

**Residential Revalue**

**2012 Assessment Roll**

# **Rainier Beach**

## **Area 22**

**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



# Rainier Beach

## Housing



Grade 5/ Year Built 1929/ Total Living Area 510



Grade 6/ Year Built 1948/ Total Living Area 920



Grade 7/ Year Built 1973/ Total Living Area 2460



Grade 8/ Year Built 1982/ Total Living Area 2840



Grade 9/ Year Built 2006/ Total Living Area 3060



Grade 10/ Year Built 2005/ Total Living Area 4422

## ***Glossary for Improved Sales***

### ***Condition: Relative to Age and Grade***

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

## Summary

### Characteristics-Based Market Adjustment for 2012 Assessment Roll

**Area Name / Number:** Rainier Beach/ Area 22

**Number of Improved Sales:** 246

**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	\$141,100	\$135,300	\$276,400			
2012 Value	\$125,700	\$130,600	\$256,300	\$282,900	90.6%	12.18%
Change	-\$15,400	-\$4,700	-\$20,100			
% Change	-10.9%	-3.5%	-7.3%			

\*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	\$137,200	\$125,900	\$263,100
2012 Value	\$126,700	\$112,800	\$239,500
Percent Change	-7.7%	-10.4%	-9.0%

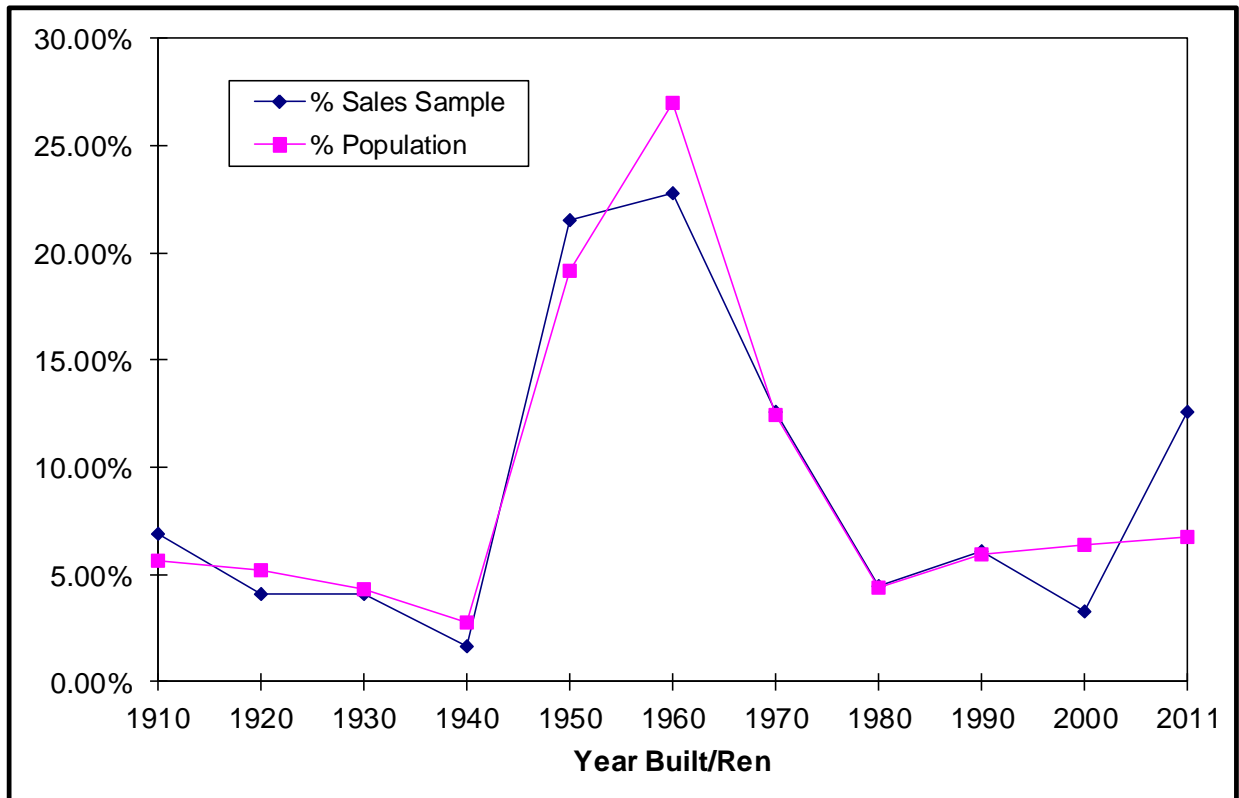
Number of one to three unit residences in the population: 3966

**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 for improvements in Good and Very Good condition which required no adjustment.

### ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	17	6.91%
1920	10	4.07%
1930	10	4.07%
1940	4	1.63%
1950	53	21.54%
1960	56	22.76%
1970	31	12.60%
1980	11	4.47%
1990	15	6.10%
2000	8	3.25%
2011	31	12.60%
	246	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	224	5.65%
1920	207	5.22%
1930	171	4.31%
1940	109	2.75%
1950	760	19.16%
1960	1070	26.98%
1970	493	12.43%
1980	175	4.41%
1990	234	5.90%
2000	254	6.40%
2011	269	6.78%
	3966	



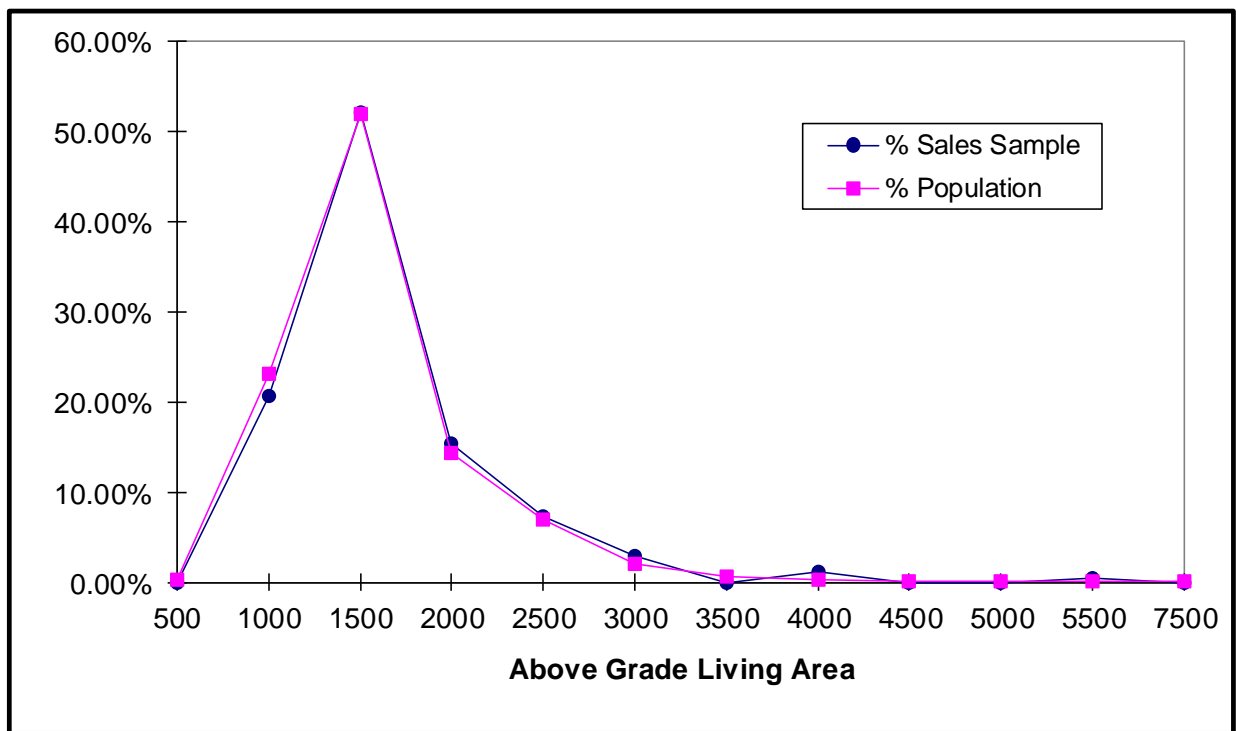
Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	51	20.73%
1500	128	52.03%
2000	38	15.45%
2500	18	7.32%
3000	7	2.85%
3500	0	0.00%
4000	3	1.22%
4500	0	0.00%
5000	0	0.00%
5500	1	0.41%
7500	0	0.00%
	246	

