

Algona/ Pacific

Area: 087

Residential Revalue for 2015 Assessment Roll



Photo Source: *Commons.wikimedia.org*

Area 087 is located south of Seattle. This area is located generally south of the City of Auburn along State route 167 to the Pierce County line. This area includes Algona, Pacific and a portion of Auburn. This area is serviced by Auburn school district. The Super Mall is just north of Algona/Pacific and provides shopping, restaurants, and services. The abundance of industrial and commercial business nearby provides employment. There is a large Boeing facility, Safeway distribution center and the Super Mall near or in the city of Algona. Many of the properties in the north part of Algona are commercially zoned. The Stuck and White River run through Pacific. In 2009 a release of water from the Mud Mountain Dam caused severe flooding. Since that time King County has purchased properties along the river and built a flood prevention barrier. The community has easy access to Hwy 167, Hwy 18, Interstate 5 and Sound Transit Light rail station (Auburn Station).



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.

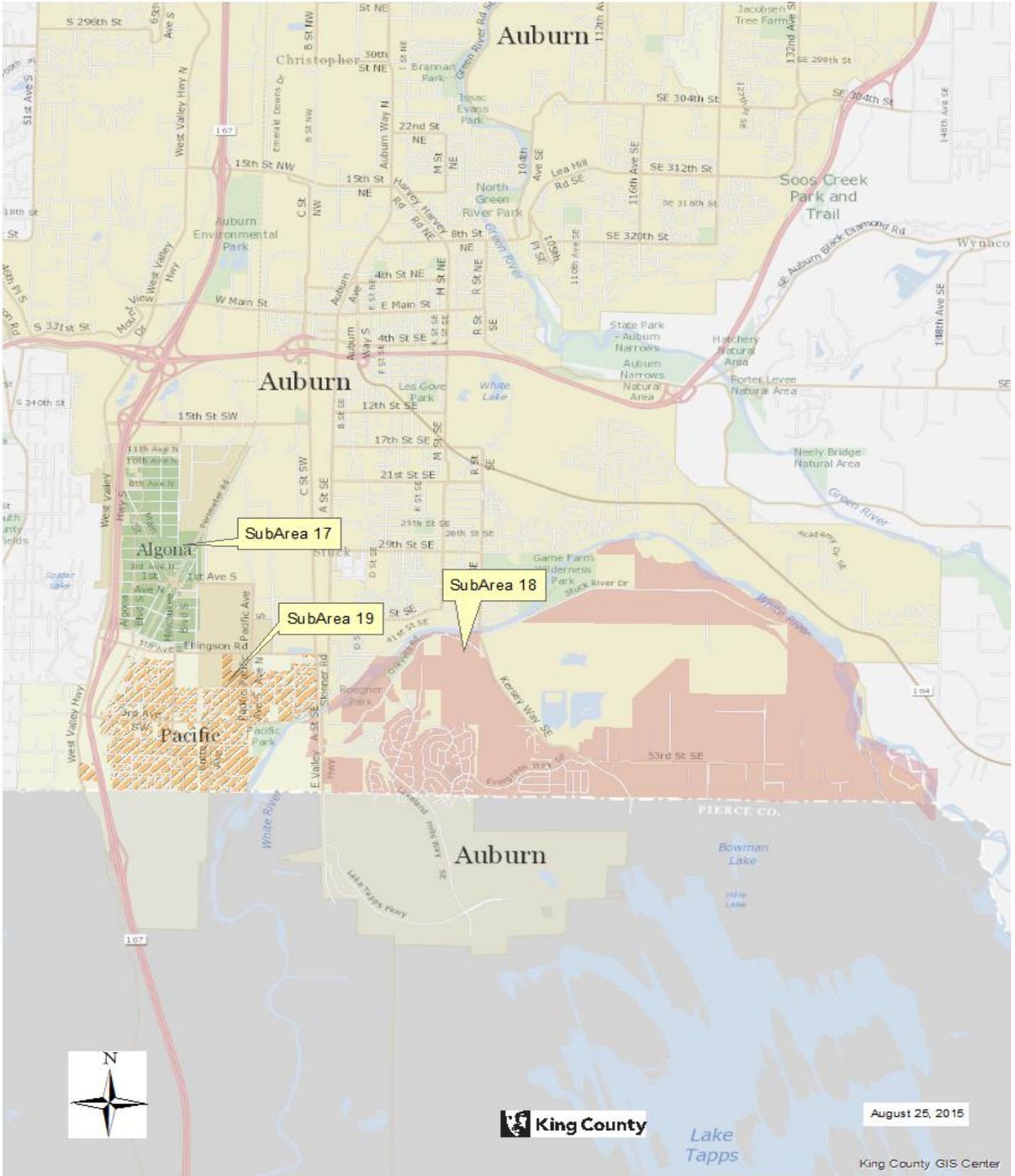
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

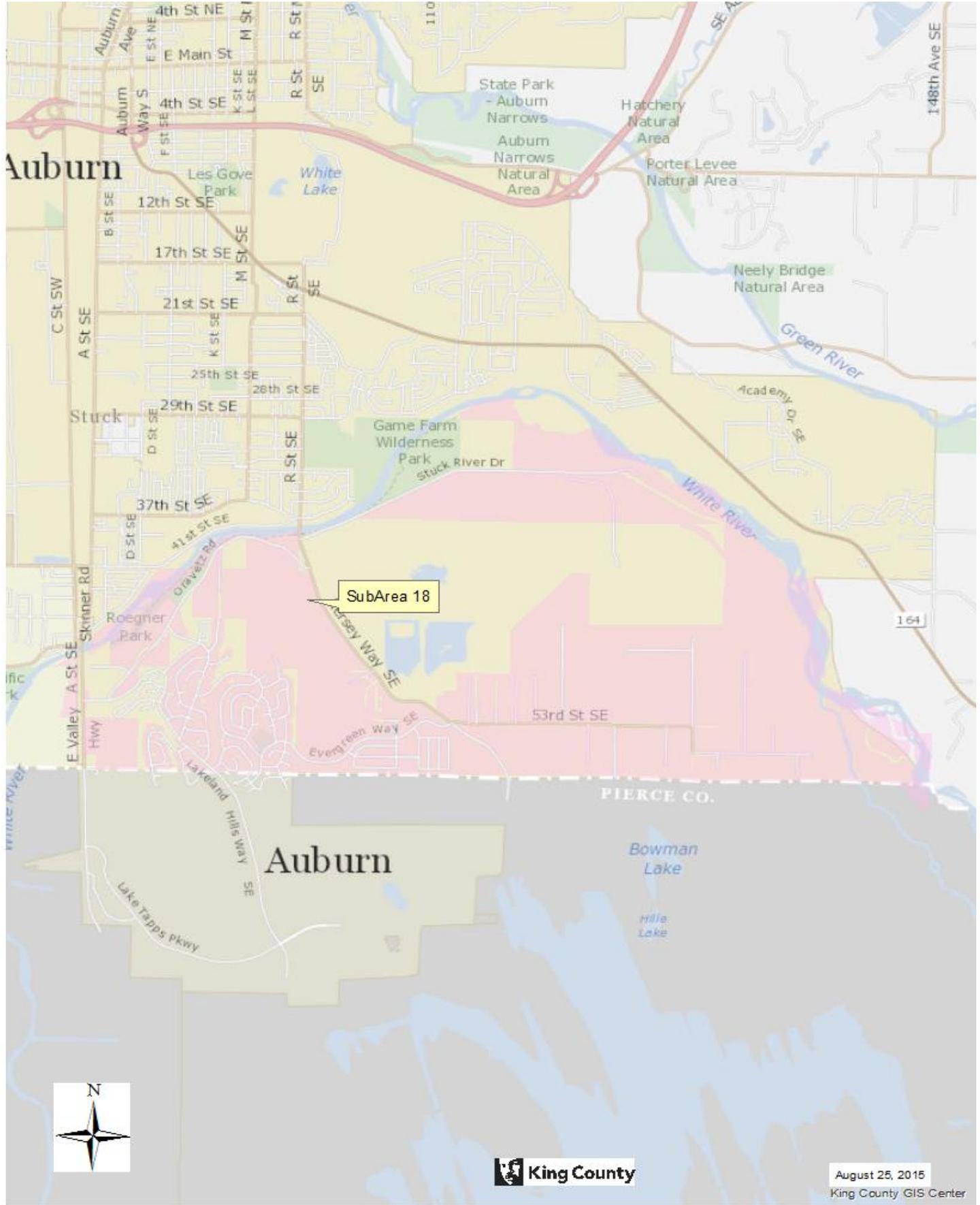
Lloyd Hara
Assessor

Area 087 Map



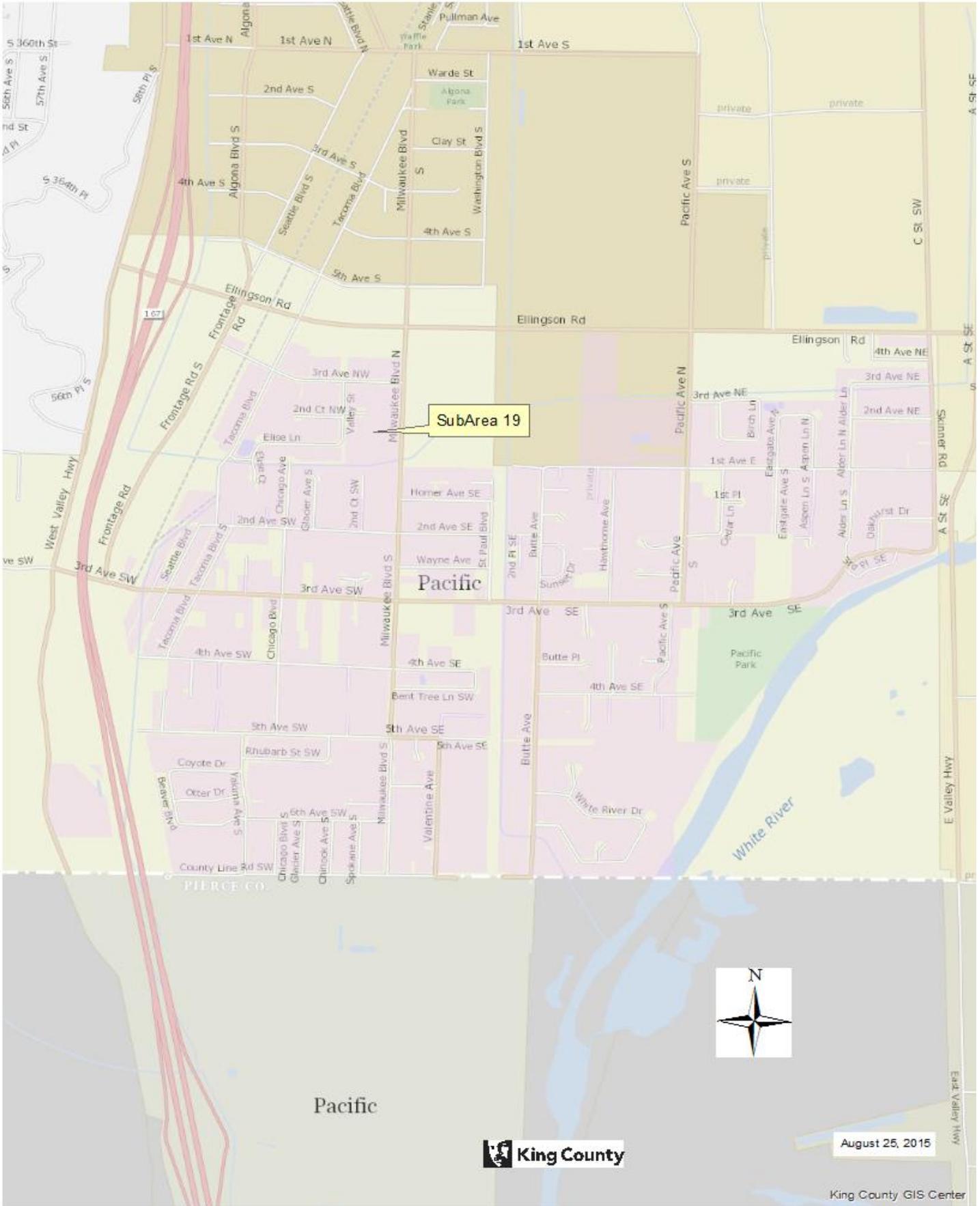
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Area 087 - Sub Area 18 Map



August 25, 2015
King County GIS Center

Area 087 - Sub Area 19 Map



Area 087 Housing Profile



Grade 5/ Year Built 1956/ Total Living Area 630 SF
Account Number 335440-0604



Grade 6/ Year Built 1910/ Total Living Area 1840 SF
Account Number 132104-9042



Grade 7/ Year Built 1988/ Total Living Area 1490 SF
Account Number 215490-0130



Grade 8/ Year Built 1980/ Total Living Area 2040 SF
Account Number 332105-9057



Grade 9/ Year Built 1994/ Total Living Area 4570 SF
Account Number 104350-0110



Grade 10/ Year Built 2006/ Total Living Area 5380 SF
Account Number 292105-9020

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

Algona/Pacific - Area 087

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 589
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$71,600	\$183,700	\$255,300			6.38%
2015 Value	\$76,200	\$198,800	\$275,000	\$291,600	94.3%	6.26%
\$ Change	+\$4,600	+\$15,100	+\$19,700			
% Change	+6.4%	+8.2%	+7.7%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 6.26% is an improvement from the previous COD of 6.38%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$68,800	\$154,300	\$223,100
2015 Value	\$73,300	\$167,400	\$240,700
\$ Change	+\$4,500	+\$13,100	+\$17,600
% Change	+6.5%	+8.5%	+7.9%

Number of one to three unit residences in the population: 3,329

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 located in Sub Area 19 were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 087 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+7.35%	1,967	59%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area 19	+9.55%	186	1362	14%

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

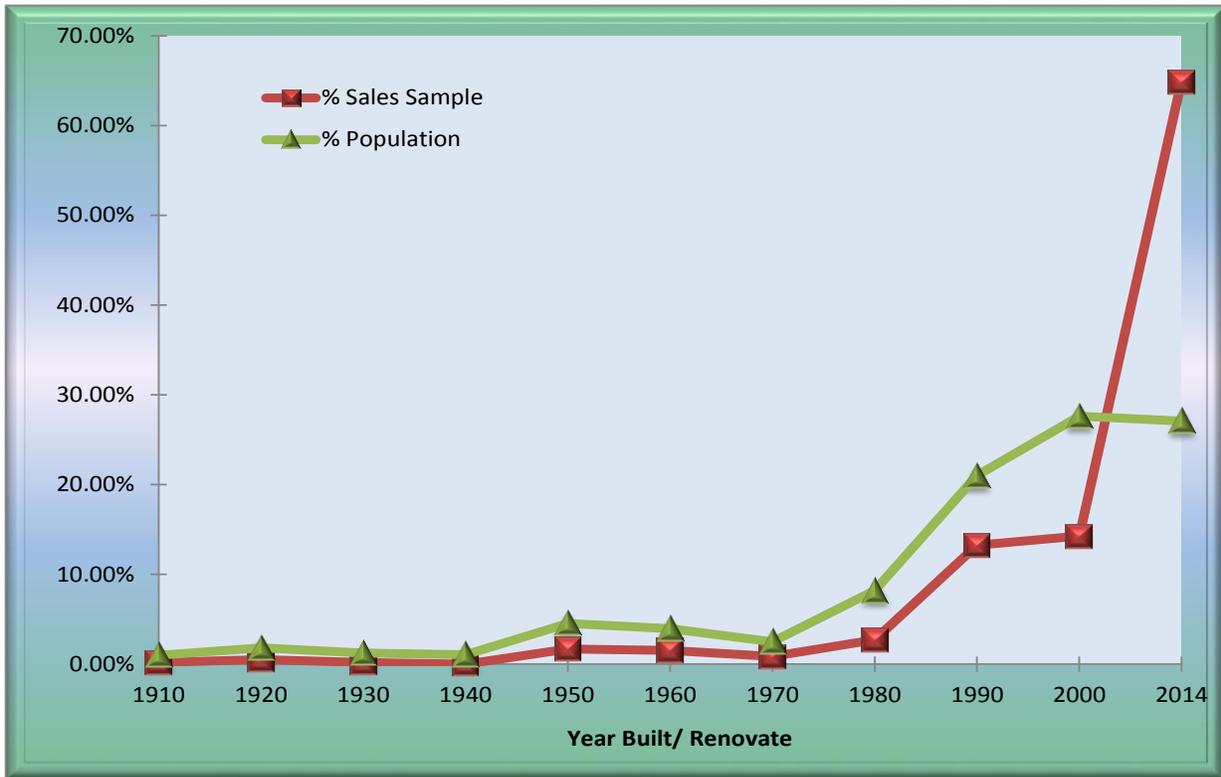
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.17%
1920	3	0.51%
1930	1	0.17%
1940	0	0.00%
1950	10	1.70%
1960	9	1.53%
1970	5	0.85%
1980	16	2.72%
1990	78	13.24%
2000	84	14.26%
2014	382	64.86%
589		

Population

Year Built/Ren	Frequency	% Population
1910	33	0.99%
1920	60	1.80%
1930	41	1.23%
1940	35	1.05%
1950	151	4.54%
1960	132	3.97%
1970	83	2.49%
1980	273	8.20%
1990	699	21.00%
2000	920	27.64%
2014	902	27.10%
3,329		



