

Residential Revalue

2012 Assessment Roll

Algona/Pacific

Area 87

**King County Department of Assessments
Seattle, Washington**



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

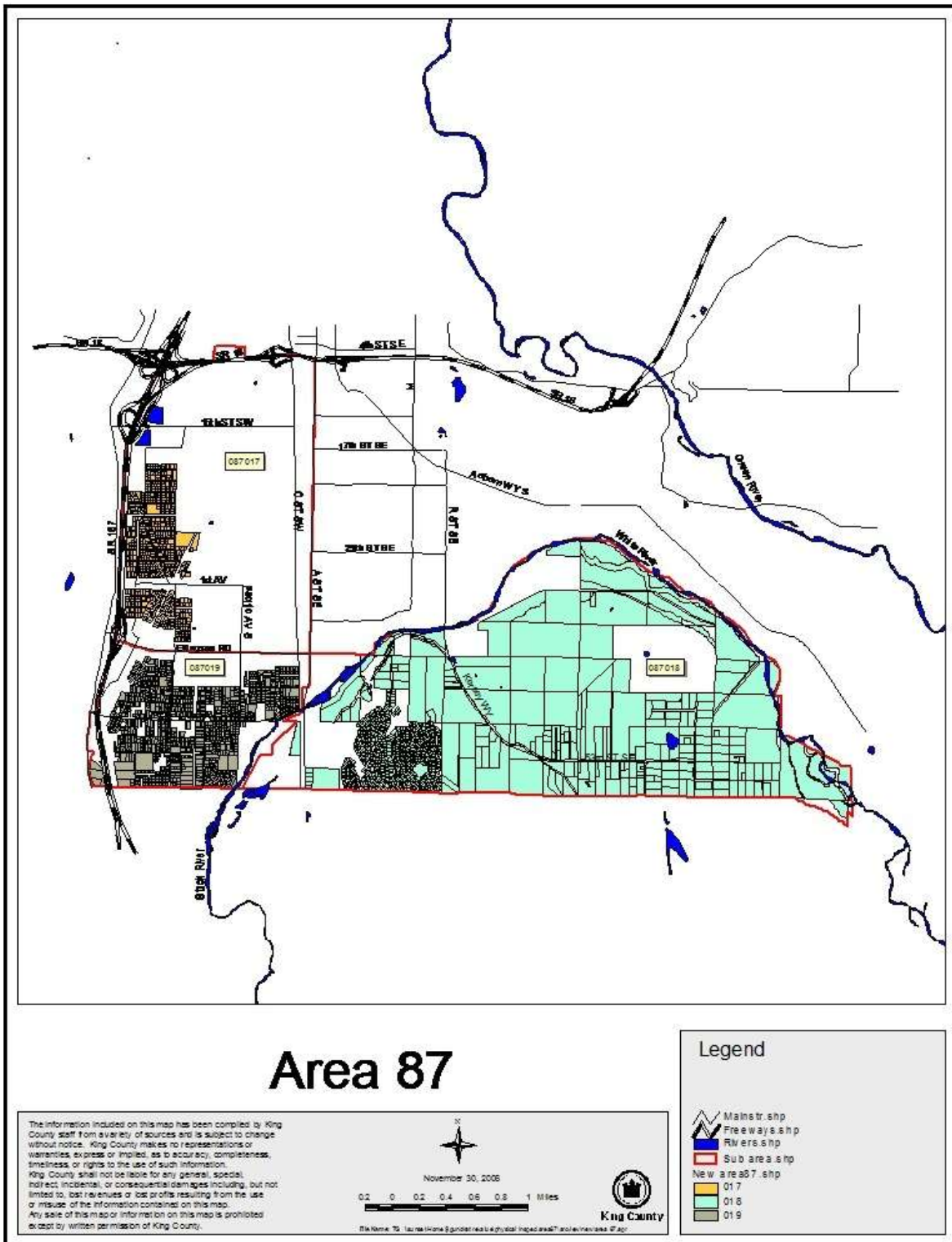
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

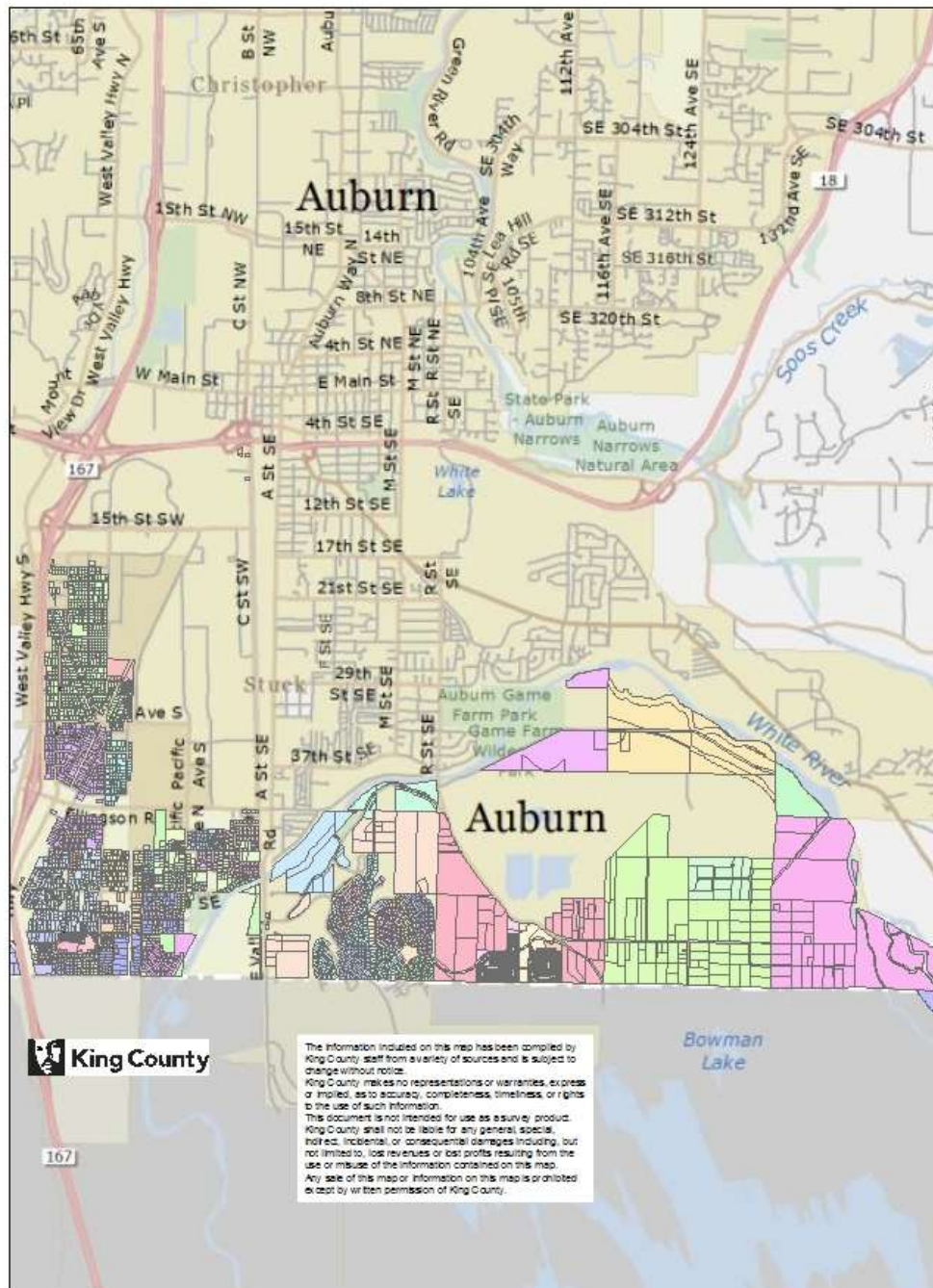
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor



Lakeland Hill Plats



Algona/Pacific

Housing



Grade 6/ Year Built 1923/ Total Living Area 1780



Grade 7/ Year Built 1988/Total Living Area 1528



Grade 8/ Year Built 1988/ Total Living Area 1670



Grade 9/ Year Built 1999/Total Living Area 3750



Grade 10/ Year Built 2004/ Total Living Area 3820



Grade 11/ Year Built 2006/Total Living Area 5290

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:

Number of Improved Sales: 264

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	\$72,300	\$124,000	\$196,300			
2012 Value	\$71,000	\$124,900	\$195,900	\$216,300	90.6%	9.22%
Change	-\$1,300	+\$900	-\$400			
% Change	-1.8%	+0.7%	-0.2%			

*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	\$75,700	\$116,300	\$192,000
2012 Value	\$74,700	\$118,600	\$193,300
Percent Change	-1.3%	+2.0%	+0.7%

