

Residential Revalue

2012 Assessment Roll

S. Beacon Hill

Area 79

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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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

S. Beacon Hill's Housing



Grade 6/ Year Built 1910/ Total Living Area 1560



Grade 7/ Year Built 1940/Total Living Area 920



Grade 8/ Year Built 1956/ Total Living Area 2350



Grade 8/ Year Built 2003/Total Living Area 1610



Grade 9/ Year Built 1990/ Total Living Area 2450



Grade 10/ Year Built 1986/Total Living Area 4570

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: South Beacon Hill / Area 79

Number of Improved Sales: 419

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	\$134,300	\$148,000	\$282,300			
2012 Value	\$119,100	\$130,800	\$249,900	\$277,800	90.0%	12.14%
Change	-\$15,200	-\$17,200	-\$32,400			
% Change	-11.3%	-11.6%	-11.5%			

*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	\$137,700	\$133,200	\$270,900
2012 Value	\$122,200	\$118,200	\$240,400
Percent Change	-11.3%	-11.3%	-11.3%

Number of one to three unit residences in the population: 6637

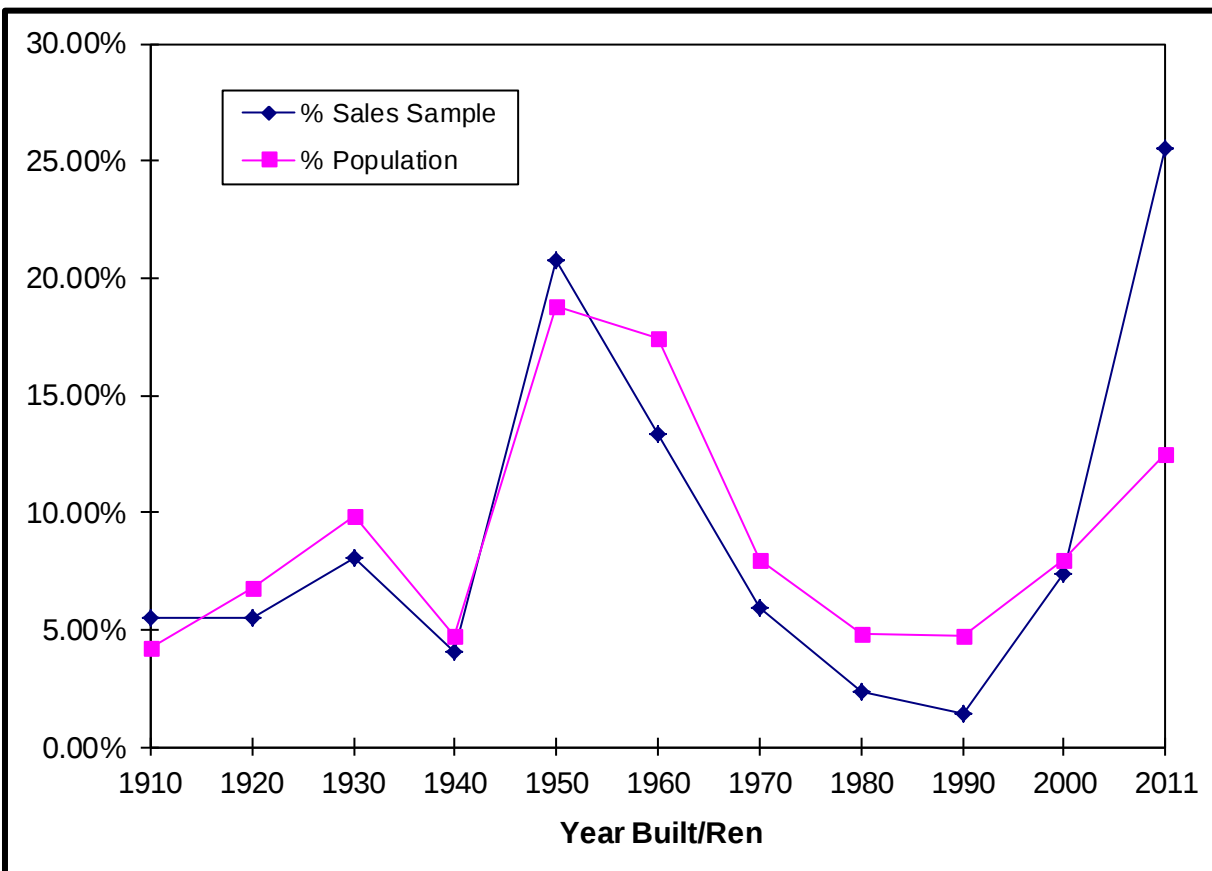
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment *except* townhouses located in subarea 3 and building grade greater than 8 improvements. Townhouse parcels located in subarea 3 would receive an additional downward adjustment due to higher assessment ratio than other parcels. Building grade greater than 8 improvements would receive less downward adjustment than other parcels due to lower assessment ratio.

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	23	5.49%
1920	23	5.49%
1930	34	8.11%
1940	17	4.06%
1950	87	20.76%
1960	56	13.37%
1970	25	5.97%
1980	10	2.39%
1990	6	1.43%
2000	31	7.40%
2011	107	25.54%
	419	

Population		
Year Built/Ren	Frequency	% Population
1910	279	4.20%
1920	453	6.83%
1930	657	9.90%
1940	313	4.72%
1950	1250	18.83%
1960	1160	17.48%
1970	530	7.99%
1980	323	4.87%
1990	313	4.72%
2000	531	8.00%
2011	828	12.48%
	6637	

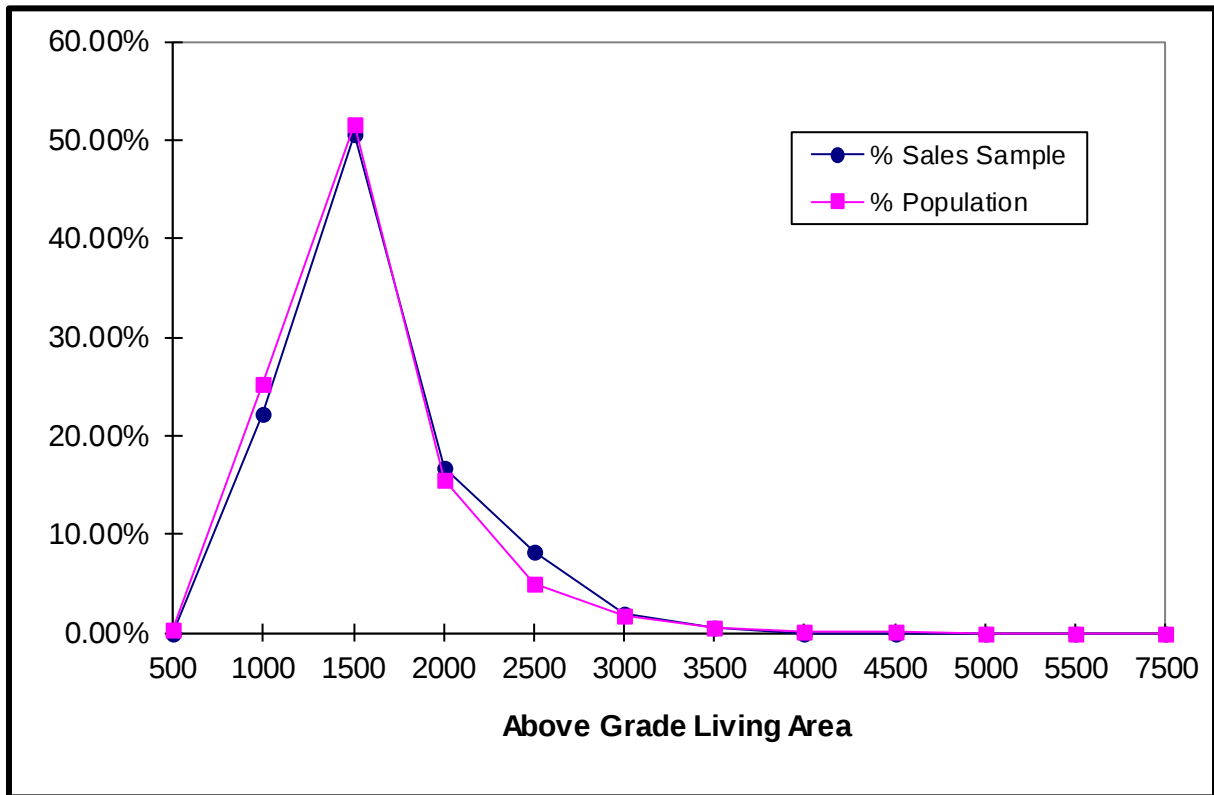


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	93	22.20%
1500	212	50.60%
2000	70	16.71%
2500	34	8.11%
3000	8	1.91%
3500	2	0.48%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	419	

Population		
AGLA	Frequency	% Population
500	18	0.27%
1000	1674	25.22%
1500	3424	51.59%
2000	1031	15.53%
2500	335	5.05%
3000	112	1.69%
3500	32	0.48%
4000	8	0.12%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6637	

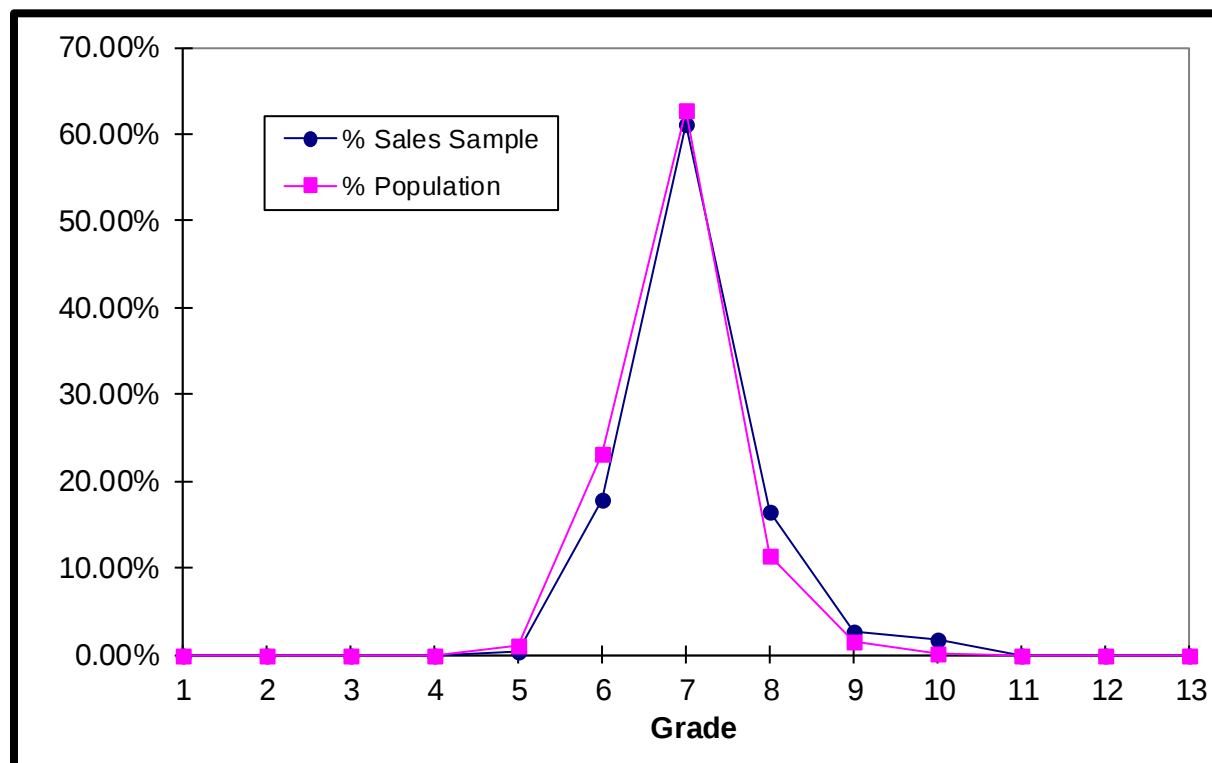


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.24%
6	75	17.90%
7	256	61.10%
8	69	16.47%
9	11	2.63%
10	7	1.67%
11	0	0.00%
12	0	0.00%
13	0	0.00%
419		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	74	1.11%
6	1529	23.04%
7	4162	62.71%
8	760	11.45%
9	103	1.55%
10	9	0.14%
11	0	0.00%
12	0	0.00%
13	0	0.00%
6637		



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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 4 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 11.3% 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 townhouses located in subarea 3 and building grade greater than 8 improvements. Townhouse parcels located in subarea 3 would receive an additional downward adjustment due to higher assessment ratio than other parcels. Building grade greater than 8 improvements would receive less downward adjustment than other parcels due to lower assessment ratio.