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

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

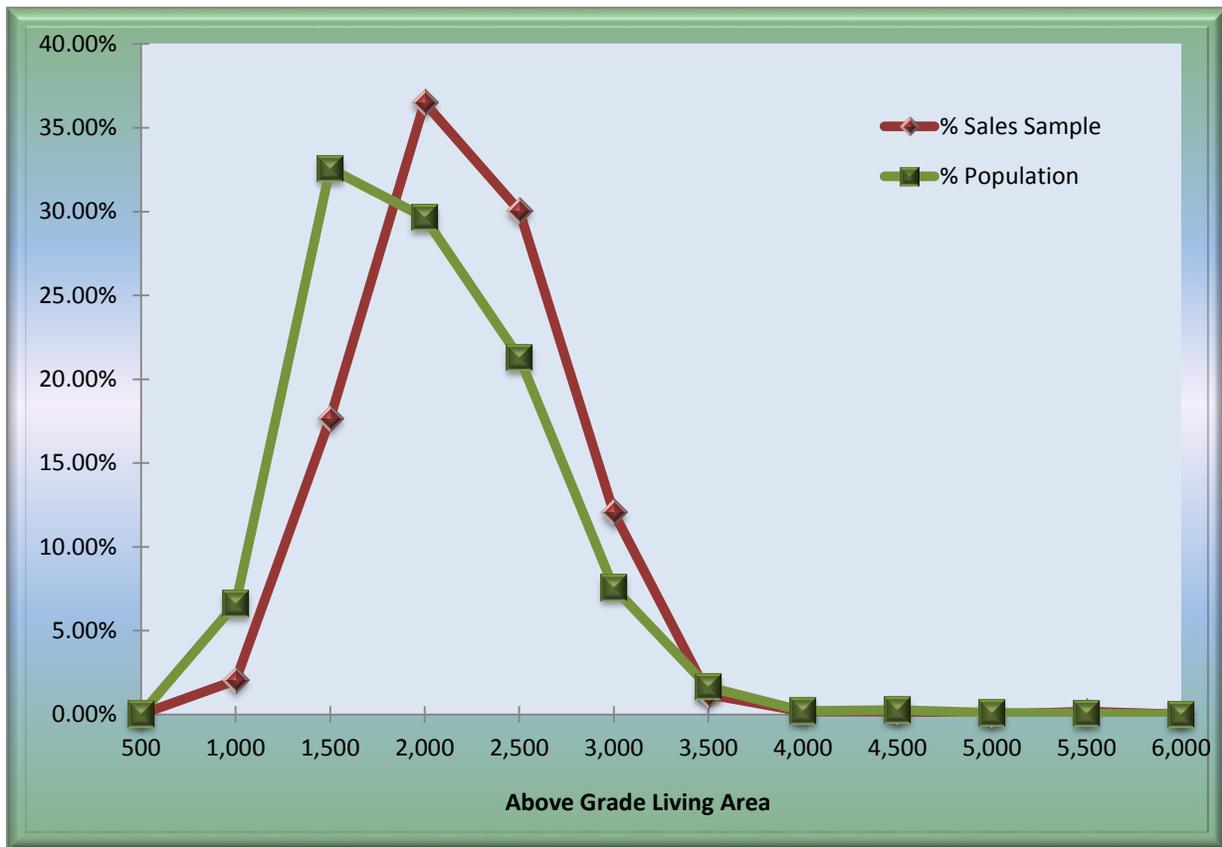
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	12	2.04%
1,500	104	17.66%
2,000	215	36.50%
2,500	177	30.05%
3,000	71	12.05%
3,500	7	1.19%
4,000	1	0.17%
4,500	1	0.17%
5,000	0	0.00%
5,500	1	0.17%
6,000	0	0.00%
589		

Population

AGLA	Frequency	% Population
500	1	0.03%
1,000	220	6.61%
1,500	1,084	32.56%
2,000	987	29.65%
2,500	709	21.30%
3,000	252	7.57%
3,500	55	1.65%
4,000	7	0.21%
4,500	9	0.27%
5,000	3	0.09%
5,500	2	0.06%
6,000	0	0.00%
3,329		



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

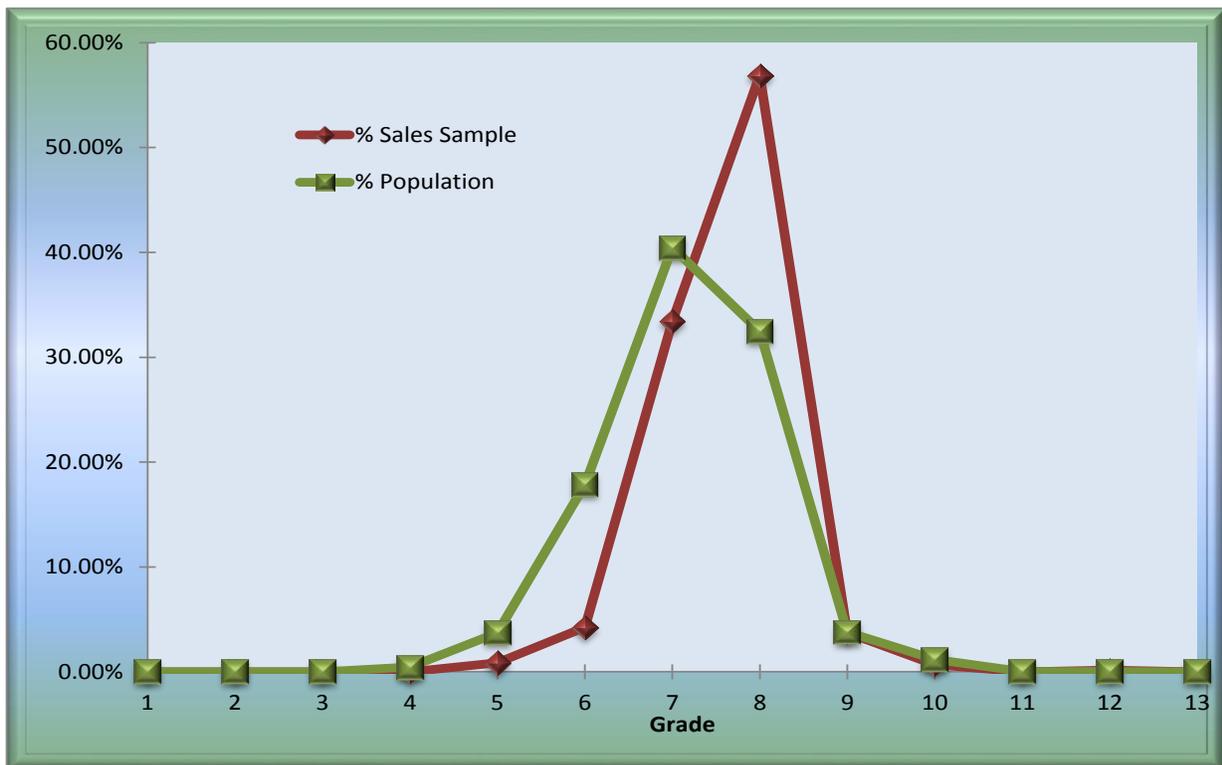
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.85%
6	25	4.24%
7	197	33.45%
8	335	56.88%
9	22	3.74%
10	4	0.68%
11	0	0.00%
12	1	0.17%
13	0	0.00%
589		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	15	0.45%
5	124	3.72%
6	595	17.87%
7	1,347	40.46%
8	1,081	32.47%
9	126	3.78%
10	39	1.17%
11	1	0.03%
12	1	0.03%
13	0	0.00%
3,329		



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

Area 087 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 1.116, resulting in an adjusted value of \$530,000 ($\$475,000 * 1.116 = \$530,100$) – truncated to the nearest \$1000.

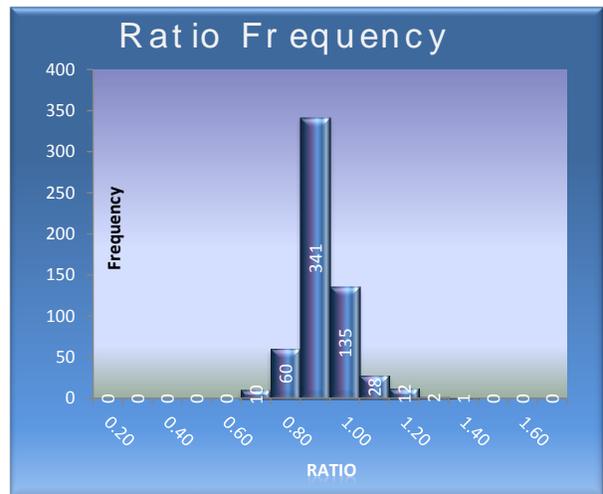
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.278	27.8%
2/1/2012	1.270	27.0%
3/1/2012	1.263	26.3%
4/1/2012	1.255	25.5%
5/1/2012	1.248	24.8%
6/1/2012	1.240	24.0%
7/1/2012	1.232	23.2%
8/1/2012	1.224	22.4%
9/1/2012	1.216	21.6%
10/1/2012	1.209	20.9%
11/1/2012	1.201	20.1%
12/1/2012	1.193	19.3%
1/1/2013	1.185	18.5%
2/1/2013	1.177	17.7%
3/1/2013	1.170	17.0%
4/1/2013	1.163	16.3%
5/1/2013	1.155	15.5%
6/1/2013	1.147	14.7%
7/1/2013	1.139	13.9%
8/1/2013	1.132	13.2%
9/1/2013	1.124	12.4%
10/1/2013	1.116	11.6%
11/1/2013	1.108	10.8%
12/1/2013	1.101	10.1%
1/1/2014	1.093	9.3%
2/1/2014	1.085	8.5%
3/1/2014	1.078	7.8%
4/1/2014	1.070	7.0%
5/1/2014	1.062	6.2%
6/1/2014	1.054	5.4%
7/1/2014	1.047	4.7%
8/1/2014	1.039	3.9%
9/1/2014	1.031	3.1%
10/1/2014	1.023	2.3%
11/1/2014	1.015	1.5%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 087 is: $(.8849165 - 2.232666E-04 * \text{SaleDay} - 1.773888E-02 * 0.3157895) /$
 $(.8849165 - 1.773888E-02 * 0.3157895)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 2	Appr. Date: 1/1/2014	Date of Report: 8/25/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Algona/Pacific	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 087			

SAMPLE STATISTICS	
Sample size (n)	589
Mean Assessed Value	\$255,300
Mean Adj. Sales Price	\$291,600
Standard Deviation AV	\$68,963
Standard Deviation SP	\$76,082
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.880
Median Ratio	0.875
Weighted Mean Ratio	0.876
UNIFORMITY	
Lowest ratio	0.636
Highest ratio:	1.317
Coefficient of Dispersion	6.38%
Standard Deviation	0.084
Coefficient of Variation	9.49%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.870
Upper limit	0.881
95% Confidence: Mean	
Lower limit	0.873
Upper limit	0.886
SAMPLE SIZE EVALUATION	
N (population size)	3,329
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.084
Recommended minimum:	11
Actual sample size:	589
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	316
# ratios above mean:	273
z:	1.772
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

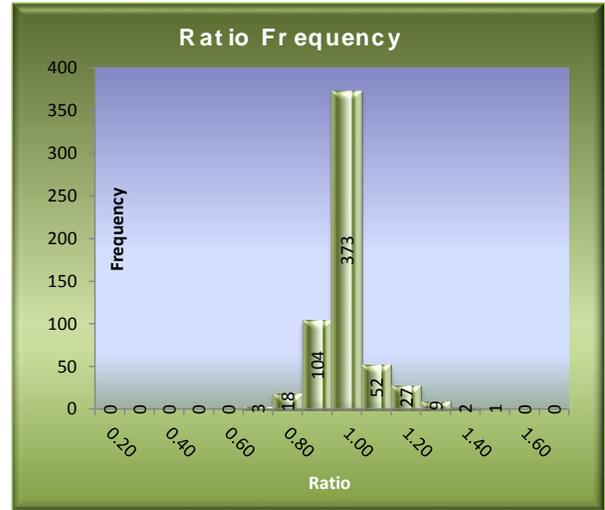
1 to 3 Unit Residences throughout Area 087

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Algona/Pacific	1/1/2015	8/25/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 087	RPAN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	589
Mean Assessed Value	\$275,000
Mean Sales Price	\$291,600
Standard Deviation AV	\$73,218
Standard Deviation SP	\$76,082
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.943
Weighted Mean Ratio	0.943
UNIFORMITY	
Lowest ratio	0.682
Highest ratio:	1.410
Coefficient of Dispersion	6.26%
Standard Deviation	0.090
Coefficient of Variation	9.46%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.937
Upper limit	0.946
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	3,329
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.090
Recommended minimum:	13
Actual sample size:	589
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	332
# ratios above mean:	257
z:	3.090
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 087.

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 25, 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 6 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 +6.5% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.074, 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 located in Sub Area 19 were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 589 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.8849165 - 1.773888E-02 * \text{Sub19})$$

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 20 sales of mobile homes within Area 087. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +7.7%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.077$$

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

Results

The resulting assessment level is 0.943. 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 +7.9%. 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) * 1.077.
- 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) * 1.077.
- 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 \leq \$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 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	335640	3515	06/06/12	\$82,000	\$102,000	600	5	1916	Good	8,988	N	N	604 MAIN ST
17	0	335640	4265	08/05/14	\$105,000	\$109,000	820	5	1941	Avg	7,999	N	N	301 5TH AVE N
17	0	335640	3820	12/05/14	\$115,000	\$116,000	1,000	5	1913	Avg	16,524	N	N	501 MAIN ST
17	0	885600	4730	09/17/14	\$199,950	\$205,000	1,590	5	1920	Avg	20,917	N	N	119 MILWAUKEE BLVD S
17	0	335640	1155	02/20/13	\$149,950	\$176,000	900	6	1925	VGood	11,524	N	N	934 CELERY AVE
17	0	885600	0545	05/07/14	\$100,000	\$106,000	910	6	1956	Avg	22,000	N	N	138 SEATTLE BLVD S
17	0	335640	2525	01/02/14	\$188,500	\$206,000	960	6	1963	Good	8,000	N	N	130 8TH AVE N
17	0	335640	7370	10/02/13	\$139,900	\$156,000	990	6	1981	Avg	8,000	N	N	201 2ND AVE N
17	0	335640	3304	10/16/14	\$154,000	\$157,000	1,020	6	1992	Avg	9,997	N	N	304 BROADWAY BLVD
17	0	335640	4310	12/17/14	\$148,000	\$149,000	1,050	6	1942	Avg	9,985	N	N	331 5TH AVE N
17	0	335640	1274	12/17/13	\$233,000	\$255,000	1,120	6	1992	Avg	12,000	N	N	214 10TH AVE N
17	0	335640	1255	06/26/13	\$98,155	\$112,000	1,230	6	1941	Avg	10,000	N	N	280 10TH AVE N
17	0	335640	2232	09/24/14	\$179,900	\$184,000	1,230	6	1970	Avg	12,000	N	N	333 7TH AVE N
17	0	335640	2020	05/08/14	\$230,000	\$244,000	1,390	6	1960	Good	16,000	N	N	322 9TH AVE N
17	0	335640	6510	05/30/14	\$196,440	\$207,000	1,560	6	1992	Avg	7,352	N	N	130 MAIN ST
17	0	335640	2155	10/08/13	\$131,000	\$146,000	1,580	6	1969	Avg	12,000	N	N	322 8TH AVE N
17	0	885600	4400	09/02/14	\$235,000	\$242,000	1,610	6	1947	Avg	24,000	N	N	321 TACOMA BLVD
17	0	335640	1450	10/30/13	\$223,000	\$247,000	880	7	1971	Good	16,000	N	N	103 9TH AVE N
17	0	335640	4176	05/10/13	\$222,950	\$257,000	1,010	7	1994	Avg	8,000	N	N	231 5TH AVE N
17	0	885600	4575	09/11/13	\$180,000	\$202,000	1,070	7	1979	Good	9,600	N	N	345 MILWAUKEE BLVD S
17	0	335640	3172	02/27/13	\$174,000	\$204,000	1,080	7	1992	Avg	10,007	N	N	315 BROADWAY BLVD
17	0	885600	0725	12/26/12	\$170,000	\$202,000	1,130	7	1967	Avg	32,000	N	N	223 SEATTLE BLVD S
17	0	885600	0870	02/28/12	\$179,950	\$227,000	1,170	7	1993	Avg	11,825	N	N	18 2ND AVE S
17	0	335640	2085	08/28/13	\$198,000	\$223,000	1,210	7	1991	Avg	8,003	N	N	824 CELERY AVE
17	0	954300	0995	05/20/13	\$170,000	\$196,000	1,220	7	1978	Avg	10,022	N	N	414 5TH AVE S
17	0	012850	0220	01/11/13	\$200,000	\$237,000	1,240	7	2002	Avg	4,500	N	N	206 JUNCTION BLVD
17	0	885600	4582	07/17/14	\$198,000	\$206,000	1,300	7	1980	Avg	6,318	N	N	310 3RD PL S
17	0	335640	7695	12/27/12	\$162,000	\$192,000	1,310	7	1998	Avg	9,700	N	N	28 2ND AVE N
17	0	335640	7665	09/24/14	\$180,000	\$185,000	1,330	7	1978	Avg	16,000	N	N	36 2ND AVE N
17	0	335640	7825	07/07/14	\$121,000	\$126,000	1,330	7	1982	Avg	8,566	N	N	41 1ST AVE
17	0	335640	3400	07/24/14	\$159,000	\$165,000	1,360	7	1953	Good	20,000	N	N	615 CELERY AVE



Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	885600	4560	09/06/12	\$140,000	\$170,000	1,370	7	1999	Avg	8,000	N	N	316 3RD PL S
17	0	335640	3260	08/21/13	\$228,950	\$258,000	1,410	7	1999	Avg	10,000	N	N	341 6TH AVE N
17	0	885600	0890	05/21/12	\$154,000	\$191,000	1,420	7	1999	Avg	8,603	N	N	24 2ND AVE S
17	0	335640	1160	04/04/13	\$166,000	\$193,000	1,430	7	1991	Avg	10,000	N	N	918 CELERY AVE
17	0	954300	1316	12/14/12	\$170,000	\$202,000	1,450	7	1991	Avg	8,000	N	N	304 WASHINGTON BLVD
17	0	012850	0240	11/30/12	\$185,000	\$221,000	1,570	7	2003	Avg	4,774	N	N	202 JUNCTION BLVD
17	0	335640	3130	04/24/14	\$166,000	\$177,000	1,610	7	2004	Avg	10,018	N	N	346 7TH AVE N
17	0	335640	7175	07/17/13	\$188,000	\$213,000	1,700	7	1910	Good	14,090	N	N	135 1ST AVE
17	0	335640	4330	11/19/14	\$206,000	\$208,000	1,720	7	1959	Avg	7,560	N	N	537 CHICAGO AVE
17	0	954300	0896	08/25/14	\$237,000	\$245,000	1,800	7	1950	Good	9,216	N	N	412 4TH AVE S
17	0	335640	2702	07/25/14	\$215,000	\$224,000	1,847	7	2008	Avg	8,000	N	N	677 MAIN ST
17	0	885600	0650	12/22/14	\$220,000	\$221,000	1,848	7	2004	Avg	15,600	N	N	112 2ND AVE S
17	0	012850	0260	05/08/14	\$262,000	\$278,000	2,020	7	2002	Avg	6,236	N	N	434 PULLMAN AVE
17	0	885600	4350	10/25/13	\$245,000	\$272,000	2,050	7	1992	Avg	8,000	N	N	328 4TH AVE S
17	0	335640	1156	07/17/13	\$260,000	\$295,000	2,050	7	2012	Avg	8,000	N	N	306 10TH AVE S
17	0	885600	4327	05/09/14	\$248,000	\$263,000	2,163	7	2006	Avg	5,883	N	N	429 MILWAUKEE BLVD S
17	0	885600	4327	05/02/12	\$192,500	\$240,000	2,163	7	2006	Avg	5,883	N	N	429 MILWAUKEE BLVD S
17	0	335640	2708	06/10/14	\$219,000	\$230,000	2,192	7	2009	Avg	8,000	N	N	653 MAIN ST
17	0	885600	4786	07/29/14	\$275,000	\$286,000	2,217	7	2009	Avg	8,019	N	N	137 TACOMA BLVD
17	0	335640	1031	06/25/13	\$275,000	\$314,000	2,642	7	2008	Avg	16,000	N	N	335 10TH AVE N
17	0	335640	3177	07/16/12	\$220,000	\$270,000	1,773	8	2012	Avg	8,018	N	N	312 7TH AVE N
17	0	954300	0206	11/14/13	\$195,000	\$215,000	1,836	8	2009	Avg	4,168	N	N	128 MILWAUKEE BLVD S
17	0	885600	1255	01/08/13	\$226,500	\$268,000	2,484	8	1997	Avg	16,000	N	N	317 SEATTLE BLVD S
17	0	335640	5130	05/30/12	\$329,500	\$409,000	2,750	8	1947	Good	24,000	N	N	201 3RD AVE N
18	0	332105	9049	01/10/12	\$240,000	\$306,000	2,100	7	1988	Avg	163,785	N	N	5626 RANDALL AVE SE
18	0	413702	0450	09/17/13	\$268,500	\$301,000	1,190	8	1988	Avg	9,375	N	N	5420 JAMES AVE SE
18	0	413701	0640	06/26/13	\$250,000	\$285,000	1,220	8	1999	Avg	12,997	Y	N	4502 KENNEDY AVE SE
18	0	413702	0390	07/05/12	\$203,000	\$250,000	1,370	8	1988	Avg	9,816	N	N	5526 JAMES AVE SE
18	0	413705	0120	04/07/14	\$308,000	\$329,000	1,430	8	1990	VGood	8,006	N	N	602 47TH ST SE
18	0	413701	0430	08/15/13	\$258,000	\$291,000	1,440	8	1990	Avg	7,883	N	N	4926 MILL POND DR
18	0	413706	0300	07/30/13	\$265,000	\$300,000	1,480	8	1994	Avg	8,117	N	N	1207 57TH DR SE

Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	413705	0130	06/12/14	\$294,000	\$309,000	1,490	8	1990	Avg	8,465	N	N	516 47TH ST SE
18	0	413700	0510	05/28/13	\$250,000	\$287,000	1,530	8	1984	Avg	7,846	N	N	4816 MILL POND LOOP
18	0	413702	0210	03/26/13	\$225,000	\$262,000	1,540	8	1988	Avg	7,605	N	N	5628 HAZEL LOOP SE
18	0	413700	0020	06/07/12	\$228,500	\$283,000	1,560	8	1984	Avg	8,917	N	N	4817 MILL POND LOOP
18	0	413702	0510	05/29/13	\$219,000	\$251,000	1,560	8	1988	Avg	8,955	N	N	903 54TH ST SE
18	0	413689	0490	06/11/13	\$245,000	\$280,000	1,560	8	1998	Avg	8,816	N	N	5101 PERRY DR SE
18	0	729960	1490	01/04/12	\$227,990	\$291,000	1,568	8	2011	Avg	5,566	N	N	5501 UDALL AVE SE
18	0	729960	1810	11/18/13	\$255,670	\$282,000	1,570	8	2013	Avg	5,175	N	N	2330 53RD ST SE
18	0	729960	0010	03/28/13	\$233,234	\$271,000	1,572	8	2012	Avg	4,001	N	N	5410 BENNETT AVE SE
18	0	729960	0500	04/29/13	\$241,085	\$279,000	1,572	8	2012	Avg	4,966	N	N	5629 UDALL AVE SE
18	0	729960	0860	07/29/13	\$230,866	\$261,000	1,572	8	2013	Avg	4,800	N	N	2318 56TH ST SE
18	0	729960	0900	06/13/13	\$241,607	\$276,000	1,572	8	2012	Avg	4,800	N	N	2302 56TH ST SE
18	0	729960	1280	12/23/12	\$227,392	\$270,000	1,572	8	2013	Avg	4,800	N	N	2320 55TH ST SE
18	0	729960	1350	08/14/12	\$225,314	\$275,000	1,572	8	2012	Avg	4,800	N	N	2230 55TH ST SE
18	0	729960	1500	04/21/14	\$255,000	\$272,000	1,572	8	2012	Avg	5,878	N	N	2209 55TH ST SE
18	0	729960	1500	03/05/12	\$219,990	\$278,000	1,572	8	2012	Avg	5,878	N	N	2209 55TH ST SE
18	0	729960	1700	09/29/13	\$243,625	\$272,000	1,572	8	2013	Avg	5,282	N	N	2332 54TH ST SE
18	0	729960	1730	03/17/14	\$250,690	\$269,000	1,572	8	2013	Avg	5,646	N	N	2320 54TH ST SE
18	0	729960	1870	12/16/13	\$255,290	\$280,000	1,572	8	2013	Avg	4,000	Y	N	2335 53RD ST SE
18	0	729960	1910	02/20/14	\$246,990	\$267,000	1,572	8	2013	Avg	4,001	Y	N	2405 53RD ST SE
18	0	729960	1930	12/30/13	\$258,820	\$283,000	1,572	8	2013	Avg	4,260	N	N	5302 BENNETT AVE SE
18	0	729960	1770	10/03/13	\$269,257	\$300,000	1,600	8	2013	Avg	5,175	N	N	2333 57TH ST SE
18	0	729960	1790	11/07/14	\$287,000	\$291,000	1,600	8	2013	Avg	6,315	N	N	2338 53RD ST SE
18	0	729960	1790	10/21/13	\$261,151	\$290,000	1,600	8	2013	Avg	6,315	N	N	2338 53RD ST SE
18	0	729960	2010	09/05/13	\$256,652	\$288,000	1,600	8	2013	Avg	3,905	N	N	5406 BENNETT AVE SE
18	0	729960	2010	07/28/14	\$259,000	\$269,000	1,600	8	2013	Avg	3,905	N	N	5406 BENNETT AVE SE
18	0	729960	2010	07/03/14	\$261,500	\$274,000	1,600	8	2013	Avg	3,905	N	N	5406 BENNETT AVE SE
18	0	729960	0020	02/04/14	\$260,000	\$282,000	1,608	8	2013	Avg	4,000	N	N	5414 BENNETT AVE SE
18	0	729960	0020	02/13/13	\$238,342	\$280,000	1,608	8	2013	Avg	4,000	N	N	5414 BENNETT AVE SE
18	0	729960	0040	06/10/13	\$244,062	\$279,000	1,608	8	2013	Avg	4,500	N	N	5422 BENNETT AVE SE
18	0	729960	0070	06/17/13	\$240,000	\$274,000	1,608	8	2013	Avg	4,500	N	N	5510 BENNETT AVE SE



Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	729960	0100	06/18/13	\$240,400	\$275,000	1,608	8	2013	Avg	4,983	N	N	5522 BENNETT AVE SE
18	0	729960	0140	06/12/14	\$257,550	\$271,000	1,608	8	2014	Avg	4,000	N	N	5614 BENNETT AVE SE
18	0	729960	0380	07/26/13	\$250,703	\$284,000	1,608	8	2013	Avg	5,200	N	N	2214 57TH ST SE
18	0	729960	0430	11/17/12	\$243,867	\$292,000	1,608	8	2012	Avg	5,200	N	N	2114 57TH ST SE
18	0	729960	0510	12/12/12	\$241,077	\$287,000	1,608	8	2013	Avg	4,813	N	N	5625 UDALL AVE SE
18	0	729960	0530	07/19/12	\$241,087	\$296,000	1,608	8	2012	Avg	4,818	N	N	5621 UDALL AVE SE
18	0	729960	0600	11/08/12	\$244,314	\$293,000	1,608	8	2012	Avg	4,800	N	N	2119 57TH ST SE
18	0	729960	0670	03/22/13	\$263,000	\$306,000	1,608	8	2013	Avg	4,800	N	N	2227 57TH ST SE
18	0	729960	0810	06/19/13	\$249,894	\$285,000	1,608	8	2013	Avg	7,184	N	N	2414 56TH ST SE
18	0	729960	0840	07/03/13	\$243,355	\$277,000	1,608	8	2013	Avg	4,800	N	N	2402 56TH ST SE
18	0	729960	0910	09/20/12	\$234,000	\$283,000	1,608	8	2012	Avg	4,800	N	N	2238 56TH ST SE
18	0	729960	0950	08/23/13	\$246,615	\$278,000	1,608	8	2013	Avg	4,800	N	N	2222 56TH ST SE
18	0	729960	1130	11/13/12	\$244,700	\$293,000	1,608	8	2012	Avg	4,800	N	N	2303 56TH ST SE
18	0	729960	1230	01/09/13	\$241,087	\$285,000	1,608	8	2013	Avg	5,985	N	N	2414 55TH ST SE
18	0	729960	1260	01/29/13	\$234,204	\$276,000	1,608	8	2013	Avg	4,800	N	N	2402 55TH ST SE
18	0	729960	1290	01/10/13	\$237,995	\$282,000	1,608	8	2013	Avg	4,800	N	N	2316 55TH ST SE
18	0	729960	1320	01/28/13	\$238,000	\$280,000	1,608	8	2012	Avg	4,800	N	N	2304 55TH ST SE
18	0	729960	1360	04/11/12	\$239,998	\$301,000	1,608	8	2012	Avg	4,800	N	N	2226 55TH ST SE
18	0	729960	1380	07/19/12	\$234,990	\$288,000	1,608	8	2012	Avg	4,798	N	N	2218 55TH ST SE
18	0	729960	1400	06/21/12	\$232,500	\$287,000	1,608	8	2012	Avg	4,450	N	N	2210 55TH ST SE
18	0	729960	1690	10/02/13	\$255,313	\$285,000	1,608	8	2013	Avg	5,249	N	N	2336 54TH ST SE
18	0	729960	1750	04/22/14	\$284,120	\$302,000	1,608	8	2013	Avg	5,175	N	N	2325 54TH ST SE
18	0	729960	1830	02/20/14	\$264,690	\$286,000	1,608	8	2013	Avg	5,950	N	N	2322 53RD ST SE
18	0	729960	1860	12/12/13	\$270,460	\$297,000	1,608	8	2013	Avg	4,000	Y	N	2331 53RD ST SE
18	0	729960	1880	12/31/13	\$271,030	\$296,000	1,608	8	2013	Avg	4,000	Y	N	2339 53RD ST SE
18	0	729960	1900	03/21/14	\$273,300	\$293,000	1,608	8	2013	Avg	4,300	Y	N	2401 53RD ST SE
18	0	729960	1940	01/13/14	\$255,110	\$278,000	1,608	8	2013	Avg	4,201	N	N	5306 BENNETT AVE SE
18	0	729960	1960	11/26/13	\$259,697	\$286,000	1,608	8	2013	Avg	4,201	N	N	5314 BENNETT AVE SE
18	0	729960	1060	11/20/13	\$275,502	\$304,000	1,611	8	2011	Avg	4,800	N	N	2215 56TH ST SE
18	0	729960	1560	09/13/12	\$229,990	\$279,000	1,611	8	2012	Avg	5,856	N	N	2233 55TH ST SE
18	0	413700	0280	01/07/14	\$257,000	\$280,000	1,630	8	1990	Avg	8,346	N	N	5132 MILL POND LOOP

Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	413701	0700	03/16/12	\$262,000	\$330,000	1,640	8	1994	Avg	8,354	Y	N	4611 KENNEDY AVE SE
18	0	413704	0200	03/21/13	\$225,500	\$263,000	1,640	8	1990	Avg	8,643	N	N	1148 57TH PL SE
18	0	413704	0280	10/15/13	\$285,000	\$317,000	1,660	8	1990	Avg	11,296	N	N	1157 57TH DR SE
18	0	413704	0310	08/01/12	\$214,000	\$262,000	1,670	8	1990	Avg	8,560	N	N	1123 57TH DR SE
18	0	413695	0140	12/15/14	\$250,000	\$251,000	1,700	8	1997	Avg	6,000	N	N	5221 FRANCIS CT SE
18	0	413695	0180	09/26/14	\$262,000	\$268,000	1,700	8	1997	Avg	6,200	N	N	5201 FRANCIS CT SE
18	0	413688	0140	05/22/14	\$254,500	\$269,000	1,720	8	1998	Avg	7,264	N	N	1621 56TH CT SE
18	0	413695	0200	06/27/14	\$255,000	\$267,000	1,720	8	1998	Avg	6,194	N	N	5129 FRANCIS CT SE
18	0	413694	0030	07/03/12	\$201,500	\$248,000	1,760	8	1996	Avg	7,004	N	N	619 53RD ST SE
18	0	413707	0280	03/12/14	\$275,500	\$296,000	1,770	8	1994	Avg	7,690	N	N	5428 NATHAN AVE SE
18	0	413702	0360	07/22/14	\$265,000	\$276,000	1,780	8	1989	Avg	6,527	N	N	5625 LAKELAND HILLS WAY SE
18	0	413700	0360	11/28/12	\$284,950	\$340,000	1,790	8	1985	Avg	9,272	N	N	5028 MILL POND LOOP
18	0	729960	0030	04/23/13	\$257,750	\$298,000	1,798	8	2013	Avg	4,000	N	N	5418 BENNETT AVE SE
18	0	729960	0050	07/03/13	\$255,861	\$291,000	1,798	8	2013	Avg	4,500	N	N	5502 BENNETT AVE SE
18	0	729960	0390	08/28/13	\$283,629	\$319,000	1,798	8	2013	Avg	5,200	N	N	2210 57TH ST SE
18	0	729960	0440	10/10/12	\$256,937	\$310,000	1,798	8	2012	Avg	5,200	N	N	2110 57TH ST SE
18	0	729960	0490	01/03/13	\$254,350	\$301,000	1,798	8	2013	Avg	7,216	N	N	2024 57TH ST SE
18	0	729960	0520	10/24/12	\$254,481	\$306,000	1,798	8	2012	Avg	4,813	N	N	5621 UDALL AVE SE
18	0	729960	0570	01/04/13	\$253,200	\$300,000	1,798	8	2012	Avg	7,686	N	N	2107 57TH ST SE
18	0	729960	0610	03/21/13	\$256,341	\$299,000	1,798	8	2013	Avg	4,800	N	N	2203 57TH ST SE
18	0	729960	0650	07/17/13	\$267,712	\$304,000	1,798	8	2013	Avg	4,800	N	N	2219 57TH ST SE
18	0	729960	0690	04/24/13	\$286,006	\$331,000	1,798	8	2013	Avg	4,800	N	N	2235 57TH ST SE
18	0	729960	0820	09/03/13	\$264,509	\$297,000	1,798	8	2013	Avg	4,800	N	N	2410 56TH ST SE
18	0	729960	0930	01/14/13	\$246,972	\$292,000	1,798	8	2013	Avg	4,800	N	N	2230 56TH ST SE
18	0	729960	0960	09/03/13	\$255,719	\$287,000	1,798	8	2013	Avg	4,800	N	N	2218 56TH ST SE
18	0	729960	0990	07/07/14	\$284,990	\$298,000	1,798	8	2013	Avg	4,800	N	N	2206 56TH ST SE
18	0	729960	1250	03/04/13	\$242,900	\$284,000	1,798	8	2013	Avg	4,800	N	N	2406 55TH ST SE
18	0	729960	1300	12/27/12	\$249,990	\$297,000	1,798	8	2013	Avg	4,800	N	N	2312 55TH ST SE
18	0	729960	1330	10/01/12	\$247,793	\$300,000	1,798	8	2012	Avg	4,800	N	N	2238 55TH ST SE
18	0	729960	1390	03/12/12	\$250,000	\$315,000	1,798	8	2012	Avg	4,715	N	N	2214 55TH ST SE
18	0	729960	1430	03/12/12	\$232,000	\$292,000	1,798	8	2012	Avg	4,101	N	N	5525 UDALL AVE SE



