

Residential Revalue

2012 Assessment Roll

Skyway

Area 25

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.

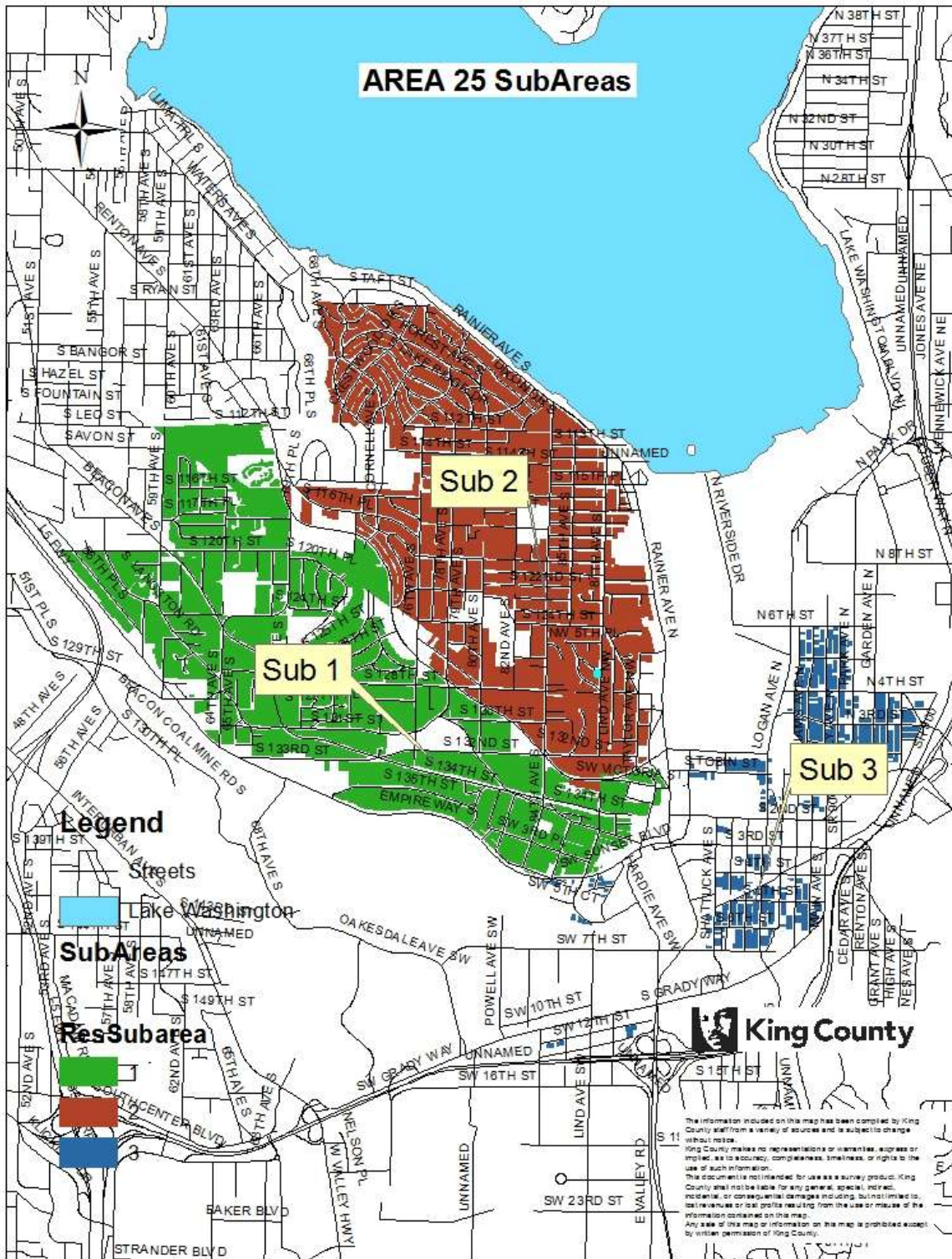
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Skyway's Housing



Grade 5/ Year Built 1947/ Total Living Area 420



Grade 6/ Year Built 1929/ Total Living Area 1110



Grade 7/ Year Built 1978/ Total Living Area 1940



Grade 8/ Year Built 1999/ Total Living Area 2030



Grade 9/ Year Built 2006/ Total Living Area 3460



Grade 10/ Year Built 2011/ Total Living Area 3990

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: Skyway / Area 25
 Number of Improved Sales: 362
 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	\$96,300	\$146,000	\$242,300			
2012 Value	\$86,700	\$129,800	\$216,500	\$235,900	91.8%	9.95%
Change	-\$9,600	-\$16,200	-\$25,800			
% Change	-10.0%	-11.1%	-10.6%			

*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	\$99,300	\$127,600	\$226,900
2012 Value	\$88,600	\$110,900	\$199,500
Percent Change	-10.8%	-13.1%	-12.1%

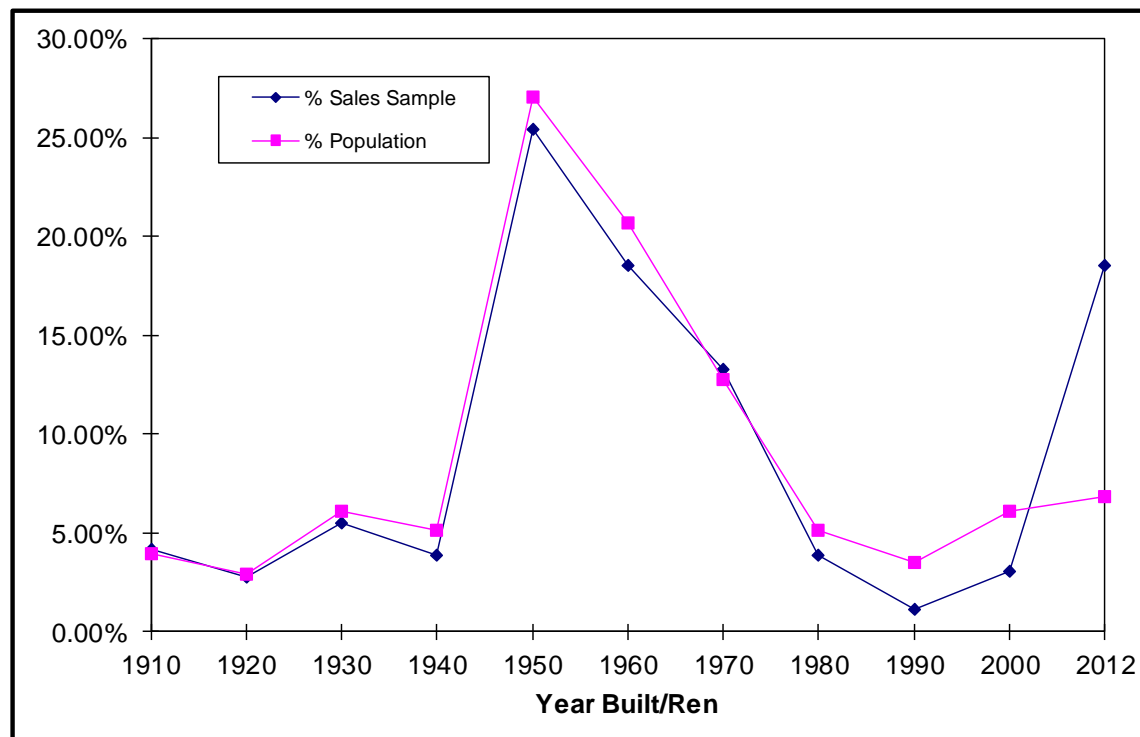
Number of one to three unit residences in the population: 5521

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	15	4.14%
1920	10	2.76%
1930	20	5.52%
1940	14	3.87%
1950	92	25.41%
1960	67	18.51%
1970	48	13.26%
1980	14	3.87%
1990	4	1.10%
2000	11	3.04%
2012	67	18.51%
	362	

Population		
Year Built/Ren	Frequency	% Population
1910	216	3.91%
1920	161	2.92%
1930	336	6.09%
1940	281	5.09%
1950	1492	27.02%
1960	1140	20.65%
1970	705	12.77%
1980	284	5.14%
1990	194	3.51%
2000	334	6.05%
2012	378	6.85%
	5521	

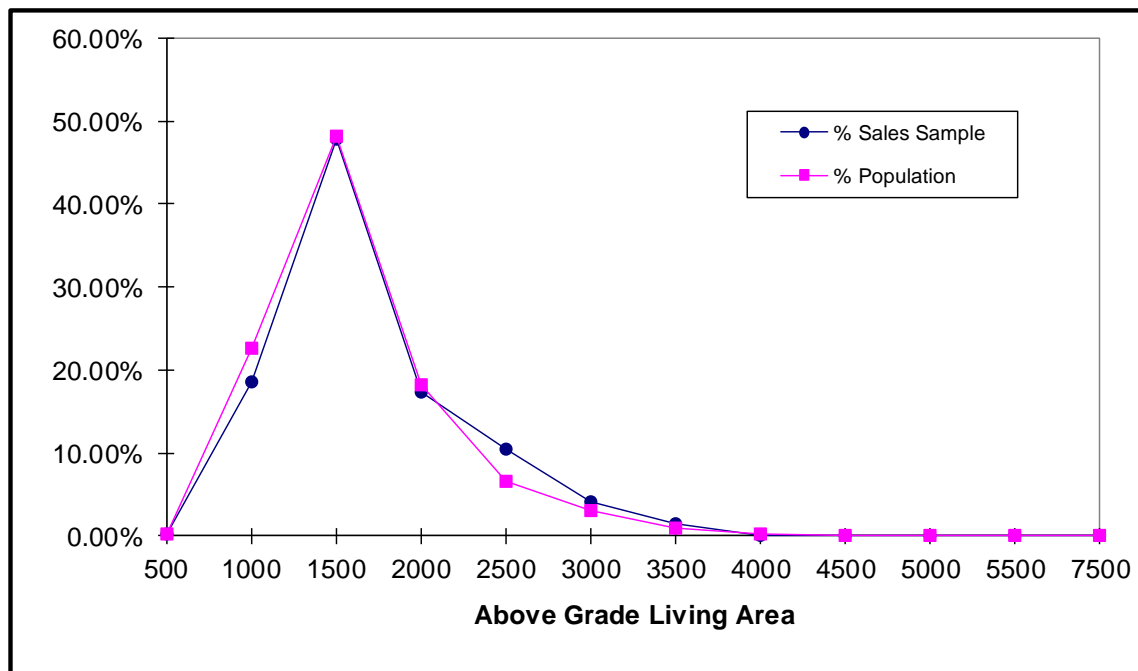


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.28%
1000	67	18.51%
1500	173	47.79%
2000	63	17.40%
2500	38	10.50%
3000	15	4.14%
3500	5	1.38%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	362	

Population		
AGLA	Frequency	% Population
500	10	0.18%
1000	1248	22.60%
1500	2660	48.18%
2000	1007	18.24%
2500	366	6.63%
3000	165	2.99%
3500	47	0.85%
4000	9	0.16%
4500	6	0.11%
5000	0	0.00%
5500	0	0.00%
7500	3	0.05%
	5521	

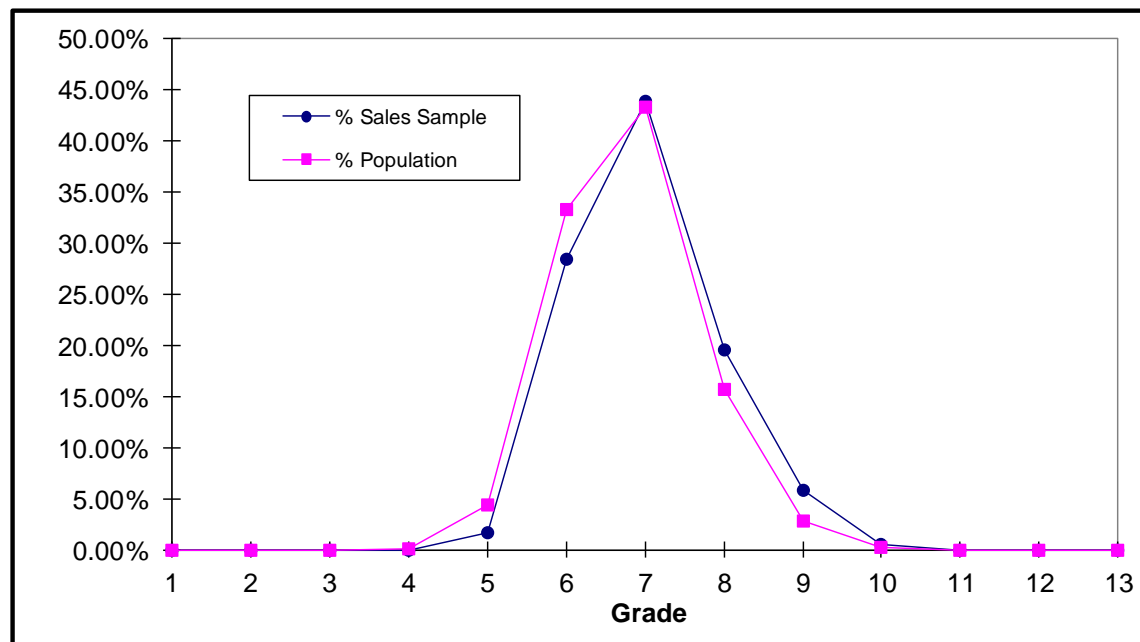


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.66%
6	103	28.45%
7	159	43.92%
8	71	19.61%
9	21	5.80%
10	2	0.55%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	362	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.13%
5	241	4.37%
6	1841	33.35%
7	2393	43.34%
8	870	15.76%
9	154	2.79%
10	13	0.24%
11	1	0.02%
12	0	0.00%
13	1	0.02%
	5521	



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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Identification of the Area

Name or Designation:

Area 25---Skyway

Boundaries:

Area 25 boundaries are irregular. A portion of the eastern border begins at the intersection of Renton Ave and Rainier Ave N.; follow along the Seattle City limits for a portion of the northern border. On the west it is bounded by Martin Luther King Jr. Way and continues south/southwest and becomes SW Sunset Blvd. Then continue south to Thomas Ave SW to the southern boarder at I-405 then follow north on Rainier Ave N. to SW 7th St. Then for the southeastern boarder follow to Main Street, heading north and continue along Houser Way N and continue for the eastern half of the northern border along N. 6th St.; continue to Airport Way S. back to Rainier Ave N.

Maps:

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

Area Description:

Area 25 is located just south of the Seattle City limits and includes Skyway and downtown Renton. It has good access to major highways I-5 and I-405. These highways provide direct access to downtown Seattle, Downtown Bellevue and Kent respectively. In addition the area has its own business and commercial center which is downtown Renton. Downtown Renton is home to the Boeing Company's 737 assembly plant, PACCAR'S Kenworth truck manufacturing facility and the Renton Municipal airport. Nearby shopping areas include The Landing and Westfield Southcenter Mall. The Renton area also offers park amenities which include Gene Coulon Park on south Lake Washington, Skyway Park, and Lakeridge Park. Other amenities include golf at nearby Maplewood Golf Course, the Cedar River which offers fishing and other water activities as well as Cedar River Park.

Area 25 is comprised of 3 subareas. Historically, the subarea boundaries have been based on the geographical locations that are naturally separated by major arterials, city limit boundaries, as well as by population sized to facilitate the workloads for the appraisal teams. Area 25 is over 90% improved. It is an older neighborhood with approximately 60% of the homes built prior to 1960. Less than 5% of the homes were built in the year 2000 or later.

Subarea 1 is located in the southwest portion of Area 25 and is mostly unincorporated King County with the southeast portion located in the Renton City limits. It is just south of the Seattle City Limits and west of Downtown Renton. Approximately 85% of the parcels are improved with the majority of the homes (approx. 60%) being grade 6 and 7 homes.

Subarea 2 is the larger of the subareas. The southeast portion is located in the Renton City Limits and the remainder in unincorporated King County. Approximately 34% of the homes in subarea 2 enjoy Lake Washington views. Homes along Rainier Ave S and Renton Ave S. are impacted by traffic noise.

Subarea 3 is located in the City of Renton. This subarea is just west of I-405 with the majority of the parcels in the downtown Renton area. Over 71% are grade 6 and 7 homes with about 23% of the parcels impacted by traffic noise due to its location along major downtown arterial streets.

Approximately 58% of the improved parcels are zoned single family and the remaining a mix of both commercial zoned and multi-family zoned parcels.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. Area 25 contains 6387 parcels of which 90% are improved. There were a very limited number of vacant parcel sales during the last three years. Therefore supporting sales found in adjacent Area 22 were utilized to determine land value. The sales comparison approach was utilized to determine land value, which was supplemented by the analysis of allocated land values from improved properties. Characteristics found to have the most influence on land include location, zoning, sewer availability, views, topography, lot size, and traffic.

A typical lot would have an average value range of \$67,000 to \$98,000 with consideration given for characteristics such as neighborhood location, views, topography, and traffic for example.

The area has three neighborhoods as defined by the appraisers working the area. The following is a brief description of each neighborhood.

Neighborhood 30

Neighborhood 30 represents approximately 76% of the parcels Area 25. This neighborhood is mostly found in subarea 1 and 2 with about 22 parcels in subarea 3. Over 80% of the homes in this neighborhood are grade 6 and 7 homes mostly in average condition. Approximately 10% of the parcels are impacted with topography.

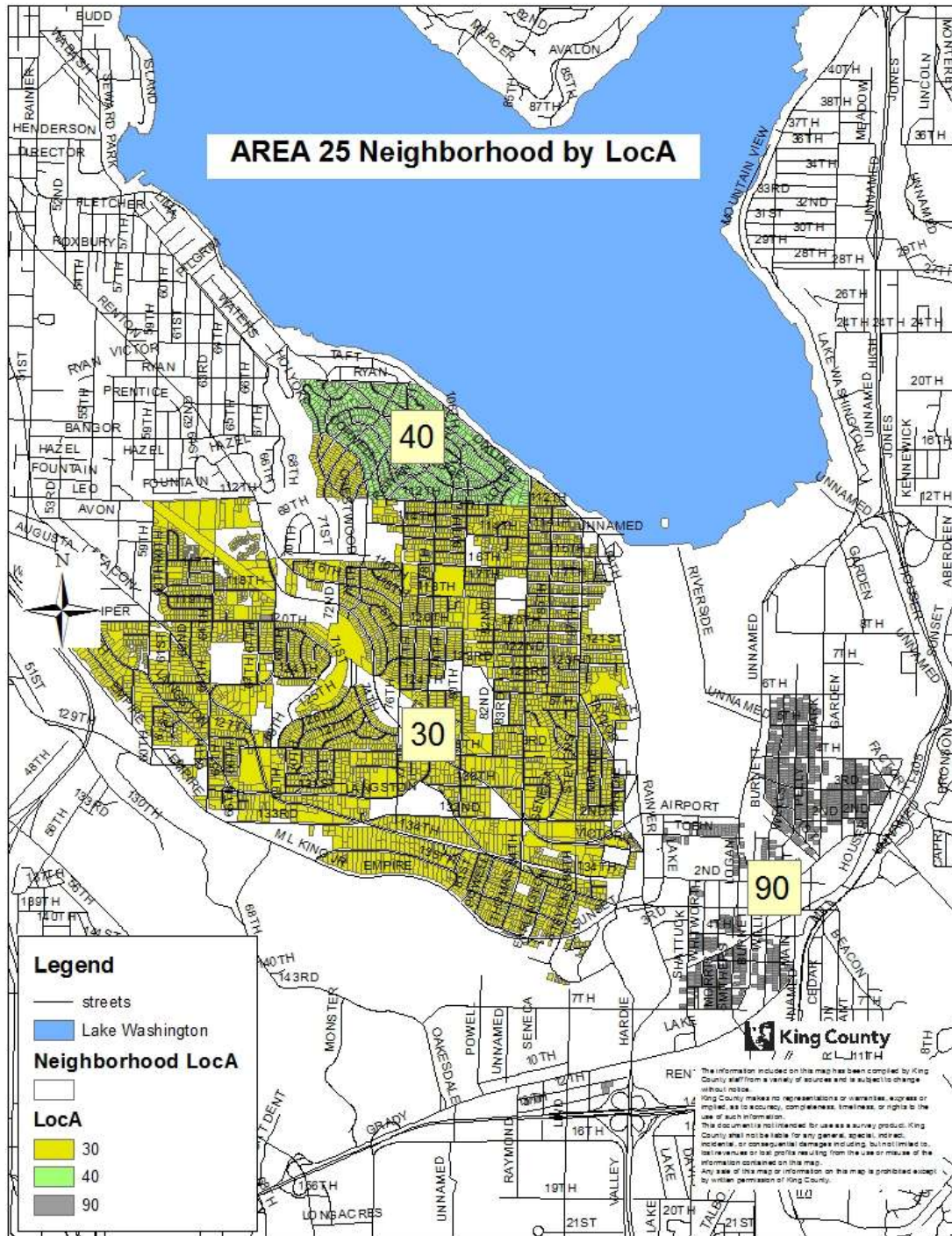
Neighborhood 40

Neighborhood 40 is found in the northern portion of subarea 2 and is a slightly more desirable neighborhood. This neighborhood represents approximately 10% of the improved parcels in Area 25. Over 80% of the homes have a Lake Washington view. The homes are typically grade 7 or higher in average to very good condition and built from 1940 to 1960. Less than 7% of the improved parcels are impacted with topography.

Neighborhood 90

Neighborhood 90 is in the southeastern part of Area 25. This neighborhood represents approximately 14% of the improved parcels in Area 25. All parcels are located in the Renton city limits and all parcels are in subarea 3. And as mentioned earlier there is mix of single family zoned, multi-family zoned, and commercial zoned parcels. There is generally no parcels in neighborhood 90 impacted with topography.

Neighborhood Map



***Vacant Sales Used In This Physical Inspection Analysis
Area 25***

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
25	1	112304	9045	10/30/2009	\$179,000	26,874	N	N
25	1	182305	9292	3/25/2011	\$80,000	5,297	N	N
25	1	298880	0182	10/29/2009	\$130,000	13,005	Y	N
25	1	781280	1950	6/23/2011	\$25,000	4,860	N	N
25	2	118000	2550	5/19/2010	\$145,000	1,660	N	N
25	2	405820	1405	3/18/2009	\$250,000	7,320	Y	N
25	2	420440	0336	10/21/2011	\$72,940	10,645	Y	N
22	3	712930	0990	11/1/2011	\$149,000	8,475	Y	N
22	4	807300	0380	5/28/2010	\$145,000	6,390	Y	N
22	4	807300	0415	3/24/2010	\$130,000	6,600	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	018500	0115	1/6/2010	\$56,452	FORCED SALE; EXEMPT FROM EXCISE TAX
1	112304	9045	7/29/2009	\$60,000	NO MARKET EXPOSURE
1	142304	9040	6/22/2009	\$358,975	MULTI-PARCEL SALE;
1	156880	0010	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0020	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0030	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0040	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0050	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0060	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0070	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0080	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0090	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0100	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0110	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0120	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0130	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0140	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0150	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0160	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0170	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0180	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0190	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0200	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0210	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0220	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	156880	0230	8/18/2011	\$500,000	MULTI-PARCEL SALE; FIN INST. RESALE;
1	427990	0150	3/9/2011	\$210,000	MULTI-PARCEL SALE;
1	739040	0046	8/22/2011	\$310,000	MULTI-PARCEL SALE;
1	739040	0062	4/30/2010	\$339,500	MULTI-PARCEL SALE;
1	739040	0128	4/30/2010	\$339,500	MULTI-PARCEL SALE;
1	787840	0148	1/9/2009	\$440,000	MULTI-PARCEL SALE;
2	118000	5751	2/6/2009	\$48,500	NO MARKET EXPOSURE; QUIT CLAIM DEED;
2	118000	6635	12/10/2009	\$10,000	NO MARKET EXPOSURE;
2	182305	9005	11/9/2010	\$55,000	NON REPRESENTATIVE SALE
2	204620	0031	7/11/2009	\$155,833	MULTI-PARCEL SALE;
2	214480	0044	8/4/2009	\$25,000	NON REPRESENTATIVE SALE
2	214480	0774	12/21/2011	\$56,000	QUIT CLAIM DEED; NO MARKET EXP.
2	214480	0774	11/15/2011	\$55,000	QUIT CLAIM DEED; NO MARKET EXP.
2	381000	0842	11/2/2009	\$245,941	MULTI-PARCEL SALE;BANKRUPTCY
2	381000	0843	11/2/2009	\$245,941	MULTI-PARCEL SALE;BANKRUPTCY
2	405820	1240	9/29/2011	\$158,000	MULTI-PARCEL SALE; FIN INST. RESALE;
2	405820	1240	12/1/2009	\$346,319	MULTI-PARCEL SALE;

***Vacant Sales Removed From This Physical Inspection Analysis
Area 25***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	405940	0730	12/20/2010	\$150,500	MULTI-PARCEL SALE; SHORT SALE;
2	420240	1105	9/14/2010	\$155,000	MULTI-PARCEL SALE; FIN INST. RESALE;
2	420240	1210	3/20/2009	\$5,000	CORPORATE AFFILIATES;
2	420240	1240	7/5/2011	\$50,000	NO MARKET EXPOSURE;
2	420440	0322	3/8/2010	\$30,000	QUIT CLAIM DEED;
2	928280	0700	11/30/2009	\$360,000	MULTI-PARCEL SALE; FIN INST. RESALE;
2	928280	0855	4/22/2011	\$160,000	MULTI-PARCEL SALE;
2	928280	0856	4/22/2011	\$160,000	MULTI-PARCEL SALE;
2	928280	0857	4/22/2011	\$160,000	MULTI-PARCEL SALE;
2	928280	0858	4/22/2011	\$160,000	MULTI-PARCEL SALE;
2	928280	0875	11/30/2009	\$360,000	MULTI-PARCEL SALE; FIN INST. RESALE;

Improved Parcel Valuation

Improved Parcel Data:

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed properties in subarea 2 needed a downward adjustment. Properties in neighborhood 90 needed upward adjustments. Homes in Good and Very Good condition needed an upward adjustment and homes with a building grade of 4, 5, or 6 needed downward adjustments.

Area 25 was also analyzed using Geostatistical Analysis. This analysis reflects the relationship between the improvements and the similarity of the improvements to each other. This is intended to provide “feathering” between neighborhoods.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Area 25 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 0.865, resulting in an adjusted value of \$454,000 ($\$525,000 \times .865 = \$454,125$) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.737	-26.3%
2/1/2009	0.743	-25.7%
3/1/2009	0.749	-25.1%
4/1/2009	0.755	-24.5%
5/1/2009	0.762	-23.8%
6/1/2009	0.768	-23.2%
7/1/2009	0.775	-22.5%
8/1/2009	0.782	-21.8%
9/1/2009	0.788	-21.2%
10/1/2009	0.795	-20.5%
11/1/2009	0.802	-19.8%
12/1/2009	0.809	-19.1%
1/1/2010	0.816	-18.4%
2/1/2010	0.823	-17.7%
3/1/2010	0.829	-17.1%
4/1/2010	0.836	-16.4%
5/1/2010	0.843	-15.7%
6/1/2010	0.851	-14.9%
7/1/2010	0.858	-14.2%
8/1/2010	0.865	-13.5%
9/1/2010	0.873	-12.7%
10/1/2010	0.880	-12.0%
11/1/2010	0.888	-11.2%
12/1/2010	0.895	-10.5%
1/1/2011	0.903	-9.7%
2/1/2011	0.911	-8.9%
3/1/2011	0.918	-8.2%
4/1/2011	0.926	-7.4%
5/1/2011	0.934	-6.6%
6/1/2011	0.942	-5.8%
7/1/2011	0.950	-5.0%
8/1/2011	0.958	-4.2%
9/1/2011	0.967	-3.3%
10/1/2011	0.975	-2.5%
11/1/2011	0.983	-1.7%
12/1/2011	0.991	-0.9%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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
1	768960	0585	12/4/2009	\$165,000	\$133,000	710	6	1943	3	9,120	N	N	7027 S 126TH ST
1	396930	0195	1/13/2010	\$120,000	\$98,000	770	6	1943	3	6,596	N	N	12655 74TH PL S
1	781280	1780	6/25/2009	\$200,000	\$154,000	790	6	1944	3	6,240	N	N	6824 S 124TH ST
1	781280	1670	5/18/2009	\$165,000	\$126,000	810	6	1944	3	6,050	N	N	12024 69TH AVE S
1	298880	0056	12/1/2009	\$220,000	\$177,000	820	6	1941	4	10,815	N	N	7640 S 135TH ST
1	781280	1515	7/16/2009	\$180,900	\$140,000	820	6	1944	3	7,470	N	N	6905 S 120TH PL
1	781280	1835	1/27/2009	\$210,000	\$155,000	820	6	1944	4	6,050	N	N	12038 68TH AVE S
1	214650	0300	10/19/2011	\$142,560	\$139,000	840	6	1910	3	10,940	N	N	8436 S 134TH ST
1	768960	0410	10/12/2009	\$224,988	\$179,000	850	6	1943	3	7,200	N	N	7026 S 126TH ST
1	747190	0045	7/22/2010	\$239,000	\$206,000	880	6	1936	4	7,147	N	N	317 POWELL AVE SW
1	768960	0750	5/3/2010	\$172,500	\$145,000	880	6	1943	3	7,548	N	N	7247 S 127TH ST
1	214370	0461	8/3/2011	\$180,000	\$172,000	910	6	1928	5	4,505	N	N	313 EARLINGTON AVE SW
1	182305	9207	12/31/2009	\$284,500	\$232,000	940	6	1945	5	7,840	N	N	510 SW LANGSTON RD
1	781280	1895	7/13/2009	\$165,900	\$128,000	940	6	1955	3	9,000	N	N	6827 S 124TH ST
1	094900	0028	4/17/2010	\$207,000	\$173,000	980	6	1948	3	5,850	N	N	6723 S 122ND ST
1	018500	0118	5/5/2009	\$249,950	\$190,000	980	6	1946	5	7,500	N	N	12030 56TH PL S
1	787840	0144	8/26/2009	\$209,000	\$164,000	1,010	6	1947	3	7,500	N	N	7027 S LANGSTON RD
1	214370	0931	9/16/2009	\$210,000	\$166,000	1,080	6	1930	3	8,000	N	N	705 SW 3RD PL
1	768960	0710	5/13/2009	\$200,000	\$152,000	1,080	6	1943	3	8,400	N	N	7230 S 127TH ST
1	018500	0050	12/1/2010	\$160,000	\$143,000	1,140	6	1950	4	7,215	N	N	12277 56TH PL S
1	214370	0971	3/2/2010	\$285,000	\$236,000	1,140	6	1940	4	5,000	N	N	356 THOMAS AVE SW
1	768960	0405	10/21/2009	\$206,000	\$164,000	1,150	6	1943	3	7,200	N	N	7020 S 126TH ST
1	781280	1610	6/10/2010	\$222,000	\$189,000	1,190	6	1944	3	7,234	N	N	6904 S 124TH ST
1	112304	9081	10/1/2009	\$238,350	\$189,000	1,250	6	1942	3	6,618	N	N	6436 S 118TH ST
1	768960	0720	6/8/2010	\$222,000	\$189,000	1,260	6	1943	4	7,242	N	N	12647 74TH AVE S
1	768960	0345	3/9/2010	\$236,000	\$196,000	1,280	6	1943	3	7,200	N	N	7045 S 125TH ST
1	396930	0095	5/19/2009	\$239,000	\$182,000	1,320	6	1943	3	7,620	N	N	7438 S 128TH ST
1	217140	0035	9/30/2010	\$310,000	\$272,000	1,360	6	1948	3	20,000	N	N	12054 59TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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
1	039920	0015	11/16/2009	\$233,000	\$187,000	1,370	6	1961	4	6,556	N	N	6229 S 116TH ST
1	798980	0016	4/1/2011	\$177,000	\$163,000	1,420	6	1940	4	11,852	N	N	11100 59TH AVE S
1	112304	9168	6/1/2011	\$285,000	\$268,000	1,430	6	1947	4	19,596	N	N	12609 BEACON AVE S
1	214480	0706	5/13/2010	\$196,000	\$165,000	1,430	6	1943	3	9,240	N	N	8052 S 134TH ST
1	132304	9033	9/28/2011	\$199,950	\$194,000	1,470	6	1947	4	19,000	N	N	7431 S 132ND ST
1	768960	0665	4/27/2011	\$150,000	\$139,000	1,500	6	1943	3	9,480	N	N	7040 S 127TH ST
1	768960	0315	9/25/2009	\$245,000	\$194,000	1,590	6	1946	4	9,960	N	N	7219 S 125TH ST
1	039900	0245	10/6/2010	\$230,000	\$202,000	1,600	6	1952	4	6,000	N	N	6203 S 119TH ST
1	781280	1360	12/7/2010	\$166,400	\$149,000	1,650	6	1944	3	7,645	N	N	6918 S 120TH PL
1	758020	0465	1/20/2009	\$198,000	\$146,000	660	7	1991	3	11,345	N	N	12761 RENTON AVE S
1	217140	0135	5/25/2010	\$230,000	\$195,000	960	7	1950	4	7,484	Y	N	12217 BEACON AVE S
1	018500	0190	11/18/2010	\$235,000	\$209,000	990	7	1955	3	17,500	N	N	12419 57TH AVE S
1	768960	0880	2/22/2010	\$207,000	\$171,000	1,020	7	1954	3	8,265	N	N	12522 74TH AVE S
1	112304	9177	9/16/2011	\$226,000	\$219,000	1,060	7	1966	3	9,825	N	N	11263 RENTON AVE S
1	214480	0695	6/24/2009	\$320,000	\$247,000	1,060	7	1961	4	12,285	N	N	8000 S 134TH ST
1	132304	9076	11/23/2011	\$251,500	\$248,000	1,080	7	1967	5	14,208	N	N	6848 S 133RD ST
1	787840	0043	3/17/2010	\$258,950	\$215,000	1,080	7	1968	3	9,262	N	N	6823 S 128TH ST
1	427990	0030	12/14/2010	\$240,000	\$215,000	1,140	7	1968	3	6,024	N	N	6015 S 116TH ST
1	780600	0165	9/30/2010	\$342,500	\$301,000	1,170	7	1970	4	9,500	Y	N	7003 S 130TH ST
1	214370	0375	9/1/2010	\$265,000	\$231,000	1,180	7	2009	3	9,332	N	N	721 SW LANGSTON RD
1	217200	0570	4/15/2010	\$290,000	\$243,000	1,180	7	1962	3	11,375	N	N	6251 S 129TH ST
1	781280	1860	3/27/2009	\$324,000	\$244,000	1,230	7	1944	4	6,050	N	N	12016 68TH AVE S
1	768960	0885	4/27/2009	\$179,900	\$136,000	1,230	7	1954	3	8,004	N	N	12528 74TH AVE S
1	112304	9149	8/10/2010	\$205,000	\$177,000	1,270	7	1962	3	6,000	N	N	6025 S 117TH PL
1	112304	9134	7/18/2011	\$175,000	\$167,000	1,280	7	1959	4	10,534	N	N	11211 RENTON AVE S
1	779840	0030	7/7/2010	\$270,000	\$232,000	1,280	7	1963	3	6,006	N	N	12634 61ST PL S
1	781320	0140	8/17/2011	\$210,000	\$202,000	1,290	7	1978	4	7,700	N	N	12055 71ST AVE S
1	112304	9121	7/19/2011	\$280,000	\$267,000	1,310	7	1997	3	6,495	N	N	12438 64TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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
1	214650	0290	7/27/2009	\$265,000	\$206,000	1,310	7	1941	4	13,446	Y	N	8600 S 134TH ST
1	637040	0040	2/16/2010	\$275,000	\$227,000	1,320	7	1968	3	7,320	N	N	6106 S 125TH ST
1	214480	0090	7/27/2009	\$269,000	\$209,000	1,330	7	1952	3	26,500	N	N	12807 RENTON AVE S
1	637040	0130	4/16/2009	\$280,000	\$212,000	1,330	7	1964	3	9,600	N	N	6151 S 125TH ST
1	677800	0030	1/25/2011	\$170,000	\$154,000	1,350	7	1972	3	7,070	N	N	6028 S 127TH PL
1	747190	0035	6/23/2009	\$264,500	\$204,000	1,350	7	1961	3	6,678	N	N	309 POWELL AVE SW
1	214370	0620	6/17/2009	\$249,950	\$192,000	1,390	7	1983	3	9,840	N	N	250 POWELL AVE SW
1	780600	0155	9/21/2011	\$327,000	\$317,000	1,410	7	1960	4	7,954	Y	N	6913 S 130TH ST
1	427990	0310	7/20/2011	\$190,855	\$182,000	1,420	7	1977	3	6,001	N	N	11446 60TH AVE S
1	739040	0027	10/31/2011	\$255,654	\$251,000	1,430	7	1961	3	9,636	N	N	7460 S 129TH ST
1	298880	0070	6/10/2010	\$245,000	\$208,000	1,430	7	1951	3	17,771	N	N	7612 S 135TH ST
1	739040	0044	4/20/2009	\$215,000	\$163,000	1,440	7	1958	3	9,900	N	N	7203 S 128TH ST
1	180150	0120	9/28/2010	\$270,000	\$237,000	1,460	7	1962	4	7,488	N	N	12926 74TH AVE S
1	214370	0005	6/29/2010	\$401,000	\$343,000	1,470	7	1940	5	9,008	Y	N	360 STEVENS AVE SW
1	214480	0138	6/16/2010	\$245,000	\$209,000	1,480	7	1968	3	6,995	N	N	12839 77TH AVE S
1	112304	9224	9/14/2010	\$386,300	\$338,000	1,500	7	2010	3	5,015	N	N	6475 S 118TH ST
1	214370	0970	4/22/2010	\$314,900	\$264,000	1,500	7	1941	4	6,026	N	N	324 THOMAS AVE SW
1	780600	0035	11/3/2010	\$239,950	\$213,000	1,570	7	1968	3	7,540	N	N	7022 S 129TH PL
1	112304	9225	5/6/2010	\$365,000	\$308,000	1,580	7	2010	3	4,500	N	N	6479 S 118TH ST
1	112304	9230	1/27/2010	\$337,500	\$277,000	1,630	7	2007	3	3,848	N	N	6459 S 118TH ST
1	670640	0050	8/19/2011	\$270,000	\$260,000	1,640	7	1969	4	6,767	N	N	11905 64TH PL S
1	217200	0816	8/23/2010	\$280,000	\$243,000	1,660	7	1968	3	17,080	N	N	12450 57TH AVE S
1	112304	9147	8/17/2010	\$270,000	\$234,000	1,660	7	1940	3	12,500	N	N	5552 S LANGSTON RD
1	392660	0020	5/12/2010	\$294,000	\$248,000	1,700	7	1991	3	7,720	N	N	307 OAKESDALE AVE SW
1	214480	0150	4/9/2010	\$271,505	\$227,000	1,700	7	1978	3	23,800	N	N	13020 76TH AVE S
1	788720	0204	4/15/2010	\$256,000	\$214,000	1,710	7	2001	3	5,086	N	N	6446 S LANGSTON RD
1	214480	0225	11/2/2009	\$299,000	\$239,000	1,740	7	1959	5	6,375	N	N	12852 80TH AVE S
1	637040	0050	10/21/2011	\$265,000	\$259,000	1,770	7	1968	3	7,320	N	N	6112 S 125TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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
1	781350	0040	11/3/2011	\$235,000	\$231,000	1,900	7	2007	3	3,301	N	N	12742 67TH PL S
1	866350	0075	3/7/2011	\$298,000	\$274,000	1,970	7	1908	4	7,125	N	N	401 SW LANGSTON RD
1	781350	0020	12/19/2011	\$235,000	\$234,000	2,000	7	2007	3	3,150	N	N	12754 67TH PL S
1	683320	0040	8/25/2009	\$300,000	\$236,000	2,010	7	2004	3	4,225	N	N	5559 S 120TH ST
1	427990	0170	11/13/2009	\$304,000	\$244,000	2,040	7	2009	3	11,478	N	N	11400 61ST AVE S
1	781250	0080	9/20/2011	\$220,000	\$213,000	2,368	7	2000	3	4,500	N	N	5838 S 122ND ST
1	781250	0130	12/15/2009	\$325,000	\$263,000	2,368	7	2000	3	4,095	N	N	5808 S 122ND ST
1	217200	0898	12/23/2009	\$300,000	\$244,000	1,100	8	2008	3	3,666	N	N	6319 S 126TH PL
1	683320	0050	8/21/2009	\$337,500	\$265,000	1,220	8	1967	3	8,446	N	N	5749 S 121ST ST
1	182305	9128	9/25/2009	\$334,900	\$265,000	1,510	8	1959	4	7,039	Y	N	13320 88TH AVE S
1	427990	0420	2/25/2010	\$254,900	\$211,000	1,520	8	1972	4	9,428	N	N	11411 60TH AVE S
1	214370	1010	11/10/2011	\$265,000	\$261,000	1,530	8	2003	3	6,732	N	N	816 4TH PL SW
1	298880	0116	8/30/2011	\$305,000	\$294,000	1,580	8	1978	3	10,080	Y	N	7603 S 135TH ST
1	214370	0973	7/10/2009	\$425,000	\$330,000	1,600	8	2008	3	5,888	N	N	819 SW 3RD PL
1	788720	0485	5/11/2009	\$300,000	\$229,000	1,960	8	1955	3	15,600	N	N	13111 66TH AVE S
1	217140	0082	2/11/2009	\$395,000	\$294,000	2,369	8	2001	3	6,404	N	N	12015 62ND AVE S
1	217200	0902	10/19/2009	\$350,000	\$279,000	2,560	8	2007	3	6,227	N	N	6326 S 126TH PL
1	217200	0890	9/24/2009	\$350,000	\$277,000	2,560	8	2007	3	6,238	N	N	6331 S 126TH PL
1	217200	0897	8/14/2009	\$365,000	\$286,000	2,750	8	2007	3	6,227	N	N	6325 S 126TH PL
1	214650	0120	7/1/2011	\$309,900	\$294,000	1,550	9	2005	3	4,856	N	N	8607 S 133RD PL
1	214650	0140	4/1/2010	\$330,000	\$276,000	1,550	9	2006	3	4,917	N	N	8541 S 133RD PL
1	670640	0110	8/26/2011	\$339,900	\$327,000	2,350	9	1968	3	9,900	N	N	11832 64TH AVE S
1	214650	0230	6/10/2009	\$373,000	\$287,000	2,380	9	2006	3	5,064	N	N	8624 S 133RD PL
1	214650	0210	6/27/2011	\$300,000	\$284,000	2,460	9	2006	3	4,789	N	N	8516 S 133RD PL
1	094900	0023	4/6/2010	\$543,000	\$454,000	2,970	9	2006	3	8,730	N	N	6714 S 122ND ST
1	214650	0180	7/14/2010	\$370,000	\$318,000	3,020	9	2006	3	5,124	N	N	8517 S 133RD PL
1	214650	0080	2/8/2010	\$392,350	\$323,000	3,020	9	2006	3	5,000	N	N	8703 S 133RD PL
2	758020	0215	11/16/2011	\$94,000	\$93,000	480	5	1941	3	10,500	N	N	7647 S 126TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	122304	9122	5/18/2010	\$189,000	\$160,000	610	6	1940	4	6,190	N	N	6924 S 116TH PL
2	426820	0035	10/5/2009	\$185,000	\$147,000	660	6	1948	3	9,438	N	N	8810 S 121ST ST
2	781280	0285	9/21/2010	\$165,000	\$145,000	790	6	1944	3	6,240	N	N	7438 S 118TH PL
2	781280	0340	10/22/2009	\$219,000	\$175,000	790	6	1944	3	6,825	N	N	7217 S 116TH ST
2	781280	0205	9/6/2009	\$292,500	\$231,000	790	6	2009	3	6,300	N	N	7443 S 116TH PL
2	781280	1165	8/26/2009	\$175,400	\$138,000	790	6	1944	3	6,360	N	N	7219 S 120TH ST
2	765700	0115	2/19/2009	\$155,000	\$116,000	790	6	1944	3	7,467	N	N	12016 78TH AVE S
2	765700	0130	10/5/2009	\$181,950	\$145,000	810	6	1944	4	7,467	N	N	12034 78TH AVE S
2	781280	0430	9/10/2009	\$207,000	\$164,000	810	6	1944	3	6,050	N	N	11607 72ND PL S
2	781280	1145	7/8/2009	\$230,000	\$179,000	810	6	1944	4	8,658	N	N	7205 S 120TH ST
2	781280	0565	5/19/2011	\$152,000	\$143,000	820	6	1944	4	6,400	N	N	7548 S 120TH ST
2	405880	1960	3/22/2011	\$209,950	\$193,000	820	6	1945	4	9,730	N	N	10841 RUSTIC RD S
2	765700	0595	12/8/2010	\$210,000	\$188,000	830	6	1944	3	7,920	N	N	12204 78TH AVE S
2	118000	3175	10/22/2009	\$165,000	\$132,000	850	6	1924	3	6,000	N	N	8529 S 117TH PL
2	765700	0225	6/10/2009	\$169,950	\$131,000	860	6	1944	3	7,467	N	N	12028 77TH AVE S
2	781280	0915	12/16/2009	\$152,000	\$123,000	860	6	1944	4	8,378	N	N	12003 75TH AVE S
2	118000	4990	9/16/2010	\$215,500	\$189,000	870	6	1942	4	5,880	Y	N	12017 84TH AVE S
2	758020	0320	5/18/2010	\$189,000	\$160,000	890	6	1946	3	15,973	N	N	7854 S 126TH ST
2	122304	9073	3/26/2010	\$263,000	\$220,000	910	6	1954	3	8,400	N	N	12426 80TH AVE S
2	118000	5320	7/9/2009	\$209,000	\$162,000	930	6	1925	3	6,000	N	N	12017 87TH AVE S
2	420240	1055	6/17/2010	\$207,500	\$177,000	1,060	6	1932	3	8,336	N	N	317 NW 7TH ST
2	809360	0026	9/26/2011	\$150,000	\$146,000	1,080	6	1942	4	6,000	N	N	257 TAYLOR AVE NW
2	765700	0290	5/25/2011	\$198,000	\$186,000	1,140	6	1947	5	7,467	N	N	12017 78TH AVE S
2	758020	0250	12/22/2010	\$200,000	\$180,000	1,140	6	1943	5	9,600	N	N	12740 RENTON AVE S
2	765760	0060	9/21/2011	\$194,750	\$189,000	1,150	6	1944	5	6,954	N	N	12049 77TH AVE S
2	214480	0022	4/27/2010	\$236,000	\$199,000	1,170	6	1916	5	29,834	N	N	8059 S 128TH ST
2	381000	0865	12/30/2010	\$175,000	\$158,000	1,180	6	1953	3	8,800	N	N	7908 S 120TH ST
2	781280	0945	12/23/2010	\$166,950	\$150,000	1,200	6	1944	3	6,195	N	N	12027 75TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	765700	0660	6/29/2010	\$239,000	\$205,000	1,200	6	1946	4	7,860	N	N	12227 79TH AVE S
2	420440	0203	6/27/2011	\$183,162	\$174,000	1,220	6	1948	3	7,488	N	N	309 TAYLOR AVE NW
2	381000	0360	5/10/2011	\$195,000	\$182,000	1,270	6	1955	3	7,055	N	N	11603 84TH AVE S
2	420240	0310	12/23/2011	\$184,000	\$184,000	1,310	6	1929	4	4,000	N	N	401 MAPLE AVE NW
2	781280	0965	10/24/2011	\$165,000	\$162,000	1,320	6	1944	3	5,985	N	N	12041 75TH AVE S
2	781280	0170	4/10/2010	\$218,000	\$183,000	1,330	6	1944	3	6,420	N	N	7411 S 116TH ST
2	765700	0665	12/10/2009	\$225,000	\$182,000	1,410	6	1946	4	7,860	N	N	12221 79TH AVE S
2	765700	0300	3/24/2011	\$160,000	\$148,000	1,460	6	1944	3	8,777	N	N	12003 78TH AVE S
2	781280	0595	9/27/2011	\$159,950	\$156,000	1,520	6	1944	3	6,745	N	N	7516 S 120TH ST
2	781280	0500	8/12/2010	\$200,000	\$174,000	1,610	6	1944	4	7,020	N	N	7435 S 118TH PL
2	118000	0800	3/8/2010	\$185,000	\$153,000	840	7	1918	3	6,000	N	N	11418 84TH AVE S
2	413680	0200	11/4/2009	\$239,950	\$192,000	850	7	1941	5	5,389	Y	N	8819 S 116TH PL
2	405880	1910	9/22/2010	\$273,450	\$240,000	860	7	1945	4	6,760	N	N	10631 RUSTIC RD S
2	405820	1145	8/9/2011	\$250,000	\$240,000	920	7	2011	3	9,030	Y	N	7756 S MISSION DR
2	405820	1195	9/21/2010	\$212,500	\$186,000	920	7	1950	3	6,120	Y	N	7753 S MISSION DR
2	420440	0020	3/16/2010	\$225,000	\$187,000	940	7	1942	3	9,100	N	N	12110 87TH AVE S
2	167840	0141	12/30/2009	\$220,000	\$179,000	950	7	1919	3	9,135	Y	N	11050 84TH AVE S
2	405820	1365	6/19/2009	\$273,000	\$210,000	990	7	1950	3	5,712	N	N	7656 S MISSION DR
2	928280	1720	2/13/2009	\$297,000	\$221,000	1,010	7	1953	4	6,000	N	N	7811 S 113TH ST
2	214480	0054	3/24/2010	\$273,500	\$228,000	1,020	7	1957	5	10,749	N	N	12840 RENTON AVE S
2	118000	2140	3/22/2010	\$235,000	\$196,000	1,020	7	1923	3	6,000	N	N	8409 S 116TH ST
2	405880	0690	9/22/2009	\$316,500	\$251,000	1,020	7	1942	4	7,320	Y	N	7519 S SUNNYCREST RD
2	405880	0805	12/20/2011	\$305,000	\$303,000	1,030	7	2011	3	13,225	Y	N	7551 S LAKERIDGE DR
2	122304	9125	5/4/2011	\$205,000	\$192,000	1,030	7	1957	3	7,695	N	N	11901 84TH AVE S
2	405880	2225	1/5/2010	\$289,000	\$236,000	1,030	7	1962	3	10,080	N	N	10830 CRESTWOOD DR S
2	405880	1205	12/11/2009	\$257,000	\$208,000	1,030	7	1943	3	7,488	N	N	10810 CORNELL AVE S
2	928280	0470	7/11/2011	\$235,000	\$223,000	1,040	7	1956	3	7,500	N	N	7645 S 114TH ST
2	062305	9061	4/13/2011	\$249,950	\$232,000	1,040	7	1926	3	7,803	Y	N	11017 RAINIER AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	405820	0410	2/2/2011	\$229,000	\$208,000	1,040	7	1951	3	6,262	Y	N	10803 DIXON DR S
2	122304	9112	8/26/2010	\$250,000	\$218,000	1,040	7	1955	3	7,695	N	N	11905 84TH AVE S
2	928280	0460	1/7/2010	\$240,000	\$196,000	1,040	7	1956	3	7,500	N	N	7637 S 114TH ST
2	405880	1410	2/22/2010	\$255,150	\$211,000	1,050	7	1962	3	4,320	Y	N	10725 CRESTWOOD DR S
2	420440	0177	7/6/2011	\$230,000	\$219,000	1,080	7	1956	3	10,500	N	N	371 LIND AVE NW
2	118000	6685	4/29/2010	\$279,000	\$235,000	1,100	7	1957	3	11,700	Y	N	12212 84TH AVE S
2	122304	9123	9/8/2009	\$320,000	\$252,000	1,100	7	1957	3	11,000	Y	N	8031 S 118TH ST
2	118000	1105	6/27/2009	\$297,750	\$230,000	1,110	7	1946	3	3,250	Y	N	11519 87TH AVE S
2	118000	3475	8/1/2011	\$237,000	\$227,000	1,120	7	1952	3	9,000	N	N	8405 S 118TH ST
2	405820	0990	7/17/2009	\$350,000	\$272,000	1,130	7	1957	3	8,341	Y	N	7714 S LAKERIDGE DR
2	118000	1010	1/25/2011	\$199,000	\$180,000	1,140	7	1908	3	6,000	N	N	8507 S 115TH ST
2	405880	2240	12/1/2009	\$235,000	\$190,000	1,140	7	1948	4	5,516	N	N	11008 CRESTWOOD DR S
2	405820	0740	5/20/2011	\$277,300	\$260,000	1,150	7	1955	3	7,200	Y	N	7924 S 112TH ST
2	062305	9011	7/16/2009	\$288,000	\$224,000	1,150	7	1957	3	7,740	Y	N	8444 S 112TH ST
2	214480	0045	9/17/2009	\$284,650	\$225,000	1,200	7	1966	5	34,327	N	N	8033 S 128TH ST
2	946000	0050	6/1/2009	\$319,000	\$245,000	1,200	7	1962	4	6,500	N	N	365 TAYLOR AVE NW
2	928280	1850	2/27/2009	\$260,000	\$194,000	1,210	7	1943	3	6,000	N	N	7856 S 113TH ST
2	118000	1675	4/11/2011	\$220,000	\$204,000	1,220	7	1950	3	10,950	Y	N	11530 87TH AVE S
2	118000	8335	10/5/2010	\$282,348	\$249,000	1,230	7	1957	4	6,000	Y	N	8530 S 124TH ST
2	405820	0295	2/11/2009	\$255,000	\$190,000	1,230	7	1952	3	5,900	Y	N	10909 DIXON DR S
2	072305	9074	12/15/2010	\$275,000	\$247,000	1,250	7	1960	4	10,020	Y	N	8406 S 124TH PL
2	118000	0565	8/24/2009	\$245,000	\$192,000	1,250	7	1925	3	3,000	Y	N	8425 S 113TH ST
2	118000	7865	9/21/2011	\$280,000	\$272,000	1,260	7	1954	3	6,000	Y	N	8211 S 123RD PL
2	318560	0005	3/24/2011	\$173,500	\$160,000	1,260	7	1956	3	6,750	N	N	115 NW 3RD PL
2	405880	1435	5/11/2009	\$395,000	\$301,000	1,260	7	1953	4	6,608	Y	N	7127 S SUNNYCREST RD
2	118000	8165	5/6/2009	\$339,950	\$259,000	1,260	7	1959	5	6,900	Y	N	8416 S 124TH ST
2	381000	0137	7/19/2010	\$240,000	\$206,000	1,270	7	1989	3	7,200	N	N	11316 80TH AVE S
2	928280	1940	7/2/2010	\$267,000	\$229,000	1,270	7	1943	3	6,000	Y	N	7823 S 112TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	670620	0160	6/15/2010	\$270,000	\$231,000	1,280	7	1966	3	7,620	N	N	11832 77TH AVE S
2	118000	5471	6/4/2010	\$321,500	\$274,000	1,280	7	1958	3	14,400	N	N	12200 85TH AVE S
2	072305	9073	4/20/2010	\$290,000	\$244,000	1,280	7	1957	3	7,590	N	N	8539 S 124TH ST
2	381000	0846	10/29/2009	\$335,000	\$268,000	1,280	7	1965	3	7,500	N	N	7820 S 120TH ST
2	122304	9166	7/1/2011	\$310,000	\$294,000	1,290	7	1968	3	9,450	Y	N	8222 S 120TH ST
2	670620	0140	4/1/2011	\$266,000	\$246,000	1,290	7	1966	3	7,920	N	N	11820 77TH AVE S
2	405820	0970	6/23/2009	\$330,000	\$255,000	1,290	7	1954	3	5,525	Y	N	7740 S LAKERIDGE DR
2	928280	1670	12/15/2011	\$175,000	\$174,000	1,300	7	1956	3	6,000	N	N	7808 S 114TH ST
2	405820	1260	11/2/2010	\$285,000	\$253,000	1,300	7	1950	3	6,720	N	N	11122 WOODWARD AVE S
2	670620	0060	8/26/2009	\$263,950	\$208,000	1,320	7	2004	3	7,920	N	N	11819 78TH AVE S
2	928280	1590	10/22/2009	\$334,900	\$267,000	1,330	7	1978	3	6,000	Y	N	7851 S 114TH ST
2	758020	0096	5/11/2009	\$237,000	\$181,000	1,350	7	1958	3	6,375	N	N	12433 79TH AVE S
2	405880	0940	1/20/2011	\$306,000	\$277,000	1,360	7	1957	3	6,077	Y	N	11020 AUBURN AVE S
2	118000	0455	2/27/2009	\$230,000	\$172,000	1,360	7	1987	3	3,225	N	N	8542 S 114TH ST
2	204580	0310	4/1/2011	\$350,000	\$324,000	1,370	7	1965	3	6,900	Y	N	10505 DIXON DR S
2	670620	0150	12/28/2010	\$270,000	\$244,000	1,370	7	1966	3	7,920	N	N	11826 77TH AVE S
2	928280	0660	10/25/2010	\$270,000	\$239,000	1,370	7	1977	3	6,000	N	N	7639 S 115TH ST
2	174300	0020	8/8/2011	\$212,000	\$203,000	1,380	7	1960	3	7,380	N	N	8041 S 117TH ST
2	405880	1815	5/4/2011	\$316,500	\$295,000	1,380	7	1950	3	10,660	Y	N	10604 RUSTIC RD S
2	928280	1120	10/6/2010	\$265,000	\$233,000	1,380	7	1979	3	7,500	Y	N	11530 78TH AVE S
2	381000	0875	6/18/2009	\$325,000	\$251,000	1,390	7	1957	3	10,450	N	N	7920 S 120TH ST
2	405880	0345	11/15/2011	\$295,000	\$291,000	1,420	7	1955	3	7,920	Y	N	10606 FOREST AVE S
2	405820	0095	3/27/2009	\$308,000	\$232,000	1,430	7	1953	3	7,080	Y	N	10856 DIXON DR S
2	570800	0060	7/14/2011	\$268,000	\$256,000	1,440	7	1964	3	9,730	N	N	8235 S 126TH ST
2	122304	9163	9/27/2010	\$394,000	\$346,000	1,440	7	1967	3	7,200	Y	N	8202 S 120TH ST
2	118000	4610	12/6/2011	\$196,000	\$195,000	1,450	7	1948	4	6,000	N	N	11901 85TH AVE S
2	399140	0079	10/6/2009	\$310,000	\$247,000	1,460	7	1977	3	8,400	Y	N	11802 79TH AVE S
2	118000	1385	6/17/2010	\$165,000	\$141,000	1,470	7	1931	2	6,000	N	N	8433 S 115TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	399140	0040	9/2/2009	\$325,000	\$256,000	1,470	7	1956	3	10,050	N	N	11805 79TH AVE S
2	381000	0095	12/20/2011	\$226,000	\$225,000	1,530	7	1957	3	9,840	N	N	8226 S 114TH ST
2	381000	0051	8/24/2009	\$270,000	\$212,000	1,590	7	1974	4	7,200	N	N	8248 S 114TH ST
2	956480	0137	3/31/2010	\$295,000	\$246,000	1,630	7	2009	3	8,337	N	N	460 TAYLOR PL NW
2	163760	0065	9/29/2009	\$360,000	\$286,000	1,660	7	1936	4	15,525	N	N	8214 S 128TH ST
2	670620	0030	6/2/2009	\$299,950	\$231,000	1,690	7	1965	3	7,920	N	N	11835 78TH AVE S
2	670620	0070	6/10/2010	\$295,000	\$252,000	1,730	7	1930	3	7,945	N	N	11815 78TH AVE S
2	405820	0610	6/28/2010	\$239,000	\$204,000	1,760	7	1954	3	7,904	Y	N	8033 S LAKERIDGE DR
2	118000	1525	11/11/2010	\$261,000	\$232,000	1,810	7	2004	3	3,000	N	N	8527 S 115TH PL
2	118000	2378	2/23/2009	\$340,000	\$254,000	1,950	7	2002	3	3,000	N	N	8428 S 117TH PL
2	118000	2590	3/2/2010	\$283,319	\$235,000	1,960	7	2004	3	3,000	N	N	8520 S 117TH PL
2	928280	0753	5/20/2009	\$495,000	\$379,000	2,030	7	1966	4	6,000	Y	N	7604 S 115TH PL
2	118000	2596	3/8/2011	\$229,000	\$211,000	2,070	7	2004	3	3,000	N	N	8514 S 117TH PL
2	118000	2104	11/5/2009	\$349,990	\$280,000	2,160	7	2003	3	3,998	N	N	8510 S 117TH ST
2	405880	0135	11/17/2009	\$370,000	\$298,000	2,190	7	1999	3	9,652	N	N	7618 S MISSION DR
2	118000	5125	6/22/2009	\$353,000	\$273,000	2,910	7	2007	3	6,000	N	N	8423 S 120TH ST
2	204580	0390	11/9/2011	\$272,000	\$268,000	990	8	1947	4	7,906	Y	N	10436 76TH AVE S
2	405820	0985	5/3/2010	\$475,000	\$400,000	1,090	8	1954	4	7,200	Y	N	7722 S LAKERIDGE DR
2	405880	0035	1/10/2011	\$280,000	\$253,000	1,100	8	1952	3	4,488	Y	N	11066 ROWAN RD S
2	204620	0045	4/5/2010	\$427,398	\$357,000	1,140	8	1951	4	12,000	Y	N	10660 FOREST AVE S
2	405820	0935	5/25/2011	\$305,000	\$286,000	1,190	8	1953	4	5,100	Y	N	7706 S SUNNYCREST RD
2	405820	1475	1/6/2010	\$364,950	\$298,000	1,190	8	1958	4	7,680	Y	N	7684 S LAKERIDGE DR
2	928280	1405	10/14/2009	\$345,000	\$275,000	1,310	8	1985	3	7,500	N	N	7902 S 115TH ST
2	405880	0495	10/19/2011	\$287,000	\$281,000	1,340	8	1949	3	5,768	Y	N	7515 S LAUREL ST
2	337920	0170	9/1/2011	\$320,000	\$309,000	1,350	8	1965	3	5,451	Y	N	12459 84TH AVE S
2	928280	1280	10/16/2009	\$385,000	\$307,000	1,360	8	1979	3	6,000	Y	N	7814 S 115TH PL
2	405880	1825	12/15/2009	\$393,000	\$319,000	1,420	8	1972	3	8,112	Y	N	10607 CORNELL AVE S
2	337920	0120	7/26/2011	\$275,000	\$263,000	1,440	8	1965	3	6,080	Y	N	12427 84TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	337920	0240	12/14/2010	\$315,000	\$283,000	1,460	8	1965	4	6,200	Y	N	12430 83RD AVE S
2	405820	1395	12/24/2009	\$325,000	\$264,000	1,460	8	1953	3	7,369	Y	N	7637 S SUNNYCREST RD
2	405880	0170	3/2/2011	\$305,000	\$280,000	1,480	8	1950	3	7,440	Y	N	7603 S SUNNYCREST RD
2	174280	0250	4/13/2010	\$329,000	\$276,000	1,500	8	1963	3	12,225	Y	N	523 STEVENS CT NW
2	405880	0470	11/16/2009	\$456,000	\$367,000	1,500	8	1958	5	7,320	Y	N	10404 FOREST AVE S
2	928280	0905	8/5/2009	\$375,000	\$293,000	1,500	8	1949	4	11,500	Y	N	7636 S 116TH ST
2	405880	0395	8/21/2009	\$425,000	\$334,000	1,510	8	1957	3	8,319	Y	N	10424 CRESTWOOD DR S
2	174280	0490	12/12/2010	\$302,000	\$271,000	1,520	8	1963	4	7,930	Y	N	463 SENECA AVE NW
2	204580	0380	10/24/2011	\$288,850	\$283,000	1,540	8	1955	3	9,920	Y	N	10441 DIXON DR S
2	405880	0955	3/25/2009	\$407,500	\$307,000	1,550	8	1953	3	7,252	Y	N	11004 AUBURN AVE S
2	122304	9004	4/29/2010	\$308,000	\$260,000	1,570	8	1948	3	20,084	N	N	11917 84TH AVE S
2	928280	0930	3/16/2011	\$432,000	\$398,000	1,580	8	1950	3	10,000	Y	N	7720 S 116TH ST
2	912460	0065	12/1/2010	\$412,000	\$368,000	1,590	8	1965	3	9,796	Y	N	11720 77TH AVE S
2	118000	0475	3/17/2009	\$325,000	\$244,000	1,630	8	1956	3	6,450	Y	N	8530 S 114TH ST
2	174280	0390	12/1/2011	\$260,000	\$258,000	1,640	8	1969	3	7,782	Y	N	413 STEVENS AVE NW
2	405880	1760	5/25/2010	\$342,000	\$290,000	1,670	8	1953	4	11,400	Y	N	6901 S RUSTIC RD
2	405880	0736	3/25/2009	\$360,000	\$271,000	1,670	8	1948	3	13,230	N	N	7530 S LAKERIDGE DR
2	405880	0230	12/15/2009	\$382,000	\$310,000	1,720	8	1963	3	6,720	Y	N	10645 FOREST AVE S
2	118000	4440	12/28/2010	\$320,000	\$289,000	1,770	8	2007	3	2,588	N	N	8551 S 119TH ST
2	337920	0010	9/14/2010	\$270,000	\$237,000	1,790	8	1965	3	6,840	Y	N	12406 82ND AVE S
2	405820	0315	7/30/2010	\$396,550	\$342,000	1,810	8	1961	3	6,900	Y	N	11002 FOREST AVE S
2	118000	0190	6/29/2011	\$270,000	\$256,000	1,840	8	1948	3	6,660	Y	N	11207 RAINIER AVE S
2	913360	0065	12/1/2009	\$410,000	\$332,000	1,870	8	1958	3	11,108	Y	N	306 SENECA AVE NW
2	204540	0120	3/27/2009	\$490,000	\$369,000	1,870	8	2008	3	3,942	Y	N	10507 RAINIER AVE S
2	182305	9248	10/3/2011	\$344,000	\$335,000	1,900	8	2004	3	11,328	Y	N	600 3RD CT NW
2	118000	0630	4/27/2009	\$332,950	\$253,000	1,900	8	1920	4	6,450	N	N	8418 S 114TH ST
2	118000	6706	11/16/2011	\$255,000	\$252,000	2,030	8	1999	3	5,467	N	N	8658 S 123RD ST
2	956480	0106	3/23/2011	\$309,000	\$285,000	2,030	8	2009	3	24,812	N	N	117 NW 6TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	912460	0025	10/14/2009	\$450,000	\$359,000	2,040	8	1964	3	7,680	Y	N	7704 S 117TH ST
2	118000	0715	9/21/2009	\$381,000	\$302,000	2,050	8	2002	3	3,132	N	N	8431 S 114TH ST
2	118000	7966	11/23/2010	\$375,000	\$335,000	2,090	8	2007	3	3,000	Y	N	8312 S 124TH ST
2	118000	7968	2/25/2011	\$355,800	\$326,000	2,120	8	2007	3	3,000	Y	N	8306 S 124TH ST
2	118000	7965	10/11/2010	\$375,000	\$331,000	2,120	8	2007	3	3,000	Y	N	8314 S 124TH ST
2	118000	7967	6/5/2009	\$530,000	\$408,000	2,120	8	2007	3	3,000	Y	N	8308 S 124TH ST
2	928280	1880	8/10/2010	\$440,000	\$381,000	2,140	8	2007	3	6,000	N	N	7816 S 113TH ST
2	204540	0121	6/18/2010	\$456,000	\$389,000	2,140	8	2008	3	3,959	Y	N	10503 RAINIER AVE S
2	956480	0071	9/13/2010	\$375,000	\$328,000	2,180	8	2009	3	7,061	Y	N	108 NW 6TH ST
2	956480	0102	9/28/2011	\$375,000	\$365,000	2,190	8	2009	3	5,542	Y	N	101 NW 6TH ST
2	956480	0104	8/4/2010	\$369,900	\$320,000	2,190	8	2009	3	11,115	N	N	111 NW 6TH ST
2	956480	0102	7/13/2010	\$386,900	\$333,000	2,190	8	2009	3	5,542	Y	N	101 NW 6TH ST
2	928280	1050	8/11/2009	\$349,000	\$273,000	2,200	8	2004	3	3,299	N	N	11541 80TH AVE S
2	420440	0096	3/30/2009	\$417,068	\$315,000	2,260	8	1991	3	7,200	Y	N	406 STEVENS AVE NW
2	405880	1865	4/21/2011	\$472,500	\$440,000	2,430	8	2001	3	10,564	Y	N	10501 RUSTIC RD S
2	214480	0071	3/18/2009	\$300,000	\$226,000	2,450	8	1955	3	9,500	Y	N	7853 S 128TH ST
2	420240	1080	4/26/2011	\$300,000	\$279,000	2,620	8	2007	3	4,000	N	N	658 LIND AVE NW
2	928280	1150	11/15/2011	\$295,000	\$291,000	2,640	8	1979	4	7,500	N	N	7905 S 115TH PL
2	809360	0045	10/6/2009	\$349,950	\$278,000	2,970	8	2007	3	8,131	Y	N	266 LIND AVE NW
2	174290	0030	7/14/2009	\$630,000	\$490,000	2,050	9	1969	3	8,569	Y	N	550 RAYMOND PL NW
2	118000	0831	8/11/2010	\$490,000	\$425,000	2,070	9	2006	3	3,225	Y	N	8517 S 114TH ST
2	913360	0015	7/23/2009	\$472,500	\$368,000	2,140	9	1958	4	14,880	N	N	264 SENECA PL NW
2	956480	0070	11/8/2010	\$350,000	\$311,000	2,380	9	2009	3	7,857	N	N	114 NW 6TH ST
2	118000	0880	5/17/2010	\$430,000	\$364,000	2,410	9	2002	3	2,875	Y	N	8547 S 114TH ST
2	118000	3200	7/23/2010	\$425,000	\$367,000	2,600	9	2007	3	4,400	N	N	8541 S 117TH PL
2	118000	3205	1/21/2010	\$463,000	\$380,000	2,600	9	2007	3	4,400	N	N	8543 S 117TH PL
2	118000	7230	9/25/2009	\$420,000	\$333,000	2,610	9	2004	3	10,680	Y	N	8211 S 123RD ST
2	118000	6350	11/17/2009	\$496,000	\$400,000	2,700	9	2006	3	7,163	Y	N	8201 S 122ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	722929	0020	6/13/2011	\$515,000	\$487,000	2,720	9	2007	3	4,992	Y	N	306 LIND AVE NW
2	956480	0072	2/24/2011	\$408,000	\$374,000	2,840	9	2008	3	6,560	Y	N	102 NW 6TH ST
2	722929	0110	8/20/2009	\$390,000	\$306,000	2,840	9	2005	3	6,989	Y	N	301 MAPLE AVE NW
2	956480	0103	2/24/2009	\$549,900	\$411,000	3,030	9	2008	3	17,305	Y	N	107 NW 6TH ST
2	167840	0095	1/18/2011	\$505,000	\$458,000	3,160	10	2007	3	5,541	Y	N	11007 RAINIER AVE S
2	167840	0096	12/31/2009	\$550,000	\$448,000	3,160	10	2007	3	5,575	Y	N	11005 RAINIER AVE S
3	135230	0200	10/21/2011	\$174,000	\$170,000	730	5	1923	4	4,120	N	N	211 MEADOW AVE N
3	182305	9127	4/26/2010	\$155,900	\$131,000	730	5	1920	3	4,250	N	N	619 BURNETT AVE S
3	783930	0105	3/17/2011	\$130,000	\$119,000	770	5	1900	3	4,800	N	N	511 BURNETT AVE S
3	722650	0035	9/28/2010	\$190,000	\$167,000	800	5	1924	4	4,000	N	N	245 WELLS AVE N
3	783930	0155	7/9/2009	\$95,550	\$74,000	1,340	5	1900	3	4,330	N	N	611 HOUSER WAY S
3	722550	0200	10/25/2010	\$207,000	\$183,000	710	6	1941	3	5,000	N	N	449 WELLS AVE N
3	135230	0110	8/19/2009	\$249,900	\$196,000	710	6	1928	4	4,120	N	N	230 GARDEN AVE N
3	182305	9086	12/13/2010	\$145,000	\$130,000	750	6	1934	3	5,400	N	N	611 S 6TH ST
3	722400	0375	7/2/2009	\$217,500	\$168,000	790	6	1941	4	3,225	N	N	232 PELLY AVE N
3	722550	0215	4/29/2009	\$205,000	\$156,000	790	6	1943	3	4,128	N	N	440 WILLIAMS AVE N
3	296390	0120	5/12/2010	\$197,500	\$167,000	800	6	1931	3	5,960	N	N	625 MORRIS AVE S
3	722400	0520	3/28/2011	\$192,750	\$178,000	880	6	1942	4	4,838	N	N	330 PELLY AVE N
3	722600	0110	11/12/2010	\$177,500	\$158,000	900	6	1918	3	4,397	N	N	121 WELLS AVE N
3	722500	0215	4/9/2010	\$215,000	\$180,000	900	6	1951	3	4,500	N	N	340 WELLS AVE N
3	135230	0115	3/12/2009	\$223,000	\$167,000	910	6	1932	3	4,120	N	N	226 GARDEN AVE N
3	722500	0100	10/21/2009	\$225,000	\$179,000	940	6	1947	3	5,000	N	N	424 WELLS AVE N
3	783930	0040	8/5/2009	\$229,000	\$179,000	970	6	1904	4	4,800	N	N	530 SMITHERS AVE S
3	722550	0170	1/5/2011	\$196,625	\$177,000	1,000	6	2005	3	5,000	N	N	425 WELLS AVE N
3	756460	0220	1/6/2010	\$199,000	\$162,000	1,000	6	1947	3	7,150	N	N	238 PARK PL N
3	135230	0300	8/2/2010	\$274,250	\$237,000	1,010	6	1930	5	4,120	N	N	353 MEADOW AVE N
3	722500	0375	9/13/2010	\$175,000	\$153,000	1,030	6	1909	3	5,000	N	N	224 WELLS AVE N
3	784130	0320	1/7/2010	\$180,000	\$147,000	1,070	6	1909	3	4,800	N	N	545 MORRIS AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 25
(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	722650	0045	3/25/2010	\$231,000	\$192,000	1,080	6	1927	4	5,219	N	N	817 N 3RD ST
3	722450	0120	10/25/2011	\$210,000	\$206,000	1,110	6	1929	5	5,000	N	N	506 WELLS AVE N
3	722930	0635	9/16/2010	\$165,000	\$144,000	1,120	6	1916	3	4,280	N	N	51 LOGAN AVE S
3	784130	0300	5/27/2010	\$200,000	\$169,000	1,170	6	1941	3	4,800	N	N	532 WHITWORTH AVE S
3	783930	0080	1/22/2009	\$243,900	\$180,000	1,180	6	1906	4	4,796	N	N	525 BURNETT AVE S
3	000720	0013	10/13/2009	\$205,000	\$163,000	1,270	6	1924	3	3,920	N	N	84 LOGAN AVE S
3	722650	0025	5/18/2009	\$320,000	\$244,000	1,330	6	1920	5	4,000	N	N	237 WELLS AVE N
3	722400	0090	7/1/2010	\$249,000	\$213,000	1,460	6	1904	4	5,375	N	N	145 PARK AVE N
3	722550	0085	8/10/2009	\$250,000	\$195,000	1,470	6	1929	3	4,815	N	N	442 BURNETT AVE N
3	135230	0265	10/29/2010	\$185,000	\$164,000	1,520	6	1938	3	6,180	N	N	318 GARDEN AVE N
3	722500	0295	3/17/2010	\$240,000	\$199,000	2,030	6	1904	4	4,500	N	N	215 PELLY AVE N
3	214370	1315	12/11/2009	\$255,000	\$206,000	910	7	1912	5	5,009	N	N	430 SW 4TH PL
3	756460	0230	4/22/2010	\$296,950	\$249,000	1,050	7	1952	4	13,750	N	N	235 GARDEN AVE N
3	722550	0235	11/10/2011	\$162,000	\$159,000	1,080	7	1950	3	6,600	N	N	428 WILLIAMS AVE N
3	723150	1616	3/23/2011	\$215,000	\$198,000	1,140	7	1930	4	3,750	N	N	501 WELLS AVE S
3	722400	0420	10/14/2009	\$289,500	\$231,000	1,240	7	1910	4	5,375	N	N	200 PELLY AVE N
3	784130	0230	1/18/2011	\$245,000	\$222,000	1,290	7	1929	4	4,800	N	N	415 WHITWORTH AVE S
3	172305	9075	2/24/2011	\$298,500	\$273,000	1,340	7	1940	4	6,175	N	N	817 N 1ST ST
3	135230	1065	11/10/2011	\$182,000	\$179,000	1,400	7	1999	3	5,496	N	N	1515 N MARION ST
3	723150	1585	7/16/2010	\$173,000	\$149,000	1,510	7	1908	4	6,000	N	N	525 WELLS AVE S
3	723150	1610	2/24/2011	\$212,000	\$194,000	1,620	7	1905	5	6,000	N	N	505 WELLS AVE S
3	722400	0030	2/10/2011	\$320,000	\$292,000	1,680	7	2000	3	6,284	N	N	1008 N RIVERSIDE DR
3	722450	0135	3/2/2010	\$288,500	\$239,000	1,750	7	1929	4	5,000	N	N	507 WELLS AVE N
3	756460	0295	3/29/2010	\$360,000	\$300,000	1,770	7	1912	4	5,000	N	N	1218 N 2ND ST
3	296390	0090	2/9/2011	\$255,000	\$232,000	2,160	7	1910	5	6,600	N	N	611 SMITHERS AVE S
3	135230	0530	1/12/2010	\$350,000	\$286,000	2,390	7	1994	3	4,120	N	N	340 MEADOW AVE N

Improved Sales Removed in this Physical Inspection Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	039900	0075	9/28/2011	\$150,900	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE;
1	039920	0015	10/1/2009	\$135,000	NO MARKET EXPOSURE;
1	112304	9019	6/17/2010	\$5,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	112304	9051	12/28/2011	\$138,500	NON-REPRESENTATIVE SALE;
1	112304	9100	10/12/2009	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	112304	9176	5/12/2010	\$180,000	NO MARKET EXPOSURE;
1	112304	9197	8/10/2011	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	112304	9219	2/15/2011	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE;
1	132304	9035	5/31/2011	\$320,000	NON-REPRESENTATIVE SALE; SHORT SALE;
1	142304	9035	6/22/2009	\$358,975	MULTI-PARCEL SALE;
1	182305	9101	8/23/2010	\$117,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	182305	9128	5/26/2009	\$220,500	NO MARKET EXPOSURE
1	214370	0677	8/23/2011	\$269,000	NON-REPRESENTATIVE SALE;
1	214370	0825	6/10/2009	\$228,000	NO MARKET EXPOSURE
1	214370	0918	5/26/2009	\$227,000	NO MARKET EXPOSURE;
1	214370	0961	1/5/2011	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	214370	1016	4/16/2009	\$310,000	NON REPRESENTATIVE SALE
1	214370	1020	3/26/2010	\$319,900	NON-REPRESENTATIVE SALE
1	214480	0315	12/1/2009	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	214480	0546	1/20/2010	\$78,000	NON-REPRESENTATIVE SALE
1	214480	0760	12/22/2009	\$365,000	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	214480	0760	8/13/2010	\$189,000	PREVIOUS IMP VALUE<\$25,000
1	214480	0887	6/19/2009	\$85,000	NO MARKET EXPOSURE
1	214650	0120	5/13/2011	\$253,100	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	214650	0240	10/19/2011	\$305,000	NON-REPRESENTATIVE SALE; SHORT SALE;
1	217140	0121	9/2/2011	\$142,500	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE;
1	217140	0140	11/6/2011	\$135,321	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	217140	0171	9/14/2009	\$199,900	TWO IMPS; IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	217200	0887	11/29/2011	\$92,000	NON REPRESENTATIVE SALE
1	217200	0905	4/9/2010	\$149,350	NON-REPRESENTATIVE SALE
1	217200	0923	2/1/2010	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	298880	0020	7/16/2010	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	298880	0070	11/25/2009	\$152,500	NON-REPRESENTATIVE SALE
1	298880	0105	6/7/2011	\$78,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	298880	0125	1/7/2009	\$261,500	NO MARKET EXPOSURE;
1	298880	0170	7/7/2010	\$210,000	PREVIOUS IMP VALUE<\$25,000
1	396930	0130	7/22/2009	\$115,500	NON-REPRESENTATIVE SALE
1	396930	0140	4/14/2010	\$139,000	NO MARKET EXPOSURE;
1	396930	0195	8/14/2009	\$100,631	NON-REPRESENTATIVE SALE
1	427990	0160	3/9/2011	\$210,000	MULTI-PARCEL SALE;
1	677800	0100	10/25/2011	\$134,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	739040	0047	8/22/2011	\$310,000	MULTI-PARCEL SALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	739040	0059	4/30/2010	\$339,500	MULTI-PARCEL SALE;
1	747190	0045	10/19/2009	\$125,000	NO MARKET EXPOSURE;
1	747190	0045	1/14/2009	\$208,250	EXEMPT FROM EXCISE TAX;
1	758020	0450	11/7/2011	\$181,547	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	758020	0460	6/11/2011	\$193,586	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	758020	0470	10/11/2009	\$200,000	STATEMENT TO DOR; AUCTION SALE;
1	768960	0210	10/11/2011	\$114,000	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE;
1	768960	0425	12/6/2011	\$160,000	NO MARKET EXP, EXEMPT EXCISE TAX;FORECLOSURE
1	768960	0450	8/18/2010	\$156,200	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	768960	0500	11/29/2011	\$68,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	768960	0625	12/7/2010	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	768960	0630	9/25/2009	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	768960	0695	4/12/2011	\$117,000	NON-REPRESENTATIVE SALE
1	768960	0725	1/5/2009	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	768960	0855	10/19/2010	\$149,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	768960	0895	11/9/2011	\$100,000	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	779840	0040	10/5/2009	\$211,880	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	780540	0120	7/14/2009	\$230,000	RELOCATION - SALE BY SERVICE;
1	780540	0120	7/14/2009	\$230,000	RELOCATION - SALE TO SERVICE;
1	781280	1305	4/8/2009	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	781280	1305	2/13/2009	\$259,960	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	781280	1410	11/28/2011	\$150,125	NON-REPRESENTATIVE SALE
1	781280	1415	9/14/2009	\$150,350	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	781280	1535	2/26/2010	\$120,000	NON-REPRESENTATIVE SALE
1	781280	1565	3/9/2010	\$159,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	781280	1610	1/4/2010	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	781280	1700	11/18/2011	\$101,000	NON-REPRESENTATIVE SALE; SHORT SALE;
1	781320	0040	8/31/2011	\$97,000	NON-REPRESENTATIVE SALE; SHORT SALE;
1	781320	0140	12/10/2010	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	781320	0145	9/20/2011	\$97,000	IMP. CHARACT. CHANGED SINCE SALE; NON-REP SALE
1	787840	0130	3/8/2011	\$130,000	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
1	787840	0147	1/9/2009	\$440,000	MULTI-PARCEL SALE;
1	787840	0150	3/9/2009	\$324,000	PREVIOUS IMP VALUE<\$25,000
1	788720	0095	8/12/2011	\$78,000	IMP. CHARACT. CHANGED SINCE SALE; SHORT SALE;
1	788720	0145	11/15/2009	\$139,600	BANKRUPTCY - RECEIVER OR TRUSTEE;
1	788720	0455	6/26/2009	\$156,400	NO MARKET EXPOSURE;
2	072305	9068	4/10/2009	\$240,000	NON-REPRESENTATIVE SALE
2	118000	0275	5/19/2011	\$255,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
2	118000	1020	1/13/2011	\$199,950	MULTI-PARCEL SALE;
2	118000	1030	1/13/2011	\$199,950	MULTI-PARCEL SALE;
2	118000	1570	12/17/2009	\$180,000	NON-REPRESENTATIVE SALE
2	118000	2200	7/15/2009	\$192,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	118000	2415	6/3/2011	\$93,000	NON-REPRESENTATIVE SALE
2	118000	2615	10/14/2011	\$164,900	FINANCIAL INSTITUTION RESALE;
2	118000	2745	10/24/2010	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	118000	3050	7/28/2011	\$161,000	NON-REPRESENTATIVE SALE
2	118000	3455	12/10/2010	\$210,000	NON-REPRESENTATIVE SALE
2	118000	4230	7/27/2009	\$1,500	NO MARKET EXPOSURE;
2	118000	4660	9/27/2011	\$119,977	NON-REPRESENTATIVE SALE;
2	118000	4660	9/8/2010	\$139,000	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
2	118000	5195	9/18/2009	\$223,000	NON-REPRESENTATIVE SALE;
2	118000	5370	11/29/2011	\$123,200	NON-REPRESENTATIVE SALE
2	118000	5560	2/14/2009	\$167,040	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
2	118000	6030	11/9/2011	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	118000	6809	6/11/2009	\$60,309	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	118000	8270	5/24/2010	\$235,000	NO MARKET EXPOSURE; RELATED PARTY, OR NEIGHBOR;
2	122304	9023	12/28/2011	\$56,100	NO MARKET EXPOSURE;
2	122304	9045	10/13/2011	\$144,900	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE;
2	122304	9095	9/12/2010	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	122304	9110	3/4/2009	\$132,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	122304	9122	1/25/2010	\$116,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	122304	9134	5/5/2011	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE;
2	122304	9150	7/15/2009	\$192,000	NON-REPRESENTATIVE SALE
2	122304	9164	10/22/2010	\$260,000	EXEMPT FROM EXCISE TAX; RELATED PARTY OR NEIGHBOR;
2	174280	0390	10/12/2011	\$200,000	NO MARKET EXPOSURE;
2	174280	0490	8/23/2010	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
2	182305	9224	7/26/2011	\$355,000	PREVIOUS IMP VALUE<\$25,000
2	182305	9248	7/12/2011	\$348,500	RELOCATION - SALE TO SERVICE;
2	204540	0035	9/22/2011	\$299,000	MULTI-PARCEL SALE; STATEMENT TO DOR
2	204540	0040	9/22/2011	\$299,000	MULTI-PARCEL SALE; STATEMENT TO DOR
2	214480	0022	5/12/2009	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	214480	0070	12/15/2010	\$225,000	NON-REPRESENTATIVE SALE
2	214480	0075	5/18/2010	\$150,000	NON-REPRESENTATIVE SALE
2	214480	0200	3/31/2011	\$175,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
2	214480	0260	3/31/2011	\$175,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
2	214480	0280	5/26/2011	\$2,500	QUIT CLAIM DEED;
2	381000	0106	12/8/2009	\$237,000	NON-REPRESENTATIVE SALE
2	381000	0135	12/12/2011	\$221,000	NO MARKET EXP, EXEMPT EXCISE TAX;FORECLOSURE
2	381000	0136	12/20/2011	\$250,000	NO MARKET EXP, EXEMPT EXCISE TAX;FORECLOSURE
2	381000	0136	11/23/2011	\$250,000	NO MARKET EXP, EXEMPT EXCISE TAX;FORECLOSURE
2	381000	0350	1/7/2010	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	381000	0845	11/2/2009	\$245,941	MULTI-PARCEL SALE;
2	405820	0100	7/26/2011	\$180,000	NO MARKET EXPOSURE;
2	405820	0405	12/15/2010	\$195,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	405820	0640	6/25/2010	\$470,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
2	405820	0685	5/1/2009	\$210,000	NO MARKET EXPOSURE; STATEMENT TO DOR;
2	405820	1080	11/17/2011	\$173,000	NO MARKET EXP, EXEMPT EXCISE TAX;FORECLOSURE
2	405820	1130	11/9/2010	\$152,647	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
2	405820	1145	4/1/2011	\$125,501	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	405820	1235	9/29/2011	\$158,000	MULTI-PARCEL SALE; STATEMENT TO DOR
2	405820	1235	12/1/2009	\$346,319	FORECLOSURE; MULTI-PARCEL SALE;
2	405880	0040	10/27/2011	\$496,383	NO MARKET EXP, EXEMPT EXCISE TAX;FORECLOSURE
2	405880	0185	11/23/2009	\$365,000	NO MARKET EXPOSURE;
2	405880	0305	7/11/2009	\$155,833	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
2	405880	0400	11/11/2010	\$130,645	QUIT CLAIM DEED; STATEMENT TO DOR;
2	405880	1145	12/20/2010	\$150,500	MULTI-PARCEL SALE; SHORT SALE;
2	405880	1185	4/12/2010	\$147,250	NON-REPRESENTATIVE SALE; SHORT SALE;
2	405880	1910	5/27/2010	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	405880	2055	12/5/2011	\$159,900	NON-REPRESENTATIVE SALE
2	405880	2085	10/2/2009	\$179,000	NON-REPRESENTATIVE SALE; SHORT SALE;
2	405880	2250	6/11/2009	\$176,000	NO MARKET EXPOSURE;
2	413680	0090	6/27/2011	\$275,000	MULTI-PARCEL SALE;
2	413680	0091	6/27/2011	\$275,000	MULTI-PARCEL SALE;
2	413680	0180	3/10/2011	\$104,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	420240	0055	9/14/2010	\$155,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
2	420440	0005	2/11/2011	\$150,000	NON-REPRESENTATIVE SALE
2	420440	0060	9/8/2009	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	420440	0180	6/30/2011	\$369,950	NON-REPRESENTATIVE SALE
2	420440	0339	5/6/2010	\$130,000	NO MARKET EXPOSURE; STATEMENT TO DOR
2	570800	0040	2/18/2011	\$121,250	NO MARKET EXPOSURE; RELATED PARTY, OR NEIGHBOR;
2	670630	0110	9/15/2009	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	722929	0110	6/2/2009	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	758020	0070	7/14/2009	\$1,200	EASEMENT OR RIGHT-OF-WAY;
2	758020	0365	12/20/2010	\$150,000	NON-REPRESENTATIVE SALE
2	758020	0425	7/21/2011	\$126,000	NON-REPRESENTATIVE SALE
2	765700	0225	2/23/2010	\$145,000	NO MARKET EXPOSURE;
2	765700	0240	10/15/2011	\$102,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
2	765700	0290	3/3/2011	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	765700	0545	10/25/2011	\$125,000	NON-REPRESENTATIVE SALE;
2	765700	0590	2/5/2010	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	765700	0610	3/24/2011	\$152,240	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	765760	0005	4/3/2009	\$179,900	NON-REPRESENTATIVE SALE
2	765760	0030	5/25/2011	\$110,000	NON-REPRESENTATIVE SALE
2	765760	0100	11/28/2011	\$85,000	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE;
2	765760	0175	9/8/2009	\$131,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	781280	0140	5/6/2010	\$133,583	QUIT CLAIM DEED; STATEMENT TO DOR;

Improved Sales Removed in this Physical Inspection Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	781280	0340	5/11/2009	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	781280	0385	10/27/2011	\$150,000	NO MARKET EXPOSURE;
2	781280	0390	11/7/2011	\$125,000	NON-REPRESENTATIVE SALE; SHORT SALE;
2	781280	1030	10/11/2011	\$95,000	NON-REPRESENTATIVE SALE
2	781280	1090	1/24/2011	\$75,000	NO MARKET EXPOSURE
2	781280	1105	3/2/2009	\$129,000	NON-REPRESENTATIVE SALE
2	796150	0050	1/8/2009	\$252,976	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
2	928280	0135	12/24/2009	\$205,000	NO MARKET EXPOSURE;
2	928280	0295	1/27/2011	\$188,888	NON-REPRESENTATIVE SALE
2	928280	0876	11/30/2009	\$360,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
2	928280	0877	11/30/2009	\$360,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
2	928280	0878	11/30/2009	\$360,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
2	928280	0879	11/30/2009	\$360,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
2	928280	1990	10/31/2011	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	956480	0026	9/2/2009	\$146,000	NON-REPRESENTATIVE SALE
3	000720	0014	6/2/2009	\$374,500	MULTI-PARCEL SALE;
3	000720	0014	6/2/2009	\$30,500	MULTI-PARCEL SALE;
3	000720	0089	3/10/2009	\$289,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
3	135230	0330	5/24/2010	\$190,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE;
3	135230	0330	1/29/2009	\$140,000	NO MARKET EXP; FORECLOSURE;EXP EXCISE TAX
3	135230	0340	5/25/2011	\$155,000	NON-REPRESENTATIVE SALE;
3	135230	0535	6/8/2011	\$197,000	NON-REPRESENTATIVE SALE
3	135230	1040	5/25/2011	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	135230	1140	11/5/2009	\$182,000	NON-REPRESENTATIVE SALE
3	182305	9179	7/22/2009	\$8,243	NO MARKET EXPOSURE;
3	214370	1315	7/21/2009	\$111,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	214370	2150	8/4/2009	\$72,000	NO MARKET EXPOSURE;
3	296390	0070	7/8/2011	\$125,000	NON-REPRESENTATIVE SALE
3	334040	4915	2/7/2011	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	380600	0010	2/17/2011	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	569600	0255	3/2/2009	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	722400	0370	8/26/2011	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	722450	0260	8/18/2011	\$115,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	722500	0175	6/18/2009	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722500	0185	7/19/2011	\$108,000	NON-REPRESENTATIVE SALE
3	722500	0300	5/17/2010	\$227,200	NO MARKET EXPOSURE;
3	722550	0225	6/16/2011	\$136,300	NON-REPRESENTATIVE SALE;
3	722550	0325	12/29/2010	\$113,000	IMP CHARACTERISTICS CHANGE SINCE SALE
3	722550	0465	3/19/2011	\$12,711	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	722550	0480	7/12/2011	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722600	0025	4/6/2009	\$160,000	NON-REPRESENTATIVE SALE;
3	723150	2500	5/11/2010	\$212,225	NO MARKET EXPOSURE;

***Improved Sales Removed in this Physical Inspection Analysis
Area 25
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	756460	0182	9/20/2011	\$134,950	NO MARKET EXPOSURE;
3	783930	0060	3/29/2011	\$119,950	NON-REPRESENTATIVE SALE;
3	783930	0165	8/25/2011	\$108,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	784130	0540	12/13/2011	\$151,636	NO MARKET EXP, EXEMPT EXCISE TAX;FORECLOSURE

Results

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

The resulting assessment level is 91.8%. 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 -12.1%. This decrease is due partly to market changes over time and the previous assessment levels.

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