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 419 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 sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.0%. 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 -11.3%. 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 79 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

-11.15%

Townhouse located in Subarea 3	Yes
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% Adjustment	-22.64%
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Grade > 8	Yes
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% Adjustment	-5.74%
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Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a townhouse parcel located in subarea 3 would *approximately* receive a 22.64% downward adjustment. 31 parcels in the improved population would receive this adjustment. There were 18 sales.

Similarly, high grade (grade >8) improvements would receive a 5.74% downward adjustment. 112 parcels in the improved population would receive this adjustment. There were 18 sales.

Some parcels would receive multiple downward variable adjustments. They are: High grade (Grade >8) townhouses located in subarea 3 would approximately receive a 17.22% downward adjustment. 4 parcels in the improved population would receive this adjustment. There were 4 sales.

97.9% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 79 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 0.827, resulting in an adjusted value of \$434,000 (\$525,000 X .827=\$434,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.785	-21.5%
2/1/2009	0.791	-20.9%
3/1/2009	0.797	-20.3%
4/1/2009	0.803	-19.7%
5/1/2009	0.809	-19.1%
6/1/2009	0.815	-18.5%
7/1/2009	0.820	-18.0%
8/1/2009	0.827	-17.3%
9/1/2009	0.833	-16.7%
10/1/2009	0.839	-16.1%
11/1/2009	0.845	-15.5%
12/1/2009	0.851	-14.9%
1/1/2010	0.857	-14.3%
2/1/2010	0.863	-13.7%
3/1/2010	0.868	-13.2%
4/1/2010	0.874	-12.6%
5/1/2010	0.880	-12.0%
6/1/2010	0.886	-11.4%
7/1/2010	0.892	-10.8%
8/1/2010	0.898	-10.2%
9/1/2010	0.904	-9.6%
10/1/2010	0.910	-9.0%
11/1/2010	0.916	-8.4%
12/1/2010	0.922	-7.8%
1/1/2011	0.928	-7.2%
2/1/2011	0.934	-6.6%
3/1/2011	0.940	-6.0%
4/1/2011	0.946	-5.4%
5/1/2011	0.952	-4.8%
6/1/2011	0.958	-4.2%
7/1/2011	0.964	-3.6%
8/1/2011	0.970	-3.0%
9/1/2011	0.976	-2.4%
10/1/2011	0.982	-1.8%
11/1/2011	0.988	-1.2%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 79
(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	310150	0035	5/15/09	\$323,000	\$262,000	580	6	1907	Avg	4000	N	N	3424 16TH AVE S
001	307650	0925	5/20/09	\$300,000	\$244,000	1050	6	1928	Avg	4800	N	N	2908 13TH AVE S
001	059700	0740	4/13/11	\$276,880	\$263,000	1200	6	1918	Good	5034	N	N	3110 17TH AVE S
001	138980	0066	1/24/11	\$175,000	\$163,000	740	7	2004	Avg	1200	N	N	1412 S LANDER ST
001	138980	0067	10/27/10	\$170,000	\$156,000	740	7	2004	Avg	1442	N	N	1414 S LANDER ST
001	372680	0235	5/26/11	\$284,000	\$272,000	940	7	1927	Avg	4009	N	N	3415 BEACON AVE S
001	308600	2780	11/2/11	\$360,000	\$356,000	1010	7	1909	VGood	4200	N	N	3104 14TH AVE S
001	307650	0546	1/24/11	\$405,000	\$378,000	1020	7	1940	Avg	3525	Y	N	3001 12TH AVE S
001	558620	0020	5/20/09	\$345,000	\$280,000	1020	7	1941	Avg	5400	N	N	2811 13TH AVE S
001	367890	0221	9/14/09	\$323,000	\$270,000	1040	7	1930	Avg	3397	N	N	3430 15TH AVE S
001	367890	0225	10/7/10	\$327,000	\$298,000	1040	7	1928	Avg	3384	N	N	3434 15TH AVE S
001	425340	0015	3/11/09	\$320,000	\$256,000	1060	7	1925	Avg	5400	N	N	2811 14TH AVE S
001	308600	3000	6/6/11	\$320,000	\$307,000	1100	7	1921	Avg	4800	N	N	3011 16TH AVE S
001	308600	3080	11/23/11	\$370,000	\$367,000	1100	7	1949	Avg	7200	N	N	2921 16TH AVE S
001	308600	3525	11/19/10	\$291,000	\$268,000	1200	7	1909	Avg	3200	N	N	3115 17TH AVE S
001	310150	0005	5/14/10	\$338,000	\$298,000	1300	7	1914	Avg	4000	N	N	3400 16TH AVE S
001	425340	0045	10/25/10	\$350,000	\$320,000	1300	7	1951	Avg	6000	N	N	2812 13TH AVE S
001	558620	0050	6/16/10	\$500,000	\$445,000	1300	7	1948	Avg	6000	Y	N	2812 12TH AVE S
001	396440	0080	5/20/09	\$280,000	\$227,000	1390	7	1916	Avg	4000	N	N	3215 17TH AVE S
001	367890	0185	8/26/11	\$400,000	\$390,000	1480	7	1926	Avg	4056	N	N	3401 16TH AVE S
001	308600	3005	9/29/10	\$455,000	\$414,000	1520	7	1927	Good	4800	N	N	3013 16TH AVE S
001	558620	0010	4/1/10	\$405,000	\$354,000	1550	7	1941	Avg	5400	N	N	2807 13TH AVE S
001	308600	3050	6/14/10	\$480,000	\$427,000	1570	7	1922	Avg	7200	N	N	2903 16TH AVE S
001	367890	0060	12/11/09	\$485,000	\$413,000	1640	7	1927	Avg	3585	N	N	3309 16TH AVE S
001	372680	0020	2/23/09	\$436,000	\$347,000	1900	7	1910	Good	5400	N	N	3413 LAFAYETTE AVE S
001	396440	0490	12/8/10	\$280,000	\$259,000	2150	7	1925	Avg	4000	N	N	3319 17TH AVE S
001	307650	0776	4/10/09	\$480,000	\$386,000	1310	8	1928	Good	3358	N	N	3006 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	057000	0270	5/13/10	\$397,500	\$351,000	920	10	2009	Avg	3329	N	N	2523 13TH AVE S
001	057000	0270	12/13/11	\$380,000	\$379,000	920	10	2009	Avg	3329	N	N	2523 13TH AVE S
001	057000	0271	10/27/10	\$364,500	\$334,000	920	10	2009	Avg	2430	N	N	2525 13TH AVE S
001	057000	0275	12/9/09	\$579,000	\$493,000	1520	10	2009	Avg	2987	N	N	2517 13TH AVE S
001	057000	0276	3/1/10	\$565,000	\$491,000	1540	10	2009	Avg	1348	N	N	2519 13TH AVE S
001	057000	0277	11/11/09	\$580,000	\$491,000	1540	10	2009	Avg	2066	N	N	2521 13TH AVE S
003	274110	0560	5/17/10	\$170,000	\$150,000	540	6	1920	Avg	2564	N	N	5006 CORSON AVE S
003	060000	0053	9/24/10	\$198,395	\$180,000	750	6	1949	Avg	4380	N	N	1324 S FERDINAND ST
003	060000	0054	2/2/11	\$260,000	\$243,000	770	6	1949	Avg	4438	N	N	1330 S FERDINAND ST
003	060000	0054	4/21/11	\$255,000	\$242,000	770	6	1949	Avg	4438	N	N	1330 S FERDINAND ST
003	568000	0260	6/1/09	\$280,000	\$228,000	810	6	1918	Avg	4600	N	N	3609 13TH AVE S
003	367940	0130	9/29/09	\$200,000	\$168,000	820	6	1949	Avg	4320	N	N	3625 15TH AVE S
003	395940	1735	7/8/10	\$304,950	\$272,000	840	6	1941	Avg	4420	N	N	4526 10TH AVE S
003	386940	0060	6/24/11	\$288,000	\$277,000	860	6	1941	Fair	7718	N	N	1011 S SNOQUALMIE ST
003	395940	0810	7/27/11	\$185,000	\$179,000	880	6	1943	Avg	4800	N	N	4527 13TH AVE S
003	514100	0150	5/25/11	\$285,000	\$273,000	970	6	1919	Avg	6000	N	N	4871 13TH AVE S
003	367940	1110	2/6/09	\$305,000	\$242,000	1000	6	1942	Avg	4776	N	N	4552 14TH AVE S
003	274060	0425	10/1/09	\$299,898	\$251,000	1030	6	1906	Avg	5000	N	N	5308 12TH AVE S
003	395940	1350	11/11/09	\$323,000	\$273,000	1140	6	1984	Avg	7326	N	N	4202 11TH AVE S
003	274110	0300	12/27/11	\$375,000	\$375,000	1260	6	1991	Avg	5000	N	N	4970 12TH AVE S
003	792510	0325	5/7/09	\$240,000	\$194,000	1270	6	1908	Avg	4500	N	N	1316 S BENNETT ST
003	274110	0455	12/14/11	\$235,000	\$234,000	1290	6	1909	Avg	4937	N	N	5118 CORSON AVE S
003	395940	0855	4/22/10	\$375,000	\$329,000	1350	6	1940	Avg	7200	N	N	4508 12TH AVE S
003	754980	0340	10/6/09	\$353,000	\$296,000	1390	6	1910	Avg	6000	N	N	5316 14TH AVE S
003	514100	0490	5/11/11	\$275,000	\$262,000	1580	6	1918	Good	4650	N	N	4962 13TH AVE S
003	367940	0495	11/30/11	\$212,000	\$211,000	670	7	1948	VGood	1446	N	N	4002 14TH AVE S
003	367940	0510	6/19/11	\$199,000	\$191,000	670	7	1948	VGood	1445	N	N	4014 14TH AVE S
003	367940	0501	8/15/11	\$208,000	\$202,000	670	7	1948	VGood	1463	N	N	4008 B 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	367940	0511	5/19/11	\$210,000	\$201,000	670	7	1948	VGood	1463	N	N	4016 14TH AVE S
003	367940	0496	9/26/11	\$210,000	\$206,000	670	7	1948	VGood	1461	N	N	4004 14TH AVE S
003	568000	0630	7/16/10	\$319,950	\$286,000	800	7	1943	Avg	4800	N	N	1321 S DAKOTA ST
003	367940	0600	2/11/11	\$320,000	\$300,000	810	7	1941	Avg	4059	N	N	4104 14TH AVE S
003	880690	0065	5/19/09	\$277,500	\$225,000	880	7	1948	Avg	5338	N	N	5342 12TH AVE S
003	395940	0390	11/15/11	\$253,750	\$251,000	890	7	1941	Avg	4800	N	N	4125 14TH AVE S
003	567950	1305	11/17/09	\$315,000	\$267,000	930	7	1909	Avg	4800	N	N	4109 12TH AVE S
003	367940	0690	12/9/09	\$320,000	\$273,000	940	7	1942	Avg	4800	N	N	4149 15TH AVE S
003	395940	0350	9/27/11	\$320,000	\$314,000	970	7	1942	Good	4800	N	N	4155 14TH AVE S
003	395940	1145	5/12/10	\$350,000	\$309,000	970	7	1940	Avg	5520	N	N	4321 12TH AVE S
003	274110	0765	6/9/11	\$368,000	\$353,000	980	7	1929	Good	3755	N	N	4915 12TH AVE S
003	568000	0939	3/30/10	\$340,000	\$297,000	980	7	1948	Good	5400	N	N	3610 13TH AVE S
003	568000	0530	1/14/10	\$319,950	\$275,000	990	7	1947	Avg	6003	Y	N	4002 12TH AVE S
003	367940	0740	6/18/10	\$295,000	\$262,000	1010	7	1942	Avg	4800	N	N	4117 15TH AVE S