<b>Population</b>		
AGLA	Frequency	% Population
500	12	0.30%
1000	918	23.15%
1500	2061	51.97%
2000	569	14.35%
2500	279	7.03%
3000	79	1.99%
3500	27	0.68%
4000	13	0.33%
4500	2	0.05%
5000	3	0.08%
5500	1	0.03%
7500	2	0.05%
	3966	

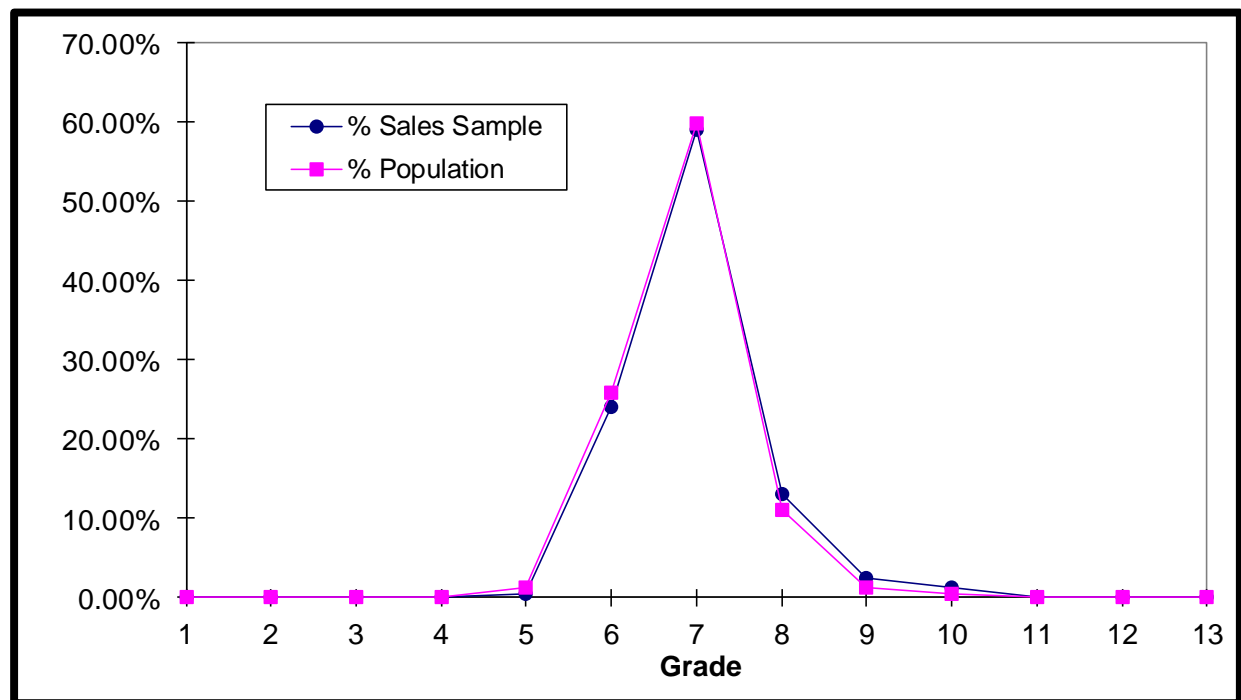


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.41%
6	59	23.98%
7	145	58.94%
8	32	13.01%
9	6	2.44%
10	3	1.22%
11	0	0.00%
12	0	0.00%
13	0	0.00%
246		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.05%
4	1	0.03%
5	49	1.24%
6	1027	25.90%
7	2375	59.88%
8	440	11.09%
9	53	1.34%
10	15	0.38%
11	4	0.10%
12	0	0.00%
13	0	0.00%
3966		



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 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -7.7% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

## ***Improved Parcel Update***

**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 for improvements in Good and Very Good condition which required no 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 246 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 was only one mobile home in the area and no sales of mobile homes within Area 22, 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 -9.0%. 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.

## ***Exceptions:***

If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2011 Land Value+ Previous Improvement Value) \* .927.

If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

If "accessory improvements only", the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2011 Land Value + Previous Improvement Value) \* .927

If land value =< \$1,000 no adjustment is applied.

If improvements and accessories =< \$1,000 no further adjustment applied.

If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.

If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.

If vacant parcel (no improvement value), the land adjustment applies.

If a parcel is coded "non-perc" (sewer system=3), the land adjustment is applied.

If a parcel is coded "unbuildable" =1, the land adjustment is applied.

If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.

If an improvement is coded "% net condition" or is in "poor" condition, then the model adjustment is applied.

Any properties excluded from the annual up-date process are noted in RealProperty.

## Area 22 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

-10.47%

#### Good & Very Gd Condition

Yes

% Adjustment

0.00%

#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an improvement in Good or Very Good condition would receive no adjustment. There are 538 of these parcels in the improved population. There were 74 sales.

