

Residential Revalue

2013 Assessment Roll

**NW Bellevue/ Enatai/
Meydenbauer/
Beaux Arts**

Area 92

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 2013 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 2013 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

Area 92 NW Bellevue/ Enatai/ Meydenbauer/



NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts Housing



Grade 7/ Year Built 1954/ Total Living Area 1600



Grade 8/ Year Built 1987/ Total Living Area 2370



Grade 9/ Year Built 2003/ Total Living Area 3260



Grade 10/ Year Built 1981/ Total Living Area 3760



Grade 11/ Year Built 2011/ Total Living Area 5190



Grade 12/ Year Built 2009/ Total Living Area 5570

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 2013 Assessment Roll

Area Name / Number: NW Bellevue/Enatai/ Meydenbauer/ Beaux Arts – Area 92

Previous Physical Inspection: 2012/2007

Number of Improved Sales: 401

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$485,000	\$388,700	\$873,700			
2013 Value	\$527,700	\$444,300	\$972,000	\$1,065,500	91.3%	10.49%
Change	+\$42,700	+\$55,600	+\$98,300			
% Change	+8.8%	+14.3%	+11.3%			

*Sales are time adjusted to 1/1/2013.

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. *The 2013 COD of 10.49% is an improvement from the previous COD of 10.65%.* 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
2012 Value	\$506,600	\$230,700	\$737,300
2013 Value	\$551,200	\$273,900	\$825,100
Percent Change	+8.8%	+18.7%	+11.9%

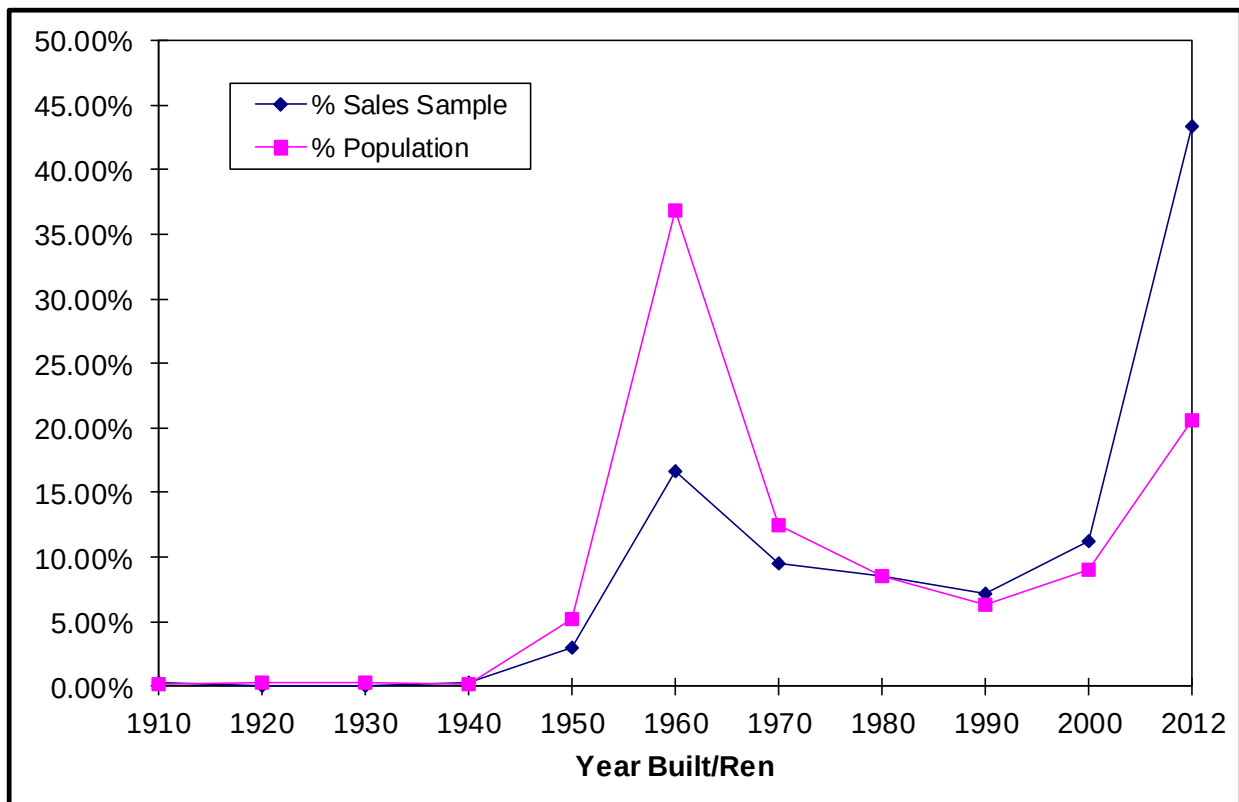
Number of one to three unit residences in the population: 3,431

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Neighborhood 9 (Enatai/Meydenbauer) were generally at a lower assessment level than the rest of the population.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.25%
1920	0	0.00%
1930	0	0.00%
1940	1	0.25%
1950	12	2.99%
1960	67	16.71%
1970	38	9.48%
1980	34	8.48%
1990	29	7.23%
2000	45	11.22%
2012	174	43.39%
	401	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.15%
1920	9	0.26%
1930	8	0.23%
1940	6	0.17%
1950	181	5.28%
1960	1265	36.87%
1970	429	12.50%
1980	293	8.54%
1990	218	6.35%
2000	311	9.06%
2012	706	20.58%
	3431	

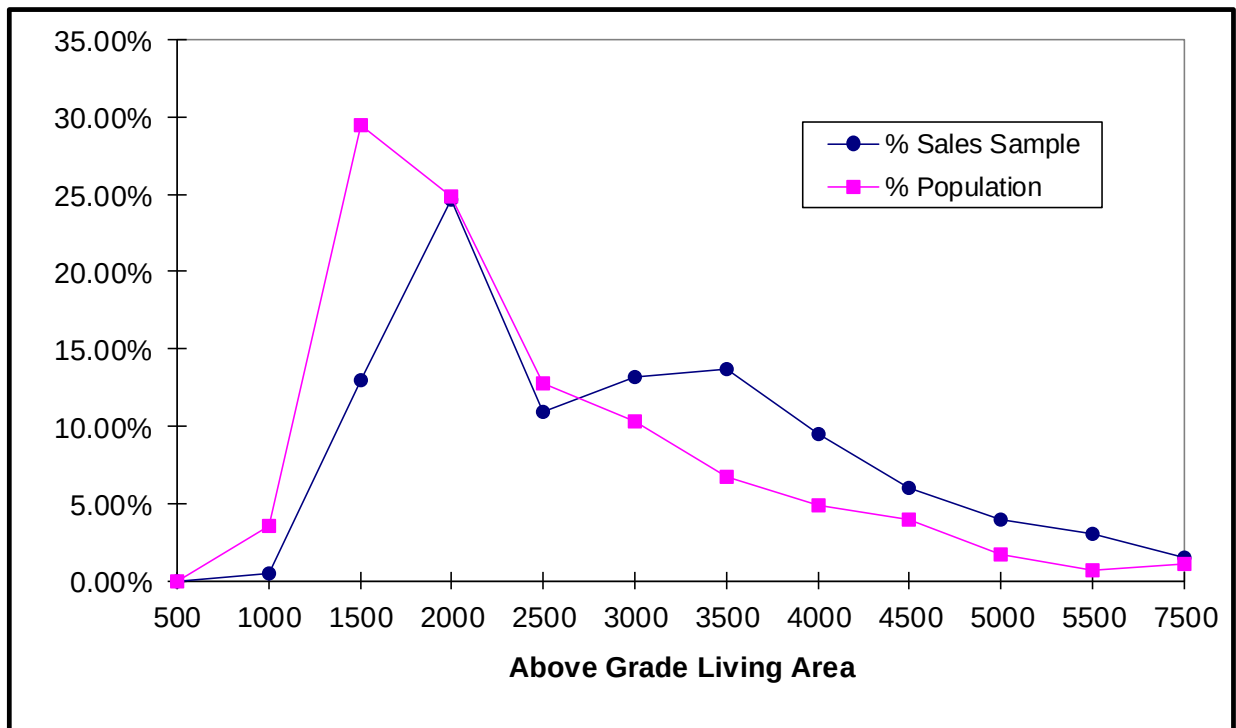


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.50%
1500	52	12.97%
2000	99	24.69%
2500	44	10.97%
3000	53	13.22%
3500	55	13.72%
4000	38	9.48%
4500	24	5.99%
5000	16	3.99%
5500	12	2.99%
7500	6	1.50%
	401	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	121	3.53%
1500	1013	29.52%
2000	853	24.86%
2500	439	12.80%
3000	353	10.29%
3500	230	6.70%
4000	167	4.87%
4500	135	3.93%
5000	59	1.72%
5500	24	0.70%
11500	37	1.08%
	3431	

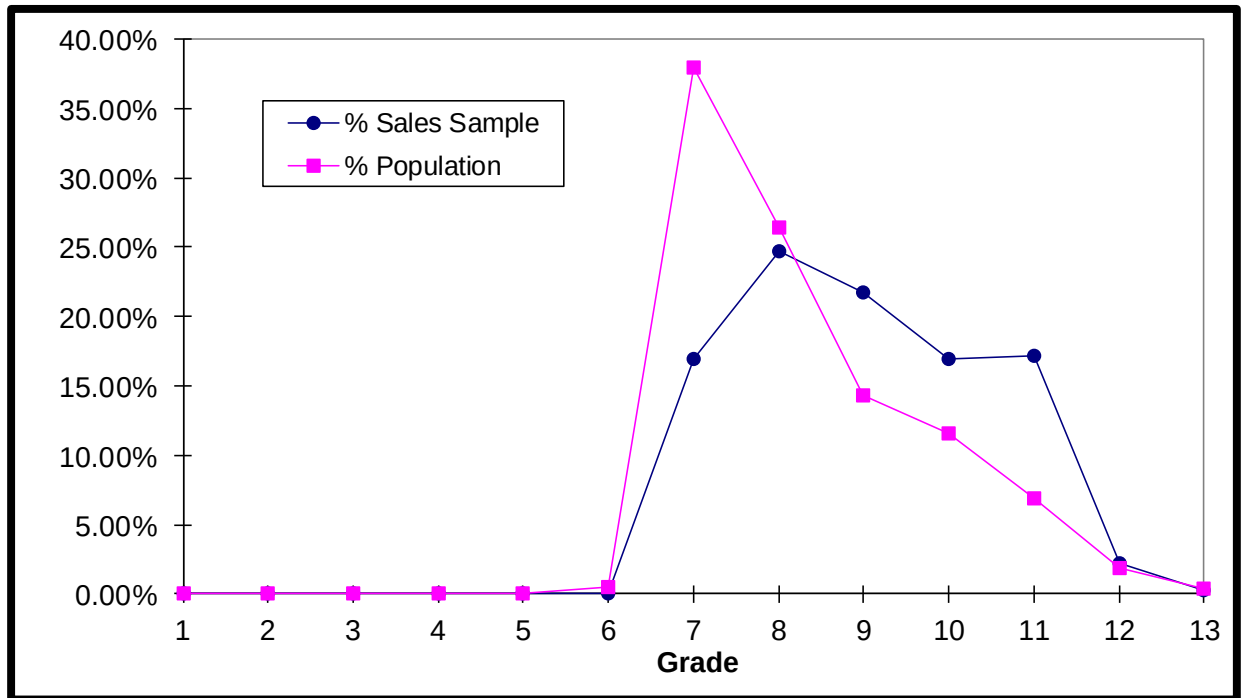


The sales sample frequency distribution follows the population distribution relatively closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	0	0.00%
6	0	0.00%
7	68	16.96%
8	99	24.69%
9	87	21.70%
10	68	16.96%
11	69	17.21%
12	9	2.24%
13	1	0.25%
	401	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	16	0.47%
7	1304	38.01%
8	906	26.41%
9	492	14.34%
10	396	11.54%
11	238	6.94%
12	65	1.89%
13	14	0.41%
	3431	



The sales sample frequency distribution follows the population distribution relatively closely with regard to Building Grade. This distribution is adequate 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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 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

Based on the 7 usable land sales available in the area, their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.8% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.089, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Neighborhood 9 (Enatai/Meydenbauer) were generally at a lower assessment level than the rest of the population.