003	274110	0090	6/16/09	\$412,000	\$337,000	1020	7	1949	Avg	5000	N	N	1204 S ANGELINE ST
003	395940	0700	4/22/11	\$277,500	\$264,000	1020	7	1940	Avg	6000	N	N	4318 12TH AVE S
003	274110	0550	10/27/09	\$260,000	\$219,000	1040	7	1960	Avg	5127	N	N	1105 S HUDSON ST
003	792510	0310	12/2/11	\$360,000	\$358,000	1050	7	1909	VGood	6000	N	N	1317 S DAWSON ST
003	395940	0445	4/20/10	\$424,950	\$373,000	1060	7	1940	Avg	5280	N	N	4152 13TH AVE S
003	568000	0889	8/30/10	\$385,000	\$348,000	1070	7	1946	Avg	7800	N	N	3718 13TH AVE S
003	367940	0810	6/16/09	\$300,000	\$245,000	1090	7	1944	Avg	6639	N	N	4144 15TH AVE S
003	367940	0695	3/23/11	\$280,000	\$264,000	1110	7	1940	Avg	6600	N	N	4145 15TH AVE S
003	274110	0150	3/7/11	\$286,000	\$269,000	1160	7	1955	Avg	5000	N	N	4826 12TH AVE S
003	792510	0520	7/24/09	\$269,000	\$222,000	1160	7	2008	Avg	2337	N	N	5509 13TH AVE S
003	792510	0522	5/22/09	\$277,000	\$225,000	1160	7	2008	Avg	1125	N	N	5511 B 13TH AVE S
003	792510	0524	6/4/09	\$277,000	\$226,000	1160	7	2008	Avg	1350	N	N	5511 A 13TH AVE S
003	395940	0105	10/28/09	\$316,718	\$267,000	1190	7	1949	Avg	4800	N	N	4514 13TH AVE S
003	395940	0230	8/25/09	\$340,000	\$283,000	1200	7	1951	Avg	5400	N	N	4317 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	395940	0534	5/21/10	\$386,000	\$341,000	1220	7	1950	Avg	6522	N	N	4120 12TH AVE S
003	514100	0630	10/21/09	\$345,000	\$291,000	1230	7	1953	Avg	4650	N	N	4862 13TH AVE S
003	792510	0405	11/4/09	\$345,000	\$292,000	1230	7	1929	Avg	5000	N	N	5303 13TH AVE S
003	395940	1610	11/11/10	\$330,000	\$303,000	1240	7	2000	Avg	4176	N	N	4411 11TH AVE S
003	373280	0045	2/1/11	\$272,000	\$254,000	1270	7	1957	Avg	6512	N	N	1339 S SHELTON ST
003	568000	0265	10/20/11	\$406,000	\$400,000	1280	7	1946	Avg	4600	N	N	1223 S SPOKANE ST
003	568000	0385	7/12/10	\$300,000	\$268,000	1290	7	1948	Avg	4800	Y	N	1217 S CHARLESTOWN ST
003	568000	0910	11/9/09	\$304,920	\$258,000	1390	7	1956	Good	7200	N	N	3615 14TH AVE S
003	060000	0048	6/23/10	\$345,000	\$307,000	1410	7	1973	Avg	5863	N	N	4831 14TH AVE S
003	514100	0720	8/16/11	\$315,000	\$306,000	1450	7	2004	Avg	3797	N	N	1314 S EDMUNDS ST
003	792510	0445	8/27/09	\$405,000	\$337,000	1550	7	2008	Avg	6000	N	N	5325 13TH AVE S
003	514100	0640	9/27/10	\$440,000	\$400,000	1800	7	1959	Avg	6200	N	N	4868 13TH AVE S
003	274110	0700	7/24/09	\$345,000	\$285,000	1860	7	2003	Avg	3750	N	N	4967 12TH AVE S
003	568000	0230	5/4/10	\$475,000	\$418,000	1960	7	1940	Avg	9200	Y	N	3515 HAHN PL S
003	274110	0820	8/30/10	\$370,000	\$334,000	2000	7	1997	Avg	2491	N	N	4830 CORSON AVE S
003	568000	0955	9/12/11	\$385,000	\$377,000	2040	7	1964	Avg	4800	N	N	3616 13TH AVE S
003	880690	0083	9/21/11	\$194,000	\$190,000	890	8	2009	Avg	1013	N	N	1211 C S LUCILE ST
003	880690	0081	8/17/11	\$197,500	\$192,000	900	8	2009	Avg	1081	N	N	1201 S LUCILE ST
003	880690	0079	4/13/10	\$260,000	\$228,000	1000	8	2009	Avg	787	N	N	1203 S LUCILE ST
003	880690	0087	8/25/11	\$212,750	\$207,000	1180	8	2009	Avg	900	N	N	1211 B S LUCILE ST
003	880690	0092	8/8/11	\$220,000	\$214,000	1190	8	2009	Avg	993	N	N	1207 B S LUCILE ST
003	395940	1284	3/31/11	\$383,150	\$362,000	1220	8	1949	Avg	6290	N	N	4145 12TH AVE S
003	880690	0094	11/1/10	\$270,000	\$247,000	1250	8	2009	Avg	1278	N	N	1207 A S LUCILE ST
003	395940	0070	3/26/10	\$310,000	\$271,000	1260	8	1950	Avg	4800	N	N	4511 14TH AVE S
003	367940	1010	6/3/11	\$305,000	\$292,000	1330	8	1955	Avg	4800	N	N	4327 15TH AVE S
003	568000	0745	10/4/11	\$338,000	\$332,000	1560	8	1999	Avg	4810	N	N	3907 14TH AVE S
003	395940	1269	1/28/09	\$525,000	\$415,000	1680	8	1949	Good	4865	N	N	1106 S NEVADA ST
003	395940	0275	11/13/09	\$366,000	\$310,000	1690	8	1930	Avg	4800	N	N	4304 13TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	367940	0960	2/9/09	\$527,000	\$418,000	1890	8	1937	Avg	8880	N	N	4354 14TH AVE S
003	514100	0210	6/6/11	\$447,500	\$429,000	2490	8	2011	Avg	4000	Y	N	4971 13TH AVE S
003	367940	0515	11/3/09	\$365,000	\$308,000	1240	9	2008	Avg	1209	N	N	4022 14TH AVE S
003	367940	0516	11/24/09	\$384,000	\$326,000	1240	9	2008	Avg	1355	N	N	4020 14TH AVE S
003	367940	0517	1/29/10	\$365,000	\$315,000	1240	9	2008	Avg	1203	N	N	1402 S DAKOTA ST
003	367940	0518	11/25/09	\$365,000	\$310,000	1240	9	2008	Avg	1347	N	N	1406 S DAKOTA ST
003	568000	0655	12/21/11	\$490,000	\$489,000	3210	10	2003	Avg	7939	N	N	4114 13TH AVE S
004	941840	0200	6/2/09	\$215,000	\$175,000	520	6	1910	Avg	8033	N	N	6034 33RD AVE S
004	945920	0040	11/12/09	\$245,000	\$207,000	620	6	1942	Avg	3800	N	N	5316 32ND AVE S
004	785700	4190	9/22/09	\$200,000	\$167,000	640	6	1928	Avg	9587	N	N	2608 S MORGAN ST
004	785700	1555	8/25/09	\$247,500	\$206,000	720	6	1942	Avg	4559	N	N	6409 29TH AVE S
004	206960	0065	4/16/09	\$362,000	\$292,000	810	6	1944	Avg	5568	N	N	5017 26TH AVE S
004	789060	0115	5/26/10	\$270,000	\$239,000	840	6	1920	Avg	6300	Y	N	5933 32ND AVE S
004	945920	0010	6/16/09	\$235,000	\$192,000	840	6	1950	Avg	3800	N	N	5220 32ND AVE S
004	333300	2240	12/28/10	\$202,000	\$187,000	920	6	1939	Avg	10050	N	N	3337 S MORGAN ST
004	175670	0105	10/4/10	\$367,000	\$334,000	1090	6	1910	Avg	3300	N	N	3106 S FERDINAND ST
004	428740	0090	8/17/11	\$180,000	\$175,000	1130	6	1925	Avg	6100	N	N	2626 S WARSAW ST
004	333300	2160	11/12/10	\$225,000	\$207,000	1350	6	1979	Avg	4982	N	N	3557 S MORGAN ST
004	212404	9141	7/23/09	\$270,000	\$223,000	1370	6	1912	Avg	11400	N	N	5039 32ND AVE S
004	143820	0030	2/12/09	\$230,000	\$182,000	1380	6	1980	Good	5610	N	N	6313 S EDDY CT
004	529520	0095	7/7/09	\$419,950	\$345,000	1600	6	1912	Avg	10276	N	N	2801 S ALASKA PL
004	274210	0035	4/24/09	\$263,000	\$212,000	1750	6	1910	Good	5196	N	N	5051 32ND AVE S
004	087700	0030	6/1/11	\$267,500	\$256,000	2020	6	1924	Avg	5000	N	N	6318 28TH AVE S
004	785700	3680	9/15/09	\$315,000	\$263,000	900	7	1952	Avg	6085	N	N	2466 S SPENCER ST
004	367740	0250	5/5/09	\$315,000	\$255,000	940	7	1920	Good	4800	N	N	4883 24TH AVE S
004	333300	1805	1/26/10	\$290,000	\$250,000	1000	7	1967	Avg	7214	N	N	3331 S GRAHAM ST
004	441060	0130	7/21/09	\$210,000	\$173,000	1020	7	1955	Avg	6297	N	N	6859 27TH AVE S
004	233630	0015	8/10/09	\$271,000	\$224,000	1040	7	1953	Avg	5814	N	N	6015 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	344540	0320	2/10/10	\$228,000	\$197,000	1050	7	2001	Avg	1950	N	N	3314 S JUNEAU ST
004	344540	0430	5/17/11	\$203,500	\$194,000	1050	7	2002	Avg	1704	N	N	3401 S JUNEAU ST
004	868530	0080	5/11/09	\$265,000	\$215,000	1070	7	1947	Avg	6374	N	N	2443 S COLUMBIAN WAY
004	417460	0364	5/6/09	\$260,000	\$210,000	1090	7	1953	Avg	7161	N	N	5320 24TH AVE S
004	087700	0130	9/2/11	\$220,000	\$215,000	1100	7	1960	Avg	4704	N	N	6311 SHAFFER AVE S
004	344540	0240	2/17/10	\$234,000	\$203,000	1100	7	2001	Avg	1431	N	N	3319 S MEAD ST
004	157110	0110	5/29/09	\$290,000	\$236,000	1110	7	1957	Avg	6390	N	N	3006 S GRAHAM ST
004	157110	0110	6/1/09	\$269,000	\$219,000	1110	7	1957	Avg	6390	N	N	3006 S GRAHAM ST
004	785700	3576	12/19/11	\$275,000	\$274,000	1110	7	1956	Avg	6600	Y	N	2445 S SPENCER ST
004	234130	0615	8/25/09	\$322,500	\$268,000	1120	7	1994	Avg	3515	N	N	5324 32ND AVE S
004	367740	0419	4/15/09	\$278,000	\$224,000	1120	7	1962	Avg	4800	N	N	4947 24TH AVE S
004	785700	1240	5/21/10	\$360,000	\$318,000	1120	7	1954	Avg	6688	N	N	2823 S JUNEAU ST
004	785700	1801	2/3/11	\$325,000	\$304,000	1160	7	1966	Avg	7840	N	N	6620 28TH AVE S
004	171190	0270	6/24/11	\$229,950	\$221,000	1170	7	1955	Avg	8700	N	N	5310 29TH AVE S
004	785700	4025	7/18/11	\$240,000	\$232,000	1170	7	1925	Avg	9988	N	N	6420 BEACON AVE S
004	941840	0255	3/30/10	\$283,000	\$247,000	1180	7	1967	Avg	6720	N	N	6035 33RD AVE S
004	417460	0041	4/27/09	\$403,500	\$326,000	1190	7	1926	Avg	19745	N	N	4726 26TH AVE S
004	933180	0085	10/27/10	\$320,000	\$293,000	1200	7	2010	Avg	3481	N	N	5423 33RD AVE S
004	082900	0030	4/10/09	\$417,000	\$335,000	1220	7	1993	Avg	3899	N	N	5948 28TH AVE S
004	417460	0318	6/11/09	\$500,000	\$408,000	1220	7	1921	Avg	5520	N	N	2515 S DAWSON ST
004	868530	0075	11/4/09	\$310,000	\$262,000	1260	7	1947	Avg	7787	N	N	2449 S COLUMBIAN WAY
004	274210	0085	3/16/09	\$438,000	\$350,000	1270	7	1998	Avg	5275	N	N	3006 S DAWSON ST
004	785700	3370	9/18/09	\$346,000	\$289,000	1270	7	1952	Avg	3864	N	N	6002 BEACON AVE S
004	428740	0035	5/11/11	\$243,000	\$232,000	1280	7	1942	Avg	6450	N	N	2633 S MORGAN ST
004	329570	0005	3/4/10	\$402,500	\$350,000	1320	7	1967	Avg	5001	N	N	4801 28TH AVE S
004	417460	0047	4/18/11	\$245,000	\$233,000	1320	7	1961	Avg	7343	N	N	2522 S AMERICUS ST
004	785700	3420	9/24/09	\$368,880	\$309,000	1330	7	1949	Avg	5808	N	N	2411 S RAYMOND ST
004	166250	0072	5/20/10	\$284,900	\$252,000	1340	7	1998	Avg	6508	N	N	3717 S HOLLY ST

