

Residential Revalue

2012 Assessment Roll

Riverton Heights/ Tukwila

Area 24

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

Riverton Heights/ Tukwila Housing



Grade 4/ Year Built 1946/ Total Living Area 380



Grade 6/ Year Built 1947/ Total Living Area 720



Grade 7/ Year Built 1963/ Total Living Area 1010



Grade 8/ Year Built 2008/ Total Living Area 2100



Grade 9/ Year Built 2007/ Total Living Area 2720



Grade 10/ Year Built 2008/ Total Living Area 3720

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: Riverton Heights/Tukwila/24

Number of Improved Sales: 309

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	\$91,500	\$113,000	\$204,500			
2012 Value	\$72,800	\$109,700	\$182,500	\$201,800	90.4%	11.08%
Change	-\$18,700	-\$3,300	-\$22,000			
% Change	-20.4%	-2.9%	-10.8%			

*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	\$95,600	\$101,700	\$197,300
2012 Value	\$76,000	\$99,400	\$175,400
Percent Change	-20.5%	-2.3%	-11.1%

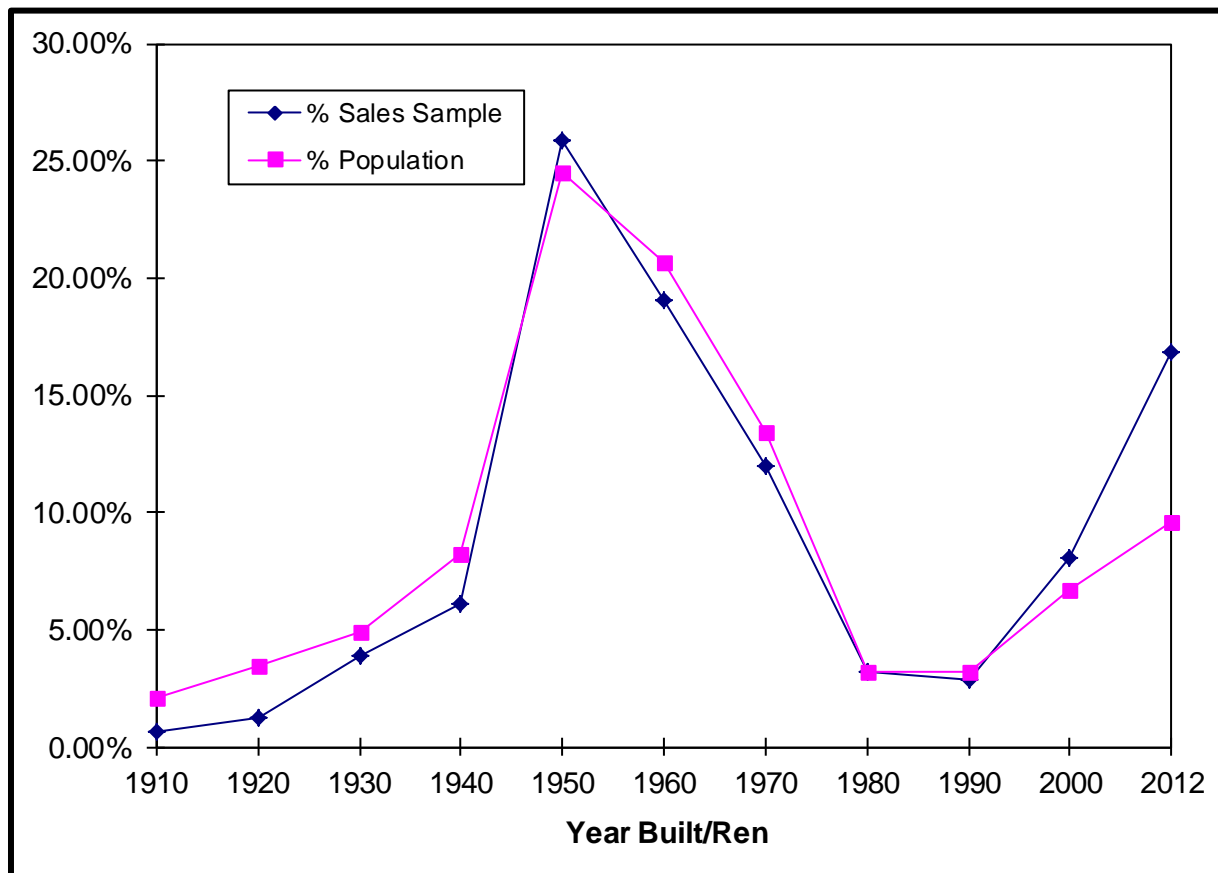
Number of one to three unit residences in the population: 5188

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 one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were in very good condition were at a lower ratio compared to the rest of the population which resulted in a slight upward adjustment being applied. The remaining improved properties in the population received a downward adjustment as indicated by the standard adjustment for the area. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.65%
1920	4	1.29%
1930	12	3.88%
1940	19	6.15%
1950	80	25.89%
1960	59	19.09%
1970	37	11.97%
1980	10	3.24%
1990	9	2.91%
2000	25	8.09%
2012	52	16.83%
	309	

Population		
Year Built/Ren	Frequency	% Population
1910	109	2.10%
1920	178	3.43%
1930	256	4.93%
1940	426	8.21%
1950	1271	24.50%
1960	1073	20.68%
1970	697	13.43%
1980	166	3.20%
1990	167	3.22%
2000	347	6.69%
2012	498	9.60%
	5188	

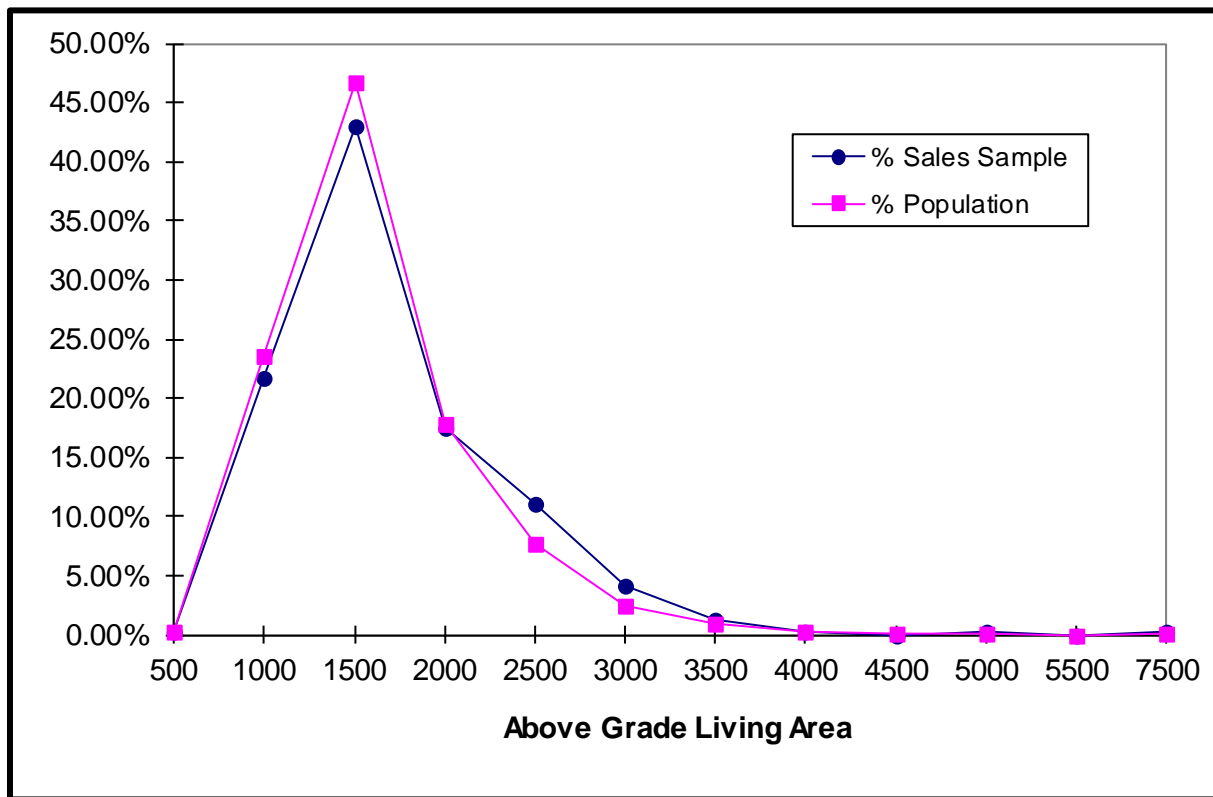


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.32%
1000	67	21.68%
1500	133	43.04%
2000	54	17.48%
2500	34	11.00%
3000	13	4.21%
3500	4	1.29%
4000	1	0.32%
4500	0	0.00%
5000	1	0.32%
5500	0	0.00%
7500	1	0.32%
	309	

Population		
AGLA	Frequency	% Population
500	16	0.31%
1000	1220	23.52%
1500	2424	46.72%
2000	923	17.79%
2500	402	7.75%
3000	127	2.45%
3500	46	0.89%
4000	16	0.31%
4500	8	0.15%
5000	4	0.08%
5500	0	0.00%
7500	2	0.04%
	5188	