Number of one to three unit residences in the population: 3006

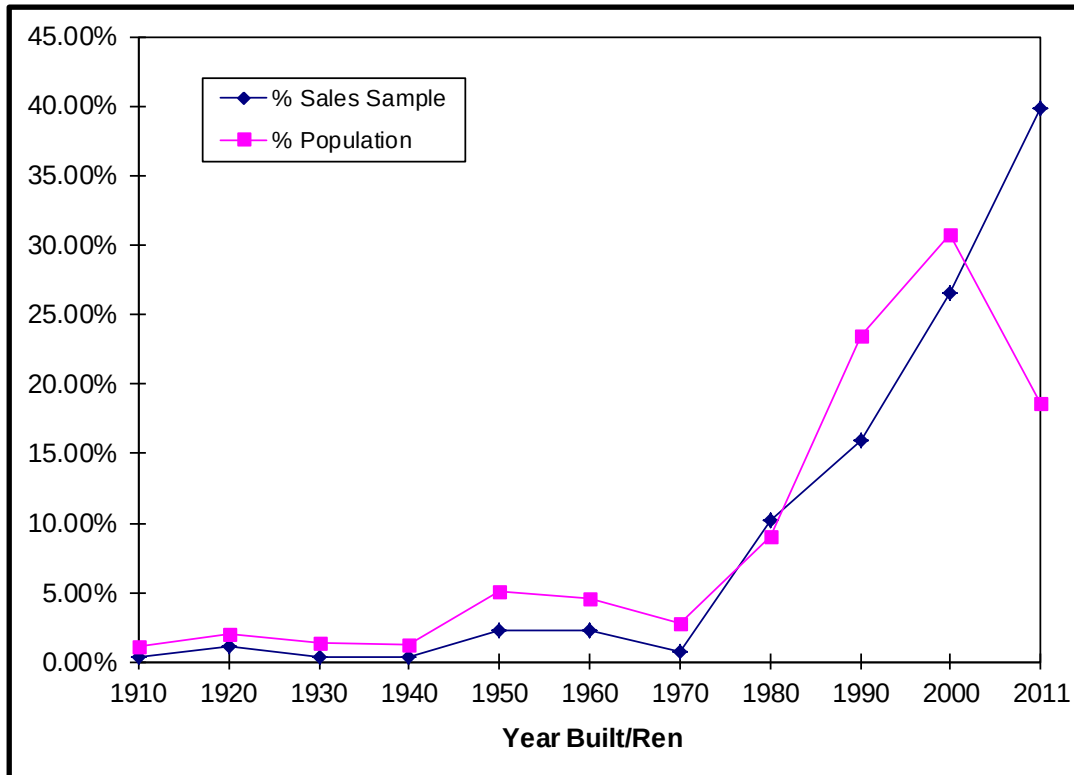
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with-in Lakeland Hills plats had a lower average ratio (Assessed Value/Sales Price) than other parcels in the area and required more of an adjustment.

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	1	0.38%
1920	3	1.14%
1930	1	0.38%
1940	1	0.38%
1950	6	2.27%
1960	6	2.27%
1970	2	0.76%
1980	27	10.23%
1990	42	15.91%
2000	70	26.52%
2011	105	39.77%
	264	

Population		
Year Built/Ren	Frequency	% Population
1910	33	1.10%
1920	61	2.03%
1930	40	1.33%
1940	37	1.23%
1950	153	5.09%
1960	136	4.52%
1970	85	2.83%
1980	271	9.02%
1990	705	23.45%
2000	924	30.74%
2012	561	18.66%
	3006	

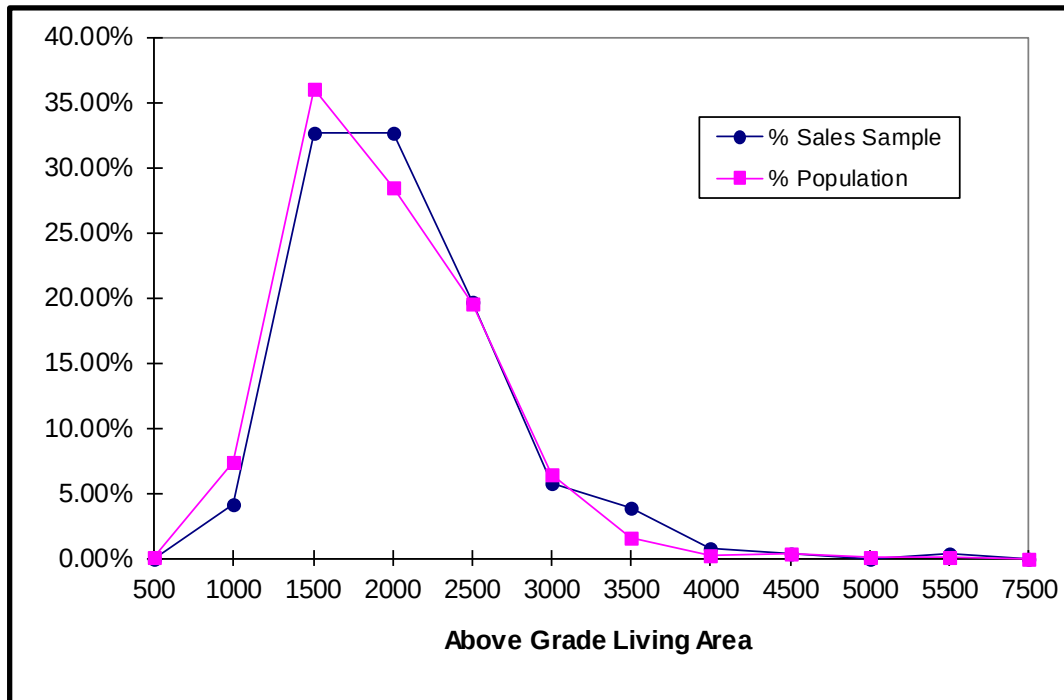


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	4.17%
1500	86	32.58%
2000	86	32.58%
2500	52	19.70%
3000	15	5.68%
3500	10	3.79%
4000	2	0.76%
4500	1	0.38%
5000	0	0.00%
5500	1	0.38%
7500	0	0.00%
	264	

Population		
AGLA	Frequency	% Population
500	3	0.10%
1000	220	7.32%
1500	1083	36.03%
2000	854	28.41%
2500	587	19.53%
3000	191	6.35%
3500	48	1.60%
4000	6	0.20%
4500	9	0.30%
5000	3	0.10%
5500	2	0.07%
7500	0	0.00%
	3006	

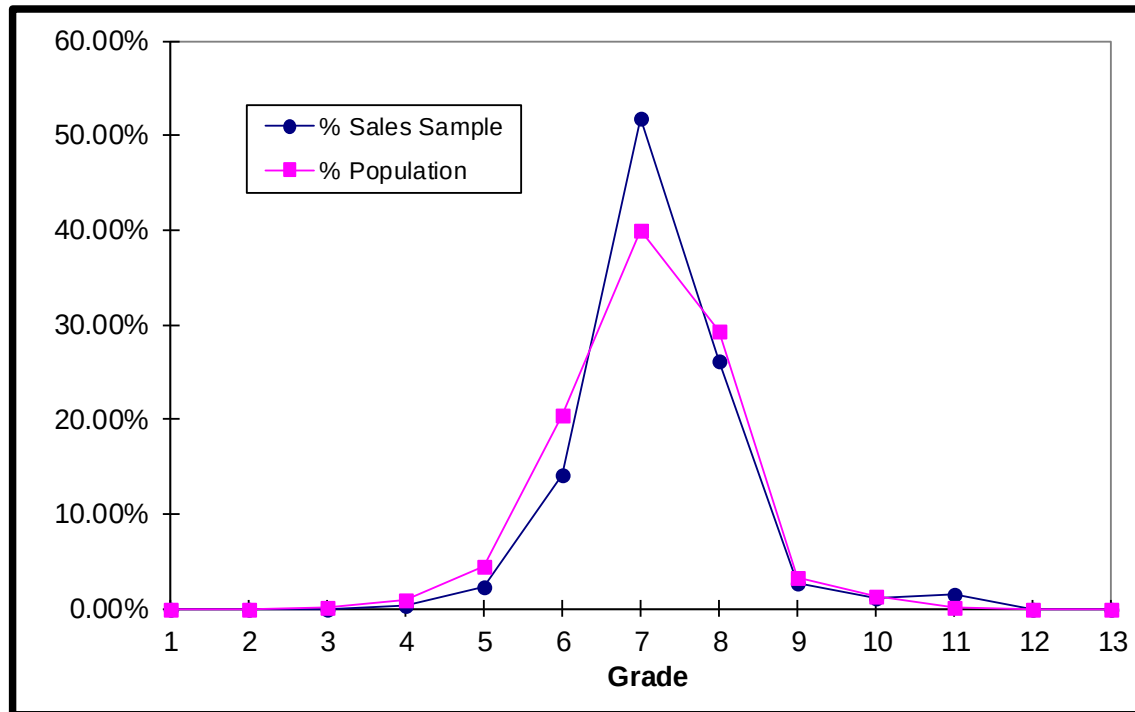


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.38%
5	6	2.27%
6	37	14.02%
7	137	51.89%
8	69	26.14%
9	7	2.65%
10	3	1.14%
11	4	1.52%
12	0	0.00%
13	0	0.00%
	264	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	5	0.17%
4	27	0.90%
5	134	4.46%
6	615	20.46%
7	1201	39.95%
8	884	29.41%
9	100	3.33%
10	36	1.20%
11	4	0.13%
12	0	0.00%
13	0	0.00%
	3006	



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 5 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, .2% 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 a neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with-in Lakeland Hills plats had a lower average ratio (Assessed Value/Sales Price) than other parcels in the area and required more of an adjustment.