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

86% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### **Area 22 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, 2010 would be adjusted by the time trend factor of 0.921, resulting in an adjusted value of \$484,000 ( $\$525,000 \times .921 = \$483,525$  – rounded to the nearest \$1,000).*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.833	-16.7%
2/1/2009	0.838	-16.2%
3/1/2009	0.842	-15.8%
4/1/2009	0.847	-15.3%
5/1/2009	0.851	-14.9%
6/1/2009	0.856	-14.4%
7/1/2009	0.860	-14.0%
8/1/2009	0.865	-13.5%
9/1/2009	0.870	-13.0%
10/1/2009	0.875	-12.5%
11/1/2009	0.879	-12.1%
12/1/2009	0.884	-11.6%
1/1/2010	0.889	-11.1%
2/1/2010	0.893	-10.7%
3/1/2010	0.898	-10.2%
4/1/2010	0.902	-9.8%
5/1/2010	0.907	-9.3%
6/1/2010	0.912	-8.8%
7/1/2010	0.916	-8.4%
8/1/2010	0.921	-7.9%
9/1/2010	0.926	-7.4%
10/1/2010	0.930	-7.0%
11/1/2010	0.935	-6.5%
12/1/2010	0.940	-6.0%
1/1/2011	0.944	-5.6%
2/1/2011	0.949	-5.1%
3/1/2011	0.953	-4.7%
4/1/2011	0.958	-4.2%
5/1/2011	0.963	-3.7%
6/1/2011	0.967	-3.3%
7/1/2011	0.972	-2.8%
8/1/2011	0.977	-2.3%
9/1/2011	0.981	-1.9%
10/1/2011	0.986	-1.4%
11/1/2011	0.991	-0.9%
12/1/2011	0.995	-0.5%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
2	103500	0122	5/7/2009	\$156,000	\$133,000	570	6	1942	Avg	6420	N	N	9712 BEACON AVE S
2	712930	5195	11/11/2009	\$160,000	\$141,000	730	6	1925	Avg	3896	N	N	9439 RENTON AVE S
2	918820	0965	7/26/2010	\$344,500	\$317,000	1120	6	1910	Vgood	8673	Y	N	9305 48TH AVE S
2	032304	9201	7/27/2009	\$219,200	\$189,000	1400	6	1947	Avg	7700	Y	N	9759 BEACON AVE S
2	414430	0070	7/9/2009	\$225,000	\$194,000	1000	7	1931	Avg	7280	Y	N	9744 49TH AVE S
2	032304	9211	9/9/2009	\$285,000	\$248,000	1060	7	1970	Avg	5880	N	N	4821 S ROXBURY ST
2	918820	0385	4/27/2009	\$310,000	\$264,000	1090	7	1963	Avg	4700	N	N	9375 BEACON AVE S
2	414430	0015	4/22/2011	\$200,000	\$192,000	1110	7	1988	Avg	11217	N	N	4833 S GAZELLE ST
2	547680	0270	1/8/2009	\$240,000	\$200,000	1160	7	1966	Avg	7360	N	N	10440 47TH AVE S
2	322620	0135	1/15/2010	\$240,000	\$214,000	1190	7	1952	Avg	6900	Y	N	9234 SPEAR PL S
2	918820	0580	11/12/2010	\$250,000	\$234,000	1220	7	1989	Avg	3868	N	N	9376 BEACON AVE S
2	103500	0013	9/8/2011	\$305,000	\$300,000	1240	7	2010	Avg	8138	N	N	4778 S BOND ST
2	103500	0011	6/30/2011	\$299,950	\$291,000	1250	7	2010	Avg	7740	N	N	4770 S BOND ST
2	103500	0012	5/23/2011	\$310,000	\$299,000	1260	7	2010	Avg	7814	N	N	4774 S BOND ST
2	918820	1060	11/14/2011	\$199,900	\$198,000	1260	7	1968	Avg	4171	N	N	9370 48TH AVE S
2	032304	9262	7/11/2011	\$230,000	\$224,000	1310	7	2001	Avg	7200	N	N	4913 S PILGRIM ST
2	032304	9199	11/30/2011	\$247,000	\$246,000	1320	7	1962	Good	10800	Y	N	9652 BEACON AVE S
2	785860	0060	8/24/2010	\$232,900	\$215,000	1420	7	1956	Avg	9727	N	N	10001 BEACON AVE S
2	032304	9245	8/16/2010	\$275,000	\$254,000	1450	7	1984	Avg	9401	Y	N	4801 D S ROXBURY ST
2	785900	0005	4/17/2009	\$395,000	\$335,000	1540	7	1962	Avg	13375	N	N	9915 BEACON AVE S
2	103500	0071	8/12/2011	\$271,500	\$266,000	1770	7	1989	Avg	7662	N	N	9682 BEACON AVE S
2	103500	0071	4/7/2010	\$270,450	\$244,000	1770	7	1989	Avg	7662	N	N	9682 BEACON AVE S
2	918820	0100	3/17/2009	\$368,360	\$311,000	2960	7	2008	Avg	4056	N	N	4407 S SHELL ST
2	918820	0995	8/5/2010	\$389,991	\$359,000	2440	8	2005	Avg	4155	N	N	9318 48TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
2	918820	0800	2/21/2011	\$374,991	\$357,000	1880	9	2004	Avg	3676	Y	N	9312 46TH AVE S
3	387890	0291	4/22/2010	\$182,000	\$165,000	680	6	1923	Avg	3700	Y	N	10223 WATERS AVE S
3	022304	9022	9/15/2010	\$162,190	\$150,000	700	6	1937	Avg	7200	N	N	9712 57TH AVE S
3	405940	0640	12/23/2011	\$238,000	\$238,000	780	6	1945	Vgood	6420	N	N	7124 S 115TH ST
3	405940	0475	12/3/2009	\$179,950	\$159,000	790	6	1944	Avg	6160	N	N	11237 WOODLEY AVE S
3	405940	0550	12/29/2009	\$284,000	\$252,000	790	6	1945	Good	12400	N	N	11217 CRESTWOOD DR S
3	405940	0575	9/20/2010	\$240,000	\$223,000	790	6	1945	Avg	16544	N	N	11247 CRESTWOOD DR S
3	406000	0020	4/30/2009	\$279,000	\$237,000	790	6	1945	Good	10230	N	N	11458 71ST PL S
3	406000	0045	9/30/2009	\$166,000	\$145,000	790	6	1945	Avg	10416	N	N	11438 71ST PL S
3	406000	0205	1/27/2010	\$145,000	\$129,000	790	6	1945	Avg	5640	N	N	11403 71ST PL S
3	405940	0280	11/17/2009	\$214,995	\$190,000	800	6	1944	Avg	6050	N	N	11219 CORNELL AVE S
3	406000	0265	6/16/2010	\$206,000	\$188,000	800	6	1945	Good	6600	N	N	11460 69TH PL S
3	406000	0225	7/13/2011	\$259,000	\$252,000	810	6	1945	Vgood	6600	N	N	11424 69TH PL S
3	712930	3895	9/22/2009	\$235,000	\$205,000	810	6	1928	Good	5500	Y	N	9334 55TH AVE S
3	387890	0930	11/12/2009	\$250,000	\$220,000	860	6	1946	Avg	5650	N	N	10436 64TH AVE S
3	406000	0240	7/17/2009	\$255,000	\$220,000	880	6	1945	Good	6780	N	N	11440 69TH PL S
3	405940	0035	10/9/2011	\$179,000	\$177,000	960	6	1944	Avg	6050	N	N	11430 CORNELL AVE S
3	435620	0261	5/17/2011	\$258,500	\$249,000	960	6	1910	Good	6500	N	N	9627 54TH AVE S
3	387890	0550	6/22/2009	\$267,850	\$230,000	970	6	1951	Avg	5650	N	N	10436 67TH AVE S
3	713030	0305	10/21/2011	\$257,000	\$254,000	1010	6	1950	Avg	5650	Y	N	10058 65TH AVE S
3	712930	2295	7/14/2010	\$225,000	\$207,000	1050	6	1950	Good	6554	N	N	9702 60TH AVE S
3	712980	0015	6/1/2010	\$265,000	\$242,000	1060	6	1904	Good	8946	N	N	9719 57TH AVE S
3	022304	9115	5/18/2011	\$190,000	\$183,000	1080	6	1956	Avg	6100	N	N	5716 S NORFOLK ST
3	712930	5095	8/10/2010	\$259,800	\$240,000	1100	6	1919	Good	5350	N	N	5015 S FLETCHER ST
3	712930	0470	5/17/2010	\$245,000	\$223,000	1110	6	1944	Good	6102	N	N	10062 61ST AVE S
3	387890	0860	4/1/2011	\$280,000	\$268,000	1150	6	1948	Avg	6355	Y	N	10415 65TH AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
3	406000	0340	9/1/2010	\$283,000	\$262,000	1220	6	1945	Good	7600	N	N	11428 70TH PL S
3	712930	2320	12/15/2009	\$299,999	\$266,000	1270	6	1950	Good	5650	N	N	9739 60TH AVE S
3	712930	4725	4/21/2011	\$299,000	\$287,000	1270	6	1902	Vgood	4950	N	N	9280 56TH AVE S
3	022304	9078	10/12/2010	\$257,000	\$240,000	1290	6	1949	Good	7949	N	N	10438 63RD AVE S
3	405940	0660	1/13/2009	\$195,000	\$163,000	1290	6	1944	Avg	6050	N	N	7129 S 115TH ST
3	405940	0170	9/2/2009	\$285,000	\$248,000	1300	6	1944	Good	6050	N	N	11412 WOODLEY AVE S
3	405940	0580	5/24/2010	\$180,000	\$164,000	1300	6	1945	Avg	14706	N	N	11253 CRESTWOOD DR S
