

Residential Revalue

2012 Assessment Roll

Rainier Valley

Area 21

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 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 2012 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. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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



Rainier Valley

Housing



Grade 5/ Year Built 1916/ Total Living Area 630SF



Grade 6/ Year Built 1907/Total Living Area 2210SF



Grade 7/ Year Built 1907/ Total Living Area 1700SF



Grade 8/ Year Built 2006/Total Living Area 1680SF



Grade 9/ Year Built 2003/ Total Living Area 2900SF



Grade 10/ Year Built 2005/Total Living Area 1610SF

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.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: Rainier Valley/Area 21

Number of Improved Sales: 543

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$114,200	\$183,800	\$298,000			
2012 Value	\$109,600	\$157,500	\$267,100	\$295,900	90.3%	11.47%
Change	-\$4,600	-\$26,300	-\$30,900			
% Change	-4.0%	-14.3%	-10.4%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$135,200	\$147,700	\$282,900
2012 Value	\$129,800	\$121,400	\$251,200
Percent Change	-4.0%	-17.8%	-11.2%

Number of one to three unit residences in the population: 7003

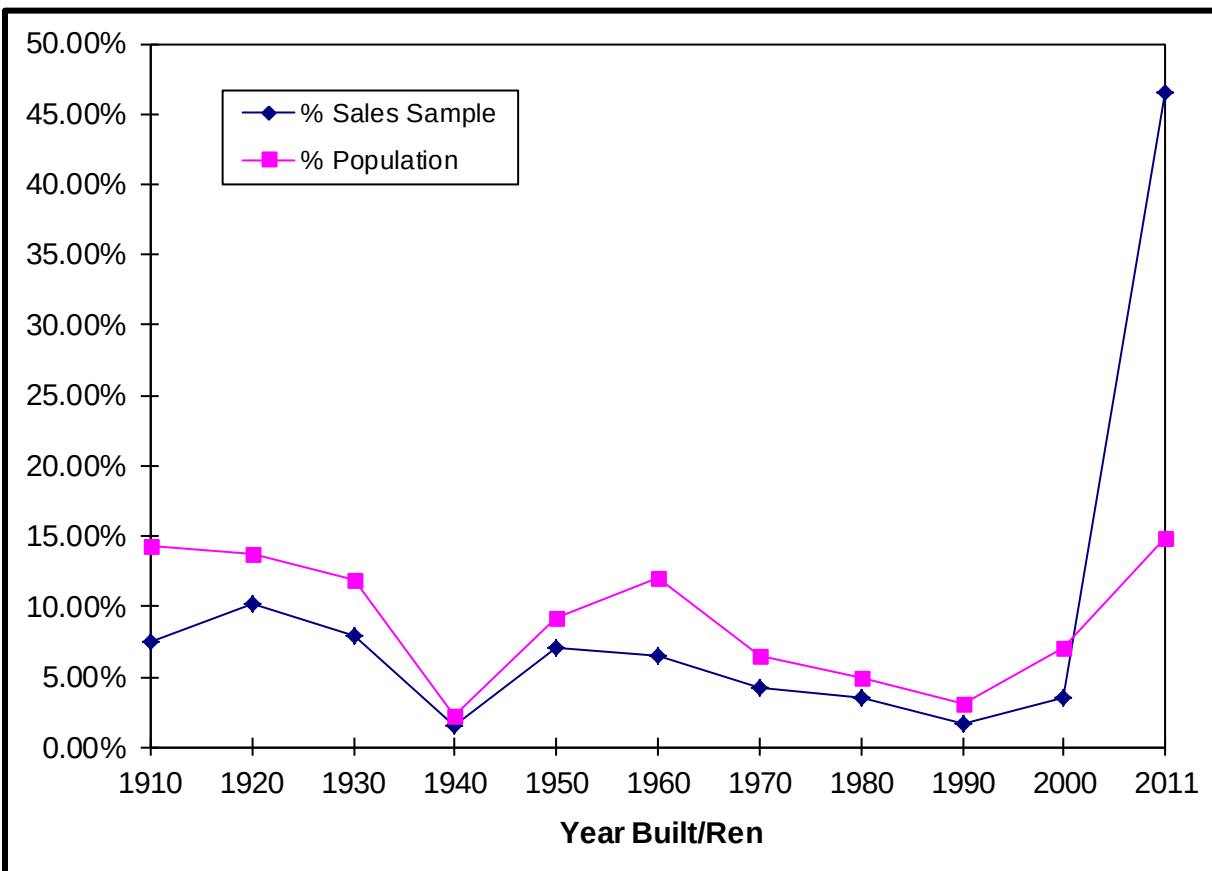
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except building grade < 9 and good or very good condition improvements. Good or very good condition and building grade < 9 parcels received downward adjustment less than other parcels due to lower assessment ratio. High grade (building grade > 8) parcels would receive no adjustment on previous value.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	41	7.55%
1920	55	10.13%
1930	43	7.92%
1940	8	1.47%
1950	38	7.00%
1960	35	6.45%
1970	23	4.24%
1980	19	3.50%
1990	9	1.66%
2000	19	3.50%
2011	253	46.59%
	543	

Population		
Year Built/Ren	Frequency	% Population
1910	1003	14.32%
1920	961	13.72%
1930	828	11.82%
1940	159	2.27%
1950	646	9.22%
1960	847	12.09%
1970	456	6.51%
1980	347	4.96%
1990	218	3.11%
2000	495	7.07%
2011	1043	14.89%
	7003	

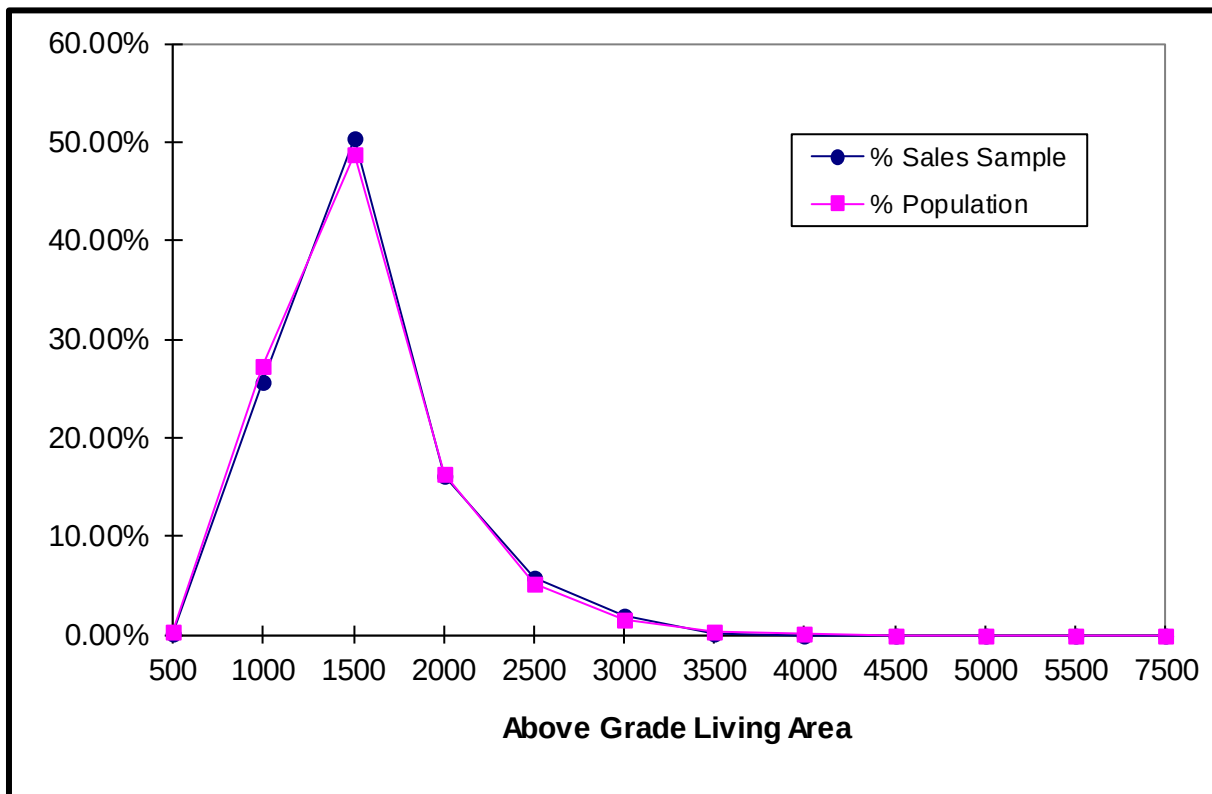


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.18%
1000	139	25.60%
1500	274	50.46%
2000	87	16.02%
2500	31	5.71%
3000	10	1.84%
3500	1	0.18%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	543	

Population		
AGLA	Frequency	% Population
500	19	0.27%
1000	1916	27.36%
1500	3408	48.66%
2000	1145	16.35%
2500	369	5.27%
3000	111	1.59%
3500	28	0.40%
4000	7	0.10%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	7003	

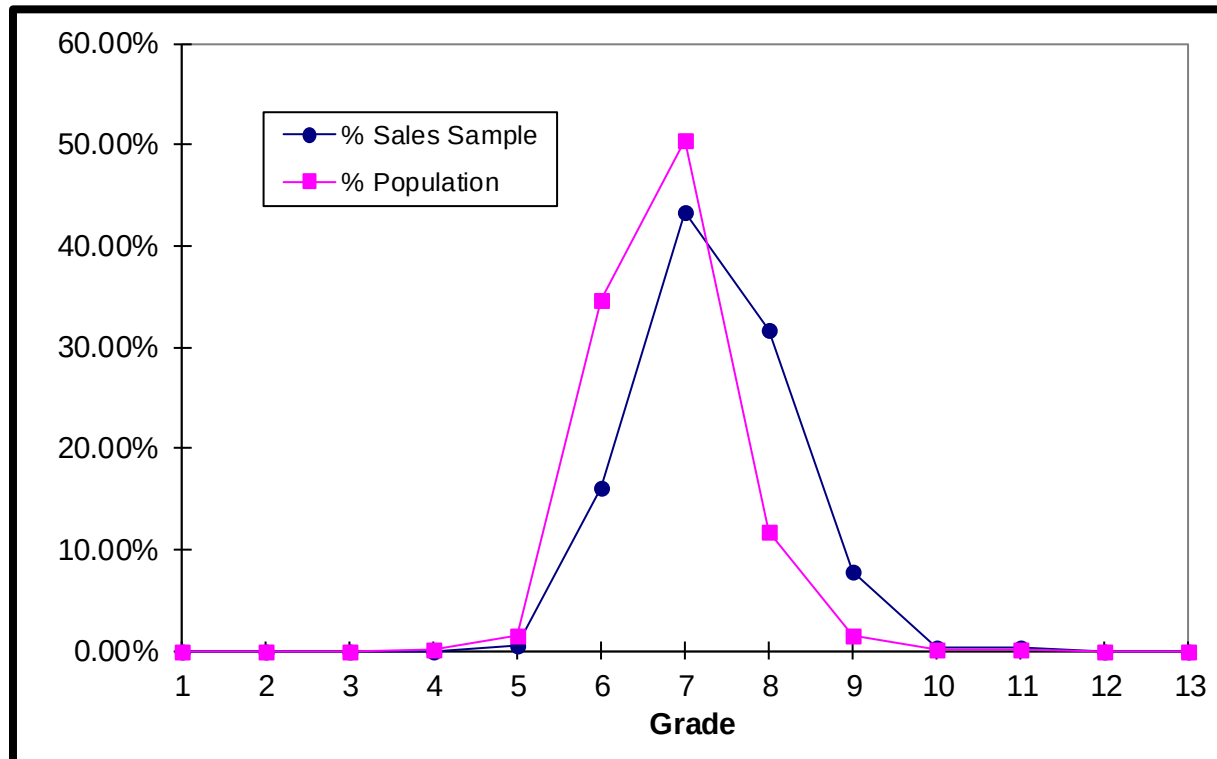


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.55%
6	87	16.02%
7	235	43.28%
8	172	31.68%
9	42	7.73%
10	2	0.37%
11	2	0.37%
12	0	0.00%
13	0	0.00%
543		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	107	1.53%
6	2424	34.61%
7	3538	50.52%
8	823	11.75%
9	105	1.50%
10	3	0.04%
11	2	0.03%
12	0	0.00%
13	0	0.00%
7003		



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

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 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 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 2011 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 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels and neighboring area land sales, a 3.65% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

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 the area required a single standard area adjustment except building grade < 9 and good or very good condition improvements. Good or very good condition and building grade < 9 parcels received downward adjustment less than other parcels due to lower assessment ratio. High grade (building grade > 8) parcels would receive no adjustment on previous value.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 543 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -11.2%. This decrease 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, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 21 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of 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.

Standard Area Adjustment

-11.85%

**Building Grade < 9,
Building Condition
good or V.good**

Yes

% Adjustment

-9.21%

Building Grade>8

Yes

% Adjustment

0.00%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an improvements whose building grade is less than 9 and building condition good or very good would approximately receive a 9.21% downward adjustment. 1249 parcels in the improved population would receive this adjustment. There were 82 sales.

Similarly, a building grade 9 and higher improvements would receive no annual adjustment. 110 parcels in the improved population would receive no change on previous year value. There were 46 sales.