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 264 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 limited 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 90.6%. 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 +0.7%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 87 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

-3.83%

Lakeland	Yes
% Adjustment	11.11%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in the plats of Lakeland Hills (Major 413687-413707) would *approximately* receive a 11.11% upward adjustment. 817 parcels in the improved population would receive this adjustment. There were 59 sales.

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

Generally parcels in the plats of Lakeland Hills were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

73% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 87 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
413687 thru 413707	Lakeland Hills	59	817	7.2%	31-21-05	18	8 thru 10	1984 thru 2007	Oraevtz Rd and Mill Pond DR

Area 87 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 \$525000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.917, resulting in an adjusted value of \$481,000 (\$525000 X=\$481,425) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.824	-17.6%
2/1/2009	0.829	-17.1%
3/1/2009	0.834	-16.6%
4/1/2009	0.839	-16.1%
5/1/2009	0.843	-15.7%
6/1/2009	0.848	-15.2%
7/1/2009	0.853	-14.7%
8/1/2009	0.858	-14.2%
9/1/2009	0.863	-13.7%
10/1/2009	0.868	-13.2%
11/1/2009	0.873	-12.7%
12/1/2009	0.878	-12.2%
1/1/2010	0.883	-11.7%
2/1/2010	0.888	-11.2%
3/1/2010	0.892	-10.8%
4/1/2010	0.897	-10.3%
5/1/2010	0.902	-9.8%
6/1/2010	0.907	-9.3%
7/1/2010	0.912	-8.8%
8/1/2010	0.917	-8.3%
9/1/2010	0.922	-7.8%
10/1/2010	0.927	-7.3%
11/1/2010	0.932	-6.8%
12/1/2010	0.936	-6.4%
1/1/2011	0.941	-5.9%
2/1/2011	0.946	-5.4%
3/1/2011	0.951	-4.9%
4/1/2011	0.956	-4.4%
5/1/2011	0.961	-3.9%
6/1/2011	0.966	-3.4%
7/1/2011	0.970	-3.0%
8/1/2011	0.975	-2.5%
9/1/2011	0.980	-2.0%
10/1/2011	0.985	-1.5%
11/1/2011	0.990	-1.0%
12/1/2011	0.995	-0.5%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 87
(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
017	335640	4345	5/24/10	\$124,500	\$113,000	560	4	1938	Good	40000	N	N	330 5TH AVE N
017	885600	4845	12/6/10	\$185,000	\$173,000	1070	5	1947	Avg	8000	N	N	239 TACOMA BLVD S
017	335640	2495	9/29/11	\$158,500	\$156,000	1140	5	2011	Avg	12000	N	N	707 CELERY AVE
017	335640	4140	6/2/09	\$143,000	\$121,000	1310	5	1912	VGood	13358	N	N	512 MAIN ST
017	954300	0040	6/17/09	\$130,000	\$111,000	820	6	1950	Avg	6000	N	N	410 1ST AVE S
017	335640	7330	9/3/10	\$148,000	\$136,000	980	6	1992	Avg	13101	N	N	213 2ND AVE N
017	335640	3184	6/12/09	\$215,000	\$183,000	1080	6	1991	Avg	10007	N	N	305 BROADWAY
017	335640	4370	12/9/09	\$125,000	\$110,000	1080	6	1922	Good	10980	N	N	316 5TH AVE N
017	335640	7274	5/16/11	\$179,000	\$172,000	1080	6	1993	Avg	8000	N	N	110 2ND AVE N
017	335640	1274	7/22/09	\$170,000	\$146,000	1120	6	1992	Avg	12000	N	N	214 10TH AVE N
017	885600	0540	5/7/09	\$199,500	\$168,000	1326	6	2006	Avg	9999	N	N	136 SEATTLE BLVD S
017	335640	0705	8/18/11	\$120,000	\$117,000	1430	6	1978	Good	11757	N	N	36 11TH AVE N
017	335640	4650	5/10/11	\$171,000	\$165,000	1540	6	1995	Avg	7991	N	N	124 5TH AVE N
017	335640	6510	3/5/10	\$169,000	\$151,000	1560	6	1992	Avg	7352	N	N	130 MAIN ST
017	885600	4630	7/28/09	\$254,950	\$219,000	2004	6	1920	Good	13129	N	N	220 TACOMA BLVD
017	335640	3355	9/8/09	\$199,900	\$173,000	2150	6	1953	Good	8001	N	N	327 6TH AVE N
017	885600	0105	11/11/10	\$125,000	\$117,000	880	7	1980	Avg	7998	N	N	13 ALGONA BLVD S
017	335640	5155	4/13/10	\$137,900	\$124,000	1000	7	1966	Good	11036	N	N	121 3RD AVE N
017	885600	4575	9/27/11	\$155,000	\$153,000	1070	7	1979	Avg	9600	N	N	345 MILWAUKEE BLVD S
017	335640	7308	2/3/11	\$175,000	\$166,000	1150	7	1993	Avg	10320	N	N	204 3RD AVE N
017	335640	1195	3/4/09	\$189,900	\$158,000	1200	7	1981	Good	8000	N	N	313 9TH AVE N
017	012850	0100	8/2/10	\$154,900	\$142,000	1210	7	2002	Avg	4500	N	N	208 JUNCTION BLVD
017	335640	7441	12/3/09	\$200,000	\$176,000	1230	7	2001	Avg	10603	N	N	142 3RD AVE N
017	012850	0230	3/15/10	\$230,000	\$206,000	1240	7	2002	Avg	4500	N	N	204 JUNCTION BLVD

Improved Sales Used in this Annual Update Analysis
Area 87
(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
017	885600	1135	5/28/10	\$160,000	\$145,000	1330	7	1995	Avg	9697	N	N	21 4TH AVE S
017	335640	4124	5/30/09	\$200,000	\$170,000	1350	7	1978	VGood	9812	N	N	524 MAIN ST
017	012850	0030	10/18/11	\$189,999	\$188,000	1370	7	2003	Avg	4500	N	N	221 JUNCTION BLVD
017	885600	4250	3/3/11	\$159,000	\$151,000	1380	7	1996	Avg	12200	N	N	438 TACOMA BLVD
017	954300	0930	8/17/10	\$155,000	\$142,000	1400	7	1981	Avg	9378	N	N	425 WASHINGTON BLVD
017	335640	3884	2/10/09	\$235,000	\$195,000	1460	7	2001	Avg	9608	N	N	559 ALGONA BLVD N
017	335640	5157	8/12/10	\$200,000	\$184,000	1470	7	2001	Avg	7281	N	N	322 ALGONA BLVD N
017	954300	0070	4/23/10	\$214,750	\$193,000	1479	7	2009	Avg	4000	N	N	424 1ST AVE S
017	335640	7655	11/16/09	\$175,000	\$153,000	1490	7	1978	Good	9583	N	N	38 2ND AVE N
017	885600	4846	12/1/09	\$206,000	\$181,000	1490	7	2004	Avg	7996	N	N	237 TACOMA BLVD
017	885600	0705	11/12/10	\$200,000	\$187,000	1530	7	1999	Avg	16000	N	N	209 SEATTLE BLVD S
017	954300	0061	3/29/10	\$218,300	\$196,000	1545	7	2009	Avg	4000	N	N	422 1ST AVE S
017	954300	0060	9/11/09	\$229,950	\$199,000	1547	7	2009	Avg	4000	N	N	420 1ST AVE S
017	012850	0180	11/5/09	\$215,000	\$188,000	1570	7	2003	Avg	4500	N	N	224 JUNCTION BLVD
017	335640	6410	11/23/09	\$240,000	\$210,000	1665	7	2006	Avg	8876	N	N	330 2ND AVE N
017	012850	0340	7/5/11	\$185,000	\$180,000	1780	7	2002	Avg	5000	N	N	312 JUNCTION BLVD
017	335640	2702	9/11/09	\$260,950	\$226,000	1847	7	2008	Avg	8000	N	N	677 MAIN ST
017	885600	1355	5/5/09	\$269,500	\$227,000	1920	7	1992	Avg	16000	N	N	328 SEATTLE BLVD S
017	155560	0080	4/26/11	\$199,000	\$191,000	1930	7	2004	Avg	8059	N	N	131 4TH AVE N
017	335640	0891	5/11/10	\$207,000	\$187,000	1939	7	2001	Avg	7039	N	N	1028 ALGONA BLVD N
017	012850	0320	4/9/10	\$230,000	\$207,000	2020	7	2003	Avg	5000	N	N	308 JUNCTION BLVD
017	012850	0320	11/19/10	\$229,000	\$214,000	2020	7	2003	Avg	5000	N	N	308 JUNCTION BLVD
017	335640	2701	5/12/09	\$288,000	\$243,000	2151	7	2009	Avg	8000	N	N	689 MAIN ST
017	335640	2703	7/16/09	\$283,000	\$242,000	2151	7	2009	Avg	8000	N	N	667 MAIN ST
017	335640	2706	3/19/09	\$275,000	\$230,000	2151	7	2009	Avg	8000	N	N	681 MAIN ST