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 401 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.3%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of + 11.9%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 92 Adjustments

2013 Total Value = 2012 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

8.91%

Neighborhood 9	Yes
% Adjustment	20.56%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Neighborhood 9 (Enatai/Meydenbauer) would *approximately* receive a +20.56% upward adjustment. 568 parcels in the improved population would receive this adjustment. There were 64 sales.

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

Generally, parcels located in Neighborhood 9 (Enatai/ Meydenbauer) were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

83% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Neighborhood 9

King County

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0.4 0.2 0 0.4 Miles

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Area 92 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, 2013**.

For example, a sale of \$585,000 which occurred on February 1, 2011 would be adjusted by the time trend factor of 1.078, resulting in an adjusted value of \$631,000 ($\$585,000 \times 1.078 = \$631,000$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.122	12.2%
2/1/2010	1.119	11.9%
3/1/2010	1.115	11.5%
4/1/2010	1.112	11.2%
5/1/2010	1.109	10.9%
6/1/2010	1.105	10.5%
7/1/2010	1.102	10.2%
8/1/2010	1.098	9.8%
9/1/2010	1.095	9.5%
10/1/2010	1.092	9.2%
11/1/2010	1.088	8.8%
12/1/2010	1.085	8.5%
1/1/2011	1.081	8.1%
2/1/2011	1.078	7.8%
3/1/2011	1.075	7.5%
4/1/2011	1.071	7.1%
5/1/2011	1.068	6.8%
6/1/2011	1.065	6.5%
7/1/2011	1.061	6.1%
8/1/2011	1.058	5.8%
9/1/2011	1.054	5.4%
10/1/2011	1.051	5.1%
11/1/2011	1.048	4.8%
12/1/2011	1.044	4.4%
1/1/2012	1.041	4.1%
2/1/2012	1.037	3.7%
3/1/2012	1.034	3.4%
4/1/2012	1.031	3.1%
5/1/2012	1.027	2.7%
6/1/2012	1.024	2.4%
7/1/2012	1.020	2.0%
8/1/2012	1.017	1.7%
9/1/2012	1.014	1.4%
10/1/2012	1.010	1.0%
11/1/2012	1.007	0.7%
12/1/2012	1.003	0.3%
1/1/2013	1.00	0.0%

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	238700	0120	3/16/10	\$612,000	\$682,000	1140	7	1963	VGood	9364	N	N	10461 NE 16TH PL
006	412210	0160	9/20/12	\$495,000	\$501,000	1200	7	1955	VGood	9893	N	N	3233 103RD AVE NE
006	953410	0095	5/2/12	\$503,000	\$517,000	1260	7	1955	Good	10128	N	N	2019 106TH AVE NE
006	571000	0065	6/14/12	\$650,000	\$665,000	1290	7	1959	Avg	10080	N	N	9818 NE 15TH ST
006	025000	0145	1/6/12	\$420,000	\$437,000	1310	7	1954	Good	10352	N	N	10718 NE 26TH ST
006	142420	0065	3/15/12	\$750,000	\$774,000	1320	7	1951	Good	13300	Y	N	9724 NE 14TH ST
006	808540	0236	3/7/10	\$595,000	\$663,000	1350	7	1952	Avg	9248	N	N	9828 NE 29TH ST
006	808600	0085	9/29/11	\$565,000	\$594,000	1370	7	1958	Avg	10852	N	N	9824 NE 22ND ST
006	808660	0005	11/6/12	\$700,000	\$704,000	1420	7	1953	Avg	10863	N	N	9859 NE 22ND ST
006	412210	0045	12/4/12	\$590,000	\$592,000	1480	7	1956	Avg	13264	N	N	3227 103RD PL NE
006	664290	0010	5/24/11	\$599,000	\$638,000	1670	7	1982	Avg	10200	N	N	10035 NE 28TH PL
006	868200	0020	1/5/12	\$550,000	\$572,000	1790	7	1955	Avg	9361	N	N	9848 NE 16TH ST
006	325050	0076	7/7/11	\$512,000	\$543,000	1810	7	1951	Avg	9900	N	N	1823 100TH AVE NE
006	412210	0030	6/29/10	\$660,000	\$727,000	1810	7	1954	Good	14351	N	N	3151 103RD PL NE
006	292505	9171	3/22/11	\$536,000	\$575,000	1830	7	1955	Good	9147	N	N	1226 108TH AVE NE
006	886100	0175	1/10/12	\$755,000	\$785,000	1850	7	2004	Avg	11377	N	N	10055 NE 31ST PL
006	086200	0025	2/25/10	\$520,000	\$580,000	1860	7	1954	Avg	19469	N	N	1618 98TH AVE NE
006	953310	0275	11/9/11	\$665,000	\$696,000	1880	7	1997	Avg	13397	N	N	2035 102ND AVE NE
006	068500	0080	10/28/12	\$550,000	\$554,000	1910	7	1953	Good	8949	N	N	10253 NE 23RD ST
006	808600	0060	5/24/11	\$602,000	\$641,000	1920	7	1958	Avg	11045	N	N	9839 NE 23RD ST
006	953360	0190	5/12/11	\$561,000	\$598,000	1930	7	1953	Avg	8534	N	N	1810 101ST AVE NE
006	142420	0100	1/13/11	\$588,000	\$635,000	1940	7	1961	Good	7630	N	N	9968 NE 14TH ST
006	412210	0035	8/1/11	\$670,000	\$709,000	1960	7	1954	VGood	19276	N	N	3203 103RD PL NE
006	142420	0101	6/13/12	\$486,500	\$497,000	2020	7	1952	Good	7700	N	N	1413 100TH AVE NE
006	278580	0050	7/26/10	\$500,000	\$550,000	2030	7	1956	VGood	11342	N	N	2515 102ND AVE NE
006	808600	0061	3/5/11	\$650,000	\$698,000	2040	7	1958	Good	10853	N	N	9849 NE 23RD ST

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	886100	0120	3/3/10	\$548,000	\$611,000	2060	7	1953	Avg	11124	N	N	10019 NE 30TH PL
006	808540	0535	2/27/12	\$650,000	\$672,000	2090	7	1947	Avg	16200	N	N	9826 NE 25TH ST
006	953360	0145	6/9/11	\$587,000	\$624,000	2290	7	1953	Good	10443	N	N	1803 101ST AVE NE
006	292505	9297	4/12/10	\$465,000	\$517,000	2580	7	1958	Avg	8624	N	N	1236 108TH AVE NE
006	855590	0020	4/20/12	\$640,000	\$658,000	2630	7	1962	Avg	11680	N	N	10013 NE 17TH ST
006	142420	0045	6/28/10	\$720,000	\$794,000	2910	7	1950	Avg	12730	N	N	9715 NE 15TH ST
006	412230	0061	5/1/12	\$627,000	\$644,000	1300	8	1965	Good	15788	N	N	10034 NE 33RD ST
006	292505	9327	3/14/11	\$460,000	\$494,000	1370	8	1978	Avg	9181	N	N	1929 108TH AVE NE
006	666900	0040	10/4/12	\$610,000	\$616,000	1390	8	1967	Good	12343	N	N	10851 NE 19TH PL
006	412250	0010	10/15/12	\$750,000	\$757,000	1420	8	1956	Avg	15522	N	N	3235 99TH AVE NE
006	808440	0180	5/20/11	\$717,000	\$764,000	1460	8	1977	Avg	14232	N	N	2501 98TH AVE NE
006	571000	0055	6/10/12	\$820,000	\$839,000	1490	8	1964	Good	10080	N	N	9842 NE 15TH ST
006	412270	0160	9/8/12	\$766,000	\$776,000	1510	8	1977	Good	15831	Y	N	9824 NE 34TH ST
006	634400	0155	3/2/11	\$595,000	\$639,000	1560	8	2003	Avg	9216	N	N	10619 NE 17TH ST
006	192505	9223	9/14/10	\$503,000	\$550,000	1610	8	1988	Good	12832	N	N	9630 NE 35TH PL
006	808540	0370	3/23/10	\$546,500	\$608,000	1640	8	1954	Good	9384	N	N	9815 NE 29TH ST
006	796390	0115	5/10/11	\$549,950	\$587,000	1650	8	1958	Good	12368	N	N	1962 109TH AVE NE
006	412270	0070	1/26/10	\$630,000	\$705,000	1730	8	1967	Good	16480	N	N	3312 102ND AVE NE
006	808660	0010	7/30/12	\$633,000	\$644,000	1790	8	1953	Good	9505	N	N	9851 NE 22ND ST
006	808440	0295	5/18/11	\$705,000	\$752,000	1800	8	1978	Good	9719	N	N	2605 98TH AVE NE
006	808540	0025	12/19/12	\$1,300,000	\$1,302,000	1800	8	1958	Avg	16304	Y	N	3122 98TH AVE NE
006	796390	0035	9/24/12	\$690,500	\$698,000	1820	8	1958	Good	13573	N	N	10808 NE 20TH ST
006	412230	0062	12/1/10	\$870,671	\$945,000	1840	8	1963	Good	20852	N	N	10042 NE 33RD ST
006	808540	0276	3/19/12	\$890,000	\$919,000	1840	8	1955	Good	16293	Y	N	2970 96TH AVE NE
006	808540	0276	9/20/11	\$921,000	\$969,000	1840	8	1955	Good	16293	Y	N	2970 96TH AVE NE
006	412290	0050	6/7/10	\$760,000	\$839,000	1910	8	1962	Good	20589	N	N	9632 NE 34TH ST