80.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 21 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, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.835, resulting in an adjusted value of \$438,000 ($\$525,000 \times 0.835 = \$438,000$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.795	-20.5%
2/1/2009	0.801	-19.9%
3/1/2009	0.806	-19.4%
4/1/2009	0.812	-18.8%
5/1/2009	0.817	-18.3%
6/1/2009	0.823	-17.7%
7/1/2009	0.829	-17.1%
8/1/2009	0.835	-16.5%
9/1/2009	0.840	-16.0%
10/1/2009	0.846	-15.4%
11/1/2009	0.852	-14.8%
12/1/2009	0.857	-14.3%
1/1/2010	0.863	-13.7%
2/1/2010	0.869	-13.1%
3/1/2010	0.874	-12.6%
4/1/2010	0.880	-12.0%
5/1/2010	0.886	-11.4%
6/1/2010	0.892	-10.8%
7/1/2010	0.897	-10.3%
8/1/2010	0.903	-9.7%
9/1/2010	0.909	-9.1%
10/1/2010	0.914	-8.6%
11/1/2010	0.920	-8.0%
12/1/2010	0.926	-7.4%
1/1/2011	0.932	-6.8%
2/1/2011	0.937	-6.3%
3/1/2011	0.943	-5.7%
4/1/2011	0.948	-5.2%
5/1/2011	0.954	-4.6%
6/1/2011	0.960	-4.0%
7/1/2011	0.966	-3.4%
8/1/2011	0.971	-2.9%
9/1/2011	0.977	-2.3%
10/1/2011	0.983	-1.7%
11/1/2011	0.989	-1.1%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	690970	0385	11/2/11	\$287,000	\$284,000	940	5	1918	Avg	5500	Y	N	1542 30TH AVE S
001	673870	0006	11/24/10	\$296,950	\$275,000	740	6	1912	Avg	2210	N	N	3007 S PLUM ST
001	239460	0170	4/12/11	\$230,000	\$219,000	860	6	1917	Fair	4000	Y	N	1726 24TH AVE S
001	182230	0040	5/28/10	\$225,000	\$200,000	1040	6	1904	Fair	3500	N	N	1713 22ND AVE S
001	027200	0585	10/20/09	\$232,000	\$197,000	908	7	1998	Avg	2008	N	N	1708 MARTIN LUTHER KING JR WAY S
001	169590	0095	8/26/09	\$410,000	\$344,000	910	7	1925	Avg	4160	N	N	1810 30TH AVE S
001	027200	0620	10/5/09	\$255,000	\$216,000	912	7	1998	Avg	2728	N	N	2703 S MASSACHUSETTS ST
001	149830	3980	8/20/10	\$454,000	\$412,000	990	7	1929	VGood	4000	N	N	2001 30TH AVE S
001	169590	0025	5/24/11	\$324,950	\$311,000	1010	7	1924	Avg	3627	Y	N	1723 30TH AVE S
001	690970	0437	8/1/10	\$285,000	\$257,000	1060	7	1979	Avg	1600	N	N	1523 30TH AVE S
001	027200	0415	10/26/09	\$278,000	\$236,000	1082	7	1998	Avg	1773	N	N	1723 MARTIN LUTHER KING JR WAY S
001	149830	3965	5/22/11	\$458,000	\$439,000	1250	7	1929	Good	4000	N	N	2909 S PLUM ST
001	912200	1276	7/24/09	\$418,000	\$348,000	1460	7	1947	Good	6000	Y	N	2343 29TH AVE S
001	388190	0630	2/19/10	\$335,000	\$292,000	1470	7	1908	Good	3375	N	N	1803 25TH AVE S
001	885000	0960	2/8/11	\$289,000	\$271,000	1470	7	2010	Avg	5580	N	N	1514 21ST AVE S
001	027200	0300	9/23/09	\$350,000	\$296,000	1510	7	1998	Avg	3495	N	N	1700 26TH AVE S
001	570000	0030	7/28/10	\$394,000	\$355,000	1520	7	1925	Good	3960	N	N	2336 30TH AVE S
001	169590	0085	12/30/11	\$340,000	\$340,000	1860	7	1925	Avg	4838	Y	N	1815 31ST AVE S
001	000360	0082	6/17/09	\$325,000	\$268,000	930	8	2008	Avg	1589	N	N	2517 A 30TH AVE S
001	000360	0084	2/6/09	\$345,000	\$277,000	930	8	2008	Avg	1012	N	N	2519 A 30TH AVE S
001	000360	0088	4/14/10	\$335,000	\$296,000	930	8	2008	Avg	1230	N	N	2521 B 30TH AVE S
001	000360	0088	1/26/09	\$359,950	\$288,000	930	8	2008	Avg	1230	N	N	2521 B 30TH AVE S
001	000360	0090	3/30/09	\$349,900	\$284,000	930	8	2008	Avg	1012	N	N	2519 B 30TH AVE S
001	000360	0092	3/19/09	\$330,000	\$267,000	930	8	2008	Avg	3870	N	N	2517 B 30TH AVE S
001	754830	1044	7/22/09	\$290,000	\$241,000	1100	8	2008	Avg	826	N	N	2122 S STATE ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	754830	1046	7/24/09	\$282,000	\$235,000	1100	8	2008	Avg	826	N	N	2124 S STATE ST
001	754830	1052	7/15/09	\$276,000	\$229,000	1100	8	2008	Avg	842	N	N	2114 S STATE ST
001	754830	1054	7/8/09	\$272,000	\$226,000	1100	8	2008	Avg	828	N	N	2112 S STATE ST
001	754830	1050	6/15/09	\$285,000	\$235,000	1120	8	2008	Avg	1402	N	N	2116 S STATE ST
001	754830	1042	5/11/09	\$290,000	\$238,000	1120	8	2008	Avg	1535	N	N	2120 S STATE ST
001	754830	1048	6/16/09	\$289,950	\$239,000	1120	8	2008	Avg	1042	N	N	2126 S STATE ST
001	754830	1056	4/29/09	\$289,950	\$237,000	1120	8	2008	Avg	1210	N	N	2110 S STATE ST
001	149830	2866	10/22/10	\$295,000	\$271,000	1190	8	2003	Avg	1049	N	N	1913 A 24TH AVE S
001	149830	2874	2/23/10	\$317,000	\$277,000	1190	8	2003	Avg	1050	N	N	1915 B 24TH AVE S
001	239460	0157	6/19/09	\$425,000	\$351,000	1240	8	2008	Avg	1840	Y	N	1750 24TH AVE S
001	239460	0159	5/22/09	\$405,000	\$333,000	1240	8	2008	Avg	1726	Y	N	2400 S GRAND ST
001	239460	0161	5/20/09	\$387,000	\$318,000	1240	8	2008	Avg	1921	Y	N	2404 S GRAND ST
001	539360	1700	3/18/11	\$449,000	\$425,000	1260	8	1953	Good	6000	N	N	2312 29TH AVE S
001	029900	0048	9/9/09	\$350,000	\$295,000	1300	8	2006	Avg	2131	N	N	1511 B 23RD AVE S
001	690970	0340	11/23/10	\$439,000	\$406,000	1430	8	1927	VGood	3000	Y	N	1510 30TH AVE S
001	029900	0043	10/30/09	\$355,000	\$302,000	1520	8	2006	Avg	1705	N	N	1509 A 23RD AVE S
001	239460	0125	8/23/11	\$287,950	\$281,000	1650	8	2007	Avg	1430	N	N	1733 25TH AVE S
001	209020	0030	4/13/10	\$642,000	\$566,000	1720	8	1923	VGood	4300	N	N	2117 31ST AVE S
001	673870	0065	5/29/09	\$744,000	\$612,000	1750	8	1919	VGood	3600	N	N	2109 31ST AVE S
001	027200	0050	12/12/11	\$499,950	\$498,000	1770	8	1914	Good	4000	N	N	1734 25TH AVE S
001	388190	0620	4/18/11	\$405,000	\$385,000	1800	8	2011	Avg	1601	N	N	1808 24TH AVE S
001	388190	0621	5/12/11	\$399,950	\$382,000	1840	8	2011	Avg	2154	N	N	1806 24TH AVE S
001	209020	0035	4/7/11	\$500,000	\$475,000	1850	8	1908	Good	4000	N	N	2113 31ST AVE S
001	000360	0075	7/1/09	\$610,000	\$506,000	2000	8	1945	Avg	11750	N	N	2503 30TH AVE S
001	149830	3780	5/20/09	\$510,000	\$419,000	2260	8	1939	Good	6000	N	N	2017 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	811110	0090	10/16/09	\$519,500	\$441,000	2310	8	1999	Avg	5940	N	N	2808 S HOLGATE ST
001	149830	3820	2/12/10	\$652,000	\$568,000	1960	9	2005	Avg	6000	N	N	2103 29TH AVE S
001	027200	0900	12/11/09	\$680,000	\$584,000	2500	9	2003	Avg	4000	Y	N	1702 BRADNER PL S
001	027200	0878	2/8/10	\$1,000,000	\$870,000	2770	11	2008	Avg	4000	Y	N	1725 BRADNER PL S
002	059700	0050	4/28/11	\$300,000	\$286,000	640	6	1919	Good	3800	N	N	2001 S STEVENS ST
002	732090	0015	2/24/10	\$320,000	\$279,000	700	6	1903	Avg	5760	N	N	2812 19TH AVE S
002	325350	0086	12/14/10	\$223,000	\$207,000	710	6	1925	Avg	3741	N	N	2207 S HANFORD ST
002	308300	1000	5/15/09	\$256,800	\$211,000	720	6	1940	Avg	4000	N	N	3018 23RD AVE S
002	308000	0095	10/26/09	\$230,000	\$196,000	750	6	1948	Avg	2400	N	N	2515 21ST AVE S
002	149830	1614	8/21/09	\$202,900	\$170,000	790	6	1919	Avg	4470	N	N	1922 18TH AVE S
002	912200	0695	11/30/09	\$295,000	\$253,000	810	6	1940	Avg	6000	N	N	1904 S BAYVIEW ST
002	372680	0335	6/22/10	\$320,000	\$287,000	820	6	1922	Avg	3600	N	N	3412 18TH AVE S
002	308300	0015	12/22/09	\$244,500	\$211,000	830	6	1941	Avg	4000	N	N	3112 21ST AVE S
002	308300	0135	12/7/10	\$220,000	\$204,000	840	6	1927	Avg	4000	N	N	2912 21ST AVE S
002	059700	0330	3/14/11	\$285,000	\$269,000	880	6	1915	Avg	4000	N	N	3025 20TH AVE S
002	885000	0595	9/17/09	\$196,000	\$165,000	880	6	1900	VGood	3000	N	N	1546 19TH AVE S
002	754830	0440	12/14/10	\$247,800	\$230,000	930	6	1913	Avg	3001	N	N	1757 17TH AVE S
002	669650	0010	10/16/09	\$235,000	\$199,000	960	6	1921	Avg	4051	N	N	3409 CHEASTY BLVD S
002	060600	0110	2/2/11	\$242,300	\$227,000	990	6	1911	Avg	3983	N	N	3227 19TH AVE S
002	149830	1286	4/22/09	\$320,000	\$261,000	1020	6	1919	Avg	3900	Y	N	1619 S HOLGATE ST
002	388190	0250	2/21/10	\$220,000	\$192,000	1070	6	1916	Avg	3600	N	N	1510 S HOLGATE ST
002	912200	0385	5/6/11	\$290,000	\$277,000	1110	6	1909	Avg	4200	N	N	2355 16TH AVE S
002	539460	0115	5/22/09	\$360,000	\$296,000	1140	6	1948	Avg	6000	N	N	2331 19TH AVE S
002	154110	0135	8/19/09	\$310,000	\$260,000	1200	6	1916	Avg	7268	Y	N	2401 S HANFORD ST
002	149830	1275	4/7/10	\$300,000	\$264,000	1310	6	1927	Avg	6120	Y	N	1900 16TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	539360	0770	9/28/11	\$351,000	\$345,000	1360	6	1914	Avg	6000	N	N	2327 18TH AVE S
002	059700	0385	5/27/09	\$442,000	\$363,000	1470	6	1920	Avg	3700	N	N	1803 S STEVENS ST
002	116600	0155	3/9/10	\$322,700	\$283,000	1500	6	1905	Avg	4000	N	N	1910 S LANDER ST
002	539360	0425	4/14/11	\$373,000	\$355,000	1510	6	1915	Avg	6000	N	N	2306 13TH AVE S
002	912200	0756	3/31/11	\$323,000	\$306,000	780	7	1949	Avg	4000	N	N	2360 20TH AVE S
002	912200	0815	9/29/11	\$205,000	\$201,000	800	7	1951	Avg	6000	N	N	2108 S BAYVIEW ST
002	912200	0590	4/7/10	\$390,000	\$344,000	810	7	1942	VGood	6000	N	N	2347 18TH AVE S
002	059700	0074	8/11/10	\$405,000	\$366,000	910	7	1919	VGood	6125	N	N	3032 20TH AVE S
002	307950	0080	5/27/10	\$349,000	\$311,000	960	7	1907	Avg	3435	Y	N	2500 17TH AVE S
002	308300	0790	4/29/10	\$265,000	\$235,000	960	7	1956	Avg	4000	N	N	2917 23RD AVE S
002	669650	0005	3/25/10	\$412,000	\$362,000	980	7	1950	Avg	7698	N	N	2515 S HINDS ST
002	307950	0040	7/20/11	\$330,000	\$320,000	990	7	1936	Avg	4000	N	N	2609 18TH AVE S
002	912200	0610	6/4/09	\$415,000	\$342,000	990	7	1952	Avg	6000	Y	N	2340 18TH AVE S
002	308000	0046	10/5/09	\$345,000	\$292,000	1010	7	1941	Avg	4000	N	N	2615 21ST AVE S
002	308300	1287	3/18/10	\$372,000	\$326,000	1010	7	1971	Avg	6000	N	N	2312 S LANDER ST
002	798190	0135	11/12/10	\$300,000	\$277,000	1010	7	1954	Avg	3175	N	N	3311 21ST AVE S
002	149830	2145	12/21/11	\$249,000	\$248,000	1020	7	1964	Avg	6000	N	N	2001 S HILL ST
002	644440	0030	7/13/09	\$341,470	\$284,000	1040	7	1953	Avg	3970	N	N	3433 21ST AVE S
002	116600	0145	11/1/11	\$275,000	\$272,000	1080	7	1977	Avg	4000	N	N	1915 S WAITE ST
002	308300	1255	5/4/10	\$310,000	\$275,000	1080	7	1949	Avg	6000	N	N	2608 23RD AVE S
002	754830	0105	1/20/10	\$275,000	\$238,000	1110	7	2003	Avg	1912	N	N	1535 A 15TH AVE S
002	059700	0590	4/8/09	\$325,000	\$264,000	1120	7	2008	Avg	1184	N	N	3044 A BEACON AVE S
002	539360	0526	2/20/09	\$284,000	\$228,000	1140	7	2004	Avg	1282	N	N	2317 C 15TH AVE S
002	605610	0593	10/20/09	\$324,000	\$275,000	1148	7	2006	Avg	1431	N	N	2837 S COLUMBIAN WAY
002	731990	0210	5/12/11	\$332,000	\$317,000	1160	7	1946	Avg	6144	Y	N	2816 18TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	194480	0100	4/17/09	\$276,000	\$225,000	1220	7	1997	Avg	5394	N	N	2618 S DELAPPE PL
002	605610	0242	1/19/10	\$335,000	\$290,000	1220	7	2007	Avg	1567	N	N	4144 29TH AVE S
002	059700	0480	12/20/11	\$393,000	\$392,000	1230	7	1971	Avg	4000	Y	N	3053 19TH AVE S
002	162404	9098	11/5/09	\$420,000	\$358,000	1240	7	1926	Avg	6400	Y	N	3622 24TH AVE S
002	669650	0015	8/22/11	\$335,000	\$327,000	1250	7	1965	VGood	6940	N	N	3411 CHEASTY BLVD S
002	368090	0130	4/19/11	\$363,000	\$346,000	1270	7	1959	Avg	7503	N	N	4020 25TH AVE S
002	059700	0200	11/14/11	\$423,000	\$419,000	1290	7	1929	Avg	4000	Y	N	1911 S STEVENS ST
002	308300	0880	4/22/09	\$346,000	\$282,000	1290	7	1953	Avg	8000	N	N	3100 22ND AVE S
002	605610	0590	5/22/09	\$333,000	\$273,000	1300	7	2006	Avg	2509	N	N	2843 S COLUMBIAN WAY
002	605610	0596	5/25/10	\$275,000	\$245,000	1300	7	2007	Avg	2220	N	N	2825 S COLUMBIAN WAY
002	162404	9153	2/9/10	\$425,000	\$370,000	1310	7	1940	Avg	8931	Y	N	2320 S SPOKANE ST
002	308300	1100	6/25/10	\$400,000	\$358,000	1310	7	1966	Avg	5000	N	N	2915 HARRIS PL S
002	308300	0905	4/21/10	\$328,000	\$290,000	1320	7	1916	Good	6000	N	N	3115 23RD AVE S
002	149830	0580	4/8/09	\$315,000	\$256,000	1330	7	1904	Avg	6000	N	N	1904 12TH AVE S
002	308300	0045	4/5/10	\$382,000	\$336,000	1380	7	1950	Avg	4000	N	N	3111 22ND AVE S
002	539360	0785	6/29/11	\$475,000	\$458,000	1380	7	1967	Avg	6000	N	N	2318 18TH AVE S
002	605610	0371	3/9/09	\$358,000	\$289,000	1380	7	2008	Avg	1309	N	N	4331 JILL PL S
002	605610	0372	10/13/09	\$340,000	\$288,000	1380	7	2008	Avg	1393	N	N	4335 JILL PL S
002	605610	0381	10/13/09	\$340,000	\$288,000	1380	7	2008	Avg	1461	N	N	4347 JILL PL S
002	605610	0382	8/21/09	\$345,000	\$289,000	1380	7	2008	Avg	1465	N	N	4351 JILL PL S
002	605610	0383	10/13/09	\$346,145	\$294,000	1380	7	2008	Avg	1468	N	N	4355 JILL PL S
002	605610	0401	9/25/09	\$345,800	\$292,000	1380	7	2008	Avg	1321	N	N	4319 JILL PL S
002	059700	0510	4/4/11	\$345,000	\$327,000	1460	7	1913	Avg	4000	Y	N	3029 19TH AVE S
002	308300	0680	7/1/10	\$345,000	\$310,000	1480	7	1929	Avg	4000	N	N	2202 S FOREST ST
002	605610	0240	5/4/10	\$342,000	\$303,000	1500	7	2007	Avg	2448	N	N	4136 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	368040	0010	4/21/09	\$374,950	\$306,000	1530	7	1948	Good	5000	Y	N	4013 24TH PL S
002	149830	1213	12/20/09	\$308,750	\$266,000	1540	7	1998	Avg	1564	N	N	1914 A 15TH AVE S
002	731990	0166	7/29/11	\$447,000	\$434,000	1670	7	1914	Good	4800	N	N	1809 S LANDER ST
002	605610	0370	6/12/09	\$379,800	\$313,000	1680	7	2008	Avg	2750	N	N	4327 JILL PL S
002	605610	0380	4/10/09	\$380,000	\$309,000	1680	7	2008	Avg	2377	N	N	4343 JILL PL S
002	605610	0400	10/30/09	\$385,000	\$328,000	1680	7	2008	Avg	3071	N	N	4317 JILL PL S
002	605610	0198	3/18/09	\$330,000	\$267,000	1690	7	2007	Avg	2262	N	N	4115 MARTIN LUTHER KING JR WAY S
002	605610	0136	12/1/10	\$275,000	\$255,000	1690	7	2010	Avg	2308	N	N	4009 MARTIN LUTHER KING JR WAY S
002	605610	0125	5/3/10	\$350,000	\$310,000	1700	7	2006	Avg	3426	N	N	4421 28TH AVE S
002	307950	0135	4/23/09	\$429,500	\$350,000	1710	7	1943	VGood	4000	N	N	2508 18TH AVE S
002	731990	0265	10/13/09	\$380,000	\$322,000	1720	7	1919	Avg	6144	N	N	2910 18TH AVE S
002	732090	0040	11/4/10	\$265,000	\$244,000	1900	7	1923	Avg	5760	N	N	2811 20TH AVE S
002	308300	0980	4/15/09	\$253,000	\$206,000	1988	7	2000	Avg	4000	N	N	3115 HARRIS PL S
002	754880	0015	8/14/09	\$480,000	\$402,000	2020	7	1908	VGood	5000	N	N	1539 14TH AVE S
002	605610	0415	8/5/11	\$338,500	\$329,000	2110	7	2011	Avg	1618	N	N	2854 S NEVADA ST
002	605610	0414	9/26/11	\$359,800	\$353,000	2140	7	2011	Avg	2385	N	N	2856 S NEVADA ST
002	149830	0690	3/11/09	\$490,000	\$396,000	2700	7	1905	Avg	12000	N	N	1208 S WALKER ST
002	149830	1195	7/29/10	\$354,000	\$319,000	2740	7	1992	Avg	6000	N	N	2027 16TH AVE S
002	149830	0779	6/18/09	\$270,000	\$223,000	830	8	2008	Avg	1050	N	N	1307 S HILL ST
002	149830	0781	4/23/09	\$273,000	\$223,000	830	8	2008	Avg	2151	N	N	1309 S HILL ST
002	766010	0309	3/10/11	\$235,000	\$222,000	840	8	2008	Avg	972	N	N	1743 C 13TH AVE S
002	766010	0311	4/29/11	\$219,000	\$209,000	840	8	2008	Avg	696	N	N	1743 B 13TH AVE S
002	766010	0313	3/18/10	\$315,000	\$276,000	850	8	2008	Avg	1694	N	N	1743 A 13TH AVE S
002	766010	0230	4/19/11	\$254,500	\$242,000	880	8	2008	Avg	824	N	N	1520 B 12TH AVE S
002	766010	0241	2/24/11	\$245,000	\$231,000	880	8	2008	Avg	813	N	N	1506 B 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	766010	0243	1/7/09	\$309,950	\$247,000	880	8	2008	Avg	824	N	N	1508 B 12TH AVE S
002	766010	0247	10/27/10	\$258,750	\$238,000	880	8	2008	Avg	1363	N	N	1504 A 12TH AVE S
002	766010	0249	7/8/10	\$264,500	\$238,000	880	8	2008	Avg	1363	N	N	1504 B 12TH AVE S
002	766010	0251	4/16/10	\$264,500	\$234,000	880	8	2008	Avg	813	N	N	1506 A 12TH AVE S
002	766010	0228	3/10/11	\$255,950	\$242,000	880	8	2008	Avg	824	N	N	1520 A 12TH AVE S
002	766010	0232	11/12/10	\$258,500	\$238,000	880	8	2008	Avg	813	N	N	1522 B 12TH AVE S
002	766010	0236	4/13/10	\$264,500	\$233,000	880	8	2008	Avg	1362	N	N	1524 A 12TH AVE S
002	766010	0301	12/7/11	\$249,000	\$248,000	880	8	2009	Avg	925	N	N	1739 B 13TH AVE S
002	372680	0340	3/10/10	\$430,000	\$377,000	940	8	1913	VGood	3600	N	N	3416 18TH AVE S