3	712930	4535	5/5/2010	\$270,000	\$245,000	1310	6	1922	Avg	5600	N	N	5312 S FLETCHER ST
3	405940	0375	6/22/2010	\$274,000	\$251,000	1410	6	1945	Vgood	6050	N	N	11402 CRESTWOOD DR S
3	406000	0210	5/3/2010	\$245,000	\$222,000	1430	6	1945	Good	6120	N	N	11404 69TH PL S
3	405940	0070	2/27/2009	\$215,000	\$181,000	1460	6	1944	Avg	6270	N	N	11214 CORNELL AVE S
3	712930	3630	6/17/2010	\$255,000	\$233,000	1460	6	1901	Avg	5250	N	N	9317 57TH AVE S
3	712930	0365	6/13/2011	\$297,950	\$289,000	1470	6	1908	Good	5650	N	N	10036 62ND AVE S
3	405940	0235	3/16/2010	\$165,000	\$148,000	1540	6	1944	Avg	6050	N	N	11417 CORNELL AVE S
3	806600	0030	12/5/2009	\$370,000	\$327,000	3740	6	1964	Avg	8875	Y	N	9306 51ST AVE S
3	713030	0045	5/23/2011	\$375,000	\$362,000	740	7	1948	Vgood	6720	Y	N	10127 WATERS AVE S
3	406000	0145	10/29/2009	\$299,000	\$263,000	790	7	2005	Avg	11100	N	N	11441 69TH PL S
3	297680	0290	5/26/2009	\$185,000	\$158,000	820	7	1955	Avg	7080	N	N	6705 S BANGOR ST
3	252090	0180	6/24/2009	\$240,000	\$206,000	890	7	1945	Avg	6000	N	N	10246 62ND AVE S
3	212270	0005	6/9/2010	\$245,000	\$224,000	900	7	2006	Avg	947	N	N	9001 B 46TH AVE S
3	713030	0140	8/24/2009	\$295,000	\$256,000	950	7	1949	Good	3430	Y	N	10023 WATERS AVE S
3	189500	0080	4/16/2009	\$230,000	\$195,000	960	7	1952	Avg	5100	N	N	9618 56TH AVE S
3	297680	0205	3/24/2009	\$279,000	\$236,000	970	7	1955	Avg	9660	N	N	10763 68TH AVE S
3	713030	0400	4/12/2010	\$432,000	\$391,000	980	7	1948	Good	5650	Y	N	10012 65TH AVE S
3	713130	0026	6/16/2010	\$257,500	\$235,000	980	7	1913	Vgood	4752	N	N	5145 S ROXBURY ST
3	297680	0150	6/23/2009	\$235,000	\$202,000	1010	7	1955	Avg	10200	N	N	10726 66TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
3	297680	0185	6/19/2009	\$270,000	\$232,000	1010	7	1955	Avg	8610	Y	N	10802 66TH AVE S
3	712930	2015	7/20/2011	\$375,000	\$366,000	1020	7	1941	Vgood	6000	Y	N	9754 62ND AVE S
3	297680	0055	9/16/2009	\$331,000	\$289,000	1060	7	1955	Good	7200	N	N	10746 68TH AVE S
3	297680	0190	12/7/2011	\$270,000	\$269,000	1060	7	1955	Avg	7553	Y	N	10814 66TH AVE S
3	297680	0355	5/11/2010	\$209,000	\$190,000	1060	7	1955	Avg	8560	N	N	10725 66TH AVE S
3	297680	0385	10/21/2009	\$262,500	\$230,000	1060	7	1955	Avg	7480	N	N	10761 66TH AVE S
3	387890	0535	3/22/2010	\$255,000	\$230,000	1080	7	1916	Avg	5650	N	N	10450 67TH AVE S
3	022304	9127	3/4/2010	\$282,400	\$254,000	1090	7	1962	Avg	8400	N	N	5723 S PILGRIM ST
3	387890	0040	11/13/2009	\$365,000	\$322,000	1090	7	1951	Good	5400	Y	N	10237 64TH AVE S
3	712930	2025	5/17/2010	\$315,000	\$286,000	1100	7	1941	Good	6000	Y	N	9744 62ND AVE S
3	189250	0100	7/20/2009	\$215,000	\$186,000	1120	7	1953	Avg	8100	N	N	5715 S GAZELLE ST
3	712930	1110	2/19/2010	\$332,000	\$297,000	1120	7	1973	Avg	5650	Y	N	9818 63RD AVE S
3	712930	0505	1/18/2011	\$249,000	\$236,000	1150	7	1978	Avg	5650	N	N	10026 61ST AVE S
3	387290	0065	9/6/2011	\$234,500	\$230,000	1160	7	1968	Avg	5650	N	N	9314 52ND AVE S
3	189500	0190	12/8/2010	\$342,575	\$322,000	1170	7	1961	Avg	5100	N	N	9630 55TH AVE S
3	387890	0975	11/14/2010	\$185,000	\$173,000	1170	7	1947	Avg	5450	N	N	10407 64TH AVE S
3	713130	0259	4/13/2010	\$288,000	\$260,000	1170	7	1965	Good	5504	N	N	5739 S COOPER ST
3	387890	0495	2/16/2010	\$374,000	\$335,000	1180	7	1912	Good	5229	Y	N	10439 WATERS AVE S
3	712930	0935	3/19/2011	\$410,000	\$392,000	1190	7	1956	Good	5650	Y	N	9847 63RD AVE S
3	712930	2150	5/27/2010	\$322,500	\$294,000	1210	7	1950	Good	5650	N	N	9728 61ST AVE S
3	252090	0199	8/24/2010	\$210,000	\$194,000	1220	7	1946	Avg	5985	N	N	10212 63RD AVE S
3	713030	0620	8/25/2009	\$396,500	\$345,000	1220	7	1920	Avg	8475	Y	N	10026 64TH AVE S
3	246640	0050	4/15/2009	\$347,000	\$295,000	1250	7	1999	Avg	4354	N	N	9629 53RD AVE S
3	712930	0770	7/13/2011	\$392,500	\$382,000	1250	7	1966	Good	5650	Y	N	9813 62ND AVE S
3	712930	0515	9/21/2011	\$205,000	\$202,000	1270	7	1952	Avg	5650	N	N	10018 61ST AVE S
3	712930	2240	6/16/2010	\$377,500	\$345,000	1270	7	1965	Avg	6554	N	N	6004 S NORFOLK ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
3	387890	0270	7/26/2011	\$335,000	\$327,000	1340	7	1926	Good	4508	Y	N	6619 S RYAN ST
3	712930	1141	5/18/2010	\$435,000	\$396,000	1350	7	1977	Good	7750	Y	N	9941 65TH AVE S
3	712930	3466	10/6/2009	\$338,000	\$296,000	1390	7	1965	Avg	5250	Y	N	9420 58TH AVE S
3	712930	1140	3/29/2011	\$365,000	\$350,000	1400	7	1977	Avg	5760	Y	N	9935 65TH AVE S
3	712930	2520	2/25/2010	\$352,000	\$316,000	1400	7	1948	Avg	5650	Y	N	9603 61ST AVE S
3	712930	0550	9/24/2010	\$265,000	\$246,000	1440	7	1914	Good	5650	N	N	9817 60TH AVE S
3	712930	4255	3/8/2010	\$280,000	\$252,000	1440	7	1956	Good	4585	Y	N	5309 S FLETCHER ST
3	022304	9108	11/16/2009	\$290,000	\$256,000	1450	7	1955	Good	8040	N	N	9615 58TH AVE S
3	712930	0765	12/1/2009	\$360,000	\$318,000	1450	7	1907	Good	5650	Y	N	9807 62ND AVE S
3	806700	0006	6/2/2009	\$380,000	\$325,000	1460	7	2007	Avg	6470	N	N	10035 61ST AVE S
3	712980	0062	10/8/2009	\$269,950	\$236,000	1470	7	1966	Avg	6171	N	N	5501 S PILGRIM ST
3	387890	0216	4/27/2010	\$362,500	\$329,000	1510	7	1945	Avg	5876	Y	N	10242 65TH AVE S
3	387890	0454	8/29/2011	\$246,000	\$241,000	1650	7	1948	Avg	6625	N	N	10436 WATERS AVE S
3	022304	9091	4/28/2010	\$249,950	\$227,000	1670	7	1953	Avg	8330	N	N	5709 S ROXBURY ST
3	712930	5040	6/16/2011	\$269,000	\$261,000	1760	7	1953	Avg	5500	Y	N	9284 50TH AVE S
3	212370	0449	1/11/2010	\$226,300	\$201,000	1820	7	1959	Avg	9900	N	N	9127 48TH AVE S
3	806700	0065	8/11/2009	\$320,000	\$277,000	1940	7	1950	Avg	6893	N	N	10051 61ST AVE S
3	713030	0075	12/3/2009	\$465,000	\$411,000	2000	7	1904	Good	5650	Y	N	10126 66TH AVE S
3	022304	9018	9/11/2009	\$349,500	\$305,000	2040	7	1900	Good	9478	N	N	9742 57TH AVE S
3	712930	0235	5/27/2011	\$323,000	\$312,000	2240	7	1968	Avg	5650	Y	N	10032 63RD AVE S
3	806700	0017	4/2/2010	\$375,000	\$338,000	2400	7	2000	Avg	5004	N	N	10033 B 61ST AVE S
3	212270	0019	9/6/2011	\$175,000	\$172,000	920	8	2007	Avg	1370	N	N	4537 D S HENDERSON ST
3	212270	0015	1/12/2009	\$267,999	\$224,000	980	8	2007	Avg	1329	N	N	4537 A S HENDERSON ST
3	212270	0023	12/31/2009	\$245,000	\$218,000	980	8	2007	Avg	931	N	N	4539 B S HENDERSON ST
3	212270	0027	8/4/2009	\$255,000	\$221,000	980	8	2007	Avg	929	N	N	4539 C S HENDERSON ST
3	414168	0210	12/3/2009	\$376,000	\$332,000	1600	8	1987	Avg	5760	N	N	10626 68TH PL S