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	666900	0060	2/29/12	\$636,000	\$658,000	1920	8	1967	Good	16791	N	N	10854 NE 19TH PL
006	953360	0005	8/21/12	\$740,000	\$751,000	1960	8	1997	Avg	10193	Y	N	2200 100TH AVE NE
006	808540	0366	12/19/12	\$1,035,000	\$1,036,000	1970	8	1968	Good	9384	N	N	9827 NE 29TH ST
006	808600	0155	8/21/12	\$875,000	\$888,000	1970	8	1963	Good	12400	N	N	9853 NE 21ST ST
006	024900	0220	4/22/10	\$615,000	\$682,000	2010	8	2005	Avg	10350	N	N	10536 NE 24TH ST
006	808440	0269	12/12/11	\$750,000	\$782,000	2010	8	1975	Good	10125	N	N	9630 NE 26TH ST
006	086200	0050	2/28/12	\$760,000	\$786,000	2030	8	1991	Good	8578	N	N	1722 98TH AVE NE
006	086200	0050	5/6/10	\$765,000	\$848,000	2030	8	1991	Good	8578	N	N	1722 98TH AVE NE
006	068500	0095	11/21/12	\$600,000	\$603,000	2050	8	1967	Avg	9520	N	N	2300 103RD AVE NE
006	796390	0150	10/8/12	\$895,000	\$903,000	2180	8	1976	VGood	11868	N	N	2218 109TH AVE NE
006	412290	0210	5/14/12	\$1,686,500	\$1,730,000	2200	8	2004	Avg	20156	Y	N	3201 98TH AVE NE
006	412210	0040	3/1/11	\$650,000	\$699,000	2320	8	1955	VGood	14984	N	N	3217 103RD PL NE
006	808440	0385	6/27/12	\$1,145,000	\$1,169,000	2490	8	1994	Avg	9855	N	N	9630 NE 27TH ST
006	068680	0105	10/28/11	\$640,000	\$671,000	2510	8	1995	Avg	26287	N	N	11019 NE 26TH PL
006	024900	0155	1/13/11	\$717,500	\$775,000	2780	8	1999	Avg	8913	N	N	10512 NE 25TH ST
006	953360	0100	11/24/10	\$730,000	\$792,000	2860	8	1999	Good	10292	N	N	10024 NE 20TH ST
006	412210	0125	7/5/11	\$530,000	\$562,000	2980	8	1955	VGood	12821	N	N	3118 103RD AVE NE
006	808600	0175	9/21/12	\$970,000	\$981,000	3600	8	1960	Avg	16530	N	N	9805 NE 21ST ST
006	068660	0020	7/22/12	\$683,000	\$695,000	1450	9	1952	Good	34440	N	N	2525 109TH PL NE
006	412270	0190	9/29/10	\$459,000	\$501,000	1530	9	1977	Good	18878	Y	N	9800 NE 34TH ST
006	872595	0030	8/8/11	\$500,000	\$529,000	1570	9	2007	Avg	1207	N	N	1200 BELLEVUE WAY NE
006	872595	0320	6/4/10	\$575,000	\$635,000	1570	9	2007	Avg	1108	N	N	10595 NE 12TH PL
006	872595	0420	11/6/12	\$499,950	\$503,000	1570	9	2007	Avg	1108	N	N	10465 NE 12TH PL
006	872595	0460	10/11/12	\$515,000	\$520,000	1570	9	2007	Avg	1108	N	N	10415 NE 12TH PL
006	643350	0090	6/11/10	\$660,000	\$729,000	1740	9	1967	Good	12939	N	N	2708 101ST PL NE
006	664590	0055	4/23/10	\$470,000	\$521,000	1740	9	1978	Good	9536	N	N	10209 NE 29TH PL

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	872595	0070	10/28/11	\$655,000	\$686,000	1760	9	2007	Avg	1963	N	N	10410 NE 12TH ST
006	872595	0130	9/14/11	\$720,000	\$758,000	1760	9	2007	Avg	2039	N	N	10460 NE 12TH ST
006	808540	0335	6/9/10	\$950,000	\$1,049,000	1800	9	1959	Good	16304	Y	N	9620 NE 28TH ST
006	872595	0190	7/18/11	\$640,000	\$678,000	1870	9	2007	Avg	1160	N	N	10570 NE 12TH ST
006	872595	0330	8/29/11	\$647,000	\$682,000	1890	9	2007	Avg	2112	N	N	10595 NE 12TH PL
006	872595	0390	8/31/11	\$638,000	\$673,000	1970	9	2007	Avg	1957	N	N	10465 NE 12TH PL
006	202505	9053	5/4/11	\$838,000	\$895,000	2010	9	1992	Avg	14032	Y	N	9850 NE 34TH ST
006	070800	0050	11/30/10	\$919,000	\$997,000	2130	9	2003	Avg	8758	N	N	1511 106TH AVE NE
006	664590	0060	4/30/10	\$613,100	\$680,000	2200	9	1978	Good	10148	N	N	10215 NE 29TH PL
006	202620	0040	12/21/12	\$1,275,000	\$1,277,000	2510	9	1950	Avg	62622	N	N	8 DIAMOND S RANCH
006	793325	0060	9/28/10	\$1,050,000	\$1,147,000	2650	9	2010	Avg	4916	N	N	2798 102ND PL NE
006	793325	0080	8/31/10	\$1,058,000	\$1,159,000	2880	9	2010	Avg	4500	N	N	2828 102ND PL NE
006	793325	0030	3/14/10	\$1,050,000	\$1,170,000	2910	9	2010	Avg	8638	N	N	2832 103RD PL NE
006	793325	0170	3/23/10	\$950,000	\$1,057,000	2910	9	2010	Avg	5500	N	N	2697 102ND PL NE
006	664590	0105	6/22/11	\$805,000	\$855,000	2920	9	1997	Avg	10211	N	N	10058 NE 29TH PL
006	793325	0250	5/6/10	\$970,000	\$1,075,000	2970	9	2010	Avg	5511	N	N	2736 103RD PL NE
006	202505	9014	7/12/11	\$930,000	\$986,000	3010	9	2011	Avg	9975	N	N	2819 BELLEVUE WAY NE
006	793325	0160	7/20/10	\$1,049,000	\$1,154,000	3020	9	2010	Avg	5500	N	N	2701 102ND PL NE
006	202505	9133	10/31/11	\$950,000	\$995,000	3040	9	2011	Avg	9994	N	N	10303 NE 28TH PL
006	793325	0130	12/6/10	\$943,800	\$1,023,000	3040	9	2010	Avg	5500	N	N	2803 102ND PL NE
006	793325	0020	6/21/10	\$1,050,164	\$1,158,000	3060	9	2010	Avg	5452	N	N	2826 103RD PL NE
006	793325	0050	12/3/10	\$1,050,000	\$1,139,000	3120	9	2010	Avg	4500	N	N	2776 102ND PL NE
006	793325	0070	8/5/10	\$1,040,000	\$1,142,000	3150	9	2010	Avg	4916	N	N	2820 102ND PL NE
006	793325	0190	6/7/10	\$965,000	\$1,066,000	3170	9	2010	Avg	6373	N	N	10221 NE 27TH PL
006	292505	9143	8/22/12	\$1,096,950	\$1,113,000	3280	9	2011	Avg	10250	N	N	10806 NE 14TH LN
006	292505	9364	7/25/12	\$1,156,000	\$1,177,000	3280	9	2011	Avg	10250	N	N	10838 NE14TH LN

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	793325	0090	8/3/10	\$982,000	\$1,078,000	3330	9	2010	Avg	7230	N	N	2836 102ND PL NE
006	793325	0220	5/24/10	\$935,000	\$1,034,000	3330	9	2010	Avg	6401	N	N	10287 NE 27TH PL
006	793325	0260	4/9/10	\$930,000	\$1,033,000	3330	9	2010	Avg	5387	N	N	2768 103RD PL NE
006	793325	0100	4/16/10	\$999,800	\$1,110,000	3360	9	2010	Avg	7988	N	N	2835 102ND PL NE
006	808660	0065	6/25/12	\$1,200,000	\$1,225,000	3370	9	2005	Avg	11804	N	N	9848 NE 21ST ST
006	202505	9236	7/20/11	\$1,035,000	\$1,096,000	3390	9	2011	Avg	10314	N	N	10313 NE 28TH PL
006	953310	0030	9/15/10	\$1,150,000	\$1,257,000	3440	9	2008	Avg	8640	N	N	10240 NE 21ST PL
006	793325	0200	4/27/10	\$983,452	\$1,091,000	3550	9	2010	Avg	6600	N	N	10243 NE 27TH PL
006	793325	0040	6/28/10	\$1,170,000	\$1,290,000	3570	9	2010	Avg	5975	N	N	2752 102ND PL NE
006	793325	0140	4/16/10	\$920,000	\$1,022,000	3730	9	2010	Avg	5775	N	N	2777 102ND PL NE
006	793325	0240	10/24/11	\$1,085,000	\$1,138,000	3750	9	2009	Avg	7395	N	N	2692 103RD PL NE
006	793325	0240	3/16/10	\$1,100,000	\$1,225,000	3750	9	2009	Avg	7395	N	N	2692 103RD PL NE
006	325050	0096	11/19/11	\$1,250,000	\$1,307,000	2300	10	2005	Avg	10796	N	N	9839 NE 19TH ST
006	025000	0125	5/3/12	\$1,275,000	\$1,309,000	2560	10	2009	Avg	9180	N	N	2620 107TH AVE NE
006	773750	0130	3/17/11	\$887,500	\$952,000	2620	10	1993	Avg	14158	N	N	1246 108TH AVE NE
006	292505	9362	7/19/11	\$880,000	\$932,000	2620	10	1997	Avg	12614	N	N	1632 108TH AVE NE
006	773750	0120	9/13/12	\$1,050,000	\$1,063,000	2650	10	1993	Avg	8307	N	N	1248 108TH AVE NE
006	507840	0165	1/9/12	\$1,130,000	\$1,175,000	2670	10	1996	Avg	8682	Y	N	10012 NE 13TH ST
006	325050	0106	12/9/10	\$1,325,000	\$1,436,000	2870	10	2003	Avg	10790	N	N	9830 NE 18TH ST
006	808440	0025	4/30/12	\$1,100,000	\$1,130,000	2930	10	2012	Avg	7425	N	N	9624 NE 24TH ST
006	886100	0005	8/30/10	\$650,000	\$712,000	3030	10	2000	Avg	14201	N	N	10260 NE 30TH PL
006	202505	9152	3/7/11	\$990,000	\$1,063,000	3110	10	1991	Avg	12001	N	N	2412 100TH AVE NE
006	808540	0516	5/23/11	\$1,030,000	\$1,098,000	3170	10	1998	Avg	8100	N	N	9827 NE 26TH ST
006	325050	0127	5/1/12	\$1,800,000	\$1,849,000	3465	10	2011	Avg	10819	N	N	9814 NE 18TH ST
006	325050	0025	7/27/12	\$1,401,000	\$1,426,000	3490	10	2003	Avg	11779	N	N	9845 NE 20TH ST
006	278580	0030	11/25/12	\$1,280,000	\$1,285,000	3620	10	2007	Avg	11442	N	N	2616 102ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	808540	0440	12/21/10	\$1,410,000	\$1,526,000	3660	10	2004	Avg	8100	N	N	9832 NE 27TH ST
006	808440	0401	8/11/10	\$1,500,000	\$1,646,000	3680	10	2004	Avg	9450	N	N	9710 NE 27TH ST
006	808440	0195	5/17/12	\$1,335,000	\$1,369,000	3690	10	1998	Avg	13500	N	N	9645 NE 26TH ST
006	070800	0020	6/4/12	\$1,410,000	\$1,443,000	3720	10	2005	Avg	8710	N	N	10622 NE 16TH ST
006	953310	0170	11/3/10	\$1,200,000	\$1,306,000	3860	10	2007	Avg	8640	N	N	10228 NE 20TH PL
006	634400	0115	4/21/10	\$1,135,000	\$1,260,000	3920	10	2007	Avg	8308	N	N	10614 NE 17TH ST
006	292505	9366	4/4/12	\$1,200,000	\$1,236,000	3940	10	2000	Avg	11676	N	N	1538 108TH AVE NE
006	664590	0080	2/6/12	\$960,300	\$996,000	4000	10	2008	Avg	10195	N	N	10022 NE 29TH PL
006	953310	0180	3/11/10	\$1,135,000	\$1,265,000	4200	10	2006	Avg	8640	N	N	10240 NE 20TH PL
006	953310	0180	11/7/11	\$1,240,000	\$1,298,000	4200	10	2006	Avg	8640	N	N	10240 NE 20TH PL
006	025000	0210	6/13/12	\$1,515,000	\$1,549,000	4250	10	2008	Avg	8487	N	N	10712 NE 25TH ST
006	634400	0010	5/12/11	\$990,000	\$1,056,000	4350	10	2006	Avg	9112	N	N	10638 NE 18TH ST
006	953360	0155	11/26/12	\$1,839,000	\$1,846,000	4360	10	2007	Avg	10547	N	N	1821 101ST AVE NE
006	068500	0025	8/3/12	\$1,250,000	\$1,271,000	4370	10	2007	Avg	9056	N	N	10029 NE 23RD ST
006	634400	0005	5/18/11	\$1,200,000	\$1,279,000	4670	10	2004	Avg	10050	N	N	10646 NE 18TH ST
006	634400	0025	1/21/10	\$1,300,000	\$1,456,000	2680	11	2007	Avg	9112	N	N	10618 NE 18TH ST
006	292505	9354	9/11/12	\$1,066,000	\$1,079,000	2910	11	1990	Avg	10005	N	N	10530 NE 20TH ST
006	292505	9219	7/18/11	\$935,000	\$990,000	3100	11	1990	Avg	15303	N	N	10536 NE 20TH ST
006	202505	9264	7/5/12	\$950,000	\$969,000	3130	11	1996	Avg	35000	N	N	10968 NE 24TH ST
006	808440	0430	4/18/11	\$1,400,000	\$1,497,000	3180	11	2001	Avg	10648	N	N	9725 NE 28TH ST
006	292505	9353	9/24/12	\$1,170,000	\$1,183,000	3220	11	1990	Avg	10005	N	N	10524 NE 20TH ST
006	292505	9368	4/27/10	\$1,321,000	\$1,465,000	3300	11	2010	Avg	9951	N	N	10508 NE 20TH ST
006	412250	0040	4/25/12	\$1,950,000	\$2,004,000	3330	11	2004	Avg	20291	Y	N	3232 98TH AVE NE
006	507840	0160	3/14/12	\$1,400,000	\$1,446,000	3390	11	2003	Avg	15580	Y	N	1404 100TH AVE NE
006	278580	0035	12/17/10	\$1,230,000	\$1,332,000	3400	11	2005	Avg	12250	N	N	2615 102ND AVE NE
006	507840	0005	12/28/10	\$1,275,000	\$1,379,000	3470	11	2003	Avg	9661	N	N	10011 NE 13TH ST

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	507840	0011	11/8/12	\$1,699,000	\$1,709,000	3570	11	2001	Avg	16025	Y	N	10021 NE 13TH ST
006	808540	0221	9/6/11	\$2,150,000	\$2,266,000	3710	11	2007	Avg	9384	N	N	9815 NE 30TH ST
006	292505	9278	3/10/10	\$1,229,000	\$1,370,000	3760	11	2007	Avg	10473	N	N	10105 NE 16TH PL
006	126620	0025	10/25/10	\$1,185,000	\$1,290,000	3950	11	2007	Avg	10335	N	N	11034 15TH ST NE
006	808540	0491	5/20/10	\$1,500,000	\$1,660,000	4010	11	2007	Avg	8100	N	N	9826 NE 26TH ST
006	808540	0491	7/23/12	\$1,650,000	\$1,680,000	4010	11	2007	Avg	8100	N	N	9826 NE 26TH ST
006	507840	0145	12/5/12	\$1,620,000	\$1,625,000	4030	11	2005	Avg	11464	Y	N	1308 100TH AVE NE
006	868200	0060	12/5/12	\$1,800,000	\$1,805,000	4100	11	2006	Avg	9361	N	N	9816 NE 16TH ST
006	808540	0310	8/15/12	\$2,700,000	\$2,742,000	4130	11	2007	Avg	16306	Y	N	9641 NE 29TH ST
006	808540	0560	6/28/10	\$1,675,000	\$1,846,000	4140	11	2001	Avg	16200	N	N	9843 NE 25TH ST
006	808540	0600	8/7/12	\$1,680,000	\$1,707,000	4220	11	1992	VGood	17010	N	N	2401 100TH AVE NE
006	808540	0456	2/4/11	\$1,545,000	\$1,665,000	4230	11	2007	Avg	8100	N	N	9851 NE 27TH ST
006	808440	0185	4/22/11	\$1,520,000	\$1,625,000	4280	11	2001	Avg	14209	N	N	9725 NE 26TH ST
006	202505	9139	9/17/12	\$1,250,000	\$1,265,000	4440	11	1992	Avg	14650	N	N	2400 100TH AVE NE
006	024900	0205	4/13/10	\$1,310,000	\$1,455,000	4470	11	2008	Avg	8088	N	N	10510 NE 24TH ST
006	808440	0425	4/18/12	\$1,745,000	\$1,795,000	4470	11	2007	Avg	11272	N	N	2719 98TH AVE NE
006	886100	0185	6/18/10	\$1,700,000	\$1,876,000	4570	11	2007	Avg	11945	N	N	10039 NE 31ST PL
006	024900	0195	5/16/12	\$1,525,000	\$1,564,000	4630	11	2007	Avg	8742	N	N	10505 NE 26TH ST
006	855590	0010	1/21/10	\$1,110,000	\$1,243,000	4680	11	2007	Avg	11680	N	N	10007 NE 17TH ST
006	238700	0100	5/6/10	\$1,541,500	\$1,708,000	4800	11	2007	Avg	9869	N	N	10455 16TH PL NE
006	339150	0110	3/15/11	\$1,595,000	\$1,712,000	4810	11	2008	Avg	9999	N	N	11015 NE 17TH ST
006	507840	0270	12/10/10	\$1,390,000	\$1,507,000	4830	11	2001	Avg	12487	N	N	1622 100TH AVE NE
006	292505	9248	12/12/11	\$1,650,000	\$1,721,000	4970	11	2006	Avg	12989	N	N	10021 NE 16TH PL
006	024900	0215	2/18/10	\$1,300,000	\$1,452,000	4990	11	2008	Avg	10196	N	N	10530 NE 24TH ST
006	571000	0075	3/19/12	\$1,520,000	\$1,569,000	5040	11	2008	Avg	10320	N	N	9804 NE 15TH ST
006	571000	0005	2/9/11	\$1,831,500	\$1,973,000	5060	11	2008	Avg	10320	N	N	9805 16TH ST NE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
006	024900	0230	2/26/10	\$1,331,888	\$1,486,000	5120	11	2008	Avg	9996	N	N	10529 NE 25TH ST
006	025000	0255	8/24/11	\$1,350,000	\$1,425,000	5210	11	2010	Avg	10350	N	N	10538 NE 24TH ST
006	025000	0255	9/28/12	\$1,468,000	\$1,484,000	5210	11	2010	Avg	10350	N	N	10538 NE 24TH ST
006	868200	0070	7/19/11	\$1,271,000	\$1,346,000	5430	11	2007	Avg	9361	N	N	1604 98TH AVE NE
006	868200	0070	8/11/11	\$1,750,000	\$1,849,000	5430	11	2007	Avg	9361	N	N	1604 98TH AVE NE
006	953360	0095	6/14/11	\$1,825,000	\$1,940,000	5870	11	2008	Avg	10273	Y	N	10025 NE 21ST ST
006	953360	0095	6/16/10	\$1,870,000	\$2,064,000	5870	11	2008	Avg	10273	Y	N	10025 NE 21ST ST
006	412290	0230	5/14/12	\$2,020,000	\$2,072,000	3090	12	2001	Avg	20056	N	N	3231 98TH AVE NE
006	142420	0020	2/8/12	\$2,850,000	\$2,954,000	3890	12	2011	Avg	12642	N	N	9833 NE 15TH ST
006	886100	0250	8/19/11	\$2,149,000	\$2,269,000	4340	12	2007	Avg	10089	N	N	10222 NE 30TH PL
006	868200	0050	9/11/12	\$2,550,000	\$2,582,000	4570	12	2007	Avg	9361	N	N	9820 NE 16TH ST
006	325050	0010	10/8/10	\$1,540,000	\$1,680,000	5030	12	2005	Avg	11700	N	N	1911 100TH AVE NE
006	808440	0065	2/12/10	\$1,700,000	\$1,899,000	5390	12	2001	Avg	14266	N	N	2423 98TH AVE NE
006	202620	0020	10/6/11	\$2,800,000	\$2,941,000	6700	12	1993	Avg	64223	N	N	4 DIAMOND S RANCH
010	814610	0685	12/10/12	\$432,000	\$433,000	930	7	1953	Good	8240	N	N	204 111TH AVE SE
010	814610	0680	3/22/12	\$485,000	\$500,000	940	7	1953	VGood	8240	N	N	200 111TH AVE SE
010	234430	0211	5/5/11	\$498,000	\$532,000	1040	7	1949	Avg	9060	N	N	3266 106TH AVE SE
010	732490	0081	8/19/10	\$591,500	\$649,000	1040	7	2007	Avg	10400	N	N	1928 109TH AVE SE
010	064400	0105	6/27/11	\$529,000	\$562,000	1120	7	1957	Good	10313	N	N	2522 108TH AVE SE
010	386090	0121	9/17/12	\$650,000	\$658,000	1120	7	1957	Good	6639	N	N	1821 104TH AVE SE
010	052405	9117	8/6/12	\$441,000	\$448,000	1130	7	1948	Avg	8276	N	N	1202 108TH AVE SE
010	700010	0670	7/12/12	\$480,000	\$489,000	1140	7	1978	Avg	18942	N	N	3123 113TH AVE SE
010	814630	0135	9/15/11	\$510,000	\$537,000	1210	7	1959	Good	8536	N	N	216 110TH PL SE
010	245050	0090	7/27/12	\$880,000	\$895,000	1220	7	2001	Avg	9195	N	N	3014 109TH AVE SE
010	052405	9132	3/14/12	\$505,000	\$521,000	1340	7	1950	Good	10454	N	N	2001 104TH AVE SE
010	064400	0065	6/15/11	\$639,800	\$680,000	1350	7	1952	Good	11878	N	N	2419 109TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	245050	0101	7/23/12	\$865,000	\$881,000	1420	7	2005	Avg	9195	N	N	3008 109TH AVE SE
010	807790	0045	6/26/12	\$700,000	\$715,000	1470	7	1976	VGood	11700	N	N	1653 104TH AVE SE
010	532610	0115	4/17/12	\$430,000	\$442,000	1480	7	1946	Good	11000	N	N	1615 108TH AVE SE
010	082405	9292	10/4/11	\$370,000	\$389,000	1490	7	1980	Avg	9147	N	N	3135 108TH AVE SE
010	065000	0085	2/9/11	\$512,000	\$551,000	1500	7	1951	VGood	9112	N	N	10613 SE 4TH ST
010	064420	0060	6/6/12	\$740,000	\$757,000	1510	7	1959	Good	11200	N	N	11003 SE 25TH ST
010	672970	0015	8/15/12	\$488,800	\$496,000	1600	7	1952	Good	7950	N	N	118 110TH PL SE
010	245000	0230	12/27/10	\$570,000	\$617,000	1700	7	1956	Good	13523	N	N	3237 109TH AVE SE
010	386040	0126	8/3/10	\$540,000	\$593,000	1710	7	1952	Good	16000	N	N	10625 SE 22ND ST
010	234430	0196	6/24/12	\$650,000	\$664,000	1720	7	2012	Avg	10133	Y	N	3243 107TH AVE SE
010	814610	0735	2/17/12	\$477,000	\$494,000	1730	7	1955	Avg	8344	N	N	256 110TH AVE SE
010	082405	9252	11/8/11	\$465,000	\$487,000	1740	7	1962	Good	12400	N	N	3220 110TH AVE SE
010	062760	0065	8/25/11	\$585,000	\$617,000	1750	7	1958	Good	9600	N	N	11015 SE 30TH PL
010	234430	0136	12/16/10	\$499,900	\$541,000	1780	7	1988	Good	5852	N	N	10621 SE 30TH ST
010	066600	0241	11/2/11	\$608,000	\$637,000	1800	7	1979	Avg	10247	N	N	10207 SE 6TH ST
010	532610	0015	5/30/12	\$476,000	\$487,000	1810	7	1947	Avg	10575	N	N	1626 106TH AVE SE
010	386040	0235	10/24/11	\$485,000	\$508,000	1820	7	1955	Avg	14668	N	N	2019 108TH AVE SE
010	386040	0226	12/18/12	\$570,000	\$571,000	1830	7	1952	Good	9468	N	N	10648 SE 22ND ST
010	052405	9174	8/10/12	\$618,880	\$629,000	1930	7	1951	Good	8400	N	N	10227 SE 16TH ST
010	386090	0056	10/14/10	\$550,000	\$600,000	2050	7	1951	Good	7522	N	N	10411 SE 19TH ST
010	071100	0095	3/9/10	\$683,000	\$761,000	2070	7	1989	VGood	9571	N	N	10424 SE 20TH ST
010	573960	2280	7/11/11	\$420,000	\$445,000	2070	7	1949	Good	8000	N	N	1004 107TH AVE SE
010	234430	0137	11/14/12	\$550,000	\$553,000	2160	7	1987	Good	9593	N	N	10613 SE 30TH ST
010	700010	0621	6/10/11	\$384,000	\$408,000	2170	7	1977	Avg	18378	N	N	3000 112TH AVE SE
010	814630	0280	8/10/12	\$460,000	\$467,000	1120	8	1959	Good	10997	N	N	11121 SE 4TH ST
010	814610	0785	10/7/10	\$425,000	\$464,000	1150	8	1959	Good	7230	N	N	414 110TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	814610	0280	7/26/12	\$620,000	\$631,000	1180	8	1962	Good	9225	N	N	423 109TH AVE SE
010	666400	0160	7/22/12	\$607,500	\$619,000	1230	8	1976	Good	10089	N	N	2212 109TH AVE SE
010	814610	0515	9/7/11	\$601,000	\$633,000	1240	8	1961	Good	9451	N	N	439 110TH AVE SE
010	068200	0268	11/29/11	\$458,000	\$478,000	1250	8	1963	Avg	9112	N	N	230 105TH AVE SE
010	068200	0230	6/23/11	\$455,000	\$483,000	1260	8	1955	Avg	9380	N	N	336 105TH AVE SE
010	814610	0475	3/4/10	\$559,950	\$624,000	1290	8	1962	Good	8467	N	N	442 109TH AVE SE
010	951410	0080	6/22/12	\$732,000	\$748,000	1320	8	1954	Good	8223	N	N	10606 WOODHAVEN LN
010	814610	0315	10/9/12	\$505,000	\$510,000	1330	8	1961	Avg	7500	N	N	241 109TH AVE SE
010	321070	0260	6/27/11	\$585,500	\$622,000	1340	8	1963	Good	10548	N	N	11024 SE 10TH ST
010	814630	0055	11/22/11	\$460,000	\$481,000	1350	8	1959	Avg	12810	N	N	11106 SE 4TH ST
010	321070	0050	6/28/11	\$742,000	\$788,000	1360	8	1968	VGood	8580	N	N	1012 111TH PL SE
010	814610	0480	11/24/10	\$590,000	\$641,000	1380	8	1962	VGood	7480	N	N	448 109TH AVE SE
010	814610	0220	5/10/12	\$675,000	\$693,000	1390	8	1972	VGood	12250	N	N	705 109TH AVE SE
010	814610	0195	3/7/11	\$645,000	\$693,000	1400	8	1969	VGood	19054	N	N	618 108TH AVE SE
010	814610	0160	1/12/12	\$480,000	\$499,000	1460	8	1977	Good	10549	N	N	408 108TH AVE SE
010	064421	0070	5/19/11	\$520,000	\$554,000	1490	8	1975	Good	11200	N	N	11001 SE 24TH PL
010	321060	0250	4/21/11	\$620,000	\$663,000	1500	8	1959	VGood	8400	N	N	11025 SE 9TH ST
010	221300	0005	5/3/12	\$545,000	\$560,000	1520	8	2004	Avg	11000	N	N	1216 104TH AVE SE
010	064420	0020	9/30/11	\$749,000	\$787,000	1550	8	1967	Good	11006	N	N	11031 SE 26TH ST
010	064420	0020	7/20/10	\$754,000	\$829,000	1550	8	1967	Good	11006	N	N	11031 SE 26TH ST
010	245000	0115	6/25/12	\$655,000	\$669,000	1550	8	1957	Good	8113	N	N	3236 109TH AVE SE
010	052405	9246	7/13/12	\$675,000	\$688,000	1560	8	1963	Avg	18850	N	N	10022 SE 16TH ST
010	052405	9248	8/29/12	\$788,000	\$799,000	1590	8	1970	Good	20002	N	N	1651 103RD AVE SE
010	814610	0180	4/29/10	\$604,900	\$671,000	1590	8	1976	Good	16646	N	N	606 108TH AVE SE
010	549720	0070	3/2/10	\$730,000	\$814,000	1600	8	1978	Good	10344	N	N	1012 103RD AVE SE
010	814610	0460	5/1/12	\$595,000	\$611,000	1600	8	1961	Good	8250	N	N	420 109TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	064421	0100	9/20/10	\$574,000	\$627,000	1620	8	1976	Avg	21698	N	N	11017 SE 24TH PL
010	062405	9024	5/4/10	\$1,985,000	\$2,200,000	1650	8	1996	Avg	23610	Y	Y	9526 SE 13TH LN
010	245050	0005	3/19/12	\$905,000	\$934,000	1650	8	2007	Avg	8114	N	N	10923 SE 28TH ST
010	321070	0220	2/1/11	\$585,000	\$631,000	1700	8	1963	Good	8075	N	N	11005 SE 10TH ST
010	951410	0040	5/23/12	\$625,000	\$641,000	1730	8	1955	Good	10973	N	N	10625 WOODHAVEN LN
010	064421	0130	12/21/10	\$512,500	\$555,000	1790	8	1976	Good	14138	N	N	11016 SE 24TH PL
010	807790	0005	4/20/12	\$752,000	\$773,000	1790	8	1998	Avg	9977	N	N	10305 SE 16TH ST
010	064421	0090	10/1/12	\$630,000	\$636,000	1800	8	1976	Avg	10293	N	N	11011 SE 24TH PL
010	064420	0050	2/24/12	\$618,500	\$640,000	1810	8	1987	Avg	11200	N	N	2522 111TH AVE SE
010	778740	0100	9/19/11	\$1,615,000	\$1,700,000	1830	8	1948	Good	57460	Y	N	305 PARKRIDGE LN
010	778740	0100	4/13/10	\$1,630,000	\$1,810,000	1830	8	1948	Good	57460	Y	N	305 PARKRIDGE LN
010	814620	0080	11/1/11	\$500,000	\$524,000	1830	8	1965	Good	8562	N	N	612 109TH AVE SE
010	064420	0075	4/20/10	\$555,800	\$617,000	1850	8	1977	Good	12459	N	N	11025 SE 25TH ST
010	245000	0195	1/27/12	\$450,000	\$467,000	1890	8	1951	Good	12150	N	N	3129 109TH AVE SE
010	071100	0125	7/18/12	\$1,000,000	\$1,019,000	1920	8	1994	Good	9582	N	N	10464 SE 20TH ST
010	321060	0110	4/20/10	\$580,000	\$644,000	1950	8	1961	VGood	9170	N	N	11012 SE 9TH ST
010	666400	0140	5/24/11	\$590,000	\$629,000	2030	8	1976	Avg	20700	N	N	2222 109TH AVE SE
010	062900	0750	6/24/10	\$715,000	\$788,000	2060	8	1987	Good	9800	N	N	10705 SE 29TH ST
010	064400	0205	10/22/10	\$771,300	\$840,000	2070	8	1980	VGood	11676	N	N	10918 SE 25TH ST
010	386040	0225	9/4/12	\$560,000	\$567,000	2120	8	1951	Good	9471	N	N	10642 SE 22ND ST
010	064400	0035	1/27/10	\$650,000	\$727,000	2150	8	1990	Good	11327	N	N	10808 SE 25TH PL
010	062900	0575	7/6/11	\$712,500	\$756,000	2160	8	1931	VGood	11500	N	N	10610 SE 27TH PL
010	052405	9309	12/18/11	\$588,000	\$613,000	2220	8	1987	Avg	15434	N	N	1128 108TH AVE SE
010	029200	0030	6/8/12	\$815,000	\$834,000	2240	8	1962	VGood	10200	N	N	1043 102ND PL SE
010	245100	0010	9/20/11	\$671,500	\$707,000	2290	8	1954	Good	8698	N	N	11010 SE 30TH ST
010	778740	0140	7/23/12	\$859,000	\$874,000	2350	8	1957	Avg	40153	N	N	107 CEDAR CREST LN

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	386040	0215	3/17/10	\$650,000	\$724,000	2400	8	1948	Good	28151	N	N	10630 SE 22ND ST
010	257120	0040	6/15/11	\$750,000	\$797,000	2530	8	1964	Good	20350	N	N	10204 SE 13TH PL
010	062900	0479	11/7/12	\$1,130,000	\$1,137,000	2700	8	1982	VGood	10650	N	N	2805 105TH AVE SE
010	062405	9076	8/23/10	\$1,270,000	\$1,392,000	2710	8	2005	Avg	18238	Y	N	2005 KILLARNEY WAY
010	573960	1320	12/16/10	\$761,000	\$824,000	2780	8	2000	Avg	11755	N	N	839 104TH AVE SE
010	052405	9222	8/23/12	\$693,400	\$704,000	2870	8	1978	Good	11761	N	N	2234 108TH AVE SE
010	814610	0720	6/15/10	\$959,000	\$1,058,000	2970	8	2003	Avg	7500	N	N	226 110TH AVE SE
010	549311	0110	5/11/11	\$656,535	\$700,000	1420	9	1983	Avg	18939	Y	N	604 97TH PL SE
010	700010	0479	1/21/10	\$565,008	\$633,000	1580	9	1999	Avg	10160	N	N	11210 SE 30TH ST
010	066600	0150	4/8/10	\$514,990	\$572,000	1610	9	2009	Avg	1809	N	N	303 BELLEVUE WAY SE
010	066600	0142	5/3/10	\$518,000	\$574,000	1610	9	2009	Avg	1833	N	N	307 BELLEVUE WAY SE
010	066600	0143	4/8/10	\$549,990	\$611,000	1610	9	2009	Avg	1983	N	N	309 BELLEVUE WAY SE
010	066600	0149	4/23/10	\$469,990	\$521,000	1610	9	2009	Avg	2133	N	N	301 BELLEVUE WAY SE
010	052405	9279	12/17/12	\$1,035,000	\$1,037,000	1650	9	1975	Good	26161	N	N	2009 102ND PL SE
010	032200	0020	4/28/11	\$445,000	\$475,000	1660	9	1986	Avg	3398	N	N	627 BELLEVUE WAY SE
010	032200	0080	9/7/12	\$499,000	\$505,000	1660	9	1986	Avg	3530	N	N	613 BELLEVUE WAY SE
010	066600	0144	4/7/10	\$538,880	\$599,000	1700	9	2009	Avg	1435	N	N	319 BELLEVUE WAY SE
010	066600	0145	9/15/11	\$531,000	\$559,000	1700	9	2009	Avg	1155	N	N	317 BELLEVUE WAY SE
010	066600	0145	5/14/10	\$545,000	\$603,000	1700	9	2009	Avg	1155	N	N	317 BELLEVUE WAY SE
010	066600	0146	4/6/10	\$510,000	\$567,000	1700	9	2009	Avg	1165	N	N	315 BELLEVUE WAY SE
010	066600	0147	5/25/10	\$519,990	\$575,000	1700	9	2009	Avg	1175	N	N	313 BELLEVUE WAY SE
010	066600	0148	4/7/10	\$495,000	\$550,000	1700	9	2009	Avg	2131	N	N	311 BELLEVUE WAY SE
010	052405	9252	4/15/11	\$875,000	\$936,000	1950	9	1964	Good	20150	N	N	10050 SE 16TH ST
010	062900	0430	8/29/11	\$1,075,000	\$1,134,000	2000	9	2001	Avg	9530	N	N	2705 105TH AVE SE
010	549440	0110	11/5/12	\$1,400,000	\$1,409,000	2100	9	1977	Avg	9490	Y	Y	9201 SE SHORELAND PL
010	234430	0183	11/8/12	\$828,500	\$833,000	2200	9	1988	Avg	8811	N	N	3215 107TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	082405	9195	9/10/12	\$895,000	\$906,000	2280	9	1988	Good	13068	N	N	2409 104TH AVE SE
010	052405	9313	7/22/12	\$845,000	\$860,000	2330	9	2001	Avg	10777	N	N	1227 108TH AVE SE
010	522330	0470	5/9/11	\$855,000	\$912,000	2390	9	1999	Avg	13624	Y	N	205 106TH AVE SE
010	156160	0030	6/23/10	\$850,000	\$937,000	2540	9	2001	Avg	8781	N	N	10422 SE 24TH PL
010	549310	0337	6/14/10	\$999,000	\$1,103,000	2550	9	1958	Good	12333	Y	N	9706 SE 5TH ST
010	245050	0115	11/19/12	\$1,050,000	\$1,055,000	2630	9	2003	Avg	9195	N	N	2844 109TH AVE SE
010	386040	0062	8/10/12	\$853,000	\$867,000	2650	9	1999	Avg	12000	N	N	10653 SE 23RD ST
010	052405	9158	12/12/11	\$998,000	\$1,041,000	2690	9	2003	Avg	10290	N	N	10215 SE 16TH ST
010	052405	9141	9/28/11	\$817,550	\$860,000	2720	9	2004	Avg	9147	N	N	1129 108TH AVE SE
010	082405	9043	1/20/11	\$840,000	\$907,000	2770	9	1977	Good	9170	N	N	2545 104TH AVE SE
010	814610	0425	3/25/11	\$899,000	\$964,000	2820	9	2007	Avg	7545	N	N	203 110TH AVE SE
010	562730	1025	8/31/12	\$976,000	\$989,000	2920	9	1976	Good	18067	Y	N	916 SE SHORELAND DR
010	082405	9132	8/23/10	\$1,575,000	\$1,726,000	2950	9	1908	VGood	18121	Y	N	10315 SE 30TH ST
010	068540	0035	1/15/10	\$795,000	\$891,000	2960	9	2003	Avg	13297	N	N	11047 SE 27TH PL
010	082405	9246	5/26/11	\$850,000	\$905,000	3080	9	2002	Avg	12400	N	N	3222 110TH AVE SE
010	245100	0055	8/15/12	\$1,100,000	\$1,117,000	3100	9	2002	Avg	8870	N	N	11055 SE 30TH ST
010	386140	0035	6/26/12	\$1,255,000	\$1,281,000	3290	9	1990	VGood	27035	N	N	10250 SE 21ST ST
010	245000	0285	9/24/10	\$920,000	\$1,005,000	3410	9	2004	Avg	8113	N	N	3210 108TH AVE SE
010	245000	0285	9/25/12	\$930,000	\$940,000	3410	9	2004	Avg	8113	N	N	3210 108TH AVE SE
010	549310	0010	3/15/12	\$950,000	\$981,000	3410	9	1994	Avg	11270	N	N	535 100TH AVE SE
010	700010	0472	8/8/11	\$865,000	\$914,000	3490	9	2003	Avg	20183	N	N	11222 SE 30TH ST
010	156160	0100	10/20/11	\$1,210,000	\$1,269,000	3740	9	2003	Avg	10463	N	N	10433 SE 24TH PL
010	062405	9094	3/8/12	\$3,000,000	\$3,100,000	2090	10	1965	Avg	23543	Y	Y	1839 101ST AVE SE
010	562730	0202	9/7/11	\$850,000	\$896,000	2170	10	1975	Good	15464	Y	N	403 94TH AVE SE
010	068200	0035	8/1/11	\$746,000	\$789,000	2450	10	1994	Avg	10653	N	N	345 105TH AVE SE
010	082405	9084	6/23/10	\$3,266,050	\$3,602,000	2520	10	1962	Good	21891	Y	Y	2401 100TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	245100	0065	8/17/12	\$978,995	\$994,000	2520	10	2001	Avg	8876	N	N	11043 SE 30TH ST
010	062900	0665	5/11/10	\$910,000	\$1,008,000	2710	10	1996	Avg	10000	N	N	2712 107TH AVE SE
010	562730	1680	8/27/12	\$975,000	\$989,000	2740	10	1990	Good	10001	N	N	9925 SE 5TH ST
010	234430	0035	4/1/11	\$1,025,000	\$1,098,000	2760	10	1991	Avg	13615	N	N	3237 106TH AVE SE
010	549311	0020	12/10/12	\$1,781,000	\$1,785,000	2830	10	1989	Good	18745	Y	N	9610 SE 7TH ST
010	604340	0060	1/7/11	\$850,000	\$919,000	2920	10	1979	Good	20001	N	N	10258 KAYLEN PL
010	339410	0110	2/11/11	\$800,000	\$861,000	2940	10	1988	Good	11635	N	N	3248 111TH AVE SE
010	052405	9312	3/25/11	\$868,500	\$931,000	2940	10	1998	Avg	10018	N	N	2214 108TH AVE SE
010	064400	0050	8/23/12	\$1,170,500	\$1,188,000	3000	10	2000	Avg	10998	N	N	2443 109TH AVE SE
010	339410	0230	6/8/11	\$799,950	\$851,000	3030	10	1988	Good	12590	N	N	3255 111TH AVE SE
010	339410	0070	2/28/12	\$779,500	\$806,000	3070	10	1990	Avg	11216	N	N	3255 112TH AVE SE
010	234430	0022	2/2/10	\$1,237,500	\$1,384,000	3140	10	2001	Avg	11229	Y	N	3261 106TH AVE SE
010	339410	0220	6/14/10	\$980,000	\$1,082,000	3140	10	1989	Good	12297	N	N	3247 111TH AVE SE
010	062405	9057	6/18/10	\$1,127,000	\$1,243,000	3200	10	2004	Avg	8590	N	N	1611 KILLARNEY WAY
010	052405	9078	3/10/10	\$950,000	\$1,059,000	3290	10	2006	Avg	10999	N	N	1105 106TH AVE SE
010	245100	0060	10/21/11	\$1,175,000	\$1,232,000	3320	10	2006	Avg	8873	N	N	11049 SE 30TH ST
010	259170	0010	11/29/10	\$890,000	\$966,000	3320	10	2008	Avg	6180	N	N	1110 107TH AVE NE
010	231140	0180	2/10/12	\$930,000	\$964,000	3330	10	2006	Avg	8100	N	N	1635 106TH AVE SE
010	052405	9127	10/4/10	\$823,000	\$898,000	3340	10	1998	Avg	8309	N	N	1632 103RD AVE SE
010	071100	0140	3/29/11	\$995,000	\$1,066,000	3420	10	2001	Avg	9587	N	N	10638 SE 20TH ST
010	549310	0325	11/15/11	\$1,212,000	\$1,268,000	3430	10	1996	Avg	9985	N	N	9811 SE SHORELAND DR
010	052405	9328	12/2/12	\$1,160,000	\$1,164,000	3450	10	2011	Avg	9763	N	N	10536 SE 16TH ST
010	549310	0772	11/2/12	\$1,195,000	\$1,203,000	3460	10	1989	Avg	10025	N	N	9919 SE 5TH ST
010	231140	0081	7/21/10	\$1,140,000	\$1,254,000	3550	10	2005	Avg	9624	N	N	1639 105TH AVE SE
010	339440	0010	5/31/12	\$1,370,000	\$1,403,000	3730	10	2012	Avg	10200	N	N	11012 SE 31ST ST
010	549311	0070	1/26/10	\$1,200,000	\$1,343,000	3800	10	1982	Good	27068	Y	N	501 97TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	245050	0060	5/28/10	\$1,350,000	\$1,493,000	3820	10	2005	Avg	8114	N	N	3021 110TH AVE SE
010	245100	0080	4/18/12	\$1,170,000	\$1,204,000	3820	10	2004	Avg	8885	N	N	11021 SE 30TH ST
010	082405	9248	1/12/12	\$1,230,000	\$1,279,000	3830	10	2009	Avg	10882	N	N	11132 SE 29TH PL
010	071100	0105	6/2/11	\$1,200,000	\$1,277,000	3990	10	2001	Avg	11433	N	N	10436 SE 20TH ST
010	322505	9228	7/2/12	\$1,225,000	\$1,250,000	4000	10	2009	Avg	12998	N	N	200 107TH PL SE
010	549170	0090	2/1/10	\$1,365,000	\$1,527,000	4060	10	1970	Avg	24858	Y	N	770 96TH AVE SE
010	068540	0005	7/8/10	\$1,560,000	\$1,718,000	4360	10	2008	Avg	9800	N	N	11016 27TH PL SE
010	064400	0170	9/22/11	\$1,675,000	\$1,762,000	4590	10	2006	Avg	10500	N	N	10913 SE 25TH ST
010	082405	9235	7/18/11	\$1,335,000	\$1,414,000	5210	10	2007	Avg	9148	N	N	3110 107TH PL SE
010	562730	0904	5/2/12	\$1,960,000	\$2,013,000	2270	11	2004	Avg	20000	Y	N	918 SE SHORELAND DR
010	549310	0055	3/28/12	\$1,220,000	\$1,258,000	2570	11	2001	Avg	10354	Y	N	9901 SE 7TH ST
010	549170	0040	5/19/11	\$1,375,000	\$1,466,000	2660	11	1997	Avg	17334	Y	N	738 96TH AVE SE
010	385990	0085	4/20/12	\$1,450,000	\$1,491,000	2680	11	1990	Good	14973	Y	N	2211 BLARNEY PL
010	386040	0005	12/20/12	\$1,330,000	\$1,332,000	3380	11	1999	Avg	14205	N	N	2306 104TH AVE SE
010	052405	9178	5/31/12	\$1,222,650	\$1,252,000	3450	11	2000	Avg	10786	N	N	10209 SE 16TH ST
010	062900	0620	10/12/12	\$1,610,000	\$1,625,000	3580	11	2008	Avg	15625	N	N	2726 106TH PL SE
010	549310	0338	7/19/10	\$1,731,450	\$1,904,000	3710	11	2008	Avg	10015	Y	N	9738 SE 5TH ST
010	950220	0035	1/26/11	\$1,900,000	\$2,049,000	3730	11	2005	Avg	13676	Y	N	10041 SE 25TH ST
010	386147	0010	12/27/10	\$1,460,000	\$1,580,000	3800	11	1996	Avg	21190	N	N	10128 SE 16TH PL
010	562730	0140	6/9/12	\$3,800,000	\$3,887,000	3850	11	1982	VGood	20580	Y	Y	805 SHORELAND DR SE
010	386147	0150	8/17/10	\$1,559,000	\$1,710,000	3860	11	1995	Avg	19741	N	N	1633 100TH PL SE
010	549310	0336	12/3/12	\$1,925,000	\$1,931,000	3930	11	2006	Avg	9225	Y	N	9750 SE 5TH ST
010	064400	0215	10/23/12	\$1,345,000	\$1,355,000	3990	11	2005	Avg	11550	N	N	10925 SE 24TH PL
010	064400	0145	11/3/10	\$1,499,950	\$1,632,000	4000	11	2005	Avg	9727	N	N	10904 SE 26TH ST
010	386040	0110	5/28/12	\$1,170,000	\$1,198,000	4060	11	2001	Avg	20000	N	N	10634 SE 23RD ST
010	604340	0035	7/5/11	\$1,367,000	\$1,450,000	4340	11	2001	Avg	10640	N	N	10238 SE 16TH ST