002	766060	0141	1/22/09	\$312,000	\$249,000	1000	8	2008	Avg	878	N	N	1726 A 13TH AVE S
002	766060	0143	5/12/09	\$322,500	\$264,000	1000	8	2008	Avg	1171	N	N	1726 A 13TH AVE S
002	766060	0129	5/21/09	\$302,500	\$248,000	1000	8	2008	Avg	879	N	N	1724 C 13TH AVE S
002	766060	0131	1/22/09	\$320,000	\$256,000	1000	8	2008	Avg	1172	N	N	1724 D 13TH AVE S
002	766060	0125	7/14/09	\$319,950	\$266,000	1020	8	2008	Avg	1174	Y	N	1724 A 13TH AVE S
002	766060	0135	4/10/09	\$320,000	\$260,000	1020	8	2008	Avg	847	N	N	1728 B 13TH AVE S
002	766060	0139	6/18/09	\$319,950	\$264,000	1020	8	2008	Avg	1170	N	N	1726 C 13TH AVE S
002	766060	0119	5/21/09	\$315,000	\$259,000	1020	8	2008	Avg	847	N	N	1722 B 13TH AVE S
002	766060	0121	2/27/09	\$315,000	\$254,000	1020	8	2008	Avg	847	N	N	1722 C 13TH AVE S
002	766060	0123	5/27/09	\$322,500	\$265,000	1020	8	2008	Avg	1129	N	N	1722 D 13TH AVE S
002	766060	0127	4/28/09	\$300,000	\$245,000	1020	8	2008	Avg	880	N	N	1724 B 13TH AVE S
002	059700	0585	1/14/09	\$439,000	\$350,000	1040	8	2008	Avg	1209	N	N	3038 BEACON AVE S
002	059700	0591	5/28/09	\$395,000	\$325,000	1040	8	2009	Avg	1101	N	N	3044 B BEACON AVE S
002	149830	1055	3/19/10	\$378,000	\$332,000	1050	8	2009	Avg	1193	N	N	2111 A 15TH AVE S
002	259766	0050	11/3/11	\$245,000	\$242,000	1050	8	2007	Avg	1450	N	N	2809 24TH AVE S
002	766060	0117	1/22/09	\$335,000	\$268,000	1050	8	2008	Avg	1129	N	N	1722 A 13TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	149830	0875	9/30/09	\$393,000	\$332,000	1060	8	2006	Avg	930	Y	N	1922 14TH AVE S
002	149830	0873	8/24/10	\$299,000	\$271,000	1060	8	2006	Avg	1404	N	N	1924 14TH AVE S
002	059700	0589	3/15/09	\$351,000	\$284,000	1060	8	2008	Avg	1160	N	N	3039 18TH AVE S
002	308300	0345	11/1/11	\$365,500	\$361,000	1080	8	1926	Avg	4000	N	N	2606 21ST AVE S
002	059700	0593	4/8/09	\$335,000	\$272,000	1080	8	2009	Avg	1101	N	N	3041 A 18TH AVE S
002	754880	0051	8/9/11	\$326,500	\$318,000	1080	8	2010	Avg	1110	N	N	1755 A 14TH AVE S
002	059700	0587	3/12/09	\$349,000	\$282,000	1110	8	2008	Avg	1125	N	N	3040 BEACON AVE S
002	885000	0315	5/6/09	\$376,245	\$308,000	1120	8	2008	Avg	1424	N	N	1535 17TH AVE S
002	885000	0316	12/15/10	\$307,500	\$285,000	1120	8	2008	Avg	1568	N	N	1537 17TH AVE S
002	885000	0270	12/8/10	\$260,000	\$241,000	1160	8	2007	Avg	1119	N	N	1518 B STURGUS AVE S
002	885000	0275	10/28/10	\$260,000	\$239,000	1160	8	2007	Avg	1400	N	N	1520 B STURGUS AVE S
002	885000	0273	10/28/09	\$305,000	\$260,000	1160	8	2007	Avg	1119	N	N	1520 A STURGUS AVE S
002	368090	0050	7/19/11	\$350,000	\$339,000	1170	8	1971	Avg	5600	N	N	4055 25TH AVE S
002	308300	0380	4/20/10	\$425,000	\$376,000	1190	8	1953	Avg	4000	N	N	2621 22ND AVE S
002	426320	0040	1/5/10	\$575,000	\$497,000	1190	8	1948	Avg	8820	Y	N	3424 24TH AVE S
002	308300	0465	10/11/10	\$348,500	\$319,000	1220	8	1954	Avg	8000	N	N	2200 S WAITE ST
002	308300	0725	8/22/11	\$300,000	\$293,000	1220	8	1971	Avg	4000	N	N	2815 23RD AVE S
002	713330	0043	12/21/09	\$315,000	\$271,000	1240	8	2007	Avg	1264	N	N	1341 A 14TH AVE S
002	605611	0180	9/28/11	\$415,000	\$408,000	1330	8	2011	Avg	2095	N	N	4521 RENTON AVE S
002	754880	0050	3/21/11	\$375,000	\$355,000	1340	8	2010	Avg	1303	N	N	1755 B 14TH AVE S
002	754880	0050	10/27/09	\$500,000	\$425,000	1340	8	2010	Avg	1303	N	N	1755 B 14TH AVE S
002	754830	0728	7/20/09	\$499,950	\$416,000	1370	8	2009	Avg	1939	N	N	1758 18TH AVE S
002	885000	0263	11/9/09	\$333,500	\$285,000	1390	8	2007	Avg	1816	N	N	1524 STURGUS AVE S
002	388190	0175	4/21/11	\$357,000	\$340,000	1440	8	2009	Avg	1035	N	N	1804 12TH AVE S
002	388190	0176	10/29/10	\$370,000	\$340,000	1440	8	2009	Avg	757	N	N	1802 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	605611	0200	12/16/11	\$432,950	\$432,000	1450	8	2011	Avg	2479	N	N	4525 RENTON AVE S
002	388190	0177	5/19/10	\$459,500	\$409,000	1470	8	2009	Avg	1033	N	N	1800 12TH AVE S
002	713330	0176	7/19/11	\$355,000	\$344,000	1490	8	2010	Avg	1480	Y	N	1311 B 16TH AVE S
002	308300	0475	1/19/11	\$359,000	\$336,000	1510	8	1993	Avg	4000	N	N	2520 22ND AVE S
002	713280	0410	4/14/09	\$395,900	\$322,000	1530	8	2007	Avg	2267	N	N	1149 STURGUS AVE S
002	754880	0045	11/17/11	\$364,950	\$362,000	1590	8	2009	Avg	1309	N	N	1751 14TH AVE S
002	754880	0047	11/17/11	\$359,950	\$357,000	1590	8	2009	Avg	1314	N	N	1317 S STATE ST
002	754880	0048	12/1/11	\$350,000	\$348,000	1590	8	2009	Avg	1138	N	N	1321 S STATE ST
002	754880	0049	11/8/11	\$339,500	\$336,000	1590	8	2009	Avg	1237	N	N	1319 S STATE ST
002	388190	0179	6/4/10	\$407,000	\$363,000	1590	8	2009	Avg	888	N	N	1211 S GRAND ST
002	713280	0400	2/24/09	\$389,900	\$314,000	1620	8	2007	Avg	2575	N	N	1145 STURGUS AVE S
002	713280	0405	3/9/09	\$395,900	\$320,000	1650	8	2007	Avg	2075	N	N	1147 STURGUS AVE S
002	605611	0190	9/28/11	\$387,378	\$380,000	1650	8	2011	Avg	2357	N	N	4527 RENTON AVE S
002	539360	0610	9/1/09	\$436,888	\$367,000	1680	8	1968	Avg	6400	N	N	2320 16TH AVE S
002	308000	0070	2/13/09	\$415,000	\$333,000	1730	8	2005	Avg	4000	Y	N	2502 20TH AVE S
002	798190	0020	2/9/10	\$495,000	\$431,000	1760	8	1914	Avg	3175	Y	N	3314 19TH AVE S
002	713280	0415	2/23/09	\$439,900	\$354,000	1860	8	2007	Avg	2554	N	N	1151 STURGUS AVE S
002	605611	0170	10/21/11	\$399,950	\$395,000	1940	8	2011	Avg	2230	N	N	4523 RENTON AVE S
002	308300	0775	1/7/10	\$475,000	\$411,000	1960	8	1921	VGood	4000	N	N	2905 23RD AVE S
002	162404	9168	12/15/09	\$382,500	\$329,000	2000	8	2010	Avg	16628	Y	N	2317 S HINDS ST
002	365010	0090	5/24/11	\$529,000	\$507,000	2020	8	2010	Avg	4125	N	N	3325 19TH AVE S
002	116600	0075	10/28/10	\$463,000	\$426,000	2050	8	2010	Avg	4000	N	N	1934 S WAITE ST
002	116600	0071	12/10/10	\$455,000	\$422,000	2050	8	2010	Avg	4000	N	N	1930 S WAITE ST
002	116600	0085	3/1/10	\$520,000	\$455,000	2200	8	2007	Avg	4000	N	N	1938 S WAITE ST
002	308000	0090	3/16/11	\$449,999	\$425,000	2290	8	1990	Avg	3851	N	N	2511 21ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	162404	9132	8/3/10	\$642,500	\$580,000	2370	8	1956	Avg	71002	Y	N	3632 24TH AVE S
002	605610	0060	5/20/10	\$464,000	\$413,000	2560	8	2008	Avg	4345	N	N	2828 S ADAMS ST
002	816160	0105	4/20/09	\$590,000	\$481,000	2660	8	2008	Avg	4000	Y	N	3217 20TH AVE S
002	149830	1060	4/12/10	\$373,500	\$329,000	1050	9	2009	Avg	1193	N	N	2119 A 15TH AVE S
002	149830	1057	10/13/09	\$375,950	\$319,000	1050	9	2009	Avg	1193	N	N	2111 C 15TH AVE S
002	149830	1062	4/12/10	\$375,000	\$331,000	1050	9	2009	Avg	1193	N	N	2119 C 15TH AVE S
002	149830	1056	12/30/09	\$362,000	\$312,000	1070	9	2009	Avg	867	N	N	2111 B 15TH AVE S
002	149830	1061	5/17/10	\$358,500	\$319,000	1070	9	2009	Avg	867	N	N	2119 B 15TH AVE S
002	754880	0055	1/21/09	\$522,000	\$417,000	1120	9	2008	Avg	1057	N	N	1759 14TH AVE S
002	149830	1058	3/1/10	\$389,000	\$340,000	1180	9	2009	Avg	1404	N	N	2113 B 15TH AVE S
002	149830	1059	10/5/09	\$400,950	\$339,000	1180	9	2009	Avg	1348	N	N	2113 A 15TH AVE S
002	149830	1063	10/27/09	\$414,950	\$353,000	1180	9	2009	Avg	1349	N	N	2117 B 15TH AVE S
002	149830	1064	1/21/10	\$382,500	\$332,000	1180	9	2009	Avg	1403	N	N	2117 A 15TH AVE S
002	754830	0726	10/23/09	\$475,000	\$404,000	1200	9	2009	Avg	1616	N	N	1762 18TH AVE S
002	885000	0018	4/21/11	\$295,000	\$281,000	1200	9	2010	Avg	813	N	N	1519 B 14TH AVE S
002	885000	0019	5/26/11	\$316,500	\$303,000	1200	9	2010	Avg	1113	N	N	1519 A 14TH AVE S
002	754830	0727	8/6/09	\$492,450	\$411,000	1240	9	2009	Avg	1784	N	N	1760 18TH AVE S
002	885000	0015	3/8/11	\$320,000	\$302,000	1260	9	2010	Avg	1412	N	N	1517 14TH AVE
002	885000	0015	9/21/09	\$329,000	\$278,000	1260	9	2010	Avg	1412	N	N	1517 14TH AVE
002	885000	0016	5/26/11	\$320,000	\$307,000	1260	9	2010	Avg	1407	N	N	1521 14TH AVE S
002	885000	0017	8/8/11	\$315,500	\$307,000	1290	9	2010	Avg	1121	N	N	1519 C 14TH AVE S
002	754830	0725	7/20/09	\$499,950	\$416,000	1420	9	2009	Avg	1656	N	N	1758 18TH AVE S
002	149830	0958	5/18/09	\$620,000	\$509,000	1800	9	2007	Avg	1712	N	N	2010 B 14TH AVE S
002	766010	0070	6/10/09	\$599,950	\$495,000	1890	9	1906	Good	6000	N	N	1317 13TH AVE S
002	308300	0780	9/15/11	\$575,000	\$563,000	3100	9	2008	Avg	4000	N	N	2909 23RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	795030	3405	2/5/10	\$215,600	\$188,000	430	5	2006	Avg	4545	N	N	4428 39TH AVE S
003	983420	0790	12/1/10	\$268,000	\$248,000	600	6	1909	Avg	4080	N	N	3318 34TH AVE S
003	795030	0766	5/20/09	\$292,500	\$240,000	730	6	1911	Avg	3146	N	N	3715 S ANDOVER ST
003	795030	3570	8/9/10	\$260,000	\$235,000	750	6	1910	Avg	3060	N	N	4406 38TH AVE S
003	983420	1895	4/16/09	\$256,000	\$209,000	770	6	1953	Avg	4080	N	N	3810 COURTLAND PL S
003	983420	1010	3/31/11	\$175,000	\$166,000	800	6	1947	Avg	4080	N	N	3415 36TH AVE S
003	795030	3300	10/21/10	\$324,000	\$297,000	820	6	1905	Avg	3500	N	N	4412 CASCADIA AVE S
003	795030	3465	10/1/09	\$293,500	\$248,000	830	6	1908	Avg	4896	N	N	4409 39TH AVE S
003	795030	1010	9/20/11	\$228,000	\$224,000	870	6	1912	Avg	3000	N	N	4035 37TH AVE S
003	795030	2245	6/21/11	\$349,000	\$336,000	880	6	1915	VGood	6120	N	N	4161 39TH AVE S
003	812110	0050	8/12/10	\$335,000	\$303,000	890	6	1948	Avg	3960	N	N	3829 38TH AVE S
003	128230	0080	7/7/11	\$293,500	\$284,000	900	6	1931	Avg	5400	N	N	3213 MCCLINTOCK AVE S
003	983420	0440	1/6/10	\$515,000	\$445,000	960	6	1924	Avg	4080	N	N	3219 37TH PL S
003	983420	0740	4/11/11	\$264,950	\$252,000	960	6	1948	Avg	4080	N	N	3321 35TH AVE S
003	795030	0945	8/20/09	\$233,000	\$195,000	970	6	1971	Avg	3060	N	N	4004 37TH AVE S
003	983420	0335	10/16/10	\$475,000	\$436,000	1010	6	1920	VGood	4080	N	N	3229 36TH AVE S
003	983420	0780	8/12/10	\$259,000	\$234,000	1020	6	1914	Avg	4080	N	N	3326 34TH AVE S
003	128230	0086	10/12/09	\$242,950	\$206,000	1040	6	1906	Avg	5400	N	N	3217 MCCLINTOCK AVE S
003	795030	1945	4/23/09	\$375,000	\$306,000	1270	6	1906	Good	3060	N	N	4119 38TH AVE S
003	795030	0870	5/19/11	\$257,000	\$246,000	1360	6	1910	Avg	6120	N	N	4048 37TH AVE S
003	570000	0365	8/11/09	\$349,950	\$293,000	1480	6	1925	Good	4323	N	N	2834 30TH AVE S
003	983420	0715	4/21/09	\$348,000	\$284,000	1500	6	1918	Good	4080	N	N	3303 35TH AVE S
003	983420	1216	3/15/10	\$233,500	\$205,000	620	7	2005	Avg	886	N	N	3644 A COURTLAND PL S
003	795030	2129	7/27/09	\$264,950	\$221,000	840	7	2007	Avg	741	N	N	4108 B 37TH AVE S
003	983420	0015	9/13/11	\$275,000	\$269,000	940	7	1912	Avg	4080	N	N	3211 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	795030	4150	4/29/10	\$221,000	\$196,000	1000	7	1956	Avg	4545	N	N	4509 41ST AVE S
003	983420	0020	3/26/10	\$336,000	\$295,000	1030	7	1911	Avg	4080	N	N	3215 33RD AVE S
003	983420	1775	8/7/09	\$280,000	\$234,000	1040	7	1980	Avg	4080	N	N	3825 37TH AVE S
003	983470	0190	2/24/09	\$418,000	\$336,000	1050	7	1961	Avg	3921	N	N	3417 37TH AVE S
003	128230	0995	5/19/09	\$305,000	\$250,000	1060	7	2007	Avg	915	N	N	3324 WETMORE AVE S
003	795030	2175	10/1/09	\$470,000	\$398,000	1080	7	1958	Avg	5100	N	N	4121 39TH AVE S
003	795030	0620	7/14/11	\$302,000	\$292,000	1090	7	1906	Good	3060	N	N	4029 39TH AVE S
003	570000	3060	7/26/11	\$420,200	\$408,000	1100	7	1989	Avg	3287	N	N	3706 S COURT ST
003	128230	0787	3/20/09	\$303,000	\$245,000	1100	7	2008	Avg	1556	N	N	3315 WETMORE AVE S
003	128230	1001	7/12/09	\$295,000	\$245,000	1120	7	2007	Avg	983	N	N	3330 WETMORE AVE S
003	983470	0160	3/9/11	\$400,000	\$378,000	1130	7	1909	Avg	3353	N	N	3337 37TH AVE S
003	128230	1009	6/8/11	\$302,000	\$290,000	1180	7	2007	Avg	1386	N	N	3318 E WETMORE AVE S
003	812110	0375	5/10/10	\$404,000	\$359,000	1190	7	1947	Good	6180	N	N	3844 38TH AVE S
003	983420	0860	7/7/11	\$280,000	\$271,000	1200	7	1989	Avg	4080	N	N	3419 33RD AVE S
003	983420	1325	1/21/10	\$228,000	\$198,000	1210	7	2006	Avg	1250	N	N	3637 B COURTLAND PL S
003	983420	1845	5/4/09	\$300,000	\$245,000	1210	7	2003	Avg	4080	N	N	3840 COURTLAND PL S
003	812110	0146	8/31/11	\$320,000	\$313,000	1240	7	1983	Good	2878	N	N	3834 37TH AVE S
003	983420	1494	4/12/10	\$325,000	\$287,000	1272	7	1998	Avg	2222	N	N	3639 36TH AVE S
003	983420	0460	9/21/09	\$428,000	\$361,000	1330	7	1920	Avg	4080	N	N	3235 37TH PL S
003	570000	3075	6/30/11	\$425,000	\$410,000	1400	7	1923	Avg	3001	N	N	3625 38TH AVE S
003	812110	0510	6/10/09	\$500,000	\$412,000	1440	7	1926	Avg	4120	N	N	3802 39TH AVE S
003	983420	1100	6/17/11	\$282,500	\$272,000	1440	7	1972	Avg	4855	N	N	3422 36TH AVE S
003	983420	1880	4/26/10	\$299,000	\$265,000	1460	7	1919	Avg	4080	N	N	3816 COURTLAND PL S
003	983420	1880	12/18/09	\$335,000	\$288,000	1460	7	1919	Avg	4080	N	N	3816 COURTLAND PL S
003	983420	1341	5/21/10	\$303,950	\$270,000	1470	7	2002	Avg	2001	N	N	3649 COURTLAND PL S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	795030	0560	4/22/11	\$447,500	\$426,000	1480	7	1924	Good	3838	N	N	4006 39TH AVE S
003	795030	0460	2/25/10	\$385,000	\$336,000	1510	7	1905	Avg	3000	N	N	4049 CASCADIA AVE S
003	983470	0005	6/22/10	\$445,230	\$399,000	1550	7	1918	Avg	4000	N	N	3203 37TH AVE S
003	812110	1421	7/13/09	\$435,000	\$361,000	1560	7	1923	Avg	4697	N	N	3707 S COURT ST
003	672570	0010	11/16/09	\$360,000	\$308,000	1610	7	1922	Avg	4548	N	N	2821 30TH AVE S
003	795030	3585	4/21/10	\$260,000	\$230,000	1760	7	1954	Avg	3060	N	N	4401 38TH AVE S
003	570000	2185	6/26/09	\$725,000	\$600,000	1910	7	1922	Good	5995	N	N	3419 S MOUNT BAKER BLVD
003	570000	2150	5/6/10	\$587,000	\$520,000	1950	7	1921	Good	4322	N	N	3129 35TH AVE S
003	983420	1810	6/3/09	\$407,350	\$335,000	2000	7	1921	Good	5284	N	N	3859 37TH AVE S
003	570000	1430	4/16/09	\$624,000	\$508,000	2180	7	1908	Good	4000	N	N	3129 34TH AVE S
003	983420	1375	4/8/10	\$350,000	\$308,000	940	8	2009	Avg	1230	N	N	3644 a 36TH AVE S
003	983420	1370	5/17/10	\$354,950	\$315,000	940	8	2009	Avg	1078	N	N	3650 36TH AVE S
003	983420	1371	6/22/10	\$289,950	\$260,000	940	8	2009	Avg	1078	N	N	3648 A 36TH AVE S
003	983420	1372	4/26/10	\$289,950	\$257,000	940	8	2009	Avg	1078	N	N	3648 B 36TH AVE S
003	983420	1376	5/3/11	\$266,200	\$254,000	940	8	2009	Avg	1230	N	N	3644 B 36TH AVE S
003	983470	0035	4/10/09	\$527,000	\$429,000	1540	8	1911	Avg	2928	N	N	3208 37TH PL S
003	795030	0985	3/5/09	\$427,500	\$345,000	1770	8	2005	Avg	5200	N	N	4019 37TH AVE S
003	812110	1410	6/2/10	\$591,500	\$527,000	1830	8	2007	Avg	4638	N	N	3701 38TH AVE S
003	795030	0625	9/13/10	\$460,000	\$419,000	1900	8	2010	Avg	3060	N	N	4031 39TH AVE S
003	570000	1390	7/1/11	\$520,000	\$502,000	2170	8	1914	Avg	4345	N	N	3110 33RD AVE S
003	983420	0300	1/19/11	\$554,000	\$518,000	2220	8	2002	Avg	3770	N	N	3201 36TH AVE S
003	983420	0405	5/26/10	\$499,950	\$445,000	2220	8	2010	Avg	4080	N	N	3208 35TH AVE S
003	983420	0095	12/31/11	\$585,000	\$585,000	2830	8	1909	VGood	6120	N	N	3231 34TH AVE S
003	983420	0095	1/27/10	\$535,000	\$464,000	2830	8	1909	VGood	6120	N	N	3231 34TH AVE S
003	983420	1885	9/3/10	\$449,950	\$409,000	2060	9	2010	Avg	4080	N	N	3814 COURTLAND PL S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	795030	0455	7/7/10	\$510,000	\$458,000	2010	10	2010	Avg	3000	N	N	4047 CASCADE AVE S
003	812110	0155	11/22/11	\$592,000	\$588,000	1920	11	2006	Avg	2868	Y	N	3844 37TH AVE S
004	160710	0032	10/1/09	\$233,000	\$197,000	550	6	1942	Good	2475	N	N	3020 S DAKOTA ST
004	170340	0545	1/15/09	\$315,000	\$251,000	770	6	1944	Avg	4950	N	N	3207 S EDMUNDS ST