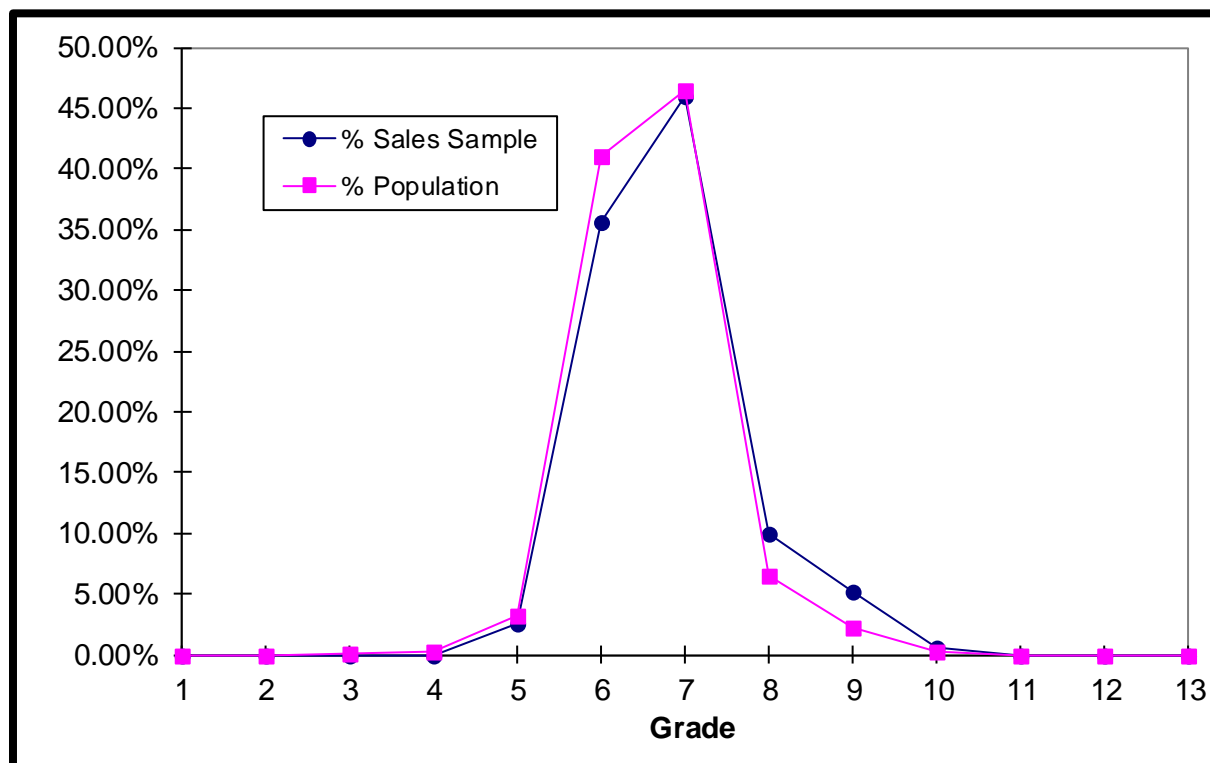


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	8	2.59%
6	110	35.60%
7	142	45.95%
8	31	10.03%
9	16	5.18%
10	2	0.65%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	309	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	13	0.25%
5	169	3.26%
6	2132	41.09%
7	2413	46.51%
8	333	6.42%
9	113	2.18%
10	14	0.27%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5188	



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 7 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -20.5% 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 one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were in very good condition were at a lower ratio compared to the rest of the population which resulted in a slight upward adjustment being applied. The remaining improved properties in the population received a downward adjustment as indicated by the standard adjustment for the area. The formula adjusts for these differences, thus improving equalization.

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 309 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 4 sales of Mobile Homes within this area that supported the Mobile Homes receiving the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.4%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -11.1%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 24 Adjustments

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

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

-11.78%

Very Good

Cond

Yes

% Adjustment

1.73%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Very Good condition would *approximately* receive a +1.73% upward adjustment. 76 parcels in the improved population would receive this adjustment. There were 14 sales.

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

Generally parcels in Very Good condition were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