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
3	713030	0540	3/9/2010	\$475,162	\$427,000	1600	8	1978	Avg	8136	Y	N	10061 65TH AVE S
3	712930	1001	3/18/2010	\$620,000	\$558,000	1630	8	1908	Vgood	6780	Y	N	9804 62ND AVE S
3	112304	9204	1/8/2009	\$285,000	\$238,000	1750	8	1990	Avg	11007	N	N	11238 RENTON AVE S
3	712930	0586	3/23/2011	\$399,950	\$383,000	1760	8	2008	Avg	6554	N	N	9851 60TH AVE S
3	713030	0425	6/17/2010	\$560,000	\$512,000	1880	8	1913	Vgood	9379	Y	N	10003 65TH AVE S
3	712930	1047	5/22/2009	\$371,400	\$317,000	2190	8	1978	Avg	5650	Y	N	9933 64TH AVE S
3	712930	3965	9/19/2011	\$369,900	\$364,000	2340	8	2008	Avg	5500	N	N	9331 55TH AVE S
3	712930	0372	10/22/2010	\$430,000	\$401,000	1850	9	2006	Avg	5311	N	N	10028 62ND AVE S
4	807000	0095	9/1/2009	\$137,000	\$119,000	770	6	1915	Avg	2400	N	N	9292 WATERS AVE S
4	712930	2860	1/3/2011	\$315,000	\$298,000	880	6	1953	Good	5250	Y	N	6118 S PILGRIM ST
4	807100	0035	5/20/2010	\$283,000	\$257,000	1050	6	1924	Good	4680	N	N	9304 WATERS AVE S
4	807100	0025	8/31/2011	\$231,475	\$227,000	1060	6	1922	Avg	5687	N	N	5817 S FLETCHER ST
4	167840	0010	7/8/2010	\$650,000	\$596,000	800	7	1951	Avg	8150	Y	Y	11016 RAINIER AVE S
4	807300	0050	2/5/2009	\$220,000	\$184,000	1030	7	1956	Avg	5000	N	N	6705 S THAYER ST
4	713030	1050	1/22/2010	\$325,000	\$290,000	1130	7	1947	Avg	5650	Y	N	6718 S THAYER ST
4	712930	1720	8/17/2009	\$675,000	\$586,000	1140	7	1941	Good	4670	Y	Y	9756 RAINIER AVE S
4	807300	0650	2/25/2011	\$600,000	\$572,000	1160	7	1948	Avg	8636	Y	Y	9936 RAINIER AVE S
4	405820	1550	2/11/2010	\$748,000	\$669,000	1180	7	1962	Avg	11074	Y	Y	10878 RAINIER AVE S
4	807100	0090	1/13/2010	\$314,000	\$280,000	1250	7	1927	Good	3995	N	N	9340 WATERS AVE S
4	712930	1375	3/1/2009	\$395,000	\$333,000	1270	7	1952	Avg	5198	Y	N	10064 ARROWSMITH AVE S
4	713030	0785	11/29/2010	\$350,000	\$329,000	1460	7	1960	Avg	6250	Y	N	9949 RAINIER AVE S
4	807300	0460	3/1/2010	\$565,000	\$507,000	1510	7	1952	Avg	10912	Y	Y	9960 RAINIER AVE S
4	524180	0005	3/19/2009	\$360,000	\$304,000	1620	7	1928	Avg	7192	Y	N	9306 LIMA TER S
4	405820	1581	4/15/2011	\$722,000	\$693,000	1730	7	1958	Avg	14253	Y	Y	10890 RAINIER AVE S
4	807000	0175	12/24/2009	\$245,000	\$217,000	1730	7	1997	Avg	5562	Y	N	9272 ITHACA PL S
4	712930	2955	5/8/2009	\$500,000	\$426,000	1780	7	1908	Good	16560	Y	N	9663 RAINIER AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
4	712930	0030	10/24/2011	\$419,000	\$415,000	2210	7	1910	Avg	7140	Y	N	7227 S TAFT ST
4	807300	0410	3/24/2010	\$520,000	\$469,000	2320	7	1909	Good	14500	Y	N	7109 S TAFT ST
4	712930	1440	4/3/2009	\$360,000	\$305,000	1040	8	1952	Avg	5650	Y	N	9843 ARROWSMITH AVE S
4	405820	1580	5/31/2011	\$945,000	\$914,000	1170	8	1955	Good	12077	Y	Y	10884 RAINIER AVE S
4	712930	3105	5/6/2010	\$660,000	\$599,000	1640	8	1963	Vgood	2521	Y	Y	9664 RAINIER AVE S
4	713030	1280	5/11/2009	\$550,000	\$469,000	1750	8	1971	Avg	5650	Y	N	9830 ARROWSMITH AVE S
4	806900	0105	10/17/2011	\$825,000	\$815,000	1830	8	1980	Good	16940	Y	Y	10400 RAINIER AVE S
4	712930	2930	5/15/2009	\$570,000	\$486,000	2160	8	1909	Good	8456	Y	N	6047 S ROXBURY ST
4	807300	0315	7/1/2011	\$375,858	\$365,000	2320	8	1997	Avg	5700	Y	N	10120 CORNELL AVE S
4	712930	1654	10/7/2009	\$774,000	\$678,000	2870	8	1983	Avg	1670	Y	Y	9836 RAINIER AVE S
4	807300	0445	5/3/2010	\$1,072,500	\$973,000	3820	8	1985	Avg	13160	Y	Y	9946 RAINIER AVE S
4	713030	0910	3/15/2010	\$388,000	\$349,000	840	9	1957	Good	8249	Y	N	9902 ARROWSMITH AVE S
4	712930	3095	1/13/2011	\$825,000	\$781,000	2620	9	1962	Good	2830	Y	Y	9654 RAINIER AVE S
4	807300	0400	9/29/2011	\$554,000	\$546,000	2960	9	2005	Avg	6478	Y	N	7100 S RYAN ST
4	712930	3150	8/29/2011	\$350,000	\$343,000	3590	9	2006	Avg	6900	N	N	6027 S REDWING ST
4	712930	1899	3/3/2009	\$449,000	\$378,000	2070	10	2004	Avg	5650	Y	N	9763 ARROWSMITH AVE S
4	713030	1250	8/16/2009	\$460,000	\$399,000	2220	10	2001	Avg	6780	Y	N	9844 ARROWSMITH AVE S
4	807300	0455	4/20/2011	\$1,250,000	\$1,201,000	5310	10	2008	Avg	18027	Y	Y	9954 RAINIER AVE S
5	547620	0197	12/3/2009	\$160,000	\$141,000	600	5	1947	Good	6496	N	N	5129 S CRESTON ST
5	335240	2273	11/5/2009	\$206,000	\$181,000	730	6	1950	Good	6318	N	N	11803 57TH AVE S
5	335240	1875	6/1/2011	\$140,000	\$135,000	750	6	1946	Good	4500	N	N	11239 LUTHER AVE S
5	335240	0663	7/18/2010	\$130,000	\$119,000	760	6	1951	Avg	4480	N	N	11020 BEACON AVE S
5	936870	0131	3/22/2010	\$243,000	\$219,000	760	6	1951	Good	4335	Y	N	5503 S BANGOR ST
5	335240	2271	11/12/2009	\$161,000	\$142,000	780	6	1950	Avg	5000	N	N	11750 BEACON AVE S
5	806800	0266	2/3/2010	\$200,000	\$179,000	860	6	1905	Avg	12348	N	N	5622 S BANGOR ST
5	335240	2045	6/22/2009	\$214,800	\$185,000	990	6	1957	Good	6300	N	N	5701 S AUGUSTA ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
5	297680	0756	4/24/2009	\$180,000	\$153,000	1030	6	1959	Avg	6030	N	N	10637 RENTON AVE S
5	335240	0476	2/18/2011	\$144,097	\$137,000	1090	6	1912	Avg	8775	N	N	5125 S FOUNTAIN ST
5	335240	2130	9/3/2010	\$179,000	\$166,000	1140	6	1946	Avg	11200	N	N	11280 57TH AVE S
5	936870	0181	7/17/2009	\$225,000	\$194,000	1680	6	1940	Avg	10175	N	N	5520 S LEO ST
5	297680	0640	10/26/2009	\$169,000	\$148,000	860	7	1954	Avg	12225	N	N	6211 S HAZEL CT
5	334840	1774	12/18/2009	\$215,000	\$191,000	910	7	1953	Avg	10750	Y	N	11035 BEACON AVE S
5	806800	0610	9/13/2010	\$235,000	\$218,000	940	7	1951	Good	8400	N	N	10423 56TH AVE S