Improved Sales Used in this Annual Update Analysis
Area 87
(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
017	335640	2708	12/7/09	\$249,637	\$219,000	2192	7	2009	Avg	8000	N	N	653 MAIN ST
017	012850	0450	12/3/10	\$230,000	\$215,000	2350	7	2003	Avg	5081	N	N	430 COAL AVE
017	335640	3170	7/24/09	\$275,000	\$236,000	2064	8	2009	Avg	8018	N	N	318 7TH AVE N
017	335640	2440	10/1/10	\$214,000	\$198,000	2298	8	2006	Avg	10000	N	N	207 7TH AVE N
017	335640	2455	3/10/10	\$215,000	\$192,000	2298	8	2006	Avg	10000	N	N	211 7TH AVE N
017	335640	2450	6/21/10	\$195,000	\$177,000	2306	8	2006	Avg	10000	N	N	213 7TH AVE N
018	413706	0310	8/3/10	\$290,000	\$266,000	1480	8	1994	Avg	8035	N	N	1211 57TH DR SE
018	413702	0790	5/5/09	\$225,000	\$190,000	1520	8	1988	Avg	8880	N	N	5415 JAMES PL SE
018	413689	0090	5/5/11	\$223,357	\$215,000	1550	8	1998	Avg	6559	N	N	4922 HIGHLAND CT SE
018	413690	0220	7/28/10	\$260,000	\$238,000	1570	8	1997	Avg	9920	N	N	5302 QUINCY AVE SE
018	729960	1480	7/18/11	\$233,695	\$227,000	1572	8	2011	Avg	5320	N	N	5505 Udall AV SE
018	413687	0610	7/27/09	\$280,000	\$240,000	1680	8	1998	Avg	6855	N	N	5122 NATHAN LOOP SE
018	413702	0610	6/29/10	\$220,000	\$201,000	1690	8	1988	Avg	8544	N	N	5418 MILL POND DR
018	413700	0470	11/7/11	\$247,000	\$245,000	1700	8	1984	Avg	7500	N	N	4832 MILL POND LOOP
018	413702	0010	4/1/10	\$223,000	\$200,000	1700	8	1988	Avg	8256	N	N	5309 MILL POND DR
018	413698	0040	6/24/09	\$305,000	\$260,000	1720	8	2003	Avg	27600	Y	N	5223 HIGHLAND DR SE
018	729960	1020	7/18/11	\$255,990	\$249,000	1798	8	2011	Avg	4814	N	N	2110 56th Av SE
018	413689	0080	8/22/11	\$250,000	\$245,000	1800	8	1998	Avg	6975	N	N	4916 HIGHLAND CT SE
018	413702	0780	4/5/10	\$252,000	\$226,000	1820	8	1988	Avg	10740	N	N	5417 JAMES PL SE
018	413700	0260	6/21/11	\$255,000	\$247,000	1840	8	1987	Good	9222	N	N	5145 MILL POND LOOP
018	413704	0120	5/17/10	\$275,000	\$249,000	1850	8	1990	Avg	8887	N	N	1132 57TH PL SE
018	413698	0240	1/28/11	\$345,900	\$327,000	1895	8	2004	Avg	11060	N	N	5122 HIGHLAND DR SE
018	413690	0330	5/7/09	\$300,000	\$253,000	1920	8	1998	Avg	7864	N	N	5405 QUINCY AVE SE
018	413695	0230	5/13/10	\$267,000	\$241,000	1932	8	1998	Good	6360	N	N	5109 FRANCIS CT SE
018	413707	0070	1/24/09	\$249,950	\$207,000	2000	8	1995	Avg	7655	N	N	5018 HIGHLAND DR SE

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Area 87
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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
018	413688	0460	12/6/11	\$265,000	\$264,000	2010	8	1995	Avg	7226	N	N	1534 55TH CT SE
018	413707	0730	8/10/10	\$285,000	\$262,000	2050	8	1995	Avg	7453	N	N	5619 HIGHLAND DR SE
018	413707	0680	8/5/11	\$283,000	\$276,000	2060	8	1993	Avg	7019	N	N	5526 HIGHLAND DR SE
018	413687	0080	12/1/11	\$269,400	\$268,000	2060	8	1998	Avg	6989	N	N	5119 NATHAN LOOP SE
018	413688	0540	12/9/11	\$269,000	\$268,000	2070	8	1995	Avg	8720	N	N	1505 55TH CT SE
018	413690	0150	2/12/10	\$343,500	\$306,000	2070	8	1998	Avg	7820	Y	N	5120 QUINCY AVE SE
018	413701	0210	11/5/09	\$300,000	\$262,000	2080	8	1988	Avg	9928	N	N	901 52ND ST SE
018	729960	1010	7/5/11	\$277,938	\$270,000	2083	8	2011	Avg	4800	N	N	2114 56th St SE
018	413707	0920	8/6/09	\$265,000	\$228,000	2090	8	1993	Avg	7354	N	N	1401 50TH ST SE
018	413700	0800	10/12/09	\$311,000	\$270,000	2110	8	1988	Avg	9663	N	N	5029 MILL POND DR
018	413707	0230	3/5/10	\$285,000	\$254,000	2110	8	1993	Avg	6014	N	N	5227 NATHAN AVE SE
018	413700	0590	12/13/11	\$258,500	\$258,000	2140	8	1986	Good	9377	N	N	801 50TH ST SE
018	413700	0750	9/20/11	\$242,750	\$239,000	2170	8	1985	Avg	10143	N	N	4925 MILL POND DR
018	413707	0450	4/12/10	\$299,950	\$270,000	2190	8	1996	Avg	7421	N	N	5104 NATHAN AVE SE
018	413707	0470	8/25/09	\$300,000	\$259,000	2200	8	1996	Avg	6518	N	N	5109 OLIVE AVE SE
018	413690	0060	9/28/09	\$312,950	\$271,000	2200	8	1998	Avg	7436	N	N	5207 QUINCY AVE SE
018	413690	0110	12/14/10	\$327,000	\$307,000	2200	8	1998	Avg	6594	N	N	5109 QUINCY AVE SE
018	413689	0320	12/29/11	\$280,000	\$280,000	2200	8	1998	Avg	6500	N	N	5118 PERRY AVE SE
018	413687	0240	3/19/09	\$310,000	\$259,000	2230	8	1996	Avg	7446	N	N	5403 NATHAN LOOP SE
018	729960	1030	7/19/11	\$293,888	\$286,000	2242	8	2011	Avg	4942	N	N	2106 56th Av SE
018	413688	0490	4/22/11	\$315,000	\$302,000	2270	8	1995	Avg	10083	N	N	1516 55TH CT SE
018	413707	0340	7/2/10	\$285,000	\$260,000	2290	8	1994	Avg	7686	N	N	5318 NATHAN AVE SE
018	413689	0240	9/3/09	\$347,950	\$300,000	2320	8	1998	Avg	8582	N	N	5012 QUINCY AVE SE
018	413701	0140	12/29/11	\$290,000	\$290,000	2330	8	1987	Avg	10829	N	N	934 52ND ST SE
018	413689	0440	6/9/10	\$364,950	\$331,000	2400	8	1998	Avg	11039	N	N	5113 PERRY DR SE