004	160460	0595	10/15/09	\$214,000	\$182,000	890	6	1922	Avg	3980	N	N	4549 35TH AVE S
004	170340	1035	10/28/09	\$258,600	\$220,000	940	6	1910	Avg	4400	N	N	3229 S FERDINAND ST
004	160710	0023	4/21/11	\$185,000	\$176,000	970	6	1964	Avg	5000	N	N	3012 S DAKOTA ST
004	160460	2020	5/30/11	\$186,000	\$178,000	1020	6	1970	Avg	6098	N	N	4005 34TH AVE S
004	160460	0015	7/30/09	\$282,900	\$236,000	630	7	1919	Avg	4800	N	N	4565 33RD AVE S
004	160460	0830	6/22/11	\$350,000	\$337,000	720	7	1947	Good	5000	Y	N	4420 34TH AVE S
004	170340	0540	4/15/10	\$348,500	\$308,000	770	7	1944	VGood	4950	N	N	3203 S EDMUNDS ST
004	160460	0100	5/12/11	\$243,000	\$232,000	840	7	1910	Avg	2980	N	N	4515 33RD AVE S
004	162404	9114	11/23/11	\$193,800	\$192,000	840	7	1931	Avg	6300	N	N	3005 S BRADFORD ST
004	162404	9094	2/24/10	\$399,000	\$348,000	940	7	2009	Avg	7650	N	N	3015 S BRADFORD ST
004	266050	0420	11/12/09	\$269,000	\$230,000	990	7	2007	Avg	1042	N	N	5011 B 37TH AVE S
004	162404	9233	2/23/11	\$235,000	\$221,000	1020	7	1958	Avg	10260	N	N	3922 31ST AVE S
004	266050	0410	3/29/10	\$277,000	\$244,000	1020	7	2007	Avg	2039	N	N	5013 37TH AVE S
004	266050	0412	10/22/09	\$275,000	\$234,000	1040	7	2007	Avg	1181	N	N	5017 B 37TH AVE S
004	560900	0285	5/20/09	\$285,000	\$234,000	1050	7	1973	Avg	4920	N	N	3825 LETITIA AVE S
004	266050	0490	7/13/09	\$363,000	\$302,000	1070	7	1916	Good	4040	N	N	5221 37TH AVE S
004	160460	1190	10/8/09	\$253,000	\$214,000	1110	7	1908	Good	3000	Y	N	4205 34TH AVE S
004	266050	0414	12/4/09	\$285,000	\$245,000	1110	7	2007	Avg	1306	N	N	5015 B 37TH AVE S
004	266050	0416	10/22/09	\$284,950	\$242,000	1110	7	2007	Avg	1306	N	N	5013 B 37TH AVE S
004	688890	0091	5/13/11	\$236,500	\$226,000	1120	7	1926	Avg	4880	N	N	3518 S BENNETT ST
004	160460	0150	4/21/10	\$348,000	\$308,000	1180	7	1915	Good	5960	Y	N	4554 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	162404	9213	1/28/09	\$325,000	\$260,000	1220	7	1954	Avg	14040	N	N	3814 RENTON AVE S
004	160460	1275	9/2/09	\$349,900	\$294,000	1240	7	1983	Avg	3000	Y	N	4218 34TH AVE S
004	160710	0167	6/11/10	\$282,500	\$252,000	1340	7	1966	Avg	6864	N	N	4128 RENTON AVE S
004	162404	9276	8/5/09	\$360,000	\$301,000	1380	7	2008	Avg	5253	N	N	2900 S COURT ST
004	162404	9281	7/24/09	\$414,950	\$346,000	1380	7	2008	Avg	5014	N	N	2921 S COURT ST
004	170340	0645	9/24/09	\$318,000	\$269,000	1500	7	1942	Avg	6600	N	N	3256 S FERDINAND ST
004	162404	9110	2/25/11	\$324,950	\$306,000	1510	7	1925	Good	8700	N	N	3862 RENTON AVE S
004	160710	0132	3/23/10	\$410,000	\$360,000	1810	7	2009	Avg	4323	N	N	3103 S DAKOTA ST
004	688890	0086	11/3/10	\$270,000	\$249,000	1870	7	2006	Avg	3780	N	N	5222 35TH AVE S
004	160710	0164	4/23/09	\$275,000	\$224,000	1930	7	1997	Avg	4129	N	N	4129 LEXINGTON PL S
004	160710	0044	7/6/10	\$272,900	\$245,000	2300	7	2004	Avg	5460	N	N	3011 S ANDOVER ST
004	934410	0070	10/15/09	\$304,950	\$259,000	680	8	2009	Avg	1243	N	N	4781 A 35TH AVE S
004	934410	0090	9/14/11	\$221,500	\$217,000	680	8	2009	Avg	805	N	N	4781 C 35TH AVE S
004	934410	0120	3/10/10	\$285,000	\$250,000	680	8	2009	Avg	1554	N	N	4785 C 35TH AVE S
004	934410	0130	2/10/10	\$289,950	\$252,000	680	8	2009	Avg	1247	N	N	4771 A 35TH AVE S
004	934410	0150	2/16/10	\$270,000	\$235,000	680	8	2009	Avg	814	N	N	4771 C 35TH AVE S
004	934410	0160	7/25/11	\$226,500	\$220,000	680	8	2009	Avg	767	N	N	4775 A 35TH AVE S
004	934410	0180	3/22/10	\$280,000	\$246,000	680	8	2009	Avg	1565	N	N	4775 C 35TH AVE S
004	934410	0040	11/11/11	\$205,000	\$203,000	690	8	2009	Avg	1075	N	N	4795 A 35TH AVE S
004	934410	0060	5/11/10	\$265,000	\$235,000	690	8	2009	Avg	1467	N	N	4795 C 35TH AVE S
004	934410	0010	9/28/09	\$299,000	\$253,000	710	8	2009	Avg	1108	N	N	4791 A 35TH AVE S
004	934410	0030	9/14/11	\$216,500	\$212,000	710	8	2009	Avg	1441	N	N	4791 C 35TH AVE S
004	934410	0050	9/16/11	\$217,000	\$213,000	760	8	2009	Avg	586	N	N	4795 B 35TH AVE S
004	934410	0020	10/20/11	\$211,500	\$209,000	780	8	2009	Avg	586	N	N	4791 B 35TH AVE S
004	934410	0080	8/30/11	\$225,000	\$220,000	880	8	2009	Avg	793	N	N	4781 B 35TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	934410	0110	8/8/11	\$225,500	\$219,000	880	8	2009	Avg	764	N	N	4785 B 35TH AVE S
004	934410	0140	9/25/10	\$252,500	\$231,000	880	8	2009	Avg	790	N	N	4771 B 35TH AVE S
004	934410	0170	8/8/11	\$226,500	\$220,000	880	8	2009	Avg	766	N	N	4775 B 35TH AVE S
004	170340	0905	9/16/11	\$310,000	\$304,000	1010	8	2005	Avg	4950	N	N	3544 S HUDSON ST
004	128230	0713	8/17/10	\$292,000	\$265,000	1020	8	2010	Avg	1188	N	N	3314 A CLAREMONT AVE S
004	564960	0453	5/24/11	\$350,000	\$335,000	1140	8	2009	Avg	1813	N	N	3952 S BRANDON ST
004	919795	0100	6/10/11	\$255,000	\$245,000	1220	8	1999	Avg	5046	N	N	2932 S CHARLESTOWN ST
004	160460	0315	5/13/11	\$303,800	\$291,000	1350	8	2006	Avg	2980	N	N	4537 34TH AVE S
004	160710	0055	10/20/10	\$290,000	\$266,000	1440	8	2003	Avg	2500	N	N	4019 31ST AVE S
004	160710	0057	4/23/09	\$345,000	\$281,000	1440	8	2003	Avg	3470	N	N	4021 31ST AVE S
004	564960	0454	5/3/11	\$385,000	\$367,000	2110	8	2009	Avg	2931	N	N	3944 S BRANDON ST
004	160460	1572	12/14/09	\$305,000	\$262,000	860	9	2009	Avg	696	N	N	4070 B LETITIA AVE S
004	160460	1571	8/14/09	\$409,950	\$343,000	1040	9	2009	Avg	958	N	N	4070 C LETITIA AVE S
004	160460	1573	1/11/10	\$310,000	\$268,000	1040	9	2009	Avg	957	N	N	4070 A LETITIA AVE S
004	160460	1801	9/8/11	\$340,000	\$333,000	1080	9	2010	Avg	1400	N	N	4077 LETITIA AVE S
004	160460	1803	10/24/11	\$338,000	\$334,000	1080	9	2010	Avg	1400	N	N	4081 LETITIA AVE S
004	160460	1802	11/15/11	\$315,000	\$312,000	1090	9	2010	Avg	1400	N	N	4079 LETITIA AVE S
004	170340	0307	2/10/09	\$435,000	\$349,000	1100	9	2008	Avg	1551	N	N	3512 S EDMUNDS ST
004	160460	1800	8/29/11	\$369,950	\$361,000	1170	9	2010	Avg	2250	N	N	4075 LETITIA AVE S
004	160460	1804	6/24/11	\$356,000	\$343,000	1170	9	2010	Avg	2050	N	N	4083 LETITIA AVE S
004	160460	1686	5/19/10	\$550,000	\$489,000	1630	9	2009	Avg	4126	Y	N	4114 34TH AVE S
004	160460	1700	12/9/09	\$575,000	\$494,000	1630	9	2009	Avg	3126	Y	N	4108 34TH AVE S
004	160460	0300	7/16/11	\$535,000	\$518,000	1960	9	2007	Avg	2980	N	N	4529 34TH AVE S
004	160460	0295	3/23/11	\$500,000	\$473,000	1960	9	2007	Avg	2980	N	N	4525 34TH AVE
004	160460	2030	9/28/10	\$485,000	\$443,000	2260	9	2000	Avg	5900	Y	N	4028 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	160460	2050	3/29/11	\$415,000	\$393,000	1080	10	2005	Avg	2527	N	N	4011 LETITIA AVE S
005	381240	0633	7/27/10	\$161,000	\$145,000	710	5	1911	Avg	3960	N	N	6712 42ND AVE S
005	333100	1665	7/15/09	\$273,500	\$227,000	790	6	1914	Avg	5150	N	N	3951 S ORCAS ST
005	333300	0505	4/7/09	\$198,000	\$161,000	880	6	1975	Avg	5000	N	N	3913 S ANGEL PL
005	333300	2790	4/27/10	\$177,000	\$157,000	900	6	1948	Fair	5016	N	N	6712 40TH AVE S
005	333100	2235	10/14/11	\$180,000	\$177,000	910	6	1970	Avg	4532	N	N	3926 S FINDLAY ST
005	110500	0170	6/30/09	\$174,000	\$144,000	920	6	1910	Avg	4704	N	N	4604 S MORGAN ST
005	381240	0727	6/9/11	\$197,500	\$190,000	970	6	1972	Avg	4698	N	N	6814 45TH AVE S
005	333050	2020	5/13/10	\$275,000	\$244,000	1040	6	1905	Avg	4410	N	N	4222 S JUNEAU ST
005	660700	0195	9/4/09	\$275,000	\$231,000	1080	6	1991	Avg	5237	N	N	6534 42ND AVE S
005	333300	0255	7/6/10	\$270,000	\$242,000	1090	6	1908	Good	5000	N	N	3937 S EDDY ST
005	333100	0830	12/13/11	\$215,000	\$214,000	1260	6	1942	Good	4635	N	N	3940 S FINDLAY ST
005	381240	0306	1/11/10	\$215,000	\$186,000	1270	6	1918	Good	5335	N	N	4449 S MORGAN ST
005	660700	0005	8/22/11	\$225,000	\$219,000	1290	6	1951	Avg	4903	N	N	6502 43RD AVE S
005	110500	0356	10/4/11	\$160,000	\$157,000	1320	6	1979	Avg	5500	N	N	4610 S WARSAW ST
005	381240	0063	3/14/11	\$229,000	\$216,000	1400	6	1950	Avg	8100	N	N	6322 44TH AVE S
005	381240	0070	7/16/09	\$300,000	\$249,000	1410	6	1929	Good	6750	N	N	4260 S EDDY ST
005	333050	1945	7/27/09	\$324,000	\$270,000	730	7	1921	VGood	3090	N	N	4219 S MEAD ST
005	110500	0436	1/25/11	\$175,000	\$164,000	780	7	2010	Avg	1117	N	N	4629 A S HOLLY ST
005	110500	0424	6/28/10	\$220,000	\$197,000	820	7	2010	Avg	1370	N	N	4633 S HOLLY ST
005	272404	9152	9/22/09	\$249,220	\$210,000	840	7	1955	Avg	5015	N	N	4808 S ORCHARD ST
005	333100	0386	10/1/09	\$369,000	\$312,000	840	7	1950	Good	4635	N	N	3844 S LUCILE ST
005	333250	0571	8/6/09	\$394,000	\$329,000	840	7	1953	Good	4410	N	N	4222 S RAYMOND ST
005	333050	0616	1/12/10	\$285,000	\$247,000	860	7	1925	Avg	3708	N	N	4240 S FINDLAY ST
005	660700	0026	8/23/10	\$275,000	\$249,000	870	7	1954	Avg	7360	N	N	6522 43RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	333100	0870	10/20/09	\$389,000	\$330,000	940	7	1906	Good	6180	N	N	3961 S FINDLAY ST
005	333050	1930	4/20/10	\$290,000	\$256,000	960	7	1908	Avg	5159	N	N	4229 S MEAD ST
005	333100	0820	11/12/09	\$267,000	\$228,000	1000	7	1982	Good	3079	N	N	3934 S FINDLAY ST
005	110800	0105	4/16/09	\$258,950	\$211,000	1020	7	1959	Avg	6000	N	N	4636 S GARDEN ST
005	110800	0110	12/22/11	\$210,000	\$210,000	1020	7	1959	Avg	6000	N	N	4632 S GARDEN ST
005	333100	1510	4/21/10	\$299,900	\$265,000	1020	7	1952	Good	4900	N	N	3805 S ORCAS ST
005	333100	2255	9/9/09	\$255,000	\$215,000	1020	7	1977	Good	4738	N	N	3925 S FINDLAY ST
005	381240	0301	2/26/10	\$294,500	\$257,000	1020	7	1962	Avg	5372	N	N	4446 S WARSAW ST
005	234180	0225	5/22/09	\$345,000	\$283,000	1030	7	1960	Avg	5000	N	N	3621 S LUCILE ST
005	333050	1245	2/23/11	\$263,000	\$248,000	1030	7	1974	Good	6180	N	N	4240 S ORCAS ST
005	811310	0918	5/9/11	\$209,900	\$201,000	1070	7	2007	Avg	1278	N	N	5991 A RAINIER AVE S
005	811310	0918	5/9/11	\$220,000	\$210,000	1070	7	2007	Avg	1278	N	N	5991 A RAINIER AVE S
005	811310	0926	9/30/09	\$271,950	\$230,000	1070	7	2007	Avg	1405	N	N	5993 B RAINIER AVE S
005	234180	0105	10/26/09	\$348,000	\$296,000	1090	7	1958	Avg	5096	N	N	3630 S LUCILE ST
005	272404	9114	8/10/09	\$314,500	\$263,000	1090	7	1947	Good	5508	N	N	4207 S WILLOW ST
005	333050	2005	5/13/11	\$225,000	\$215,000	1090	7	1963	Good	4365	N	N	4212 S JUNEAU ST
005	110800	0035	4/29/10	\$300,000	\$266,000	1110	7	1977	Avg	5520	N	N	4629 S ORCHARD ST
005	272404	9157	11/21/11	\$190,000	\$189,000	1110	7	1977	Avg	5332	N	N	4644 S ORCHARD ST
005	333250	0305	11/11/10	\$293,500	\$271,000	1110	7	1904	VGood	3300	N	N	4211 S JUNEAU ST
005	381240	0846	10/16/11	\$230,000	\$227,000	1120	7	1962	Avg	8556	N	N	4233 S FRONTENAC ST
005	234180	0130	3/10/09	\$350,000	\$283,000	1160	7	1918	Avg	7350	N	N	3640 S LUCILE ST
005	131430	0012	2/24/10	\$225,000	\$197,000	1160	7	2005	Avg	1279	N	N	5977 A RAINIER AVE S
005	333250	0876	11/24/10	\$310,000	\$287,000	1180	7	1949	Good	7725	N	N	4245 S SPENCER ST
005	234130	0265	12/4/09	\$287,000	\$246,000	1200	7	1964	Good	5000	N	N	3612 S ORCAS ST
005	110500	0850	5/20/10	\$299,990	\$267,000	1210	7	1914	Avg	4000	N	N	7023 48TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	110500	0686	10/27/11	\$245,000	\$242,000	1220	7	1959	Avg	7625	N	N	4642 S FRONTENAC ST
005	381240	0659	12/3/09	\$300,000	\$257,000	1220	7	1966	Avg	5500	N	N	6810 42ND AVE S
005	381240	0293	10/12/10	\$315,000	\$289,000	1270	7	1963	Avg	6912	N	N	4456 S WARSAW ST
005	381240	0813	2/23/10	\$327,000	\$286,000	1270	7	1943	VGood	6097	N	N	6920 44TH AVE S
005	333300	2794	1/21/11	\$180,000	\$168,000	1320	7	1985	Good	5491	N	N	6714 40TH AVE S
005	333100	2335	6/7/11	\$190,000	\$183,000	1340	7	1999	Avg	2575	N	N	3917 S ORCAS ST
005	333100	0436	9/16/09	\$235,000	\$198,000	1350	7	1966	Avg	6100	N	N	5504 37TH AVE S
005	042700	0020	7/21/09	\$325,000	\$271,000	1380	7	1961	Avg	7656	N	N	7207 46TH AVE S
005	811310	0210	10/14/09	\$335,000	\$284,000	1450	7	1926	Avg	9834	N	N	6113 39TH AVE S
005	381240	0870	9/19/11	\$380,000	\$373,000	1480	7	2011	Avg	5896	N	N	4404 S MYRTLE ST
005	381240	0876	6/10/11	\$409,950	\$394,000	1480	7	2011	Avg	5897	N	N	4408 S MYRTLE ST
005	381240	0755	9/3/09	\$270,000	\$227,000	1720	7	1980	Avg	4350	N	N	6815 46TH AVE S
005	333100	1960	10/12/10	\$310,000	\$284,000	1780	7	1918	Avg	5150	N	N	3827 S MEAD ST
005	333100	1110	4/28/10	\$326,000	\$289,000	1920	7	1949	Avg	7400	N	N	3804 S ORCAS ST
005	333050	1975	3/9/10	\$415,000	\$363,000	2040	7	1908	Good	6180	N	N	4203 S MEAD ST
005	100500	0099	6/14/11	\$235,000	\$226,000	2260	7	1990	Avg	4092	N	N	7133 45TH AVE S
005	333050	0355	5/3/10	\$374,000	\$331,000	1180	8	1927	Good	4635	N	N	4201 S BRANDON ST
005	333100	0170	6/10/09	\$374,000	\$308,000	1420	8	1904	Good	7725	N	N	3855 S BRANDON ST
005	333300	2722	9/22/11	\$303,000	\$297,000	1420	8	2006	Avg	5023	N	N	6809 42ND AVE S
005	333250	0538	4/22/09	\$279,000	\$228,000	1560	8	1996	Avg	3150	N	N	4200 S RAYMOND ST
005	333300	0665	10/20/10	\$354,000	\$325,000	1730	8	1923	Avg	6500	N	N	3939 S MORGAN ST
005	333250	0410	11/11/09	\$370,000	\$316,000	2020	8	2003	Avg	3300	N	N	4248 S KENNY ST
005	333300	0595	10/12/09	\$371,000	\$315,000	2070	8	1911	Avg	5000	N	N	3928 S MORGAN ST
005	110800	0500	9/3/10	\$309,900	\$282,000	2360	8	2005	Avg	4000	N	N	4623 S GARDEN ST
005	381240	0749	6/7/10	\$442,000	\$395,000	2520	8	2000	Avg	5243	N	N	6807 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	381240	0882	2/17/10	\$330,000	\$288,000	2700	8	2002	Avg	5012	N	N	4516 S MYRTLE ST
007	262404	9097	3/9/10	\$250,000	\$219,000	720	6	1919	Avg	6600	N	N	7600 RAINIER AVE S
007	333600	1635	6/17/09	\$220,000	\$182,000	760	6	1918	Fair	6000	N	N	8744 HAMLET AVE S
007	665900	0006	5/6/10	\$190,000	\$168,000	760	6	1952	Avg	4644	N	N	8621 45TH AVE S
007	262404	9060	12/30/09	\$219,000	\$189,000	780	6	1921	Good	6192	N	N	5111 S MEDLEY CT
007	333600	1061	5/6/11	\$225,000	\$215,000	800	6	1914	Good	4000	N	N	8630 WABASH AVE S
007	333600	0516	12/30/11	\$255,000	\$255,000	910	6	1947	Avg	5000	N	N	8318 WOLCOTT AVE S
007	040200	0275	6/4/10	\$216,000	\$193,000	970	6	1950	Avg	5201	N	N	4423 S ROSE ST
007	333600	0215	12/22/11	\$233,888	\$233,000	990	6	1919	Avg	6000	N	N	8327 WOLCOTT AVE S
007	390410	0215	3/11/11	\$254,950	\$241,000	1070	6	1919	Good	6075	N	N	7813 46TH AVE S
007	333600	1645	3/22/10	\$301,000	\$264,000	1130	6	1942	VGood	5350	N	N	8750 HAMLET AVE S
007	354090	0035	10/25/10	\$252,850	\$232,000	1130	6	1912	Good	4815	N	N	7631 46TH AVE S
007	160160	0260	6/22/09	\$216,300	\$179,000	1200	6	1922	Good	9486	N	N	8306 46TH AVE S
007	333600	0990	8/13/09	\$221,500	\$185,000	1200	6	1904	Avg	6000	N	N	8430 WABASH AVE S
007	144350	0820	7/8/11	\$210,000	\$203,000	1210	6	1911	Avg	6669	N	N	7623 48TH AVE S
007	040200	0280	10/26/10	\$215,000	\$198,000	1290	6	1951	VGood	5200	N	N	4419 S ROSE ST
007	333600	1350	8/17/09	\$220,000	\$184,000	1920	6	1927	Avg	6000	N	N	8721 HAMLET AVE S
007	258930	0205	10/4/10	\$282,000	\$258,000	2080	6	1915	Good	5238	N	N	4629 S FONTANELLE ST
007	333600	1080	8/18/09	\$250,000	\$209,000	880	7	1942	Avg	5130	N	N	8640 WABASH AVE S
007	144350	0766	10/15/09	\$225,000	\$191,000	950	7	1952	Avg	5068	N	N	7610 46TH AVE S
007	144350	0840	2/9/11	\$230,000	\$216,000	970	7	1953	Avg	5460	N	N	4656 S HOLDEN ST
007	428140	0451	1/4/10	\$260,000	\$225,000	1020	7	2009	Avg	1085	N	N	4237 B S BOZEMAN ST
007	428140	0452	10/9/09	\$260,000	\$220,000	1020	7	2009	Avg	1191	N	N	4237 C S BOZEMAN ST
007	144350	0395	2/3/09	\$280,000	\$224,000	1060	7	1968	Good	6232	N	N	4828 S CHICAGO ST
007	333600	0705	9/28/09	\$253,600	\$214,000	1060	7	1988	Avg	5542	N	N	5301 S GRATTAN ST