Improved Sales Used in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	729960	1540	06/19/12	\$242,990	\$300,000	1,798	8	2012	Avg	5,857	N	N	2225 55TH ST SE
18	0	729960	1600	09/13/12	\$239,990	\$291,000	1,798	8	2012	Avg	5,792	N	N	2309 55TH ST SE
18	0	729960	1640	02/01/13	\$253,344	\$298,000	1,798	8	2013	Avg	5,728	N	N	2325 55TH ST SE
18	0	413701	0160	11/25/13	\$280,000	\$309,000	1,800	8	1987	Avg	14,648	Y	N	931 52ND ST SE
18	0	413701	0310	08/22/14	\$205,000	\$212,000	1,800	8	1989	Avg	11,419	N	N	930 51ST ST SE
18	0	413702	0240	04/02/12	\$215,000	\$270,000	1,840	8	1988	Avg	8,578	N	N	5614 HAZEL AVE SE
18	0	729960	0150	06/10/14	\$282,851	\$298,000	1,846	8	2014	Avg	4,000	N	N	5618 BENNETT AVE SE
18	0	729960	0170	06/13/14	\$299,370	\$315,000	1,846	8	2014	Avg	5,800	N	N	2510 57TH ST SE
18	0	729960	0270	03/03/14	\$288,870	\$311,000	1,846	8	2014	Avg	5,200	N	N	2318 57TH ST SE
18	0	729960	0710	02/20/14	\$291,669	\$315,000	1,846	8	2014	Avg	4,800	N	N	2303 57TH ST SE
18	0	729960	0740	01/15/14	\$293,990	\$320,000	1,846	8	2014	Avg	4,800	N	N	2315 57TH ST SE
18	0	729960	0790	06/18/14	\$296,600	\$311,000	1,846	8	2014	Avg	4,800	N	N	2411 57TH ST SE
18	0	729960	1160	11/05/13	\$286,730	\$317,000	1,846	8	2013	Avg	4,800	N	N	2315 56TH ST SE
18	0	729960	1190	12/16/13	\$271,990	\$298,000	1,846	8	2013	Avg	4,800	N	N	2403 56TH ST SE
18	0	729960	1720	04/15/14	\$270,870	\$289,000	1,846	8	2014	Avg	5,541	N	N	2324 54TH ST SE
18	0	729960	1740	04/04/14	\$288,890	\$309,000	1,846	8	2014	Avg	5,998	N	N	2321 54TH ST SE
18	0	729960	1850	03/05/14	\$289,106	\$311,000	1,846	8	2014	Avg	4,000	Y	N	2327 53RD ST SE
18	0	729960	1890	02/03/14	\$292,432	\$317,000	1,846	8	2013	Avg	4,192	Y	N	2343 53RD ST SE
18	0	729960	1920	03/05/14	\$274,640	\$296,000	1,846	8	2013	Avg	5,524	Y	N	2409 53RD ST SE
18	0	729960	1950	02/03/14	\$270,000	\$293,000	1,846	8	2013	Avg	4,200	N	N	5310 BENNETT AVE SE
18	0	729960	1970	12/12/13	\$274,520	\$301,000	1,846	8	2013	Avg	4,263	N	N	5318 BENNETT AVE SE
18	0	729960	1990	11/15/13	\$272,854	\$301,000	1,846	8	2013	Avg	4,506	N	N	5326 BENNETT AVE SE
18	0	413704	0290	02/11/13	\$262,500	\$308,000	1,850	8	1990	Avg	11,093	N	N	1145 57TH DR SE
18	0	413689	0410	09/25/12	\$249,999	\$303,000	1,860	8	1998	Avg	6,869	N	N	5121 PERRY DR SE
18	0	413707	0100	08/13/12	\$239,900	\$293,000	1,890	8	1996	Avg	6,402	N	N	5006 HIGHLAND DR SE
18	0	413701	0550	09/20/12	\$277,000	\$336,000	1,900	8	1990	Good	18,778	Y	N	925 48TH CT SE
18	0	413702	0460	04/09/14	\$263,000	\$281,000	1,900	8	1988	Avg	9,375	N	N	5416 JAMES AVE SE
18	0	413704	0080	05/01/14	\$263,000	\$279,000	1,900	8	1990	Avg	8,516	N	N	1124 57TH PL SE
18	0	413692	0060	07/18/12	\$253,500	\$311,000	1,900	8	1999	Avg	7,495	N	N	1222 49TH ST SE
18	0	413692	0010	04/25/12	\$245,000	\$306,000	1,920	8	1996	Avg	8,607	N	N	1101 48TH CT SE
18	0	413692	0010	03/24/14	\$305,000	\$327,000	1,920	8	1996	Avg	8,607	N	N	1101 48TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	413690	0250	06/02/14	\$270,000	\$285,000	1,920	8	1998	Avg	8,497	N	N	5314 QUINCY AVE SE
18	0	413707	0720	10/01/13	\$269,500	\$301,000	1,930	8	1994	Avg	7,434	N	N	5609 HIGHLAND DR SE
18	0	413703	0050	05/14/13	\$259,950	\$299,000	1,950	8	1988	Avg	11,734	N	N	4713 MILL POND DR
18	0	413688	0610	11/15/13	\$306,000	\$338,000	1,950	8	1995	Avg	6,958	N	N	1531 55TH CT SE
18	0	413695	0080	06/06/13	\$260,500	\$298,000	1,950	8	1998	Avg	7,361	N	N	5130 FRANCIS CT SE
18	0	413695	0160	08/08/12	\$220,000	\$269,000	1,950	8	1998	Avg	6,211	N	N	5211 FRANCIS CT SE
18	0	413703	0040	06/12/14	\$299,995	\$315,000	1,970	8	1988	Avg	7,500	N	N	4809 MILL POND LOOP
18	0	413707	0030	08/08/14	\$272,000	\$282,000	1,980	8	1994	Avg	6,608	N	N	1310 49TH ST SE
18	0	413687	0020	10/08/14	\$332,100	\$339,000	1,980	8	1996	Avg	6,978	N	N	5105 NATHAN LOOP SE
18	0	413694	0040	04/04/14	\$290,000	\$310,000	1,990	8	1996	Avg	6,980	N	N	701 53RD ST SE
18	0	729960	0060	10/21/13	\$283,270	\$315,000	2,009	8	2013	Avg	4,500	N	N	5506 BENNETT AVE SE
18	0	729960	0090	10/08/13	\$294,119	\$328,000	2,009	8	2013	Avg	4,500	N	N	5518 BENNETT AVE SE
18	0	729960	0160	06/05/14	\$283,140	\$298,000	2,009	8	2013	Avg	4,180	N	N	5622 BENNETT AVE SE
18	0	729960	0180	06/10/14	\$303,210	\$319,000	2,009	8	2014	Avg	5,000	N	N	2506 57TH ST SE
18	0	729960	0220	04/23/14	\$297,700	\$317,000	2,009	8	2014	Avg	5,200	N	N	2412 57TH ST SE
18	0	729960	0280	12/03/13	\$301,515	\$332,000	2,009	8	2013	Avg	5,200	N	N	2314 57TH ST SE
18	0	729960	0310	09/20/13	\$300,002	\$336,000	2,009	8	2013	Avg	5,200	N	N	2302 57TH ST SE
18	0	729960	0360	06/03/13	\$284,417	\$326,000	2,009	8	2013	Avg	5,200	N	N	2222 57TH ST SE
18	0	729960	0420	03/08/13	\$283,820	\$332,000	2,009	8	2013	Avg	5,200	N	N	2118 57TH ST SE
18	0	729960	0470	01/11/13	\$271,418	\$321,000	2,009	8	2013	Avg	5,372	N	N	2032 57TH ST SE
18	0	729960	0580	07/09/12	\$270,900	\$333,000	2,009	8	2012	Avg	4,800	N	N	2111 57TH ST SE
18	0	729960	0620	09/09/13	\$294,327	\$330,000	2,009	8	2013	Avg	4,800	N	N	2207 57TH ST SE
18	0	729960	0640	05/08/13	\$276,490	\$319,000	2,009	8	2013	Avg	4,800	N	N	2215 57TH ST SE
18	0	729960	0720	12/16/13	\$299,160	\$328,000	2,009	8	2013	Avg	4,800	N	N	2307 57TH ST SE
18	0	729960	0750	01/13/14	\$297,590	\$324,000	2,009	8	2013	Avg	4,800	N	N	2319 57TH ST SE
18	0	729960	0770	05/02/14	\$305,730	\$325,000	2,009	8	2013	Avg	4,800	N	N	2403 57TH ST SE
18	0	729960	0800	06/24/14	\$309,300	\$324,000	2,009	8	2013	Avg	7,124	N	N	2415 57TH ST SE
18	0	729960	0830	07/17/13	\$269,128	\$306,000	2,009	8	2013	Avg	4,800	N	N	2406 56TH ST SE
18	0	729960	0850	11/07/13	\$277,789	\$307,000	2,009	8	2013	Avg	4,800	N	N	2322 56TH ST SE
18	0	729960	0890	08/16/13	\$283,464	\$320,000	2,009	8	2013	Avg	4,800	N	N	2306 56TH ST SE
18	0	729960	0920	12/09/14	\$279,000	\$281,000	2,009	8	2012	Avg	4,800	N	N	2234 56TH ST SE



Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	729960	0920	01/07/13	\$260,451	\$308,000	2,009	8	2012	Avg	4,800	N	N	2234 56TH ST SE
18	0	729960	0980	06/13/14	\$294,990	\$310,000	2,009	8	2012	Avg	4,800	N	N	2210 56TH ST SE
18	0	729960	1070	11/20/14	\$307,500	\$311,000	2,009	8	2014	Avg	4,800	N	N	2219 56TH ST SE
18	0	729960	1090	02/06/14	\$325,000	\$352,000	2,009	8	2012	Avg	4,800	N	N	2227 56TH ST SE
18	0	729960	1150	09/13/13	\$298,522	\$335,000	2,009	8	2013	Avg	4,800	N	N	2311 56TH ST SE
18	0	729960	1180	08/12/13	\$286,933	\$324,000	2,009	8	2013	Avg	4,800	N	N	2323 56TH ST SE
18	0	729960	1210	12/16/13	\$295,960	\$325,000	2,009	8	2013	Avg	4,800	N	N	2411 56TH ST SE
18	0	729960	1240	08/15/14	\$315,950	\$327,000	2,009	8	2013	Avg	4,800	N	N	2410 55TH ST SE
18	0	729960	1240	05/22/13	\$284,604	\$327,000	2,009	8	2013	Avg	4,800	N	N	2410 55TH ST SE
18	0	729960	1270	04/12/13	\$266,683	\$309,000	2,009	8	2013	Avg	4,800	N	N	2324 55TH ST SE
18	0	729960	1310	11/27/12	\$259,995	\$310,000	2,009	8	2012	Avg	4,800	N	N	2308 55TH ST SE
18	0	729960	1370	07/16/12	\$262,448	\$322,000	2,009	8	2012	Avg	4,800	N	N	2222 55TH ST SE
18	0	729960	1530	04/21/12	\$253,000	\$316,000	2,009	8	2012	Avg	5,749	N	N	2221 55TH ST SE
18	0	729960	1570	06/26/12	\$254,990	\$314,000	2,009	8	2012	Avg	5,840	N	N	2237 55TH ST SE
18	0	729960	1610	09/24/12	\$254,990	\$309,000	2,009	8	2012	Avg	5,776	N	N	2313 55TH ST SE
18	0	729960	1660	03/04/13	\$267,119	\$312,000	2,009	8	2013	Avg	5,706	N	N	2407 55TH ST SE
18	0	729960	1710	10/02/13	\$291,822	\$326,000	2,009	8	2013	Avg	5,507	N	N	2328 54TH ST SE
18	0	729960	1820	03/04/14	\$282,470	\$304,000	2,009	8	2013	Avg	5,175	N	N	2326 53RD ST SE
18	0	413701	0530	05/04/14	\$331,950	\$352,000	2,010	8	1990	Avg	9,933	Y	N	909 48TH WAY SE
18	0	413688	0460	05/14/14	\$316,000	\$335,000	2,010	8	1995	Avg	7,226	N	N	1534 55TH CT SE
18	0	729960	0550	03/22/12	\$249,990	\$314,000	2,010	8	2012	Avg	5,290	N	N	5609 UDALL AVE SE
18	0	729960	1760	09/10/13	\$299,256	\$336,000	2,010	8	2013	Avg	5,175	N	N	2329 57TH ST SE
18	0	729960	1780	10/08/13	\$298,385	\$332,000	2,010	8	2013	Avg	6,135	N	N	2337 54TH ST SE
18	0	729960	1800	11/01/13	\$275,990	\$306,000	2,010	8	2013	Avg	5,175	N	N	2334 53RD ST SE
18	0	729960	1980	11/25/13	\$285,698	\$315,000	2,010	8	2013	Avg	4,384	N	N	2410 BENNETT AVE SE
18	0	413700	0500	07/02/12	\$225,000	\$277,000	2,030	8	1985	Avg	7,195	N	N	4820 MILL POND LOOP
18	0	413690	0190	08/30/13	\$260,000	\$292,000	2,040	8	1998	Avg	7,580	Y	N	5212 QUINCY AVE SE
18	0	413689	0380	02/27/13	\$250,000	\$293,000	2,040	8	1998	Avg	6,740	N	N	5130 PERRY AVE SE
18	0	413700	0780	03/04/13	\$205,000	\$240,000	2,050	8	1988	Avg	10,159	N	N	5019 MILL POND DR
18	0	413705	0060	11/04/14	\$280,000	\$284,000	2,050	8	1990	Avg	7,416	N	N	702 47TH ST SE
18	0	413688	0510	04/23/14	\$325,000	\$346,000	2,070	8	1995	Avg	7,761	N	N	1506 55TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	413688	0590	02/24/14	\$256,000	\$276,000	2,070	8	1995	Avg	8,442	N	N	1525 55TH CT SE
18	0	413701	0210	05/22/13	\$255,000	\$293,000	2,080	8	1988	Avg	9,928	Y	N	901 52ND ST SE
18	0	413700	0410	11/28/12	\$252,000	\$301,000	2,110	8	1985	Avg	7,312	N	N	5002 MILL POND LOOP
18	0	413700	0590	07/17/14	\$322,500	\$336,000	2,140	8	1986	Good	9,377	N	N	801 50TH ST SE
18	0	413707	0150	03/22/13	\$250,000	\$291,000	2,140	8	1994	Avg	6,544	N	N	5021 NATHAN AVE SE
18	0	413702	0520	12/18/14	\$260,000	\$261,000	2,150	8	1988	Avg	8,265	N	N	901 54TH ST SE
18	0	413704	0250	10/21/14	\$300,499	\$306,000	2,150	8	1990	Avg	7,944	N	N	1202 57TH DR SE
18	0	413688	0010	08/28/12	\$299,000	\$364,000	2,150	8	1996	Avg	11,638	N	N	5502 EVERGREEN LOOP SE
18	0	413701	0260	08/25/14	\$285,167	\$295,000	2,200	8	1988	Avg	8,375	N	N	902 51ST ST SE
18	0	413687	0200	12/05/12	\$265,000	\$316,000	2,230	8	1996	Avg	6,615	Y	N	5311 NATHAN LOOP SE
18	0	413700	0070	06/11/12	\$254,900	\$315,000	2,240	8	1985	Avg	7,500	N	N	4837 MILL POND LOOP
18	0	729960	0080	09/20/13	\$293,682	\$329,000	2,242	8	2013	Avg	4,500	N	N	5514 BENNETT AVE SE
18	0	729960	0110	07/08/14	\$316,120	\$330,000	2,242	8	2014	Avg	4,983	N	N	5602 BENNETT AVE SE
18	0	729960	0130	07/02/14	\$309,780	\$324,000	2,242	8	2014	Avg	4,500	N	N	5610 BENNETT AVE SE
18	0	729960	0200	02/05/14	\$318,800	\$346,000	2,242	8	2013	Avg	5,476	N	N	2420 57TH ST SE
18	0	729960	0230	04/15/14	\$309,970	\$331,000	2,242	8	2013	Avg	5,200	N	N	2408 57TH ST SE
18	0	729960	0250	01/13/14	\$313,190	\$341,000	2,242	8	2013	Avg	5,200	N	N	2326 57TH ST SE
18	0	729960	0290	02/14/14	\$308,000	\$333,000	2,242	8	2013	Avg	5,200	N	N	2310 57TH ST SE
18	0	729960	0330	10/24/13	\$307,660	\$342,000	2,242	8	2013	Avg	5,200	N	N	2234 57TH ST SE
18	0	729960	0350	07/29/13	\$299,546	\$339,000	2,242	8	2013	Avg	5,200	N	N	2226 57TH ST SE
18	0	729960	0370	09/09/13	\$298,449	\$335,000	2,242	8	2013	Avg	5,200	N	N	2218 57TH ST SE
18	0	729960	0400	02/26/13	\$288,730	\$338,000	2,242	8	2013	Avg	5,200	N	N	2206 57TH ST SE
18	0	729960	0450	07/17/12	\$279,995	\$344,000	2,242	8	2012	Avg	5,202	N	N	2106 57TH ST SE
18	0	729960	0480	11/17/12	\$281,238	\$337,000	2,242	8	2012	Avg	5,200	N	N	2028 57TH ST SE
18	0	729960	0590	12/04/12	\$280,786	\$335,000	2,242	8	2013	Avg	4,800	N	N	2115 57TH ST SE
18	0	729960	0630	03/05/13	\$292,599	\$342,000	2,242	8	2013	Avg	4,800	N	N	2211 57TH ST SE
18	0	729960	0660	01/16/13	\$289,706	\$342,000	2,242	8	2013	Avg	4,800	N	N	2223 57TH ST SE
18	0	729960	0680	04/01/13	\$301,618	\$351,000	2,242	8	2013	Avg	4,800	N	N	2231 57TH ST SE
18	0	729960	0700	02/25/13	\$286,000	\$335,000	2,242	8	2013	Avg	4,800	N	N	2239 57TH ST SE
18	0	729960	0730	02/05/14	\$316,860	\$343,000	2,242	8	2013	Avg	4,800	N	N	2311 57TH ST SE
18	0	729960	0760	05/13/14	\$308,990	\$327,000	2,242	8	2014	Avg	4,800	N	N	2323 57TH ST SE



Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	729960	0780	05/14/14	\$317,470	\$336,000	2,242	8	2014	Avg	4,800	N	N	2407 57TH ST SE
18	0	729960	0880	05/08/13	\$276,500	\$319,000	2,242	8	2013	Avg	4,800	N	N	2310 56TH ST SE
18	0	729960	0940	03/08/13	\$282,213	\$330,000	2,242	8	2013	Avg	4,800	N	N	2226 56TH ST SE
18	0	729960	0970	10/14/13	\$277,562	\$309,000	2,242	8	2013	Avg	4,800	N	N	2214 56TH ST SE
18	0	729960	1050	06/24/14	\$331,680	\$348,000	2,242	8	2011	Avg	4,800	N	N	2211 56TH ST SE
18	0	729960	1080	11/22/13	\$314,380	\$347,000	2,242	8	2013	Avg	4,800	N	N	2223 56TH ST SE
18	0	729960	1110	02/25/13	\$279,990	\$328,000	2,242	8	2012	Avg	4,800	N	N	2235 56TH ST SE
18	0	729960	1140	02/05/13	\$283,500	\$334,000	2,242	8	2013	Avg	4,800	N	N	2307 56TH ST SE
18	0	729960	1170	07/31/13	\$304,338	\$344,000	2,242	8	2013	Avg	4,800	N	N	2319 56TH ST SE
18	0	729960	1200	08/07/13	\$300,165	\$339,000	2,242	8	2013	Avg	4,800	N	N	2407 56TH ST SE
18	0	729960	1220	12/03/13	\$304,060	\$334,000	2,242	8	2013	Avg	5,984	N	N	2415 56TH ST SE
18	0	729960	1340	09/10/12	\$267,921	\$325,000	2,242	8	2012	Avg	4,800	N	N	2234 55TH ST SE
18	0	729960	1440	03/01/12	\$264,990	\$335,000	2,242	8	2012	Avg	4,314	N	N	5521 UDALL AVE SE
18	0	729960	1460	06/23/14	\$329,900	\$346,000	2,242	8	2011	Avg	4,995	N	N	5513 UDALL AVE SE
18	0	729960	1520	05/31/12	\$263,000	\$326,000	2,242	8	2012	Avg	5,557	N	N	2217 55TH ST SE
18	0	729960	1550	06/21/12	\$265,000	\$327,000	2,242	8	2012	Avg	5,872	N	N	2229 55TH ST SE
18	0	729960	1590	10/05/12	\$268,645	\$324,000	2,242	8	2012	Avg	5,808	N	N	2305 55TH ST SE
18	0	729960	1630	10/25/12	\$269,990	\$325,000	2,242	8	2012	Avg	5,744	N	N	2321 55TH ST SE
18	0	729960	1630	11/08/14	\$310,000	\$314,000	2,242	8	2012	Avg	5,744	N	N	2321 55TH ST SE
18	0	729960	1650	11/21/12	\$280,858	\$336,000	2,242	8	2013	Avg	5,712	N	N	2403 55TH ST SE
18	0	729960	1680	11/27/12	\$282,064	\$337,000	2,242	8	2013	Avg	6,227	N	N	2415 55TH ST SE
18	0	729960	1840	04/17/14	\$324,950	\$346,000	2,242	8	2013	Avg	6,500	Y	N	2323 53RD ST SE
18	0	729960	2000	09/19/13	\$294,000	\$329,000	2,242	8	2013	Avg	4,628	N	N	5402 BENNETT AVE SE
18	0	413707	0090	06/11/14	\$308,900	\$325,000	2,250	8	1994	Avg	7,294	N	N	5010 HIGHLAND DR SE
18	0	413700	0110	07/25/14	\$340,000	\$354,000	2,270	8	1986	Avg	7,917	Y	N	4925 MILL POND LOOP
18	0	413701	0570	02/20/13	\$242,500	\$284,000	2,270	8	1994	Avg	9,446	Y	N	4708 KENNEDY AVE SE
18	0	413702	0300	05/24/12	\$249,000	\$309,000	2,270	8	1987	Avg	10,730	N	N	5519 LAKELAND HILLS WAY SE
18	0	384510	0740	03/24/14	\$321,786	\$345,000	2,353	8	2013	Avg	4,000	N	N	5510 CHARLOTTE AVE SE
18	0	384510	0760	12/19/13	\$299,990	\$329,000	2,364	8	2013	Avg	4,000	N	N	5518 CHARLOTTE AVE SE
18	0	384510	0130	09/05/13	\$307,000	\$345,000	2,396	8	2013	Avg	5,257	N	N	5607 CHARLOTTE AVE SE
18	0	384510	0820	04/16/14	\$310,490	\$331,000	2,396	8	2013	Avg	4,200	N	N	5602 CHARLOTTE AVE SE

Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	413690	0160	06/12/12	\$304,000	\$376,000	2,400	8	1998	Good	7,820	Y	N	5124 QUINCY AVE SE
18	0	413690	0180	08/28/13	\$262,000	\$295,000	2,400	8	1998	Avg	11,372	Y	N	5208 QUINCY AVE SE
18	0	413689	0260	06/27/14	\$327,000	\$343,000	2,400	8	1998	Avg	8,050	N	N	5020 QUINCY AVE SE
18	0	413689	0440	11/15/13	\$320,000	\$353,000	2,400	8	1998	Good	11,039	Y	N	5113 PERRY DR SE
18	0	413706	0190	06/06/13	\$285,000	\$327,000	2,410	8	1995	Avg	7,870	N	N	5511 HIGHLAND DR SE
18	0	413706	0200	06/25/13	\$319,995	\$365,000	2,430	8	1994	Avg	8,164	N	N	5505 HIGHLAND DR SE
18	0	413707	0980	12/02/13	\$318,200	\$350,000	2,450	8	1994	Avg	9,147	N	N	1309 49TH ST SE
18	0	413706	0410	08/28/13	\$319,500	\$359,000	2,460	8	1994	Avg	12,213	N	N	1310 57TH DR SE
18	0	342105	9038	07/23/12	\$374,000	\$459,000	2,462	8	2007	Avg	220,849	N	N	5224 55TH ST SE
18	0	384510	0140	07/08/14	\$335,606	\$351,000	2,538	8	2013	Avg	4,600	N	N	5611 CHARLOTTE AVE SE
18	0	384510	0720	06/07/13	\$357,028	\$409,000	2,538	8	2013	Avg	5,249	N	N	5502 CHARLOTTE AVE SE
18	0	384510	0120	07/09/13	\$343,454	\$391,000	2,560	8	2013	Avg	5,283	N	N	5539 CHARLOTTE AVE SE
18	0	384510	0150	11/06/14	\$329,990	\$335,000	2,560	8	2014	Avg	4,500	N	N	5615 CHARLOTTE AVE SE
18	0	384510	0170	09/17/14	\$339,990	\$349,000	2,560	8	2014	Avg	4,500	N	N	5623 CHARLOTTE AVE SE
18	0	384510	0240	12/22/14	\$340,000	\$341,000	2,560	8	2014	Avg	5,760	N	N	2622 57TH ST SE
18	0	384510	0730	08/21/13	\$351,328	\$396,000	2,560	8	2013	Avg	4,200	N	N	5506 CHARLOTTE AVE SE
18	0	384510	0790	03/11/14	\$334,990	\$360,000	2,560	8	2013	Avg	4,500	N	N	5530 CHARLOTTE AVE SE
18	0	413707	0440	09/30/14	\$329,000	\$337,000	2,570	8	1996	Avg	7,260	N	N	5108 NATHAN AVE SE
18	0	384510	0050	12/19/13	\$337,329	\$370,000	2,570	8	2013	Avg	4,800	N	N	5511 CHARLOTTE AVE SE
18	0	384510	0060	04/17/14	\$329,990	\$352,000	2,570	8	2013	Avg	4,500	N	N	5515 CHARLOTTE AVE SE
18	0	384510	0090	11/18/13	\$341,704	\$377,000	2,570	8	2013	Avg	4,800	N	N	5527 CHARLOTTE AVE SE
18	0	384510	0160	06/20/14	\$339,990	\$357,000	2,570	8	2014	Avg	4,600	N	N	5619 CHARLOTTE AVE SE
18	0	384510	0200	10/17/14	\$371,945	\$379,000	2,570	8	2014	Avg	4,805	N	N	2606 57TH ST SE
18	0	384510	0800	09/09/13	\$329,833	\$370,000	2,570	8	2013	Avg	4,800	N	N	5534 CHARLOTTE AVE SE
18	0	384510	0830	08/29/13	\$331,284	\$373,000	2,570	8	2013	Avg	4,500	N	N	5606 CHARLOTTE AVE SE
18	0	384510	0860	12/18/14	\$350,463	\$352,000	2,570	8	2014	Avg	4,800	N	N	5618 CHARLOTTE AVE SE
18	0	413687	0090	04/03/12	\$300,000	\$376,000	2,580	8	1998	Avg	7,227	N	N	5121 NATHAN LOOP SE
18	0	413688	0070	04/28/13	\$310,000	\$358,000	2,580	8	1996	Avg	10,574	N	N	1612 55TH CT SE
18	0	384510	0070	06/28/13	\$359,990	\$410,000	2,586	8	2013	Avg	5,000	N	N	5519 CHARLOTTE AVE SE
18	0	384510	0750	04/23/13	\$361,213	\$418,000	2,586	8	2013	Avg	5,000	N	N	5514 CHARLOTTE AVE SE
18	0	729960	0190	06/05/14	\$336,220	\$354,000	2,623	8	2014	Avg	5,182	N	N	2502 57TH ST SE



Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	729960	0210	04/23/14	\$332,840	\$354,000	2,623	8	2013	Avg	5,202	N	N	2416 57TH ST SE
18	0	729960	0240	04/18/14	\$327,660	\$349,000	2,623	8	2013	Avg	5,200	N	N	2404 57TH ST SE
18	0	729960	0260	05/02/14	\$320,000	\$340,000	2,623	8	2013	Avg	5,200	N	N	2322 57TH ST SE
18	0	729960	0300	11/15/13	\$329,129	\$364,000	2,623	8	2013	Avg	5,200	N	N	2306 57TH ST SE
18	0	729960	0320	10/24/13	\$319,863	\$355,000	2,623	8	2013	Avg	5,200	N	N	2238 57TH ST SE
18	0	729960	0340	09/26/13	\$313,750	\$351,000	2,623	8	2013	Avg	5,200	N	N	2230 57TH ST SE
18	0	729960	0410	04/05/13	\$308,247	\$358,000	2,623	8	2013	Avg	5,200	N	N	2202 57TH ST SE
18	0	729960	0460	01/07/13	\$311,471	\$369,000	2,623	8	2013	Avg	5,499	N	N	2102 57TH ST SE
18	0	729960	1410	08/08/14	\$333,000	\$345,000	2,623	8	2012	Avg	7,184	N	N	5533 UDALL AVE SE
18	0	729960	1410	08/08/14	\$333,000	\$345,000	2,623	8	2012	Avg	7,184	N	N	5533 UDALL AVE SE
18	0	729960	1410	03/12/12	\$286,990	\$362,000	2,623	8	2012	Avg	7,184	N	N	5533 UDALL AVE SE
18	0	729960	1580	09/05/12	\$294,995	\$359,000	2,623	8	2012	Avg	5,824	N	N	2301 55TH ST SE
18	0	729960	1620	10/25/12	\$294,620	\$354,000	2,623	8	2012	Avg	5,760	N	N	2317 55TH ST SE
18	0	729960	1670	12/19/12	\$307,000	\$365,000	2,623	8	2013	Avg	5,774	N	N	2411 55TH ST SE
18	0	384510	0780	10/23/13	\$329,950	\$366,000	2,628	8	2013	Avg	4,800	N	N	5526 CHARLOTTE AVE SE
18	0	413702	0340	03/13/14	\$265,000	\$285,000	2,630	8	1988	Avg	9,068	N	N	5617 LAKELAND HILLS WAY SE
18	0	413707	0570	02/03/14	\$329,000	\$357,000	2,630	8	1995	Avg	8,298	N	N	5213 OLIVE AVE SE
18	0	384510	0190	07/08/14	\$341,166	\$356,000	2,634	8	2014	Avg	6,000	N	N	2602 57TH ST SE
18	0	413689	0150	01/14/14	\$240,000	\$261,000	2,640	8	1998	Avg	8,206	N	N	4911 QUINCY AVE SE
18	0	413692	0030	05/24/14	\$347,000	\$367,000	2,670	8	1996	Avg	10,026	N	N	1115 48TH CT SE
18	0	413700	0570	11/12/13	\$322,000	\$356,000	2,710	8	1989	Avg	10,548	N	N	813 50TH ST SE
18	0	384510	0250	05/28/14	\$358,768	\$379,000	2,794	8	2014	Avg	6,703	N	N	2626 57TH ST SE
18	0	384510	0870	05/16/14	\$369,990	\$392,000	2,794	8	2014	Avg	5,422	N	N	5622 CHARLOTTE AVE SE
18	0	413701	0240	07/16/14	\$336,000	\$350,000	2,820	8	1986	Avg	11,625	N	N	801 52ND ST SE
18	0	384510	0080	04/30/14	\$374,990	\$398,000	2,934	8	2013	Avg	5,000	N	N	5523 CHARLOTTE AVE SE
18	0	384510	0110	11/14/13	\$350,050	\$387,000	2,934	8	2013	Avg	5,000	N	N	5535 CHARLOTTE AVE SE
18	0	384510	0180	08/13/13	\$380,185	\$429,000	2,934	8	2013	Avg	5,179	N	N	5703 CHARLOTTE AVE SE
18	0	384510	0220	06/20/14	\$370,634	\$389,000	2,934	8	2014	Avg	6,031	N	N	2614 57TH ST SE
18	0	384510	0230	08/01/14	\$381,143	\$396,000	2,934	8	2014	Avg	6,000	N	N	2618 57TH ST SE
18	0	384510	0770	10/29/13	\$359,990	\$399,000	2,934	8	2013	Avg	5,000	N	N	5522 CHARLOTTE AVE SE
18	0	384510	0840	11/25/13	\$369,990	\$408,000	2,934	8	2013	Avg	5,000	N	N	5610 CHARLOTTE AVE SE

Improved Sales Used in This Annual Update Analysis

Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	413701	0590	05/14/14	\$420,000	\$445,000	3,040	8	1999	Avg	24,123	Y	N	4620 KENNEDY AVE SE
18	0	384510	0100	08/14/13	\$385,000	\$434,000	3,045	8	2013	Avg	5,000	N	N	5531 CHARLOTTE AVE SE
18	0	384510	0810	08/15/13	\$359,340	\$405,000	3,045	8	2013	Avg	5,000	N	N	5538 CHARLOTTE AVE SE
18	0	413701	0500	10/31/14	\$263,550	\$268,000	3,230	8	1990	Avg	8,789	N	N	4822 MILL POND DR
18	0	322105	9036	05/02/14	\$400,000	\$425,000	2,300	9	1979	Avg	42,884	N	N	2971 53RD ST SE
18	0	322105	9036	01/30/12	\$372,000	\$473,000	2,300	9	1979	Avg	42,884	N	N	2971 53RD ST SE
18	0	413693	0250	07/05/12	\$315,000	\$388,000	2,390	9	1999	Avg	9,235	N	N	5604 ELIZABETH AVE SE
18	0	413693	0310	11/06/14	\$360,000	\$365,000	2,390	9	1999	Avg	7,115	N	N	5505 ELIZABETH LOOP SE
18	0	413693	0360	06/05/14	\$359,800	\$379,000	2,390	9	1999	Avg	6,426	N	N	5603 ELIZABETH LOOP SE
18	0	384510	1110	12/16/14	\$396,250	\$398,000	2,472	9	2014	Avg	4,500	N	N	5530 DOUGLAS AVE SE
18	0	332105	9085	07/23/13	\$449,500	\$510,000	2,480	9	1995	Avg	187,308	N	N	5201 KATHERINE AVE SE
18	0	384510	0660	07/01/14	\$401,940	\$421,000	2,497	9	2014	Avg	3,960	N	N	2707 55TH ST SE
18	0	384510	1060	05/14/14	\$386,835	\$410,000	2,497	9	2014	Avg	4,000	N	N	5510 DOUGLAS AVE SE
18	0	384510	1140	05/29/14	\$388,440	\$410,000	2,519	9	2014	Avg	4,200	N	N	5602 DOUGLAS AVE SE
18	0	413693	0090	08/21/14	\$365,000	\$377,000	2,520	9	1999	Avg	10,878	N	N	5407 ELIZABETH AVE SE
18	0	384510	0620	11/25/14	\$400,950	\$405,000	2,578	9	2014	Avg	4,554	N	N	2723 55TH ST SE
18	0	384510	0640	06/05/14	\$411,605	\$434,000	2,658	9	2014	Avg	3,960	N	N	2715 55TH ST SE
18	0	413693	0110	03/27/14	\$379,950	\$407,000	2,680	9	1998	Avg	8,234	N	N	5503 ELIZABETH AVE SE
18	0	384510	0650	06/23/14	\$418,070	\$438,000	2,680	9	2014	Avg	4,158	N	N	2711 55TH ST SE
18	0	384510	1120	09/08/14	\$406,985	\$419,000	2,701	9	2014	Avg	4,800	N	N	5534 DOUGLAS AVE SE
18	0	384510	1150	07/01/14	\$399,895	\$419,000	2,701	9	2014	Avg	4,500	N	N	5606 DOUGLAS AVE SE
18	0	384510	1080	04/21/14	\$386,345	\$411,000	2,712	9	2014	Avg	4,000	N	N	5518 DOUGLAS AVE SE
18	0	384510	0550	11/20/14	\$418,395	\$423,000	2,906	9	2014	Avg	5,893	N	N	5508 FRANKLIN AVE SE
18	0	413693	0190	10/28/14	\$427,500	\$435,000	3,160	9	1999	Avg	8,726	N	N	5625 ELIZABETH AVE SE
18	0	384510	1130	09/18/14	\$454,900	\$467,000	3,174	9	2014	Avg	5,000	N	N	5538 DOUGLAS AVE SE
18	0	384510	0670	07/16/14	\$478,830	\$499,000	3,274	9	2014	Avg	4,950	N	N	2703 55TH ST SE
18	0	413698	0320	04/28/14	\$490,000	\$521,000	2,890	10	2003	Avg	8,130	Y	N	5318 HIGHLAND DR SE
18	0	413698	0280	10/16/12	\$450,000	\$542,000	2,940	10	2004	Avg	8,130	Y	N	5218 HIGHLAND DR SE
18	0	413698	0090	01/24/13	\$535,000	\$631,000	3,859	10	2006	Avg	26,040	Y	N	5117 HIGHLAND DR SE
18	0	322105	9044	05/23/14	\$799,950	\$845,000	4,220	10	1993	Avg	196,817	N	N	5002 JASMINE AVE SE
18	0	104350	0090	08/20/14	\$899,000	\$930,000	5,290	12	2006	Avg	177,724	N	N	4233 47TH ST SE