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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
018	413706	0130	5/19/10	\$300,000	\$271,000	2430	8	1994	Avg	7936	N	N	5434 HIGHLAND DR SE
018	413702	0670	10/8/10	\$229,000	\$212,000	2450	8	1988	Avg	8975	N	N	5522 LAKELAND HILLS WAY SE
018	413706	0270	10/26/11	\$273,750	\$271,000	2460	8	1993	Avg	10320	N	N	5401 HIGHLAND DR SE
018	413707	0810	7/21/11	\$349,950	\$341,000	2490	8	1995	Avg	9069	N	N	5302 OLIVE AVE SE
018	413688	0410	6/11/09	\$312,300	\$265,000	2520	8	1995	Avg	7095	N	N	5615 EVERGREEN LOOP SE
018	413706	0370	11/18/10	\$331,450	\$310,000	2560	8	1996	Avg	8485	N	N	1309 57TH DR SE
018	413688	0520	9/23/10	\$320,000	\$296,000	2580	8	1996	Avg	8562	N	N	1502 55TH CT SE
018	729960	1040	9/28/11	\$314,068	\$309,000	2623	8	2011	Avg	7371	N	N	2102 56th Av SE
018	413700	0630	10/19/09	\$317,000	\$276,000	2630	8	1988	Good	7891	N	N	715 50TH ST SE
018	413700	0630	4/6/11	\$299,000	\$286,000	2630	8	1988	Good	7891	N	N	715 50TH ST SE
018	413707	0570	9/24/09	\$280,000	\$243,000	2630	8	1995	Avg	8298	N	N	5213 OLIVE AVE SE
018	413706	0430	11/16/09	\$310,000	\$271,000	2640	8	1994	Avg	8372	N	N	1302 57TH DR SE
018	413692	0030	8/10/11	\$338,000	\$330,000	2670	8	1996	Avg	10026	N	N	1115 48TH CT SE
018	413692	0020	3/26/11	\$346,950	\$331,000	2780	8	1996	Avg	9404	N	N	1109 48TH CT SE
018	413693	0650	3/23/09	\$317,000	\$265,000	2260	9	1998	Avg	7735	N	N	516 55TH WAY SE
018	413693	0350	8/11/09	\$376,000	\$323,000	2600	9	1999	Avg	6426	N	N	5533 ELIZABETH LOOP SE
018	413693	0550	4/21/10	\$349,500	\$315,000	2680	9	1998	Avg	6700	N	N	5532 ELIZABETH LOOP SE
018	104350	0130	6/16/10	\$515,000	\$468,000	2760	9	1992	Avg	176418	N	N	4601 BRIDGET AVE SE
018	413693	0490	5/19/10	\$441,500	\$400,000	3090	9	1999	Avg	8812	N	N	5622 ELIZABETH LOOP SE
018	413693	0410	3/1/10	\$395,000	\$352,000	3110	9	1999	Avg	6824	N	N	5635 ELIZABETH LOOP SE
018	413693	0470	12/16/11	\$399,800	\$399,000	3210	9	1999	Avg	9775	N	N	5626 ELIZABETH LOOP SE
018	413698	0280	7/20/09	\$435,750	\$373,000	2940	10	2004	Avg	8130	Y	N	5218 HIGHLAND DR SE
018	104350	0030	3/16/11	\$595,000	\$567,000	3768	10	1996	Avg	182516	N	N	4218 47TH ST SE
018	332105	9062	4/24/09	\$600,000	\$505,000	4390	10	2006	Avg	187308	N	N	5222 BRIDGET AVE SE
018	312105	9048	8/15/11	\$502,500	\$491,000	3437	11	2007	Avg	59946	N	N	870 ORAVETZ RD SE

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Area 87
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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
018	312105	9048	11/24/10	\$500,000	\$468,000	3437	11	2007	Avg	59946	N	N	870 ORAVETZ RD SE
018	312105	9018	11/30/09	\$570,000	\$500,000	3626	11	2007	Avg	63293	N	N	850 ORAVETZ RD SE
018	104350	0090	3/31/10	\$931,500	\$836,000	5290	11	2006	Avg	177724	N	N	4233 47TH ST SE
019	335340	2370	8/11/09	\$155,500	\$134,000	1100	5	1944	Good	6790	N	N	306 TACOMA BLVD S
019	335340	3000	6/11/09	\$171,000	\$145,000	1300	5	1914	Good	15581	N	N	400 3RD AVE SW
019	335590	1080	8/27/09	\$135,000	\$116,000	1380	5	1908	Good	15610	N	N	141 HOMER AVE
019	335440	0426	4/21/10	\$110,000	\$99,000	760	6	1954	Good	6101	N	N	219 PACIFIC AVE S
019	023300	0070	10/12/09	\$192,850	\$168,000	1010	6	1993	Avg	8017	N	N	120 VALLEY VIEW DR
019	885600	3637	10/6/09	\$155,000	\$135,000	1010	6	1978	Good	7403	N	N	205 3RD AVE NW
019	335340	2645	7/16/10	\$125,000	\$114,000	1040	6	1946	Good	12000	N	N	235 TACOMA BLVD S
019	809390	0080	10/29/10	\$164,300	\$153,000	1060	6	1980	Avg	9520	N	N	203 ALDER LN N
019	809390	0180	4/24/09	\$189,000	\$159,000	1060	6	1980	Good	9450	N	N	726 3RD AVE NE
019	809390	0200	11/4/10	\$186,500	\$174,000	1060	6	1980	Good	9450	N	N	734 3RD AVE NE
019	809390	0300	9/24/09	\$155,000	\$134,000	1060	6	1980	Avg	9450	N	N	721 3RD AVE NE
019	809390	0430	7/23/09	\$153,000	\$131,000	1060	6	1980	Good	9975	N	N	741 2ND AVE NE
019	809390	0440	10/16/09	\$192,500	\$168,000	1060	6	1980	Avg	9310	N	N	739 2ND AVE NE
019	809390	0470	8/10/10	\$136,000	\$125,000	1060	6	1980	Good	9450	N	N	729 2ND AVE NE
019	359960	0200	4/26/11	\$165,000	\$158,000	1070	6	2000	Avg	7302	N	N	401 MILWAUKEE BLVD S
019	335440	0060	8/27/10	\$185,000	\$170,000	1088	6	2009	Avg	8453	N	N	763 1ST AVE E
019	335340	0510	9/20/10	\$130,000	\$120,000	1110	6	1947	Avg	8400	N	N	149 3RD AVE SW
019	335590	0191	4/17/10	\$160,000	\$144,000	1230	6	1977	Avg	9800	N	N	222 BUTTE AVE
019	335590	0170	7/19/10	\$159,950	\$146,000	1248	6	1978	Avg	11520	N	N	210 BUTTE AVE
019	335340	1395	4/14/10	\$171,000	\$154,000	1250	6	1977	Avg	11994	N	N	238 4TH AVE SW
019	335340	1575	8/4/10	\$186,570	\$171,000	1390	6	1944	VGood	6695	N	N	231 3RD AVE SW
019	335440	0425	6/9/10	\$260,870	\$237,000	1440	6	2009	Avg	9218	N	N	223 Pacific Av

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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
019	809390	0510	4/28/10	\$170,000	\$153,000	1456	6	1980	Good	8701	N	N	120 ALDER LN N
019	809390	0390	5/27/09	\$226,500	\$192,000	1460	6	1980	Good	9450	N	N	734 2ND AVE NE
019	660023	0080	8/25/09	\$235,000	\$203,000	1550	6	1993	Avg	9492	N	N	237 VALLEY VIEW DR
019	809390	0280	2/2/11	\$160,000	\$151,000	1690	6	1980	Avg	9450	N	N	729 3RD AVE NE
019	335340	0070	1/7/10	\$162,000	\$143,000	1710	6	1960	Good	6819	N	N	122 5TH AVE SW
019	335540	0151	3/31/10	\$202,000	\$181,000	1950	6	1987	Avg	21600	N	N	410 4TH AVE SE
019	255751	0170	7/19/10	\$175,000	\$160,000	820	7	1979	Avg	8064	N	N	305 PACIFIC AVE S
019	255751	0020	5/23/11	\$160,000	\$154,000	890	7	1981	Avg	8282	N	N	330 PACIFIC AVE S
019	335340	1675	10/5/10	\$179,000	\$166,000	920	7	1994	Avg	12093	N	N	419 YAKIMA BLVD
019	335340	1785	5/8/09	\$211,500	\$179,000	920	7	1994	Avg	11183	N	N	401 OLYMPIA BLVD
019	236680	0020	9/20/10	\$117,000	\$108,000	960	7	1954	Good	10125	N	N	108 EASTGATE AVE S
019	570660	0120	4/8/09	\$190,000	\$160,000	1010	7	1987	Good	8025	N	N	122 GLACIER AVE S
019	255751	0030	6/2/09	\$211,000	\$179,000	1066	7	1979	Avg	7968	N	N	417 PACIFIC PL
019	215490	0090	6/1/11	\$165,000	\$159,000	1090	7	2001	Avg	8374	N	N	312 BUTTE PL
019	255751	0010	9/23/10	\$220,000	\$204,000	1090	7	1979	Avg	8181	N	N	336 PACIFIC AVE S
019	926541	0260	7/8/11	\$186,900	\$182,000	1130	7	1990	Avg	8006	N	N	646 MILWAUKEE BLVD S
019	926541	0370	9/8/09	\$220,000	\$190,000	1130	7	1990	Avg	8182	N	N	120 6TH AVE SW
019	335340	1126	9/29/10	\$210,000	\$195,000	1150	7	1988	Avg	10951	N	N	118 CHICAGO AVE
019	062965	0250	5/28/09	\$219,950	\$186,000	1160	7	2009	Avg	6008	N	N	229 OTTER DR
019	926541	0190	11/18/11	\$185,000	\$184,000	1180	7	1990	Avg	8146	N	N	643 SPOKANE AVE S
019	335590	0196	4/2/09	\$220,000	\$185,000	1190	7	1992	Avg	11200	N	N	218 BUTTE AVE
019	926540	0190	10/5/10	\$218,000	\$202,000	1250	7	1989	Avg	8052	N	N	622 CHICAGO BLVD
019	926540	0370	3/25/10	\$200,000	\$179,000	1260	7	1989	Avg	8006	N	N	619 GLACIER AVE S
019	242470	0060	6/23/09	\$230,000	\$196,000	1270	7	1992	Avg	9133	N	N	439 HAWTHORNE AVE S
019	062965	0110	6/29/09	\$229,950	\$196,000	1278	7	2009	Avg	6089	N	N	555 BEAVER BLVD

