

**Residential Revalue**  
**2012 Assessment Roll**

**AUBURN**

**Area 28**

**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.

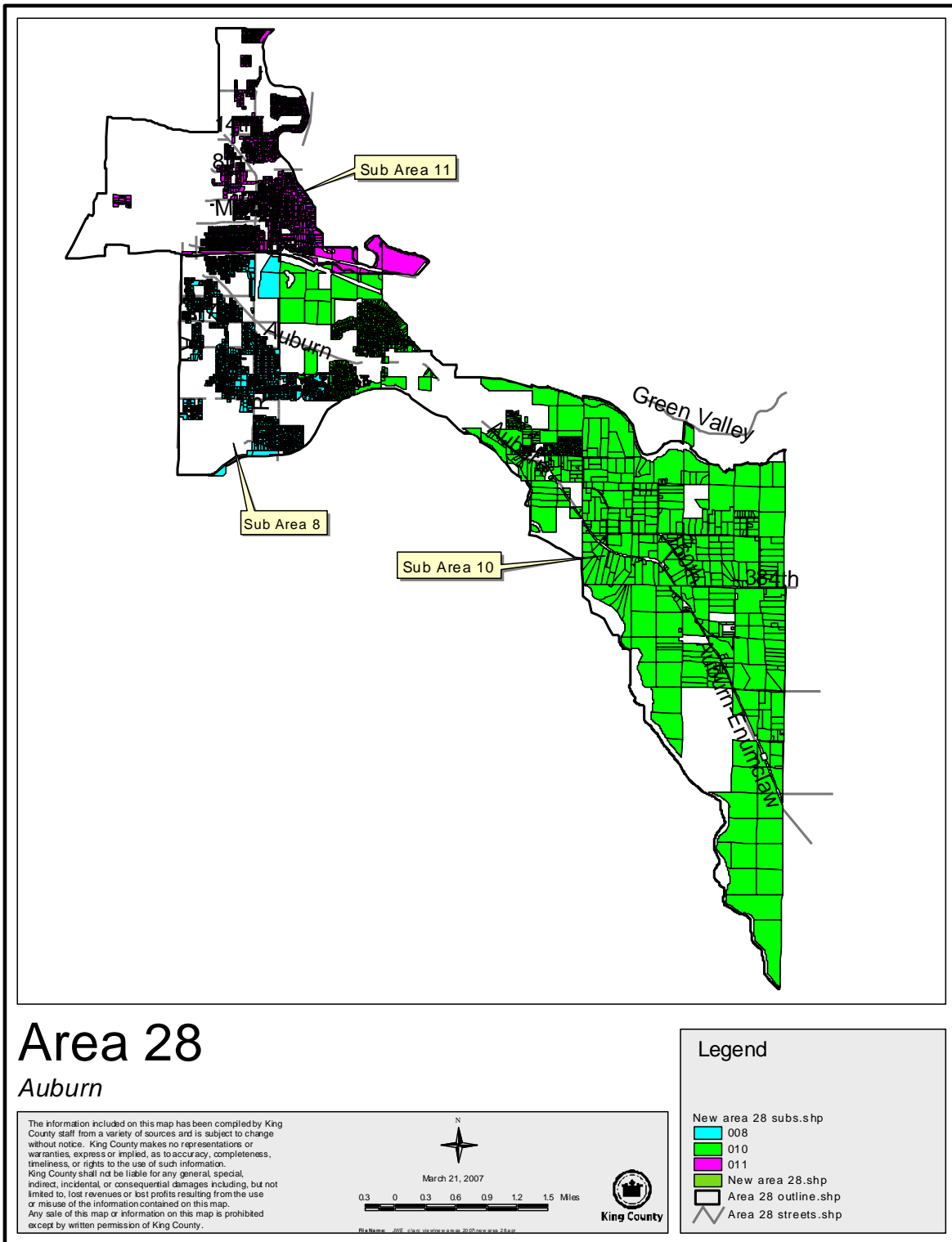
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



# Auburn's Housing



Grade 4/ Year Built 1922/ Total Living Area 760



Grade 7/ Year Built 1976/ Total Living Area 1600



Grade 5/ Year Built 1951/ Total Living Area 840



Grade 8/ Year Built 1990/ Total Living Area 1880



Grade 6/ Year Built 1960/ Total Living Area 1540



Grade 9/ Year Built 2005/ Total Living Area 2824

## ***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:** Auburn/ 28  
**Number of Improved Sales:** 231  
**Range of Sale Dates:** 1/1/2009 – 1/1/2012

<b>Sales – Average Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price*</b>	<b>Ratio</b>	<b>COD</b>
<b>2011 Value</b>	\$77,700	\$93,700	\$171,400			
<b>2012 Value</b>	\$61,600	\$83,600	\$145,200	\$161,000	90.2%	11.60%
<b>Change</b>	-\$16,100	-\$10,100	-\$26,200			
<b>% Change</b>	-20.7%	-10.8%	-15.3%			

\*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2011 Value</b>	\$81,200	\$96,500	\$177,700
<b>2012 Value</b>	\$68,300	\$82,200	\$150,500
<b>Percent Change</b>	-15.9%	-14.8%	-15.3%

Number of one to three unit residences in the population: 5954

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment. We recommend posting these values for the 2012 Assessment Roll.

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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.87%
1920	14	6.06%
1930	14	6.06%
1940	1	0.43%
1950	23	9.96%
1960	53	22.94%
1970	51	22.08%
1980	19	8.23%
1990	27	11.69%
2000	20	8.66%
2011	7	3.03%
	231	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1900	21	0.35%
1920	457	7.68%
1930	321	5.39%
1940	117	1.97%
1950	515	8.65%
1960	1178	19.79%
1970	1448	24.32%
1980	711	11.94%
1990	556	9.34%
2000	474	7.96%
2011	156	2.62%
	5954	



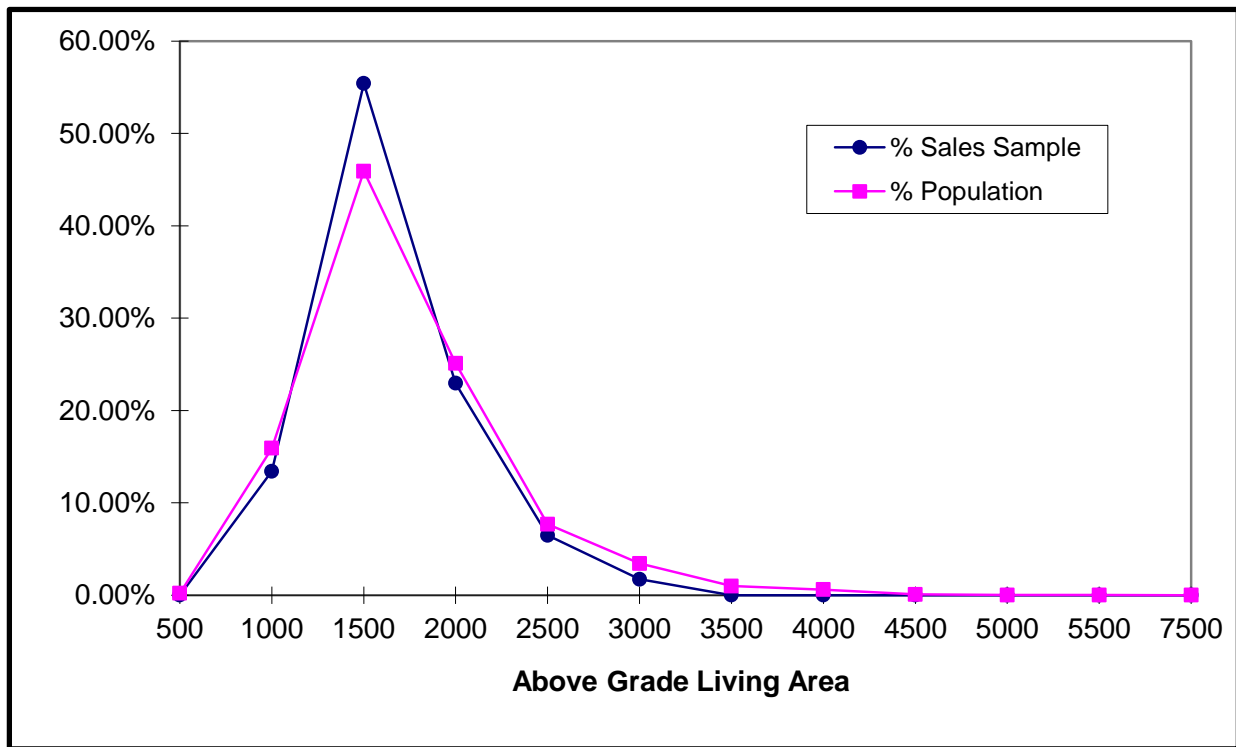
The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is very good for both accurate analysis and appraisals.



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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	31	13.42%
1500	128	55.41%
2000	53	22.94%
2500	15	6.49%
3000	4	1.73%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	231	

<b>Population</b>		
AGLA	Frequency	% Population
500	12	0.20%
1000	948	15.92%
1500	2734	45.92%
2000	1495	25.11%
2500	458	7.69%
3000	205	3.44%
3500	59	0.99%
4000	36	0.60%
4500	5	0.08%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5954	

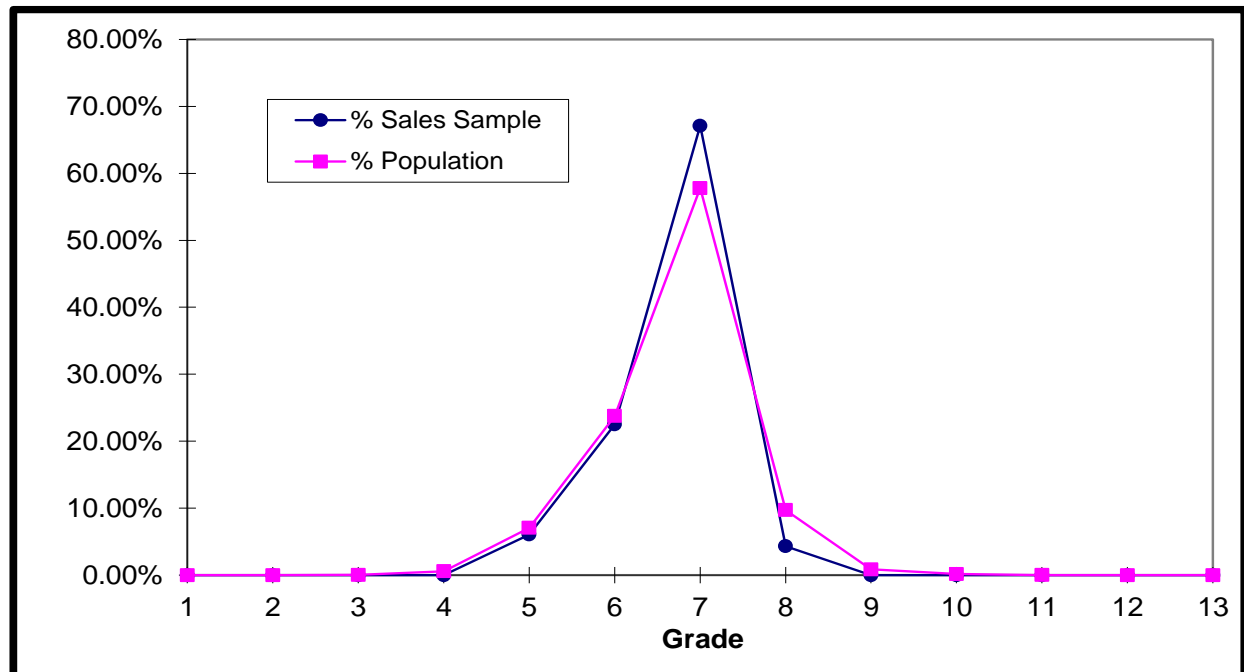


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### *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	14	6.06%
6	52	22.51%
7	155	67.10%
8	10	4.33%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
231		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	35	0.59%
5	420	7.05%
6	1415	23.77%
7	3441	57.79%
8	579	9.72%
9	51	0.86%
10	10	0.17%
11	1	0.02%
12	0	0.00%
13	0	0.00%
5954		



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 1 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15.3% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

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 231 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

### ***Mobile Home Update***

There were no sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

### ***Results***

The resulting assessment level is 90.2%. 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 -15.3%. This decrease is due partly to market changes over time and the previous assessment levels.

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

## Area 28 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

-15.00%

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

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### ***Area 28 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, 2011 would be adjusted by the time trend factor of 0.961 resulting in an adjusted value of \$505,000 (\$525,000 X .961=\$504,525 – rounded to the nearest \$1000.*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.722	-27.8%
2/1/2009	0.730	-27.0%
3/1/2009	0.737	-26.3%
4/1/2009	0.745	-25.5%
5/1/2009	0.752	-24.8%
6/1/2009	0.760	-24.0%
7/1/2009	0.768	-23.2%
8/1/2009	0.776	-22.4%
9/1/2009	0.784	-21.6%
10/1/2009	0.791	-20.9%
11/1/2009	0.799	-20.1%
12/1/2009	0.807	-19.3%
1/1/2010	0.815	-18.5%
2/1/2010	0.822	-17.8%
3/1/2010	0.830	-17.0%
4/1/2010	0.837	-16.3%
5/1/2010	0.845	-15.5%
6/1/2010	0.853	-14.7%
7/1/2010	0.861	-13.9%
8/1/2010	0.868	-13.2%
9/1/2010	0.876	-12.4%
10/1/2010	0.884	-11.6%
11/1/2010	0.892	-10.8%
12/1/2010	0.899	-10.1%
1/1/2011	0.907	-9.3%
2/1/2011	0.915	-8.5%
3/1/2011	0.922	-7.8%
4/1/2011	0.930	-7.0%
5/1/2011	0.938	-6.2%
6/1/2011	0.946	-5.4%
7/1/2011	0.953	-4.7%
8/1/2011	0.961	-3.9%
9/1/2011	0.969	-3.1%
10/1/2011	0.977	-2.3%
11/1/2011	0.985	-1.5%
12/1/2011	0.992	-0.8%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
008	711650	0185	9/18/09	\$149,000	\$117,000	620	5	1947	Good	4115	N	N	520 5TH ST SE
008	711650	0720	8/23/11	\$94,000	\$91,000	700	5	1918	Good	4507	N	N	802 6TH ST SE
008	869520	0059	8/9/10	\$142,000	\$124,000	760	5	1921	Good	39525	N	N	301 23RD ST SE
008	101800	0130	9/30/09	\$124,950	\$99,000	840	5	1947	Good	4200	N	N	124 15TH ST SE
008	101800	0005	11/19/10	\$125,000	\$112,000	1340	5	1911	Good	9040	N	N	1420 A ST SE
008	711600	0430	9/3/09	\$160,000	\$125,000	1370	5	1912	Good	10960	N	N	922 5TH ST SE
008	915010	0020	6/3/10	\$169,000	\$144,000	1380	5	1915	Good	7282	N	N	414 8TH ST SE
008	714080	0410	10/7/09	\$171,000	\$136,000	860	6	1962	Good	7070	N	N	1300 28TH ST SE
008	241320	0165	12/3/09	\$180,500	\$146,000	900	6	1959	Good	7070	N	N	1504 28TH ST SE
008	101800	0075	5/17/10	\$125,000	\$106,000	900	6	1924	Good	4881	N	N	1510 A ST SE
008	746890	0105	9/29/11	\$140,000	\$137,000	940	6	1954	Good	7162	N	N	1000 E ST SE
008	787740	0245	6/2/09	\$199,000	\$151,000	960	6	1962	Good	10761	N	N	35629 88TH AVE S
008	711650	0150	7/28/09	\$152,000	\$118,000	980	6	1921	Good	6172	N	N	426 5TH ST SE
008	714080	0440	12/29/10	\$189,000	\$171,000	990	6	1960	Good	7488	N	N	1202 28TH ST SE
008	145010	0140	8/27/09	\$206,000	\$161,000	1010	6	1960	Good	7420	N	N	701 CEDAR DR
008	392090	0180	5/21/10	\$173,000	\$147,000	1020	6	1944	Good	7300	N	N	1413 H ST SE
008	302105	9150	4/28/10	\$202,000	\$171,000	1050	6	1959	Good	10125	N	N	1224 25TH ST SE
008	083500	0025	8/10/09	\$165,000	\$128,000	1100	6	1950	Good	6599	N	N	205 7TH ST SE
008	711600	0458	9/8/09	\$178,000	\$140,000	1110	6	1947	Avg	7566	N	N	919 6TH ST SE
008	711650	0850	8/16/10	\$139,950	\$122,000	1240	6	1944	Good	4120	N	N	725 7TH ST SE
008	145010	0110	10/20/09	\$155,000	\$123,000	1250	6	1960	Good	7420	N	N	603 CEDAR DR
008	711650	0855	3/23/10	\$195,000	\$163,000	1270	6	1944	Good	4120	N	N	721 7TH ST SE
008	711650	0390	7/21/09	\$184,000	\$142,000	1270	6	1944	Good	4120	N	N	513 7TH ST SE
008	915010	0151	11/24/10	\$118,000	\$106,000	1290	6	1946	Good	4500	N	N	624 8TH ST SE
008	313760	0055	1/6/09	\$190,000	\$137,000	1320	6	1950	Good	6175	N	N	931 D ST SE
008	314160	0275	9/28/10	\$200,000	\$177,000	1350	6	1956	Good	6480	N	N	122 9TH ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
008	145010	0300	8/3/09	\$164,900	\$128,000	1350	6	1961	Good	7931	N	N	602 22ND ST SE
008	711650	0120	2/10/11	\$135,000	\$124,000	1520	6	1927	Good	3656	N	N	403 6TH ST SE
008	331360	0310	4/5/10	\$187,500	\$157,000	1860	6	1985	Avg	8100	N	N	710 26TH ST SE
008	792460	0280	12/6/11	\$173,000	\$172,000	860	7	1966	Good	8207	N	N	1410 32ND ST SE
008	746890	0165	2/1/10	\$175,900	\$145,000	940	7	1954	Good	7412	N	N	930 E ST SE
008	788900	0171	3/2/11	\$205,000	\$189,000	990	7	1958	Good	6510	N	N	2709 S ST SE
008	734500	0580	11/16/09	\$143,900	\$116,000	1010	7	1967	Good	7700	N	N	1711 33RD ST SE
008	734500	0470	7/16/09	\$200,000	\$154,000	1020	7	1967	Good	6500	N	N	3228 V ST SE
008	734520	0410	12/6/10	\$134,950	\$122,000	1020	7	1968	Good	9416	N	N	1611 37TH WAY SE
008	302105	9292	8/3/09	\$230,000	\$179,000	1040	7	1979	Good	11326	N	N	824 25TH ST SE
008	711650	0470	11/1/11	\$180,000	\$177,000	1060	7	1913	Good	7201	N	N	506 7TH ST SE
008	711650	0600	6/22/11	\$165,000	\$157,000	1100	7	1951	Good	6172	N	N	710 7TH ST SE
008	869560	0115	1/21/10	\$135,000	\$111,000	1110	7	1955	Good	8795	N	N	1519 J ST SE
008	889320	0170	2/23/11	\$179,900	\$166,000	1150	7	1995	Avg	7851	N	N	1909 O CT SE
008	536280	0070	12/13/10	\$162,000	\$146,000	1170	7	1993	Avg	6326	N	N	1214 35TH CT SE
008	950090	0165	8/25/09	\$199,900	\$156,000	1240	7	1956	Good	11274	N	N	1405 24TH ST SE
008	500300	0045	9/25/09	\$185,000	\$146,000	1300	7	1954	Good	7790	N	N	1408 F ST SE
008	746890	0260	9/24/09	\$135,200	\$107,000	1300	7	1954	Good	7217	N	N	403 12TH ST SE
008	192105	9200	8/1/11	\$159,900	\$154,000	1300	7	1955	Good	32287	N	N	1025 25TH ST SE
008	313760	0040	3/6/09	\$238,500	\$176,000	1310	7	1991	Avg	11100	N	N	910 C ST SE
008	500170	0050	5/16/11	\$172,000	\$162,000	1340	7	1957	Good	7810	N	N	1716 F CT SE
008	536280	0030	11/3/09	\$227,500	\$182,000	1360	7	1993	Avg	7650	N	N	1225 35TH CT SE
008	145030	0100	10/15/09	\$228,000	\$181,000	1370	7	1963	Good	9916	N	N	806 26TH PL SE
008	734962	0260	10/6/09	\$237,000	\$188,000	1380	7	1998	Avg	6000	N	N	2204 27TH ST SE
008	734960	0180	6/18/10	\$239,900	\$206,000	1390	7	1996	Avg	6014	N	N	2821 U ST SE
008	889320	0180	9/28/11	\$170,000	\$166,000	1390	7	1995	Avg	7517	N	N	1903 O CT SE



**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
008	792460	0310	9/25/09	\$198,000	\$156,000	1400	7	1967	Good	7300	N	N	1440 32ND ST SE
008	192105	9219	7/22/09	\$224,000	\$173,000	1430	7	1958	Good	8640	N	N	1325 22ND ST SE
008	638200	0100	6/3/09	\$229,600	\$175,000	1440	7	1962	Good	13090	N	N	1408 G ST SE
008	422340	0030	8/5/09	\$175,000	\$136,000	1460	7	1965	Good	9730	N	N	1925 H ST SE
008	331360	0357	10/5/10	\$236,000	\$209,000	1477	7	2007	Avg	8100	N	N	615 27TH ST SE
008	331360	0365	6/21/10	\$205,000	\$176,000	1477	7	2007	Avg	8100	N	N	635 27TH ST SE
008	331360	0370	6/1/10	\$202,000	\$172,000	1477	7	2007	Avg	8100	N	N	645 27TH ST SE
008	331360	0380	12/15/10	\$209,900	\$190,000	1488	7	2007	Avg	8100	N	N	721 27TH ST SE
008	889320	0050	5/20/10	\$240,000	\$204,000	1500	7	1996	Avg	7247	N	N	1202 20TH CT SE
008	950090	0120	12/13/11	\$225,000	\$224,000	1528	7	2011	Avg	11496	N	N	1210 24TH ST SE
008	734500	0080	8/27/09	\$225,000	\$176,000	1550	7	1969	Good	7500	N	N	1706 33RD ST SE
008	734500	0240	1/11/10	\$189,000	\$154,000	1550	7	1968	Good	7875	N	N	1614 35TH ST SE
008	734500	0170	11/11/11	\$150,000	\$148,000	1620	7	1968	Good	8400	N	N	1731 35TH WAY SE
008	138860	0010	3/31/09	\$240,000	\$179,000	1640	7	1994	Avg	6497	N	N	833 23RD ST SE
008	734961	0080	8/31/11	\$188,000	\$182,000	1670	7	1997	Avg	8632	N	N	2609 RIVERWALK DR SE
008	025510	0470	7/1/09	\$260,000	\$200,000	1740	7	1967	Good	8050	N	N	1451 33RD ST SE
008	950090	0335	4/9/10	\$215,000	\$180,000	1760	7	1957	Good	10530	N	N	1425 23RD ST SE
008	638200	0045	12/8/10	\$213,000	\$192,000	1760	7	1958	Good	11606	N	N	1415 G ST SE
008	192105	9079	2/26/09	\$238,000	\$175,000	1820	7	1959	Good	11074	N	N	1340 21ST ST SE
008	779401	0010	1/10/11	\$210,000	\$191,000	1840	7	1992	Avg	9925	N	N	3501 OLYMPIC ST SE
008	187710	0120	6/28/10	\$260,000	\$224,000	1870	7	1998	Avg	7239	N	N	3413 C CT SE
008	734961	0220	6/3/11	\$250,000	\$237,000	1880	7	1997	Avg	6366	N	N	2714 V CT SE
008	910750	0005	10/3/11	\$164,975	\$161,000	1880	7	1959	Good	17600	N	N	1135 21ST ST SE
008	138860	0130	2/2/10	\$237,000	\$195,000	1900	7	1989	Avg	7366	N	N	814 23RD ST SE
008	542240	0370	6/1/11	\$220,000	\$208,000	1940	7	1981	Avg	7084	N	N	1730 C PL SE
008	746890	0190	5/6/10	\$163,000	\$138,000	2000	7	1955	Good	8683	N	N	531 10TH ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
008	365800	0040	1/8/09	\$252,000	\$182,000	2110	7	1994	Avg	6533	N	N	1301 33RD ST SE
008	533630	0030	10/28/10	\$262,500	\$234,000	2350	7	1988	Avg	7202	N	N	2018 C ST SE
008	542240	0150	11/23/09	\$230,000	\$185,000	2430	7	2002	Avg	8525	N	N	1841 C PL SE
008	542240	0090	10/12/10	\$234,000	\$207,000	2470	7	1981	Avg	10215	N	N	1817 C PL SE
008	422340	0010	9/2/10	\$205,000	\$180,000	2480	7	1975	Good	10147	N	N	718 19TH ST SE
008	533631	0050	6/10/11	\$225,000	\$213,000	2580	7	1987	Avg	7761	N	N	217 21ST PL SE
008	192105	9314	11/3/10	\$274,000	\$244,000	2640	7	1989	Avg	18480	N	N	846 21ST ST SE
008	500300	0135	9/18/09	\$220,000	\$173,000	1430	8	1954	Good	7790	N	N	1501 F ST SE
008	192105	9232	11/29/11	\$245,100	\$243,000	2120	8	1964	Good	13613	N	N	609 21ST ST SE
008	721530	0080	4/1/10	\$275,000	\$230,000	2469	8	2005	Avg	6278	N	N	520 17TH CT SE
010	366800	1270	8/17/09	\$229,000	\$179,000	1040	7	1983	Good	9112	N	N	6025 35TH PL SE
010	259900	0800	1/28/10	\$195,000	\$160,000	1040	7	1961	Good	8250	N	N	2115 ELM ST SE
010	780621	0020	4/15/09	\$189,300	\$142,000	1080	7	1977	Good	9212	N	N	2709 17TH ST SE
010	780621	0150	4/5/11	\$145,000	\$135,000	1100	7	1977	Good	11200	N	N	2405 17TH ST SE
010	131350	0180	10/20/10	\$190,000	\$169,000	1160	7	1976	Avg	8000	N	N	5801 35TH ST SE
010	259920	0630	7/15/10	\$176,000	\$152,000	1170	7	1963	Good	8925	N	N	1925 19TH PL SE
010	774950	0160	11/19/10	\$189,000	\$169,000	1180	7	1969	Avg	8058	N	N	2914 SCENIC DR
010	366800	0680	3/24/11	\$159,000	\$148,000	1290	7	1986	Avg	8400	N	N	6316 37TH ST SE
010	030400	0110	7/20/10	\$204,000	\$177,000	1300	7	1961	Good	9856	N	N	2610 24TH ST SE
010	030400	0280	9/11/09	\$178,000	\$140,000	1300	7	1962	Avg	8800	N	N	2635 25TH ST SE
010	259900	0980	8/17/11	\$189,000	\$182,000	1310	7	1962	Avg	8280	N	N	1900 ELM ST SE
010	366800	0040	4/6/11	\$152,500	\$142,000	1320	7	1986	Avg	7680	N	N	3515 LILAC ST SE
010	259900	1070	7/19/10	\$189,000	\$164,000	1330	7	1962	Good	8165	N	N	1945 FIR ST SE
010	259900	1070	1/15/10	\$140,580	\$115,000	1330	7	1962	Good	8165	N	N	1945 FIR ST SE
010	184320	0250	4/22/10	\$199,500	\$168,000	1360	7	1978	Avg	1934	N	N	2906 28TH ST SE
010	184320	0220	1/7/11	\$162,000	\$147,000	1360	7	1978	Avg	1898	N	N	2709 FIR ST SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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	366800	1390	10/6/09	\$242,349	\$192,000	1400	7	1986	Good	8000	N	N	5819 35TH WAY SE
010	259760	0080	8/16/11	\$110,000	\$106,000	1400	7	1968	Avg	1722	N	N	2821 FOREST RIDGE DR SE
010	259900	1500	2/28/09	\$228,000	\$168,000	1420	7	1962	Avg	7920	N	N	3030 17TH ST SE
010	259920	0350	7/22/10	\$224,777	\$195,000	1450	7	1963	Good	10350	N	N	3255 16TH ST SE
010	366800	0460	2/22/11	\$250,000	\$230,000	1460	7	1986	Good	8662	N	N	3527 ORCHARD PL SE
010	259900	1450	4/14/11	\$129,900	\$121,000	1460	7	1962	Avg	7920	N	N	2940 17TH ST SE
010	259900	0410	3/15/11	\$179,950	\$167,000	1480	7	1961	Good	7840	N	N	2025 DOGWOOD DR SE
010	259900	0170	9/1/10	\$199,000	\$174,000	1560	7	1961	Good	8625	N	N	2120 GINKGO ST SE
010	366800	0160	1/30/09	\$210,000	\$153,000	1590	7	1987	Avg	10906	N	N	6006 37TH CT SE
010	012005	9044	3/3/10	\$330,630	\$274,000	1628	7	1996	Avg	313196	N	N	38606 AUBURN-ENUMCLAW RD SE
010	780620	0180	9/3/09	\$250,000	\$196,000	1680	7	1975	Good	13680	N	N	2501 SKYWAY LN
010	122005	9034	8/17/10	\$212,000	\$185,000	1680	7	1969	Good	41250	N	N	17812 SE 408TH ST
010	780621	0140	8/26/11	\$154,500	\$149,000	1700	7	1977	Good	9020	N	N	2411 17TH ST SE
010	259760	0260	9/15/10	\$114,400	\$101,000	1780	7	1968	Avg	1722	N	N	2867 FOREST RIDGE DR SE
010	281500	0050	6/1/10	\$249,900	\$213,000	1870	7	1985	Good	11657	N	N	2212 HEMLOCK ST SE
010	774950	0730	11/28/11	\$206,000	\$204,000	2090	7	1968	Avg	8800	N	N	3022 15TH ST SE
010	259750	0540	3/26/10	\$220,000	\$184,000	1390	8	1965	Good	7776	N	N	2624 26TH PL SE
010	774950	0210	11/11/09	\$215,000	\$172,000	1440	8	1970	Good	9296	N	N	3008 SCENIC DR
010	259750	0960	6/1/10	\$243,496	\$208,000	1600	8	1968	Good	7875	N	N	2805 ALPINE ST SE
010	259750	0500	11/29/10	\$193,100	\$174,000	1720	8	1967	Good	7704	N	N	2734 ALPINE DR SE
011	418440	0120	4/6/10	\$117,500	\$99,000	680	5	1922	Avg	1946	N	N	407 3RD ST NE
011	418440	0130	4/6/10	\$117,500	\$99,000	680	5	1922	Avg	1497	N	N	409 3RD ST NE
011	548620	0005	12/19/11	\$99,950	\$100,000	700	5	1924	Avg	5082	N	N	22 L PL SE
011	182105	9320	11/3/11	\$140,000	\$138,000	780	5	1943	Good	9395	N	N	125 M ST NE
011	147740	0195	6/2/10	\$97,000	\$83,000	780	5	1913	Avg	5177	N	N	415 3RD ST SW
011	446340	0049	4/28/10	\$140,000	\$118,000	840	5	1951	Avg	5067	N	N	630 2ND ST NW

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
011	869910	0510	10/17/09	\$180,000	\$143,000	900	5	1913	Good	6675	N	N	612 4TH ST SE
011	333990	0505	6/22/10	\$115,000	\$99,000	840	6	1951	Good	13491	N	N	703 8TH ST NE
011	733800	0480	11/3/10	\$152,000	\$136,000	900	6	1985	Good	3784	N	N	1221 31ST ST NE
011	733800	0620	11/23/09	\$150,000	\$121,000	900	6	1986	Good	3680	N	N	1210 31ST ST NE
011	869910	0155	8/30/10	\$149,950	\$131,000	900	6	1949	Good	5477	N	N	308 G ST SE
011	869910	0265	3/29/11	\$180,000	\$167,000	1000	6	1912	Avg	5750	N	N	312 F ST SE
011	333990	0206	3/18/11	\$140,000	\$130,000	1020	6	1962	Good	9450	N	N	915 9TH ST NE
011	120200	0070	3/17/09	\$205,000	\$152,000	1070	6	1941	Good	5000	N	N	315 I ST SE
011	733800	0280	5/24/10	\$163,000	\$139,000	1070	6	1983	Good	4812	N	N	1201 30TH ST NE
011	733800	0770	3/24/10	\$139,000	\$116,000	1070	6	1983	Good	4500	N	N	1117 30TH ST NE
011	733800	0580	3/31/11	\$118,000	\$110,000	1150	6	1985	Avg	4791	N	N	3101 M ST NE
011	333990	0450	11/6/09	\$210,000	\$168,000	1190	6	1933	Avg	20304	N	N	805 8TH ST NE
011	264850	0025	8/11/11	\$125,000	\$120,000	1210	6	1943	Good	5016	N	N	910 E MAIN ST
011	885765	0280	3/30/09	\$175,500	\$131,000	1230	6	1993	Avg	7105	N	N	426 V PL SE
011	885765	0390	1/29/09	\$178,000	\$130,000	1230	6	1993	Avg	6768	N	N	2002 4TH ST SE
011	214980	0095	3/18/09	\$188,500	\$140,000	1250	6	1946	Good	10825	N	N	1426 E MAIN ST
011	733800	0920	12/18/09	\$149,000	\$121,000	1280	6	1985	Avg	4366	N	N	3101 L ST NE
011	733800	0690	9/22/09	\$150,000	\$118,000	1280	6	1986	Good	3680	N	N	3003 M DR NE
011	733800	0950	2/15/10	\$139,900	\$116,000	1280	6	1985	Avg	4452	N	N	3017 L ST NE
011	393390	0005	5/21/10	\$190,000	\$162,000	1290	6	1922	Good	5700	N	N	731 W MAIN ST
011	374600	0060	4/13/10	\$185,000	\$155,000	1370	6	1955	Good	6420	N	N	1610 M ST NE
011	869910	0580	8/4/09	\$180,000	\$140,000	1520	6	1922	Good	6088	N	N	806 4TH ST SE
011	264800	0125	6/17/11	\$215,000	\$204,000	1630	6	1944	Good	20600	N	N	1123 4TH ST NE
011	869910	0170	10/28/09	\$230,000	\$184,000	1660	6	1911	Good	11500	N	N	205 G ST SE
011	613160	0235	2/16/11	\$225,000	\$207,000	1670	6	1953	Good	8316	N	N	1201 17TH ST NE
011	147740	0135	11/16/11	\$132,000	\$130,000	1690	6	1920	Avg	6950	N	N	201 D ST SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
011	391500	0270	10/19/10	\$200,000	\$178,000	1960	6	1908	Good	6000	N	N	28 F ST SW
011	540160	0030	3/17/10	\$150,000	\$125,000	2080	6	1900	Avg	6000	N	N	314 C ST NW
011	391500	0295	1/12/11	\$164,800	\$150,000	2100	6	1918	Good	6000	N	N	540 1ST ST SW
011	147740	0150	12/17/10	\$194,950	\$176,000	2240	6	1913	Good	11120	N	N	213 D ST SW
011	859570	0010	12/22/11	\$200,000	\$199,000	2540	6	1989	Avg	9940	N	N	402 4TH ST SE
011	243070	0030	3/11/10	\$180,000	\$150,000	860	7	1928	Good	10164	N	N	203 N ST NE
011	182105	9248	9/11/09	\$185,000	\$145,000	860	7	1954	Good	7396	N	N	607 H ST NE
011	333990	1123	10/19/09	\$205,000	\$163,000	960	7	1956	Good	11200	N	N	1301 M ST NE
011	001600	0455	6/17/11	\$120,000	\$114,000	960	7	1957	Good	6750	N	N	111 R ST NE
011	391500	0185	10/8/09	\$204,900	\$162,000	970	7	1993	Avg	6000	N	N	101 F ST SW
011	289110	0130	5/8/09	\$185,000	\$140,000	1030	7	1975	Good	6000	N	N	1508 PIKE PL NE
011	733190	0220	2/9/10	\$209,000	\$172,000	1040	7	1960	Good	7985	N	N	1705 6TH ST NE
011	289110	1100	7/9/10	\$195,000	\$168,000	1040	7	1968	Avg	6298	N	N	1929 R ST NE
011	556820	0070	9/19/10	\$147,000	\$129,000	1040	7	1955	Good	5074	N	N	326 2ND ST NE
011	289110	0310	5/10/11	\$167,500	\$157,000	1090	7	1975	Avg	6987	N	N	1910 19TH DR NE
011	734940	0250	9/9/11	\$161,500	\$157,000	1100	7	1977	Avg	8796	N	N	1423 RIVERVIEW DR NE
011	675010	0050	3/4/10	\$205,000	\$170,000	1150	7	1959	Avg	8140	N	N	1415 3RD ST SE
011	605340	0345	12/10/10	\$173,000	\$156,000	1150	7	1950	Good	6477	N	N	415 B ST NE
011	734940	0150	2/9/11	\$191,000	\$175,000	1160	7	1977	Good	7758	N	N	1541 RIVERVIEW DR NE
011	733190	0270	7/24/09	\$234,400	\$181,000	1200	7	1960	Good	9266	N	N	1603 6TH ST NE
011	322480	0090	12/8/10	\$235,000	\$212,000	1200	7	1963	Good	12459	N	N	232 T ST NE
011	548620	0011	7/9/09	\$184,000	\$142,000	1200	7	1992	Avg	6275	N	N	26 L ST SE
011	289100	0090	6/6/11	\$163,800	\$155,000	1200	7	1967	Good	8599	N	N	1508 22ND ST NE
011	182105	9112	9/10/10	\$214,000	\$188,000	1210	7	1930	Good	16640	N	N	719 R ST NE
011	322480	0101	2/1/11	\$225,000	\$206,000	1210	7	1965	Good	7350	N	N	212 T ST NE
011	333990	0938	10/27/11	\$177,000	\$174,000	1220	7	1954	Good	7800	N	N	1111 10TH ST NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
011	289100	0120	12/12/10	\$164,000	\$148,000	1230	7	1967	Good	6000	N	N	1528 22ND ST NE
011	289100	0230	5/22/09	\$205,000	\$155,000	1240	7	1968	Good	6006	N	N	1802 22ND ST NE
011	333990	0130	7/27/11	\$150,000	\$144,000	1250	7	1955	Good	10110	N	N	1017 8TH ST NE
011	333990	0868	5/21/10	\$135,000	\$115,000	1252	7	1957	Avg	15250	N	N	1022 12TH ST NE
011	001600	0590	9/25/09	\$236,000	\$186,000	1260	7	1922	Good	8400	N	N	1501 E MAIN ST
011	289110	0810	4/15/09	\$212,000	\$159,000	1270	7	1968	Good	9323	N	N	1918 R ST NE
011	512540	0278	12/20/11	\$140,000	\$140,000	1270	7	1957	Good	9000	N	N	2425 I ST NE
011	289110	0300	8/24/11	\$150,000	\$145,000	1280	7	1975	Good	6000	N	N	1906 19TH DR NE
011	393990	0010	4/22/10	\$145,000	\$122,000	1290	7	1950	Good	8415	N	N	515 N ST NE
011	675010	0030	11/4/11	\$135,000	\$133,000	1310	7	1956	Good	8140	N	N	212 O ST SE
011	182105	9240	1/22/10	\$200,000	\$164,000	1320	7	1955	Good	7374	N	N	501 N ST NE
011	098200	0015	6/4/09	\$166,400	\$127,000	1330	7	1949	Good	8693	N	N	221 K ST NE
011	289110	0250	7/24/10	\$194,000	\$168,000	1350	7	1976	Good	6000	N	N	1718 19TH DR NE
011	289110	0710	6/17/11	\$133,900	\$127,000	1350	7	1976	Good	6000	N	N	1709 20TH ST NE
011	439920	0210	8/31/11	\$155,000	\$150,000	1380	7	1957	Good	10916	N	N	1412 10TH ST NE
011	917260	0105	3/28/11	\$135,000	\$125,000	1392	7	1953	Avg	8193	N	N	400 6TH ST NE
011	172105	9046	9/29/10	\$179,900	\$159,000	1410	7	1959	Good	8276	N	N	1701 1ST ST SE
011	182105	9242	9/1/10	\$137,000	\$120,000	1410	7	1954	Avg	7680	N	N	1424 6TH ST NE
011	289110	1070	1/27/10	\$174,900	\$144,000	1417	7	1968	Good	6000	N	N	1906 R ST NE
011	333990	0936	6/21/10	\$200,000	\$172,000	1440	7	1959	Good	9750	N	N	1202 11TH ST NE
011	333990	0936	6/28/11	\$182,500	\$174,000	1440	7	1959	Good	9750	N	N	1202 11TH ST NE
011	182105	9277	10/20/11	\$160,000	\$157,000	1440	7	1963	Good	11250	N	N	920 8TH ST NE
011	606160	0055	7/23/10	\$182,000	\$158,000	1460	7	1984	Avg	7632	N	N	1428 N ST NE
011	188750	0010	2/25/10	\$217,950	\$181,000	1480	7	1951	Good	6088	N	N	4 PIKE ST SE
011	439920	0055	9/22/11	\$165,000	\$161,000	1480	7	1967	Good	9100	N	N	1306 M ST NE
011	609010	0190	5/4/10	\$229,950	\$195,000	1560	7	1949	Good	7663	N	N	419 O ST NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 28**  
**(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
011	289110	1010	11/4/10	\$175,000	\$156,000	1560	7	1973	Avg	9185	N	N	1615 19TH DR NE
011	609010	0215	12/6/11	\$159,125	\$158,000	1560	7	1954	Good	7657	N	N	400 N ST NE
011	098200	0030	5/4/09	\$270,000	\$203,000	1600	7	1948	Good	10675	N	N	214 J ST NE
011	439920	0170	10/26/11	\$177,500	\$174,000	1630	7	1956	Good	9177	N	N	1408 11TH ST NE
011	264800	0070	3/23/10	\$149,900	\$125,000	1674	7	1950	Avg	10300	N	N	1108 5TH ST NE
011	733540	0391	8/31/09	\$263,000	\$206,000	1710	7	1959	Good	7000	N	N	202 J ST SE
011	215400	0005	1/31/11	\$166,183	\$152,000	1710	7	1958	Good	9600	N	N	1822 E MAIN ST
011	266280	0050	5/26/10	\$169,950	\$145,000	1720	7	1988	Avg	6070	N	N	651 I PL NE
011	869910	0310	3/8/10	\$200,000	\$166,000	1740	7	1920	Avg	7383	N	N	305 F ST SE
011	512540	0396	10/28/09	\$210,000	\$168,000	1740	7	1929	Good	12400	N	N	2410 I ST NE
011	869910	0345	8/20/09	\$220,000	\$172,000	1750	7	1924	Good	6000	N	N	214 E ST SE
011	869910	0115	10/13/10	\$223,750	\$198,000	1780	7	1918	Good	5732	N	N	204 G ST SE
011	322480	0170	8/24/11	\$180,000	\$174,000	1790	7	1962	Good	8299	N	N	216 R ST NE
011	391500	0356	4/3/10	\$200,000	\$168,000	1813	7	1949	Avg	7925	N	N	117 E ST SW
011	333990	1280	8/19/11	\$200,000	\$193,000	1860	7	1976	Avg	7200	N	N	1301 K ST NE
011	322480	0250	4/17/09	\$240,000	\$180,000	1870	7	1997	Avg	8310	N	N	1611 1ST ST NE
011	439921	0180	5/25/11	\$253,000	\$239,000	2160	7	1976	Avg	16932	N	N	1509 12TH ST NE
011	215400	0025	3/18/11	\$219,500	\$203,000	2160	7	1960	Good	17859	N	N	1901 2ND ST SE
011	172105	9190	7/27/09	\$230,000	\$178,000	2220	7	1967	Avg	10018	N	N	117 T ST SE
011	613160	0155	4/10/09	\$246,640	\$184,000	2450	7	1981	Good	8316	N	N	921 16TH ST NE
011	182105	9066	5/19/09	\$225,000	\$170,000	1470	8	1954	Good	9749	N	N	425 N ST NE
011	333990	1075	8/7/09	\$287,500	\$223,000	1870	8	1988	Good	10240	N	N	1115 12TH ST NE
011	439920	0275	9/27/11	\$319,000	\$311,000	2560	8	1963	Good	14548	N	N	1306 O ST NE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	025510	0460	6/14/11	\$106,700	Diagnostic Outlier-SAS
008	083500	0020	11/14/11	\$273,475	UNFIN AREA;GOVERNMENT AGENCY;
008	083500	0045	7/6/11	\$80,000	DOR RATIO;NON-REPRESENTATIVE SALE;
008	101800	0070	3/9/10	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	101800	0130	8/19/09	\$84,600	NON-REPRESENTATIVE SALE
008	101800	0135	10/28/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	101800	0135	10/14/10	\$62,500	DOR RATIO;QUIT CLAIM DEED;
008	101800	0145	10/8/09	\$105,000	Lack of Representation-Fair Cond
008	101800	0275	8/23/11	\$80,000	Lack of Representation-Grade4
008	133060	0130	6/30/11	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	145000	0150	4/20/09	\$227,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
008	145000	0270	1/29/09	\$216,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
008	145000	0320	4/17/09	\$155,000	FINANCIAL INSTITUTION RESALE
008	145010	0020	12/5/11	\$106,250	FINANCIAL INSTITUTION RESALE;
008	145010	0060	1/22/10	\$248,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	145010	0060	5/12/10	\$139,650	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	145010	0070	7/7/10	\$114,900	Diagnostic Outlier-SAS
008	145010	0140	4/24/09	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	145010	0160	1/4/10	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	145010	0430	3/5/10	\$85,844	DOR RATIO;QUIT CLAIM DEED
008	145030	0100	6/25/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	192105	9125	1/14/10	\$311,660	Lack of Representation-Very Good Cond
008	192105	9142	10/23/09	\$275,000	NO MARKET EXPOSURE
008	192105	9145	7/19/11	\$275,000	NO MARKET EXPOSURE
008	192105	9183	2/22/11	\$155,000	MULTI-PARCEL SALE
008	192105	9200	2/25/11	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	192105	9200	2/14/11	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	192105	9234	7/15/09	\$132,155	IMP COUNT;UNFIN AREA;QUIT CLAIM DEED;
008	292105	9031	9/12/11	\$92,000	DOR RATIO
008	302105	9187	5/27/11	\$136,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302105	9229	3/12/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302105	9286	9/10/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0080	8/6/09	\$73,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	314160	0090	5/15/09	\$127,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0250	11/11/11	\$108,000	EXEMPT FROM EXCISE TAX;
008	314160	0395	6/4/09	\$172,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	314160	0735	9/24/09	\$233,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	331360	0275	10/7/11	\$98,500	Diagnostic Outlier-SAS
008	392090	0110	10/3/11	\$106,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	500300	0005	9/28/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	536280	0040	12/13/11	\$132,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	638200	0010	6/9/11	\$180,500	UNFIN AREA
008	711600	0160	7/6/11	\$95,000	Lack of Representation-Fair Cond
008	711600	0275	11/23/09	\$159,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	711600	0471	8/26/09	\$185,500	BANKRUPTCY - RECEIVER OR TRUSTEE



**Improved Sales Removed in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	711600	0805	7/29/09	\$149,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711650	0380	5/9/11	\$115,000	SHORT SALE
008	711650	0405	6/16/11	\$82,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	711650	0470	6/9/11	\$180,000	RELOCATION - SALE TO SERVICE
008	711650	0697	12/28/09	\$1,000	DOR RATIO
008	714060	0260	11/10/09	\$205,000	UNFIN AREA
008	714080	0130	11/23/10	\$100,000	Diagnostic Outlier-SAS
008	714080	0320	12/23/10	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	721530	0100	10/28/09	\$340,000	NON-REPRESENTATIVE SALE
008	734500	0030	8/22/11	\$104,000	Diagnostic Outlier-SAS
008	734520	0180	8/8/11	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	734520	0290	2/16/11	\$100,000	Diagnostic Outlier-SAS
008	734960	0190	1/20/11	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	734961	0240	8/13/09	\$284,000	NON-REPRESENTATIVE SALE
008	734962	0040	5/5/09	\$332,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
008	734964	0090	5/19/10	\$323,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
008	746890	0190	4/30/09	\$153,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
008	788910	0030	12/29/11	\$237,000	Lack of Representation-Very Good Cond
008	788910	0030	1/28/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	792460	0190	3/23/11	\$139,900	FINANCIAL INSTITUTION RESALE
008	792460	0280	8/27/10	\$250,000	EXEMPT FROM EXCISE TAX
008	792460	0280	3/14/11	\$116,500	NON-REPRESENTATIVE SALE;
008	858140	0210	6/5/09	\$189,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
008	858140	0391	5/20/09	\$141,780	BANKRUPTCY - RECEIVER OR TRUSTEE
008	869560	0115	4/2/10	\$200,000	NON-REPRESENTATIVE SALE
008	910750	0005	9/19/11	\$3,132	DOR RATIO
008	910760	0010	10/31/11	\$1,000	DOR RATIO
008	910760	0010	11/22/11	\$154,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	910760	0020	10/30/09	\$1,500	DOR RATIO
008	910760	0030	8/12/09	\$1,350	DOR RATIO
008	910760	0040	10/26/09	\$1,350	DOR RATIO
008	910760	0050	7/20/09	\$1,000	DOR RATIO
008	910760	0060	8/11/09	\$1,400	DOR RATIO
008	910760	0070	2/1/11	\$2,250	DOR RATIO
008	915010	0020	1/26/10	\$65,575	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	950090	0110	3/1/11	\$90,000	DOR RATIO
008	950090	0275	4/12/10	\$140,000	UNFIN AREA
008	950090	0515	8/16/10	\$180,000	QUIT CLAIM DEED;
010	012005	9061	11/3/10	\$378,348	NO MARKET EXPOSURE
010	012005	9082	2/11/10	\$648,500	FORCED SALE
010	012005	9082	3/11/10	\$800,000	NO MARKET EXPOSURE
010	030400	0130	5/24/11	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	030400	0470	10/6/11	\$154,035	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
010	122005	9019	7/19/10	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	122005	9033	11/7/11	\$114,166	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

**Improved Sales Removed in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	131350	0180	3/30/10	\$200,498	EXEMPT FROM EXCISE TAX
010	184320	0040	8/22/11	\$67,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
010	184320	0090	10/11/11	\$96,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
010	184320	0180	9/28/11	\$50,000	DOR RATIO;
010	252105	9073	7/14/09	\$690,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
010	259750	0240	11/24/09	\$246,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259750	0400	4/27/10	\$250,260	EXEMPT FROM EXCISE TAX
010	259750	0410	5/29/09	\$55,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
010	259750	1140	6/18/09	\$50,000	DOR RATIO;
010	259750	1190	4/16/10	\$236,000	Lack of Representation-Wtft
010	259760	0230	6/30/09	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	259900	0010	2/25/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	259900	0960	8/29/11	\$95,199	DOR RATIO
010	259900	1150	12/6/11	\$139,725	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	259900	1720	3/9/11	\$131,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	259920	0490	5/6/09	\$201,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
010	259920	0500	11/6/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	259920	0630	7/19/10	\$176,000	QUIT CLAIM DEED
010	262105	9051	10/29/09	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	262105	9051	7/8/10	\$475,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
010	272105	9008	6/23/11	\$655,569	PREVIMP<=25K
010	272105	9008	1/31/11	\$569,265	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
010	272105	9123	5/13/09	\$117,600	BANKRUPTCY - RECEIVER OR TRUSTEE
010	272105	9149	12/1/09	\$270,000	FINANCIAL INSTITUTION RESALE;
010	272105	9181	9/27/10	\$355,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
010	272105	9184	4/17/09	\$300,000	NO MARKET EXPOSURE;STATEMENT TO DOR;
010	272105	9188	3/5/09	\$280,000	NON-REPRESENTATIVE SALE
010	287340	0030	10/25/11	\$425,000	Diagnostic Outlier-SAS
010	287340	0040	12/28/09	\$575,000	NO MARKET EXPOSURE
010	287340	0060	6/9/09	\$399,888	Lack of Representation-View
010	342105	9022	4/15/10	\$510,000	Lack of Representation-View
010	352105	9010	11/18/09	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352105	9055	5/26/11	\$85,000	DOR RATIO
010	352105	9086	5/15/10	\$570,000	Lack of Representation-Grade9
010	352105	9088	11/8/11	\$88,842	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	352105	9108	12/21/11	\$650,000	IMP COUNT
010	362105	9054	7/16/10	\$355,000	Lack of Representation-Grade9
010	362105	9054	11/12/09	\$481,500	EXEMPT FROM EXCISE TAX
010	366800	0130	10/8/09	\$121,000	QUIT CLAIM DEED
010	366800	0590	12/16/09	\$258,050	BANKRUPTCY - RECEIVER OR TRUSTEE
010	366800	0590	7/16/09	\$179,700	EXEMPT FROM EXCISE TAX
010	366800	0740	6/16/09	\$337,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
010	366800	1060	7/9/09	\$136,404	QUIT CLAIM DEED
010	366800	1250	9/30/11	\$156,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
010	390320	0050	12/11/09	\$259,950	ASSESSOR DATA DOESN'T REFLECT SALE DATA

**Improved Sales Removed in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	774950	0100	11/28/11	\$176,250	EXEMPT FROM EXCISE TAX;
010	774950	0140	3/30/11	\$3,000	DOR RATIO
010	774950	0390	8/11/11	\$145,000	Diagnostic Outlier-SAS
010	774950	0720	10/13/11	\$122,500	Diagnostic Outlier-SAS
010	774950	0790	2/26/09	\$269,900	ASSESSOR DATA DOESN'T REFLECT SALE DATA
010	774950	0880	11/22/11	\$132,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	774950	0900	11/4/09	\$198,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	780620	0120	12/21/09	\$140,000	QUIT CLAIM DEED;
010	780621	0020	1/26/09	\$298,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	856720	0020	11/21/11	\$131,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
011	001600	0210	11/17/10	\$132,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	001600	0275	3/19/09	\$98,000	FINANCIAL INSTITUTION RESALE;
011	001600	0320	10/1/10	\$115,000	FINANCIAL INSTITUTION RESALE
011	001600	0330	6/14/11	\$95,500	NO MARKET EXPOSURE
011	001600	0330	9/14/09	\$52,286	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	001600	0345	3/5/09	\$59,407	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
011	001600	0460	1/21/09	\$122,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	001600	0460	4/30/09	\$231,950	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	098200	0045	5/12/10	\$175,000	Lack of Representation-Fair Cond
011	100800	0015	8/10/09	\$255,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	120200	0180	12/23/11	\$138,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	147740	0119	6/24/09	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	147740	0119	6/10/09	\$212,950	GOVERNMENT AGENCY; QUIT CLAIM DEED
011	172105	9087	1/7/10	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	172105	9140	4/3/09	\$146,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	172105	9145	7/21/11	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	172105	9154	5/4/11	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	172105	9207	10/6/09	\$265,000	Lack of Representation-Very Good Cond
011	182105	9104	11/15/11	\$84,000	DOR RATIO;GOVERNMENT AGENCY;
011	182105	9183	6/19/09	\$1,400	DOR RATIO
011	182105	9237	2/22/10	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	210020	0040	10/4/10	\$120,000	Lack of Representation-Very Good Cond
011	214980	0115	10/19/11	\$100,000	FINANCIAL INSTITUTION RESALE;
011	214980	0202	12/15/11	\$78,100	DOR RATIO;EXEMPT FROM EXCISE TAX;
011	214980	0215	7/6/11	\$1,100	DOR RATIO
011	214980	0276	3/15/10	\$1,000	DOR RATIO
011	214980	0287	5/2/11	\$137,399	FINANCIAL INSTITUTION RESALE
011	214980	0365	9/8/09	\$150,000	IMP COUNT
011	243070	0025	3/3/10	\$161,000	Diagnostic Outlier-SAS
011	264800	0065	2/9/10	\$255,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	264800	0205	8/29/09	\$205,000	QUIT CLAIM DEED;
011	264800	1001	5/3/11	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	266280	0110	5/13/11	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	289100	0150	9/28/09	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	289100	0330	7/12/11	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
011	289100	0650	12/7/11	\$184,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	289110	0210	5/13/11	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	289110	0460	7/20/09	\$265,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	289110	0630	12/27/11	\$148,000	GOVERNMENT AGENCY;
011	289110	1200	8/27/10	\$233,809	EXEMPT FROM EXCISE TAX
011	289110	1200	5/26/11	\$106,050	FINANCIAL INSTITUTION RESALE;
011	289110	1220	2/27/09	\$185,000	NO MARKET EXPOSURE
011	289174	0010	2/14/11	\$126,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	322480	0065	8/10/10	\$209,950	UNFIN AREA
011	322480	0075	5/9/11	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	322480	0220	12/18/10	\$206,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333990	0794	6/27/11	\$105,850	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333990	0915	6/29/10	\$214,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333990	1057	3/22/10	\$109,550	QUIT CLAIM DEED
011	374600	0055	10/7/09	\$130,000	Diagnostic Outlier-SAS
011	374760	0040	4/23/10	\$15,000	DOR RATIO;QUIT CLAIM DEED
011	374760	0145	11/23/09	\$306,307	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	391500	0115	11/17/11	\$58,000	DOR RATIO;GOVERNMENT AGENCY;
011	391550	0046	11/10/11	\$70,505	DOR RATIO;EXEMPT FROM EXCISE TAX
011	393990	0010	10/22/09	\$197,486	EXEMPT FROM EXCISE TAX
011	418440	0215	7/30/10	\$225,000	GOVERNMENT AGENCY
011	418440	0220	7/30/10	\$280,000	GOVERNMENT AGENCY
011	439920	0040	5/27/11	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	439920	0200	7/3/11	\$143,950	SHORT SALE
011	446340	0195	12/16/11	\$75,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
011	509440	0022	9/30/09	\$315,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	540210	0125	7/22/10	\$120,000	UNFIN AREA
011	548570	0055	6/15/10	\$214,000	NO MARKET EXPOSURE
011	556820	0053	6/18/10	\$230,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	556820	0085	3/19/10	\$126,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	605340	0320	8/15/11	\$225,000	NO MARKET EXPOSURE
011	609010	0135	5/2/11	\$120,199	Diagnostic Outlier-SAS
011	613160	0125	2/12/10	\$156,900	FINANCIAL INSTITUTION RESALE;
011	613160	0245	12/27/11	\$152,048	EXEMPT FROM EXCISE TAX
011	685870	0255	3/13/09	\$314,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	733190	0240	11/17/09	\$169,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733540	0045	6/9/09	\$299,500	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	733540	0265	9/20/11	\$81,500	Lack of Representation-Grade4
011	733540	0401	5/5/11	\$44,000	DOR RATIO;OBSOL;
011	733540	0480	10/29/09	\$260,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	733800	0030	11/1/11	\$95,320	SHORT SALE;
011	733800	0130	7/2/09	\$128,200	BANKRUPTCY - RECEIVER OR TRUSTEE
011	733800	0500	2/14/11	\$74,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	733800	0830	10/30/09	\$251,866	EXEMPT FROM EXCISE TAX
011	733800	1100	4/6/10	\$133,969	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

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**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
011	734940	0290	11/9/09	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	734940	0590	3/23/11	\$264,950	Lack of Representation-Wtft
011	734940	0590	10/17/10	\$179,961	EXEMPT FROM EXCISE TAX
011	734940	0620	11/11/10	\$268,000	Lack of Representation-Wtft
011	815410	0020	6/14/10	\$165,832	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	869860	0080	12/14/11	\$235,000	Diagnostic Outlier-SAS
011	869860	0100	3/16/09	\$255,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	869860	0115	12/1/09	\$132,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	869860	0160	7/23/10	\$65,000	Lack of Representation-Grade4
011	869910	0010	8/5/11	\$108,500	IMP COUNT
011	869910	0260	3/30/11	\$97,216	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	869910	0310	1/29/10	\$200,000	FORCED SALE
011	917260	0085	6/4/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	949920	0025	11/18/09	\$269,000	ASSESSOR DATA DOESN'T REFLECT SALE DATA
011	949920	0160	3/17/10	\$199,950	UNFIN AREA

**Vacant Sales Used in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
010	352105	9023	12/28/2009	355000	552,407	Y	N

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	182105	9043	7/6/2010	560,000	TEAR DOWN; GOVERNMENT AGENCY
008	869520	0015	4/2/2010	15,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	333990	0754	3/5/2009	50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;