5	297680	0481	7/9/2010	\$160,000	\$147,000	960	7	1954	Avg	7560	N	N	10723 RENTON AVE S
5	547620	0145	9/27/2011	\$149,950	\$148,000	1010	7	1952	Avg	9300	N	N	5427 S PRENTICE ST
5	444040	0076	8/23/2010	\$185,000	\$171,000	1040	7	1956	Avg	8640	N	N	5901 S HAZEL ST
5	547620	0195	8/18/2010	\$255,000	\$235,000	1040	7	1990	Avg	6496	N	N	5130 S BANGOR ST
5	713130	0085	4/14/2009	\$270,000	\$229,000	1050	7	1990	Avg	7408	N	N	9655 RENTON AVE S
5	335240	0683	9/28/2009	\$219,000	\$191,000	1060	7	1965	Avg	7200	N	N	5319 S LEO ST
5	334840	1593	1/27/2010	\$190,000	\$170,000	1070	7	1947	Avg	12395	Y	N	11103 BEACON AVE S
5	335240	1230	6/15/2009	\$273,000	\$234,000	1070	7	1957	Avg	6000	N	N	11140 LUTHER AVE S
5	806800	0710	11/16/2009	\$323,500	\$285,000	1110	7	1950	Avg	12760	Y	N	10221 56TH AVE S
5	022304	9080	9/30/2010	\$180,000	\$167,000	1120	7	1952	Avg	6552	N	N	10463 RENTON AVE S
5	335240	1080	10/5/2009	\$315,000	\$276,000	1120	7	1994	Avg	7291	N	N	5345 S AVON ST
5	297680	0941	7/14/2009	\$188,000	\$162,000	1130	7	1961	Avg	8793	N	N	6203 S FOUNTAIN ST
5	335240	0722	8/10/2009	\$225,000	\$195,000	1152	7	1971	Good	8400	N	N	5517 S LEO ST
5	056100	0381	4/17/2009	\$261,950	\$222,000	1160	7	1959	Avg	6900	N	N	10639 61ST AVE S
5	936870	0083	2/24/2010	\$205,000	\$184,000	1180	7	1977	Avg	7200	N	N	5612 S HAZEL ST
5	936870	0250	11/8/2010	\$250,000	\$234,000	1190	7	1925	Good	8053	N	N	10729 57TH AVE S
5	056100	0370	8/22/2011	\$230,000	\$225,000	1230	7	1959	Avg	6900	N	N	10647 61ST AVE S
5	334840	1646	10/27/2010	\$270,000	\$252,000	1230	7	1958	Good	10258	N	N	11114 51ST AVE S
5	334840	1060	3/26/2009	\$235,000	\$199,000	1240	7	1954	Avg	13362	N	N	5165 S AUGUSTA ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(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
5	056100	0150	3/4/2011	\$210,000	\$200,000	1250	7	1957	Avg	6099	N	N	10637 60TH AVE S
5	297680	0746	6/26/2009	\$228,000	\$196,000	1250	7	1962	Avg	6732	N	N	10656 63RD AVE S
5	957810	0270	7/2/2010	\$225,600	\$207,000	1260	7	1987	Avg	12259	N	N	11802 53RD AVE S
5	056100	0265	4/27/2011	\$203,456	\$196,000	1290	7	1958	Avg	6670	N	N	10614 60TH AVE S
5	547620	0094	11/24/2009	\$235,000	\$207,000	1300	7	1966	Avg	9804	N	N	10332 51ST AVE S
5	039300	0085	3/25/2009	\$335,000	\$283,000	1310	7	1962	Avg	5740	N	N	5928 S PRENTICE ST
5	056100	0556	8/12/2009	\$250,000	\$217,000	1320	7	1957	Avg	6882	N	N	10650 61ST AVE S
5	334840	1010	9/13/2010	\$285,000	\$264,000	1340	7	1985	Avg	47916	N	N	5111 S AUGUSTA ST
5	335240	0035	3/6/2009	\$286,000	\$241,000	1340	7	1986	Avg	8009	N	N	10609 53RD AVE S
5	335240	0460	12/6/2011	\$275,000	\$274,000	1400	7	1963	Good	10011	N	N	10802 BEACON AVE S
5	056100	0405	2/18/2010	\$274,950	\$246,000	1440	7	1960	Avg	6900	N	N	10627 61ST AVE S
5	547620	0070	8/20/2009	\$362,500	\$315,000	1470	7	1931	Good	13158	N	N	5113 S RUGGLES ST
5	713130	0480	6/23/2009	\$206,000	\$177,000	1480	7	1955	Avg	8700	N	N	10018 51ST AVE S
5	957810	0100	1/29/2009	\$220,000	\$184,000	1480	7	1987	Avg	10985	N	N	11841 56TH PL S
5	806800	0490	1/4/2010	\$299,000	\$266,000	1490	7	1909	Good	8200	N	N	10216 56TH AVE S
5	547620	0015	5/22/2009	\$275,000	\$235,000	1510	7	1947	Avg	7892	N	N	5138 S RUGGLES ST
5	806800	0160	11/9/2009	\$309,200	\$272,000	1510	7	1959	Avg	10000	N	N	10421 59TH AVE S
5	547620	0014	4/1/2010	\$285,000	\$257,000	1530	7	2000	Avg	9377	N	N	5134 S RUGGLES ST
5	252090	0355	2/2/2010	\$298,000	\$266,000	1550	7	1965	Avg	9350	Y	N	10427 62ND AVE S
5	547620	0061	1/7/2010	\$275,000	\$245,000	1550	7	1959	Avg	8856	N	N	5127 S RUGGLES ST
5	335240	2290	10/5/2011	\$249,000	\$246,000	1590	7	1968	Avg	8162	Y	N	11703 LUTHER AVE S
5	334840	0742	6/9/2009	\$227,100	\$195,000	1790	7	1993	Avg	9933	Y	N	5120 S WALLACE ST
5	022304	9027	2/23/2010	\$300,000	\$269,000	1976	7	1910	Good	11504	N	N	10443 62ND AVE S
5	334840	1470	9/11/2009	\$365,000	\$318,000	2280	7	2008	Avg	7222	N	N	5536 S WALLACE ST
5	335240	1036	9/22/2011	\$230,000	\$226,000	2300	7	2004	Avg	6435	N	N	11121 59TH AVE S
5	334840	1472	7/16/2009	\$360,000	\$311,000	2470	7	2008	Avg	7205	N	N	5526 S WALLACE ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	334840	1463	11/4/2009	\$340,000	\$299,000	2480	7	2008	Avg	7252	N	N	5518 S WALLACE ST
5	334840	1473	8/25/2009	\$362,500	\$315,000	2480	7	2008	Avg	8536	N	N	11701 BEACON AVE S
5	056100	0415	2/8/2011	\$370,000	\$352,000	2710	7	1965	Good	6900	N	N	10621 61ST AVE S
5	335240	1980	6/23/2009	\$305,000	\$262,000	2890	7	2008	Good	7200	N	N	11221 57TH AVE S
5	039300	0350	6/30/2009	\$290,000	\$249,000	1030	8	1962	Good	7400	N	N	10405 60TH AVE S
5	806800	0250	12/19/2011	\$222,000	\$222,000	1110	8	1955	Avg	9600	N	N	10454 57TH AVE S
5	713130	0233	8/11/2009	\$340,000	\$295,000	1250	8	2003	Avg	5051	N	N	9832 55TH AVE S
5	039300	0202	12/14/2010	\$275,000	\$259,000	1270	8	1961	Avg	6720	N	N	10429 61ST AVE S
5	444040	0185	5/27/2009	\$300,000	\$257,000	1280	8	2005	Avg	6300	N	N	5927 S FOUNTAIN ST
5	051100	0050	7/24/2009	\$298,700	\$258,000	1340	8	1968	Avg	5280	N	N	10620 62ND AVE S
5	039300	0309	9/28/2011	\$250,000	\$246,000	1550	8	1975	Avg	7844	N	N	5910 S BANGOR ST
5	252090	0360	3/8/2010	\$388,500	\$349,000	1680	8	1995	Avg	6137	Y	N	10433 62ND AVE S
5	713130	0230	7/29/2010	\$273,900	\$252,000	2306	8	2002	Avg	5000	N	N	9825 RENTON AVE S
5	806800	0460	7/21/2011	\$399,500	\$389,000	2600	8	1916	Good	13800	Y	N	5623 S RYAN ST