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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
019	734031	0160	11/12/09	\$189,365	\$166,000	1280	7	1989	Avg	8003	N	N	416 WAYNE AVE SE
019	926540	0350	1/29/10	\$255,000	\$226,000	1280	7	1989	Avg	8006	N	N	623 GLACIER AVE S
019	062965	0130	8/10/09	\$224,950	\$193,000	1288	7	2009	Avg	6031	N	N	567 BEAVER BLVD
019	236680	0060	12/22/09	\$175,000	\$154,000	1300	7	1955	Avg	10050	N	N	109 EASTGATE AVE S
019	215490	0200	6/7/11	\$150,000	\$145,000	1310	7	1988	Good	8051	N	N	319 4TH AVE SE
019	570660	0020	4/4/11	\$149,950	\$143,000	1310	7	1987	Avg	7761	N	N	127 GLACIER AVE S
019	335340	1093	5/24/10	\$177,000	\$160,000	1360	7	1979	Good	12000	N	N	119 2ND PL SW
019	935950	0460	10/2/09	\$229,900	\$200,000	1360	7	1989	Avg	8750	N	N	389 WHITE RIVER DR
019	215490	0110	9/19/11	\$145,000	\$143,000	1370	7	1987	Avg	8377	N	N	308 BUTTE PL
019	926540	0070	5/25/10	\$192,000	\$174,000	1370	7	1989	Avg	8183	N	N	136 6TH AVE SW
019	935950	0550	1/26/10	\$225,000	\$200,000	1380	7	1989	Avg	8837	N	N	386 WHITE RIVER DR
019	062965	0120	6/9/09	\$235,000	\$200,000	1394	7	2009	Avg	6024	N	N	561 BEAVER BLVD
019	062965	0490	7/29/09	\$234,950	\$202,000	1394	7	2009	Avg	6104	N	N	267 6TH AVE SW
019	062965	0510	3/13/09	\$253,950	\$212,000	1394	7	2009	Avg	6126	N	N	279 6TH AVE SW
019	062965	0500	3/18/09	\$242,950	\$203,000	1398	7	2009	Avg	6106	N	N	273 6TH AVE SW
019	935950	0570	9/23/10	\$208,000	\$192,000	1430	7	1989	Avg	9847	N	N	382 WHITE RIVER DR
019	734031	0140	9/27/11	\$161,000	\$159,000	1440	7	1989	Avg	8367	N	N	413 WAYNE AVE SE
019	335340	1788	12/10/10	\$220,000	\$206,000	1470	7	1994	Avg	11981	N	N	403 OLYMPIA BLVD
019	926541	0010	4/29/10	\$200,000	\$180,000	1470	7	1990	Avg	8350	N	N	624 CHINOOK AVE S
019	335340	1711	8/5/10	\$193,000	\$177,000	1480	7	1987	Avg	11400	N	N	200 5TH AVE SW
019	935950	0050	5/13/11	\$189,000	\$182,000	1480	7	1989	Avg	10699	N	N	309 WHITE RIVER DR
019	935950	0530	7/22/10	\$203,000	\$186,000	1500	7	1989	Avg	8859	N	N	390 WHITE RIVER DR
019	926540	0210	9/1/10	\$204,000	\$188,000	1510	7	1989	Avg	9837	N	N	626 CHICAGO BLVD
019	335540	0155	12/9/10	\$219,950	\$206,000	1520	7	1977	Avg	18148	N	N	424 4TH AVE SE
019	335440	0423	10/30/09	\$160,000	\$140,000	1530	7	1991	Avg	8953	N	N	515 3RD AVE SE

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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
019	926541	0140	7/21/10	\$229,950	\$210,000	1530	7	1990	Avg	8006	N	N	636 SPOKANE AVE S
019	335540	0450	2/25/09	\$205,000	\$171,000	1550	7	1991	Avg	15015	N	N	538 VALENTINE AVE
019	335590	0068	9/1/09	\$190,985	\$165,000	1552	7	2005	Avg	5600	N	N	204 2ND AVE SE
019	335590	0069	9/17/09	\$194,900	\$169,000	1552	7	2005	Avg	5600	N	N	206 2ND AVE SE
019	798260	0050	4/14/10	\$214,500	\$193,000	1610	7	1971	Avg	18620	N	N	306 1ST AVE E
019	335340	2596	2/25/09	\$208,000	\$173,000	1636	7	2005	Avg	6000	N	N	220 TACOMA BLVD S
019	335540	0453	11/29/10	\$235,000	\$220,000	1640	7	1991	Avg	15014	N	N	537 MILWAUKEE BLVD S
019	359960	0271	1/6/10	\$250,000	\$221,000	1700	7	1999	Avg	10800	N	N	135 VALENTINE CT
019	335340	0850	2/9/11	\$244,000	\$231,000	1710	7	1978	Avg	22923	N	N	112 2ND AVE SW
019	291100	0010	12/3/10	\$209,950	\$197,000	1771	7	2009	Avg	7618	N	N	413 GREEN ACRES PL
019	885600	3185	6/23/10	\$225,000	\$205,000	1795	7	2005	Avg	8151	N	N	205 ELISE LN
019	885600	3165	11/11/09	\$210,000	\$184,000	1799	7	2005	Avg	8060	N	N	208 ELISE LN
019	885600	3166	6/25/10	\$218,000	\$199,000	1799	7	2005	Avg	8060	N	N	212 ELISE LN
019	359960	0172	11/11/09	\$198,275	\$173,000	1820	7	1958	Good	8408	N	N	428 BUTTE AVE
019	679350	0030	7/28/09	\$268,000	\$230,000	1830	7	1992	Avg	10473	N	N	135 ASPEN LN N
019	335440	0545	11/10/10	\$210,000	\$196,000	1840	7	1994	Avg	13493	N	N	401 3RD AVE SE
019	335440	0608	3/3/09	\$220,000	\$183,000	1845	7	2005	Avg	7532	N	N	212 HAWTHORNE AVE S
019	885600	3523	7/6/10	\$229,950	\$210,000	1904	7	2008	Avg	6175	N	N	235 3RD AVE NW
019	127800	0050	3/16/09	\$270,000	\$226,000	1916	7	2008	Avg	5741	N	N	245 BUTTE AVE
019	291100	0020	12/8/10	\$204,000	\$191,000	1921	7	2009	Avg	5043	N	N	417 GREEN ACRES PL
019	291100	0030	12/21/10	\$209,950	\$197,000	1921	7	2009	Avg	5008	N	N	421 GREEN ACRES PL
019	291100	0040	4/12/11	\$209,000	\$200,000	1921	7	2009	Avg	4973	N	N	425 GREEN ACRES PL
019	291100	0050	3/11/11	\$209,950	\$200,000	1921	7	2009	Avg	4939	N	N	429 GREEN ACRES PL
019	291100	0060	5/28/11	\$209,950	\$203,000	1921	7	2009	Avg	4904	N	N	433 GREEN ACRES PL
019	291100	0070	6/8/11	\$203,000	\$196,000	1921	7	2009	Avg	4869	N	N	437 GREEN ACRES PL