99.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 24 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.804, resulting in an adjusted value of \$422,100 (\$525,000 X .804 = \$422,100 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.756	-24.4%
2/1/2009	0.763	-23.7%
3/1/2009	0.770	-23.0%
4/1/2009	0.776	-22.4%
5/1/2009	0.783	-21.7%
6/1/2009	0.790	-21.0%
7/1/2009	0.797	-20.3%
8/1/2009	0.804	-19.6%
9/1/2009	0.810	-19.0%
10/1/2009	0.817	-18.3%
11/1/2009	0.824	-17.6%
12/1/2009	0.831	-16.9%
1/1/2010	0.838	-16.2%
2/1/2010	0.845	-15.5%
3/1/2010	0.851	-14.9%
4/1/2010	0.858	-14.2%
5/1/2010	0.864	-13.6%
6/1/2010	0.871	-12.9%
7/1/2010	0.878	-12.2%
8/1/2010	0.885	-11.5%
9/1/2010	0.892	-10.8%
10/1/2010	0.898	-10.2%
11/1/2010	0.905	-9.5%
12/1/2010	0.912	-8.8%
1/1/2011	0.919	-8.1%
2/1/2011	0.926	-7.4%
3/1/2011	0.932	-6.8%
4/1/2011	0.939	-6.1%
5/1/2011	0.945	-5.5%
6/1/2011	0.952	-4.8%
7/1/2011	0.959	-4.1%
8/1/2011	0.966	-3.4%
9/1/2011	0.973	-2.7%
10/1/2011	0.980	-2.0%
11/1/2011	0.986	-1.4%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	309200	0140	12/2/09	\$134,373	\$112,000	630	6	1949	Avg	4590	N	N	11818 MILITARY RD S
001	284320	0100	6/16/09	\$179,975	\$143,000	670	6	1949	Avg	8641	N	N	11012 ROSEBERG AVE S
001	284320	0116	8/5/11	\$183,750	\$178,000	670	6	1954	Avg	8525	N	N	11036 ROSEBERG AVE S
001	013300	0466	6/23/11	\$139,000	\$133,000	720	6	1951	Avg	7000	N	N	10212 16TH AVE S
001	098600	0025	9/16/11	\$195,000	\$190,000	920	6	1941	Avg	16684	N	N	10857 24TH AVE S
001	042304	9045	2/16/10	\$170,000	\$144,000	970	6	1937	Avg	27720	N	N	10604 22ND PL S
001	896180	0255	6/3/09	\$240,000	\$190,000	990	6	1941	Good	7403	N	N	10633 20TH AVE S
001	092304	9110	1/21/10	\$235,000	\$198,000	1020	6	1978	Avg	7742	N	N	11604 25TH AVE S
001	092304	9143	2/9/09	\$228,000	\$174,000	1040	6	1937	Avg	21560	N	N	2232 S 116TH ST
001	098600	0020	8/29/11	\$187,500	\$182,000	1060	6	1930	Good	17274	N	N	11012 DES MOINES MEMORIAL DR S
001	861480	0025	9/8/10	\$208,400	\$186,000	1060	6	1941	Good	16200	N	N	10632 20TH AVE S
001	284320	0085	4/28/09	\$225,000	\$176,000	1080	6	1954	Avg	8710	N	N	11015 26TH AVE S
001	092304	9420	4/22/11	\$189,500	\$179,000	1180	6	1961	Avg	8379	N	N	11244 MILITARY RD S
001	031600	0100	7/26/11	\$200,000	\$193,000	1180	6	1949	Good	8840	N	N	10812 ROSEBERG AVE S
001	092304	9162	7/23/10	\$202,900	\$179,000	1250	6	1940	Good	10000	N	N	2300 S 118TH ST
001	092304	9362	11/11/09	\$240,000	\$198,000	1310	6	1922	Good	14310	N	N	11630 ROSEBERG AVE S
001	896180	0070	5/21/10	\$206,000	\$179,000	1310	6	1951	Good	7406	N	N	10453 19TH AVE S
001	725820	0025	4/5/10	\$187,000	\$161,000	1330	6	1936	Avg	6598	N	N	1411 S 99TH ST
001	013300	0270	3/12/10	\$198,000	\$169,000	1380	6	1948	Avg	5100	N	N	1235 S 101ST ST
001	079700	0170	6/28/11	\$159,000	\$152,000	1440	6	1943	Good	9500	N	N	10830 8TH AVE S
001	345480	0030	10/21/11	\$139,900	\$138,000	1540	6	1950	Avg	7200	N	N	11849 24TH AVE S
001	092304	9211	5/12/09	\$281,000	\$221,000	1660	6	1946	Avg	7637	N	N	11643 25TH AVE S
001	284320	0080	8/21/09	\$255,000	\$206,000	1750	6	1954	Avg	9425	N	N	11019 26TH AVE S
001	424540	0045	10/6/09	\$220,000	\$180,000	870	7	1954	Good	18400	N	N	2247 S 111TH PL
001	092304	9198	5/17/11	\$182,225	\$173,000	970	7	1942	Avg	9123	N	N	2440 S 116TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	098500	0179	10/28/09	\$291,000	\$240,000	980	7	2009	Avg	9172	N	N	11421 20TH AVE S
001	278900	0121	7/21/11	\$212,000	\$204,000	980	7	1969	Avg	8100	N	N	10406 8TH AVE S
001	092304	9176	7/23/10	\$209,000	\$184,000	1010	7	1956	Good	7500	N	N	2327 S 116TH PL
001	424540	0030	9/22/10	\$180,000	\$161,000	1010	7	1954	Avg	10790	N	N	2234 S 111TH PL
001	349450	0040	6/3/10	\$203,000	\$177,000	1020	7	1952	Avg	7650	N	N	837 S 110TH PL
001	278850	0060	9/21/11	\$195,250	\$191,000	1040	7	1961	Avg	8142	N	N	10839 14TH AVE S
001	278840	0290	9/20/10	\$180,000	\$161,000	1040	7	1961	Avg	7700	N	N	10244 9TH AVE S
001	896180	0095	8/17/09	\$235,000	\$190,000	1050	7	1977	Avg	7409	N	N	10417 19TH AVE S
001	092304	9245	6/24/11	\$234,900	\$225,000	1070	7	1942	Good	16008	N	N	11650 25TH AVE S
001	031600	0055	4/30/09	\$276,800	\$217,000	1100	7	1958	Good	6993	N	N	10870 ROSEBERG AVE S
001	092304	9166	11/19/09	\$265,000	\$219,000	1110	7	1964	Good	6891	N	N	11615 25TH AVE S
001	562420	0457	12/6/11	\$206,000	\$205,000	1150	7	1966	Good	7700	N	N	1440 S 100TH ST
001	725820	0060	8/10/10	\$256,000	\$227,000	1160	7	1960	Avg	7800	N	N	1400 S 100TH ST
001	092304	9178	6/14/10	\$174,900	\$153,000	1170	7	1954	Avg	6600	N	N	2227 S 117TH ST
001	098500	0446	8/19/10	\$150,000	\$133,000	1180	7	1959	Avg	10129	N	N	1837 S 118TH ST
001	424540	0050	4/14/10	\$260,000	\$224,000	1190	7	1954	Good	16000	N	N	2241 S 111TH PL
001	013300	0530	6/9/10	\$187,000	\$163,000	1260	7	1920	Avg	7667	N	N	10033 DES MOINES MEMORIAL DR S
001	092304	9516	11/28/10	\$223,000	\$203,000	1300	7	2002	Avg	6885	N	N	11633 25TH AVE S
001	562420	0709	12/19/11	\$260,000	\$259,000	1370	7	1993	Good	5700	N	N	1102 S 101ST ST
001	042304	9053	3/4/10	\$190,000	\$162,000	1390	7	1931	Avg	10454	N	N	10616 DES MOINES MEMORIAL DR S
001	092304	9333	6/9/11	\$215,000	\$205,000	1730	7	1951	Good	13080	N	N	11254 20TH AVE S
001	739880	0060	5/14/09	\$239,000	\$188,000	1860	7	1956	Avg	8280	N	N	2518 S 120TH ST
001	278840	0105	4/23/10	\$259,000	\$223,000	1890	7	1960	Good	9460	N	N	10204 12TH AVE S
001	278850	0160	11/10/09	\$232,000	\$192,000	1930	7	1960	Avg	8184	N	N	11051 14TH AVE S
001	092304	9495	4/28/09	\$236,340	\$185,000	1960	7	1992	Avg	7747	N	N	2228 S 120TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	098600	0048	8/13/10	\$307,500	\$273,000	2240	7	2005	Avg	11700	Y	N	2243 S 108TH ST
001	278700	0035	1/4/11	\$316,000	\$291,000	3160	7	1953	VGood	39360	N	N	10509 16TH AVE S
001	278700	0225	7/22/11	\$219,000	\$211,000	1660	8	1948	Good	9600	N	N	1650 S 107TH ST
001	098500	0180	10/5/10	\$253,500	\$228,000	2160	8	1960	Avg	15500	N	N	11421 20TH AVE S
001	535720	0036	6/28/10	\$550,000	\$482,000	2768	8	1949	Avg	38069	N	N	10449 DES MOINES MEMORIAL DR S
001	092304	9509	10/5/11	\$245,000	\$240,000	1900	9	2011	Avg	8689	N	N	11603 27TH AVE S
001	092304	9508	9/16/11	\$249,950	\$244,000	2040	9	2011	Avg	5671	N	N	11602 26TH AVE S
001	092304	9203	8/29/11	\$255,000	\$248,000	2040	9	2011	Avg	22653	N	N	11606 26TH AVE S
001	092304	9507	8/31/11	\$254,950	\$248,000	2040	9	2011	Avg	5113	N	N	11610 26TH AVE S
001	092304	9506	12/2/11	\$244,540	\$243,000	2040	9	2011	Avg	5631	N	N	11614 26TH AVE S
002	017900	1101	11/19/10	\$119,950	\$109,000	840	5	1943	Avg	3000	N	N	12207 47TH AVE S
002	334740	1170	1/13/11	\$149,500	\$138,000	860	5	1945	Good	4800	N	N	4410 S 122ND ST
002	017900	1170	11/18/09	\$165,000	\$137,000	980	5	1959	Avg	6000	N	N	12228 47TH AVE S
002	334740	1000	11/18/10	\$170,000	\$155,000	820	6	1946	VGood	15000	N	N	11828 44TH AVE S
002	017900	1800	5/20/09	\$170,000	\$134,000	890	6	1979	Avg	6000	N	N	12243 51ST PL S
002	017900	0690	6/9/10	\$191,000	\$167,000	1600	6	1943	Avg	23000	N	N	12202 45TH AVE S
002	334740	0570	3/19/09	\$289,000	\$224,000	1800	6	1931	Good	15000	N	N	11685 44TH AVE S
002	017900	0142	8/16/11	\$250,000	\$242,000	1330	7	2002	Avg	5000	N	N	12267 43RD AVE S
002	017900	0530	6/7/09	\$247,000	\$195,000	1730	7	2005	Avg	3000	N	N	12246 44TH AVE S
002	334740	0040	7/20/09	\$232,500	\$186,000	1760	7	2005	Avg	2942	N	N	4222 S 116TH ST
002	334740	1301	8/19/09	\$293,000	\$237,000	1780	7	1999	Avg	6502	N	N	12005 46TH AVE S
002	334740	1215	4/29/11	\$251,000	\$237,000	1790	7	1999	Avg	8197	N	N	12067 46TH AVE S
002	334740	0395	10/11/10	\$293,700	\$264,000	2190	7	1999	Avg	4364	N	N	4302 S 122ND ST
002	017900	0965	3/2/10	\$300,000	\$255,000	2200	7	2006	Avg	3745	N	N	12248 46TH AVE S
002	334740	0975	11/21/09	\$299,950	\$249,000	2900	7	1966	Avg	13440	N	N	11814 44TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	017900	1756	5/4/10	\$320,000	\$277,000	2480	8	2010	Avg	4500	N	N	12211 50TH AVE S
002	017900	1755	1/28/10	\$310,000	\$262,000	2520	8	2009	Avg	4500	N	N	12209 50TH AVE S
002	073300	0131	12/7/10	\$309,000	\$282,000	2550	8	2005	Avg	6799	N	N	3565 S 116TH ST
002	017900	1455	8/17/09	\$350,000	\$282,000	3450	8	2008	Avg	5000	N	N	4814 S 124TH ST
004	162304	9196	8/14/09	\$203,000	\$164,000	440	5	1949	Good	13500	N	N	13830 29TH AVE S
004	382600	0530	9/7/11	\$140,000	\$136,000	680	5	1944	Avg	8100	N	N	12268 22ND AVE S
004	382600	0356	10/25/10	\$171,500	\$155,000	660	6	1996	Good	8100	N	N	12223 22ND AVE S
004	425580	0020	6/2/09	\$159,750	\$126,000	670	6	1947	Avg	7717	N	N	13520 24TH AVE S
004	365120	0015	12/21/09	\$120,000	\$100,000	730	6	1950	Fair	6720	N	N	13044 22ND AVE S
004	382600	0305	10/31/11	\$117,000	\$115,000	740	6	1932	Avg	8100	N	N	12258 21ST AVE S
004	886400	0655	8/5/09	\$157,500	\$127,000	770	6	1944	Avg	8049	N	N	13855 37TH AVE S
004	886400	0645	8/2/10	\$110,000	\$97,000	770	6	1944	Avg	6659	N	N	13867 37TH AVE S
004	098500	1350	12/17/10	\$194,900	\$178,000	780	6	1923	Avg	5138	N	N	12628 ROSEBERG AVE S
004	886400	0805	1/15/10	\$170,000	\$143,000	780	6	1944	Avg	6855	N	N	13880 37TH AVE S
004	886400	0425	8/5/11	\$195,000	\$189,000	790	6	1944	Avg	6099	N	N	3245 S 137TH ST
004	886400	0095	8/2/11	\$137,500	\$133,000	790	6	1944	Avg	6331	N	N	13513 37TH AVE S
004	886400	0495	4/4/11	\$134,950	\$127,000	790	6	1944	Avg	9514	N	N	13765 34TH AVE S
004	886400	0170	7/28/09	\$207,500	\$167,000	820	6	1944	Avg	6005	N	N	13533 35TH AVE S
004	382600	0220	2/24/10	\$130,000	\$110,000	820	6	1948	Avg	7057	N	N	2119 S 120TH ST
004	886400	0185	6/3/09	\$130,000	\$103,000	830	6	1944	Avg	6000	N	N	13517 35TH AVE S
004	640460	0103	2/24/09	\$229,900	\$177,000	840	6	1997	Avg	7280	N	N	13417 22ND LN S
004	886400	0885	7/22/10	\$185,000	\$163,000	860	6	1944	Avg	6000	N	N	3708 S 138TH ST
004	162304	9199	10/30/09	\$130,000	\$107,000	860	6	1950	Avg	9720	N	N	12821 MILITARY RD S
004	609940	0350	2/4/11	\$200,000	\$185,000	890	6	1950	Avg	14488	N	N	14205 29TH AVE S
004	162304	9244	8/25/11	\$130,000	\$126,000	910	6	1924	Good	9360	N	N	2435 S 138TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	152304	9058	8/14/09	\$235,000	\$190,000	930	6	1942	Good	11125	N	N	3320 S 132ND ST
004	734060	1044	4/17/10	\$258,000	\$222,000	940	6	1950	Avg	6000	Y	N	13508 37TH AVE S
004	098500	1339	11/28/11	\$178,000	\$177,000	960	6	1924	Good	26043	N	N	12624 ROSEBERG AVE S
004	735860	0270	2/18/10	\$175,000	\$148,000	990	6	1960	Avg	6000	N	N	13349 37TH AVE S
004	814860	0010	6/24/09	\$159,997	\$127,000	990	6	1947	Avg	6537	N	N	2008 S 126TH ST
004	025700	0119	6/26/09	\$195,000	\$155,000	1030	6	1944	Avg	24690	Y	N	12620 MILITARY RD S
004	500050	0105	3/18/09	\$212,300	\$164,000	1040	6	1943	Avg	6050	N	N	2451 S 121ST ST
004	152304	9098	7/13/09	\$205,000	\$164,000	1044	6	1939	Good	8014	N	N	14239 MILITARY RD S
004	359860	0066	9/27/11	\$207,000	\$203,000	1060	6	1951	VGood	8400	N	N	2450 S 144TH ST
004	382600	0190	6/21/10	\$185,000	\$162,000	1060	6	1951	Avg	8100	N	N	12259 21ST AVE S
004	162304	9112	6/10/11	\$185,000	\$177,000	1080	6	1936	Good	15478	N	N	12818 24TH AVE S
004	609940	0270	3/15/10	\$185,000	\$158,000	1090	6	1948	Avg	7802	N	N	14214 29TH AVE S
004	886400	0165	9/30/10	\$184,900	\$166,000	1100	6	1944	VGood	6005	N	N	13537 35TH AVE S
004	814860	0075	6/29/10	\$175,000	\$154,000	1100	6	1947	Good	8608	N	N	12434 21ST AVE S
004	382600	0075	8/26/11	\$120,000	\$117,000	1110	6	1950	Avg	8100	N	N	12214 20TH AVE S
004	162304	9348	11/5/10	\$215,000	\$195,000	1130	6	1941	Good	8500	N	N	2425 S 140TH ST
004	608300	0109	2/8/10	\$135,000	\$114,000	1130	6	1958	Avg	12148	N	N	13011 22ND AVE S
004	886400	0360	6/14/10	\$155,000	\$135,000	1170	6	1944	Avg	6003	N	N	3232 S 137TH ST
004	814860	0030	5/27/09	\$173,000	\$136,000	1200	6	1948	Avg	8852	N	N	12431 21ST AVE S
004	382600	0265	7/6/10	\$169,000	\$149,000	1220	6	1940	Avg	8100	N	N	12212 21ST AVE S
004	382600	0250	7/13/11	\$199,900	\$192,000	1260	6	1935	Avg	8100	N	N	12042 21ST AVE S
004	814860	0045	12/6/11	\$185,000	\$184,000	1280	6	1947	VGood	8701	N	N	12444 20TH AVE S
004	886400	0465	1/14/11	\$143,900	\$133,000	1280	6	1944	Good	6895	N	N	13729 34TH AVE S
004	161000	0016	11/10/09	\$157,000	\$130,000	1300	6	1947	Avg	6030	N	N	3719 S 140TH ST
004	500050	0055	5/21/10	\$207,000	\$180,000	1320	6	1943	Avg	8865	N	N	2460 S 121ST ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	886400	0210	4/7/10	\$223,000	\$192,000	1350	6	1944	Avg	7704	N	N	13512 32ND AVE S
004	382600	0665	8/10/10	\$270,000	\$239,000	1400	6	1942	Avg	8100	N	N	12036 23RD AVE S
004	886400	0580	2/24/11	\$240,800	\$224,000	1410	6	1944	Avg	7522	N	N	13752 34TH AVE S
004	608240	0170	2/25/11	\$150,000	\$140,000	1450	6	1935	Avg	18085	N	N	2445 S 133RD ST
004	025700	0014	1/6/10	\$268,000	\$225,000	1460	6	1947	Avg	30000	N	N	12036 26TH AVE S
004	162304	9214	4/23/09	\$250,000	\$195,000	1480	6	1942	VGood	47045	N	N	2456 S 138TH ST
004	382600	0130	8/17/11	\$255,000	\$247,000	1520	6	1994	Avg	8100	N	N	12039 21ST AVE S
004	609940	0382	7/31/09	\$239,950	\$193,000	1530	6	1936	Good	6717	N	N	14026 28TH AVE S
004	079200	0021	7/25/11	\$169,000	\$163,000	1680	6	1928	Good	7213	N	N	12441 24TH AVE S
004	640460	0121	10/22/09	\$200,000	\$164,000	1700	6	1960	Good	12814	N	N	13406 22ND AVE S
004	886400	0560	4/14/10	\$210,000	\$181,000	1730	6	1944	Avg	8800	N	N	13730 34TH AVE S
004	162304	9115	6/9/11	\$162,000	\$155,000	1740	6	1943	Avg	23363	N	N	13004 24TH AVE S
004	886400	0040	2/25/10	\$237,000	\$201,000	1830	6	1944	Good	6005	N	N	13538 35TH AVE S
004	608300	0122	9/8/10	\$217,500	\$194,000	1840	6	1942	Good	21354	N	N	12831 21ST AVE S
004	161000	0085	10/15/09	\$205,000	\$168,000	780	7	1946	Avg	5848	N	N	3703 S 141ST ST
004	161000	0085	6/29/09	\$132,250	\$105,000	780	7	1946	Avg	5848	N	N	3703 S 141ST ST
004	382600	0270	9/21/09	\$249,000	\$203,000	832	7	1932	Good	8100	N	N	12214 21ST AVE S
004	814860	0115	11/15/11	\$154,000	\$152,000	870	7	1948	Avg	6087	N	N	2216 S 126TH ST
004	382600	0110	12/6/11	\$160,000	\$159,000	950	7	1952	Avg	8100	N	N	12258 20TH AVE S
004	092304	9468	6/3/10	\$170,000	\$148,000	980	7	1956	Avg	12812	N	N	12641 21ST AVE S
004	382600	0705	9/17/09	\$200,000	\$163,000	1020	7	1959	Avg	8100	N	N	12236 23RD AVE S
004	608240	0082	3/30/10	\$206,000	\$177,000	1040	7	1957	Avg	11970	N	N	2435 S 132ND ST
004	162304	9249	4/10/09	\$202,000	\$157,000	1050	7	1954	Good	9150	N	N	13009 MILITARY RD S
004	155150	0100	4/11/09	\$210,000	\$164,000	1050	7	1962	Avg	7796	N	N	2423 S 139TH ST
004	608240	0301	5/14/10	\$249,950	\$217,000	1060	7	1959	Good	7976	N	N	2654 S 135TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	278100	0040	10/24/11	\$187,500	\$185,000	1060	7	1962	Good	8103	N	N	14224 26TH PL S
004	269360	0060	1/25/11	\$152,000	\$140,000	1060	7	1973	Good	8250	N	N	13317 27TH AVE S
004	735860	0260	5/6/10	\$257,000	\$222,000	1070	7	1961	Avg	11500	N	N	13357 37TH AVE S
004	608300	0048	9/2/09	\$240,000	\$195,000	1080	7	1957	Good	14353	N	N	13015 24TH AVE S
004	025700	0055	8/18/11	\$190,000	\$184,000	1100	7	1962	Avg	11057	N	N	2633 S 123RD ST
004	079200	0016	9/28/11	\$189,000	\$185,000	1110	7	1959	Avg	7200	N	N	12426 23RD AVE S
004	092304	9372	3/6/09	\$160,000	\$123,000	1120	7	1953	Avg	8201	N	N	12602 22ND AVE S
004	608240	0214	8/18/09	\$186,000	\$150,000	1120	7	1981	Good	7200	N	N	13408 24TH AVE S
004	152304	9218	3/30/10	\$193,000	\$165,000	1140	7	1956	Avg	9102	N	N	14203 35TH AVE S
004	608300	0020	12/28/10	\$220,000	\$202,000	1160	7	1928	Good	10564	N	N	12841 24TH AVE S
004	092304	9502	9/15/09	\$276,000	\$225,000	1180	7	1998	Avg	8622	N	N	12625 21ST AVE S
004	811290	0020	5/21/09	\$305,000	\$240,000	1190	7	1993	Avg	4984	N	N	2408 S 131ST PL
004	079200	0009	10/28/09	\$245,000	\$202,000	1220	7	1953	Avg	9120	N	N	12421 24TH AVE S
004	941260	0050	4/30/09	\$270,000	\$211,000	1220	7	1963	Good	8500	N	N	14104 34TH AVE S
004	162304	9396	10/26/11	\$158,500	\$156,000	1220	7	1977	Avg	9333	N	N	13631 26TH PL S
004	138680	0050	8/26/09	\$299,000	\$242,000	1230	7	1965	Avg	9174	N	N	13208 32ND AVE S
004	640460	0030	9/27/11	\$175,000	\$171,000	1230	7	1960	Avg	10917	N	N	2235 S 132ND ST
004	886400	0340	6/11/09	\$196,000	\$155,000	1240	7	1979	Avg	6028	N	N	3256 S 137TH ST
004	098500	1311	3/3/10	\$255,000	\$217,000	1250	7	2002	Avg	16215	N	N	12446 ROSEBERG AVE S
004	608300	0019	6/13/10	\$249,000	\$218,000	1250	7	2003	Avg	10564	N	N	12836 23RD AVE S
004	162304	9384	8/17/09	\$185,000	\$149,000	1250	7	1974	Avg	8001	N	N	13605 MILITARY RD S
004	608300	0016	1/13/11	\$230,000	\$212,000	1250	7	2004	Avg	10204	N	N	12830 23RD AVE S
004	734660	0280	10/23/09	\$223,000	\$183,000	1260	7	1997	Avg	7210	N	N	13218 MILITARY RD S
004	941500	0020	2/24/11	\$222,000	\$207,000	1310	7	1964	Avg	8500	N	N	3208 S 142ND PL
004	162304	9347	12/7/11	\$160,000	\$159,000	1360	7	1962	Avg	8680	N	N	12822 24TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	523280	0047	6/20/11	\$175,100	\$168,000	1390	7	1966	Avg	10000	N	N	14006 24TH AVE S
004	359860	0058	7/15/09	\$283,500	\$227,000	1420	7	1964	Good	9080	N	N	14256 24TH AVE S
004	092304	9402	3/4/10	\$223,000	\$190,000	1430	7	1958	Avg	8986	N	N	12646 20TH AVE S
004	162304	9340	7/6/09	\$231,000	\$184,000	1490	7	1962	Avg	8610	N	N	12828 24TH AVE S
004	640460	0094	10/26/11	\$235,000	\$231,000	1500	7	1960	VGood	13500	N	N	13505 24TH AVE S
004	608240	0172	8/27/09	\$166,950	\$135,000	1520	7	1959	Avg	7248	N	N	2447 S 133RD ST
004	359860	0041	4/30/10	\$250,000	\$216,000	1530	7	2005	Avg	7209	N	N	2406 S 142ND LN
004	608240	0070	5/10/11	\$225,000	\$213,000	1540	7	1978	Avg	9065	N	N	2450 S 133RD ST
004	941500	0010	10/25/10	\$228,000	\$206,000	1540	7	1965	Avg	10800	N	N	3202 S 142ND PL
004	162304	9375	1/21/11	\$201,825	\$186,000	1590	7	1968	Good	7599	N	N	13611 26TH PL S
004	025700	0020	2/24/10	\$290,000	\$246,000	1650	7	1968	Good	14199	N	N	2612 S 122ND ST
004	734660	0190	10/14/09	\$335,700	\$275,000	1680	7	1963	Avg	8447	N	N	13351 32ND AVE S
004	359860	0048	11/10/10	\$217,000	\$197,000	1700	7	1960	Good	9143	N	N	2417 S 142ND ST
004	025700	0229	6/30/11	\$184,000	\$176,000	1820	7	1964	Avg	8422	N	N	2608 S 125TH ST
004	162304	9248	4/9/10	\$225,000	\$193,000	1920	7	1954	Good	8100	N	N	13003 MILITARY RD S
004	092304	9511	5/6/11	\$235,000	\$222,000	1960	7	2003	Avg	6643	N	N	2119 S 124TH ST
004	092304	9484	6/24/10	\$250,000	\$219,000	2010	7	2002	Avg	7101	N	N	12620 21ST AVE S
004	608300	0160	8/13/10	\$301,000	\$267,000	2090	7	2010	Avg	8804	N	N	12819 22ND AVE S
004	640460	0232	6/28/10	\$272,250	\$239,000	2090	7	2010	Avg	7239	N	N	2115 S 134TH LN
004	425580	0015	6/8/10	\$298,450	\$260,000	2270	7	2007	Avg	7717	N	N	13514 24TH AVE S
004	735960	0410	10/19/09	\$235,000	\$193,000	2920	7	1984	Avg	8962	Y	N	3202 S 130TH ST
004	092304	9319	6/2/09	\$240,000	\$190,000	1250	8	1949	Avg	7899	N	N	2326 S 128TH ST
004	734660	0105	6/28/09	\$310,000	\$247,000	1280	8	1958	Avg	26628	N	N	13321 MILITARY RD S
004	609940	0030	4/20/11	\$259,990	\$245,000	1310	8	1939	Avg	41900	N	N	14036 MILITARY RD S
004	608300	0002	4/6/10	\$302,000	\$259,000	1390	8	2007	Avg	4400	N	N	2317 S 128TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	162304	9291	9/13/10	\$230,000	\$206,000	1450	8	1953	Good	8414	N	N	12841 26TH AVE S
004	152304	9310	4/18/11	\$290,000	\$273,000	2040	8	2010	Avg	6500	N	N	3411 S 140TH ST
004	640460	0231	7/16/09	\$363,000	\$290,000	2320	8	2008	Avg	7746	N	N	13445 22ND AVE S
004	152304	9311	5/25/11	\$322,000	\$306,000	2640	8	2009	Avg	7150	N	N	3415 S 140TH ST
004	500050	0121	1/19/11	\$281,000	\$259,000	2470	9	2006	Avg	6331	N	N	12115 26TH AVE S
005	736060	0175	7/19/11	\$182,500	\$176,000	910	5	1949	VGood	9083	N	N	13719 41ST AVE S
005	736060	0420	6/24/11	\$145,000	\$139,000	660	6	1942	Good	8400	N	N	4101 S 139TH ST
005	152304	9197	7/25/11	\$248,000	\$239,000	750	6	1938	VGood	8925	Y	N	4804 S 144TH ST
005	734760	0105	10/15/09	\$165,000	\$135,000	860	6	1928	Avg	8400	N	N	4426 S 137TH ST
005	734760	0215	3/9/11	\$205,000	\$191,000	950	6	1970	VGood	8500	N	N	13737 45TH AVE S
005	733240	0070	10/23/09	\$160,000	\$132,000	980	6	1979	Avg	6000	N	N	13030 38TH AVE S
005	734820	0090	8/19/09	\$236,300	\$191,000	1080	6	1960	Avg	8340	N	N	14015 43RD AVE S
005	152304	9260	2/16/10	\$226,000	\$192,000	1100	6	1930	Good	12040	N	N	13731 44TH AVE S
005	734560	0995	9/15/11	\$180,000	\$176,000	1120	6	1921	Good	6503	N	N	3836 S 130TH ST
005	734820	0020	8/10/09	\$244,950	\$197,000	1180	6	1931	Good	7740	N	N	14020 42ND AVE S
005	735960	0035	12/16/09	\$177,000	\$148,000	870	7	1979	Avg	8924	N	N	12815 37TH AVE S
005	322920	0040	7/15/10	\$199,950	\$176,000	900	7	1946	Good	13399	N	N	13765 MACADAM RD S
005	734060	0941	11/4/11	\$245,000	\$242,000	940	7	1950	Good	9333	N	N	13223 40TH AVE S
005	734820	0185	3/18/11	\$201,000	\$188,000	1070	7	1908	Good	8340	N	N	14025 44TH AVE S
005	734760	0005	6/29/09	\$278,000	\$221,000	1150	7	1918	Avg	11200	Y	N	13601 MACADAM RD S
005	736060	0215	8/25/09	\$315,000	\$255,000	1250	7	1996	Avg	7800	N	N	13745 41ST AVE S
005	736060	0440	12/18/09	\$275,000	\$229,000	1250	7	1911	VGood	11405	N	N	13909 42ND AVE S
005	736060	0350	4/28/10	\$230,000	\$199,000	1670	7	1947	Avg	7260	Y	N	4120 S 139TH ST
005	322920	0005	10/14/10	\$240,000	\$216,000	2310	7	2006	Avg	5175	Y	N	13815 MACADAM RD S
005	261320	0049	2/9/10	\$475,000	\$402,000	2373	7	2006	Avg	21000	N	N	13534 MACADAM RD S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	261200	0350	8/31/10	\$255,000	\$227,000	1730	8	2002	Avg	7409	N	N	4275 S 137TH ST
005	261200	0280	12/23/10	\$272,000	\$249,000	1750	8	2002	Avg	6411	N	N	13719 43RD PL S
005	261200	0380	7/21/09	\$247,000	\$198,000	1750	8	2002	Avg	4521	N	N	4287 S 137TH ST
005	261200	0180	7/8/10	\$345,000	\$303,000	2140	8	2002	Avg	11325	N	N	4262 S 137TH PL
005	261200	0140	8/26/10	\$275,000	\$245,000	2140	8	2001	Avg	5656	N	N	4246 S 137TH PL
005	261200	0130	6/24/10	\$299,500	\$262,000	2220	8	2001	Avg	10627	N	N	4242 S 137TH PL
005	322920	0091	4/27/09	\$375,000	\$293,000	2300	8	2008	Avg	5537	N	N	4606 S 139TH ST
005	734820	0085	1/22/10	\$435,000	\$366,000	4000	8	2009	Avg	8340	N	N	14021 43RD AVE S
005	142260	0010	10/13/09	\$360,000	\$295,000	2410	9	2004	Avg	7456	N	N	3830 S 132ND PL
005	734060	0843	5/26/11	\$309,000	\$294,000	2670	9	2008	Avg	7308	N	N	13011 MACADAM RD S
005	142260	0170	4/12/10	\$385,000	\$331,000	3460	9	2003	Avg	7021	N	N	3833 S 132ND PL
006	392340	0043	10/30/09	\$209,000	\$172,000	1140	5	1958	Good	16101	N	N	2850 S 150TH ST
006	212304	9160	3/7/11	\$160,000	\$149,000	830	6	1948	Good	8450	N	N	3096 S 148TH ST
006	004100	0432	5/28/10	\$197,500	\$172,000	1100	6	1939	Good	13000	N	N	15049 32ND PL S
006	212304	9140	7/29/09	\$217,500	\$175,000	1140	6	1941	Good	7644	N	N	3006 S 146TH ST
006	212304	9182	5/5/11	\$136,200	\$129,000	1310	6	1942	Avg	7300	N	N	3111 S 144TH ST
006	212304	9193	12/11/09	\$225,000	\$187,000	1420	6	1942	VGood	8203	N	N	2626 S 152ND ST
006	212304	9247	12/14/09	\$205,000	\$171,000	1810	6	1948	Good	11472	N	N	2652 S 148TH ST
006	004100	0436	12/17/10	\$199,950	\$183,000	900	7	1961	VGood	10450	N	N	15047 32ND PL S
006	392340	0132	2/23/09	\$203,700	\$156,000	1050	7	1994	Avg	8125	N	N	15103 29TH LN S
006	392340	0133	2/26/10	\$181,000	\$154,000	1050	7	1994	Avg	7865	N	N	15109 29TH LN S
006	638580	0190	3/1/11	\$177,000	\$165,000	1050	7	1962	Avg	7200	N	N	15033 30TH AVE S
006	024150	0035	2/24/11	\$215,000	\$200,000	1060	7	1958	Good	9842	N	N	14442 24TH AVE S
006	638580	0140	3/4/09	\$292,000	\$225,000	1080	7	1963	Good	7200	N	N	15050 29TH AVE S
006	638580	0120	8/29/11	\$189,000	\$184,000	1090	7	1963	Avg	7200	N	N	15036 29TH AVE S

