE; PARTIAL INTEREST (1/3, 1/2, ETC.)
8	1	789980	0820	02/29/12	\$167,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
8	1	789980	0895	11/09/12	\$145,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	1	789980	0982	10/19/12	\$86,200	DOR RATIO; NON-REPRESENTATIVE SALE
8	1	789980	0984	08/01/12	\$86,200	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE; STATEMENT TO DOR
8	1	789980	0986	11/26/12	\$86,200	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
8	1	789980	0988	01/15/13	\$86,200	DOR RATIO; NON-REPRESENTATIVE SALE; RELOCATION - SALE TO SERVICE; SHORT SALE
8	1	789980	1015	06/26/12	\$140,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
8	1	789980	1075	01/10/12	\$104,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
8	1	797260	0340	07/14/14	\$261,070	BANKRUPTCY RECIEVER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	797260	0434	02/17/12	\$225,000	AFFORDABLE HOUSING SALES
8	1	797260	0441	04/16/12	\$250,268	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
8	1	797260	0441	06/25/12	\$116,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	1	797260	0520	11/29/12	\$274,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	0559	03/14/12	\$155,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	1	797260	0830	03/13/13	\$344,159	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	797260	0835	02/13/12	\$117,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	797260	0860	12/10/14	\$345,000	UNFINISHED AREA
8	1	797260	0900	03/15/12	\$251,501	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
8	1	797260	0960	05/21/14	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	1	797260	1055	11/14/12	\$175,000	AFFORDABLE HOUSING SALES
8	1	797260	1055	06/21/12	\$128,400	AFFORDABLE HOUSING SALES; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	1	797260	1055	02/24/12	\$285,747	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
8	1	797260	1070	12/04/13	\$156,347	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
8	1	797260	1144	09/24/13	\$140,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	2	797260	1270	05/30/14	\$369,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	2	797260	1445	06/24/14	\$329,000	STATISTICAL OUTLIER
8	2	797260	1445	09/23/13	\$461,904	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	2	797260	1525	01/11/12	\$300,000	DOR RATIO; NO MARKET EXPOSURE
8	2	797260	1675	04/27/12	\$438,400	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	2	797260	1677	06/26/12	\$400,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	2	797260	1825	05/10/12	\$259,900	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	797260	1930	07/06/12	\$244,000	NON REPRESENTATIVE SALE
8	1	797260	2100	10/30/13	\$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	797260	2325	10/23/13	\$168,000	NO MARKET EXPOSURE
8	1	797260	2490	12/12/14	\$220,000	OBSERVATION OUTSIDE THE NORM
8	1	797260	2505	11/19/14	\$340,000	DIAGNOSTIC OUTLIER
8	1	797260	2555	01/07/13	\$78,000	DOR RATIO; NO MARKET EXPOSURE
8	1	797260	2890	03/19/13	\$155,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	2963	07/09/14	\$217,000	AFFORDABLE HOUSING SALE; FINANCIAL INSTITUTION RESALE
8	1	797260	2963	04/14/14	\$360,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
8	1	797260	3420	11/14/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	3465	03/13/13	\$339,031	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	1	797260	3470	04/13/12	\$267,000	NON-NORMAL DISTRIBUTION
8	1	797260	3490	08/19/12	\$136,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	3620	03/28/13	\$148,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	797260	3709	07/18/12	\$147,122	DOR RATIO; FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	797260	3785	09/12/12	\$140,310	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	797260	3870	05/01/14	\$386,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
8	1	797260	4310	04/09/13	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	4345	05/19/14	\$137,000	SHORT SALE
8	1	797260	4365	05/29/12	\$140,000	DOR RATIO; NON-REPRESENTATIVE SALE
8	1	797260	4370	04/12/12	\$95,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
8	1	797260	4370	02/11/13	\$55,000	DOR RATIO; GOV'T TO GOV'T
8	1	797260	4370	02/11/13	\$179,900	LEASE OR LEASE-HOLD
8	1	797260	4425	04/08/14	\$179,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
8	1	797260	4425	01/28/14	\$240,811	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	1	797260	4445	05/08/13	\$334,450	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	797260	4510	09/11/12	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	797260	4530	02/10/14	\$250,000	AUCTION SALE
8	1	797260	4775	08/30/12	\$85,000	DOR RATIO
8	1	797260	4790	02/29/12	\$140,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	1	935290	0020	02/08/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	1	935290	0020	03/20/12	\$167,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	935290	0130	01/23/13	\$150,100	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

## Vacant Sales Used in this Annual Update Analysis

### Area 077

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6	1	088000	0185	10/11/47	\$90,500	7,662	N	N
6	3	327780	1595	05/15/21	\$300,000	5,818	N	N
6	1	362403	9185	03/19/90	\$106,000	6,800	N	N
6	3	436420	0220	11/09/14	\$115,000	7,680	N	N
6	3	436470	0111	03/02/01	\$110,000	7,560	N	N
6	3	436470	0705	10/02/51	\$165,000	7,560	N	N
6	3	812310	0040	12/28/96	\$145,000	4,670	N	N
6	1	948570	0305	02/05/60	\$95,000	7,611	N	N
8	1	430220	0260	05/01/20	\$117,000	5,121	Y	N
8	1	430270	0405	01/06/39	\$87,300	5,133	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 077

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	088000	0185	02/07/13	\$72,453	GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
6	1	088000	0207	06/26/13	\$235,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	1	088000	0207	08/28/12	\$165,000	SEGREGATION AND/OR MERGER
6	1	088000	0216	11/22/13	\$244,900	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	1	088000	0218	07/01/13	\$249,400	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	3	436470	0615	10/21/14	\$577,500	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	3	436470	0615	10/21/13	\$175,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	3	436520	0010	05/04/12	\$140,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	3	812210	1055	09/04/13	\$649,950	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	11	816550	0780	12/09/14	\$338,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	11	816550	0790	12/29/14	\$336,900	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	11	816550	0810	11/21/14	\$346,810	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE
6	3	926920	0280	04/15/13	\$160,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	1	211470	0110	09/07/12	\$51,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	430270	0200	03/13/13	\$157,000	SEGREGATION AND/OR MERGER
8	2	643840	0105	05/29/13	\$325,000	SEGREGATION AND/OR MERGER
8	1	789980	0155	03/08/12	\$50,462	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN; SHORT SALE
8	2	797260	1665	12/12/14	\$93,051	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

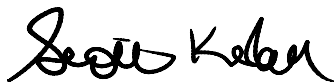
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review



8/3/2015

Appraiser II

Date



## King County

### Department of Assessments

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**Lloyd Hara**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor