

Residential Revalue

2012 Assessment Roll

Eastgate / Factoria

Area 31

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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:

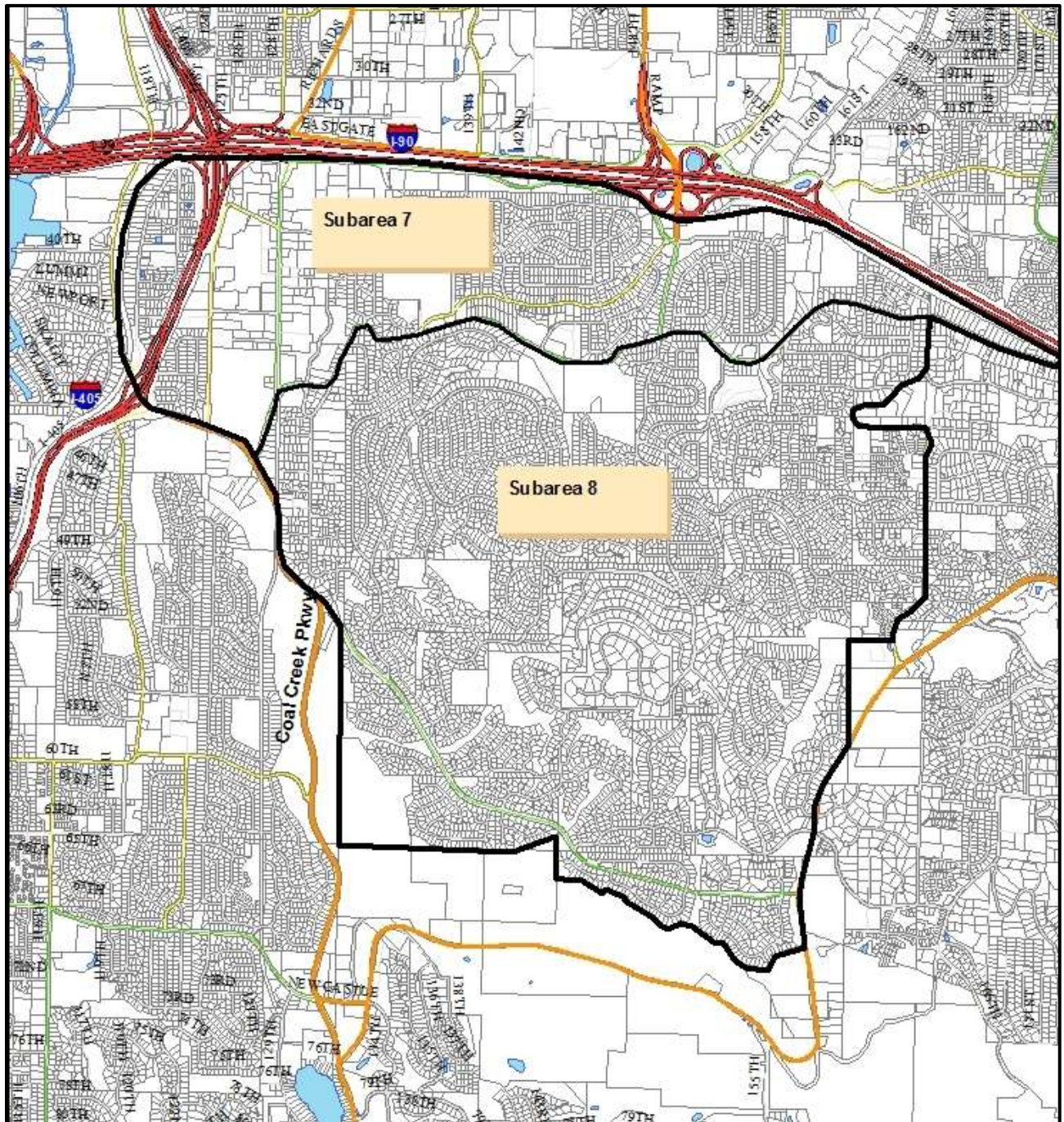
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Area 31



Eastgate-Factoria Housing



Grade 7/ Year Built 1955/ Total Living Area 1280



Grade 8/ Year Built 1980/ Total Living Area 2590



Grade 9/ Year Built 1971/ Total Living Area 3260



Grade 10/ Year Built 1995/ Total Living Area 3270



Grade 11/ Year Built 1996/ Total Living Area 3990



Grade 13/ Year Built 2005/ Total Living Area 7950

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 **Appraisal Date 1/1/2012 - 2012 Assessment Roll**

Eastgate-Factoria / Area 31

Number of Improved Sales: 584

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	\$282,800	\$247,600	\$530,400			
2012 Value	\$277,900	\$268,000	\$545,900	\$595,000	91.7%	7.17%
Change	-\$4,900	+\$20,400	+\$15,500			
% Change	-1.7%	+8.2%	+2.9%			

*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	\$278,800	\$233,100	\$511,900
2012 Value	\$272,100	\$251,300	\$523,400
Percent Change	-2.4%	+7.8%	+2.2%

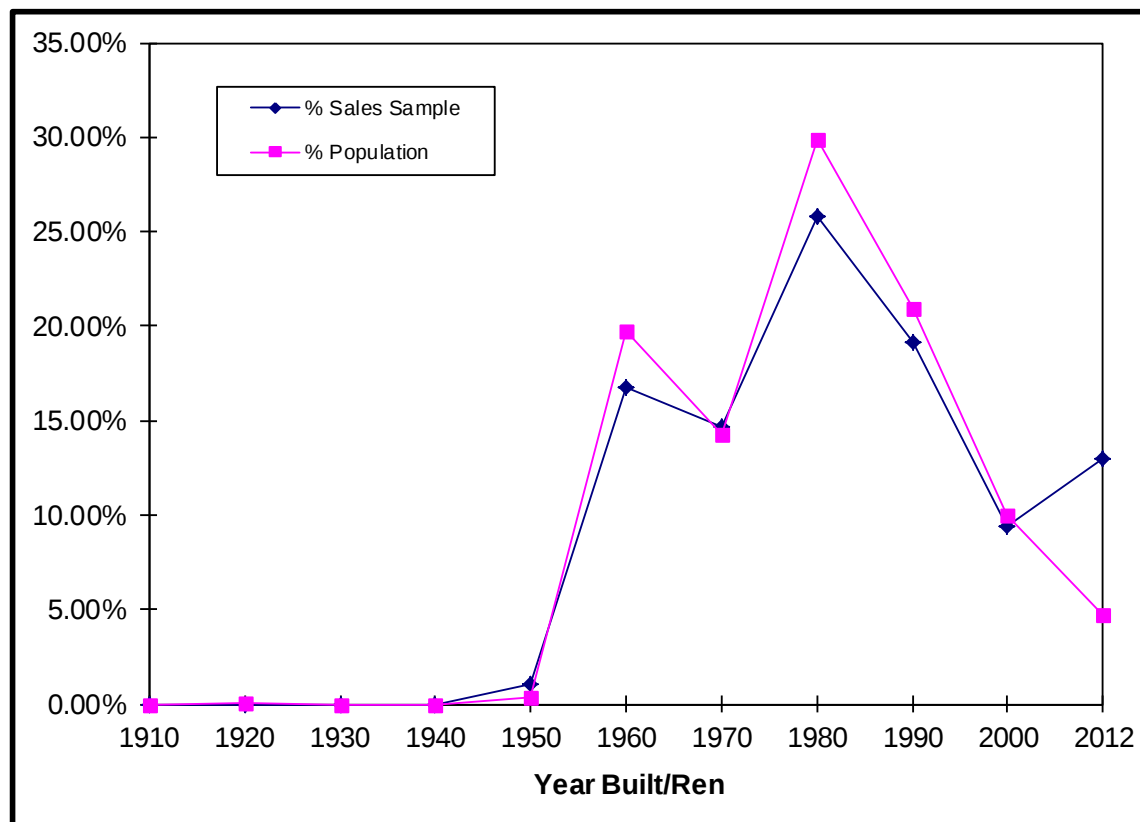
Number of one to three unit residences in the population:

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	6	1.03%
1960	98	16.78%
1970	86	14.73%
1980	151	25.86%
1990	112	19.18%
2000	55	9.42%
2012	76	13.01%
	584	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	2	0.03%
1930	0	0.00%
1940	1	0.02%
1950	25	0.38%
1960	1312	19.74%
1970	947	14.25%
1980	1985	29.87%
1990	1394	20.98%
2000	663	9.98%
2012	316	4.76%
	6645	

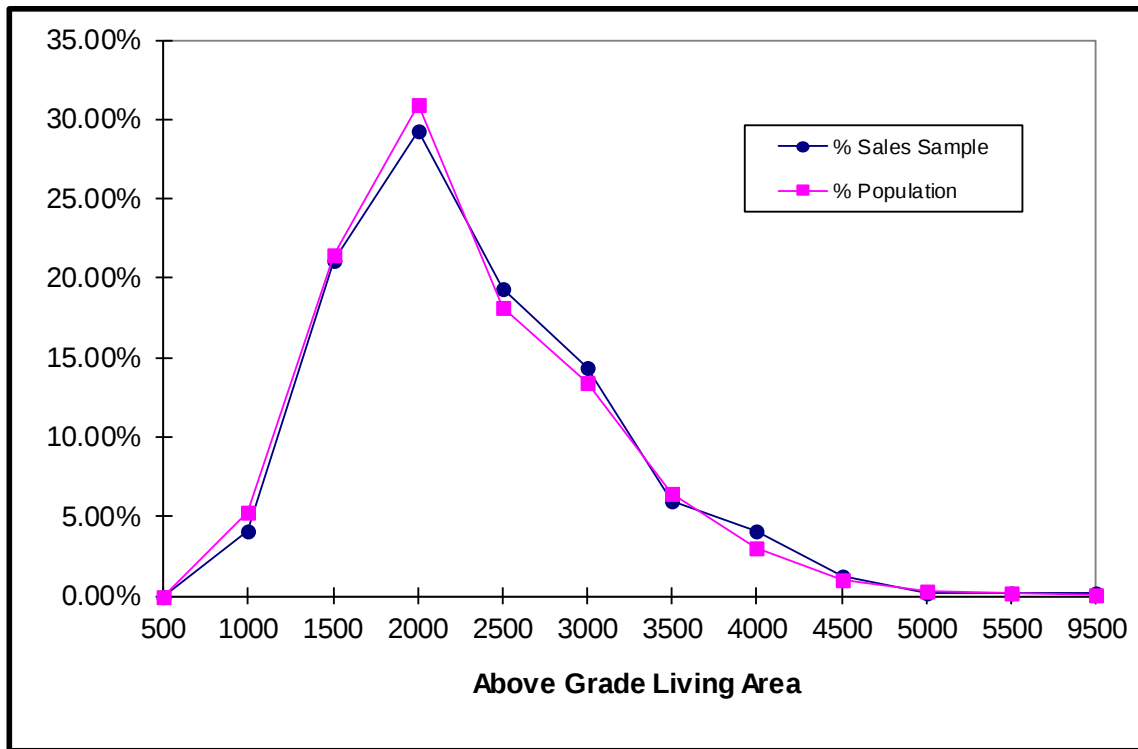


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	24	4.11%
1500	123	21.06%
2000	171	29.28%
2500	113	19.35%
3000	84	14.38%
3500	35	5.99%
4000	24	4.11%
4500	7	1.20%
5000	1	0.17%
5500	1	0.17%
9500	1	0.17%
	584	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	350	5.27%
1500	1423	21.41%
2000	2051	30.87%
2500	1203	18.10%
3000	895	13.47%
3500	426	6.41%
4000	202	3.04%
4500	63	0.95%
5000	18	0.27%
5500	9	0.14%
9500	5	0.08%
	6645	

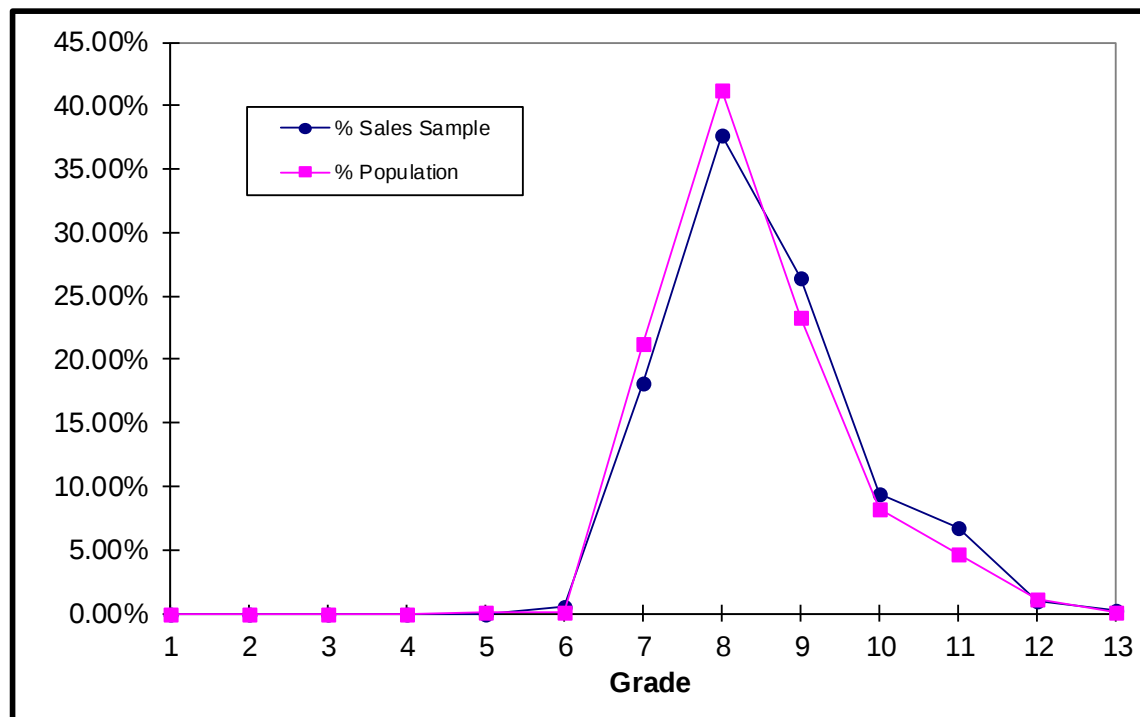


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
6	3	0.51%
7	106	18.15%
8	220	37.67%
9	154	26.37%
10	55	9.42%
11	39	6.68%
12	6	1.03%
13	1	0.17%
584		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.03%
6	9	0.14%
7	1410	21.22%
8	2737	41.19%
9	1550	23.33%
10	550	8.28%
11	306	4.60%
12	72	1.08%
13	9	0.14%
6645		



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. Commercial zoned with residential improvements from lack of representation.
5. New construction where less than a 100% complete house was assessed for 2011
6. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
7. Parcels with improvement values, but no characteristics
8. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
9. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
10. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Identification of the Area

Name or Designation:

Area 31---Eastgate / Factoria

Boundaries:

The general boundaries beginning from the north are Interstate 90, to the West is 120th Ave SE and Coal Creek Parkway. To the South is Coal Creek which runs between Coal Creek Parkway and Lakemont Blvd SE, the eastern boundaries are Lakemont Blvd and 164 Way.

Maps:

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

Area Description:

Area 31 is located in the southern section of the City of Bellevue – This is a very homogenous, diverse and desirable area with outstanding access to I-90 and I-405. It provides excellent commutes to many recreational areas and major commercial centers of Bellevue, Seattle and Issaquah. Located in the west part of Subarea 7 is Newport High School; this school has been consistently rated in the nation's top 50 and is highly sought out. Houses typical to this area were built from 1950 to the present, with quality of construction from grade 7 through 13 and total living area from just under 1,000 square feet to over 9,000 square feet. Home sales range from \$250,000 to \$2,500,000 providing a variety of neighborhoods and housing from entry level to luxury living. Most of area 31 has been developed and platted into single family sites but still remaining are some larger sites with potential for development. This includes larger improved sites where zoning will allow segregation of additional sites and a few larger/acreage parcels that can support multiple sites.

Subarea 7 is located at the north end of area 31 just south and mostly east of the intersection of I-90 and I-405. The Factoria shopping/business center is within the subarea boundaries. The average year built is 1964, the average grade is 7 and the average adjusted sale price is \$377,000. Some parcels enjoy nice westerly views but this is not the norm of this subarea since it lies at lower elevations of area 31.

One of the great qualities of this area is the incredible views; Subarea 8 has some of the most spectacular views on the Eastside and all of the Seattle area. This includes scenes of Lake Washington and Lake Sammamish, a distant Puget Sound, the Cascade and Olympic mountains (including Mt. Rainier & Baker), and the cities of Seattle and Bellevue. The average year built is 1979, the average grade is 9 and the average adjusted sale price is \$646,000.

While reviewing the area boundaries some common relationship between the numerous plats and groups of properties became evident; out of which 8 neighborhoods were established. The following is a general description of each neighborhood:

- Neighborhood 1 – is located at the north end of the area and east of the Factoria shopping center between I-90 and Newport Way. The typical grade is 7, built in 1958 and the average adjusted sale price is \$343,000. This area has very few views and is the entry level market for home buyers and rental investments in Area 31.

- Neighborhood 2 – is also located in 2 sections at the northern end of the area. One is adjacent to I-405 on the western side and the other is located at the northeast east corner just south of Newport way. The typical grade is 7, built in 1967 and the average adjusted sale price is \$431,000. There are very few views, houses are larger and new than in neighborhood 1
- Neighborhood 3 – is found in large sections on the western and central eastern portion of the area. The majority of homes are grade 8, built in the mid 70's, the average adjusted sale price is \$525,000. This is where a majority of short platting has occurred and where housing grades and year built ranges the most.
- Neighborhood 4 – runs through the central and southern portion of the area; with a few locations on the eastern side. The typical grade is 9, built in 1983 and the average adjusted sale price is \$636,000. There many view properties, mostly in the average to good range.
- Neighborhood 5 – is located in the central and eastern portion of the area. The typical grade is 10, built in 1989 and the average adjusted sale price is \$756,000. Mostly high quality plats and some very good views.
- Neighborhood 6 – This is the plat of "Somerset" at the west central portion of the area, where the majority of excellent views are located. The typical grade is 9, built in 1971 and the average adjusted sale price is \$746,000. This is a high demand location with many homes having been remodeled and updated.
- Neighborhood 7 – is located towards the south and eastern portion of the area. The typical grade is 11, built in 1992 and the average adjusted sale price is \$939,000. These are the Premium Plats of high grade homes and fantastic views.
- Neighborhood 8 – is located at the south central part of the area. This is called "Hilltop" a unique, one of a kind plat of estate size lots and older custom homes in the architectural style of Frank Lloyd Wright. The typical grade is 9, built in 1957 and the average adjusted sale price is \$738,000.

A map showing each neighborhood is included on page 17.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. There are a total of 7147 parcels in Area 31; of which 6830 are improved with single family homes and 312 are vacant or may include an accessory improvement.

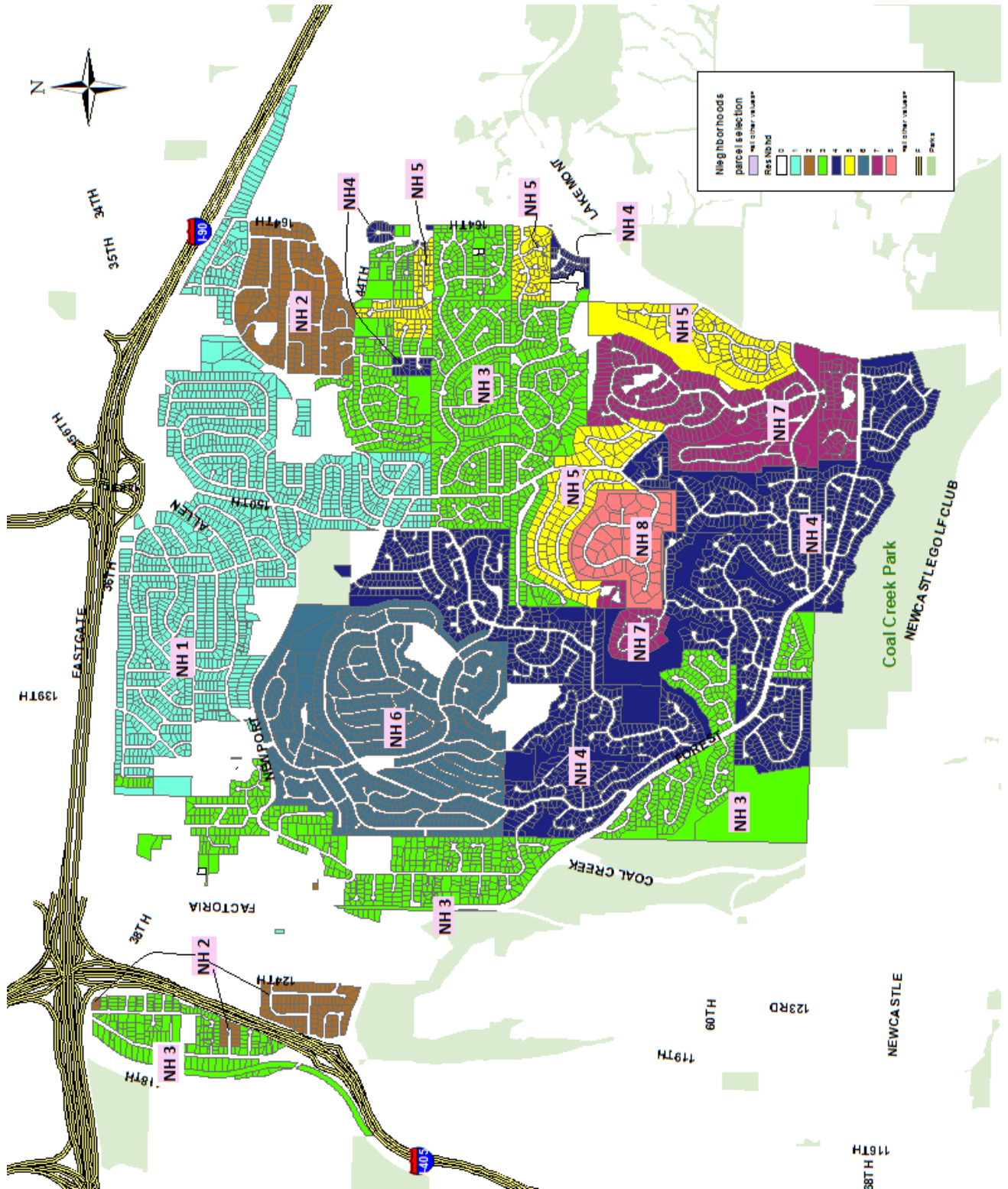
There were 20 vacant land sales available in area 31 to build a land model of which 15 sales were non-view, 3 sales had views, one multi parcel sale at \$600,000 for 2 sites and 1 sale included preliminary approval for a 4 lot short plat. The sales were sufficient to support the non-view values in the land model. Of the 2 vacant view sales; one has an average view while the other has very good views. Considering the small sales sample of view properties additional support was sought out via searches for paired sales and sales from competing areas with unreliable results. Therefore in order to supplement and support a land model the land allocation and land abstraction methods were reviewed. In determining a land allocation ratio within area 31, the sales in a new plat were observed where a land ratio of 34% was reasonably assumed. This percentage applied for a new 3,000 square foot grade 9 house on a standard non-view platted lot.

Overall, the land values and ratios obtained from both methods compared favorably and supported the available vacant land sales.

Generally, land allocation ratios and land values tended to increase as improvements became older, lots became larger or views increased. This was evident in the older neighborhoods 1 through 4, 6 and 8 where land ratios rose to a high of 59% of total value. The ratios and land values tended to decrease as a house became newer, larger and higher in quality; as in newer neighborhoods 5 and 7 where land ratios went to a low of 29%. The resulting land values and ratios were within acceptable ranges when observed in each neighborhood; with view properties having higher ratio dispersions than the non-view properties.

The eight neighborhoods mentioned in the previous section were established due to their common relationship in year built, grade/quality of construction, average selling price and similarity of amenities. In consideration of the uniqueness in each neighborhood a standard neighborhood baseland value was given. The baseland values were then adjusted for all positive and/or negative impacts that affect the property value. These impacts include view, power lines, sensitive areas, topography, traffic noise, lot sizes smaller or larger than typical for the neighborhood and easements. Since platting is still taking place on larger sites their development potential has been considered; most of this activity has been in the northern half of the area.

Neighborhood Map



***Vacant Sales Used In This Physical Inspection Analysis
Area 31***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	056500	0030	10/7/10	\$175,000	10080	N	N
7	152405	9164	12/2/11	\$190,000	11026	N	N
7	162405	9356	9/13/10	\$225,000	7287	N	N
7	162405	9357	10/27/10	\$210,000	7213	N	N
7	162405	9358	6/2/10	\$325,000	13141	Y	N
7	162405	9359	8/3/10	\$325,000	12363	Y	N
7	220250	0041	3/28/11	\$135,000	5633	N	N
7	424600	0331	12/1/10	\$114,000	8718	N	N
7	544830	0296	4/2/09	\$299,000	10501	N	N
8	142405	9081	5/10/11	\$565,000	43560	N	N
8	142405	9159	8/14/09	\$285,000	7091	N	N
8	152405	9162	8/3/10	\$600,000	10407	N	N
8	152405	9163	8/4/10	\$600,000	10339	N	N
8	162405	9078	11/16/11	\$255,000	7575	N	N
8	162405	9078	7/16/09	\$210,000	7575	N	N
8	162405	9361	7/23/09	\$250,000	6677	N	N
8	162405	9363	8/17/09	\$255,000	6818	N	N
8	162405	9365	7/1/09	\$230,000	8542	N	N
8	390710	0020	7/23/09	\$325,000	12290	N	N
8	785580	0020	1/26/09	\$480,000	11200	Y	N
8	928600	0010	10/24/11	\$202,000	28742	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 31***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	162405	9360	9/28/2010	\$200,000	NON-REPRESENTATIVE SALE
7	517630	0030	3/12/2010	\$250,000	NO MARKET EXPOSURE; RELATED PARTY
8	152405	9119	12/13/2010	\$80,000	PLOTTAGE
8	162405	9094	6/25/2010	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	337790	0075	5/5/2011	\$350,000	NON-REPRESENTATIVE SALE
8	413938	0070	5/27/2009	\$205,000	NON-REPRESENTATIVE SALE
8	928600	0010	5/11/2011	\$30,000	NO MARKET EXPOSURE

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed neighborhoods 4 and 6 (described on page 14), homes in very good condition, the plat named "West Summit" (major 928600) and the plat named "Lakemont Place" (major 413970) were influential in the market.

After the model was developed neighborhood plats were analyzed further. Amenities and characteristics recognized in the market were also adjusted for in the valuation. As a result of this more thorough investigation several adjustments were made to these neighborhood plats.

The EMV model excluded properties having multiple houses; these were valued by adding the RCNLD of the additional houses to the calculated EMV of land and building #1.