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Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	392340	0134	11/23/11	\$175,000	\$173,000	1200	7	1994	Avg	7826	N	N	15115 29TH LN S
006	021650	0010	10/25/11	\$160,000	\$158,000	1250	7	1964	Avg	7125	N	N	14457 26TH AVE S
006	004000	0080	8/17/10	\$235,000	\$209,000	1310	7	1952	Avg	7800	N	N	14434 34TH AVE S
006	024150	0095	11/14/11	\$196,000	\$194,000	1370	7	1958	Avg	11172	N	N	14436 25TH AVE S
006	021650	0050	8/19/10	\$219,950	\$195,000	1530	7	1965	Avg	7980	N	N	14439 26TH AVE S
006	392340	0080	11/17/11	\$175,000	\$173,000	1580	7	1985	Avg	7367	N	N	15104 31ST PL S
006	212304	9474	2/27/09	\$275,000	\$212,000	1740	7	1941	Avg	9809	N	N	14632 26TH LN S
006	212304	9011	11/23/11	\$173,000	\$171,000	1960	7	1959	Good	11085	N	N	14459 25TH AVE S
006	212304	9472	11/10/09	\$215,000	\$178,000	1980	7	1964	Good	8682	N	N	14426 28TH LN S
006	212304	9564	11/21/11	\$185,000	\$183,000	2020	7	1992	Avg	11557	N	N	3126 S 148TH ST
006	004000	1035	11/16/11	\$185,000	\$183,000	1340	8	1949	Avg	11025	N	N	3209 S 146TH ST
006	212304	9610	4/12/10	\$320,000	\$275,000	2480	9	2007	Avg	7924	N	N	15113 26TH LN S
007	359700	0084	10/1/09	\$220,000	\$180,000	720	5	1953	Avg	9240	N	N	5904 S 149TH ST
007	000300	0065	11/22/10	\$189,950	\$173,000	600	6	1943	Good	7785	N	N	5330 S 136TH ST
007	000300	0007	12/14/10	\$125,000	\$114,000	620	6	1925	Avg	7652	N	N	13620 52ND AVE S
007	336590	0730	12/1/11	\$172,950	\$172,000	1000	6	1908	Avg	11904	N	N	14221 58TH AVE S
007	336590	0715	11/24/10	\$279,500	\$254,000	2160	6	1983	Avg	11960	Y	N	5725 S 142ND ST
007	167040	0215	5/14/10	\$278,000	\$241,000	2400	6	1919	Good	6886	N	N	5341 S 140TH ST
007	336590	0041	4/13/10	\$215,000	\$185,000	1110	7	1964	Avg	10100	N	N	5505 S 144TH ST
007	336590	0200	7/31/09	\$250,000	\$201,000	1130	7	1953	Avg	19584	N	N	14249 56TH AVE S
007	115720	0402	12/4/09	\$350,000	\$291,000	1200	7	1984	Avg	10556	Y	N	14926 57TH AVE S
007	336590	1355	10/30/09	\$227,738	\$188,000	1200	7	1960	Avg	11285	N	N	14252 59TH AVE S
007	336590	1355	4/2/10	\$180,000	\$154,000	1200	7	1960	Avg	11285	N	N	14252 59TH AVE S
007	109990	0120	10/13/10	\$236,000	\$213,000	1280	7	1993	Avg	8414	N	N	5603 S 150TH PL
007	336590	0325	5/16/11	\$237,500	\$225,000	1320	7	1991	Avg	13056	Y	N	14116 56TH AVE S

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Area 24
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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
007	359700	0080	1/6/09	\$263,000	\$199,000	1510	7	1957	Avg	8922	N	N	14770 59TH AVE S
007	000280	0016	4/28/11	\$274,000	\$259,000	1560	7	1966	Avg	8618	N	N	13943 56TH PL S
007	336590	1131	12/23/11	\$195,000	\$195,000	1580	7	1950	Avg	9920	N	N	5828 S 144TH ST
007	336590	0750	11/29/10	\$278,000	\$253,000	1900	7	1991	Avg	10540	N	N	14247 58TH AVE S
007	377930	0170	2/17/11	\$300,000	\$279,000	2400	7	2000	Avg	6788	Y	N	5618 S 150TH ST
007	336590	0470	11/5/10	\$290,000	\$263,000	1940	8	1961	Avg	19776	Y	N	14415 57TH AVE S
007	868780	0080	3/10/09	\$357,000	\$275,000	2440	8	1991	Avg	12960	N	N	14711 58TH AVE S
007	336590	0346	4/27/09	\$419,000	\$328,000	2750	8	2008	Avg	9297	N	N	14111 57TH AVE S
007	359700	0077	4/30/09	\$325,000	\$254,000	2790	8	2007	Avg	7620	N	N	14742 59TH AVE S
007	512210	0070	9/14/09	\$405,000	\$329,000	2010	9	1988	Avg	12074	N	N	6301 S 151ST PL
007	512210	0030	10/20/11	\$310,000	\$305,000	2030	9	1989	Avg	12582	N	N	6202 S 151ST PL
007	336590	1236	7/28/09	\$358,500	\$288,000	2110	9	2000	Avg	10854	N	N	5817 S 144TH ST
007	512210	0060	7/21/10	\$450,000	\$397,000	2550	9	1988	Avg	12050	N	N	6241 S 151ST PL
007	512210	0130	4/21/10	\$358,000	\$309,000	2790	9	1988	Avg	12070	N	N	6340 S 151ST PL
010	004000	0407	10/5/10	\$189,000	\$170,000	720	6	1947	Avg	6450	N	N	14441 46TH AVE S
010	004200	0048	12/13/11	\$139,000	\$138,000	790	6	1943	Avg	49608	N	N	4447 S 148TH ST
010	004200	0259	10/23/09	\$170,500	\$140,000	800	6	1947	Avg	7211	N	N	15015 43RD PL S
010	004200	0350	10/19/11	\$185,000	\$182,000	900	6	1930	Avg	10148	N	N	15122 42ND AVE S
010	004100	0190	3/31/09	\$220,000	\$171,000	920	6	1935	Avg	20239	N	N	4041 S 148TH ST
010	004200	0335	11/18/09	\$290,000	\$240,000	1180	7	1952	Avg	45648	N	N	15046 43RD PL S
010	004200	0371	8/9/11	\$215,000	\$208,000	1230	7	1965	Good	8773	N	N	4615 S 150TH ST
010	004100	0168	6/19/09	\$230,000	\$183,000	1240	7	1953	Good	20081	N	N	4015 S 148TH ST
010	004000	0484	6/12/09	\$295,000	\$234,000	1370	7	1998	Avg	7831	N	N	14408 46TH AVE S
010	004000	0815	8/19/09	\$284,950	\$230,000	1520	7	1969	Avg	9639	N	N	4206 S 148TH ST
010	004000	0749	6/26/09	\$292,000	\$232,000	1600	7	1963	Avg	14378	N	N	14615 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 24
(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
010	004100	0608	11/30/11	\$280,000	\$278,000	1640	7	1992	VGood	10687	N	N	4023 S 151ST ST
010	004200	0218	6/16/11	\$258,000	\$247,000	2170	7	1999	Avg	9489	Y	N	4650 S 150TH ST
010	004000	0706	2/24/10	\$230,500	\$196,000	2280	7	1960	Avg	8092	N	N	14628 42ND AVE S
010	261000	0050	9/26/11	\$250,000	\$245,000	1750	8	2002	Avg	6500	Y	N	4803 S 145TH ST
010	004000	0513	2/22/10	\$366,000	\$311,000	2620	8	2007	Avg	6500	Y	N	14424 48TH PL S
010	004100	0551	3/10/09	\$335,000	\$258,000	2730	8	2002	Avg	10498	N	N	3765 S 150TH ST
010	004200	0097	5/23/09	\$473,600	\$373,000	3230	9	2008	Avg	9033	N	N	4238 S 150TH ST
010	004200	0140	3/16/11	\$645,000	\$603,000	4990	10	2009	Avg	13226	N	N	4645 S 148TH ST
010	004000	0730	10/21/11	\$510,000	\$502,000	5660	10	2008	Avg	12580	N	N	4407 S 146TH ST