Improved Sales Used in This Annual Update Analysis

Area 087 -- 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
19	0	335590	0380	11/07/13	\$88,000	\$97,000	1,120	5	1944	Fair	5,600	N	N	108 WAYNE AVE
19	0	335340	0120	07/01/14	\$174,000	\$182,000	900	6	1979	Avg	13,531	N	N	422 MILWAUKEE BLVD S
19	0	362104	9072	10/24/13	\$130,000	\$144,000	1,020	6	1951	Good	17,424	N	N	327 1ST AVE E
19	0	359960	0166	05/29/13	\$150,000	\$172,000	1,040	6	1979	Good	20,787	N	N	330 BUTTE AVE
19	0	809390	0450	02/21/13	\$139,000	\$163,000	1,060	6	1980	Avg	9,310	N	N	737 2ND AVE NE
19	0	570660	0150	05/28/14	\$215,000	\$227,000	1,210	6	1983	Good	8,075	N	N	128 GLACIER AVE S
19	0	335340	2120	11/26/14	\$115,800	\$117,000	1,270	6	1947	Avg	11,090	N	N	323 3RD AVE SW
19	0	359960	0201	04/13/12	\$110,000	\$138,000	1,300	6	1951	Avg	8,686	N	N	106 4TH AVE S
19	0	335440	0007	04/01/14	\$132,500	\$142,000	1,350	6	1943	Good	9,025	N	N	736 ELLINGSON RD
19	0	335340	1411	01/25/12	\$129,000	\$164,000	1,370	6	1991	Avg	10,503	N	N	311 TACOMA BLVD S
19	0	335440	0513	03/20/12	\$126,000	\$159,000	1,430	6	1996	Avg	8,023	N	N	421 2ND AVE SE
19	0	809390	0230	10/04/12	\$130,000	\$157,000	1,460	6	1980	Avg	10,800	N	N	742 3RD AVE NE
19	0	335340	0860	07/17/14	\$249,900	\$261,000	2,080	6	1950	VGood	12,522	N	N	116 MILWAUKEE BLVD S
19	0	255751	0140	02/05/14	\$150,000	\$163,000	820	7	1981	Avg	8,064	N	N	319 PACIFIC AVE S
19	0	255751	0170	10/25/13	\$214,000	\$238,000	820	7	1979	Good	8,064	N	N	305 PACIFIC AVE S
19	0	255751	0150	03/18/14	\$228,500	\$245,000	910	7	1981	VGood	8,160	N	N	317 PACIFIC AVE S
19	0	255751	0100	04/26/13	\$236,450	\$273,000	1,090	7	1979	Good	8,484	N	N	302 PACIFIC AVE S
19	0	666880	0070	06/27/13	\$260,000	\$297,000	1,090	7	1989	VGood	8,055	N	N	112 ALDER LN S
19	0	734031	0010	05/01/13	\$175,000	\$202,000	1,090	7	1989	Good	8,670	N	N	421 HOMER AVE SE
19	0	215490	0330	08/27/14	\$234,000	\$242,000	1,120	7	1987	Avg	8,217	N	N	329 HAWTHORNE AVE S
19	0	935950	0080	02/07/13	\$145,000	\$171,000	1,130	7	1990	Avg	10,006	N	N	313 WHITE RIVER DR
19	0	885600	3635	08/03/13	\$170,000	\$192,000	1,150	7	2003	Avg	8,000	N	N	201 3RD AVE NW
19	0	570660	0050	09/24/13	\$200,000	\$224,000	1,160	7	1985	Good	8,062	N	N	121 GLACIER AVE S
19	0	335340	1660	05/08/12	\$185,000	\$230,000	1,170	7	1994	Avg	11,141	N	N	417 YAKIMA BLVD
19	0	215490	0140	06/25/12	\$150,000	\$185,000	1,200	7	1987	Avg	8,586	N	N	302 BUTTE PL
19	0	798260	0010	06/03/13	\$143,000	\$164,000	1,200	7	1978	Avg	11,400	N	N	111 BUTTE AVE
19	0	798260	0030	08/12/14	\$219,000	\$227,000	1,200	7	1986	Avg	12,000	N	N	302 1ST AVE E
19	0	570233	0120	06/03/14	\$222,400	\$234,000	1,200	7	1995	Avg	9,566	N	N	124 MOUNT VISTA PL SW
19	0	359960	0150	09/04/14	\$201,000	\$207,000	1,220	7	1972	Good	22,443	N	N	320 BUTTE AVE
19	0	309400	0300	03/11/12	\$184,745	\$233,000	1,225	7	2012	Avg	4,567	N	N	153 RHUBARB ST SW
19	0	260890	0005	11/19/13	\$210,000	\$232,000	1,240	7	1955	Good	10,800	N	N	524 1ST AVE E



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Area 087 -- 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
19	0	255751	0050	12/17/13	\$155,000	\$170,000	1,250	7	1979	Good	8,722	N	N	416 PACIFIC PL
19	0	570660	0200	05/23/13	\$209,500	\$241,000	1,260	7	1988	Good	8,245	N	N	119 CHICAGO BLVD
19	0	570660	0190	02/28/12	\$130,000	\$164,000	1,270	7	1988	Avg	8,245	N	N	121 CHICAGO BLVD
19	0	666880	0180	12/05/13	\$199,000	\$219,000	1,300	7	1989	Avg	8,015	N	N	107 ALDER LN S
19	0	747790	0145	03/14/12	\$125,000	\$157,000	1,300	7	1957	Good	9,380	N	N	113 PACIFIC AVE S
19	0	930300	0055	11/18/13	\$200,910	\$222,000	1,300	7	1991	Avg	14,770	N	N	316 1ST AVE E
19	0	926540	0080	03/05/12	\$126,199	\$159,000	1,310	7	1989	Avg	8,183	N	N	138 6TH AVE SW
19	0	885600	3839	12/10/14	\$215,000	\$216,000	1,322	7	2009	Avg	6,006	N	N	222 3RD AVE NW
19	0	885600	3839	06/20/12	\$169,950	\$210,000	1,322	7	2009	Avg	6,006	N	N	222 3RD AVE NW
19	0	335440	0547	09/26/13	\$205,000	\$229,000	1,330	7	1983	Avg	11,463	N	N	209 HAWTHORNE AVE S
19	0	029379	0200	11/20/12	\$181,000	\$216,000	1,344	7	2006	Avg	6,000	N	N	607 1ST AVE E
19	0	335340	1725	05/11/12	\$179,900	\$224,000	1,360	7	2001	Avg	26,337	N	N	410 CHICAGO BLVD
19	0	935950	0100	03/28/12	\$170,000	\$214,000	1,360	7	1990	Avg	7,953	N	N	317 WHITE RIVER DR
19	0	935950	0460	12/21/12	\$157,000	\$187,000	1,360	7	1989	Avg	8,750	N	N	389 WHITE RIVER DR
19	0	062965	0040	12/24/12	\$201,780	\$240,000	1,364	7	2012	Avg	6,025	N	N	235 COYOTE DR
19	0	062965	0270	12/11/12	\$203,400	\$242,000	1,364	7	2012	Avg	6,061	N	N	245 OTTER DR
19	0	062965	0290	03/14/13	\$202,950	\$237,000	1,364	7	2012	Avg	6,060	N	N	261 OTTER DR
19	0	062965	0310	03/11/13	\$199,950	\$234,000	1,364	7	2012	Avg	6,062	N	N	277 OTTER DR
19	0	062965	0360	04/11/13	\$206,100	\$239,000	1,364	7	2012	Avg	6,578	N	N	224 6TH AVE SW
19	0	062965	0400	03/27/13	\$206,950	\$241,000	1,364	7	2013	Avg	6,048	N	N	610 YAKIMA AVE S
19	0	926541	0090	10/08/14	\$160,000	\$163,000	1,370	7	1990	Avg	8,006	N	N	629 CHINOOK AVE S
19	0	935950	0380	04/29/13	\$155,000	\$179,000	1,380	7	1990	Avg	8,483	N	N	373 WHITE RIVER DR
19	0	935950	0650	06/07/13	\$181,000	\$207,000	1,380	7	1990	Avg	11,134	N	N	364 WHITE RIVER DR
19	0	215490	0040	10/30/14	\$194,250	\$197,000	1,390	7	1987	Avg	8,834	N	N	307 BUTTE PL
19	0	570233	0030	10/09/12	\$250,000	\$302,000	1,390	7	1996	Avg	9,902	N	N	113 MOUNT VISTA PL SW
19	0	630610	0180	05/03/12	\$192,000	\$239,000	1,400	7	1993	Avg	8,005	N	N	765 OAKHURST DR
19	0	926540	0010	10/01/13	\$205,000	\$229,000	1,410	7	1989	Avg	8,182	N	N	124 6TH AVE SW
19	0	926540	0250	04/06/12	\$158,000	\$198,000	1,410	7	1990	Avg	8,031	N	N	619 CHICAGO BLVD
19	0	074400	0110	03/19/14	\$225,000	\$241,000	1,420	7	2002	Avg	9,280	N	N	411 RAILROAD ST
19	0	630610	0080	09/09/14	\$234,950	\$242,000	1,430	7	1994	Avg	10,850	N	N	756 OAKHURST DR
19	0	630610	0080	02/16/12	\$172,000	\$218,000	1,430	7	1994	Avg	10,850	N	N	756 OAKHURST DR



Improved Sales Used in This Annual Update Analysis

Area 087 -- 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
19	0	926541	0250	10/28/13	\$223,500	\$248,000	1,430	7	1990	Avg	8,098	N	N	644 MILWAUKEE BLVD S
19	0	127800	0180	11/28/12	\$185,000	\$221,000	1,430	7	2012	Avg	5,692	N	N	261 SUNSET DR
19	0	127800	0190	03/19/13	\$200,000	\$233,000	1,430	7	2012	Avg	5,655	N	N	257 SUNSET DR
19	0	734030	0060	02/27/14	\$247,000	\$266,000	1,440	7	1988	VGood	8,001	N	N	224 PACIFIC AVE S
19	0	935950	0240	06/06/13	\$169,000	\$194,000	1,440	7	1989	Avg	10,087	N	N	345 WHITE RIVER DR
19	0	309400	0270	01/27/12	\$188,250	\$239,000	1,449	7	2012	Avg	4,079	N	N	146 RHUBARB ST SW
19	0	309400	0270	04/23/14	\$218,000	\$232,000	1,449	7	2012	Avg	4,079	N	N	146 RHUBARB ST SW
19	0	335340	0435	07/21/14	\$230,000	\$240,000	1,450	7	2003	Avg	11,204	N	N	123 3RD AVE SW
19	0	335340	0435	08/29/12	\$165,000	\$201,000	1,450	7	2003	Avg	11,204	N	N	123 3RD AVE SW
19	0	335340	1820	04/23/12	\$157,000	\$196,000	1,450	7	2004	Avg	11,949	N	N	406 E ARTHUR PL
19	0	335590	0567	04/02/13	\$223,500	\$260,000	1,455	7	2013	Avg	6,242	N	N	112 2ND AVE SE
19	0	335340	1615	10/24/12	\$190,000	\$229,000	1,460	7	1990	Good	11,242	N	N	427 TACOMA BLVD
19	0	309400	0230	08/22/12	\$196,600	\$240,000	1,466	7	2012	Avg	4,079	N	N	162 RHUBARB ST SW
19	0	335340	1711	03/19/14	\$210,000	\$225,000	1,480	7	1987	Avg	11,400	N	N	200 5TH AVE SW
19	0	630610	0090	07/11/12	\$155,000	\$191,000	1,490	7	1994	Avg	8,010	N	N	754 OAKHURST DR
19	0	926541	0080	05/08/13	\$155,700	\$180,000	1,490	7	1990	Avg	8,006	N	N	631 CHINOOK AVE S
19	0	926540	0210	09/22/14	\$227,000	\$233,000	1,510	7	1989	Avg	9,837	N	N	626 CHICAGO BLVD
19	0	335540	0033	07/30/13	\$205,000	\$232,000	1,530	7	1967	Avg	9,375	N	N	408 3RD AVE SE
19	0	309400	0260	04/06/12	\$191,000	\$239,000	1,533	7	2012	Avg	4,079	N	N	150 RHUBARB ST SW
19	0	062965	0020	07/17/13	\$229,950	\$261,000	1,544	7	2013	Avg	6,201	N	N	223 COYOTE DR
19	0	062965	0050	12/20/12	\$211,700	\$252,000	1,544	7	2012	Avg	6,025	N	N	241 COYOTE DR
19	0	062965	0070	03/06/13	\$212,950	\$249,000	1,544	7	2013	Avg	6,025	N	N	253 COYOTE DR
19	0	062965	0160	01/22/13	\$220,530	\$260,000	1,544	7	2012	Avg	6,014	N	N	264 COYOTE DR
19	0	062965	0180	12/11/12	\$209,950	\$250,000	1,544	7	2012	Avg	6,014	N	N	252 OTTER DR
19	0	062965	0220	05/03/13	\$239,950	\$277,000	1,544	7	2012	Avg	6,041	N	N	228 OTTER DR
19	0	062965	0240	02/15/13	\$224,950	\$264,000	1,544	7	2012	Avg	6,054	N	N	221 OTTER DR
19	0	062965	0280	03/14/13	\$222,950	\$260,000	1,544	7	2012	Avg	6,060	N	N	253 OTTER DR
19	0	062965	0300	04/08/13	\$229,950	\$267,000	1,544	7	2012	Avg	6,060	N	N	269 OTTER DR
19	0	062965	0320	02/18/13	\$222,950	\$262,000	1,544	7	2012	Avg	6,600	N	N	276 6TH AVE
19	0	062965	0340	03/14/13	\$224,950	\$263,000	1,544	7	2012	Avg	6,601	N	N	260 6TH AVE
19	0	335590	0069	07/18/12	\$135,000	\$166,000	1,552	7	2005	Avg	5,600	N	N	206 2ND AVE SE