Area 31 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 0.959, resulting in an adjusted value of \$503,000 ($\$525,000 \times .959 = \$503,475$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.949	-5.1%
2/1/2009	0.950	-5.0%
3/1/2009	0.952	-4.8%
4/1/2009	0.953	-4.7%
5/1/2009	0.954	-4.6%
6/1/2009	0.956	-4.4%
7/1/2009	0.957	-4.3%
8/1/2009	0.959	-4.1%
9/1/2009	0.960	-4.0%
10/1/2009	0.961	-3.9%
11/1/2009	0.963	-3.7%
12/1/2009	0.964	-3.6%
1/1/2010	0.966	-3.4%
2/1/2010	0.967	-3.3%
3/1/2010	0.968	-3.2%
4/1/2010	0.970	-3.0%
5/1/2010	0.971	-2.9%
6/1/2010	0.973	-2.7%
7/1/2010	0.974	-2.6%
8/1/2010	0.975	-2.5%
9/1/2010	0.977	-2.3%
10/1/2010	0.978	-2.2%
11/1/2010	0.980	-2.0%
12/1/2010	0.981	-1.9%
1/1/2011	0.983	-1.7%
2/1/2011	0.984	-1.6%
3/1/2011	0.985	-1.5%
4/1/2011	0.987	-1.3%
5/1/2011	0.988	-1.2%
6/1/2011	0.990	-1.0%
7/1/2011	0.991	-0.9%
8/1/2011	0.993	-0.7%
9/1/2011	0.994	-0.6%
10/1/2011	0.996	-0.4%
11/1/2011	0.997	-0.3%
12/1/2011	0.999	-0.1%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
7	942950	0096	1/12/11	\$305,000	\$300,000	940	6	1948	Good	21282	Y	N	16830 SE NEWPORT WAY
7	942950	0015	4/13/09	\$375,000	\$358,000	1640	6	1949	Good	23400	N	N	16418 SE NEWPORT WAY
7	220250	0075	5/14/10	\$251,000	\$244,000	780	7	1954	Good	10440	N	N	3915 154TH AVE SE
7	220050	0360	10/14/09	\$360,000	\$346,000	850	7	1954	Good	12720	N	N	4145 149TH PL SE
7	220150	0655	1/27/11	\$358,000	\$352,000	850	7	1954	Vgood	10644	N	N	4135 154TH AVE SE
7	220150	0475	8/12/11	\$309,000	\$307,000	850	7	1954	Avg	8837	N	N	4142 151ST AVE SE
7	220150	0535	5/18/10	\$329,000	\$320,000	850	7	1954	Good	10000	N	N	4022 152ND AVE SE
7	220150	0495	11/30/11	\$280,500	\$280,000	850	7	1954	Good	10080	N	N	15131 SE 41ST ST
7	220150	1305	12/14/10	\$267,900	\$263,000	850	7	1954	Avg	10677	N	N	15417 SE 42ND ST
7	220570	0655	12/5/11	\$325,000	\$325,000	850	7	1955	Good	5004	N	N	14256 SE 37TH ST
7	220570	0345	4/12/11	\$330,199	\$326,000	850	7	1955	Vgood	8640	Y	N	3711 140TH AVE SE
7	220150	1165	1/12/09	\$420,000	\$399,000	950	7	1954	Vgood	10347	N	N	15412 SE 38TH ST
7	220550	0230	8/5/10	\$300,000	\$293,000	950	7	1955	Good	9827	N	N	14405 SE EASTGATE DR
7	220570	0170	6/22/11	\$267,888	\$265,000	950	7	1955	Vgood	8803	N	N	3868 142ND PL SE
7	220450	0310	2/24/10	\$388,000	\$376,000	960	7	1992	Avg	11266	N	N	14527 SE 42ND PL
7	038400	0055	8/19/11	\$334,950	\$333,000	990	7	1955	Good	10440	N	N	14261 SE 40TH ST
7	220250	0230	5/11/09	\$318,000	\$304,000	990	7	1954	Good	8947	N	N	4023 155TH AVE SE
7	220550	0285	6/1/10	\$285,500	\$278,000	1000	7	1955	Good	11958	N	N	14402 SE 40TH ST
7	220570	0160	11/18/09	\$400,000	\$385,000	1000	7	1955	Good	12350	N	N	3880 142ND PL SE
7	220570	0100	8/28/09	\$331,000	\$318,000	1000	7	1955	Good	8744	N	N	3812 142ND PL SE
7	220650	0500	4/9/10	\$395,000	\$383,000	1000	7	1955	Good	9146	N	N	13806 SE 40TH ST
7	220650	0645	5/17/10	\$340,100	\$331,000	1000	7	1955	Good	9400	N	N	13919 SE 38TH PL
7	220650	0060	4/8/11	\$296,200	\$292,000	1010	7	1955	Good	9580	N	N	13672 SE 37TH ST
7	220700	0070	2/26/10	\$400,000	\$387,000	1020	7	1958	Good	9450	N	N	3734 135TH AVE SE
7	424600	0110	6/7/10	\$433,000	\$421,000	1020	7	1960	Vgood	10975	N	N	4026 162ND AVE SE
7	607320	0025	9/13/11	\$282,500	\$281,000	1020	7	1955	Good	9840	N	N	12032 SE 42ND ST
7	220150	0560	12/7/09	\$348,000	\$336,000	1030	7	1954	Good	10330	N	N	3920 152ND AVE SE
7	220550	0445	3/24/11	\$290,000	\$286,000	1040	7	1955	Vgood	10750	N	N	3711 147TH AVE SE
7	220450	0010	9/14/11	\$268,000	\$267,000	1070	7	1954	Good	11200	N	N	4010 146TH AVE SE
7	220550	0590	10/27/09	\$288,000	\$277,000	1070	7	1955	Avg	13602	N	N	14618 SE 37TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
7	220700	0045	3/22/10	\$462,530	\$448,000	1080	7	1958	Good	9671	N	N	3733 135TH AVE SE
7	220650	0345	3/11/11	\$325,000	\$320,000	1100	7	1967	Good	11214	N	N	3823 136TH PL SE
7	220250	0200	6/5/09	\$325,000	\$311,000	1160	7	1954	Vgood	8470	N	N	3901 155TH AVE SE
7	220250	0200	10/18/11	\$280,000	\$279,000	1160	7	1954	Vgood	8470	N	N	3901 155TH AVE SE
7	220650	0385	4/7/10	\$320,000	\$310,000	1180	7	1955	Good	10728	N	N	3811 138TH AVE SE
7	556610	0015	4/6/11	\$330,000	\$326,000	1180	7	1958	Good	9975	N	N	12300 SE 42ND ST
7	220450	0240	1/8/10	\$360,000	\$348,000	1200	7	1954	Good	10750	N	N	14605 SE 42ND ST
7	424600	0052	6/30/09	\$390,000	\$373,000	1200	7	2003	Avg	3393	N	N	16345 SE 40TH ST
7	220150	0160	4/3/11	\$345,000	\$341,000	1210	7	1954	Good	11400	N	N	4137 151ST AVE SE
7	220550	0375	1/11/10	\$340,000	\$328,000	1210	7	1955	Good	10850	N	N	3769 146TH AVE SE
7	220550	0155	1/19/10	\$325,000	\$314,000	1210	7	1955	Good	9000	N	N	14740 SE 39TH ST
7	220650	0530	8/28/10	\$299,900	\$293,000	1210	7	1955	Good	8640	N	N	3778 138TH PL SE
7	220650	0495	7/6/10	\$302,000	\$294,000	1210	7	1955	Good	10306	N	N	3889 139TH AVE SE
7	220650	0180	11/7/10	\$285,000	\$279,000	1210	7	1955	Good	10550	N	N	3777 138TH PL SE
7	220550	0215	6/3/11	\$350,000	\$346,000	1230	7	2005	Avg	8577	N	N	3790 146TH AVE SE
7	424600	0050	11/18/09	\$309,000	\$298,000	1230	7	1959	Good	5374	N	N	16343 SE 40TH ST
7	152405	9001	11/8/11	\$460,000	\$459,000	1240	7	1955	Good	26000	N	N	14425 SE ALLEN RD
7	220450	0030	3/16/10	\$430,000	\$417,000	1250	7	1954	Vgood	10500	N	N	14607 SE 41ST ST
7	220650	0305	5/20/10	\$335,000	\$326,000	1250	7	1955	Good	9720	N	N	3727 136TH AVE SE
7	556610	0235	11/15/11	\$272,000	\$271,000	1250	7	1958	Good	10250	N	N	4340 123RD AVE SE
7	220150	1005	2/27/11	\$270,000	\$266,000	1256	7	1954	Good	10000	N	N	4055 156TH AVE SE
7	220250	0065	5/3/10	\$315,000	\$306,000	1260	7	1954	Good	10200	N	N	3901 154TH AVE SE
7	220550	0560	12/27/10	\$315,000	\$309,000	1260	7	1955	Good	8615	N	N	3734 147TH AVE SE
7	221410	0060	5/6/10	\$302,000	\$293,000	1270	7	1956	Vgood	10831	N	N	4009 139TH AVE SE
7	220570	0035	4/16/09	\$364,000	\$347,000	1280	7	1955	Vgood	8025	N	N	14301 SE 38TH ST
7	220650	0600	3/19/10	\$342,000	\$331,000	1280	7	1955	Good	8640	N	N	13926 SE 40TH ST
7	220150	1010	4/5/10	\$335,000	\$325,000	1290	7	1954	Good	10000	N	N	4065 156TH AVE SE
7	152405	9003	2/13/09	\$500,000	\$475,000	1320	7	1946	Good	27442	N	N	14239 SE ALLEN RD
7	544830	0120	4/5/11	\$505,000	\$498,000	1330	7	1961	Good	25500	Y	N	3721 120TH AVE SE
7	220570	0405	1/13/09	\$395,000	\$375,000	1340	7	1955	Good	13750	N	N	14203 SE 37TH ST
7	220650	0395	5/10/11	\$270,000	\$267,000	1340	7	1956	Good	10224	N	N	3825 138TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
7	424600	0140	2/9/10	\$340,000	\$329,000	1350	7	1961	Vgood	10425	N	N	4048 162ND AVE SE
7	038400	0105	4/20/09	\$339,950	\$324,000	1360	7	1954	Good	8674	N	N	4024 142ND AVE SE
7	220570	0285	7/16/09	\$350,000	\$335,000	1380	7	1955	Good	9896	N	N	14204 SE 40TH ST
7	556610	0325	9/5/10	\$315,000	\$308,000	1380	7	1958	Good	15400	N	N	4406 123RD AVE SE
7	556610	0050	9/26/11	\$269,000	\$268,000	1380	7	1956	Avg	9450	N	N	4215 122ND AVE SE
7	220570	0430	10/4/11	\$325,000	\$324,000	1400	7	1955	Vgood	8700	N	N	14241 SE 37TH ST
7	424600	0490	1/12/09	\$415,000	\$394,000	1400	7	1964	Good	19605	N	N	16130 SE 40TH ST
7	220250	0315	2/2/09	\$325,000	\$309,000	1410	7	1954	Vgood	12305	N	N	3824 154TH AVE SE
7	221410	0010	8/1/11	\$459,000	\$456,000	1410	7	1956	Good	11439	N	N	4043 139TH AVE SE
7	220150	0665	6/16/09	\$375,000	\$359,000	1430	7	1954	Good	8824	N	N	4153 154TH AVE SE
7	220450	0480	10/6/11	\$394,000	\$392,000	1430	7	1954	Vgood	8640	N	N	14432 SE 42ND ST
7	220550	0185	9/16/10	\$296,068	\$289,000	1465	7	1955	Avg	10023	N	N	3781 147TH AVE SE
7	220150	1060	3/12/09	\$399,000	\$380,000	1480	7	1954	Vgood	10834	N	N	4158 154TH AVE SE
7	220650	0215	2/26/10	\$362,000	\$350,000	1480	7	1955	Good	10382	N	N	3708 136TH PL SE
7	220550	0260	12/28/10	\$254,000	\$250,000	1490	7	1955	Good	8978	N	N	3903 146TH AVE SE
7	220650	0635	7/12/11	\$285,000	\$283,000	1500	7	1955	Good	10750	N	N	13912 SE 38TH PL
7	424600	0290	5/26/10	\$359,950	\$350,000	1540	7	1967	Good	5517	N	N	16125 SE 40TH ST
7	556610	0295	4/8/10	\$346,000	\$336,000	1660	7	1957	Good	10670	N	N	4401 123RD AVE SE
7	220650	0365	7/25/11	\$345,000	\$342,000	1680	7	1957	Good	9500	N	N	13506 SE 40TH ST
7	220150	0150	11/15/11	\$279,000	\$278,000	1690	7	1954	Good	11535	N	N	4121 151ST AVE SE
7	220250	0115	7/12/11	\$315,000	\$312,000	1690	7	1954	Good	9945	N	N	3975 154TH AVE SE
7	424600	0390	2/23/11	\$337,000	\$332,000	1710	7	1962	Vgood	10400	N	N	4027 161ST AVE SE
7	220150	0030	8/25/10	\$315,000	\$308,000	1750	7	1954	Good	9600	N	N	15322 SE 38TH PL
7	220690	0030	11/10/11	\$310,000	\$309,000	1760	7	1955	Good	12170	N	N	4039 140TH AVE SE
7	544830	0271	4/8/09	\$550,000	\$524,000	1780	7	1952	Avg	26200	Y	N	3551 122ND AVE SE
7	244210	0600	8/17/09	\$310,000	\$297,000	1800	7	1966	Good	11280	N	N	12203 SE 35TH ST
7	038400	0050	1/13/10	\$380,834	\$368,000	1870	7	1954	Good	10440	N	N	14255 SE 40TH ST
7	221410	0055	10/5/09	\$420,000	\$404,000	1920	7	1956	Good	11529	N	N	4003 139TH AVE SE
7	142405	9139	5/6/11	\$400,000	\$395,000	2200	7	1992	Avg	59169	N	N	15433 SE 42ND ST
7	220450	0650	8/4/10	\$400,000	\$390,000	2680	7	1954	Good	10440	N	N	14419 SE 40TH ST
7	556610	0185	2/2/11	\$440,000	\$433,000	2800	7	1958	Vgood	12000	N	N	4226 123RD AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
7	220650	0435	5/2/11	\$640,000	\$633,000	2920	7	1990	Avg	28675	N	N	3805 136TH PL SE
7	544830	0155	9/15/11	\$414,000	\$412,000	1270	8	1958	Good	25000	N	N	3515 120TH AVE SE
7	560380	0170	2/28/11	\$510,000	\$503,000	1290	8	1965	Vgood	12100	N	N	4239 135TH PL SE
7	220550	0140	9/7/11	\$382,550	\$380,000	1490	8	1955	Good	10250	N	N	14745 SE EASTGATE DR
7	560380	0180	8/17/11	\$458,000	\$455,000	1540	8	1964	Good	9268	N	N	4235 135TH PL SE
7	162405	9302	10/28/09	\$437,000	\$421,000	1620	8	1983	Avg	8712	N	N	4248 LAKE WA BLVD SE
7	560350	0085	5/3/10	\$450,000	\$437,000	1620	8	1960	Vgood	11120	N	N	4124 133RD AVE SE
7	220650	0055	12/6/09	\$449,000	\$433,000	1860	8	2004	Avg	9574	N	N	13664 SE 37TH ST
7	244210	0620	4/29/10	\$410,000	\$398,000	1868	8	1997	Avg	8520	N	N	12210 SE 36TH ST
7	560350	0095	1/26/09	\$480,000	\$456,000	1880	8	1959	Good	12320	N	N	4148 133RD AVE SE
7	064330	0160	1/20/10	\$405,000	\$391,000	1890	8	1966	Good	10450	N	N	12105 SE 44TH PL
7	424600	0331	6/20/11	\$480,000	\$476,000	1910	8	2011	Avg	8718	N	N	3027 162ND AVE SE
7	424600	0542	8/6/09	\$439,000	\$421,000	2060	8	2009	Avg	7150	N	N	16348 SE SE 40TH ST
7	056500	0050	7/10/09	\$435,000	\$417,000	2220	8	1991	Avg	14050	N	N	12042 SE 42ND CT
7	269411	0030	10/6/10	\$415,000	\$406,000	2500	8	1969	Avg	15059	N	N	13832 SE NEWPORT WAY
7	244210	0910	8/1/11	\$508,000	\$504,000	2530	8	1997	Avg	7674	N	N	12205 SE 39TH PL
7	544830	0095	11/9/10	\$756,933	\$742,000	2430	9	1965	Vgood	18150	Y	N	3843 120TH AVE SE
7	544830	0280	11/19/09	\$700,000	\$675,000	2710	9	2003	Avg	7244	N	N	3554 120TH AVE SE
7	066295	0120	8/16/10	\$590,000	\$576,000	2760	9	2001	Avg	6709	N	N	12159 SE 41ST ST
7	066295	0120	6/19/09	\$535,000	\$512,000	2760	9	2001	Avg	6709	N	N	12159 SE 41ST ST
7	162405	9349	2/10/11	\$740,000	\$729,000	2830	9	2003	Avg	7255	N	N	4308 120TH AVE SE
7	066295	0240	4/28/11	\$670,000	\$662,000	2840	9	2001	Avg	7193	N	N	12025 SE 41ST ST
7	066295	0090	11/22/10	\$559,000	\$548,000	3030	9	2001	Avg	7749	N	N	12078 SE 41ST ST
7	066295	0070	3/3/10	\$689,000	\$667,000	3070	9	2001	Avg	7269	N	N	12090 SE 41ST ST
7	066295	0250	3/5/10	\$715,000	\$692,000	3070	9	2001	Avg	8205	N	N	12001 SE 41ST ST
7	813400	0020	8/19/09	\$775,000	\$743,000	3660	10	2000	Avg	18585	N	N	3703 134TH AVE SE
8	162405	9064	3/4/10	\$299,950	\$290,000	1290	6	1945	Good	11200	N	N	4421 130TH AVE SE
8	220350	0280	3/12/10	\$315,000	\$305,000	850	7	1954	Good	5246	N	N	15017 SE 43RD ST
8	220350	0165	5/11/11	\$362,000	\$358,000	850	7	1954	Vgood	9750	N	N	4257 151ST AVE SE
8	142405	9058	5/26/11	\$351,000	\$347,000	860	7	1941	Good	23086	N	N	4515 164TH AVE SE
8	220670	0345	10/21/09	\$315,000	\$303,000	1000	7	1955	Good	9900	N	N	4525 151ST AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	220670	0515	11/23/11	\$325,000	\$324,000	1010	7	1957	Good	12650	N	N	14803 SE 45TH PL
8	220670	0120	6/28/10	\$333,000	\$324,000	1020	7	1955	Good	9400	N	N	14909 SE 44TH PL
8	220670	0390	5/4/09	\$415,000	\$396,000	1150	7	1955	Good	13500	N	N	15053 SE 45TH PL
8	220350	0460	2/24/11	\$420,000	\$414,000	1210	7	1954	Vgood	9421	N	N	15038 SE 44TH ST
8	220350	0495	8/11/10	\$300,000	\$293,000	1210	7	1954	Good	10620	N	N	4364 151ST AVE SE
8	220670	0540	4/2/10	\$355,000	\$344,000	1210	7	1955	Vgood	14850	N	N	4547 150TH AVE SE
8	220350	0465	8/3/11	\$342,500	\$340,000	1230	7	1954	Vgood	10784	N	N	15032 SE 44TH ST
8	220670	0020	10/22/09	\$360,000	\$346,000	1260	7	1955	Good	12600	N	N	4417 149TH AVE SE
8	220350	0295	6/23/10	\$381,000	\$371,000	1350	7	1954	Vgood	10570	N	N	15037 SE 43RD ST
8	220350	0065	2/2/10	\$410,000	\$396,000	1350	7	1954	Good	14100	N	N	4307 150TH AVE SE
8	162405	9257	9/20/10	\$415,000	\$406,000	1390	7	1969	Vgood	15681	N	N	12805 SE 44TH PL
8	220350	0545	9/23/09	\$415,000	\$399,000	1410	7	1954	Good	10627	N	N	15041 SE 44TH ST
8	602800	0045	5/26/10	\$360,000	\$350,000	1430	7	1961	Good	12900	N	N	4112 161ST AVE SE
8	220500	0030	7/30/10	\$366,000	\$357,000	1470	7	1957	Good	11440	N	N	14924 SE 43RD ST
8	220350	0115	3/9/11	\$326,500	\$322,000	1740	7	1954	Good	11200	N	N	4403 150TH AVE SE
8	345990	0265	4/9/09	\$535,000	\$510,000	1760	7	1960	Good	18750	Y	N	14822 SE 50TH ST
8	220500	0015	4/22/10	\$370,000	\$359,000	1010	8	1966	Good	17600	N	N	14901 SE 43RD ST
8	177760	0720	8/17/11	\$560,000	\$556,000	1150	8	1973	Good	10400	N	N	15651 SE 43RD ST
8	337790	0005	4/20/11	\$650,000	\$642,000	1150	8	1950	Good	36550	N	N	14827 SE 55TH ST
8	226840	0200	9/9/10	\$440,000	\$430,000	1160	8	1976	Good	8587	N	N	4919 131ST PL SE
8	220500	0050	4/4/11	\$450,000	\$444,000	1200	8	2010	Avg	14850	N	N	14910 SE 43RD ST
8	932361	0530	1/27/11	\$540,000	\$531,000	1230	8	1980	Good	13679	N	N	13604 SE 54TH PL
8	602800	0175	12/1/09	\$360,000	\$347,000	1250	8	1961	Good	17348	N	N	4157 161ST AVE SE
8	785657	0070	1/5/10	\$540,000	\$522,000	1260	8	1981	Good	8845	N	N	5265 HIGHLAND DR
8	214133	0590	2/12/09	\$510,000	\$485,000	1270	8	1977	Vgood	9089	N	N	15820 SE 49TH ST
8	260011	0240	5/10/10	\$545,000	\$530,000	1280	8	1979	Avg	11760	N	N	5800 142ND PL SE
8	214132	0390	11/15/10	\$435,000	\$426,000	1290	8	1976	Vgood	7451	N	N	15132 SE 48TH DR
8	168791	0370	6/2/11	\$353,000	\$349,000	1300	8	1985	Avg	12248	N	N	16335 SE 48TH ST
8	785660	1370	12/23/11	\$500,000	\$500,000	1300	8	1972	Avg	11300	N	N	4582 144TH AVE SE
8	856280	0360	4/7/09	\$485,000	\$462,000	1300	8	1976	Good	8850	N	N	14913 SE 47TH CT
8	214132	0420	6/24/09	\$454,999	\$435,000	1320	8	1976	Good	7210	N	N	15114 SE 48TH DR

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	934691	0440	4/13/09	\$525,000	\$501,000	1330	8	1975	Good	7800	N	N	15028 SE 47TH PL
8	168791	0360	12/30/09	\$485,000	\$468,000	1340	8	1985	Good	8841	N	N	16327 SE 48TH ST
8	214132	0260	12/5/11	\$450,000	\$449,000	1340	8	1977	Vgood	9123	N	N	15210 SE 48TH DR
8	260001	0600	11/2/11	\$521,000	\$520,000	1340	8	1982	Good	10005	N	N	13200 SE 49TH ST
8	214132	0340	1/21/11	\$460,500	\$453,000	1350	8	1976	Vgood	7287	N	N	4813 152ND PL SE
8	785560	0341	11/3/11	\$535,000	\$533,000	1360	8	1962	Good	8993	Y	N	13313 SE 43RD ST
8	214133	0220	7/16/10	\$512,000	\$499,000	1370	8	1978	Vgood	8370	N	N	4902 159TH PL SE
8	785657	0110	5/27/09	\$550,000	\$526,000	1370	8	1980	Good	14300	N	N	5210 HIGHLAND DR SE
8	785560	0520	11/4/09	\$685,000	\$660,000	1390	8	1961	Vgood	8990	Y	N	4241 135TH AVE SE
8	934698	0160	12/14/09	\$597,500	\$576,000	1400	8	1977	Good	9500	N	N	4561 157TH AVE SE
8	226840	0500	3/26/10	\$525,000	\$509,000	1420	8	1976	Good	7000	N	N	4812 130TH AVE SE
8	226840	0490	4/20/09	\$548,000	\$523,000	1430	8	1975	Good	7204	N	N	4820 130TH AVE SE
8	785670	0920	8/29/11	\$525,000	\$522,000	1430	8	1972	Good	11500	N	N	4410 145TH AVE SE
8	785670	0120	10/20/10	\$500,000	\$490,000	1430	8	1967	Avg	8300	N	N	4521 147TH AVE SE
8	785657	0040	5/13/09	\$530,000	\$506,000	1440	8	1979	Good	9477	N	N	5235 HIGHLAND DR
8	856280	0180	11/18/09	\$438,000	\$422,000	1440	8	1972	Good	12600	N	N	4739 149TH AVE SE
8	934691	0220	5/20/11	\$441,700	\$437,000	1450	8	1973	Good	7748	N	N	4643 152ND PL SE
8	226840	0440	1/20/09	\$430,000	\$408,000	1460	8	1976	Avg	12727	N	N	4807 131ST AVE SE
8	226840	0140	11/22/10	\$406,000	\$398,000	1460	8	1976	Avg	14566	N	N	13009 SE 49TH ST
8	785560	0650	6/15/09	\$515,000	\$493,000	1470	8	1966	Avg	8800	Y	N	13405 SE 43RD ST
8	856280	0280	9/22/09	\$490,000	\$471,000	1470	8	1972	Good	11050	N	N	14931 SE 47TH PL
8	549520	0150	5/18/11	\$324,500	\$321,000	1480	8	1964	Good	11719	N	N	4243 164TH AVE SE
8	142405	9122	1/7/10	\$519,000	\$501,000	1480	8	1976	Vgood	13113	N	N	15621 SE 44TH PL
8	259222	0360	11/16/11	\$570,000	\$569,000	1480	8	1985	Avg	10657	N	N	6327 151ST AVE SE
8	785670	1130	11/17/10	\$487,500	\$478,000	1480	8	1973	Avg	8300	N	N	4468 145TH AVE SE
8	934692	0270	4/27/10	\$500,000	\$485,000	1480	8	1976	Good	7562	N	N	15803 SE 46TH WAY
8	177760	0530	6/2/11	\$525,000	\$520,000	1490	8	1968	Good	10264	N	N	15820 SE 43RD ST
8	785580	0750	5/16/11	\$786,000	\$777,000	1490	8	1963	Vgood	8715	Y	N	4511 133RD AVE SE
8	785580	1190	1/5/10	\$581,250	\$561,000	1490	8	1968	Good	8800	N	N	4639 132ND AVE SE
8	785580	0670	3/19/10	\$605,000	\$586,000	1490	8	1967	Good	9750	Y	N	4351 133RD AVE SE
8	785670	0960	9/22/10	\$490,000	\$479,000	1490	8	1970	Avg	9163	N	N	4451 146TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	345940	0260	10/21/11	\$445,000	\$443,000	1500	8	1973	Good	10913	Y	N	4420 153RD AVE SE
8	785660	0610	6/16/11	\$625,000	\$619,000	1500	8	1968	Good	8925	N	N	14164 SE 45TH PL
8	785670	0740	8/4/11	\$520,000	\$516,000	1500	8	1972	Avg	9900	N	N	4405 145TH AVE SE
8	934690	0340	4/7/11	\$415,000	\$410,000	1500	8	1972	Good	6885	N	N	15029 SE 46TH WAY
8	177760	0100	3/23/09	\$453,000	\$431,000	1510	8	1972	Good	9775	N	N	15601 SE 42ND PL
8	214130	0360	12/21/09	\$457,000	\$441,000	1510	8	1976	Vgood	16100	N	N	4961 145TH AVE SE
8	785580	0850	8/12/11	\$635,000	\$631,000	1510	8	1972	Good	8400	Y	N	4500 132ND AVE SE
8	785642	0070	5/5/11	\$640,000	\$633,000	1510	8	1977	Good	13500	Y	N	4232 136TH PL SE
8	955270	0330	5/27/09	\$565,000	\$540,000	1510	8	1985	Good	11778	N	N	14210 SE 63RD ST
8	345940	0100	4/28/10	\$565,000	\$549,000	1520	8	1977	Good	17245	N	N	4545 153RD AVE SE
8	785670	0780	11/15/10	\$490,000	\$480,000	1520	8	1973	Avg	11500	N	N	4431 145TH AVE SE
8	785580	1450	2/4/11	\$580,000	\$571,000	1530	8	1973	Good	8400	Y	N	4670 132ND AVE SE
8	785661	0100	8/6/09	\$587,000	\$563,000	1530	8	1976	Good	8500	N	N	4610 140TH PL SE
8	934690	0400	11/27/11	\$462,000	\$461,000	1530	8	1975	Good	7410	N	N	15141 SE 46TH WAY
8	177760	0250	6/16/09	\$435,000	\$416,000	1540	8	1966	Good	9779	N	N	15627 SE 42ND CT
8	214133	0310	9/1/11	\$509,000	\$506,000	1540	8	1979	Good	8636	N	N	15914 SE 48TH DR
8	785560	0540	4/15/11	\$800,000	\$790,000	1540	8	1962	Good	9078	Y	N	13430 SE 43RD ST
8	785641	0190	5/3/11	\$670,000	\$662,000	1540	8	1974	Good	17573	Y	N	4603 135TH PL SE
8	934698	0080	4/20/11	\$400,000	\$395,000	1540	8	1977	Avg	9000	N	N	15739 SE 45TH CT
8	259220	0180	11/19/09	\$484,000	\$466,000	1550	8	1981	Avg	10655	N	N	6121 145TH PL SE
8	785660	0750	12/27/11	\$675,000	\$675,000	1560	8	1968	Good	9200	N	N	14175 SE 45TH PL
8	856280	0480	4/6/09	\$430,000	\$410,000	1560	8	1969	Good	9050	N	N	14917 SE 46TH CT
8	214133	0400	1/20/11	\$489,000	\$481,000	1570	8	1979	Good	8502	N	N	4813 158TH AVE SE
8	346160	0180	11/17/10	\$435,000	\$427,000	1570	8	1974	Good	15990	Y	N	4347 157TH AVE SE
8	785560	0720	12/13/10	\$530,000	\$520,000	1570	8	1966	Avg	12800	Y	N	13415 SE 43RD PL
8	785580	0940	12/7/11	\$665,000	\$664,000	1570	8	1962	Vgood	10130	Y	N	13320 SE 43RD PL
8	259220	0600	3/2/09	\$425,000	\$404,000	1580	8	1981	Avg	10391	N	N	6245 146TH PL SE
8	856280	0510	7/13/11	\$425,000	\$422,000	1580	8	1972	Vgood	7950	N	N	14906 SE 46TH CT
8	111550	0020	11/2/11	\$638,000	\$636,000	1590	8	1974	Vgood	8500	N	N	13109 SE 47TH ST
8	111570	0010	6/16/09	\$487,060	\$466,000	1590	8	1976	Avg	8495	N	N	12910 SE 44TH CT
8	260012	0190	8/24/11	\$585,000	\$581,000	1590	8	1981	Good	13521	N	N	5805 134TH PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	785530	0480	8/18/11	\$585,000	\$581,000	1590	8	1964	Good	8200	Y	N	4538 138TH AVE SE
8	785580	1280	5/6/10	\$625,000	\$607,000	1590	8	1972	Good	10116	Y	N	4733 132ND AVE SE
8	785600	0200	6/23/10	\$673,000	\$655,000	1600	8	1974	Good	8550	Y	N	14018 SOMERSET BLVD SE
8	177760	0220	9/21/11	\$542,700	\$540,000	1610	8	1967	Vgood	11296	N	N	15607 SE 42ND CT
8	260011	0100	10/2/09	\$595,000	\$572,000	1610	8	1979	Avg	8688	N	N	13933 SE 60TH ST
8	785666	0120	11/7/11	\$850,000	\$848,000	1610	8	1977	Good	13874	Y	N	14020 SE 44TH ST
8	934690	0370	6/3/10	\$442,000	\$430,000	1610	8	1974	Good	7505	N	N	15107 SE 46TH WAY
8	272350	0120	9/29/09	\$520,000	\$500,000	1620	8	1959	Good	12527	N	N	4541 130TH AVE SE
8	602800	0215	7/15/11	\$365,000	\$362,000	1620	8	1973	Avg	13287	N	N	4225 164TH AVE SE
8	785560	0100	5/12/09	\$510,000	\$487,000	1620	8	1978	Good	12719	N	N	13500 SE 42ND PL
8	785580	0340	3/1/10	\$650,000	\$629,000	1620	8	1965	Good	8400	Y	N	4427 SOMERSET DR SE
8	856280	0410	7/15/09	\$499,000	\$478,000	1620	8	1970	Good	9550	N	N	4712 149TH AVE SE
8	934690	0220	5/18/11	\$400,000	\$396,000	1620	8	1973	Good	7950	N	N	4650 151ST CT SE
8	934694	0190	4/23/11	\$515,000	\$509,000	1620	8	1977	Vgood	8221	N	N	15842 SE 47TH PL
8	785540	0040	6/23/10	\$640,000	\$623,000	1630	8	1962	Good	10485	Y	N	4405 138TH AVE SE
8	785560	0710	10/6/11	\$705,000	\$702,000	1630	8	1963	Good	10300	Y	N	4305 SOMERSET BLVD SE
8	785580	1030	8/11/11	\$769,000	\$764,000	1630	8	1968	Vgood	9900	Y	N	13251 SE 43RD PL
8	785660	1170	11/4/10	\$860,000	\$843,000	1640	8	1969	Vgood	15600	N	N	4400 144TH AVE SE
8	167200	0210	1/26/11	\$602,311	\$593,000	1640	8	1972	Good	12428	N	N	13209 SE 42ND PL
8	785660	1200	5/11/11	\$725,000	\$717,000	1640	8	1978	Avg	11700	Y	N	4424 144TH AVE SE
8	785660	0440	12/4/09	\$660,000	\$636,000	1640	8	1968	Good	12000	Y	N	4462 141ST PL SE
8	934690	0095	3/22/10	\$565,000	\$548,000	1640	8	1972	Good	10950	N	N	4681 150TH PL SE
8	168790	0040	6/16/11	\$424,950	\$421,000	1650	8	1984	Good	12888	N	N	4606 163RD CT SE
8	177760	0310	6/23/11	\$489,950	\$485,000	1650	8	1970	Good	10170	N	N	4216 158TH AVE SE
8	214133	0390	5/31/11	\$492,000	\$487,000	1650	8	1978	Good	8035	N	N	4807 158TH AVE SE
8	345940	0070	2/12/10	\$544,880	\$527,000	1650	8	1974	Good	12101	N	N	4519 153RD AVE SE
8	785500	0470	10/27/09	\$725,000	\$698,000	1650	8	1961	Good	9640	Y	N	4455 137TH AVE SE
8	785530	0550	1/28/10	\$640,000	\$619,000	1650	8	1961	Good	8831	Y	N	13615 SOMERSET LN
8	168791	0080	7/22/09	\$578,000	\$554,000	1660	8	1987	Good	8605	N	N	4725 163RD CT SE
8	177760	0580	7/7/11	\$545,000	\$540,000	1660	8	1970	Good	10125	N	N	15636 SE 43RD ST
8	337790	0070	8/2/11	\$780,000	\$774,000	1660	8	1953	Vgood	31500	Y	N	5337 146TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	785670	0500	11/16/09	\$495,000	\$477,000	1660	8	1967	Good	9000	N	N	14703 SE 45TH PL
8	785670	0410	4/4/11	\$480,000	\$474,000	1660	8	1967	Good	9800	N	N	14725 SE 45TH CT
8	785670	0450	9/7/10	\$450,000	\$440,000	1660	8	1967	Avg	8400	N	N	14710 SE 46TH ST
8	856280	0130	2/20/09	\$445,000	\$423,000	1660	8	1971	Vgood	7650	N	N	4693 149TH AVE SE
8	259220	1120	4/21/10	\$625,000	\$607,000	1670	8	1985	Avg	8681	N	N	6246 147TH AVE SE
8	785580	0320	10/12/09	\$655,000	\$630,000	1670	8	1964	Good	9529	Y	N	4511 SOMERSET DR SE
8	214130	0190	11/21/09	\$649,000	\$625,000	1680	8	1976	Good	10809	Y	N	14512 SE 49TH ST
8	934692	0470	6/1/11	\$500,000	\$495,000	1680	8	1976	Vgood	10324	N	N	15314 SE 46TH WAY
8	152405	9090	8/17/10	\$693,000	\$677,000	1690	8	1962	Good	23522	Y	N	4252 NEWPORT WAY
8	517580	0052	5/18/10	\$415,000	\$403,000	1690	8	1983	Avg	10071	N	N	4133 158TH AVE SE
8	549520	0080	10/4/10	\$508,000	\$497,000	1690	8	1966	Good	10600	N	N	16216 SE 42ND CT
8	785661	0480	7/6/09	\$633,000	\$606,000	1690	8	1976	Good	8800	N	N	14104 SE 46TH ST
8	177760	0610	4/20/10	\$575,000	\$558,000	1700	8	1978	Good	10125	N	N	15612 SE 43RD ST
8	260010	0130	11/18/09	\$505,794	\$487,000	1710	8	1977	Good	9830	N	N	13316 SE 57TH ST
8	785660	0900	7/26/10	\$710,000	\$692,000	1710	8	1973	Good	9800	N	N	14312 SE 45TH ST
8	934690	0300	2/11/09	\$505,000	\$480,000	1710	8	1972	Good	9050	N	N	15006 SE 46TH PL
8	162405	9238	1/7/09	\$536,000	\$509,000	1720	8	1965	Good	13650	N	N	4312 129TH PL SE
8	785540	0570	12/28/10	\$757,000	\$744,000	1720	8	1963	Good	8750	Y	N	4559 140TH AVE SE
8	785580	1730	7/13/10	\$650,000	\$633,000	1720	8	1968	Good	10496	Y	N	4741 SOMERSET DR SE
8	785670	0440	8/11/10	\$500,000	\$488,000	1720	8	1967	Good	8300	N	N	14720 SE 46TH ST
8	785670	0440	12/9/11	\$485,000	\$484,000	1720	8	1967	Good	8300	N	N	14720 SE 46TH ST
8	260011	0160	5/23/11	\$685,000	\$678,000	1730	8	1979	Vgood	8892	N	N	14017 SE 60TH ST
8	346160	0030	5/25/10	\$525,000	\$510,000	1740	8	1974	Good	10200	N	N	4334 157TH PL SE
8	856280	0300	4/20/10	\$405,000	\$393,000	1740	8	1970	Good	8400	N	N	14924 SE 47TH PL
8	785660	1070	12/17/09	\$689,800	\$666,000	1750	8	1973	Vgood	8700	N	N	4583 144TH AVE SE
8	214130	0630	7/7/09	\$447,500	\$428,000	1770	8	1975	Good	9200	N	N	15033 SE 49TH ST
8	785580	1120	9/18/11	\$762,000	\$758,000	1770	8	1966	Vgood	8800	N	N	4525 132ND AVE SE
8	785660	0880	5/3/10	\$635,000	\$617,000	1770	8	1973	Good	7200	N	N	4447 144TH AVE SE
8	785540	0070	9/19/11	\$700,000	\$697,000	1780	8	1963	Avg	10231	Y	N	13910 SE 44TH PL
8	934693	0250	9/23/10	\$525,000	\$513,000	1780	8	1976	Good	9546	N	N	15802 SE 47TH ST
8	260004	0130	7/22/09	\$435,000	\$417,000	1790	8	1984	Avg	9580	N	N	13288 SE 54TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	785660	0660	2/21/11	\$658,000	\$648,000	1790	8	1968	Good	9314	Y	N	14107 SE 45TH ST
8	168790	0270	8/17/11	\$513,000	\$510,000	1800	8	1981	Good	9895	N	N	16027 SE 46TH PL
8	344700	0110	8/3/10	\$400,000	\$390,000	1800	8	1963	Good	26076	N	N	15931 SE 41ST PL
8	785670	0040	8/23/11	\$507,000	\$504,000	1800	8	1977	Avg	9200	N	N	14720 SE 45TH PL
8	214133	0530	7/18/11	\$505,000	\$501,000	1810	8	1978	Vgood	7500	N	N	4824 158TH PL SE
8	785500	0590	9/16/10	\$675,000	\$660,000	1810	8	1961	Good	8808	Y	N	4440 137TH AVE SE
8	785540	0560	11/17/09	\$725,000	\$699,000	1820	8	1962	Good	11200	Y	N	4565 140TH AVE SE
8	785580	0820	9/27/11	\$680,000	\$677,000	1820	8	1963	Vgood	10750	Y	N	4524 132ND AVE SE
8	785664	0280	1/26/09	\$577,000	\$548,000	1820	8	1985	Avg	9088	N	N	13804 SE 42ND ST
8	785580	1720	7/6/11	\$727,000	\$721,000	1840	8	1972	Vgood	10400	Y	N	4733 SOMERSET DR SE
8	785660	0710	3/7/11	\$582,000	\$574,000	1840	8	1968	Good	9300	N	N	14201 SE 45TH ST
8	344700	0140	11/15/11	\$515,000	\$514,000	1850	8	1974	Good	15552	N	N	15945 SE 41ST PL
8	162405	9319	8/22/11	\$510,000	\$507,000	1860	8	1989	Avg	7567	Y	N	4351 130TH PL SE
8	168790	0610	9/13/11	\$445,000	\$443,000	1860	8	1983	Good	9495	N	N	16307 SE 46TH PL
8	142405	9048	10/13/09	\$400,000	\$385,000	1870	8	1968	Good	16988	N	N	4530 160TH PL SE
8	162405	9282	2/17/10	\$570,000	\$552,000	1870	8	1979	Good	10454	Y	N	4544 130TH PL SE
8	607050	0080	11/23/09	\$589,950	\$569,000	1870	8	1963	Good	18521	N	N	16112 SE 42ND PL
8	785530	0250	3/4/11	\$725,000	\$715,000	1870	8	1961	Good	8737	Y	N	4531 138TH AVE SE
8	785580	0400	4/6/11	\$700,000	\$691,000	1900	8	1967	Vgood	8700	Y	N	13310 SE 46TH ST
8	344700	0130	2/17/11	\$580,000	\$571,000	1940	8	1965	Good	17224	N	N	15941 SE 41ST PL
8	932360	0140	6/23/11	\$735,000	\$728,000	1940	8	1979	Vgood	12937	Y	N	13715 SE 58TH PL
8	214133	0350	3/31/11	\$520,000	\$513,000	1950	8	1979	Good	7925	N	N	15808 SE 48TH DR
8	785660	0480	6/29/11	\$712,100	\$706,000	1960	8	1969	Vgood	10000	N	N	4501 143RD AVE SE
8	856280	0190	7/22/11	\$400,000	\$397,000	1970	8	1970	Good	9100	N	N	4745 149TH AVE SE
8	785540	0020	8/11/11	\$800,000	\$795,000	1990	8	1962	Vgood	9950	Y	N	4413 138TH AVE SE
8	214133	0430	5/18/09	\$517,500	\$494,000	2020	8	1977	Good	8800	N	N	4831 158TH PL SE
8	785580	1050	2/25/10	\$729,000	\$706,000	2020	8	1964	Good	10850	Y	N	4411 132ND AVE SE
8	785580	0190	12/17/10	\$685,000	\$673,000	2030	8	1964	Vgood	8791	Y	N	13308 SE 44TH PL
8	214133	0260	9/10/09	\$530,000	\$509,000	2040	8	1978	Vgood	7352	N	N	15925 SE 48TH DR
8	111540	0220	12/22/10	\$520,000	\$511,000	2060	8	1986	Avg	8720	N	N	13003 SE 47TH PL
8	785540	0660	9/15/11	\$795,000	\$791,000	2060	8	1974	Good	8985	Y	N	4408 140TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	934694	0180	10/12/11	\$525,000	\$523,000	2070	8	1976	Vgood	8250	N	N	4669 159TH AVE SE
8	785661	0510	10/27/11	\$600,000	\$598,000	2080	8	1976	Vgood	8512	Y	N	14002 SE 46TH ST
8	259751	0330	2/18/10	\$570,000	\$552,000	2110	8	1989	Avg	9024	N	N	14710 SE 65TH ST
8	785660	0170	2/17/10	\$840,000	\$813,000	2110	8	2005	Avg	10100	Y	N	4470 142ND AVE SE
8	214130	0610	10/12/09	\$575,000	\$553,000	2130	8	1976	Good	11735	N	N	15025 SE 49TH ST
8	934694	0100	7/21/11	\$490,000	\$486,000	2130	8	1977	Good	10200	N	N	15905 SE 47TH CT
8	168790	0570	5/5/10	\$450,000	\$437,000	2150	8	1981	Avg	11057	N	N	16225 SE 46TH PL
8	168790	0480	5/19/11	\$525,000	\$519,000	2160	8	1981	Good	8335	N	N	16204 SE 46TH PL
8	259222	0110	7/22/10	\$590,000	\$575,000	2180	8	1985	Avg	12723	N	N	14915 SE 64TH ST
8	260012	0300	5/20/11	\$605,000	\$598,000	2180	8	1984	Vgood	8130	N	N	13401 SE 59TH ST
8	259220	0930	3/24/10	\$609,500	\$591,000	2190	8	1983	Good	9194	N	N	14740 SE 63RD ST
8	259222	0420	5/5/11	\$637,000	\$630,000	2200	8	1985	Good	8161	N	N	15112 SE 63RD ST
8	260000	0400	4/29/11	\$646,000	\$638,000	2200	8	1977	Good	10325	N	N	13401 SE 52ND ST
8	214130	0270	6/10/10	\$520,000	\$506,000	2220	8	1974	Vgood	9800	N	N	14411 SE 49TH ST
8	259220	0790	6/21/10	\$625,000	\$608,000	2220	8	1983	Good	8728	N	N	14750 SE 63RD PL
8	259220	0680	9/27/10	\$560,000	\$548,000	2220	8	1980	Vgood	8536	N	N	14625 SE 63RD ST
8	259220	0880	8/1/11	\$700,000	\$695,000	2230	8	1983	Avg	8050	Y	N	14753 SE 63RD ST
8	785560	0410	8/21/09	\$530,000	\$509,000	2250	8	1968	Good	8200	Y	N	4244 134TH AVE SE
8	260003	0090	11/8/11	\$580,000	\$578,000	2260	8	1984	Good	13693	N	N	13220 SE 55TH PL
8	785656	0100	12/1/09	\$569,000	\$549,000	2290	8	1979	Good	8900	N	N	4933 141ST AVE SE
8	167200	0010	7/6/10	\$579,500	\$565,000	2310	8	1965	Vgood	18748	N	N	13208 SE 42ND PL
8	345940	0180	4/15/11	\$545,000	\$538,000	2310	8	1975	Good	10891	N	N	15311 SE 45TH ST
8	955270	0350	10/5/10	\$565,950	\$554,000	2310	8	1985	Avg	9347	N	N	14206 SE 63RD ST
8	934810	0110	7/6/10	\$568,000	\$553,000	2320	8	1985	Avg	9148	N	N	15708 SE 45TH PL
8	167200	0090	4/22/11	\$560,000	\$553,000	2330	8	1970	Good	10400	N	N	4295 133RD AVE SE
8	934691	0430	5/23/11	\$500,000	\$495,000	2330	8	1974	Good	7800	N	N	15106 SE 47TH PL
8	934693	0130	7/20/10	\$604,500	\$589,000	2330	8	1976	Good	9677	N	N	15843 SE 47TH ST
8	785662	0890	9/22/10	\$580,500	\$568,000	2340	8	1979	Good	9800	N	N	4689 HIGHLAND DR SE
8	934700	0040	8/20/09	\$575,000	\$552,000	2400	8	1993	Good	7267	N	N	15734 SE 44TH PL
8	785656	0400	12/13/10	\$600,000	\$589,000	2440	8	1979	Avg	9500	N	N	5180 HIGHLAND DR SE
8	111540	0060	4/13/10	\$739,000	\$717,000	2500	8	1986	Good	8038	N	N	13056 SE 47TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	177760	0690	5/17/10	\$567,000	\$551,000	2500	8	1968	Good	12500	N	N	15639 SE 43RD ST
8	955270	0230	4/14/10	\$608,000	\$590,000	2510	8	1986	Avg	16819	N	N	14428 SE 63RD ST
8	260012	0330	5/2/11	\$585,000	\$578,000	2630	8	1980	Good	8542	N	N	5903 135TH PL SE
8	259220	0400	12/2/11	\$627,500	\$627,000	2810	8	1981	Good	9750	N	N	6105 147TH AVE SE
8	259220	0170	6/10/10	\$660,000	\$642,000	2920	8	1982	Good	9798	N	N	6115 145TH PL SE
8	214133	0680	8/24/11	\$590,500	\$587,000	2990	8	1980	Good	10130	N	N	15820 SE 50TH ST
8	932360	0370	9/6/11	\$640,000	\$636,000	3220	8	1979	Good	9201	N	N	5560 HIGHLAND DR
8	785661	0260	9/24/10	\$627,200	\$613,000	3230	8	1976	Good	8736	N	N	4615 142ND PL SE
8	856280	0450	11/18/10	\$685,000	\$672,000	3230	8	2008	Avg	8500	N	N	4690 149TH AVE SE
8	785662	0880	6/10/11	\$625,000	\$619,000	3260	8	1978	Good	7900	N	N	4679 HIGHLAND DR SE
8	785661	0250	1/11/10	\$624,750	\$604,000	3270	8	1976	Avg	8909	N	N	4607 142ND PL SE
8	214131	0790	11/12/10	\$420,000	\$412,000	1120	9	1978	Good	10742	N	N	4813 153RD AVE SE
8	337790	0020	11/20/09	\$830,000	\$800,000	1140	9	1953	Good	43200	N	N	14615 SE 55TH ST
8	785655	0620	12/1/09	\$650,000	\$627,000	1410	9	1981	Good	14400	N	N	14317 SE 49TH ST
8	785641	0150	9/6/11	\$815,000	\$810,000	1440	9	1976	Good	9050	Y	N	4547 135TH PL SE
8	214130	0010	10/18/10	\$380,000	\$372,000	1460	9	1975	Good	12833	N	N	15020 SE 49TH ST
8	932360	0300	11/9/10	\$583,000	\$571,000	1540	9	1979	Good	10400	Y	N	13712 SE 58TH PL
8	785660	0060	11/12/09	\$930,000	\$896,000	1590	9	1968	Vgood	9210	Y	N	4471 141ST AVE SE
8	785641	0130	3/11/10	\$725,000	\$702,000	1600	9	1972	Avg	13100	Y	N	4531 SOMERSET PL SE
8	785655	0360	3/17/10	\$530,000	\$514,000	1600	9	1979	Good	7700	N	N	4995 HIGHLAND DR
8	214130	0050	11/10/11	\$406,673	\$406,000	1610	9	1975	Avg	12103	N	N	14910 SE 49TH ST
8	785670	0170	9/16/10	\$707,500	\$692,000	1610	9	2006	Avg	8800	N	N	4550 146TH AVE SE
8	785662	0940	9/28/10	\$587,500	\$575,000	1620	9	1986	Good	10600	N	N	14320 SOMERSET BLVD SE
8	346030	0240	4/27/09	\$490,000	\$468,000	1640	9	1970	Good	24610	N	N	5422 152ND PL SE
8	785520	0050	4/8/10	\$701,000	\$680,000	1650	9	1984	Avg	8476	Y	N	4550 SOMERSET BLVD SE
8	785540	0490	9/29/10	\$880,000	\$861,000	1670	9	1962	Vgood	9200	Y	N	13900 SOMERSET LN
8	345960	0270	5/18/10	\$646,000	\$628,000	1680	9	1978	Good	10000	Y	N	4721 147TH PL SE
8	785580	1610	7/30/10	\$954,000	\$930,000	1680	9	1967	Vgood	8684	Y	N	4638 133RD AVE SE
8	214131	0830	6/20/11	\$457,500	\$453,000	1690	9	1978	Good	12784	N	N	15222 SE 48TH DR
8	214133	0740	11/21/11	\$450,000	\$449,000	1700	9	1979	Good	10104	Y	N	15704 SE 50TH ST
8	785662	0370	4/26/10	\$670,000	\$651,000	1700	9	1978	Good	10300	N	N	4612 143RD AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	785580	1550	11/11/10	\$665,000	\$652,000	1710	9	1973	Vgood	12250	Y	N	4740 133RD AVE SE
8	785500	0420	8/8/11	\$784,000	\$779,000	1720	9	1974	Vgood	9460	Y	N	4460 SOMERSET BLVD SE
8	785662	0390	7/8/09	\$645,000	\$618,000	1730	9	1977	Good	9900	N	N	4586 144TH AVE SE
8	785500	0400	10/4/10	\$670,000	\$656,000	1740	9	1976	Good	9370	Y	N	4446 SOMERSET BLVD SE
8	214133	0010	6/21/11	\$625,000	\$619,000	1740	9	1979	Vgood	12300	Y	N	15527 SE 48TH DR
8	260000	0070	7/27/09	\$550,000	\$527,000	1740	9	1978	Good	9238	N	N	5407 134TH AVE SE
8	346030	0310	6/22/11	\$737,000	\$730,000	1760	9	1964	Vgood	25810	N	N	5436 153RD AVE SE
8	785655	0460	5/23/11	\$570,000	\$564,000	1760	9	1979	Good	8035	N	N	14205 SE 50TH ST
8	214133	0120	11/23/10	\$415,000	\$407,000	1780	9	1978	Good	10500	N	N	15835 SE 50TH ST
8	785655	0150	5/13/09	\$816,000	\$779,000	1780	9	1982	Good	14100	Y	N	4812 140TH PL SE
8	322450	0120	8/11/10	\$605,000	\$590,000	1790	9	1978	Good	12899	Y	N	4738 153RD AVE SE
8	142405	9034	8/12/10	\$625,000	\$610,000	1810	9	1955	Good	52707	N	N	15915 SE NEWPORT WAY
8	260000	0700	7/16/10	\$655,000	\$638,000	1820	9	1977	Vgood	11327	N	N	5217 SOMERSET DR SE
8	932360	0320	8/16/11	\$630,399	\$626,000	1820	9	1979	Vgood	10700	Y	N	5710 137TH PL SE
8	932360	0440	2/17/11	\$685,000	\$675,000	1860	9	1980	Good	13850	N	N	13600 SE 55TH PL
8	785664	0480	10/9/09	\$840,000	\$808,000	1920	9	1979	Avg	13779	Y	N	13809 SE 43RD ST
8	785530	0120	9/28/11	\$875,000	\$871,000	1930	9	1962	Vgood	8730	Y	N	4510 137TH AVE SE
8	259221	0510	1/13/10	\$555,000	\$536,000	1940	9	1983	Avg	12406	Y	N	5746 149TH AVE SE
8	785580	0090	8/16/11	\$858,800	\$853,000	1980	9	1968	Good	11200	Y	N	4538 SOMERSET DR SE
8	785640	0500	3/25/09	\$1,194,500	\$1,138,000	2010	9	1973	Vgood	9900	Y	N	4615 139TH AVE SE
8	413970	0050	6/21/10	\$595,000	\$579,000	2020	9	2010	Avg	4063	N	N	5041 163RD PL SE
8	785641	0330	10/23/09	\$1,000,000	\$962,000	2020	9	1971	Vgood	17510	Y	N	4619 136TH AVE SE
8	259221	0440	1/24/11	\$715,000	\$703,000	2030	9	1982	Good	12002	Y	N	14915 SE 58TH ST
8	413970	0280	10/20/10	\$633,400	\$620,000	2050	9	2010	Avg	4331	N	N	5201 163RD PL SE
8	260014	0450	12/3/09	\$653,000	\$630,000	2060	9	1988	Avg	9737	N	N	6223 139TH PL SE
8	259220	1650	4/28/10	\$729,000	\$708,000	2080	9	1981	Avg	9346	N	N	5725 143RD PL SE
8	214133	0490	8/29/11	\$510,000	\$507,000	2090	9	1978	Good	8100	N	N	4848 158TH PL SE
8	259220	1580	2/10/10	\$710,000	\$687,000	2100	9	1981	Good	13164	Y	N	5712 143RD PL SE
8	413970	0230	11/5/09	\$568,000	\$547,000	2170	9	2009	Avg	3709	N	N	5111 163RD PL SE
8	413970	0310	6/17/11	\$596,889	\$591,000	2170	9	2010	Avg	4585	N	N	5200 163RD PL SE
8	413970	0390	7/14/09	\$599,500	\$574,000	2190	9	2009	Avg	4776	N	N	5040 163RD PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	259753	0440	12/30/09	\$570,000	\$550,000	2200	9	1995	Avg	9168	N	N	6678 156TH AVE SE
8	785540	0710	8/23/11	\$975,000	\$969,000	2200	9	1971	Vgood	9014	Y	N	4442 140TH AVE SE
8	214133	0600	10/18/11	\$575,000	\$573,000	2230	9	1978	Good	10300	N	N	15819 SE 49TH ST
8	346030	0110	7/21/10	\$858,000	\$836,000	2230	9	1962	Good	34483	Y	N	5330 153RD AVE SE
8	785641	0250	3/14/11	\$940,000	\$927,000	2240	9	1972	Vgood	15650	Y	N	4711 135TH PL SE
8	259220	1670	10/5/09	\$715,000	\$687,000	2280	9	1981	Good	9860	N	N	5811 143RD PL SE
8	260013	0560	9/20/11	\$630,000	\$627,000	2340	9	1986	Avg	9189	N	N	13833 SE 62ND ST
8	259745	0750	10/28/10	\$621,000	\$608,000	2350	9	1983	Good	14526	Y	N	5721 145TH AVE SE
8	785662	0970	3/29/10	\$604,500	\$586,000	2350	9	1978	Good	10000	N	N	4632 143RD AVE SE
8	932361	0380	4/19/10	\$645,000	\$626,000	2370	9	1980	Good	9505	Y	N	5206 137TH PL SE
8	260013	0150	6/1/11	\$700,000	\$693,000	2380	9	1987	Avg	9373	N	N	6113 139TH PL SE
8	785656	0080	5/23/09	\$625,000	\$597,000	2390	9	1979	Good	9800	N	N	5000 141ST AVE SE
8	259220	0110	1/18/11	\$760,000	\$747,000	2400	9	1984	Good	9010	N	N	14521 SE 60TH ST
8	260013	0390	5/17/11	\$670,000	\$663,000	2420	9	1987	Avg	10680	N	N	13889 SE 64TH ST
8	260014	0020	5/17/10	\$695,000	\$675,000	2420	9	1988	Avg	12123	N	N	6251 141ST AVE SE
8	259746	0200	8/23/10	\$550,000	\$537,000	2440	9	1985	Good	10270	N	N	14720 SE 56TH ST
8	259752	0770	6/8/10	\$620,000	\$603,000	2460	9	1988	Avg	9472	N	N	6506 151ST PL SE
8	413970	0180	1/21/10	\$699,500	\$676,000	2460	9	2009	Avg	3448	N	N	5113 162ND PL SE
8	259751	0120	7/27/10	\$570,750	\$557,000	2470	9	1988	Avg	9019	N	N	14719 SE 66TH ST
8	259752	0950	4/15/09	\$590,000	\$563,000	2470	9	1989	Avg	10036	N	N	14921 SE 65TH ST
8	413970	0160	8/1/11	\$670,000	\$665,000	2470	9	2010	Avg	5040	N	N	5101 162nd Pl SE
8	955270	0720	4/18/10	\$620,500	\$602,000	2470	9	1984	Good	9779	N	N	6012 142ND CT SE
8	259220	1520	6/24/11	\$729,900	\$723,000	2480	9	1981	Avg	10152	Y	N	5995 145TH AVE SE
8	932361	0520	11/6/09	\$765,000	\$737,000	2480	9	1979	Good	10472	Y	N	13610 SE 54TH PL
8	162405	9331	4/14/10	\$613,000	\$595,000	2490	9	2000	Avg	6525	N	N	12973 SE 47TH PL
8	260000	0440	8/6/09	\$700,000	\$671,000	2490	9	1979	Good	9600	N	N	13503 SE 52ND ST
8	785540	0810	6/21/11	\$713,243	\$707,000	2490	9	1965	Good	8737	Y	N	4520 140TH AVE SE
8	413970	0110	5/26/10	\$699,000	\$680,000	2500	9	2009	Avg	4425	N	N	16158 SE 51ST PL
8	413970	0330	6/18/10	\$679,950	\$662,000	2500	9	2010	Avg	4708	N	N	5160 163RD PL SE
8	413970	0070	10/4/10	\$699,000	\$684,000	2500	9	2010	Avg	4620	N	N	16248 SE 51ST PL
8	413970	0010	6/21/10	\$665,000	\$647,000	2500	9	2009	Avg	4027	N	N	5005 163RD PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	413970	0300	2/20/10	\$645,000	\$624,000	2500	9	2009	Avg	6026	N	N	5220 163RD PL SE
8	413970	0350	6/24/10	\$645,000	\$628,000	2500	9	2010	Avg	4690	N	N	5120 163RD PL SE
8	413970	0190	3/31/11	\$645,000	\$637,000	2500	9	2010	Avg	4814	N	N	5122 162ND PL SE
8	932360	0430	8/5/10	\$771,800	\$753,000	2500	9	2000	Avg	10529	Y	N	13608 SE 55TH PL
8	413970	0090	12/29/10	\$669,950	\$658,000	2505	9	2010	Avg	4146	N	N	16198 SE 51ST PL
8	259752	0870	5/29/09	\$608,000	\$581,000	2510	9	1988	Avg	9817	N	N	6504 150TH PL SE
8	260002	0180	2/11/10	\$640,000	\$619,000	2510	9	1986	Good	11200	N	N	5020 139TH PL SE
8	413970	0270	8/26/10	\$670,000	\$654,000	2510	9	2009	Avg	3785	N	N	5181 163RD PL SE
8	413970	0250	3/24/11	\$655,000	\$646,000	2510	9	2010	Avg	3656	N	N	5141 163RD PL SE
8	413970	0030	4/27/09	\$672,500	\$642,000	2510	9	2009	Avg	5975	N	N	5009 163RD PL SE
8	259221	0380	4/12/10	\$633,000	\$614,000	2520	9	1984	Good	20207	N	N	5906 149TH AVE SE
8	260013	0580	9/20/11	\$670,000	\$667,000	2520	9	1987	Avg	10050	N	N	13841 SE 62ND ST
8	142405	9155	12/22/10	\$890,000	\$874,000	2530	9	2008	Avg	9952	Y	N	4448 158TH AVE SE
8	259752	0940	12/21/11	\$683,500	\$683,000	2530	9	1989	Good	9048	N	N	6503 150TH PL SE
8	413960	0300	8/8/11	\$585,000	\$581,000	2530	9	1992	Good	17186	N	N	6045 158TH AVE SE
8	259221	0310	6/23/11	\$681,000	\$675,000	2550	9	1986	Good	15243	N	N	14944 SE 60TH ST
8	260014	0260	12/20/11	\$678,000	\$678,000	2550	9	1988	Vgood	10125	N	N	13895 SE 64TH ST
8	259751	0240	7/12/11	\$560,000	\$555,000	2600	9	1989	Avg	10527	N	N	14803 SE 66TH ST
8	260014	0330	5/6/10	\$673,800	\$655,000	2610	9	1988	Avg	10800	N	N	14011 SE 64TH ST
8	413970	0120	11/23/10	\$705,000	\$691,000	2610	9	2010	Avg	5130	N	N	16159 SE 51ST PL
8	413970	0210	10/4/10	\$670,101	\$656,000	2610	9	2010	Avg	3971	N	N	16209 SE 51ST PL
8	413970	0260	6/19/09	\$689,450	\$659,000	2610	9	2008	Avg	3705	N	N	5161 163RD PL SE
8	413970	0040	12/9/09	\$680,000	\$656,000	2610	9	2009	Avg	4031	N	N	5011 163RD PL SE
8	413970	0140	12/13/11	\$657,000	\$656,000	2610	9	2011	Avg	4021	N	N	16179 SE 51ST PL
8	413970	0360	5/18/10	\$659,000	\$641,000	2620	9	2010	Avg	4636	N	N	5100 163RD PL SE
8	413970	0060	9/13/10	\$605,000	\$591,000	2620	9	2010	Avg	4209	N	N	5061 163RD PL SE
8	413970	0240	11/16/11	\$590,000	\$589,000	2620	9	2009	Avg	3906	N	N	5121 163RD PL SE
8	413970	0080	4/21/10	\$669,800	\$650,000	2620	9	2010	Avg	4167	N	N	16208 SE 51ST PL
8	413970	0240	3/24/10	\$601,000	\$583,000	2620	9	2009	Avg	3906	N	N	5121 163RD PL SE
8	413970	0100	1/26/11	\$660,000	\$649,000	2620	9	2010	Avg	4086	N	N	16178 SE 51ST PL
8	413970	0020	5/18/09	\$653,000	\$624,000	2620	9	2008	Avg	5528	N	N	5007 163RD PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	413970	0400	3/27/09	\$592,000	\$564,000	2620	9	2008	Avg	6058	N	N	5020 163RD PL SE
8	413970	0320	4/18/11	\$627,500	\$620,000	2620	9	2010	Avg	4662	N	N	5180 163RD PL SE
8	413970	0380	9/4/09	\$635,000	\$610,000	2620	9	2008	Avg	4730	N	N	5060 163RD PL SE
8	413970	0340	11/18/09	\$635,000	\$612,000	2620	9	2009	Avg	4716	N	N	5140 163RD PL SE
8	183698	0200	7/23/09	\$528,000	\$506,000	2640	9	1999	Avg	6179	N	N	16109 SE 45TH CT
8	214131	0390	3/17/11	\$624,950	\$616,000	2640	9	1978	Vgood	8080	Y	N	4828 155TH AVE SE
8	259753	1200	8/14/09	\$670,000	\$643,000	2640	9	1995	Avg	9380	N	N	15406 SE 66TH PL
8	955270	0410	8/11/10	\$865,000	\$844,000	2660	9	1987	Good	12254	N	N	6108 142ND AVE SE
8	259221	0520	11/10/11	\$775,000	\$773,000	2670	9	1983	Good	12366	Y	N	5740 149TH AVE SE
8	260013	0500	12/22/09	\$648,000	\$625,000	2680	9	1987	Avg	10050	N	N	6365 138TH PL SE
8	260001	0490	5/11/10	\$610,000	\$593,000	2700	9	1978	Good	10700	N	N	5101 SOMERSET DR SE
8	955270	0710	6/16/10	\$760,000	\$740,000	2700	9	1984	Vgood	8972	N	N	6016 142ND CT SE
8	183698	0010	4/25/11	\$585,000	\$578,000	2710	9	1999	Avg	4856	N	N	4536 162ND WAY SE
8	259220	1550	10/13/11	\$685,000	\$682,000	2720	9	1980	Avg	19535	N	N	5840 143RD PL SE
8	259752	0240	2/18/09	\$680,000	\$647,000	2760	9	1989	Avg	9317	N	N	6555 152ND AVE SE
8	259752	0650	3/22/11	\$595,000	\$587,000	2790	9	1988	Avg	9027	N	N	15038 SE 65TH ST
8	260014	0480	6/21/11	\$684,000	\$678,000	2790	9	1988	Avg	9405	N	N	6331 139TH PL SE
8	259752	0460	3/10/10	\$630,000	\$610,000	2800	9	1989	Avg	12255	N	N	6573 150TH PL SE
8	214130	0460	6/16/09	\$610,000	\$583,000	2850	9	1976	Good	9807	Y	N	14613 SE 49TH ST
8	259752	0880	8/25/11	\$639,950	\$636,000	2870	9	1989	Avg	9386	N	N	6508 150TH PL SE
8	260014	0240	8/3/09	\$669,950	\$642,000	2870	9	1989	Avg	9687	N	N	13891 SE 64TH ST
8	955270	0780	6/23/10	\$714,000	\$695,000	2870	9	1984	Good	9912	N	N	6010 142ND PL SE
8	955270	0640	8/17/09	\$655,000	\$628,000	2870	9	1981	Good	11298	N	N	14430 SE 61ST ST
8	259752	0660	5/10/10	\$625,000	\$607,000	2900	9	1988	Avg	9811	N	N	15046 SE 65TH ST
8	260014	0500	2/1/10	\$687,450	\$665,000	2910	9	1988	Avg	10189	N	N	6311 139TH PL SE
8	183698	0050	2/20/09	\$625,000	\$594,000	2920	9	1999	Avg	8412	N	N	16217 SE 45TH ST
8	259221	0680	5/7/09	\$683,800	\$653,000	2930	9	1984	Good	18410	N	N	14812 SE 58TH ST
8	214133	0750	3/25/11	\$550,000	\$543,000	2950	9	1980	Good	14900	Y	N	4926 157TH AVE SE
8	214133	0790	6/8/10	\$700,000	\$681,000	3000	9	1979	Good	21354	Y	N	4828 157TH AVE SE
8	414093	0030	6/29/10	\$692,000	\$674,000	3060	9	2001	Avg	7003	N	N	4480 163RD PL SE
8	345990	0130	5/20/09	\$785,000	\$750,000	3140	9	2010	Avg	27238	Y	N	14836 SE 51ST ST