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Area 24
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
013300	0145	12/2/09	\$201,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
013300	0235	8/23/10	\$197,500	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXEC
013300	0280	2/22/11	\$136,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
031600	0020	1/8/09	\$258,000	UNFIN AREA
031600	0100	1/11/11	\$136,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
042304	9045	1/4/10	\$210,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
042304	9096	11/29/10	\$415,780	FORECLOSURE;CORP AFFILIATES; GOV AGENCY
042304	9096	5/31/11	\$195,000	NON-REP;GOV AGENCY;FIN INSTITUTION RESALE
042304	9156	1/4/10	\$97,500	DOR RATIO;IMP COUNT;NO MKT EXP
079700	0208	1/19/11	\$80,239	DOR RATIO;QCD; STATEMENT TO DOR
079700	0280	10/27/09	\$115,000	NO MARKET EXPOSURE
079700	0280	12/10/09	\$153,000	NON-REP SALE;SHORT SALE
079700	0287	11/17/11	\$97,900	DOR RATIO;OBSOL;GOV AGENCY
079700	0287	4/12/11	\$272,865	OBSOL;CORP AFFILIATES; GOV AGENCY
079900	0015	3/13/09	\$80,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
079900	0031	7/19/11	\$65,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
092304	9087	12/21/09	\$125,000	NO MARKET EXPOSURE; FIN INSTITUTION RESALE
092304	9098	9/3/11	\$120,000	SASS OUTLIER
092304	9168	2/10/10	\$135,000	NON-REP;GOVERNMENT AGENCY
092304	9176	3/10/10	\$110,000	NON-REP;FINANCIAL INSTITUTION RESALE
092304	9185	11/11/09	\$299,858	IMP COUNT;CORP AFFILIATES; NO MRKT EXPOSURE
092304	9185	9/9/11	\$288,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
092304	9195	12/22/11	\$95,000	NO MARKET EXPOSURE
092304	9196	7/7/11	\$95,250	NON-REP;FINANCIAL INSTITUTION RESALE;
092304	9230	7/15/11	\$83,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
092304	9262	12/1/11	\$247,500	2012 AV DOES NOT MATCH SALE CHAR;PREVIMP<=25K
092304	9347	7/21/10	\$220,000	2012 AV DOES NOT MATCH SALES CHAR
092304	9425	11/23/09	\$150,000	NO MARKET EXP; RELATED PARTY, FRIEND, OR NBR
092304	9510	10/31/11	\$254,950	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
098500	0267	9/22/11	\$274,000	IMP COUNT
098500	0365	8/3/11	\$79,000	DOR RATIO;NON-REP SALE
098500	0447	12/6/11	\$140,948	FORECLOSURE;GOVERNMENT AGENCY
098600	0021	6/3/09	\$184,000	SASS OUTLIER
098600	0045	12/15/11	\$137,900	NON-REP;GOV AGENCY;FIN INSTITUTION RESALE
098600	0048	4/19/10	\$217,000	FOECLOSURE;EXEMPT FROM EXCISE TAX;
278700	0090	7/1/11	\$150,000	NON-REP;FINANCIAL INSTITUTION RESALE
278940	0030	3/11/10	\$290,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
284320	0100	8/20/11	\$84,898	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
284320	0105	12/27/11	\$210,000	FORECLOSURE;EXEMPT FROM EXCISE TAX
309200	0205	7/1/10	\$220,000	UNFIN AREA
327590	0090	5/24/11	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Major	Minor	Sale Date	Sale Price	Comments
424540	0065	9/29/10	\$125,000	NO MARKET EXPOSURE
530020	0020	6/1/11	\$170,000	NON-REP;GOV AGENCY;FIN INSTITUTION RESALE
725820	0040	4/20/11	\$78,750	DOR RATIO;FINANCIAL INSTITUTION RESALE
861480	0030	4/14/11	\$141,750	FORECLOSURE;EXEMPT FROM EXCISE TAX
017900	0040	10/23/10	\$101,337	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGBOR
017900	0400	5/14/10	\$165,000	NO MARKET EXPOSURE
017900	0460	2/10/11	\$140,000	NO MARKET EXPOSURE
017900	1730	8/5/11	\$330,000	%COMPLETE
017900	1731	9/8/10	\$325,000	%COMPLETE
017900	1965	9/23/11	\$200,000	NO MARKET EXPOSURE
017900	2230	3/8/11	\$179,000	TEAR DOWN; NO MARKET EXPOSURE
073300	0130	9/9/09	\$353,691	FORECLOSURE;GOVERNMENT AGENCY
334740	0245	10/18/11	\$177,500	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
334740	0380	9/4/09	\$245,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
334740	1150	6/11/09	\$265,000	IMP COUNT
335140	0620	10/12/10	\$120,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
734060	0023	5/6/10	\$105,000	NO MKT EXP;RELATED PARTY, FRIEND, OR NBR
734060	0124	6/10/11	\$194,000	NON-REPRESENTATIVE SALE
734060	0282	5/20/09	\$142,741	IMP CHAR CHNGD SINCE SALE;FIN INSTITUTION RESALE
025700	0233	6/22/11	\$130,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
079200	0023	9/6/11	\$289,000	%COMPLETE
079200	0025	8/30/11	\$130,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
092304	9226	11/24/09	\$309,056	FORECLOSURE;EXEMPT FROM EXCISE TAX
092304	9226	7/19/10	\$82,000	NON-REPRESENTATIVE SALE
092304	9266	11/4/10	\$93,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
092304	9346	6/5/09	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
092304	9379	12/21/09	\$76,528	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
092304	9402	3/4/10	\$223,000	QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
098500	1266	12/28/11	\$105,000	DOR RATIO
098500	1309	4/20/09	\$40,000	DOR RATIO;NO MARKET EXPOSURE
098500	1309	10/14/09	\$240,000	PRESENT CHAR DO NOT MATCH SALE CHAR
098500	1350	7/27/10	\$96,000	IMP CHAR CHNGD SINCE SALE;FIN INSTITUTION RESALE
098500	1415	9/27/11	\$122,000	NON-REP;ESTATE ADMN, GUARDIAN, OR EXEC
152304	9098	4/8/09	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
152304	9098	11/21/11	\$100,000	NON-REP;GOV AGENCY;FIN INSTITUTION RESALE
152304	9113	6/28/11	\$139,000	SASS OUTLIER
152304	9113	3/19/09	\$133,000	NO MARKET EXPOSURE
152304	9165	7/29/10	\$250,000	NO MARKET EXPOSURE
161000	0115	12/1/11	\$290,000	SASS OUTLIER
162304	9112	3/22/10	\$108,000	IMP CHAR CHNGD SINCE SALE;FIN INSTITUTION RESALE
162304	9116	5/23/11	\$80,000	DOR RATIO;FINANCIAL INSTITUTION RESALE