Improved Sales Used in This Annual Update Analysis

Area 087 -- 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
19	0	138960	0070	07/17/13	\$225,000	\$255,000	1,566	7	2012	Avg	6,000	N	N	131 ELISE CT
19	0	935950	0830	05/21/13	\$187,500	\$216,000	1,570	7	1990	Good	9,172	N	N	613 BUTTE AVE
19	0	200595	0050	05/27/14	\$260,000	\$274,000	1,630	7	2003	Avg	8,018	N	N	307 DEREK'S PL
19	0	335340	2610	10/18/12	\$150,000	\$181,000	1,636	7	2005	Avg	6,000	N	N	222 TACOMA BLVD S
19	0	335340	2596	01/31/12	\$150,000	\$191,000	1,636	7	2005	Avg	6,000	N	N	220 TACOMA BLVD S
19	0	335340	1275	05/14/12	\$137,000	\$170,000	1,650	7	1984	Avg	12,001	N	N	222 PORTLAND CT SW
19	0	335340	1710	09/23/14	\$227,950	\$234,000	1,670	7	1954	VGood	8,230	N	N	208 5TH AVE SW
19	0	309400	0240	06/26/12	\$204,995	\$253,000	1,677	7	2012	Avg	4,079	N	N	158 RHUBARB ST SW
19	0	309400	0280	04/13/12	\$204,995	\$257,000	1,677	7	2012	Avg	4,079	N	N	142 RHUBARB ST SW
19	0	309400	0310	08/16/12	\$215,360	\$263,000	1,677	7	2012	Avg	5,158	N	N	541 YAKIMA AVE S
19	0	935950	0770	05/22/12	\$145,100	\$180,000	1,710	7	1990	Avg	8,050	N	N	330 WHITE RIVER DR
19	0	236680	0055	12/03/14	\$225,000	\$227,000	1,740	7	1989	Avg	10,050	N	N	111 EASTGATE AVE S
19	0	062965	0330	07/03/13	\$244,950	\$279,000	1,750	7	2012	Avg	6,601	N	N	268 6TH AVE SW
19	0	062965	0370	08/19/13	\$249,950	\$282,000	1,750	7	2012	Avg	6,351	N	N	236 BEAVER BLVD
19	0	309400	0220	05/02/12	\$189,995	\$237,000	1,763	7	2012	Avg	4,079	N	N	166 RHUBARB ST SW
19	0	309400	0320	07/16/12	\$192,995	\$237,000	1,763	7	2012	Avg	6,073	N	N	545 YAKIMA AVE S
19	0	062965	0100	11/28/12	\$229,950	\$275,000	1,766	7	2012	Avg	6,026	N	N	271 COYOTE DR
19	0	062965	0170	01/03/13	\$229,950	\$272,000	1,766	7	2012	Avg	6,014	N	N	258 OTTER DR
19	0	062965	0260	02/13/13	\$232,950	\$274,000	1,766	7	2012	Avg	6,039	N	N	237 OTTER DR
19	0	062965	0480	04/15/13	\$239,950	\$278,000	1,766	7	2013	Avg	6,106	N	N	261 6TH AVE SW
19	0	935970	0290	05/10/12	\$160,000	\$199,000	1,779	7	2006	Avg	6,650	N	N	711 3RD PL SE
19	0	029379	0140	02/17/12	\$178,000	\$225,000	1,797	7	2006	Avg	6,644	N	N	144 ASPEN LN N
19	0	309400	0290	05/12/12	\$227,445	\$283,000	1,819	7	2012	Avg	5,075	N	N	149 RHUBARB ST SW
19	0	309400	0330	09/11/12	\$228,995	\$278,000	1,819	7	2012	Avg	6,542	N	N	549 YAKIMA AVE S
19	0	677760	0100	08/08/12	\$230,000	\$281,000	1,819	7	2012	Avg	6,116	N	N	116 HUCKLEBERRY ST SE
19	0	188600	0050	09/12/12	\$203,000	\$246,000	1,821	7	2012	Avg	6,000	N	N	617 1ST AVE E
19	0	335440	0545	07/15/14	\$190,000	\$198,000	1,840	7	1994	Avg	13,493	N	N	401 3RD AVE SE
19	0	029379	0160	08/01/13	\$224,000	\$253,000	1,870	7	2006	Avg	7,286	N	N	204 EASTGATE AVE
19	0	677760	0010	06/12/12	\$239,995	\$297,000	1,872	7	2012	Avg	6,052	N	N	123 HUCKLEBERRY ST SE
19	0	677760	0050	05/05/12	\$238,400	\$297,000	1,872	7	2012	Avg	6,001	N	N	107 HUCKLEBERRY ST SE
19	0	062965	0080	01/09/13	\$239,950	\$284,000	1,888	7	2013	Avg	6,025	N	N	259 COYOTE DR



Improved Sales Used in This Annual Update Analysis

Area 087 -- 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
19	0	062965	0190	02/08/13	\$240,000	\$282,000	1,888	7	2013	Avg	6,014	N	N	246 OTTER DR
19	0	062965	0430	05/28/13	\$262,950	\$302,000	1,888	7	2013	Avg	7,258	N	N	229 6TH AVE SW
19	0	138960	0080	07/10/14	\$277,950	\$290,000	1,889	7	2012	Avg	6,000	N	N	135 ELISE CT
19	0	138960	0080	04/19/12	\$214,500	\$268,000	1,889	7	2012	Avg	6,000	N	N	135 ELISE CT
19	0	138960	0010	12/27/12	\$250,000	\$297,000	1,912	7	2012	Avg	7,033	N	N	253 1ST AVE NW
19	0	127800	0010	10/24/13	\$220,000	\$244,000	1,916	7	2008	Avg	5,419	N	N	213 BUTTE AVE
19	0	127800	0080	12/11/12	\$199,000	\$237,000	1,916	7	2008	Avg	5,402	N	N	230 SUNSET DR
19	0	291100	0020	11/20/13	\$230,000	\$254,000	1,921	7	2009	Avg	5,043	N	N	417 GREEN ACRES PL
19	0	291100	0120	02/16/12	\$199,950	\$253,000	1,921	7	2009	Avg	4,950	N	N	432 GREEN ACRES PL
19	0	335540	0242	10/28/14	\$274,900	\$279,000	1,936	7	2014	Avg	6,612	N	N	512 BUTTE AVE
19	0	885600	3841	07/31/13	\$248,000	\$281,000	1,952	7	2013	Avg	6,001	N	N	210 3RD AVE NW
19	0	335340	0832	01/22/13	\$155,000	\$183,000	1,953	7	2005	Avg	6,310	N	N	104 2ND CT SW
19	0	679350	0100	06/20/12	\$205,000	\$253,000	1,980	7	1992	Avg	8,483	N	N	136 ASPEN LN N
19	0	138960	0040	12/26/14	\$255,000	\$255,000	1,987	7	2011	Avg	6,000	N	N	111 ELISE CT
19	0	335340	2515	05/25/12	\$194,900	\$242,000	1,990	7	2004	Avg	6,000	N	N	224 TACOMA BLVD S
19	0	335340	1071	07/04/13	\$262,000	\$298,000	1,998	7	2007	Avg	6,000	N	N	118 GREENLAKE PL
19	0	188600	0020	06/14/12	\$205,000	\$253,000	2,013	7	2012	Avg	6,524	N	N	118 ASPEN LN N
19	0	188600	0030	05/29/12	\$202,950	\$252,000	2,013	7	2012	Avg	6,519	N	N	112 ASPEN LN N
19	0	188600	0040	06/01/12	\$212,000	\$263,000	2,013	7	2012	Avg	6,514	N	N	106 ASPEN LN N
19	0	188600	0060	06/27/12	\$204,950	\$253,000	2,013	7	2012	Avg	6,001	N	N	615 1ST AVE E
19	0	335340	1070	06/25/14	\$260,000	\$273,000	2,025	7	2007	Avg	7,760	N	N	122 GREENLAKE PL
19	0	335440	0434	09/26/13	\$238,000	\$266,000	2,043	7	2007	Avg	8,075	N	N	504 2ND AVE SE
19	0	188600	0070	03/21/12	\$210,000	\$264,000	2,122	7	2012	Avg	6,007	N	N	613 1ST AVE E
19	0	335590	0896	08/29/12	\$160,000	\$195,000	2,157	7	2005	Avg	7,106	N	N	135 HOMER LN
19	0	630610	0190	05/21/14	\$220,000	\$233,000	2,160	7	1993	Avg	8,005	N	N	767 OAKHURST DR
19	0	885600	3544	03/29/12	\$177,000	\$222,000	2,227	7	2006	Avg	6,000	N	N	126 TACOMA BLVD N
19	0	062965	0030	07/01/13	\$290,000	\$330,000	2,233	7	2012	Avg	6,025	N	N	229 COYOTE DR
19	0	309400	0210	04/20/12	\$234,995	\$294,000	2,244	7	2012	Avg	4,079	N	N	170 RHUBARB ST SW
19	0	309400	0250	05/07/12	\$234,995	\$293,000	2,244	7	2012	Avg	4,079	N	N	154 RHUBARB ST SW
19	0	309400	0340	07/05/12	\$257,880	\$317,000	2,244	7	2012	Avg	8,152	N	N	553 YAKIMA AVE S
19	0	677760	0030	03/21/12	\$249,995	\$314,000	2,244	7	2012	Avg	6,000	N	N	115 HUCKLEBERRY ST SE



Improved Sales Used in This Annual Update Analysis

Area 087 -- 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
19	0	677760	0080	04/13/12	\$225,940	\$283,000	2,244	7	2012	Avg	6,156	N	N	108 HUCKLEBERRY ST SE
19	0	677760	0070	05/05/12	\$254,995	\$318,000	2,257	7	2012	Avg	6,504	N	N	104 HUCKLEBERRY ST SE
19	0	677760	0090	03/02/12	\$254,995	\$322,000	2,257	7	2012	Avg	6,178	N	N	112 HUCKLEBERRY ST SE
19	0	677760	0110	06/11/12	\$256,000	\$317,000	2,257	7	2012	Avg	6,633	N	N	120 HUCKLEBERRY ST SE
19	0	335340	0287	06/06/13	\$262,000	\$300,000	2,260	7	2004	Avg	16,884	N	N	132 4TH AVE SW
19	0	677760	0020	08/10/12	\$255,497	\$312,000	2,266	7	2012	Avg	6,001	N	N	119 HUCKLEBERRY ST SE
19	0	677760	0040	04/09/12	\$254,995	\$320,000	2,266	7	2012	Avg	6,001	N	N	111 HUCKLEBERRY ST SE
19	0	677760	0060	04/12/12	\$255,945	\$321,000	2,266	7	2012	Avg	6,085	N	N	103 HUCKLEBERRY ST SE
19	0	379510	0040	09/24/13	\$279,950	\$313,000	2,270	7	2002	Avg	8,244	N	N	124 COUNTY LINE RD E
19	0	062965	0060	04/15/13	\$271,950	\$315,000	2,276	7	2013	Avg	6,025	N	N	247 COYOTE DR
19	0	062965	0090	03/26/13	\$274,950	\$320,000	2,276	7	2012	Avg	6,025	N	N	265 COYOTE DR
19	0	062965	0150	05/02/13	\$279,950	\$323,000	2,276	7	2013	Avg	6,014	N	N	270 OTTER DR
19	0	062965	0210	12/11/12	\$264,700	\$315,000	2,276	7	2012	Avg	6,092	N	N	234 OTTER DR
19	0	062965	0410	04/23/13	\$277,950	\$322,000	2,276	7	2013	Avg	6,050	N	N	616 YAKIMA AVE S
19	0	200595	0010	06/19/13	\$270,000	\$308,000	2,470	7	2003	Avg	9,010	N	N	306 DEREK'S PL
19	0	200595	0040	04/05/13	\$242,350	\$281,000	2,470	7	2003	Avg	9,018	N	N	309 DEREK'S PL
19	0	188600	0010	01/04/12	\$228,000	\$291,000	2,657	7	2012	Avg	6,530	N	N	126 ASPEN LN N
19	0	062965	0420	02/08/13	\$281,845	\$331,000	2,698	7	2013	Avg	6,050	N	N	620 YAKIMA AVE S
19	0	062965	0470	02/24/13	\$284,300	\$333,000	2,698	7	2013	Avg	6,104	N	N	253 6TH AVE SW
19	0	379510	0010	09/04/12	\$230,000	\$280,000	2,880	7	2002	Avg	8,500	N	N	653 MILWAUKEE BLVD S
19	0	660120	0370	09/17/13	\$245,000	\$274,000	1,767	8	2006	Avg	7,366	N	N	517 PUGET PL S
19	0	660120	0300	07/23/14	\$210,000	\$219,000	1,773	8	2006	Avg	4,754	N	N	502 PUGET PL S
19	0	885600	3840	07/31/13	\$251,000	\$284,000	1,930	8	2013	Avg	6,335	N	N	216 3RD AVE NW
19	0	885600	3842	07/31/13	\$251,000	\$284,000	1,930	8	2013	Avg	6,407	N	N	212 3RD AVE NW
19	0	660120	0040	09/19/14	\$280,000	\$287,000	1,934	8	2013	Avg	5,677	N	N	521 BLUEBERRY ST S
19	0	660120	0040	04/29/13	\$272,500	\$315,000	1,934	8	2013	Avg	5,677	N	N	521 BLUEBERRY ST S
19	0	660120	0050	07/30/13	\$278,000	\$315,000	1,934	8	2013	Avg	5,543	N	N	517 BLUEBERRY ST S
19	0	660120	0280	03/13/13	\$228,000	\$266,000	2,192	8	2007	Avg	4,404	N	N	517 MILWAUKEE BLVD S
19	0	660120	0270	06/26/12	\$209,900	\$259,000	2,346	8	2007	Avg	4,050	N	N	513 MILWAUKEE BLVD S
19	0	335340	0092	12/23/14	\$270,500	\$271,000	2,406	8	2006	Avg	7,093	N	N	126 BLUEBERRY CT SW
19	0	660120	0170	07/20/12	\$260,000	\$319,000	2,484	8	2006	Avg	5,000	N	N	514 MILWAUKEE BLVD S

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	012850	0220	08/08/12	\$292,472	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	0820	09/12/12	\$66,800	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	335640	0820	05/01/13	\$175,000	NO MARKET EXPOSURE
17	0	335640	0897	02/14/14	\$109,200	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	335640	0897	04/02/13	\$173,957	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	1155	02/16/12	\$30,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	335640	1274	10/04/13	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED; FINANCIAL INSTITUTION RESALE
17	0	335640	1274	10/11/13	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	335640	2232	07/17/12	\$128,919	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	2232	10/05/12	\$128,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
17	0	335640	2525	03/01/13	\$138,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	335640	2525	06/12/13	\$100,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	335640	2703	10/08/13	\$267,886	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	335640	2703	10/09/13	\$194,020	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	2706	08/07/13	\$202,921	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	335640	3140	10/10/14	\$225,000	STATISTICAL OUTLIERS
17	0	335640	3176	04/30/13	\$239,074	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	3176	05/07/14	\$116,250	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	335640	3176	05/01/13	\$223,235	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
17	0	335640	3184	02/05/14	\$169,500	NO MARKET EXPOSURE
17	0	335640	3306	11/05/14	\$135,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	335640	3540	01/21/14	\$129,500	DIAGNOSTIC OUTLIERS
17	0	335640	4176	02/05/13	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	335640	4201	10/15/14	\$200,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	335640	4265	05/14/14	\$173,249	FORCED SALE; EXEMPT FROM EXCISE TAX
17	0	335640	4266	10/29/12	\$147,500	NON-REPRESENTATIVE SALE
17	0	335640	4310	05/21/14	\$184,280	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
17	0	335640	4371	08/16/12	\$150,000	AUCTION SALE; GOV'T TO GOV'T
17	0	335640	4371	05/10/12	\$189,382	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	4390	04/01/13	\$195,000	AUCTION SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	335640	4390	08/27/12	\$160,323	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	4391	04/18/13	\$111,003	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
17	0	335640	4593	12/04/12	\$131,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
17	0	335640	4595	05/30/13	\$74,000	DOR RATIO; NON-REPRESENTATIVE SALE
17	0	335640	5161	12/08/14	\$192,605	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	335640	7175	02/12/13	\$209,861	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	7205	10/23/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	335640	7330	06/21/13	\$148,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	7370	03/19/13	\$122,130	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	7800	10/30/12	\$293,893	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	7800	11/13/12	\$236,271	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	7825	12/24/13	\$236,144	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	885600	0090	12/10/14	\$193,800	NO MARKET EXPOSURE
17	0	885600	0100	01/11/12	\$70,125	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
17	0	885600	0100	04/04/12	\$84,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
17	0	885600	0380	07/02/12	\$122,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
17	0	885600	0401	07/16/12	\$141,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; SHORT SALE
17	0	885600	0401	03/15/13	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
17	0	885600	0565	06/11/14	\$195,308	NO MARKET EXPOSURE
17	0	885600	0650	09/11/14	\$314,964	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
17	0	885600	1115	08/09/14	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
17	0	885600	1255	07/12/12	\$221,711	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	885600	4335	10/08/14	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	885600	4335	05/28/14	\$161,595	MAINTENANCE NOT PICKED UP YET
17	0	954300	0160	06/11/13	\$120,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	954300	0205	10/23/14	\$65,000	DOR RATIO
17	0	954300	0426	07/19/13	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	954300	0690	09/22/14	\$157,500	DIAGNOSTIC OUTLIERS
17	0	954300	0695	09/19/13	\$124,500	NON-REPRESENTATIVE SALE
17	0	954300	0785	02/24/12	\$127,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	954300	0821	06/05/13	\$143,000	NON-REPRESENTATIVE SALE
17	0	954300	0885	05/14/13	\$161,000	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	954300	0885	12/04/12	\$241,658	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	954300	0945	01/04/12	\$126,285	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	954300	0945	05/31/12	\$156,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
17	0	954300	0980	10/09/13	\$142,240	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
17	0	954300	0980	02/24/14	\$157,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
18	0	312105	9033	10/29/14	\$325,000	STATISTICAL OUTLIERS
18	0	312105	9036	10/29/14	\$400,000	NO MARKET EXPOSURE
18	0	332105	9009	02/08/12	\$125,000	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES
18	0	342105	9047	10/10/12	\$450,000	MULTI-PARCEL SALE;
18	0	342105	9049	06/10/14	\$475,000	STATISTICAL OUTLIERS
18	0	384510	0210	12/03/14	\$329,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
18	0	384510	1010	09/29/14	\$350,372	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	384510	1020	10/29/14	\$320,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	384510	1030	09/11/14	\$366,567	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	384510	1170	10/13/14	\$386,750	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	384510	1180	11/28/14	\$397,060	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	384510	1190	09/30/14	\$413,900	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
18	0	384510	1340	12/04/14	\$378,440	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
18	0	413687	0090	04/03/12	\$300,000	RELOCATION - SALE TO SERVICE
18	0	413687	0200	12/05/12	\$265,000	RELOCATION - SALE TO SERVICE
18	0	413687	0210	02/28/13	\$250,000	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
18	0	413688	0600	12/02/13	\$294,109	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; AND OTHER WARNINGS
18	0	413688	0600	05/29/14	\$320,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	413689	0110	05/30/13	\$234,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	413692	0060	05/23/12	\$240,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
18	0	413693	0250	06/25/12	\$350,000	RELOCATION - SALE TO SERVICE
18	0	413695	0170	05/07/13	\$263,867	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
18	0	413695	0170	06/10/13	\$263,867	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	413695	0170	05/08/14	\$208,440	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	413696	0010	11/21/12	\$316,000	DIAGNOSTIC OUTLIERS
18	0	413698	0180	07/30/12	\$462,500	DIAGNOSTIC OUTLIERS
18	0	413698	0320	06/03/13	\$388,200	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	413700	0520	02/04/14	\$205,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	413700	0520	12/17/12	\$305,340	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
18	0	413700	0520	12/12/12	\$349,607	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
18	0	413700	0700	08/29/14	\$273,000	AUCTION SALE
18	0	413701	0440	03/12/12	\$222,000	NO MARKET EXPOSURE
18	0	413701	0490	07/23/13	\$277,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	413701	0500	06/04/14	\$312,300	MAINTENANCE NOT PICKED UP YET
18	0	413701	0640	02/12/13	\$320,231	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
18	0	413702	0280	05/28/13	\$201,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
18	0	413702	0280	11/22/13	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
18	0	413702	0660	04/17/13	\$156,640	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
18	0	413702	0660	05/28/13	\$330,181	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
18	0	413702	0790	08/16/12	\$80,070	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	413702	0820	10/27/14	\$268,000	STATISTICAL OUTLIERS
18	0	413702	0820	10/03/12	\$175,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
18	0	413704	0310	08/01/12	\$214,000	RELOCATION - SALE TO SERVICE
18	0	413705	0080	09/30/13	\$233,750	EXEMPT FROM EXCISE TAX
18	0	413705	0080	04/10/14	\$271,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
18	0	413705	0120	03/28/13	\$165,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	413707	0150	08/30/12	\$376,246	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
18	0	413707	0170	11/21/12	\$242,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	413707	0570	02/03/14	\$329,000	RELOCATION - SALE TO SERVICE
18	0	413707	0830	01/10/13	\$450,871	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
18	0	729960	0880	05/08/13	\$237,915	FULL SALES PRICE NOT REPORTED; QUESTIONABLE PER SALES IDENTIFICATION
18	0	729960	1090	01/17/12	\$313,147	SAS2
19	0	029379	0050	03/13/13	\$198,200	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
19	0	029379	0160	03/20/13	\$238,485	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	029379	0200	06/22/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	062965	0390	03/07/13	\$201,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
19	0	127800	0010	05/31/13	\$298,266	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	127800	0060	07/15/14	\$231,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	127800	0090	08/15/13	\$229,355	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	127800	0090	01/29/14	\$160,000	NO MARKET EXPOSURE
19	0	127800	0150	08/11/12	\$224,059	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	127800	0150	10/26/12	\$70,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
19	0	127800	0170	09/30/14	\$78,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	127800	0250	03/20/12	\$50,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
19	0	127800	0270	03/15/12	\$59,549	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
19	0	127800	0280	04/05/12	\$57,420	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
19	0	200595	0040	01/29/13	\$359,557	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	215490	0020	08/28/14	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19	0	215490	0040	07/16/14	\$302,792	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	236680	0045	02/20/13	\$127,500	DOR RATIO; IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
19	0	242470	0050	09/04/12	\$136,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
19	0	255751	0050	07/18/13	\$233,109	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
19	0	255751	0050	04/30/13	\$263,022	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	255751	0100	11/28/12	\$116,500	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	255751	0150	10/29/13	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19	0	260890	0005	08/22/13	\$142,100	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	309400	0260	12/05/14	\$91,035	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
19	0	335340	0160	11/15/12	\$268,949	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	335340	0160	11/14/12	\$292,197	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	335340	0275	06/13/13	\$140,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
19	0	335340	0285	08/13/12	\$138,000	STATISTICAL OUTLIERS
19	0	335340	0470	12/19/14	\$56,218	DOR RATIO
19	0	335340	0840	12/02/14	\$230,000	STATISTICAL OUTLIERS