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Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	390410	0341	8/11/11	\$280,000	\$272,000	1060	7	2009	Avg	1423	N	N	7716 A MARTIN LUTHER KING JR WAY S
007	428140	0460	2/17/09	\$254,950	\$205,000	1060	7	2007	Avg	1313	N	N	7851 RENTON AVE S
007	333600	1470	1/26/11	\$259,999	\$243,000	1070	7	1903	VGood	3000	N	N	8653 WABASH AVE S
007	428140	0450	8/14/09	\$279,950	\$234,000	1072	7	2009	Avg	1091	N	N	4237 A S BOZEMAN ST
007	428140	0453	7/1/09	\$274,000	\$227,000	1072	7	2009	Avg	1136	N	N	4237 D S BOZEMAN ST
007	071700	0180	11/10/11	\$240,000	\$238,000	1090	7	1969	Avg	6321	N	N	4424 S WEBSTER ST
007	342404	9097	4/22/10	\$200,000	\$177,000	1120	7	1950	Avg	5250	N	N	4810 S THISTLE ST
007	342404	9129	12/22/11	\$175,000	\$175,000	1120	7	1963	Avg	5000	N	N	7919 48TH AVE S
007	342404	9080	5/22/09	\$220,000	\$181,000	1220	7	1957	Avg	4968	N	N	7918 48TH AVE S
007	258930	0114	7/7/09	\$310,000	\$257,000	1230	7	1996	Avg	9558	N	N	7311 48TH AVE S
007	400600	0218	12/21/09	\$315,000	\$271,000	1230	7	2004	Avg	5128	N	N	8439 44TH AVE S
007	390410	0033	6/2/11	\$245,000	\$235,000	1270	7	1964	Avg	5600	N	N	7517 44TH AVE S
007	390410	0026	9/24/09	\$324,950	\$274,000	1330	7	1966	Good	5600	N	N	7522 44TH AVE S
007	941240	0072	2/17/10	\$230,000	\$201,000	1340	7	1956	Avg	6270	N	N	7755 52ND AVE S
007	354090	0020	6/3/11	\$270,000	\$259,000	1370	7	1948	Good	4494	N	N	7623 46TH AVE S
007	258930	0209	11/26/10	\$202,000	\$187,000	1390	7	1974	Avg	7760	N	N	4623 S FONTANELLE ST
007	212370	0165	12/3/09	\$311,000	\$267,000	1410	7	1923	Avg	8640	N	N	4716 S CLOVERDALE ST
007	333650	0145	10/29/09	\$325,000	\$277,000	1410	7	2009	Avg	2450	N	N	8141 WOLCOTT AVE S
007	562110	0135	9/2/09	\$250,000	\$210,000	1410	7	1909	Avg	4400	N	N	8111 48TH AVE S
007	333650	0220	6/15/09	\$330,000	\$272,000	1420	7	2009	Avg	3280	N	N	8100 WOLCOTT AVE S
007	390410	0049	3/11/09	\$342,000	\$276,000	1448	7	2008	Avg	1722	N	N	4315 S WEBSTER ST
007	428140	0420	8/26/09	\$245,000	\$206,000	1470	7	2005	Avg	4500	N	N	4221 S BOZEMAN ST
007	258930	0250	7/7/09	\$360,000	\$299,000	1510	7	2009	Avg	5520	N	N	4632 S AUSTIN ST
007	258930	0247	7/29/09	\$355,000	\$296,000	1510	7	2009	Avg	5565	N	N	4630 S AUSTIN ST
007	212370	0071	9/21/10	\$180,000	\$164,000	1620	7	1960	Avg	5060	N	N	4823 S THISTLE ST

Improved Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262404	9085	3/31/10	\$350,000	\$308,000	1630	7	1923	Avg	5980	N	N	5138 S MEDLEY CT
007	333650	0180	4/6/10	\$334,950	\$295,000	1660	7	2009	Avg	3990	N	N	8132 WOLCOTT AVE S
007	144350	0130	4/14/09	\$350,000	\$285,000	1680	7	1910	Good	5022	N	N	4805 S CHICAGO ST
007	333650	0185	11/19/09	\$356,400	\$305,000	1740	7	2009	Avg	4020	N	N	8128 WOLCOTT AVE S
007	333650	0150	7/9/10	\$346,000	\$311,000	1760	7	2009	Avg	3629	N	N	8145 WOLCOTT AVE S
007	333650	0160	11/11/09	\$360,000	\$307,000	1770	7	2009	Avg	7686	N	N	8136 WOLCOTT AVE S
007	342010	0165	11/22/10	\$260,000	\$240,000	1860	7	2010	Avg	3912	N	N	8616 44TH AVE S
007	342010	0166	12/17/10	\$260,000	\$241,000	1860	7	2010	Avg	3960	N	N	8614 44TH AVE S
007	333600	1575	10/28/09	\$292,900	\$249,000	2020	7	1956	Avg	6000	N	N	8706 HAMLET AVE S
007	333600	1130	6/24/09	\$345,500	\$286,000	2040	7	2009	Avg	3000	N	N	8419 WABASH AVE S
007	941290	0038	7/10/09	\$385,000	\$320,000	1060	8	1932	VGood	5280	N	N	5151 S OTHELLO ST
007	390410	0120	11/15/11	\$285,000	\$282,000	1260	8	2006	Avg	3823	N	N	4507 S HOLDEN ST
007	258930	0067	9/14/11	\$321,000	\$314,000	1540	8	2011	Avg	7407	N	N	4828 S FONTANELLE ST
007	258930	0063	11/11/11	\$290,000	\$287,000	2340	8	2011	Avg	5000	N	N	4824 S FONTANELLE ST
007	160160	0082	2/3/10	\$360,000	\$313,000	2676	8	2005	Avg	7723	N	N	7925 46TH AVE S
007	110800	0755	1/26/11	\$375,000	\$351,000	1520	9	2010	Avg	4000	N	N	4825 S OTHELLO ST
007	352404	9006	9/20/10	\$434,000	\$396,000	1940	9	1900	Good	8692	N	N	7938 DUNCAN AVE S
007	333600	0840	11/29/10	\$380,000	\$352,000	2230	9	2005	Avg	4500	N	N	08455 SEWARD PARK AVE S