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Major	Minor	Sale Date	Sale Price	Comments
162304	9248	8/3/09	\$111,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
162304	9283	11/10/11	\$73,802	DOR RATIO;EXEMPT FROM EXCISE TAX; FIN INST RESALE
162304	9383	3/31/11	\$86,000	DOR RATIO;NON-REP SALE; FIN INSTITUTION RESALE
162304	9391	2/4/11	\$114,900	NON-REP SALE; FIN INSTITUTION RESALE
178700	0110	9/17/09	\$275,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
278100	0040	6/8/11	\$115,000	IMP CHAR CHNGD SINCE SALE;FIN INSTITUTION RESALE
359860	0042	10/12/10	\$98,369	NO MARKET EXPOSURE
359860	0044	11/7/11	\$78,000	DOR RATIO
359860	0048	1/13/10	\$126,000	IMP CHARACTERISTICS CHANGED SINCE SALE
359860	0052	7/22/11	\$192,500	NON-REP SALE; FIN INSTITUTION RESALE
359860	0066	4/7/11	\$92,000	IMP CHAR CHNGD SINCE SALE; FIN INSTITUTION RESALE
359860	0079	10/19/09	\$280,000	IMP COUNT
382600	0110	7/13/11	\$82,500	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
382600	0130	8/12/10	\$105,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
382600	0356	6/15/10	\$104,000	NON-REP SALE; FIN INSTITUTION RESALE
382600	0560	8/12/09	\$165,000	SASS OUTLIER
382600	0631	3/24/10	\$148,100	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NBR
382600	0715	11/23/09	\$143,300	OUR DATA DOES NOT MATCH SALE DATA
425580	0015	2/10/10	\$165,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
500000	0010	12/13/11	\$98,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
500000	0025	6/21/11	\$125,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
608240	0040	12/16/11	\$70,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
608240	0062	6/18/10	\$210,000	NO MARKET EXPOSURE
608240	0072	6/16/11	\$105,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
608300	0002	10/28/09	\$215,250	BANKRUPTCY - RECEIVER/TRUSTEE; IMP CHAR CHGD
608300	0008	5/13/10	\$140,000	NON-REP SALE; FIN INSTITUTION RESALE
608300	0009	7/29/09	\$195,500	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
608300	0041	12/10/09	\$180,000	NO MARKET EXPOSURE
608300	0049	9/22/09	\$200,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
608300	0052	7/20/09	\$230,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
608300	0082	12/2/11	\$127,500	EXEMPT FROM EXCISE TAX; FIN INSTITUTION RESALE
608300	0143	2/18/09	\$175,000	SASS OUTLIER
608300	0159	4/26/10	\$46,769	DOR RATIO;QCD; RELATED PARTY/ FRIEND/NEIGHBOR
608300	0160	4/26/10	\$75,000	DOR RATIO
609940	0121	12/5/11	\$170,920	FORECLOSURE;GOV AGENCY; EXMPT FROM EXCISE TAX
609940	0204	10/6/11	\$97,605	QCD; PART INTEREST;RELATED PARTY/ FRIEND/NGBR
609940	0210	6/29/09	\$88,308	DOR RATIO;QC DEED; RELATED PARTY/FRIEND/NGBR
609940	0271	8/24/11	\$155,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
609940	0290	1/14/11	\$150,000	NO MRKT EXPOSURE;ESTATE ADMIN, GUARDIAN/EXEC
640460	0094	2/16/11	\$127,000	DOR RATIO
640460	0230	3/10/10	\$70,000	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
734060	1043	9/26/10	\$188,000	CHARACTERISTICS DO NOT MATCH SALES DATA
734660	0219	12/12/11	\$225,000	CHARACTERISTICS DO NOT MATCH SALES DATA
734660	0308	1/6/09	\$190,000	NO MARKET EXPOSURE; FIN INSTITUTION RESALE;
734700	0060	2/10/09	\$326,017	FORECLOSURE;GOV AGENCY; EXMPT FROM EXCISE TAX
735860	0100	4/19/11	\$184,077	FORECLOSURE;GOV AGENCY; EXMPT FROM EXCISE TAX
735860	0135	11/15/11	\$70,000	DOR RATIO
735860	0188	3/21/11	\$127,700	SASS OUTLIER
735960	0355	10/13/11	\$120,000	NON-REP SALE; FIN INSTITUTION RESALE
735960	0440	3/8/11	\$155,000	NON-REP SALE; FIN INSTITUTION RESALE
814860	0045	7/13/11	\$82,500	DOR RATIO;FORCED SALE;IMP CHAR CHNGD SINCE SALE
814860	0115	7/11/11	\$65,500	DOR RATIO;NO MARKET EXPOSURE
886400	0060	3/5/10	\$185,000	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NGBR
886400	0165	6/16/10	\$85,500	DOR RATIO
886400	0305	4/21/09	\$138,181	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NBR
886400	0360	11/11/09	\$170,000	FORECLOSURE;EXEMPT FROM EXCISE TAX
886400	0615	8/1/11	\$96,500	NON-REP SALE; FIN INSTITUTION RESALE
886400	0635	11/4/11	\$125,000	SASS OUTLIER
886400	0765	7/12/11	\$189,000	FORECLOSURE;GOV AGENCY; EXMPT FROM EXCISE TAX
886400	0970	7/8/09	\$262,500	NO MARKET EXPOSURE
941500	0010	3/26/10	\$129,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
950900	0060	6/30/11	\$137,000	SASS OUTLIER
000300	0104	7/28/11	\$149,071	RELATED PARTY/FRIEND/NGBR; STATEMENT TO DOR
152304	9036	6/14/10	\$228,500	NO MARKET EXPOSURE
152304	9172	4/26/10	\$20,000	DOR RATIO;NO MRKT EXP; RELATD PARTY/FRIEND/NBR
261320	0031	7/11/11	\$143,000	RELATED PARTY, FRIEND, OR NEIGHBOR
322920	0040	3/1/10	\$84,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
322920	0093	4/25/11	\$299,950	%COMPLETE
733240	0005	1/20/10	\$200,000	NO MARKET EXPOSURE; RELATED PARTY/FRIEND/NGBR
734060	0681	1/28/09	\$340,000	IMP COUNT; NO MARKET EXPOSURE
734060	0769	8/30/10	\$200,000	QCD; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
734060	0840	4/25/11	\$52,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
734060	0961	8/11/11	\$285,000	NO MARKET EXPOSURE; RELATED PARTY/FRIEND/NGBR
734060	1060	8/11/11	\$80,000	DOR RATIO;PREVIMP<=25K;FIN INSTITUTION RESALE
734760	0125	12/22/11	\$49,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
734760	0210	12/12/11	\$80,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
734760	0215	12/7/10	\$100,000	NO MRKT EXP;IMP CHAR CHNGD SINCE SALE;FIN INSTN
734820	0105	12/6/10	\$148,000	SASS OUTLIER
734820	0115	12/29/11	\$200,000	NO MARKET EXPOSURE
735960	0175	9/6/11	\$73,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
735960	0235	3/2/10	\$215,871	NO MARKET EXPOSURE; AUCTION SALE
735960	0235	10/22/10	\$159,000	PRESENT CHAR DO NOT MATCH SALE CHAR