**Improved Sales Removed in this Annual Update Analysis**  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032304	9156	2/9/2011	\$120,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	032304	9199	7/11/2011	\$123,199	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	032304	9247	5/22/2009	\$190,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	103500	0016	9/21/2011	\$150,000	IMP CHARAC DOES NOT MATCH SALES CHARAC
2	103500	0129	11/4/2011	\$147,200	NON-REPRESENTATIVE SALE
2	103700	0100	6/9/2010	\$215,200	IMP CHARACTERISTICS CHANGED SINCE SALE
2	334840	0775	6/10/2011	\$75,000	DOR RATIO
2	334840	0980	8/21/2009	\$72,500	DOR RATIO
2	547680	0140	5/7/2009	\$30,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
2	547680	0271	6/17/2011	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
2	681060	0040	2/12/2009	\$135,000	NO MARKET EXPOSURE
2	785860	0034	5/18/2011	\$136,000	NO MARKET EXPOSURE
2	785860	0070	12/27/2011	\$130,000	NON-REPRESENTATIVE SALE
2	785860	0085	10/5/2011	\$165,000	NO MARKET EXPOSURE
2	785900	0005	4/17/2009	\$395,000	RELOCATION - SALE TO SERVICE;
2	918820	0060	1/29/2009	\$414,200	QUIT CLAIM DEED
2	918820	0510	1/25/2010	\$63,667	DOR RATIO;QUIT CLAIM DEED
2	918820	0510	1/25/2010	\$63,070	DOR RATIO;QUIT CLAIM DEED
2	918820	0520	12/20/2011	\$148,619	DOR RATIO;QUIT CLAIM DEED
3	022304	9090	10/6/2010	\$210,000	NON-REPRESENTATIVE SALE
3	022304	9127	11/19/2009	\$173,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	022304	9133	1/28/2009	\$242,980	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	022304	9133	5/14/2009	\$165,000	NON-REPRESENTATIVE SALE
3	022304	9137	9/22/2011	\$168,000	IMP CHARAC. DON'T MATCH SALES CHARAC.
3	077000	0005	7/19/2011	\$130,000	DIAGNOSTIC OUTLIER
3	112304	9091	3/31/2010	\$119,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	112304	9091	2/2/2010	\$168,000	NO MARKET EXPOSURE
3	189250	0085	6/26/2009	\$130,000	NON-REPRESENTATIVE SALE
3	189250	0120	9/28/2010	\$195,000	DIAGNOSTIC OUTLIER
3	189500	0075	12/28/2010	\$100,038	DOR RATIO;QUIT CLAIM DEED
3	212270	0013	1/27/2011	\$162,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	212270	0045	8/12/2009	\$230,000	NO MARKET EXPOSURE;
3	212370	0326	6/30/2009	\$2,000	DOR RATIO
3	212370	0326	2/23/2010	\$230,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	246640	0045	11/3/2010	\$125,000	NO MARKET EXPOSURE
3	297680	0190	8/4/2011	\$120,000	DOR RATIO
3	297680	0250	4/12/2011	\$189,000	NO MARKET EXPOSURE
3	297680	0380	12/5/2011	\$149,900	NON-REPRESENTATIVE SALE
3	297680	0445	4/2/2009	\$100,000	NO MARKET EXPOSURE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	297680	0450	11/18/2011	\$125,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	297680	1025	12/16/2011	\$344,851	NO MARKET EXPOSURE
3	387890	0230	10/14/2011	\$205,750	NO MARKET EXPOSURE
3	387890	0423	10/6/2010	\$206,742	QUIT CLAIM DEED
3	392000	0010	12/23/2011	\$207,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	405940	0085	4/14/2009	\$145,000	NON-REPRESENTATIVE SALE
3	405940	0135	12/16/2011	\$133,999	IMP CHAR DOES NOT MATCH SALES CHARAC.
3	405940	0190	12/22/2011	\$38,900	DOR RATIO;QUIT CLAIM DEED
3	405940	0200	11/29/2011	\$91,574	DOR RATIO
3	405940	0535	10/6/2011	\$124,000	NO MARKET EXPOSURE
3	405940	0640	8/16/2011	\$117,000	NO MARKET EXPOSURE
3	405940	0655	7/7/2011	\$132,500	NON-REPRESENTATIVE SALE; SHORT SALE
3	406000	0055	9/26/2011	\$215,000	ACTIVE PERMIT BEFORE SALE>25K
3	406000	0195	8/16/2011	\$55,000	DOR RATIO
3	406000	0455	4/7/2011	\$125,000	DIAGNOSTIC OUTLIER
3	426570	0065	3/10/2009	\$120,000	PREVIMP<=25K
3	435620	0005	12/13/2010	\$58,500	DOR RATIO
3	712930	0300	7/20/2009	\$99,000	DOR RATIO;NON-PROFIT ORGANIZATION
3	712930	0300	7/20/2009	\$186,000	NON-PROFIT ORGANIZATION
3	712930	0550	1/27/2010	\$120,000	DOR RATIO
3	712930	0555	8/24/2009	\$163,886	QUIT CLAIM DEED
3	712930	0655	11/4/2011	\$192,500	NO MARKET EXPOSURE
3	712930	0815	8/19/2011	\$192,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	712930	2015	8/15/2009	\$55,206	DOR RATIO;QUIT CLAIM DEED
3	712930	2185	1/21/2011	\$58,550	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	712930	2250	2/5/2009	\$191,500	NON-REPRESENTATIVE SALE
3	712930	2315	8/24/2011	\$121,500	DIAGNOSTIC OUTLIER
3	712930	2370	4/1/2011	\$161,476	QUIT CLAIM DEED
3	712930	2450	6/27/2009	\$355,000	IMP CHARAC. DON'T MATCH SALES CHARACTERISTICS
3	712930	3578	11/28/2011	\$266,200	NON-REPRESENTATIVE SALE
3	712930	3640	3/3/2009	\$175,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	712930	3745	7/1/2009	\$275,000	IMP CHARAC. CHANGED SINCE SALE; SEGREGATION
3	712930	4105	12/30/2009	\$221,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	712930	4225	1/26/2010	\$285,500	SALES CHARAC. DON'T MATCH IMP CHARAC.
3	712930	4315	2/8/2009	\$75,655	DOR RATIO
3	712930	4315	2/20/2009	\$75,655	DOR RATIO;QUIT CLAIM DEED
3	712930	4475	12/16/2010	\$169,000	NON-REPRESENTAVE SALE
3	712930	4635	2/22/2010	\$147,021	QUIT CLAIM DEED; STATEMENT TO DOR
3	712930	4740	10/15/2009	\$240,000	NO MARKET EXPOSURE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	712980	0006	4/24/2009	\$88,464	DOR RATIO
3	713030	0425	3/11/2010	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	713130	0027	12/22/2011	\$151,000	NON-REPRESENTATIVE SALE
3	713130	0267	3/2/2009	\$259,950	RELATED PARTY, FRIEND, OR NEIGHBOR
3	806700	0018	11/8/2011	\$243,000	NON-REPRESENTATIVE SALE
3	806700	0100	10/5/2009	\$166,000	NO MARKET EXPOSURE
4	222040	0160	11/18/2011	\$499,900	ACTIVE PERMIT BEFORE SALE>25K
4	712930	1885	6/20/2011	\$34,921	DOR RATIO;QUIT CLAIM DEED
4	712930	2720	11/30/2009	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	713030	0725	12/14/2009	\$445,531	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	713030	0725	3/2/2011	\$189,900	NON-REPRESENTATIVE SALE
4	806900	0175	6/30/2010	\$330,000	DIAGNOSTIC OUTLIER
4	806900	0216	11/30/2011	\$173,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	806900	0250	12/7/2009	\$114,915	DOR RATIO;QUIT CLAIM DEED
4	807000	0225	9/14/2011	\$155,878	RELATED PARTY, FRIEND, OR NEIGHBOR
4	807100	0030	9/29/2011	\$125,000	NO MARKET EXPOSURE
4	807300	0354	8/30/2010	\$197,500	NO MARKET EXPOSURE
4	807300	0400	9/10/2010	\$649,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	807300	0465	11/1/2010	\$535,000	ACTIVE PERMIT BEFORE SALE>25K
4	807300	0491	12/23/2009	\$220,000	DOR RATIO
4	807300	0538	11/14/2011	\$775,000	GOVERNMENT AGENCY
5	039300	0325	12/16/2009	\$287,500	NO MARKET EXPOSURE
5	056100	0315	4/18/2011	\$40,000	DOR RATIO;NO MARKET EXPOSURE
5	056100	0415	6/22/2010	\$190,000	NO MARKET EXPOSURE
5	056100	0486	2/5/2010	\$130,000	DOR RATIO;IMP. CHARAC. CHANGED SINCE SALE
5	126270	0010	12/13/2011	\$202,332	GOVERNMENT AGENCY
5	297680	0481	5/28/2010	\$175,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	297680	0500	9/30/2009	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	297680	0500	1/12/2010	\$230,000	NO MARKET EXPOSURE
5	297680	0515	10/26/2010	\$126,500	NO MARKET EXPOSURE
5	297680	0525	4/1/2010	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
5	297680	0590	11/23/2011	\$192,839	FORCLOSURE; GOVERNMENT AGENCY
5	297680	0665	11/28/2011	\$120,000	NO MARKET EXPOSURE
5	297680	0675	3/29/2011	\$141,000	NON-REPRESENTATIVE SALE;
5	297680	0748	3/5/2009	\$150,000	IMP. CHARAC. CHANGED SINCE SALE
5	297680	0796	12/29/2011	\$165,000	NO MARKET EXPOSURE
5	297680	0886	4/1/2011	\$68,500	DOR RATIO;NO MARKET EXPOSURE
5	297680	0970	11/22/2011	\$108,000	DOR RATIO
5	297680	1005	8/4/2011	\$110,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 22**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	334840	1010	8/20/2009	\$122,000	DOR RATIO
5	334840	1392	7/15/2011	\$165,250	NON-; FINANCIAL INSTITUTION RESALE
5	334840	1393	6/28/2010	\$193,000	DIAGNOSTIC OUTLIER
5	334840	1490	7/15/2011	\$185,000	NO MARKET EXPOSURE
5	335240	0150	4/10/2009	\$185,000	QUIT CLAIM DEED;
5	335240	0160	2/18/2009	\$160,000	QUIT CLAIM DEED
5	335240	0175	12/12/2011	\$188,000	NO MARKET EXPOSURE
5	335240	0230	6/6/2011	\$120,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
5	335240	0460	3/10/2011	\$110,000	DOR RATIO;IMP. CHARAC. CHANGED SINCE SALE
5	335240	0598	2/16/2011	\$185,000	DIAGNOSTIC OUTLIER
5	335240	1007	10/9/2009	\$155,000	IMP. CHARAC. CHANGED SINCE SALE;
5	335240	1007	3/2/2010	\$27,383	DOR RATIO;QUIT CLAIM DEED
5	335240	1027	3/31/2009	\$170,000	NON-REPRESENTATIVE SALE
5	335240	1052	11/13/2011	\$75,000	DOR RATIO;IMP. CHARAC. CHANGED SINCE SALE
5	335240	1210	8/18/2010	\$125,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	335240	1665	4/20/2010	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	335240	1750	4/24/2009	\$85,000	DOR RATIO;IMP. CHARAC. CHANGED SINCE SALE
5	335240	1903	5/12/2009	\$150,000	NON-REPRESENTATIVE SALE
5	335240	1972	10/20/2009	\$225,000	NO MARKET EXPOSURE
5	335240	2246	2/25/2011	\$160,000	NON-REPESNATIVE SALE;SHORT SALE
5	335240	2281	3/23/2011	\$117,000	NON-REP. SALE; FINANCIAL INSTITUITON RESALE
5	432760	0021	8/4/2011	\$120,000	NO MARKET EXPOSURE; STATEMENT TO DOR;
5	444040	0025	11/17/2009	\$193,000	NON-REPRESENTATIVE SALE
5	547620	0085	12/2/2011	\$108,000	NO MARKET EXPOSURE
5	547620	0090	12/6/2011	\$205,000	NON-REPRESENTATIVE SALE; SHORT SALE;
5	547620	0155	11/28/2011	\$76,000	DOR RATIO
5	806800	0106	4/2/2009	\$220,650	NO MARKET EXPOSURE
5	806800	0265	12/20/2010	\$119,000	NO MKTEXPOSURE; FINANCIAL INSTITUTION RESALE
5	806800	0270	4/13/2011	\$70,000	DOR RATIO
5	806800	0270	6/20/2011	\$100,500	DOR RATIO;IMP. CHARAC.CHANGED SINCE SALE
5	806800	0500	4/22/2009	\$300,000	IMP CHARAC. DOES NOT MATCH SALES CHARAC.
5	806800	0551	3/15/2011	\$117,500	IMP CHARAC. DOES NOT MATCH SALES CHARAC.
5	936870	0032	10/27/2011	\$110,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
5	936870	0032	11/5/2009	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	936870	0194	12/21/2010	\$120,000	IMP COUNT
5	936870	0245	12/2/2011	\$322,922	NO MARKET EXPOSURE
5	936870	0280	5/13/2011	\$185,000	IMP CHARAC. DON'T MATCH SALES CHARAC
5	936870	0320	11/15/2010	\$121,000	NON-REPRESENTAVE SALE
5	936870	0330	6/29/2011	\$88,400	DOR RATIO;STATEMENT TO DOR;