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	016100	0065	1/8/09	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	027200	0025	10/21/10	\$72,945	DOR RATIO
001	027200	0875	3/12/09	\$300,000	QUIT CLAIM DEED
001	027200	0960	4/15/10	\$320,000	PREVIMP<=25K
001	029900	0041	2/18/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	029900	0050	10/6/09	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	029900	0050	12/23/09	\$324,900	FINANCIAL INSTITUTION RESALE
001	149830	3820	2/12/10	\$652,000	RELOCATION - SALE TO SERVICE
001	209020	0046	4/20/10	\$700,000	DIAGNOSTIC OUTLIERS
001	239460	0170	6/9/10	\$207,000	DIAGNOSTIC OUTLIERS
001	570000	0045	7/19/11	\$429,500	QUIT CLAIM DEED
001	570000	0105	3/22/11	\$400,000	DIAGNOSTIC OUTLIERS
001	570000	0250	12/28/11	\$214,000	DIAGNOSTIC OUTLIERS
001	690970	0265	5/31/11	\$400,000	DIAGNOSTIC OUTLIERS
001	691020	0055	11/15/11	\$500,000	DIAGNOSTIC OUTLIERS
001	885000	0960	7/10/09	\$162,000	DOR RATIO
002	059700	0465	8/19/09	\$54,525	QUIT CLAIM DEED
002	060600	0105	6/10/10	\$489,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	061300	0015	4/22/11	\$170,000	DOR RATIO
002	116600	0060	11/16/10	\$150,279	\$1,000 SALE OR LESS
002	142630	0860	11/19/10	\$231,500	FINANCIAL INSTITUTION RESALE
002	149830	0570	2/25/09	\$58,500	QUIT CLAIM DEED
002	149830	0675	8/19/11	\$299,999	DOR RATIO
002	149830	0700	8/29/11	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	149830	0725	6/10/09	\$850,000	IMP COUNT > 1
002	149830	0770	7/16/10	\$395,000	PREVIMP<=25K
002	149830	0773	2/23/09	\$165,309	QUIT CLAIM DEED
002	149830	1217	4/8/09	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	149830	1530	10/9/09	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	149830	1955	11/25/11	\$179,550	FINANCIAL INSTITUTION RESALE
002	159660	0050	4/16/10	\$237,500	FINANCIAL INSTITUTION RESALE
002	308300	0110	2/22/10	\$244,392	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	308300	1005	12/13/11	\$170,000	GOVERNMENT AGENCY
002	308300	1070	1/19/11	\$150,000	FINANCIAL INSTITUTION RESALE
002	308300	1081	8/8/11	\$91,650	DOR RATIO
002	308400	1501	8/3/11	\$201,000	FINANCIAL INSTITUTION RESALE
002	308500	1745	3/11/11	\$159,900	FINANCIAL INSTITUTION RESALE
002	325350	0135	4/14/10	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	365010	0090	7/13/10	\$175,000	DOR RATIO
002	368040	0060	7/23/09	\$432,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	388190	0260	8/31/10	\$315,000	PREVIMP<=25K
002	388190	0400	3/24/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	426320	0015	4/16/10	\$181,000	FINANCIAL INSTITUTION RESALE
002	526030	0283	11/15/11	\$762,000	DIAGNOSTIC OUTLIERS
002	539360	1040	9/29/09	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	539360	1165	9/29/09	\$200,000	PERCENT NETCONDITION CODED
002	539460	0070	11/25/11	\$117,047	DOR RATIO
002	605610	0128	11/8/11	\$231,000	PERCENT COMPLETE CODED
002	605610	0130	11/7/11	\$245,000	PERCENT COMPLETE CODED
002	605610	0134	11/8/11	\$243,000	PERCENT COMPLETE CODED
002	605610	0138	11/18/10	\$250,000	NO MARKET EXPOSURE
002	605610	0140	11/18/10	\$250,000	NO MARKET EXPOSURE
002	605610	0142	11/18/10	\$285,000	NO MARKET EXPOSURE
002	605610	0144	3/1/10	\$327,000	NO MARKET EXPOSURE
002	605610	0146	3/2/10	\$275,000	NO MARKET EXPOSURE
002	669650	0015	3/10/11	\$233,306	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	713330	0043	12/21/09	\$300,000	EXEMPT FROM EXCISE TAX
002	713330	0205	4/15/10	\$331,000	PREVIMP<=25K
002	713330	0210	1/12/10	\$282,000	PREVIMP<=25K
002	731990	0300	3/3/11	\$457,500	UNFINISHED AREA CODED
002	754830	0495	8/31/11	\$126,500	DOR RATIO
002	754830	0615	1/20/09	\$329,500	PREVIMP<=25K
002	754830	0815	2/26/09	\$200,000	PREVIMP<=25K
002	754880	0042	6/7/10	\$230,000	NO MARKET EXPOSURE
002	766010	0234	7/6/10	\$264,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	766010	0238	3/31/10	\$265,000	PERCENT COMPLETE CODED
002	766010	0315	8/9/11	\$242,000	NO MARKET EXPOSURE
002	766060	0075	12/15/09	\$350,000	UNFINISHED AREA CODED
002	766060	0135	9/15/10	\$159,581	QUIT CLAIM DEED
002	816160	0031	3/23/11	\$189,754	GOVERNMENT AGENCY
002	885000	0245	8/7/09	\$219,900	PREVIMP<=25K
002	885000	0345	1/5/11	\$130,000	DOR RATIO
002	885000	0575	2/24/10	\$175,000	OBSOLESCENCE CODED
002	885000	0585	11/3/11	\$185,000	IMP COUNT >1
002	885000	0600	7/26/10	\$284,000	IMP COUNT>1
002	885000	0620	9/30/09	\$99,950	DOR RATIO
002	885000	0625	6/23/09	\$105,100	DOR RATIO
003	128230	0950	12/11/09	\$160,000	DIAGNOSTIC OUTLIERS
003	128230	1010	7/25/11	\$269,000	FINANCIAL INSTITUTION RESALE
003	335740	0055	4/19/11	\$286,438	PREVIMP<=25K
003	570000	2200	1/8/09	\$307,000	NO MARKET EXPOSURE
003	570000	2850	8/21/09	\$197,814	RELATED PARTY, FRIEND, OR NEIGHBOR
003	570000	3000	6/18/09	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	795030	0460	9/21/09	\$358,000	SEGREGATION AND/OR MERGER
003	795030	0766	5/14/09	\$292,500	RELOCATION - SALE TO SERVICE
003	795030	2500	5/29/09	\$129,502	QUIT CLAIM DEED
003	795030	3130	5/23/11	\$182,500	FINANCIAL INSTITUTION RESALE
003	795030	3215	2/5/09	\$37,174	QUIT CLAIM DEED
003	812110	0140	12/14/09	\$160,552	DIAGNOSTIC OUTLIERS
003	812110	0205	1/18/11	\$239,982	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	983420	0095	12/31/11	\$585,000	NO MARKET EXPOSURE
003	983420	0250	4/29/11	\$84,945	QUIT CLAIM DEED
003	983420	0660	5/18/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	983420	0730	5/28/10	\$350,000	OBSOLESCENCE CODED
003	983420	0795	8/4/11	\$160,000	QUIT CLAIM DEED
003	983420	0920	8/18/11	\$193,000	FINANCIAL INSTITUTION RESALE
003	983420	1050	3/14/11	\$225,000	FINANCIAL INSTITUTION RESALE
003	983420	1065	11/23/09	\$162,500	PERCENT NETCONDITION CODED
003	983420	1210	4/12/10	\$158,000	PREVIMP<=25K
003	983420	1330	11/4/11	\$161,638	PREVIMP<=25K
003	983420	1331	4/12/11	\$215,000	DIAGNOSTIC OUTLIERS
003	983420	1377	6/6/11	\$223,875	FINANCIAL INSTITUTION RESALE
003	983420	1378	5/24/11	\$230,000	DIAGNOSTIC OUTLIERS
003	983420	1480	7/29/09	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	983420	1755	4/28/10	\$192,000	DIAGNOSTIC OUTLIERS
003	983420	1808	9/30/09	\$190,000	DOR RATIO
003	983420	1865	12/5/11	\$175,000	DIAGNOSTIC OUTLIERS
003	983420	1900	12/19/11	\$375,000	PERCENT COMPLETE CODED
004	128230	0480	1/27/10	\$150,000	QUIT CLAIM DEED
004	128230	0480	2/11/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	128230	0714	2/28/11	\$285,619	NO MARKET EXPOSURE
004	160460	0595	8/10/09	\$145,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	160460	1375	8/3/11	\$86,199	DOR RATIO
004	160460	1570	1/19/10	\$315,000	DIAGNOSTIC OUTLIERS
004	160460	1574	12/9/09	\$303,500	DIAGNOSTIC OUTLIERS
004	160460	1600	12/7/11	\$179,292	GOVERNMENT AGENCY
004	160460	1885	2/2/09	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	160460	2165	4/5/11	\$129,900	DOR RATIO
004	160710	0043	8/24/11	\$185,000	DIAGNOSTIC OUTLIERS
004	162404	9058	12/2/09	\$465,000	PREVIMP<=25K
004	162404	9192	1/19/10	\$292,349	IMP COUNT>1
004	170340	0480	11/12/09	\$295,000	PREVIMP<=25K
004	170340	0507	12/18/09	\$192,000	QUIT CLAIM DEED
004	170340	0550	10/13/11	\$204,000	QUIT CLAIM DEED
004	170340	0615	8/24/09	\$241,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	170340	1130	4/8/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170990	0140	9/27/11	\$91,954	QUIT CLAIM DEED
004	266050	0015	10/14/10	\$120,000	PREVIMP<=25K
004	266050	0266	2/24/11	\$129,950	DIAGNOSTIC OUTLIERS
004	266050	0267	12/24/10	\$139,000	DIAGNOSTIC OUTLIERS
004	266050	0268	4/13/11	\$139,950	DIAGNOSTIC OUTLIERS
004	266050	0326	8/2/10	\$153,047	QUIT CLAIM DEED
004	266050	0470	7/17/09	\$310,000	PREVIMP<=25K
004	393790	0090	8/13/09	\$111,000	DOR RATIO
004	393790	0095	10/29/09	\$221,000	DIAGNOSTIC OUTLIERS