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	291100	0080	6/15/11	\$203,000	\$196,000	1921	7	2009	Avg	4835	N	N	441 GREEN ACRES PL
019	291100	0090	5/3/11	\$209,950	\$202,000	1921	7	2009	Avg	4579	N	N	445 GREEN ACRES PL
019	291100	0110	7/20/11	\$206,500	\$201,000	1921	7	2009	Avg	4950	N	N	436 GREEN ACRES PL
019	291100	0130	9/12/11	\$209,950	\$206,000	1921	7	2009	Avg	4950	N	N	428 GREEN ACRES PL
019	291100	0140	5/2/11	\$208,000	\$200,000	1921	7	2009	Avg	4950	N	N	424 GREEN ACRES PL
019	291100	0150	3/1/11	\$203,000	\$193,000	1921	7	2009	Avg	4950	N	N	420 GREEN ACRES PL
019	291100	0160	3/1/11	\$209,950	\$200,000	1921	7	2009	Avg	5252	N	N	416 GREEN ACRES PL
019	335590	0927	6/20/10	\$225,000	\$205,000	1935	7	2004	Avg	9308	N	N	121 HOMER AVE
019	127800	0120	8/31/09	\$260,000	\$224,000	1951	7	2008	Avg	6051	N	N	303 3RD AVE SE
019	127800	0260	9/8/09	\$263,000	\$227,000	1951	7	2007	Avg	6940	N	N	209 SUNSET DR
019	335340	0832	9/22/09	\$220,000	\$191,000	1953	7	2005	Avg	6310	N	N	104 2ND CT SW
019	335340	0833	1/5/11	\$186,500	\$176,000	1953	7	2005	Avg	14929	N	N	102 2ND CT SW
019	029379	0130	1/27/09	\$267,800	\$222,000	1978	7	2006	Avg	6902	N	N	140 ASPEN LN N
019	885600	3167	8/12/09	\$235,000	\$202,000	1981	7	2005	Avg	8060	N	N	216 ELISE LN
019	885600	3184	9/24/10	\$236,000	\$218,000	1981	7	2005	Avg	8137	N	N	209 ELISE LN
019	138960	0040	10/6/11	\$211,500	\$209,000	1987	7	2011	Avg	6000	N	N	111 ELISE CT
019	756960	0020	9/10/09	\$235,000	\$203,000	1990	7	2004	Avg	8232	N	N	252 SPENCER CT
019	138960	0050	8/10/11	\$210,000	\$205,000	1990	7	2011	Avg	6042	N	N	115 ELISE CT
019	335340	1070	9/16/09	\$243,000	\$210,000	2025	7	2007	Avg	7760	N	N	122 GREENLAKE PL
019	335440	0611	3/18/11	\$190,000	\$181,000	2106	7	2005	Avg	8915	N	N	204 HAWTHORNE AVE S
019	335440	0502	6/7/11	\$245,000	\$237,000	2148	7	1964	Good	8140	N	N	126 PACIFIC AVE S
019	885600	3173	11/28/11	\$174,000	\$173,000	2234	7	2005	Avg	8000	N	N	240 ELISE LN
019	335340	0670	11/9/09	\$200,000	\$175,000	2240	7	1980	Good	10500	N	N	111 2ND AVE SW
019	885600	3176	3/16/09	\$256,000	\$214,000	2260	7	2005	Avg	8002	N	N	252 ELISE LN
019	335440	0235	10/6/11	\$220,000	\$217,000	2364	7	2006	Avg	7191	N	N	101 ASPEN LN S

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	138960	0020	4/14/11	\$229,900	\$220,000	2370	7	2011	Avg	7352	N	N	249 1ST AVE NW
019	138960	0030	4/21/11	\$229,900	\$220,000	2370	7	2011	Avg	6087	N	N	107 Elise Ct
019	335590	0070	9/24/10	\$285,000	\$264,000	2887	7	2006	Avg	8230	N	N	220 2ND AVE SE
019	244520	0010	3/10/11	\$301,000	\$287,000	3360	7	2007	Avg	9323	N	N	130 PACIFIC AVE S
019	244520	0020	8/10/10	\$290,000	\$266,000	3360	7	2007	Avg	9143	N	N	140 PACIFIC AVE S
019	244520	0030	12/16/10	\$285,000	\$268,000	3360	7	2007	Avg	9141	N	N	200 PACIFIC AVE S
019	244520	0040	12/10/10	\$285,000	\$267,000	3360	7	2007	Avg	9140	N	N	206 PACIFIC AVE N
019	062965	0530	3/27/09	\$405,879	\$340,000	3360	7	2009	Avg	8001	N	N	586 BEAVER BLVD
019	074400	0180	4/11/10	\$219,950	\$198,000	1480	8	2002	Avg	8720	N	N	115 BENT TREE LN SE
019	660120	0340	6/28/11	\$185,000	\$179,000	1767	8	2006	Avg	6005	N	N	518 PUGET PL S
019	660120	0370	1/15/09	\$250,000	\$207,000	1767	8	2006	Avg	7366	N	N	517 PUGET PL S
019	335540	0011	12/16/10	\$257,000	\$241,000	1807	8	1995	Avg	13500	N	N	302 3RD AVE SE
019	074400	0170	1/21/11	\$185,000	\$175,000	1810	8	2002	Avg	8728	N	N	117 BENT TREE LN SE
019	660120	0130	1/17/10	\$233,500	\$207,000	1949	8	2007	Avg	5000	N	N	109 5TH AVE SW
019	660120	0210	12/23/11	\$190,000	\$190,000	1949	8	2007	Avg	4250	N	N	534 MILWAUKEE BLVD S