Improved Sales Removed in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
735960	0810	7/15/11	\$79,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
736060	0175	4/27/10	\$88,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004000	1051	11/23/09	\$129,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004000	1051	6/23/11	\$102,500	NON-REP SALE; FIN INSTITUTION RESALE
004100	0432	8/4/09	\$178,500	BANKRUPTCY - RECEIVER/TRUSTEE
004100	0432	12/10/09	\$140,000	NO MARKET EXPOSURE; FIN INSTITUTION RESALE
004100	0454	12/12/11	\$61,000	DOR RATIO;GOV AGENCY; EXEMPT FROM EXCISE TAX
021650	0030	9/7/10	\$159,979	FORECLOSURE;GOV AGENCY; EXMPT FROM EXCISE TAX
024150	0035	8/26/10	\$120,000	IMP CHAR CHNGD SINCE SALE;FIN INSTITUTION RESALE
212304	9110	10/27/11	\$112,500	FORECLOSURE;GOV AGENCY; EXMPT FROM EXCISE TAX
212304	9126	7/20/10	\$6,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
212304	9189	8/31/11	\$109,199	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
212304	9238	3/28/11	\$140,000	SASS OUTLIER
212304	9247	5/21/09	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
212304	9298	2/2/09	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
212304	9338	11/18/09	\$279,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
212304	9338	4/22/09	\$154,000	NO MARKET EXPOSURE
212304	9338	4/14/09	\$129,000	NO MARKET EXPOSURE
212304	9415	4/22/11	\$60,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
212304	9505	11/1/10	\$135,900	NON-REP;STMNT TO DOR; FIN INSTITUTION RESALE
212304	9518	2/23/10	\$123,000	SASS OUTLIER
212304	9542	4/13/11	\$182,000	SASS OUTLIER
212304	9555	4/17/09	\$169,100	SASS OUTLIER
212304	9610	2/3/10	\$310,500	FORECLOSURE;EXEMPT FROM EXCISE TAX
253000	0070	4/12/11	\$245,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
253000	0070	8/13/09	\$145,000	BANKRUPTCY - RECEIVER/TRUSTEE; IMP CHAR CHGD
384260	0047	12/9/11	\$118,950	FORECLOSURE;EXEMPT FROM EXCISE TAX
392340	0012	5/12/10	\$72,500	DOR RATIO;GOV AGENCY; FIN INSTITUTION RESALE
392340	0015	8/4/11	\$140,000	TEAR DOWN
392340	0051	7/27/11	\$125,000	NON-REP;STMNT TO DOR; FIN INSTITUTION RESALE
392340	0057	11/9/11	\$110,000	OUR DATA DOES NOT MATCH SALE DATA
392340	0094	10/14/11	\$109,900	NON-REP;FINANCIAL INSTITUTION RESALE
392340	0127	7/7/11	\$186,500	NON-REP;FINANCIAL INSTITUTION RESALE
638580	0010	7/28/10	\$225,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
638580	0010	8/12/09	\$87,953	QCD; EASEMENT/RIGHT-OF-WAY; RELATED PARTY
638590	0080	2/14/11	\$148,500	NON-REP;FINANCIAL INSTITUTION RESALE
000280	0025	5/19/10	\$217,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
167040	0028	11/23/10	\$55,000	NO MARKET EXPOSURE;PREVIMP<=25K
217200	0195	7/14/10	\$175,000	QCD; EXEMPT FROM EXCISE TAX; RELATED PARTY
217200	0320	5/31/11	\$82,500	NO MARKET EXPOSURE; FIN INSTITUTION RESALE
336590	0175	5/11/09	\$417,000	OUR DATA DOES NOT MATCH SALE DATA

Improved Sales Removed in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
336590	0539	6/29/10	\$157,000	GOV AGENCY; IMP. CHAR CHANGED SINCE SALE
336590	1165	11/26/10	\$7,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
336590	1165	3/16/10	\$4,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
336590	1180	11/2/11	\$171,000	FORECLOSURE;GOV AGENCY; EXMPT FROM EXCISE TAX
359700	0083	1/8/10	\$257,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
359700	0145	3/30/10	\$215,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
359700	0340	11/22/11	\$176,700	NO MKT EXPOSURE;ESTATE ADMIN/GUARDIAN/EXEC
377920	0237	4/2/10	\$262,500	OBSOL
377930	0190	6/5/09	\$301,000	NO MARKET EXPOSURE;FINANCIAL INSTITUTION RESALE
512210	0060	5/6/10	\$225,000	IMP CHAR CHNGD SINCE SALE;FIN INSTITUTION RESALE
734400	0110	10/31/11	\$120,000	NO MRKT EXPOSURE;IMP. CHAR CHANGED SINCE SALE
799960	0065	4/13/11	\$5,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
868780	0139	3/25/11	\$193,957	FORECLOSURE;GOV AGENCY; CORRECTION DEED
004000	0234	9/29/10	\$199,000	NO MARKET EXPOSURE
004000	0383	8/27/09	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004000	0425	3/24/10	\$117,500	NO MARKET EXPOSURE
004000	0575	7/8/11	\$180,000	TEAR DOWN
004000	0615	5/18/11	\$250,000	NO MARKET EXPOSURE
004000	0730	7/16/10	\$500,000	FORECLOSURE;NO MARKET EXPOSURE
004000	0930	11/1/11	\$162,000	NON-REP;FINANCIAL INSTITUTION RESALE
004000	0944	10/20/10	\$101,500	IMP CHAR CHNGD SINCE SALE;FIN INSTITUTION RESALE
004000	0957	8/16/11	\$205,000	NO MARKET EXPOSURE
004100	0163	7/7/11	\$80,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
004100	0178	10/14/11	\$184,000	NO MARKET EXPOSURE; FIN INSTITUTION RESALE
004100	0550	7/15/09	\$111,836	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
004200	0025	8/30/10	\$60,640	QUIT CLAIM DEED; RELATED PARTY/ FRIEND/NEIGHBOR
004200	0025	4/1/11	\$7,529	QUIT CLAIM DEED; RELATED PARTY/ FRIEND/NEIGHBOR
004200	0030	6/2/10	\$175,000	RELATED PARTY,FRIEND, OR NEIGHBOR;TENANT
004200	0095	10/13/11	\$320,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
004200	0103	12/14/11	\$180,000	2012 AV DOES NOT MATCH SALE CHARACTERISTICS
004200	0259	10/26/09	\$170,500	QCD; EXEMPT FROM EXCISE TAX; RELATED PARTY
004200	0394	3/17/11	\$145,000	NO MARKET EXPOSURE;PREVIMP<=25K
261000	0100	12/7/11	\$345,844	GOV AGENCY;EXMPT EXCISE TAX;FIN INSTITUTION SALE

Vacant Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	427060	0060	2/11/2011	\$48,000	21400	N	N
001	896180	0310	6/5/2009	\$80,000	7406	N	N
002	017900	1475	4/17/2009	\$50,000	4000	N	N
002	734060	0144	10/21/2009	\$85,000	9430	N	N
004	640460	0233	9/29/2009	\$64,950	7238	N	N
004	735860	0140	11/4/2011	\$65,000	6000	N	N
005	734820	0085	3/17/2009	\$69,900	8340	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	017900	1787	11/5/2009	\$2,000	NO MARKET EXPOSURE; RELATED PARTY
002	334740	0320	7/16/2011	\$20,000	RELATED PARTY; FINANCIAL INSTITUTION RESALE
002	334740	0795	12/8/2010	\$115,345	NO MARKET EXPOSURE
002	335140	0135	6/17/2010	\$10,000	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NEIGHBR
002	335140	0235	1/25/2011	\$9,000	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NEIGHBR
004	092304	9027	8/20/2009	\$22,500	DOR RATIO;QUIT CLAIM DEED; NO MARKET EXPOSURE
004	101700	0020	6/9/2011	\$150,000	REAL MOBILE HOME;PREVIMP<=25K
004	608300	0042	5/19/2009	\$65,500	SALE INCLUDED ACCESSORY;FIN INSTITUTION RESALE
004	640460	0068	3/7/2011	\$319,000	NO MARKET EXPOSURE
004	640460	0110	2/1/2010	\$50,000	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NEIGHBR
004	640460	0233	4/19/2010	\$305,000	IMPROVED PROPERTY
005	152304	9041	9/26/2011	\$21,000	NO MARKET EXPOSURE
005	735960	0160	9/28/2011	\$15,000	DOR RATIO;FINANCIAL INSTITUTION SALE;NON-REP
006	004000	0088	5/27/2011	\$70,000	NO MARKET EXPOSURE
007	167040	0028	12/21/2011	\$245,025	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
007	336590	0347	7/12/2011	\$48,000	DOR RATIO;PREVIMP<=25K; NO MARKET EXPOSURE
010	004000	0235	10/8/2009	\$180,000	BANKRUPTCY - RECEIVER/TRUSTEE;NO MARKET EXPOSURE
010	004100	0161	8/3/2011	\$40,000	QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR

Mobile Home Sales Used in this Annual Update Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	017900	0665	1/5/2010	\$84,500	3000	N	N
004	735960	0467	11/10/2009	\$149,975	5886	N	N
005	736060	0355	8/26/2011	\$60,000	10800	Y	N
010	004100	0631	8/25/2011	\$60,000	12105	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	562420	0454	5/28/2009	\$42,750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	017900	0310	9/23/2011	\$80,376	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	334740	0610	1/6/2010	\$174,000	MULTIPLE IMPS;REAL MH;PREVIMP<=25K
002	334740	1455	11/20/2009	\$178,000	NO MARKET EXPOSURE;ESTATE ADMINISTRATOR
004	101700	0020	1/24/2011	\$73,000	FIN INSTITUTION SALE;IMP CHAR CHANGED SINCE SALE
004	152304	9298	6/1/2011	\$30,000	NO MARKET EXPOSURE;DOR RATIO;PREVIMP<=25K
004	609940	0172	9/23/2011	\$55,000	NO MARKET EXPOSURE; MOBILE HOME
005	735960	0180	3/2/2009	\$167,500	NO MARKET EXPOSURE;MOBILE HOME