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	541410	0070	12/28/11	\$219,000	PREVIMP<=25K
004	564960	0227	10/10/11	\$318,800	PREVIMP<=25K
004	564960	0330	10/17/11	\$405,000	PERCENT NETCONDITION CODED
004	688890	0155	12/15/09	\$80,000	DOR RATIO
004	919795	0130	4/30/09	\$268,397	NO MARKET EXPOSURE
005	110500	0480	4/21/09	\$273,167	QUIT CLAIM DEED
005	110500	0730	9/28/09	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	110500	0865	4/22/10	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	110800	0030	10/5/11	\$149,900	FINANCIAL INSTITUTION RESALE
005	110800	0080	5/19/09	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	110800	0155	11/6/09	\$194,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	110800	0170	7/21/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	110800	0500	6/4/11	\$72,947	QUIT CLAIM DEED
005	110800	0525	5/3/10	\$114,169	QUIT CLAIM DEED
005	272404	9087	4/27/11	\$65,000	DOR RATIO
005	333050	1090	9/21/11	\$90,000	DOR RATIO
005	333050	1105	8/2/11	\$55,000	DOR RATIO
005	333050	1105	8/31/11	\$95,000	DOR RATIO
005	333050	1220	4/18/11	\$140,000	EXEMPT FROM EXCISE TAX
005	333050	1245	12/30/09	\$394,813	EXEMPT FROM EXCISE TAX
005	333050	2065	10/29/10	\$155,000	DIAGNOSTIC OUTLIERS
005	333100	0475	3/15/11	\$153,775	DIAGNOSTIC OUTLIERS
005	333100	0680	2/5/10	\$169,834	EXEMPT FROM EXCISE TAX
005	333100	0680	6/14/10	\$130,000	FINANCIAL INSTITUTION RESALE
005	333100	0810	11/30/11	\$34,895	QUIT CLAIM DEED
005	333100	1360	12/4/09	\$130,000	NO MARKET EXPOSURE
005	333100	2020	12/6/10	\$140,000	DIAGNOSTIC OUTLIERS
005	333100	2021	4/12/10	\$75,000	DOR RATIO
005	333100	2245	10/11/10	\$120,000	DOR RATIO
005	333250	0321	11/29/10	\$166,500	DIAGNOSTIC OUTLIERS
005	333250	0605	5/27/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	333250	0900	5/27/10	\$175,000	FINANCIAL INSTITUTION RESALE
005	333250	0905	10/8/10	\$120,000	DIAGNOSTIC OUTLIERS
005	333300	1535	5/18/10	\$150,000	DIAGNOSTIC OUTLIERS
005	333300	1640	2/17/09	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	333300	2750	8/20/09	\$143,700	BANKRUPTCY - RECEIVER OR TRUSTEE
005	333300	2794	12/14/09	\$265,557	EXEMPT FROM EXCISE TAX
005	333300	2880	9/8/11	\$240,000	PREVIMP<=25K
005	333300	2951	6/23/11	\$190,000	NO MARKET EXPOSURE
005	342660	0090	10/7/09	\$300,000	NO MARKET EXPOSURE
005	381240	0104	10/5/10	\$236,083	NO MARKET EXPOSURE
005	381240	0381	1/11/11	\$32,000	DOR RATIO
005	381240	0410	4/17/09	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	381240	0610	11/4/11	\$235,000	GOVERNMENT AGENCY
005	381240	0660	8/17/11	\$125,000	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	381240	0726	11/23/10	\$299,950	IMP COUNT > 1
005	381240	0783	4/24/09	\$299,000	NO MARKET EXPOSURE
005	381240	0853	3/4/11	\$150,723	QUIT CLAIM DEED
005	381240	0854	2/10/09	\$275,211	GOVERNMENT AGENCY
007	040200	0125	4/6/11	\$120,000	DOR RATIO
007	040200	0200	4/28/09	\$162,750	BANKRUPTCY - RECEIVER OR TRUSTEE
007	040200	0275	1/13/10	\$80,000	DOR RATIO
007	040200	0280	6/11/10	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	100500	0012	11/6/09	\$190,000	NO MARKET EXPOSURE
007	100500	0020	1/29/10	\$298,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	110800	0680	6/24/09	\$182,000	DIAGNOSTIC OUTLIERS
007	144350	0107	10/28/11	\$395,754	GOVERNMENT AGENCY
007	144350	0180	10/7/11	\$145,000	FINANCIAL INSTITUTION RESALE
007	144350	0424	1/27/11	\$139,500	EXEMPT FROM EXCISE TAX
007	144350	0600	12/1/11	\$197,000	DOR RATIO
007	212370	0073	1/19/11	\$180,246	GOVERNMENT AGENCY
007	212370	0158	12/1/11	\$122,000	FINANCIAL INSTITUTION RESALE
007	258930	0065	10/18/10	\$250,000	DIAGNOSTIC OUTLIERS
007	258930	0155	7/9/10	\$90,000	OBSOLESCENCE CODED
007	258930	0174	5/13/11	\$361,290	GOVERNMENT AGENCY
007	262166	0030	9/25/11	\$190,000	NO MARKET EXPOSURE
007	262404	9042	4/11/11	\$129,900	DOR RATIO
007	265800	0085	6/10/11	\$160,734	QUIT CLAIM DEED
007	265800	0180	12/19/11	\$195,000	PREVIMP<=25K
007	265800	0373	7/30/09	\$152,000	DOR RATIO
007	333600	0296	3/3/11	\$140,000	PREVIMP<=25K
007	333600	0490	9/29/11	\$104,900	DOR RATIO
007	333600	0955	8/10/09	\$200,000	NO MARKET EXPOSURE
007	333600	1360	8/28/09	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	333600	1470	3/3/10	\$90,000	DOR RATIO
007	333600	1565	11/15/11	\$142,699	FINANCIAL INSTITUTION RESALE
007	333650	0105	10/18/11	\$185,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	333650	0110	8/10/11	\$60,000	DOR RATIO
007	333650	0120	6/10/11	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	333650	0125	5/13/11	\$62,000	DOR RATIO
007	333650	0130	4/18/11	\$60,000	DOR RATIO
007	333650	0135	3/14/11	\$50,000	DOR RATIO
007	333650	0140	1/14/11	\$60,000	DOR RATIO
007	333650	0190	3/15/11	\$50,000	DOR RATIO
007	333650	0195	3/7/11	\$59,950	DOR RATIO
007	333650	0200	7/20/11	\$235,000	AFFORDABLE HOUSING
007	333650	0205	6/21/11	\$60,000	DOR RATIO
007	333650	0210	6/21/11	\$235,000	AFFORDABLE HOUSING
007	342010	0170	11/9/11	\$97,000	DOR RATIO
007	342404	9032	3/5/09	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	342404	9114	11/4/09	\$95,000	QUIT CLAIM DEED
007	354090	0050	12/2/11	\$422,028	GOVERNMENT AGENCY
007	363410	0025	4/3/09	\$214,900	PREVIMP<=25K
007	390410	0092	11/12/09	\$163,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	390410	0093	3/9/10	\$200,000	FINANCIAL INSTITUTION RESALE
007	390410	0095	11/19/10	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	390410	0147	4/30/11	\$100,000	DIAGNOSTIC OUTLIERS
007	390410	0147	11/22/10	\$100,000	QUIT CLAIM DEED
007	390410	0166	2/11/11	\$142,000	DOR RATIO
007	390410	0166	2/11/11	\$118,000	DOR RATIO
007	390410	0200	10/20/10	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	390410	0344	12/4/09	\$187,000	EXEMPT FROM EXCISE TAX
007	390410	0344	3/22/10	\$250,000	FINANCIAL INSTITUTION RESALE
007	390410	0358	12/8/09	\$127,250	DOR RATIO
007	390410	0358	10/26/10	\$189,000	PREVIMP<=25K
007	400600	0081	3/27/09	\$100,000	PREVIMP<=25K
007	400600	0082	3/30/09	\$155,000	DOR RATIO
007	400600	0090	4/27/11	\$125,000	DIAGNOSTIC OUTLIERS
007	400600	0268	9/12/11	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0282	8/11/09	\$247,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	400600	0284	11/3/11	\$157,250	EXEMPT FROM EXCISE TAX
007	400600	0286	9/28/11	\$220,900	NO MARKET EXPOSURE
007	400600	0287	10/28/10	\$249,950	NO MARKET EXPOSURE
007	400600	0312	3/29/10	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	428140	0420	6/19/09	\$261,000	EXEMPT FROM EXCISE TAX
007	562110	0075	8/19/11	\$290,486	EXEMPT FROM EXCISE TAX
007	562110	0115	1/28/09	\$221,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	562110	0135	5/5/09	\$119,296	DOR RATIO
007	665900	0038	6/9/09	\$56,309	QUIT CLAIM DEED
007	680410	0113	7/18/11	\$121,000	FINANCIAL INSTITUTION RESALE
007	680410	0115	7/5/11	\$174,400	DIAGNOSTIC OUTLIERS
007	680410	0117	7/18/11	\$121,000	FINANCIAL INSTITUTION RESALE
007	680410	0119	7/14/11	\$119,500	FINANCIAL INSTITUTION RESALE
007	680410	0121	7/14/11	\$115,000	DOR RATIO
007	680410	0123	7/18/11	\$119,500	FINANCIAL INSTITUTION RESALE
007	680410	0158	5/18/11	\$128,000	DOR RATIO
007	680410	0162	5/5/11	\$128,000	DOR RATIO
007	680410	0164	3/2/11	\$147,000	FINANCIAL INSTITUTION RESALE
007	688253	0020	11/16/11	\$165,000	GOVERNMENT AGENCY
007	713530	0065	10/19/11	\$124,000	FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	388190	0620	7/21/10	\$200,000	3755	N	N
002	059700	0140	06/08/10	\$144,000	4120	N	N
002	308300	1075	03/19/10	\$85,000	4000	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	605610	0148	03/02/10	\$275,000	HABITAT FOR HUMANITY SEATTLE/S KC
002	605610	0152	03/02/10	\$305,000	HABITAT FOR HUMANITY SEATTLE/S KC
004	149830	1355	05/19/10	\$53,500	NO MARKET EXPOSURE
004	160460	0945	10/04/10	\$79,500	NO MARKET EXPOSURE
004	160460	0945	10/16/09	\$60,000	DOR RATIO
004	160460	1740	09/01/09	\$59,950	NO MARKET EXPOSURE
004	266050	0271	12/24/10	\$129,000	SEGREGATION AND/OR MERGER
005	333100	1080	08/04/10	\$15,000	DOR RATIO
005	381240	0870	12/13/10	\$439,950	NO MARKET EXPOSURE
007	160160	0015	03/18/10	\$46,750	DOR RATIO