Improved Sales Used in this Annual Update Analysis
Area 79
(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	752950	0030	3/17/09	\$363,000	\$290,000	1350	7	1969	Avg	7416	N	N	2516 S LUCILE ST
004	222404	9049	12/28/09	\$235,000	\$201,000	1380	7	1956	Avg	9990	N	N	5957 33RD AVE S
004	329570	0086	10/11/11	\$365,000	\$359,000	1380	7	1989	Avg	6013	N	N	2629 S ANGELINE ST
004	344540	0280	5/18/10	\$247,500	\$219,000	1380	7	2001	Avg	2954	N	N	3304 S JUNEAU ST
004	752950	0110	6/4/10	\$300,000	\$266,000	1390	7	1964	Avg	8536	N	N	2523 S LUCILE ST
004	789060	0120	7/26/11	\$285,000	\$276,000	1390	7	1934	Avg	6000	N	N	5943 32ND AVE S
004	105900	0050	9/14/09	\$251,000	\$210,000	1390	7	1997	Avg	3300	N	N	3111 S FERDINAND ST
004	344540	0130	7/7/10	\$240,000	\$214,000	1390	7	2001	Avg	2154	N	N	3310 S MEAD ST
004	367740	0505	5/12/10	\$400,000	\$353,000	1420	7	1920	Avg	3928	N	N	5304 BEACON AVE S
004	166250	0112	6/8/10	\$360,000	\$320,000	1420	7	2003	Avg	5871	N	N	3706 S WILLOW ST
004	274210	0146	11/11/10	\$360,000	\$331,000	1450	7	1955	Avg	8715	N	N	5212 28TH AVE S
004	339504	0892	8/5/09	\$292,000	\$242,000	1450	7	2000	Avg	2476	N	N	6719 SHAFFER AVE S
004	339504	0540	5/29/09	\$285,000	\$232,000	1490	7	2001	Avg	2720	N	N	6527 31ST AVE S
004	339504	0570	6/9/11	\$265,000	\$254,000	1490	7	2001	Avg	2720	N	N	6537 31ST AVE S
004	339504	0070	12/1/11	\$180,000	\$179,000	1520	7	2000	Avg	2394	N	N	6525 29TH AVE S
004	339504	0210	10/8/09	\$270,000	\$227,000	1520	7	2000	Avg	2369	N	N	6516 29TH AVE S
004	339504	1092	7/15/10	\$270,000	\$242,000	1520	7	2000	Avg	2371	N	N	2920 S FRONTENAC ST
004	339504	0212	3/30/09	\$225,000	\$180,000	1520	7	2000	Avg	2369	N	N	6518 29TH AVE S
004	785700	3930	8/17/10	\$330,000	\$297,000	1530	7	1952	Avg	8625	N	N	2546 S EDDY ST
004	606480	0430	4/2/10	\$245,000	\$214,000	1540	7	2003	Avg	1958	N	N	6719 35TH PL S
004	274210	0080	8/23/10	\$325,000	\$293,000	1580	7	1919	Avg	5888	Y	N	3012 S DAWSON ST
004	785700	0815	7/19/11	\$210,000	\$203,000	1580	7	1953	Avg	7200	N	N	2529 S ORCAS ST
004	785700	3826	12/22/09	\$351,000	\$300,000	1580	7	1992	Avg	5060	N	N	2546 B S GRAHAM ST
004	417460	0285	5/12/11	\$299,500	\$286,000	1670	7	1954	Avg	4950	N	N	2615 S DAWSON ST
004	785700	0850	8/30/10	\$322,000	\$291,000	1680	7	1965	Avg	5240	N	N	2530 S JUNEAU ST
004	339504	0670	6/22/10	\$340,000	\$303,000	1700	7	2000	Avg	5048	N	N	6726 28TH AVE
004	339504	0820	3/9/11	\$251,000	\$236,000	1730	7	2000	Avg	3648	N	N	6720 29TH AVE S
004	339504	1210	7/13/09	\$347,500	\$286,000	1800	7	2001	Avg	3595	N	N	6920 30TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	339504	1208	8/23/10	\$260,000	\$235,000	1800	7	2001	Avg	2516	N	N	6918 30TH AVE S
004	339504	1214	6/30/11	\$263,000	\$253,000	1800	7	2001	Avg	3081	N	N	6922 30TH AVE S
004	339504	1218	5/15/09	\$330,000	\$268,000	1800	7	2001	Avg	2516	N	N	6926 30TH AVE S
004	339504	0530	4/8/11	\$250,000	\$237,000	1810	7	2001	Avg	3056	N	N	6523 31ST AVE S
004	339504	1050	11/6/09	\$336,250	\$284,000	1810	7	2002	Avg	2573	N	N	6814 30TH AVE S
004	339504	0160	1/28/10	\$299,950	\$259,000	1820	7	2000	Avg	3982	N	N	6557 29TH AVE S
004	171190	0390	6/3/10	\$235,000	\$208,000	2010	7	2010	Avg	3390	N	N	5326 28TH AVE S
004	785700	0600	3/4/10	\$400,000	\$348,000	2220	7	1919	VGood	5428	N	N	5536 BEACON AVE S
004	785700	1115	6/25/10	\$920,000	\$820,000	2680	7	2004	Avg	87120	N	N	5924 30TH AVE S
004	367740	0520	12/17/09	\$480,000	\$410,000	3060	7	1938	Good	9430	N	N	5310 BEACON AVE S
004	329570	0105	2/1/10	\$402,000	\$347,000	1110	8	1949	Avg	9954	N	N	4825 27TH AVE S
004	207010	0025	6/27/10	\$360,000	\$321,000	1210	8	1949	Avg	6898	N	N	4924 25TH AVE S
004	367740	0720	7/14/09	\$308,100	\$254,000	1260	8	1946	Avg	4575	N	N	2404 S FERDINAND ST
004	212404	9132	7/24/09	\$425,000	\$351,000	1310	8	1928	Avg	9505	Y	N	4918 28TH AVE S
004	789060	0060	2/18/11	\$455,000	\$427,000	1420	8	2010	Avg	3800	N	N	5948 30TH AVE S
004	023500	0035	1/28/09	\$350,000	\$277,000	1450	8	1955	Avg	5336	N	N	2480 S EDMUNDS ST
004	743900	0014	6/1/10	\$570,000	\$505,000	1480	8	2007	Avg	4808	Y	N	5407 25TH AVE S
004	606480	0700	7/27/10	\$349,500	\$314,000	1490	8	2003	Avg	2875	N	N	6736 35TH PL S
004	789060	0020	7/9/10	\$465,500	\$416,000	1490	8	2010	Avg	4139	N	N	5953 30TH AVE S
004	789060	0015	7/22/10	\$465,500	\$417,000	1490	8	2010	Avg	4138	N	N	5949 30TH AVE S
004	417460	0083	8/18/09	\$428,000	\$355,000	1560	8	1990	Avg	8505	Y	N	2460 S FERDINAND ST
004	529520	0021	10/9/09	\$335,000	\$281,000	1630	8	2008	Avg	3060	N	N	2845 S ALASKA ST
004	212404	9015	1/24/11	\$590,000	\$550,000	1650	8	1979	Good	9505	Y	N	2816 S HUDSON ST
004	785700	2015	9/13/11	\$350,000	\$342,000	1670	8	1967	Good	10718	N	N	2828 S FRONTENAC ST
004	894455	0230	10/30/09	\$390,000	\$329,000	1740	8	2008	Avg	2775	N	N	3601 S HOLLY ST
004	894455	0250	8/18/10	\$375,000	\$338,000	1760	8	2010	Avg	2116	N	N	6713 37TH AVE S
004	894455	0270	4/29/10	\$375,000	\$330,000	1760	8	2010	Avg	2208	N	N	6729 37TH AVE S
004	894455	0260	1/26/10	\$377,800	\$325,000	1780	8	2009	Avg	2116	N	N	6715 37TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	367740	0040	2/24/10	\$406,000	\$352,000	1930	8	1940	Avg	12000	N	N	4310 CHEASTY BLVD S
004	329570	0116	6/15/10	\$580,000	\$516,000	2050	8	1959	Good	9948	N	N	2618 S FERDINAND ST
004	894455	0010	6/17/09	\$449,800	\$368,000	2050	8	2008	Avg	3931	N	N	6701 37TH AVE S
004	894455	0050	6/28/10	\$370,000	\$330,000	2080	8	2010	Avg	3920	N	N	6755 37TH AVE S
004	894455	0160	3/11/10	\$399,999	\$348,000	2080	8	2010	Avg	3710	N	N	6739 37TH AVE S
004	894455	0150	7/29/10	\$387,800	\$348,000	2090	8	2010	Avg	3710	N	N	6735 37TH AVE S
004	894455	0020	4/2/09	\$439,800	\$353,000	2140	8	2008	Avg	3850	N	N	6705 37TH AVE S
004	894455	0140	12/21/09	\$394,800	\$337,000	2200	8	2009	Avg	3360	N	N	6727 37TH AVE S
004	894455	0170	4/10/10	\$385,000	\$337,000	2200	8	2010	Avg	3360	N	N	6751 37TH AVE S
004	894455	0110	3/18/09	\$460,000	\$368,000	2280	8	2008	Avg	3423	N	N	3605 S HOLLY ST
004	785700	0714	8/1/11	\$346,950	\$337,000	2290	8	2004	Avg	5253	N	N	2503 S ORCAS ST
004	333300	2580	11/16/09	\$350,000	\$297,000	2360	8	2003	Avg	5031	N	N	6525 38TH AVE S
004	894455	0120	7/7/09	\$440,500	\$362,000	2430	8	2008	Avg	3430	N	N	6709 37TH AVE S
004	333300	2416	6/3/10	\$388,000	\$344,000	2540	8	2009	Avg	5051	N	N	3326 S HOLLY ST
004	333300	2414	7/13/10	\$388,000	\$347,000	2560	8	2009	Avg	5051	N	N	3324 S HOLLY ST
004	166250	0097	12/17/10	\$455,000	\$421,000	1630	9	2010	Avg	5245	N	N	6750 37TH AVE S
006	060300	0370	11/2/09	\$173,000	\$146,000	590	6	1941	Avg	4500	N	N	9221 38TH AVE S
006	342404	9050	3/26/10	\$190,000	\$166,000	650	6	1906	Avg	5068	N	N	7901 37TH AVE S
006	810190	0170	6/19/09	\$280,000	\$229,000	970	6	1941	Avg	6250	N	N	3923 S BURNS ST
006	789630	0071	6/9/09	\$259,950	\$212,000	1090	6	1948	Avg	6034	N	N	9033 37TH AVE S
006	810190	0020	12/14/11	\$257,500	\$257,000	1240	6	1930	Good	12000	N	N	4010 S BURNS ST
006	060300	0840	7/15/10	\$255,000	\$228,000	1680	6	1927	Good	4000	N	N	9215 39TH AVE S
006	303120	0130	6/16/11	\$246,000	\$236,000	800	7	1938	Avg	8863	N	N	7209 35TH AVE S
006	303120	0316	7/28/10	\$270,000	\$242,000	900	7	1954	Avg	6100	N	N	7307 33RD AVE S
006	400600	0366	10/28/11	\$285,000	\$281,000	920	7	1953	Avg	10260	N	N	7949 M L K JR WAY S
006	400600	0577	8/11/09	\$252,000	\$209,000	970	7	1970	Avg	4961	N	N	3807 S ROSE ST
006	804860	0105	3/29/10	\$286,000	\$250,000	990	7	1947	Avg	4247	N	N	8656 38TH AVE S
006	303120	0030	6/7/11	\$232,000	\$223,000	1000	7	1955	Avg	8760	N	N	7136 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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
006	810190	0330	7/19/10	\$275,000	\$246,000	1008	7	1993	Avg	7500	N	N	3727 S PILGRIM ST
006	303120	0111	7/19/11	\$209,000	\$202,000	1010	7	1965	Avg	5450	N	N	7230 33RD AVE S
006	789630	0221	7/9/10	\$210,000	\$188,000	1020	7	1952	Avg	5355	N	N	9315 37TH AVE S
006	272404	9113	4/15/09	\$332,000	\$267,000	1030	7	1947	Avg	7680	N	N	3532 S KENYON ST
006	733840	1475	3/30/11	\$258,000	\$244,000	1030	7	1958	Good	5000	N	N	3308 S HOLDEN ST
006	400600	0559	6/10/11	\$261,000	\$250,000	1040	7	1964	Avg	5089	N	N	8312 37TH AVE S
006	868550	0096	5/19/11	\$231,000	\$221,000	1050	7	1961	Avg	6200	N	N	3525 S WEBSTER ST
006	810190	0380	2/25/11	\$234,000	\$220,000	1090	7	1940	Avg	7500	N	N	3949 S PILGRIM ST
006	400600	0397	9/23/10	\$330,000	\$300,000	1100	7	1992	Avg	5432	N	N	3940 S THISTLE ST
006	400600	0509	3/23/09	\$285,000	\$228,000	1120	7	1964	Avg	5040	N	N	8454 37TH AVE S
006	733840	0265	6/1/09	\$280,000	\$228,000	1150	7	1959	Avg	5000	N	N	7806 BEACON AVE S
006	400600	0405	4/16/10	\$316,000	\$277,000	1160	7	1992	Avg	6878	N	N	3932 S THISTLE ST
006	342404	9146	3/4/10	\$220,000	\$191,000	1180	7	1980	Avg	7847	N	N	8624 BEACON AVE S
006	716570	0060	6/9/10	\$250,000	\$222,000	1200	7	2006	Avg	1725	N	N	4013 S CHICAGO ST
006	060300	0585	9/20/11	\$270,000	\$265,000	1250	7	1957	Avg	6000	N	N	9429 38TH AVE S
006	400600	0198	5/3/11	\$209,950	\$200,000	1260	7	1960	Avg	6627	N	N	8622 42ND AVE S
006	400600	0201	9/14/09	\$377,500	\$315,000	1280	7	2008	Avg	5082	N	N	4217 S CLOVERDALE ST
006	060300	1494	10/12/11	\$206,999	\$204,000	1290	7	1951	Avg	5000	N	N	9344 39TH AVE S
006	868550	0101	3/1/10	\$281,600	\$244,000	1320	7	1962	Avg	7440	N	N	3533 S WEBSTER ST
006	868550	0140	4/5/11	\$280,000	\$265,000	1320	7	1959	Avg	6710	N	N	3534 S AUSTIN ST
006	339507	1060	9/18/09	\$245,000	\$205,000	1320	7	2005	Avg	2540	N	N	7614 39TH AVE S
006	339507	1310	3/17/09	\$345,000	\$276,000	1320	7	2005	Avg	3172	N	N	7700 39TH AVE S
006	339507	1380	10/29/09	\$349,950	\$295,000	1320	7	2005	Avg	2253	N	N	7726 39TH AVE S
006	868550	0215	10/29/09	\$280,000	\$236,000	1350	7	1958	Avg	5600	N	N	3539 S HOLDEN ST
006	400600	0207	11/20/09	\$390,000	\$331,000	1360	7	2008	Avg	5082	N	N	4223 S CLOVERDALE ST
006	272404	9212	12/31/10	\$370,000	\$343,000	1410	7	2005	Avg	5320	N	N	3526 S WEBSTER ST
006	400600	0406	4/28/11	\$355,000	\$338,000	1420	7	2004	Avg	5031	N	N	8340 39TH AVE S
006	400600	0203	7/27/09	\$405,000	\$334,000	1450	7	2008	Avg	5102	N	N	4219 S CLOVERDALE ST

Improved Sales Used in this Annual Update Analysis
Area 79
(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
006	400600	0205	6/19/09	\$419,950	\$344,000	1450	7	2008	Avg	5035	N	N	4221 S CLOVERDALE ST
006	339507	0100	11/4/09	\$326,750	\$276,000	1550	7	2005	Avg	2647	N	N	3710 S HOLLY PARK DR
006	339507	1440	5/10/10	\$270,000	\$238,000	1550	7	2005	Avg	2889	N	N	3965 S CHICAGO ST
006	383960	0070	10/25/11	\$215,000	\$212,000	1560	7	1961	Avg	7700	N	N	8455 37TH AVE S
006	060300	1095	12/7/10	\$340,000	\$314,000	1620	7	1993	Avg	4800	Y	N	8806 39TH AVE S
006	060300	1215	12/8/09	\$265,000	\$226,000	1908	7	1996	Avg	4160	N	N	9106 BEACON AVE S
006	060300	0790	11/29/11	\$300,000	\$298,000	2030	7	1999	Avg	5000	N	N	3802 S BENEFIT ST
006	383960	0018	7/5/11	\$223,000	\$215,000	2030	7	1961	Avg	5960	N	N	8317 37TH AVE S
006	884240	0037	8/14/09	\$390,000	\$323,000	1330	8	1999	Avg	5859	N	N	3720 S KENYON ST
006	713980	0127	8/4/11	\$330,000	\$320,000	1430	8	2005	Avg	7742	N	N	8349 39TH AVE S
006	884240	0024	11/6/09	\$456,250	\$386,000	1500	8	2008	Avg	6093	N	N	3710 S CHICAGO ST
006	060300	1135	6/9/11	\$268,000	\$257,000	1720	8	1989	Avg	7200	Y	N	9000 39TH AVE S
006	383960	0074	8/29/11	\$350,000	\$341,000	1890	8	2001	Avg	6329	Y	N	8430 36TH AVE S
006	339507	0920	3/26/10	\$370,000	\$323,000	2230	8	2005	Avg	3275	N	N	7605 39TH AVE S
006	339507	0960	8/3/09	\$375,000	\$310,000	2230	8	2006	Avg	3766	N	N	7623 39TH AVE S
006	060300	0530	3/15/10	\$350,000	\$305,000	2320	8	2003	Avg	4507	N	N	9406 37TH AVE S
006	789630	0594	6/22/09	\$330,000	\$270,000	2440	8	2007	Avg	7203	N	N	9233 36TH AVE S
006	789630	0596	7/15/09	\$350,000	\$288,000	2610	8	2007	Avg	7200	N	N	9231 36TH AVE S
007	055500	0290	7/10/09	\$223,500	\$184,000	1120	5	1927	Avg	8470	N	N	2201 A S EDDY ST
007	789630	0745	8/3/09	\$222,500	\$184,000	680	6	1919	Avg	12026	N	N	9019 CECIL AVE S
007	524880	0340	6/4/10	\$200,000	\$177,000	720	6	1942	Avg	4000	N	N	5570 20TH AVE S
007	754980	2600	10/15/09	\$305,000	\$257,000	740	6	1910	Avg	3132	N	N	5840 16TH AVE S
007	733840	1625	11/9/09	\$249,950	\$212,000	750	6	1931	Avg	5000	N	N	3049 S AUSTIN ST
007	524880	0120	10/13/09	\$265,000	\$223,000	770	6	1924	Avg	6000	N	N	5401 21ST AVE S
007	524880	0525	6/8/09	\$265,000	\$216,000	770	6	1955	Avg	4000	N	N	5562 21ST AVE S
007	524880	0760	6/9/10	\$248,000	\$220,000	780	6	1950	Avg	4000	N	N	5555 23RD AVE S
007	733840	1175	4/8/10	\$300,000	\$263,000	780	6	1929	Avg	5000	N	N	3205 S PORTLAND ST
007	754980	1100	4/28/10	\$215,000	\$189,000	790	6	1949	Avg	6720	N	N	5528 18TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	754980	1110	8/18/10	\$205,000	\$185,000	800	6	1910	Avg	6720	N	N	5532 18TH AVE S
007	367790	0095	10/3/11	\$183,000	\$180,000	810	6	1944	Avg	5600	N	N	2002 S COLUMBIAN WAY
007	524880	0665	6/19/09	\$332,000	\$272,000	840	6	1950	Good	4000	N	N	5522 22ND AVE S
007	171490	0046	5/5/09	\$332,500	\$269,000	860	6	1947	Avg	5445	N	N	5825 17TH AVE S
007	785700	3265	12/22/10	\$220,000	\$204,000	880	6	1950	Avg	7500	N	N	2972 S WEBSTER ST
007	944830	0055	7/22/10	\$172,000	\$154,000	920	6	1911	Avg	6900	N	N	5117 17TH AVE S
007	033900	0040	10/14/10	\$210,000	\$192,000	980	6	1941	Avg	5235	N	N	2627 S AVON CREST PL
007	524880	0465	2/17/09	\$240,500	\$191,000	1000	6	1942	Avg	4000	N	N	5514 21ST AVE S
007	305860	0065	4/12/10	\$163,500	\$143,000	1010	6	1905	Avg	5078	N	N	6434 23RD AVE S
007	373280	0415	5/3/10	\$241,000	\$212,000	1010	6	1943	Avg	6834	N	N	1732 S SHELTON ST
007	754980	0735	8/27/09	\$308,000	\$256,000	1010	6	1943	Avg	6720	N	N	5311 17TH AVE S
007	055500	0075	8/26/10	\$240,000	\$217,000	1020	6	1919	Avg	5012	N	N	2210 S EDDY ST
007	733840	1595	1/13/10	\$215,000	\$185,000	1030	6	1930	Good	5000	N	N	3201 S AUSTIN ST
007	754980	1635	10/15/09	\$239,998	\$202,000	1040	6	1952	Avg	7560	N	N	5554 16TH AVE S
007	754980	1890	5/18/11	\$188,000	\$180,000	1070	6	1922	Avg	1673	N	N	5538 15TH AVE S
007	373280	0525	10/7/11	\$229,950	\$226,000	1190	6	1926	Avg	5015	N	N	4980 17TH AVE S
007	754980	1415	11/29/10	\$180,000	\$166,000	1270	6	1902	Avg	5040	N	N	1708 S ORCAS ST
007	944830	0052	11/2/11	\$181,000	\$179,000	1270	6	1920	Avg	7605	N	N	1548 S DAWSON ST
007	060000	0505	6/14/10	\$325,000	\$289,000	1300	6	1908	Avg	9867	N	N	1547 S ANGELINE ST
007	733840	2260	9/14/11	\$210,000	\$206,000	1560	6	1906	Avg	5000	N	N	3000 S CHICAGO ST
007	770760	0050	4/7/10	\$363,000	\$318,000	1950	6	1911	Avg	5326	N	N	6315 BEACON AVE S
007	055500	0115	7/14/09	\$280,000	\$230,000	2340	6	1909	Avg	7871	N	N	2204 S EDDY ST
007	033900	0103	8/10/09	\$295,000	\$244,000	760	7	1949	Avg	4300	N	N	6903 BEACON AVE S
007	170840	0495	4/8/10	\$217,000	\$190,000	800	7	1941	Avg	5712	N	N	2154 S PEARL ST
007	524880	0275	10/10/11	\$282,000	\$277,000	810	7	1930	Good	4000	N	N	5522 20TH AVE S
007	733840	1635	4/27/09	\$277,000	\$224,000	840	7	1972	Avg	5000	N	N	3039 S AUSTIN ST
007	785700	3765	5/24/10	\$313,750	\$278,000	850	7	1954	Avg	5848	N	N	6016 24TH AVE S
007	785700	3767	6/3/11	\$265,000	\$254,000	850	7	1954	Avg	5848	N	N	6020 24TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	170840	0025	12/28/11	\$220,000	\$220,000	860	7	1941	Avg	5700	N	N	2006 S EDMUNDS ST
007	789630	0750	6/30/09	\$225,000	\$185,000	860	7	1955	Avg	25563	N	N	9025 CECIL AVE S
007	869280	0015	5/14/09	\$310,000	\$251,000	880	7	1955	Avg	7176	N	N	5915 23RD AVE S
007	170840	0815	3/13/09	\$267,450	\$214,000	890	7	1941	Avg	7467	N	N	5103 COLUMBIA DR S
007	170840	0695	5/19/09	\$331,500	\$269,000	900	7	1941	Avg	5225	N	N	2137 S PEARL ST
007	170840	0745	7/13/09	\$270,000	\$222,000	900	7	1941	Avg	5046	N	N	5202 COLUMBIA DR S
007	000520	0067	11/19/09	\$313,650	\$266,000	910	7	1940	Avg	5268	Y	N	6781 MARS AVE S
007	171490	0800	1/28/10	\$205,000	\$177,000	940	7	1909	Avg	6960	Y	N	6008 19TH AVE S
007	733840	1980	8/17/09	\$281,000	\$233,000	940	7	1992	Avg	2580	N	N	3022 S PORTLAND ST
007	171490	0125	12/13/11	\$222,500	\$222,000	960	7	1950	Avg	6720	N	N	5830 17TH AVE S
007	170840	0455	6/28/10	\$222,000	\$198,000	980	7	1941	Avg	5225	N	N	2112 S PEARL ST
007	170840	0470	9/26/11	\$212,000	\$208,000	990	7	1941	Avg	5225	N	N	2130 S PEARL ST
007	170840	0010	9/28/09	\$250,100	\$210,000	1000	7	1941	Avg	5775	N	N	2022 S EDMUNDS ST
007	170840	0580	7/2/10	\$205,000	\$183,000	1020	7	1941	Avg	5225	N	N	2125 S BRANDON ST
007	785700	3725	3/18/10	\$240,000	\$209,000	1020	7	1916	Avg	10747	N	N	6107 BEACON AVE S
007	212404	9217	4/14/09	\$200,000	\$161,000	1040	7	1957	Avg	5952	N	N	5955 23RD AVE S
007	055500	0123	3/12/10	\$275,800	\$240,000	1060	7	1952	Avg	9508	N	N	6313 22ND AVE S
007	944830	0063	12/12/10	\$265,000	\$245,000	1080	7	1955	Avg	8450	N	N	1716 S DAWSON ST
007	170840	0135	6/16/10	\$229,900	\$204,000	1100	7	1941	Avg	6930	N	N	2017 S EDMUNDS ST
007	944830	0101	10/29/11	\$270,000	\$267,000	1100	7	1918	Avg	7250	N	N	1723 S DAWSON ST
007	000180	0002	3/24/09	\$325,000	\$260,000	1110	7	1954	Avg	5060	N	N	1727 S SNOQUALMIE ST
007	170840	0800	4/16/10	\$210,000	\$184,000	1110	7	1941	Avg	6270	N	N	5224 21ST AVE S
007	785700	3450	3/2/10	\$427,500	\$371,000	1120	7	1952	Good	6175	N	N	6011 BEACON AVE S
007	000740	0054	1/14/10	\$300,000	\$258,000	1150	7	1958	Avg	5200	N	N	8019 BEACON AVE S
007	733840	2315	11/16/09	\$183,000	\$155,000	1150	7	1963	Avg	7500	N	N	3034 S CHICAGO ST
007	754980	0667	3/20/09	\$324,950	\$260,000	1160	7	2008	Avg	1231	N	N	5344 16TH AVE S
007	170840	0360	4/17/10	\$274,000	\$240,000	1180	7	1941	Avg	6175	N	N	2016 S PEARL ST
007	186740	0100	11/23/09	\$325,000	\$276,000	1180	7	1948	Avg	8890	N	N	2315 S VERN CT

Improved Sales Used in this Annual Update Analysis
Area 79
(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	212404	9222	9/13/10	\$238,000	\$216,000	1180	7	1959	Avg	6800	N	N	5961 23RD AVE S
007	284150	0070	9/2/09	\$320,000	\$267,000	1180	7	1978	Avg	7483	Y	N	6715 VISTA AVE S
007	869280	0086	7/19/10	\$280,000	\$251,000	1200	7	1964	Avg	7784	Y	N	5938 23RD AVE S
007	367790	0080	11/26/10	\$270,000	\$249,000	1210	7	1944	Avg	6570	N	N	2018 S COLUMBIAN WAY
007	170840	0730	4/15/11	\$235,000	\$223,000	1220	7	1941	Avg	5225	N	N	5220 COLUMBIA DR S
007	754980	0540	5/28/10	\$330,000	\$292,000	1220	7	2008	Avg	1242	N	N	5333 16TH AVE S
007	170840	0615	12/15/09	\$250,000	\$213,000	1250	7	1941	Avg	7935	N	N	2007 S BRANDON ST
007	179570	0130	10/20/11	\$250,000	\$246,000	1250	7	1971	Avg	5000	N	N	7042 COVELLO DR S
007	754980	0580	6/4/11	\$200,000	\$192,000	1250	7	1927	Avg	4860	N	N	5311 16TH AVE S
007	754980	0763	3/14/11	\$299,000	\$282,000	1250	7	1989	Avg	5040	N	N	5322 17TH AVE S
007	186740	0020	3/15/11	\$265,000	\$250,000	1280	7	1947	Avg	7813	N	N	5508 23RD AVE S
007	175370	0497	10/25/11	\$281,000	\$277,000	1290	7	1963	Avg	11330	N	N	2334 S WARSAW ST
007	170840	0100	5/15/09	\$231,000	\$187,000	1320	7	1941	Avg	5225	N	N	2019 S FERDINAND ST
007	186740	0040	6/10/10	\$345,000	\$306,000	1330	7	1947	Avg	6270	N	N	5532 23RD AVE S
007	282404	9025	3/24/10	\$240,000	\$209,000	1330	7	1939	Avg	8084	N	N	7110 MILITARY RD S
007	896190	0050	12/28/11	\$374,000	\$374,000	1330	7	2010	Avg	5096	N	N	5923 21ST AVE S
007	896190	0070	9/25/11	\$380,000	\$373,000	1330	7	2010	Avg	5022	N	N	5935 21ST AVE S
007	896190	0060	12/18/11	\$370,000	\$369,000	1340	7	2010	Avg	4992	N	N	5929 21ST AVE S
007	896190	0080	12/1/11	\$360,000	\$358,000	1340	7	2010	Avg	5016	N	N	5941 21ST AVE S
007	170840	0595	11/5/10	\$210,000	\$193,000	1350	7	1941	Avg	5225	N	N	2109 S BRANDON ST
007	379290	0010	11/6/09	\$366,000	\$309,000	1350	7	1979	Avg	6300	N	N	2215 S ORCAS ST
007	754980	1517	6/24/11	\$277,000	\$267,000	1360	7	1964	Good	4961	N	N	5513 18TH AVE S
007	212404	9083	1/26/11	\$325,000	\$303,000	1450	7	1909	Avg	5649	Y	N	1929 S ORCAS ST
007	212404	9218	9/29/09	\$385,000	\$323,000	1450	7	1958	Avg	5390	N	N	2332 S JUNEAU ST
007	733840	3130	6/16/10	\$170,000	\$151,000	1450	7	1916	Fair	7500	N	N	2929 S AUSTIN ST
007	754980	1465	3/10/11	\$270,000	\$254,000	1480	7	1996	Avg	3360	N	N	5543 18TH AVE S
007	373280	0397	9/12/11	\$425,000	\$416,000	1480	7	2010	Avg	5404	N	N	4926 17TH AVE S
007	754980	0762	5/14/09	\$370,000	\$300,000	1490	7	1913	Avg	4600	N	N	5310 18TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	547320	0030	8/12/09	\$360,000	\$298,000	1540	7	1956	Avg	9828	N	N	1554 S ANGELINE ST
007	785700	3279	2/23/09	\$358,000	\$285,000	1550	7	1968	Avg	5500	N	N	2942 A S FONTANELLE ST
007	733840	2235	5/8/09	\$282,000	\$228,000	1800	7	2008	Avg	2500	N	N	3010 S CHICAGO ST
007	742430	0070	5/17/11	\$330,000	\$315,000	1810	7	1967	Avg	8184	N	N	2940 S FONTANELLE ST
007	754980	0015	6/5/09	\$348,500	\$284,000	1880	7	1942	Avg	6104	N	N	1708 S BENNETT ST
007	000740	0139	12/20/10	\$300,000	\$278,000	1980	7	1980	Avg	5042	N	N	8353 BEACON AVE S
007	212404	9103	10/14/09	\$364,900	\$307,000	1980	7	1928	VGood	4791	Y	N	5400 23RD AVE S
007	000180	0050	8/26/09	\$418,000	\$348,000	2160	7	1999	Avg	5048	N	N	1501 S SNOQUALMIE ST
007	944830	0091	9/21/10	\$323,000	\$293,000	2250	7	1993	Avg	7255	Y	N	1743 S DAWSON ST
007	733840	2640	4/22/10	\$325,000	\$285,000	2380	7	2001	Avg	7379	N	N	2851 S PORTLAND ST
007	170840	0835	1/27/11	\$230,000	\$215,000	2490	7	1941	Avg	7035	N	N	5203 21ST AVE S
007	373280	0218	9/9/09	\$385,000	\$321,000	1274	8	2003	Avg	7385	N	N	1555 S PEARL ST
007	944830	0057	1/31/11	\$349,000	\$326,000	1390	8	1955	Avg	5000	N	N	5129 17TH AVE S
007	754980	1926	11/13/09	\$305,000	\$258,000	1450	8	2006	Avg	1820	N	N	5558 15TH AVE S
007	547320	0025	10/9/09	\$442,000	\$371,000	1490	8	1956	Avg	9774	N	N	1558 S ANGELINE ST
007	000180	0075	12/29/10	\$333,500	\$309,000	1500	8	1930	Avg	7200	N	N	1539 S SNOQUALMIE ST
007	547320	0020	1/22/10	\$300,000	\$258,000	1810	8	1953	Avg	10672	N	N	1573 S SNOQUALMIE ST
007	055500	0160	2/4/09	\$316,000	\$250,000	2130	8	1999	Avg	8061	N	N	6312 SWIFT AVE S
007	944830	0085	11/10/09	\$435,000	\$368,000	2130	8	1999	Avg	14777	Y	N	1755 S DAWSON ST
007	000740	0042	5/26/10	\$385,000	\$341,000	2180	8	2004	Avg	3850	Y	N	3400 S THISTLE ST
007	212404	9322	7/2/10	\$400,000	\$357,000	2190	8	2008	Avg	4107	N	N	2316 S JUNEAU ST
007	754980	0637	2/19/10	\$480,000	\$416,000	2800	8	2009	Avg	3360	N	N	5318 16TH AVE S
007	932035	0060	10/3/11	\$340,000	\$334,000	1920	9	2003	Avg	6009	Y	N	1856 S BRANDON ST
007	932035	0130	8/16/11	\$360,000	\$350,000	1920	9	2004	Avg	4284	Y	N	1854 S BENNETT ST
007	932035	0260	5/11/09	\$393,000	\$319,000	2020	9	1990	Avg	7312	Y	N	5403 20TH AVE S
007	000520	0071	9/28/09	\$510,000	\$427,000	2530	9	2007	Avg	7826	N	N	6801 BEACON AVE S
007	000520	0122	12/1/09	\$519,000	\$441,000	2770	9	2008	Avg	5006	Y	N	6805 BEACON AVE S
007	000520	0123	1/20/10	\$520,000	\$447,000	2910	9	2008	Avg	5001	N	N	6809 BEACON AVE S

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	307650	0845	2/4/10	\$127,571	QUIT CLAIM DEED
001	307650	0876	12/22/09	\$105,000	QUIT CLAIM DEED
001	308600	2475	11/21/11	\$280,500	ACTIVE PERMIT BEFORE SALE>25K
001	308600	2805	6/16/11	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	308600	2895	8/8/11	\$253,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	308600	3495	4/22/10	\$79,405	QUIT CLAIM DEED
001	308600	3505	10/13/10	\$261,394	NO MARKET EXPOSURE
001	367890	0025	5/1/09	\$325,902	QUIT CLAIM DEED
001	367890	0085	11/16/10	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	367890	0216	3/28/11	\$198,346	QUIT CLAIM DEED
001	367890	0230	10/13/09	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	367890	0350	6/24/11	\$135,000	DOR RATIO
001	367890	0465	11/12/09	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	372680	0140	11/18/11	\$115,000	DOR RATIO
001	372680	0235	2/9/11	\$130,000	DOR RATIO
001	396440	0035	9/13/10	\$207,500	DIAGNOSTIC OUTLIERS
001	396440	0425	12/6/11	\$320,000	GOVERNMENT AGENCY
001	396440	0425	6/9/11	\$364,310	GOVERNMENT AGENCY
001	396440	0460	3/2/10	\$313,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	539360	0260	12/28/10	\$175,000	DIAGNOSTIC OUTLIERS
001	912200	0245	1/21/09	\$720,000	DIAGNOSTIC OUTLIERS
003	060000	0053	4/27/10	\$137,852	EXEMPT FROM EXCISE TAX
003	274060	0165	2/26/10	\$129,596	DOR RATIO
003	274110	0765	3/1/10	\$183,500	QUIT CLAIM DEED
003	274110	0776	8/1/11	\$40,000	QUIT CLAIM DEED
003	367940	0480	12/16/11	\$210,300	DIAGNOSTIC OUTLIERS
003	367940	0500	6/28/11	\$214,000	ACTIVE PERMIT BEFORE SALE>25K
003	373280	0010	3/17/09	\$145,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	373280	0030	10/5/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	386940	0035	4/29/11	\$137,445	QUIT CLAIM DEED
003	395940	0470	11/16/11	\$98,341	DOR RATIO
003	395940	0490	1/18/10	\$98,000	QUIT CLAIM DEED
003	395940	0720	4/4/11	\$168,593	QUIT CLAIM DEED
003	395940	1130	2/1/11	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	395940	1225	8/30/11	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	514100	0210	4/29/09	\$195,500	DOR RATIO
003	514100	0480	6/9/10	\$10,791	RELATED PARTY, FRIEND, OR NEIGHBOR
003	514100	0585	9/25/09	\$100,000	DOR RATIO
003	514100	0770	6/22/10	\$210,000	NO MARKET EXPOSURE
003	567950	1300	11/17/11	\$273,000	GOVERNMENT AGENCY
003	567950	1315	11/16/11	\$301,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	568000	0500	1/22/10	\$295,000	OBSOLESCENCE CODED
003	568000	0770	9/14/10	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	568000	0775	10/12/10	\$245,333	QUIT CLAIM DEED
003	792510	0310	3/28/11	\$150,000	DOR RATIO
003	880690	0077	9/15/11	\$175,000	DIAGNOSTIC OUTLIERS
003	880690	0085	8/29/11	\$180,000	DIAGNOSTIC OUTLIERS
003	880690	0090	8/15/11	\$185,000	DIAGNOSTIC OUTLIERS
003	880690	0220	1/3/11	\$124,900	DIAGNOSTIC OUTLIERS
004	008100	0005	11/13/11	\$132,000	DIAGNOSTIC OUTLIERS
004	166250	0072	12/11/09	\$370,000	EXEMPT FROM EXCISE TAX
004	171190	0345	7/8/09	\$280,000	OBSOLESCENCE CODED
004	206960	0005	8/26/11	\$108,418	QUIT CLAIM DEED
004	206960	0015	10/4/10	\$98,861	DOR RATIO
004	206960	0075	9/10/10	\$339,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	207010	0120	1/25/11	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	212404	9021	7/16/09	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	212404	9021	10/12/09	\$40,000	DOR RATIO
004	212404	9028	10/4/10	\$149,969	QUIT CLAIM DEED
004	212404	9224	12/29/11	\$101,000	DOR RATIO
004	212404	9253	4/27/09	\$153,000	NON-PROFIT ORGANIZATION
004	222404	9085	8/4/09	\$282,000	NO MARKET EXPOSURE
004	222404	9085	7/27/09	\$247,625	NO MARKET EXPOSURE
004	234130	0640	11/18/09	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	262165	0030	7/27/09	\$114,283	QUIT CLAIM DEED
004	268560	0125	3/4/11	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	274210	0190	11/25/09	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	329570	0055	4/29/09	\$399,000	NO MARKET EXPOSURE
004	333300	2001	11/4/11	\$365,423	GOVERNMENT AGENCY
004	333300	2001	12/23/11	\$219,000	NO MARKET EXPOSURE
004	333300	2121	4/27/10	\$165,000	ACTIVE PERMIT BEFORE SALE>25K
004	333300	2162	11/22/11	\$137,000	GOVERNMENT AGENCY
004	333300	2205	10/24/11	\$149,500	DOR RATIO
004	333300	2280	2/7/11	\$226,000	NO MARKET EXPOSURE
004	333300	2420	6/26/09	\$275,000	DIAGNOSTIC OUTLIERS
004	333300	2491	8/11/09	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	333300	2521	12/29/10	\$251,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	339504	1090	5/28/10	\$63,500	QUIT CLAIM DEED
004	339504	1120	3/8/09	\$113,609	DOR RATIO
004	339504	1272	6/28/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	344540	0150	10/12/11	\$180,000	DIAGNOSTIC OUTLIERS
004	367740	0135	11/16/11	\$135,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	367740	0270	3/11/09	\$160,307	QUIT CLAIM DEED
004	417460	0366	10/6/09	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	429970	0095	4/29/11	\$85,000	DOR RATIO
004	441060	0155	2/8/11	\$82,036	QUIT CLAIM DEED
004	441060	0165	4/20/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	529520	0020	11/28/11	\$165,000	DIAGNOSTIC OUTLIERS
004	529520	0045	12/7/11	\$175,000	EXEMPT FROM EXCISE TAX
004	529520	0160	10/5/10	\$165,000	FINANCIAL INSTITUTION RESALE
004	606480	0140	4/9/09	\$125,722	QUIT CLAIM DEED
004	606480	0690	3/2/09	\$139,536	QUIT CLAIM DEED
004	606480	0770	10/7/09	\$257,250	BANKRUPTCY - RECEIVER OR TRUSTEE
004	606480	1270	6/25/10	\$245,000	NO MARKET EXPOSURE
004	606480	1270	7/29/09	\$238,342	NO MARKET EXPOSURE
004	670680	0030	11/9/11	\$232,300	QUIT CLAIM DEED
004	739440	0100	4/6/10	\$210,000	PREVIMP<=25K
004	743900	0015	5/11/11	\$12,750	DOR RATIO
004	785700	0440	12/8/09	\$359,980	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	785700	0705	7/21/10	\$180,000	DIAGNOSTIC OUTLIERS
004	785700	0812	3/19/09	\$78,427	QUIT CLAIM DEED
004	785700	0815	12/2/10	\$166,500	FINANCIAL INSTITUTION RESALE
004	785700	0860	1/15/09	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	785700	1605	11/8/11	\$146,000	DIAGNOSTIC OUTLIERS
004	785700	1805	6/7/10	\$285,000	IMP COUNT > 1
004	785700	2001	6/28/10	\$288,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	785700	2015	10/5/10	\$302,812	GOVERNMENT AGENCY
004	785700	3605	12/23/11	\$103,000	QUIT CLAIM DEED
004	785700	3610	2/16/11	\$181,310	FINANCIAL INSTITUTION RESALE
004	785700	3610	4/26/11	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	785700	3635	4/6/09	\$180,000	PREVIMP<=25K
004	785700	3875	12/2/11	\$85,100	DOR RATIO
004	785700	4185	11/21/11	\$105,823	QUIT CLAIM DEED
004	785700	4200	4/21/10	\$228,800	FINANCIAL INSTITUTION RESALE
004	789060	0005	10/28/11	\$409,000	IMP COUNT > 1
004	789060	0090	2/10/10	\$175,819	DOR RATIO
004	789060	0165	3/9/09	\$72,229	QUIT CLAIM DEED
004	894455	0070	8/18/10	\$362,000	PERCENT COMPLETE CODED
004	894455	0240	10/30/09	\$368,390	RELATED PARTY, FRIEND, OR NEIGHBOR
004	933180	0125	12/27/10	\$121,000	FINANCIAL INSTITUTION RESALE
004	933180	0515	7/22/09	\$77,570	GOVERNMENT AGENCY
004	941840	0295	3/1/10	\$88,192	QUIT CLAIM DEED
004	945920	0120	5/4/09	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	032304	9006	11/4/09	\$257,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	060300	0105	12/11/09	\$68,181	QUIT CLAIM DEED
006	060300	0284	6/23/11	\$128,000	DIAGNOSTIC OUTLIERS
006	060300	0471	11/19/11	\$235,000	ACTIVE PERMIT BEFORE SALE>25K
006	060300	0545	3/30/11	\$93,381	QUIT CLAIM DEED
006	060300	0560	12/27/10	\$134,950	DIAGNOSTIC OUTLIERS
006	060300	0585	4/23/11	\$112,000	DOR RATIO
006	060300	0675	8/19/11	\$123,000	DOR RATIO
006	060300	0926	3/29/11	\$116,000	DIAGNOSTIC OUTLIERS
006	060300	0968	11/13/09	\$54,724	QUIT CLAIM DEED
006	060300	1390	4/8/11	\$148,000	DOR RATIO
006	272404	9131	12/21/10	\$265,500	UNFINISHED AREA CODED
006	272404	9235	11/22/11	\$303,000	PERCENT COMPLETE CODED
006	285380	0090	10/19/11	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	303120	0050	11/15/11	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	303120	0170	12/18/09	\$196,000	PREVIMP<=25K
006	303120	0180	3/4/11	\$135,000	DIAGNOSTIC OUTLIERS
006	339507	0430	11/23/09	\$97,367	DOR RATIO
006	339507	0480	8/28/09	\$345,000	IMP COUNT > 1
006	339507	0490	9/29/11	\$274,950	IMP COUNT > 1
006	339507	0500	8/24/11	\$175,100	QUIT CLAIM DEED
006	339507	0920	3/24/10	\$320,000	QUIT CLAIM DEED
006	339507	1280	12/27/11	\$305,000	EXEMPT FROM EXCISE TAX
006	342404	9094	1/16/10	\$219,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	383960	0055	10/25/11	\$160,000	FINANCIAL INSTITUTION RESALE
006	400310	0010	5/10/11	\$158,118	GOVERNMENT AGENCY
006	400600	0370	9/23/11	\$170,000	DIAGNOSTIC OUTLIERS
006	400600	0370	11/23/09	\$231,022	GOVERNMENT AGENCY
006	400600	0382	11/12/10	\$225,000	FINANCIAL INSTITUTION RESALE
006	400600	0476	2/18/10	\$200,500	DIAGNOSTIC OUTLIERS
006	400600	0508	12/27/11	\$213,632	EXEMPT FROM EXCISE TAX
006	400600	0563	4/20/10	\$145,246	DOR RATIO
006	716570	0060	7/19/10	\$250,000	QUIT CLAIM DEED
006	716570	0140	6/11/11	\$169,000	DIAGNOSTIC OUTLIERS
006	716570	0200	8/5/10	\$181,500	DIAGNOSTIC OUTLIERS
006	716570	0220	12/15/10	\$174,900	DIAGNOSTIC OUTLIERS
006	724350	0005	10/4/10	\$160,000	DIAGNOSTIC OUTLIERS
006	733840	0055	11/17/10	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	733840	0230	9/13/10	\$81,766	QUIT CLAIM DEED
006	733840	1506	12/16/11	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	785700	3130	7/2/09	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	789630	0082	10/12/11	\$145,000	DIAGNOSTIC OUTLIERS
006	804860	0105	9/1/09	\$153,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	810190	0330	3/5/10	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	810190	0510	5/25/10	\$160,000	FINANCIAL INSTITUTION RESALE
006	810190	0518	12/1/10	\$175,000	NON-REPRESENTATIVE SALE
006	810190	0519	10/24/11	\$184,000	DIAGNOSTIC OUTLIERS
006	810190	0570	4/13/11	\$220,000	NON-REPRESENTATIVE SALE
006	810190	0580	6/3/11	\$250,219	NON-REPRESENTATIVE SALE
006	810190	0585	4/23/11	\$244,000	NON-REPRESENTATIVE SALE
006	868550	0005	11/18/11	\$244,625	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	000740	0050	11/25/09	\$125,500	QUIT CLAIM DEED
007	055500	0106	5/29/09	\$190,000	DOR RATIO
007	055500	0122	3/4/11	\$108,900	QUIT CLAIM DEED
007	055500	0275	10/19/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	055500	0282	8/24/10	\$73,696	QUIT CLAIM DEED
007	055500	0285	1/6/10	\$269,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	060000	0280	11/21/11	\$210,958	GOVERNMENT AGENCY
007	060000	0300	3/29/11	\$116,000	DOR RATIO
007	088600	0090	7/13/09	\$340,000	IMP COUNT > 1
007	150780	0020	6/20/11	\$133,000	DIAGNOSTIC OUTLIERS
007	167340	0066	6/9/10	\$161,000	DIAGNOSTIC OUTLIERS
007	170840	0210	12/16/10	\$217,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	170840	0290	10/17/11	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	170840	0875	4/18/11	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	171490	0366	7/20/09	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	171490	0525	7/25/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	175370	0522	7/30/09	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	212404	9149	11/28/11	\$158,000	DIAGNOSTIC OUTLIERS
007	212404	9246	1/6/09	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	282210	0070	9/30/09	\$52,701	QUIT CLAIM DEED
007	282404	9025	3/2/10	\$200,000	FINANCIAL INSTITUTION RESALE
007	367790	0005	3/19/10	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	367790	0090	3/9/11	\$135,000	DIAGNOSTIC OUTLIERS
007	373280	0510	4/20/10	\$217,218	GOVERNMENT AGENCY
007	524880	0280	6/19/09	\$160,000	DIAGNOSTIC OUTLIERS
007	524880	0490	3/15/11	\$180,000	GOVERNMENT AGENCY
007	733840	0925	2/18/11	\$216,000	DIAGNOSTIC OUTLIERS
007	733840	1140	11/18/11	\$229,917	NO MARKET EXPOSURE
007	733840	2245	1/27/09	\$184,950	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733840	2460	5/11/11	\$125,000	DOR RATIO
007	742430	0080	11/15/11	\$149,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	754980	0095	7/27/11	\$174,900	DIAGNOSTIC OUTLIERS
007	754980	0169	3/15/10	\$148,050	NO MARKET EXPOSURE
007	754980	0605	2/9/11	\$408,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	754980	0655	12/16/11	\$180,000	DIAGNOSTIC OUTLIERS
007	754980	0655	12/16/11	\$70,000	DOR RATIO
007	754980	0747	3/30/11	\$324,000	QUIT CLAIM DEED
007	754980	1100	3/2/10	\$110,000	DIAGNOSTIC OUTLIERS
007	754980	1385	10/29/10	\$186,105	FINANCIAL INSTITUTION RESALE
007	754980	1460	12/29/10	\$165,500	DIAGNOSTIC OUTLIERS
007	754980	1605	10/14/09	\$50,000	DOR RATIO
007	754980	1665	10/15/10	\$272,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	754980	1845	10/9/10	\$110,000	DIAGNOSTIC OUTLIERS
007	754980	2535	11/14/11	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	770760	0045	6/10/11	\$160,000	DIAGNOSTIC OUTLIERS
007	785700	3250	11/23/11	\$174,900	DIAGNOSTIC OUTLIERS
007	789630	0750	3/23/09	\$396,000	EXEMPT FROM EXCISE TAX
007	869280	0010	6/24/11	\$284,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	896190	0020	3/12/10	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	932035	0010	5/20/09	\$367,500	FINANCIAL INSTITUTION RESALE
007	932035	0030	5/18/11	\$349,000	QUIT CLAIM DEED
007	932035	0030	3/18/10	\$328,000	QUIT CLAIM DEED
007	932035	0070	5/18/11	\$351,000	QUIT CLAIM DEED
007	932035	0070	3/18/10	\$330,000	QUIT CLAIM DEED
007	932035	0100	8/17/11	\$330,000	FINANCIAL INSTITUTION RESALE
007	944830	0052	8/5/10	\$125,000	DOR RATIO
007	944830	0057	1/31/11	\$349,000	CORRECTION DEED
007	944830	0146	2/25/11	\$195,000	DIAGNOSTIC OUTLIERS

Vacant Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	785700	3825	02/02/11	\$ 150,000	17136	N	N
007	000180	0117	10/22/10	\$ 128,000	10643	N	N
007	060000	0220	09/04/09	\$ 250,000	8556	N	N
007	754980	0025	04/07/09	\$ 100,000	3052	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	307650	0485	02/02/10	\$ 41,017	EXEMPT FROM EXCISE TAX;
004	333300	1914	02/18/09	\$ 65,000	DOR RATIO
004	894455	0060	06/27/11	\$ 369,400	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0080	12/16/11	\$ 350,000	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0090	08/25/11	\$ 350,000	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0100	03/17/11	\$ 373,612	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0180	06/01/11	\$ 350,000	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0200	09/27/10	\$ 356,800	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0210	10/12/10	\$ 356,800	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0330	07/25/11	\$ 357,500	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
004	894455	0350	07/17/11	\$ 350,000	IMPROVEMENT SALE. MAINTENANCE NOT PICKED UP
006	383960	0056	07/24/09	\$ 33,334	QUIT CLAIM DEED;
006	810190	0359	05/11/10	\$ 14,000	DOR RATIO
007	754980	0637	01/13/09	\$ 150,000	QUIT CLAIM DEED
007	754980	1605	08/16/10	\$ 66,558	QUIT CLAIM DEED
007	770760	0047	01/31/11	\$ 30,000	QUIT CLAIM DEED;
007	770760	0047	02/02/11	\$ 20,000	DOR RATIO
007	896190	0200	06/24/09	\$ 74,900	DOR RATIO