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	932361	0550	12/29/10	\$828,000	\$814,000	3140	9	2000	Vgood	12862	Y	N	13617 SE 54TH PL
8	162405	9361	6/7/11	\$765,000	\$757,000	3220	9	2010	Avg	6677	N	N	12989 SE 46TH PL
8	260002	0090	6/16/10	\$750,000	\$730,000	3270	9	1984	Good	11200	N	N	13611 SE 51ST PL
8	142405	9160	11/4/09	\$781,000	\$752,000	3590	9	2008	Avg	7073	N	N	16123 SE 45TH PL
8	785641	0140	6/2/10	\$1,275,000	\$1,240,000	4230	9	2004	Avg	10960	Y	N	4541 SOMERSET PL SE
8	142405	9156	12/21/10	\$856,000	\$841,000	4370	9	2008	Avg	8106	Y	N	4454 158TH AVE SE
8	785641	0010	6/16/09	\$925,000	\$885,000	1800	10	1976	Good	22750	Y	N	4509 SOMERSET PL SE
8	259745	0450	7/6/11	\$800,000	\$793,000	1840	10	1983	Good	17681	N	N	5302 143RD AVE SE
8	785666	0080	5/17/11	\$872,388	\$863,000	2070	10	1977	Vgood	13874	Y	N	14108 SE 44TH ST
8	785666	0090	5/5/10	\$975,465	\$948,000	2090	10	1985	Vgood	13874	Y	N	14100 SE 44TH ST
8	260002	0460	11/17/10	\$697,000	\$683,000	2180	10	1980	Avg	11445	N	N	5005 136TH PL SE
8	259745	0460	10/1/09	\$960,000	\$923,000	2190	10	1982	Good	16503	N	N	5401 142ND AVE SE
8	259746	0060	2/8/11	\$830,000	\$817,000	2190	10	1983	Good	17330	Y	N	14635 SE 56TH ST
8	808103	0280	10/29/10	\$915,000	\$896,000	2190	10	1995	Good	13608	Y	N	5740 155TH AVE SE
8	259745	0530	8/11/10	\$904,599	\$883,000	2200	10	1984	Good	16016	Y	N	5531 142ND AVE SE
8	785640	0470	6/3/09	\$1,050,000	\$1,004,000	2210	10	1965	Good	14438	Y	N	4635 138TH AVE SE
8	260002	0070	4/8/11	\$724,888	\$716,000	2340	10	1986	Good	8050	Y	N	13601 SE 50TH PL
8	259220	0060	2/26/09	\$704,206	\$670,000	2360	10	1982	Good	10460	N	N	14415 SE 60TH ST
8	260000	0470	1/27/11	\$1,320,000	\$1,299,000	2400	10	2007	Avg	20132	Y	N	13533 SE 52ND ST
8	259745	0400	10/23/09	\$880,000	\$847,000	2420	10	1988	Avg	13445	Y	N	5312 143RD AVE SE
8	785641	0290	11/15/11	\$705,000	\$703,000	2420	10	1971	Good	13200	Y	N	4730 134TH PL SE
8	615495	0050	10/25/10	\$600,000	\$588,000	2470	10	1985	Good	9467	N	N	4453 156TH PL SE
8	322451	0160	2/3/10	\$755,000	\$730,000	2500	10	1982	Good	16894	Y	N	4708 155TH PL SE
8	932361	0280	5/27/10	\$867,000	\$843,000	2760	10	1979	Good	10306	Y	N	13805 SE 52ND PL
8	259753	0940	4/12/11	\$690,000	\$681,000	2770	10	1991	Avg	10182	N	N	15421 SE 67TH PL
8	750270	0130	7/16/10	\$703,153	\$685,000	2830	10	2000	Avg	10114	N	N	15182 SE 54TH PL
8	259753	0690	2/2/09	\$625,000	\$594,000	2910	10	1991	Avg	11752	N	N	6653 156TH AVE SE
8	785664	0150	11/21/11	\$795,000	\$793,000	2930	10	1986	Good	24550	N	N	14103 SE 42ND ST
8	259753	0180	2/2/10	\$685,000	\$662,000	2940	10	1991	Avg	12032	N	N	6719 153RD PL SE
8	808102	0400	6/29/10	\$865,000	\$842,000	2950	10	1995	Avg	9802	N	N	5843 155TH AVE SE
8	259753	0970	12/20/11	\$676,150	\$676,000	2980	10	2001	Avg	9543	Y	N	15427 SE 67TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	214131	0250	6/2/09	\$796,450	\$761,000	3060	10	1982	Good	12400	Y	N	5108 155TH PL SE
8	808951	0140	6/30/09	\$815,500	\$780,000	3150	10	1996	Avg	13788	N	N	6584 156TH AVE SE
8	162405	9101	12/8/09	\$982,000	\$947,000	3160	10	2008	Avg	9427	N	N	13015 SE 47TH ST
8	259745	0780	9/13/10	\$800,000	\$782,000	3190	10	1982	Good	11124	Y	N	5745 145TH AVE SE
8	142405	9164	8/5/09	\$799,000	\$766,000	3230	10	2007	Avg	7022	N	N	16126 SE 45TH PL
8	259753	0260	9/28/10	\$680,000	\$665,000	3230	10	1992	Avg	9161	N	N	15443 SE 67TH ST
8	413938	0040	3/5/09	\$785,000	\$747,000	3280	10	2007	Avg	6603	N	N	16060 SE 45TH PL
8	413938	0050	6/8/09	\$745,000	\$712,000	3280	10	2007	Avg	6603	N	N	16048 SE 45TH PL
8	345975	0010	11/16/09	\$639,500	\$616,000	3310	10	1990	Good	10041	Y	N	4267 155TH PL SE
8	413938	0030	5/14/09	\$700,000	\$668,000	3340	10	2007	Avg	7336	N	N	16066 SE 45TH PL
8	260002	0210	9/15/11	\$824,000	\$820,000	3370	10	1987	Good	23950	N	N	5002 139TH PL SE
8	934640	0050	2/18/10	\$720,000	\$697,000	3370	10	2000	Avg	7391	N	N	16071 SE 45TH PL
8	142405	9165	5/5/09	\$800,000	\$764,000	3390	10	2008	Avg	8043	N	N	16118 SE 45TH PL
8	413938	0060	9/17/09	\$739,980	\$711,000	3480	10	2007	Avg	7333	N	N	16042 SE 45TH PL
8	260002	0250	5/24/11	\$926,000	\$916,000	3540	10	1984	Good	14625	N	N	5015 139TH PL SE
8	260002	0530	11/16/11	\$868,000	\$866,000	3600	10	1991	Avg	12700	N	N	13606 SE 51ST PL
8	152405	9053	8/19/09	\$900,000	\$863,000	3610	10	2009	Avg	14800	N	N	13357 SE NEWPORT WAY
8	785640	0380	3/30/11	\$760,000	\$750,000	3640	10	1968	Avg	13725	Y	N	4650 SOMERSET AVE SE
8	413938	0080	11/24/10	\$810,000	\$794,000	3650	10	2007	Avg	7147	Y	N	16030 SE 45TH PL
8	413966	0300	5/20/10	\$800,000	\$778,000	3650	10	1996	Good	19976	N	N	15807 SE 56TH PL
8	413966	0450	9/10/09	\$842,500	\$809,000	3680	10	1997	Avg	16392	N	N	15769 SE 58TH PL
8	615450	0010	6/19/09	\$850,000	\$813,000	3700	10	2008	Avg	5375	N	N	4545 162ND WAY SE
8	770145	0140	12/2/11	\$1,020,000	\$1,019,000	3706	10	1998	Avg	19034	Y	N	15840 SE 45TH ST
8	615450	0020	1/7/09	\$850,000	\$807,000	3720	10	2008	Avg	5628	N	N	4557 162ND LN SE
8	615450	0050	11/25/09	\$885,500	\$854,000	3990	10	2007	Avg	7515	N	N	4572 162ND LN SE
8	615450	0030	3/10/09	\$850,000	\$809,000	3990	10	2008	Avg	5267	N	N	4563 162ND LN SE
8	928600	0300	4/20/11	\$920,000	\$909,000	3990	10	2000	Avg	18224	N	N	5801 152ND AVE SE
8	259221	0340	6/9/10	\$755,000	\$735,000	4100	10	1984	Avg	12014	N	N	14920 SE 60TH ST
8	808104	0200	8/2/10	\$1,025,000	\$1,000,000	4150	10	2002	Avg	11886	N	N	6045 155TH PL SE
8	413966	0060	4/13/11	\$845,500	\$835,000	4590	10	1997	Avg	14420	N	N	15890 SE 59TH PL
8	259745	0510	7/6/10	\$985,000	\$960,000	1830	11	1989	Good	15831	Y	N	5521 142ND AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	785655	0640	5/12/10	\$670,000	\$651,000	1840	11	1979	Vgood	12700	N	N	14318 SE 49TH ST
8	785650	0230	10/15/11	\$1,130,000	\$1,126,000	1910	11	1979	Good	15650	Y	N	13906 SE 47TH ST
8	785520	0030	2/9/11	\$1,047,600	\$1,031,000	2170	11	1989	Avg	8301	Y	N	4526 SOMERSET BLVD SE
8	808103	0300	7/28/09	\$890,000	\$853,000	2210	11	2005	Avg	20379	N	N	5558 156TH AVE SE
8	808104	0080	1/26/10	\$965,000	\$933,000	2260	11	1996	Avg	17036	Y	N	15461 SE 60TH PL
8	785650	0170	8/10/10	\$827,940	\$808,000	2270	11	1978	Good	17859	Y	N	13940 SE 47TH ST
8	808100	0020	4/27/10	\$860,000	\$835,000	2270	11	1990	Avg	10216	Y	N	5572 156TH AVE SE
8	808102	0330	3/8/11	\$1,145,000	\$1,129,000	2270	11	1989	Avg	11843	Y	N	15273 SE 58TH ST
8	808950	0200	3/2/11	\$751,250	\$740,000	2500	11	1997	Good	11020	N	N	6581 153RD AVE SE
8	808101	0300	10/11/10	\$950,000	\$930,000	2540	11	1987	Avg	21266	Y	N	15502 SE 53RD PL
8	259745	0320	5/9/11	\$1,078,000	\$1,066,000	2570	11	1991	Avg	12008	Y	N	5430 143RD AVE SE
8	808103	0260	6/21/09	\$880,000	\$842,000	2570	11	1990	Avg	20929	Y	N	5796 155TH AVE SE
8	808100	0350	11/29/11	\$1,190,000	\$1,188,000	2680	11	1987	Avg	17563	Y	N	15352 SE 53RD ST
8	808103	0200	4/26/10	\$1,090,000	\$1,058,000	2700	11	2002	Avg	10252	N	N	5876 155TH AVE SE
8	808100	0470	12/20/11	\$1,157,000	\$1,156,000	2750	11	1988	Avg	15499	Y	N	5335 154TH AVE SE
8	928600	0320	8/24/11	\$750,000	\$745,000	2820	11	1999	Avg	16900	N	N	5869 152ND AVE SE
8	928600	0250	12/17/10	\$793,800	\$779,000	2830	11	1998	Avg	13713	N	N	5611 152ND AVE SE
8	808104	0180	6/3/09	\$815,000	\$779,000	3050	11	1997	Avg	20494	Y	N	6289 155TH AVE SE
8	808100	0550	11/20/11	\$925,000	\$923,000	3060	11	1996	Avg	14002	Y	N	5517 154TH AVE SE
8	413966	0210	5/13/11	\$898,000	\$888,000	3160	11	1999	Avg	36804	N	N	5484 159TH PL SE
8	412850	0250	9/11/09	\$710,000	\$682,000	3170	11	2000	Avg	9310	N	N	4983 160TH CT SE
8	412850	0550	6/16/10	\$676,000	\$658,000	3180	11	2000	Avg	7349	N	N	16399 SE 48TH DR
8	928600	0400	5/31/11	\$900,000	\$891,000	3310	11	1998	Avg	27250	N	N	6201 152ND AVE SE
8	808951	0070	7/24/09	\$960,000	\$920,000	3350	11	1998	Avg	9938	Y	N	6527 155TH AVE SE
8	808951	0110	7/15/09	\$1,050,000	\$1,006,000	3360	11	2000	Avg	17839	Y	N	6528 155TH AVE SE
8	185475	0070	7/9/10	\$955,000	\$931,000	3470	11	2000	Avg	9346	Y	N	4510 160TH AVE SE
8	412850	0210	12/2/09	\$847,500	\$817,000	3490	11	2000	Avg	7494	Y	N	4855 160TH CT SE
8	928600	0080	6/10/10	\$946,000	\$920,000	3540	11	2001	Avg	20667	Y	N	5960 152ND AVE SE
8	808100	0100	3/4/09	\$1,020,000	\$971,000	3560	11	1986	Good	10319	Y	N	15511 SE 55TH PL
8	808100	0120	12/11/09	\$820,000	\$791,000	3660	11	1986	Avg	12340	Y	N	15519 SE 55TH PL
8	928600	0380	4/12/11	\$925,000	\$913,000	3670	11	2000	Avg	35945	N	N	6011 152ND AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 31
(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
8	928600	0020	10/19/09	\$920,000	\$885,000	3670	11	2000	Avg	19719	Y	N	15201 SE 62ND ST
8	928600	0410	11/22/11	\$850,000	\$848,000	3740	11	1998	Avg	25314	N	N	6247 152ND AVE SE
8	928600	0130	11/24/09	\$985,000	\$949,000	3760	11	2001	Avg	23091	Y	N	5899 153RD AVE SE
8	808951	0010	9/20/10	\$837,000	\$818,000	3790	11	1996	Avg	11594	N	N	6503 155TH AVE SE
8	928600	0140	4/6/09	\$1,025,000	\$977,000	3890	11	1998	Avg	20357	Y	N	5887 153RD AVE SE
8	808100	0140	5/27/10	\$1,250,000	\$1,215,000	4330	11	1999	Good	10399	Y	N	5563 156TH AVE SE
8	260002	0130	10/17/11	\$960,000	\$957,000	4420	11	1990	Good	15950	Y	N	13807 SE 51ST PL
8	071350	0040	12/29/11	\$970,000	\$970,000	4450	11	2010	Avg	29726	Y	N	5325 145TH PL SE
8	808101	0120	12/18/11	\$1,116,000	\$1,115,000	2390	12	1998	Avg	25098	Y	N	15633 SE 54TH ST
8	808101	0110	9/9/11	\$945,902	\$941,000	2410	12	1998	Avg	20306	Y	N	15627 SE 54TH ST
8	785650	0040	8/23/11	\$1,540,000	\$1,530,000	2520	12	1990	Avg	9794	Y	N	13921 SE 47TH ST
8	808102	0340	6/10/09	\$1,190,000	\$1,138,000	2700	12	1991	Avg	12011	Y	N	15251 SE 58TH ST
8	808100	0290	9/14/11	\$1,130,000	\$1,124,000	3010	12	2001	Avg	10048	Y	N	5326 154TH AVE SE
8	808951	0330	7/25/11	\$1,150,000	\$1,141,000	5310	12	1996	Good	15181	N	N	6589 156TH AVE SE
8	152405	9147	9/6/11	\$2,450,000	\$2,436,000	9430	13	1992	Avg	135243	Y	N	14003 SE 43RD ST