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	012850	0030	10/18/11	\$189,999	RELOCATION - SALE TO SERVICE
017	012850	0100	2/19/10	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	012850	0460	2/25/09	\$230,000	NO MARKET EXPOSURE
017	155560	0010	9/29/11	\$178,000	NON-REPRESENTATIVE SALE
017	155560	0100	11/1/11	\$180,000	GOVERNMENT AGENCY
017	252104	9090	2/2/09	\$3,900	DOR RATIO
017	335640	0860	11/11/11	\$72,051	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	335640	0990	6/23/09	\$198,250	SASS
017	335640	1275	4/30/09	\$89,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	335640	1450	7/19/11	\$63,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	335640	2495	3/23/11	\$68,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	335640	2555	3/21/11	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	335640	3140	3/15/11	\$71,181	DOR RATIO;QUIT CLAIM DEED
017	335640	3174	11/18/09	\$180,551	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	335640	3311	7/18/11	\$141,999	FINANCIAL INSTITUTION RESALE, data wrong
017	335640	3475	2/14/11	\$80,000	FINANCIAL INSTITUTION RESALE
017	335640	4460	5/1/09	\$102,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	335640	5157	7/21/10	\$144,000	NON-REPRESENTATIVE SALE
017	335640	6250	7/19/10	\$2,600	DOR RATIO
017	335640	6251	12/19/11	\$3,080	DOR RATIO
017	335640	6252	12/5/10	\$2,700	DOR RATIO
017	335640	6330	12/5/10	\$2,700	DOR RATIO
017	335640	6331	8/12/11	\$2,700	DOR RATIO
017	335640	6332	12/20/11	\$2,970	DOR RATIO
017	335640	6333	5/12/11	\$3,000	DOR RATIO
017	335640	6400	11/23/09	\$80,000	PREVIMP<=25K
017	335640	7120	12/27/10	\$95,000	SASS
017	335640	7382	4/1/11	\$118,000	QUIT CLAIM DEED
017	885600	0140	10/21/10	\$65,000	PREVIMP<=25K
017	885600	0150	11/18/09	\$60,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	885600	0400	6/6/11	\$116,000	SASS
017	885600	0510	8/23/11	\$97,000	SASS
017	885600	4240	6/1/11	\$93,200	FINANCIAL INSTITUTION RESALE
017	885600	4575	5/5/11	\$85,000	NON-REPRESENTATIVE SALE
017	885600	4610	3/23/10	\$185,000	FINANCIAL INSTITUTION RESALE
017	885600	4644	1/7/10	\$262,657	EXEMPT FROM EXCISE TAX
017	885600	4644	5/14/10	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	885600	4675	2/24/09	\$110,000	NON-REPRESENTATIVE SALE
017	885600	4845	12/21/09	\$64,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	954300	0785	10/13/11	\$157,560	GOVERNMENT AGENCY
018	322105	9014	12/22/11	\$50,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
018	322105	9025	9/29/11	\$2,500	DOR RATIO
018	322105	9049	6/30/09	\$480,000	SASS
018	332105	9052	2/18/11	\$92,378	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	413688	0410	3/2/09	\$233,000	QUIT CLAIM DEED; STATEMENT TO DOR
018	413689	0070	5/14/09	\$220,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
018	413689	0120	2/22/11	\$279,000	GOVERNMENT AGENCY
018	413690	0060	9/22/09	\$312,950	RELOCATION - SALE TO SERVICE
018	413693	0570	8/16/10	\$259,000	NON-REPRESENTATIVE SALE
018	413693	0650	1/25/11	\$267,500	NON-REPRESENTATIVE SALE
018	413694	0050	12/12/11	\$232,000	NON-REPRESENTATIVE SALE
018	413695	0070	7/22/10	\$209,900	NON-REPRESENTATIVE SALE
018	413696	0020	12/14/11	\$310,000	NON-REPRESENTATIVE SALE
018	413700	0140	2/18/10	\$285,000	NON-REPRESENTATIVE SALE
018	413700	0250	11/3/11	\$212,000	NON-REPRESENTATIVE SALE
018	413700	0350	1/22/11	\$190,000	GOVERNMENT AGENCY
018	413700	0500	11/21/11	\$329,967	EXEMPT FROM EXCISE TAX
018	413700	0510	6/7/11	\$217,000	NON-REPRESENTATIVE SALE
018	413700	0590	12/3/11	\$258,500	RELOCATION - SALE TO SERVICE
018	413701	0160	10/23/09	\$140,951	QUIT CLAIM DEED
018	413701	0490	9/7/11	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
018	413701	0520	6/29/10	\$234,000	OBSOL
018	413701	0650	6/30/11	\$170,000	FINANCIAL INSTITUTION RESALE
018	413701	0660	10/1/10	\$237,000	NON-REPRESENTATIVE SALE
018	413702	0140	8/13/10	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	413702	0140	2/8/11	\$165,000	NON-REPRESENTATIVE SALE
018	413702	0160	11/29/11	\$267,000	NON-REPRESENTATIVE SALE
018	413706	0250	5/31/11	\$220,000	NON-REPRESENTATIVE SALE
018	413706	0400	9/30/11	\$220,000	STATEMENT TO DOR
018	413707	0250	10/14/09	\$240,000	NON-REPRESENTATIVE SALE
018	413707	0340	9/30/09	\$265,500	BANKRUPTCY - RECEIVER OR TRUSTEE
018	413707	0910	2/16/11	\$225,000	NON-REPRESENTATIVE SALE
018	413707	0980	4/20/09	\$285,000	NON-REPRESENTATIVE SALE
018	729960	0540	12/15/11	\$299,712	DOR RATIO;PREVIMP<=25K
018	729960	0560	10/18/11	\$297,590	%COMPL
018	729960	1000	12/29/11	\$245,223	DOR RATIO;PREVIMP<=25K
018	729960	1100	12/6/11	\$260,389	DOR RATIO;PREVIMP<=25K
018	729960	1120	8/10/11	\$285,922	SASS
018	729960	1420	10/20/11	\$284,496	DOR RATIO;PREVIMP<=25K
018	729960	1450	8/11/11	\$247,966	SASS
018	729960	1460	8/11/11	\$312,670	SASS
018	729960	1470	9/4/11	\$249,168	SASS
018	729960	1510	11/2/11	\$259,900	DOR RATIO;PREVIMP<=25K
019	127800	0100	10/28/09	\$110,000	SASS
019	127800	0110	3/1/11	\$142,000	GOVERNMENT AGENCY
019	127800	0130	5/31/11	\$65,000	DOR RATIO
019	127800	0140	10/11/11	\$60,000	DOR RATIO
019	127800	0160	12/12/11	\$57,000	DOR RATIO;FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	127800	0200	9/28/11	\$69,000	DOR RATIO
019	127800	0210	9/21/10	\$72,600	DOR RATIO
019	127800	0230	12/28/10	\$62,000	DOR RATIO
019	127800	0230	9/10/10	\$195,690	EXEMPT FROM EXCISE TAX
019	127800	0240	2/7/11	\$72,000	DOR RATIO
019	127800	0250	11/29/11	\$127,120	EXEMPT FROM EXCISE TAX
019	127800	0280	10/3/11	\$213,591	EXEMPT FROM EXCISE TAX
019	138960	0070	12/8/11	\$208,500	DOR RATIO;PREVIMP<=25K
019	215490	0090	1/3/11	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
019	291100	0100	5/13/11	\$209,950	PREVLAND<=25K
019	335340	0237	12/2/10	\$66,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
019	335340	0287	7/30/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
019	335340	0678	3/9/11	\$165,000	GOVERNMENT AGENCY
019	335340	0833	10/11/10	\$195,500	BANKRUPTCY - RECEIVER OR TRUSTEE
019	335340	1085	9/3/09	\$145,000	SASS
019	335340	1126	8/5/10	\$210,000	RELOCATION - SALE TO SERVICE
019	335340	1275	12/2/11	\$230,394	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	335340	1435	3/4/11	\$40,000	DOR RATIO;EXEMPT FROM EXCISE TAX
019	335340	1435	8/31/11	\$105,500	FINANCIAL INSTITUTION RESALE
019	335340	1710	12/20/11	\$127,982	IMP COUNT;FINANCIAL INSTITUTION RESALE
019	335340	2360	4/29/09	\$109,000	SASS
019	335340	2370	1/23/09	\$207,000	EXEMPT FROM EXCISE TAX
019	335340	2515	12/16/11	\$275,737	EXEMPT FROM EXCISE TAX
019	335440	0060	12/11/09	\$90,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	335440	0502	2/11/10	\$100,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
019	335440	0502	9/9/09	\$176,137	EXEMPT FROM EXCISE TAX
019	335540	0239	1/20/09	\$21,200	QUIT CLAIM DEED
019	335590	0065	1/7/10	\$190,000	GOVERNMENT AGENCY
019	335590	0067	12/11/09	\$176,000	NON-REPRESENTATIVE SALE
019	335590	0230	10/5/09	\$141,500	BOX PLOT
019	335590	0755	9/27/09	\$153,000	SASS
019	335590	0810	2/7/10	\$247,262	EXEMPT FROM EXCISE TAX
019	335590	0830	9/2/10	\$184,000	%COMPL
019	335590	0996	4/1/11	\$38,500	DOR RATIO;PREVIMP<=25K
019	359960	0171	1/27/10	\$130,087	IMP. CHARACTERISTICS CHANGED SINCE SALE
019	570233	0080	2/7/09	\$87,301	QUIT CLAIM DEED
019	570660	0120	2/4/09	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
019	570660	0200	12/23/11	\$95,000	GOVERNMENT AGENCY
019	630610	0230	12/7/10	\$171,000	FINANCIAL INSTITUTION RESALE, Non Rep
019	660120	0410	10/27/10	\$180,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	734030	0050	12/5/11	\$125,000	NON-REPRESENTATIVE SALE
019	734030	0060	5/10/11	\$126,000	NON-REPRESENTATIVE SALE
019	809390	0080	6/16/10	\$120,000	SASS
019	809390	0310	11/16/09	\$130,000	SASS

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	885030	0010	12/27/11	\$102,100	EXEMPT FROM EXCISE TAX
019	885600	3645	4/12/10	\$102,900	SASS
019	885600	3647	5/17/11	\$145,000	FINANCIAL INSTITUTION RESALE; non rep
019	926541	0070	6/28/10	\$269,751	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	935950	0100	11/4/11	\$87,150	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	935950	0160	12/27/11	\$109,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	935950	0260	4/21/10	\$282,000	DOR RATIO;GOVERNMENT AGENCY
019	935950	0270	5/4/10	\$270,000	GOVERNMENT AGENCY
019	935950	0280	4/22/10	\$285,000	GOVERNMENT AGENCY
019	935950	0290	11/10/10	\$245,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
019	935950	0300	12/9/10	\$265,000	GOVERNMENT AGENCY
019	935950	0310	11/22/10	\$270,000	GOVERNMENT AGENCY
019	935950	0320	12/28/09	\$275,000	GOVERNMENT AGENCY
019	935950	0330	12/29/09	\$280,000	GOVERNMENT AGENCY
019	935950	0340	12/28/09	\$245,000	GOVERNMENT AGENCY
019	935950	0350	12/14/10	\$330,000	GOVERNMENT AGENCY
019	935950	0450	12/22/10	\$175,000	GOVERNMENT AGENCY
019	935950	0630	6/29/10	\$170,000	NON-REPRESENTATIVE SALE
019	935950	0790	8/17/11	\$174,000	NON-REPRESENTATIVE SALE
019	935950	0800	9/15/10	\$179,000	NON-REPRESENTATIVE SALE

Vacant Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
017	335640	5370	1/14/2011	\$55,000	8,002	N	N
017	335640	5371	1/14/2011	\$30,000	8,002	N	N
017	335640	5410	1/28/2009	\$27,500	10,000	N	N
017	335640	6401	11/23/2009	\$60,000	4,710	N	N
019	062965	0250	1/27/2009	\$100,000	6,008	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	012850	0270	1/5/2010	\$79,450	QUIT CLAIM DEED;
017	335640	2243	8/8/2011	\$43,800	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
017	335640	7130	2/9/2011	\$5,310	QUIT CLAIM DEED
018	335440	0661	10/27/2010	\$15,300	QUIT CLAIM DEED
018	413704	0051	11/22/2011	\$1,000	\$1,000 SALE OR LESS;
018	413704	0051	4/8/2009	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
019	335590	0281	1/8/2010	\$2,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
019	359960	0070	1/9/2009	\$180,000	GOVERNMENT AGENCY;
019	359960	0071	8/30/2010	\$160,000	GOVERNMENT AGENCY;
019	935950	0260	12/8/2010	\$507,000	GOVERNMENT AGENCY;