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
19	0	335340	0860	11/01/13	\$130,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
19	0	335340	1045	02/28/12	\$103,000	STATISTICAL OUTLIERS
19	0	335340	1060	07/16/14	\$206,823	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	335340	1330	04/05/12	\$92,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
19	0	335340	1410	02/25/14	\$175,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	335340	1425	01/30/14	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19	0	335340	1467	08/14/12	\$146,113	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	335340	1467	06/04/13	\$75,125	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
19	0	335340	2120	03/22/14	\$241,889	DIAGNOSTIC OUTLIERS
19	0	335340	2175	09/11/14	\$75,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
19	0	335340	2310	11/19/12	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE
19	0	335340	2550	03/20/13	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19	0	335340	2695	04/02/12	\$149,900	NO MARKET EXPOSURE
19	0	335440	0010	05/15/12	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
19	0	335440	0224	10/10/13	\$210,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	335440	0224	04/25/14	\$179,900	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	335440	0430	12/31/14	\$230,850	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	335440	0435	06/29/12	\$169,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
19	0	335440	0600	05/15/14	\$143,500	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
19	0	335540	0014	02/21/14	\$178,001	NO MARKET EXPOSURE
19	0	335540	0090	07/24/14	\$290,744	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	335540	0102	02/01/12	\$65,000	DOR RATIO; NON-REPRESENTATIVE SALE; STATEMENT TO DOR
19	0	335590	0380	02/26/13	\$148,968	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	335590	0745	06/11/13	\$149,640	AUCTION SALE; EXEMPT FROM EXCISE TAX
19	0	335590	0745	06/11/13	\$149,640	CORRECTION DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	335590	0781	03/11/13	\$190,000	STATISTICAL OUTLIERS
19	0	335590	1020	10/25/13	\$100,000	NON-REPRESENTATIVE SALE; SHORT SALE
19	0	335590	1070	04/04/14	\$118,611	NO MARKET EXPOSURE
19	0	352104	9014	06/14/13	\$110,000	NON-REPRESENTATIVE SALE
19	0	359960	0151	02/18/13	\$205,900	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
19	0	359960	0151	02/18/13	\$192,787	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	359960	0151	12/31/13	\$91,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	359960	0168	09/05/13	\$73,264	DOR RATIO; CORRECTION DEED; NO MARKET EXPOSURE; QUIT CLAIM DEED
19	0	359960	0173	02/23/12	\$167,965	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	359960	0173	03/04/13	\$165,000	DOR RATIO
19	0	359960	0176	11/19/14	\$251,500	PERCENT COMPLETE
19	0	359960	0276	11/06/14	\$215,500	STATISTICAL OUTLIERS
19	0	359960	0276	10/21/13	\$77,299	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
19	0	359960	0276	06/18/13	\$138,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	362104	9014	05/30/14	\$138,461	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	362104	9014	08/20/14	\$95,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	362104	9014	12/26/12	\$135,000	STATISTICAL OUTLIERS
19	0	362104	9055	08/29/12	\$73,935	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
19	0	379510	0090	05/21/13	\$405,196	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
19	0	379510	0090	04/25/13	\$405,196	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	424950	0090	08/28/13	\$308,306	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	570660	0170	10/29/13	\$199,181	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	570660	0170	05/30/14	\$119,032	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	630610	0230	12/09/13	\$150,000	STATISTICAL OUTLIERS
19	0	660120	0170	03/01/12	\$190,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
19	0	660120	0280	11/21/12	\$372,411	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	666880	0130	05/17/12	\$125,989	STATISTICAL OUTLIERS
19	0	679350	0080	11/13/14	\$231,400	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
19	0	679350	0080	05/01/14	\$317,949	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	734031	0010	02/20/13	\$98,868	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
19	0	734031	0040	04/19/12	\$162,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
19	0	734031	0050	09/03/14	\$178,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	734031	0190	07/28/14	\$210,869	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	798260	0045	08/24/12	\$100,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
19	0	809390	0140	05/06/14	\$172,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
19	0	809390	0140	11/11/13	\$218,468	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	809390	0320	02/10/12	\$117,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	809390	0520	02/04/14	\$216,516	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
19	0	809390	0520	08/18/14	\$166,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	885600	3401	05/13/14	\$72,000	DOR RATIO
19	0	885600	3646	04/17/13	\$153,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	885600	3700	12/11/12	\$48,787	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
19	0	926540	0010	06/27/13	\$223,867	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	926540	0080	01/06/12	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	926541	0080	12/31/12	\$297,280	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
19	0	926541	0080	12/12/12	\$297,300	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	926541	0200	10/17/14	\$191,362	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	926541	0200	10/22/14	\$191,362	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	935950	0710	09/11/14	\$303,185	NO MARKET EXPOSURE
19	0	935950	0770	01/30/12	\$281,466	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	935950	0810	08/07/13	\$229,613	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	935950	0810	03/11/14	\$245,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	935950	0830	01/14/13	\$120,001	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
19	0	935970	0090	09/11/14	\$249,950	GOV'T TO GOV'T

Vacant Sales Used in this Annual Update Analysis
Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
017	0	335640	6710	07/01/13	\$90,000	46,609	N	N
017	0	335640	1032	06/25/13	\$41,000	15,941	N	N
017	0	954300	0281	12/26/14	\$41,000	6,400	N	N
018	0	332105	9016	12/18/13	\$160,000	174,240	N	N
018	0	384510	0990	10/15/14	\$305,933	4,000	N	N
019	0	335540	0382	09/18/14	\$85,000	36,742	N	N

Vacant Sales Removed in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
017	0	335640	2710	10/19/12	\$60,000	MULTI-PARCEL SALE;
017	0	335640	2720	10/19/12	\$60,000	MULTI-PARCEL SALE;
017	0	335640	2730	10/19/12	\$60,000	MULTI-PARCEL SALE;
018	0	322105	9010	05/31/13	\$3,000,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES; PLOTTAGE;
018	0	322105	9011	05/31/13	\$3,000,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES; PLOTTAGE;
018	0	322105	9030	05/31/13	\$3,000,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES; PLOTTAGE;
018	0	322105	9037	05/31/13	\$3,000,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES; PLOTTAGE;
018	0	384510	1360	11/28/14	\$435,940	BUILDER OR DEVELOPER SALES;
018	0	384510	0980	11/13/14	\$411,183	BUILDER OR DEVELOPER SALES;
018	0	384510	1000	10/15/14	\$410,634	BUILDER OR DEVELOPER SALES;
018	0	384510	0310	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0320	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0330	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0340	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0350	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0370	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0380	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0390	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0400	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0410	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0420	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0430	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0440	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0450	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1460	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1470	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1480	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1490	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1500	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1510	09/19/13	\$3,004,022	MULTI-PARCEL SALE;

Vacant Sales Removed in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
018	0	384510	1520	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1530	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1540	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1550	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1560	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	1570	09/19/13	\$3,004,022	MULTI-PARCEL SALE;
018	0	384510	0010	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0020	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0690	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0700	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0710	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0890	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0900	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0910	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0920	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0930	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0940	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0950	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0960	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0970	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0980	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0990	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	1000	09/04/13	\$1,940,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0260	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0270	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0280	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0290	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0300	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0460	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0470	07/17/13	\$8,891,594	MULTI-PARCEL SALE;

Vacant Sales Removed in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
018	0	384510	0480	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0490	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0500	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0510	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0520	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0530	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0540	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0560	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0570	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0580	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0590	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0600	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0610	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0630	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0680	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1050	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1200	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1210	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1220	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1230	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1240	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1250	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1260	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1270	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1280	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1290	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1300	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1310	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1320	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1330	07/17/13	\$8,891,594	MULTI-PARCEL SALE;

Vacant Sales Removed in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
018	0	384510	1350	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1360	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1370	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1380	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1390	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1400	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1410	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1420	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1430	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1440	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1450	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1580	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1590	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1600	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1610	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1620	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1630	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1640	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1650	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1660	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	1670	07/17/13	\$8,891,594	MULTI-PARCEL SALE;
018	0	384510	0880	01/22/13	\$1,230,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0040	07/27/12	\$2,050,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
018	0	384510	0940	12/11/14	\$430,929	DOR RATIO
018	0	384510	1370	12/15/14	\$390,630	DOR RATIO
018	0	384510	1660	11/29/14	\$387,210	DOR RATIO
018	0	384510	0930	11/13/14	\$340,051	DOR RATIO
019	0	359960	0215	06/21/12	\$300,000	MULTI-PARCEL SALE; TEAR DOWN;
019	0	359960	0295	06/21/12	\$300,000	MULTI-PARCEL SALE; TEAR DOWN;
019	0	885600	3105	05/01/14	\$165,000	MULTI-PARCEL SALE;

Vacant Sales Removed in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
019	0	935950	0360	08/21/12	\$220,000	GOV'T TO GOV'T; NO MARKET EXPOSURE;

Mobile Home Sales Used in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
017	0	335640	7480	04/30/13	\$60,000	868	2	1972	2	19,000	N	28 3RD AVE N
017	0	335640	2511	08/08/13	\$80,000	1,248	3	1990	4	7,378	N	731 ALGONA BLVD N
017	0	885600	4569	11/19/12	\$70,000	1,248	3	1981	3	7,566	N	314 3RD PL S
017	0	954300	0900	10/25/13	\$116,800	1,344	3	1979	4	16,000	N	420 4TH AVE S
017	0	954300	0850	12/09/14	\$195,633	1,512	3	1990	4	12,800	N	430 MILWAUKEE BLVD S
017	0	885600	4495	10/21/14	\$150,000	1,610	3	2000	6	13,369	N	306 TACOMA BLVD
017	0	885600	0690	09/12/13	\$70,000	1,620	3	1986	2	12,350	N	132 2ND AVE S
017	0	885600	0685	08/03/12	\$100,000	1,680	3	1987	3	12,282	N	128 2ND AVE S
017	0	885600	0630	08/20/13	\$134,000	1,960	4	1978	4	15,600	N	204 ALGONA BLVD S
018	0	342105	9052	06/26/12	\$347,500	1,782	4	1992	4	213,444	N	5123 FOSTER AVE SE
019	0	335440	0509	06/11/12	\$69,000	960	3	1978	3	12,697	N	114 PACIFIC AVE S
019	0	776020	0030	10/09/13	\$75,000	1,056	4	1984	4	8,091	N	204 CEDAR LN
019	0	335440	0570	07/27/12	\$158,500	1,150	3	1987	4	11,047	N	415 2ND AVE SE
019	0	335440	0229	12/30/13	\$75,000	1,152	3	1983	3	11,481	N	110 ASPEN LN S
019	0	335340	1722	07/30/14	\$150,000	1,188	3	1987	4	8,000	N	404 CHICAGO BLVD
019	0	776020	0050	08/06/14	\$94,900	1,248	3	1983	4	7,840	N	200 CEDAR LN
019	0	335340	1713	10/06/14	\$59,500	1,344	2	1973	3	9,600	N	420 CHICAGO BLVD
019	0	335440	0230	03/31/14	\$135,000	1,344	3	1979	4	11,484	N	112 ASPEN LN S
019	0	776020	0210	01/30/14	\$101,000	1,344	3	1982	4	10,335	N	204 BIRCH LN
019	0	885600	3715	05/07/14	\$80,000	1,782	3	1990	4	15,036	N	112 3RD AVE NW

Mobile Home Sales Removed in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
017	0	335640	5081	02/27/14	\$76,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
017	0	335640	5081	04/16/13	\$91,860	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; MOBILE HOME; AND OTHER WARNINGS;
017	0	335640	2511	01/11/13	\$241,741	GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS;
017	0	335640	2511	12/26/12	\$241,742	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
017	0	335640	5330	12/05/14	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
017	0	335640	2415	01/02/13	\$72,900	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
017	0	335640	2415	05/08/12	\$223,594	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
017	0	885600	1095	08/14/14	\$96,373	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
017	0	885600	4495	07/30/12	\$173,818	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
017	0	885600	4461	12/10/13	\$59,568	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
017	0	885600	4495	07/29/13	\$93,450	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
017	0	885600	0690	12/27/12	\$184,070	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
017	0	885600	4462	06/18/12	\$193,096	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
017	0	885600	4462	05/08/12	\$239,507	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
017	0	885600	4462	03/07/13	\$32,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
017	0	885600	4493	04/23/12	\$54,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
017	0	885600	4325	01/28/13	\$89,000	AUCTION SALE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
017	0	885600	0690	12/18/12	\$204,999	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
017	0	885600	4461	11/19/14	\$34,000	FINANCIAL INSTITUTION RESALE; DOR RATIO
019	0	335340	0115	09/25/14	\$217,877	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
019	0	335340	1713	07/22/14	\$49,750	EXEMPT FROM EXCISE TAX;
019	0	335340	1770	04/15/13	\$133,847	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
019	0	335340	0125	05/01/13	\$56,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
019	0	335340	1770	07/26/13	\$54,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
019	0	335440	0512	07/25/14	\$140,000	DIAGNOSTIC OUTLIERS
019	0	335440	0511	07/30/12	\$53,221	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
019	0	335440	0230	11/26/13	\$57,851	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
019	0	335440	0229	07/30/13	\$201,870	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
019	0	335440	0511	12/27/12	\$57,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
019	0	335540	0009	03/21/13	\$110,934	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Mobile Home Sales Removed in this Annual Update Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
019	0	335540	0009	03/11/13	\$110,934	EXEMPT FROM EXCISE TAX;
019	0	335540	0009	07/12/13	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
019	0	335590	0760	09/30/13	\$70,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
019	0	335590	0765	09/30/13	\$70,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
019	0	776020	0010	11/24/14	\$97,808	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
019	0	776020	0050	04/14/14	\$78,256	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
019	0	776020	0030	04/30/13	\$146,272	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
019	0	776020	0210	04/03/13	\$63,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
019	0	776020	0170	12/30/13	\$82,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
019	0	885600	3390	03/21/13	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
019	0	885600	3718	02/26/14	\$50,000	DOR RATIO
019	0	935970	0160	12/04/14	\$162,000	NON-GOV'T TO GOV'T

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification

Raji Ladny

8/25/2015

Appraiser II

Date



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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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