**Vacant Sales Used in this Annual Update Analysis**  
**Area 22**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
003	712930	0990	11/1/2011	\$149,000	8475	Y	N
004	807300	0380	5/28/2010	\$145,000	6390	Y	N
004	807300	0415	3/24/2010	\$130,000	6600	Y	N

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	032304	9130	3/23/2011	\$64,000	DOR RATIO;PREVIMP<=25K
002	103500	0011	6/10/2010	\$85,000	DOR RATIO;NO MARKET EXPOSURE
002	103500	0012	6/10/2010	\$85,000	DOR RATIO;NO MARKET EXPOSURE
002	103500	0013	6/10/2010	\$85,000	DOR RATIO;NO MARKET EXPOSURE
002	334840	0780	11/22/2011	\$15,000	DOR RATIO;PREVIMP<=25K
002	334840	0787	8/27/2009	\$53,000	MULTI-PARCEL SALE;
002	334840	0788	8/27/2009	\$53,000	MULTI-PARCEL SALE;
002	334840	0789	8/27/2009	\$53,000	MULTI-PARCEL SALE;
002	334840	0805	8/27/2009	\$53,000	MULTI-PARCEL SALE;
002	334840	0976	8/27/2009	\$53,000	MULTI-PARCEL SALE;
002	334840	0977	8/27/2009	\$53,000	DOR RATIO; MULTI-PARCEL SALE
002	334840	0984	8/27/2009	\$53,000	MULTI-PARCEL SALE;
003	405940	0645	7/1/2009	\$2,000	DOR RATIO;PREVIMP<=25K
004	712930	2725	3/9/2010	\$50,000	NO MARKET EXPOSURE