Improved Sales Removed in this Physical Inspection Analysis

Area 31

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	056500	0020	2/2/11	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	162405	9209	11/12/10	\$300,000	NO MARKET EXPOSURE
7	220050	0030	8/15/11	\$193,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
7	220150	0465	7/8/11	\$650,000	IMP COUNT;RELATED PARTY
7	220150	1225	1/22/10	\$312,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	1275	5/5/10	\$206,800	NON-REPRESENTATIVE SALE
7	220250	0280	7/6/11	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	220250	0295	1/25/11	\$237,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
7	220450	0280	12/7/11	\$57,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
7	220450	0305	12/24/10	\$395,000	NO MARKET EXPOSURE
7	220450	0310	2/22/10	\$388,000	RELOCATION - SALE TO SERVICE
7	220570	0095	5/2/11	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220570	0170	2/9/11	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	220570	0180	8/20/10	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	220570	0480	6/11/09	\$367,000	UNFIN AREA
7	220570	0625	11/1/11	\$250,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
7	220650	0580	12/21/11	\$281,888	NON-REP SALE; FINANCIAL INSTITUTION RESALE
7	220700	0015	3/12/10	\$310,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
7	269410	0090	11/4/10	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	424600	0010	7/14/11	\$255,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
7	424600	0060	10/13/10	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	424600	0331	3/29/10	\$318,000	MULTI-PARCEL SALE
7	544830	0380	10/2/09	\$330,000	NO MARKET EXPOSURE; RELATED PARTY
7	607320	0042	4/4/11	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	942950	0005	2/23/11	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	111540	0060	4/12/10	\$739,000	RELOCATION - SALE TO SERVICE
8	142405	9111	4/26/10	\$308,000	NON-REPRESENTATIVE SALE
8	142405	9158	8/24/11	\$140,000	NON-REPRESENTATIVE SALE
8	162405	9163	4/25/11	\$285,000	OBSOL
8	162405	9200	8/31/09	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	167200	0180	9/30/10	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	177750	0040	8/27/10	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	177760	0990	7/1/09	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	214130	0010	9/10/10	\$380,000	NO MARKET EXPOSURE
8	214131	0520	12/22/10	\$472,000	NON-REPRESENTATIVE SALE
8	214133	0040	2/15/11	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	214133	0320	10/20/09	\$425,000	NON-REPRESENTATIVE SALE
8	220350	0475	1/19/11	\$265,000	FINANCIAL INSTITUTION RESALE
8	226840	0360	2/8/11	\$370,001	BANKRUPTCY - RECEIVER OR TRUSTEE
8	259220	0670	8/9/11	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	259221	0030	11/11/09	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	259221	0680	5/7/09	\$683,800	RELOCATION - SALE TO SERVICE
8	259745	0510	6/9/10	\$985,000	RELOCATION - SALE TO SERVICE
8	259752	0180	6/11/09	\$569,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
8	259752	0440	2/25/11	\$491,200	NON-REP SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	260000	0710	9/17/11	\$245,000	NON-REPRESENTATIVE SALE
8	260001	0650	2/9/10	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260010	0180	5/17/11	\$204,000	QUIT CLAIM DEED; RELATED PARTY
8	260013	0020	6/16/09	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	260014	0260	9/7/11	\$310,000	ESTATE ADMINISTRATOR; NON-REP SALE
8	260014	0450	12/3/09	\$653,000	RELOCATION - SALE TO SERVICE
8	337790	0055	7/30/09	\$625,000	NO MARKET EXPOSURE
8	337790	0185	6/7/11	\$690,000	IMP COUNT
8	345941	0360	8/13/09	\$285,000	PARTIAL INTEREST; RELATED PARTY
8	345960	0350	10/22/10	\$103,880	NON-REPRESENTATIVE SALE
8	345990	0255	10/26/11	\$202,592	RELATED PARTY, FRIEND, OR NEIGHBOR
8	390710	0010	10/30/09	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	413966	0060	1/29/11	\$845,500	RELOCATION - SALE TO SERVICE
8	549520	0130	1/6/10	\$300,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
8	549520	0190	6/28/11	\$207,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	549520	0190	6/28/11	\$207,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	602800	0005	6/26/09	\$271,506	RELATED PARTY, FRIEND, OR NEIGHBOR
8	602800	0065	12/7/09	\$200,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
8	607050	0045	1/28/11	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	615450	0050	8/27/09	\$885,500	RELOCATION - SALE TO SERVICE
8	785500	0120	12/16/11	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785520	0130	11/1/10	\$450,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	785530	0070	12/29/10	\$850,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785540	0010	10/12/10	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785540	0690	5/7/10	\$835,000	IMP COUNT
8	785540	0760	6/1/11	\$555,000	CORPORATE AFFILIATES
8	785560	0480	1/28/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	0660	6/21/11	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785580	1050	8/26/09	\$407,458	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785580	1470	5/9/11	\$608,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785641	0210	10/7/10	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785641	0270	6/18/11	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785641	0350	1/25/11	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785650	0020	4/13/09	\$1,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785660	0330	3/8/11	\$799,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	785660	1190	1/28/11	\$650,000	CORPORATE AFFILIATES
8	785661	0500	8/27/11	\$690,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785664	0280	1/15/09	\$690,000	RELOCATION - SALE TO SERVICE
8	785664	0480	10/9/09	\$840,000	RELOCATION - SALE TO SERVICE
8	785670	0310	7/26/10	\$133,191	QUIT CLAIM DEED; PARTIAL INTEREST
8	785670	0440	8/14/09	\$500,000	RELOCATION - SALE TO SERVICE
8	785670	0620	2/13/09	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785670	0920	4/21/11	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	808101	0290	9/15/09	\$960,000	OBSOL; FORCED SALE
8	808102	0130	8/26/09	\$760,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	808103	0300	7/27/09	\$890,000	RELOCATION - SALE TO SERVICE
8	808104	0080	12/23/09	\$965,000	RELOCATION - SALE TO SERVICE
8	808951	0010	9/20/10	\$837,000	RELOCATION - SALE TO SERVICE
8	928600	0130	8/6/09	\$985,000	RELOCATION - SALE TO SERVICE
8	928600	0410	11/22/11	\$25,000	RELOCATION - SALE TO SERVICE
8	928600	0410	11/17/11	\$850,000	RELOCATION - SALE TO SERVICE
8	932360	0450	12/6/11	\$600,000	NON-REPRESENTATIVE SALE
8	932361	0040	8/26/10	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	934693	0090	3/29/10	\$404,000	NON-REPRESENTATIVE SALE

Results

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

The resulting assessment level is 91.7%. 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 +2.2%. This increase is due partly to market changes over time and the previous assessment levels.

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