Improved Sales Used in this Annual Update Analysis
Area 92
(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	Site Address
010	573960	0075	2/17/10	\$1,833,900	\$2,048,000	4390	11	2007	Avg	15900	Y	N	835 101ST AVE SE
010	064400	0190	8/24/10	\$1,500,000	\$1,644,000	4650	11	2006	Avg	12430	N	N	2412 109TH AVE SE
010	231140	0071	2/9/10	\$1,185,000	\$1,324,000	4890	11	2005	Avg	9615	N	N	1625 105TH AVE SE
010	549310	0221	12/21/12	\$1,680,000	\$1,682,000	4990	11	1998	Avg	16497	Y	N	614 98TH AVE SE
010	386090	0090	9/2/11	\$1,788,000	\$1,885,000	5190	11	2011	Avg	23847	N	N	10432 SE 19TH ST
010	778740	0075	5/16/12	\$2,500,000	\$2,564,000	5350	11	2010	Avg	23001	N	N	100 CEDAR CREST LN
010	386147	0140	6/14/11	\$1,799,000	\$1,913,000	5560	11	1994	Avg	19868	N	N	1649 100TH PL SE
010	562730	0200	9/10/12	\$2,135,000	\$2,162,000	6170	11	1972	Good	44235	Y	N	425 94TH AVE SE
010	951410	0020	12/8/10	\$1,700,000	\$1,843,000	4540	12	2010	Avg	10190	N	N	10545 WOODHAVEN LN
010	062405	9040	9/13/11	\$4,980,000	\$5,244,000	4790	12	2006	Avg	19250	Y	Y	2033 KILLARNEY WAY
010	234430	0065	2/28/11	\$4,450,000	\$4,783,000	6700	13	2006	Avg	34795	Y	Y	3205 106TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	024900	0040	11/29/12	\$530,000	PREVIMP<=25K
006	024900	0100	7/6/11	\$460,000	PREVIMP<=25K
006	024900	0105	10/11/10	\$448,000	PREVIMP<=25K
006	024900	0135	5/28/10	\$460,000	PREVIMP<=25K
006	024900	0160	8/14/12	\$549,000	PREVIMP<=25K
006	024900	0180	10/17/11	\$425,000	PREVIMP<=25K
006	024900	0210	7/8/10	\$442,470	DOR RATIO; % COMPLETE
006	024900	0240	1/28/10	\$425,000	PREVIMP<=25K
006	025000	0020	6/29/12	\$470,000	PREVIMP<=25K
006	025000	0025	1/11/10	\$400,000	PREVIMP<=25K
006	025000	0055	4/20/10	\$467,000	PREVIMP<=25K
006	025000	0075	5/4/11	\$440,000	PREVIMP<=25K
006	025000	0085	5/28/10	\$380,000	PREVIMP<=25K
006	025000	0100	11/8/11	\$380,000	PREVIMP<=25K
006	025000	0140	5/2/12	\$565,000	PREVIMP<=25K
006	025000	0150	3/4/11	\$450,000	PREVIMP<=25K
006	025000	0225	8/22/11	\$455,000	PREVIMP<=25K
006	025000	0230	10/10/12	\$468,000	PREVIMP<=25K
006	025000	0235	10/1/10	\$635,000	PREVIMP<=25K
006	025000	0235	12/5/12	\$675,000	PREVIMP<=25K
006	025000	0255	4/23/10	\$380,000	TEARDOWN; DOR RATIO
006	025000	0335	6/10/10	\$555,000	PREVIMP<=25K
006	025000	0340	3/24/10	\$460,000	PREVIMP<=25K
006	025100	0005	2/15/11	\$460,000	PREVIMP<=25K
006	025100	0040	8/27/12	\$590,000	PREVIMP<=25K
006	025100	0045	4/11/11	\$450,000	PREVIMP<=25K
006	025100	0115	3/25/11	\$440,000	PREVIMP<=25K
006	066300	0035	11/17/11	\$640,000	PREVIMP<=25K
006	068500	0005	10/17/12	\$1,525,000	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
006	068500	0005	5/9/12	\$465,000	PREVIMP<=25K
006	068500	0070	5/3/12	\$418,000	PREVIMP<=25K; BANKRUPTCY; QCD
006	068500	0085	6/8/11	\$375,000	PREVIMP<=25K; ESTATE SALE; NO MARKET EXPOSURE
006	068500	0095	6/14/12	\$528,082	BANKRUPTCY - RECEIVER OR TRUSTEE
006	068500	0105	5/3/12	\$430,000	PREVIMP<=25K
006	068500	0130	8/26/10	\$408,000	PREVIMP<=25K
006	068500	0225	7/23/10	\$507,000	PREVIMP<=25K; BANKRUPTCY; QCD
006	068680	0040	12/18/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	070800	0005	5/9/11	\$503,000	PREVIMP<=25K
006	070800	0030	3/24/10	\$560,000	PREVIMP<=25K
006	070800	0115	12/24/12	\$555,000	PREVIMP<=25K
006	070800	0135	6/5/10	\$548,898	PREVIMP<=25K
006	072600	0035	6/24/12	\$500,000	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
006	072600	0050	5/7/12	\$365,114	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	072600	0055	2/21/12	\$560,000	PREVIMP<=25K
006	086200	0050	4/24/10	\$765,000	RELOCATION - SALE TO SERVICE
006	126620	0005	9/28/10	\$441,000	PREVIMP<=25K
006	126620	0031	3/13/12	\$419,000	PREVIMP<=25K
006	126620	0090	9/14/10	\$400,000	PREVIMP<=25K
006	202505	9059	2/16/12	\$505,000	PREVIMP<=25K
006	202505	9066	9/4/12	\$490,000	OBSOLESCENCE
006	202505	9096	5/14/12	\$8,370	DOR RATIO
006	202505	9129	6/27/11	\$560,000	% COMPLETE; NO MARKET EXPOSURE
006	202505	9189	12/13/12	\$550,000	PREVIMP<=25K
006	202505	9237	9/7/11	\$972,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	202505	9269	3/7/12	\$350,000	PREVIMP<=25K
006	202620	0005	12/17/12	\$950,000	PREVIMP<=25K
006	238700	0050	6/15/12	\$556,900	PREVIMP<=25K
006	238700	0110	9/1/11	\$550,000	PREVIMP<=25K
006	278580	0035	12/17/10	\$1,230,000	RELOCATION - SALE TO SERVICE
006	278580	0045	4/7/12	\$35,000	OBSOLESCENCE; EASEMENT/RIGHT-OF-WAY
006	292505	9181	12/17/12	\$540,000	PREVIMP<=25K
006	292505	9221	2/8/11	\$545,000	PREVIMP<=25K
006	292505	9281	5/2/11	\$585,000	% COMPLETE
006	292505	9298	6/16/10	\$355,000	DOR RATIO; ESTATE SALE; NO MARKET EXPOSURE
006	292505	9334	3/28/11	\$510,000	PREVIMP<=25K
006	325050	0127	7/18/11	\$525,000	TEARDOWN; DOR RATIO
006	339150	0055	7/26/12	\$530,000	PREVIMP<=25K
006	339150	0180	7/12/10	\$545,000	TEARDOWN; DOR RATIO
006	339150	0205	6/21/12	\$575,000	PREVIMP<=25K; ESTATE SALE; NO MARKET EXPOSURE
006	412210	0170	1/25/10	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	412230	0062	10/11/10	\$870,671	RELOCATION - SALE TO SERVICE
006	412270	0140	12/10/10	\$700,000	NON-REPRESENTATIVE SALE
006	434000	0080	5/20/11	\$1,000,000	FULL SALES PRICE NOT REPORTED
006	434880	0060	9/10/10	\$475,000	PREVIMP<=25K
006	434880	0060	9/28/10	\$475,000	PREVIMP<=25K; QUIT CLAIM DEED
006	507840	0025	6/1/12	\$780,000	PREVIMP<=25K
006	507840	0050	3/15/12	\$431,500	PREVIMP<=25K
006	507840	0051	5/15/11	\$477,500	PREVIMP<=25K
006	507840	0060	1/25/11	\$462,288	PREVIMP<=25K
006	507840	0065	5/2/11	\$445,000	PREVIMP<=25K
006	507840	0115	12/10/12	\$575,000	PREVIMP<=25K
006	507840	0185	3/14/11	\$575,000	PREVIMP<=25K
006	507840	0210	4/6/11	\$529,950	PREVIMP<=25K
006	507840	0235	9/6/11	\$417,000	PREVIMP<=25K
006	507840	0245	6/8/11	\$515,000	PREVIMP<=25K
006	507840	0285	3/1/10	\$442,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	634400	0130	3/28/10	\$530,000	PREVIMP<=25K
006	664290	0025	6/15/11	\$540,000	PREVIMP<=25K
006	664290	0030	6/25/12	\$448,000	PREVIMP<=25K
006	664290	0030	8/14/12	\$575,000	PREVIMP<=25K
006	664290	0090	12/2/10	\$497,000	PREVIMP<=25K
006	664590	0090	9/26/11	\$1,150,000	FINANCIAL INSTITUTION RESALE
006	773750	0100	12/13/11	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	793325	0110	11/24/10	\$950,000	%COMPLETE
006	793325	0120	1/4/11	\$967,500	%COMPLETE
006	793325	0150	10/11/10	\$1,067,434	%COMPLETE
006	808440	0010	8/3/10	\$507,500	PREVIMP<=25K
006	808440	0025	5/27/11	\$485,000	TEARDOWN; DOR RATIO
006	808440	0025	11/17/11	\$535,519	TEARDOWN; DOR RATIO
006	808440	0050	3/15/10	\$625,000	PREVIMP<=25K
006	808440	0111	6/2/10	\$556,000	PREVIMP<=25K
006	808440	0236	2/17/11	\$499,000	PREVIMP<=25K
006	808440	0251	11/9/10	\$724,000	TEAR DOWN
006	808440	0410	8/3/11	\$620,000	DOR RATIO; %COMPLETE; TEAR DOWN
006	808540	0045	3/29/11	\$410,000	PREVIMP<=25K;SHORT SALE
006	808540	0156	6/4/12	\$629,000	PREVIMP<=25K
006	808540	0171	10/7/11	\$623,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
006	808540	0191	7/27/12	\$888,000	PREVIMP<=25K
006	808540	0350	6/25/12	\$849,562	PREVIMP<=25K
006	808540	0385	9/20/12	\$570,000	PREVIMP<=25K
006	808540	0505	5/29/12	\$460,000	PREVIMP<=25K
006	808540	0531	5/18/12	\$550,000	PREVIMP<=25K
006	808540	0576	6/25/12	\$585,000	PREVIMP<=25K
006	808540	0586	11/29/12	\$1,200,000	NO MARKET EXPOSURE
006	808540	0600	8/6/12	\$1,680,000	RELOCATION - SALE TO SERVICE
006	808600	0030	8/29/12	\$605,000	PREVIMP<=25K
006	808600	0190	8/16/12	\$540,000	PREVIMP<=25K
006	808600	0191	4/23/10	\$685,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	808600	0360	5/25/10	\$549,950	PREVIMP<=25K
006	855590	0050	11/22/10	\$530,000	PREVIMP<=25K
006	856240	0045	5/30/12	\$518,500	PREVIMP<=25K
006	886100	0005	1/7/10	\$975,524	BANKRUPTCY - RECEIVER OR TRUSTEE
006	886100	0020	10/19/11	\$504,900	PREVIMP<=25K
006	886100	0055	4/23/12	\$540,000	PREVIMP<=25K
006	886100	0070	2/1/12	\$550,000	PREVIMP<=25K
006	886100	0115	12/20/12	\$550,000	PREVIMP<=25K
006	886100	0145	3/11/10	\$549,000	PREVIMP<=25K
006	886100	0215	5/11/10	\$575,000	PREVIMP<=25K;NO MARKET EXPOSURE
006	953310	0120	11/24/10	\$457,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	953310	0125	1/20/11	\$493,000	PREVIMP<=25K
006	953310	0285	5/3/12	\$451,300	PREVIMP<=25K
006	953360	0045	7/2/10	\$625,000	PREVIMP<=25K
006	953360	0090	5/12/10	\$625,000	PREVIMP<=25K
006	953360	0105	6/15/12	\$550,000	PREVIMP<=25K
006	953360	0110	4/5/12	\$631,800	PREVIMP<=25K
006	953360	0135	6/29/10	\$600,000	PREVIMP<=25K
006	953360	0140	9/9/11	\$525,000	PREVIMP<=25K
006	953360	0170	8/2/10	\$533,000	PREVIMP<=25K
006	953360	0175	3/15/10	\$558,100	PREVIMP<=25K
006	953360	0185	7/25/12	\$680,000	PREVIMP<=25K
006	953360	0195	6/14/11	\$515,000	PREVIMP<=25K
006	953410	0020	11/9/10	\$498,000	PREVIMP<=25K
006	953410	0070	6/10/11	\$400,000	PREVIMP<=25K
010	029200	0030	6/8/12	\$815,000	RELOCATION - SALE TO SERVICE
010	052405	9024	3/30/10	\$500,000	PREVIMP<=25K
010	052405	9063	8/7/12	\$780,000	BOX PLOT OUTLIER
010	052405	9071	6/23/10	\$2,245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	052405	9080	5/12/10	\$765,000	TEARDOWN; DOR RATIO
010	052405	9111	1/6/10	\$725,000	PREVIMP<=25K
010	052405	9124	9/7/12	\$730,000	PREVIMP<=25K
010	052405	9126	4/27/10	\$545,000	PREVIMP<=25K
010	052405	9165	10/26/12	\$586,000	PREVIMP<=25K
010	052405	9165	9/21/12	\$492,813	PREVIMP<=25K
010	052405	9318	11/29/10	\$581,284	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	062405	9034	12/5/12	\$975,000	PREVIMP<=25K
010	062405	9057	4/30/10	\$10,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
010	062405	9070	12/29/10	\$3,000,000	OBSOLESCENCE
010	062405	9072	10/31/12	\$4,600,000	OBSOLESCENCE; PREVIMP<=25K
010	062760	0085	8/11/10	\$191,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
010	062900	0065	10/26/11	\$935,000	NO MARKET EXPOSURE
010	062900	0180	9/6/12	\$1,385,000	NO MARKET EXPOSURE
010	062900	0515	6/25/10	\$1,350,000	IMP COUNT
010	062900	0570	7/17/12	\$679,000	PREVIMP<=25K
010	062900	0631	10/4/12	\$660,000	PREVIMP<=25K
010	062900	0640	6/4/10	\$725,000	PREVIMP<=25K
010	062900	0645	6/4/10	\$750,000	PREVIMP<=25K
010	062900	0668	9/22/11	\$485,000	PREVIMP<=25K
010	062900	0818	6/9/11	\$1,300,000	FINANCIAL INSTITUTION RESALE
010	062900	0819	9/4/12	\$935,000	PREVIMP<=25K
010	064400	0115	6/28/10	\$460,000	TEARDOWN; DOR RATIO
010	064400	0135	8/2/10	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	065000	0020	7/13/12	\$330,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	065000	0080	2/10/11	\$425,000	PREVIMP<=25K
010	066600	0230	9/20/12	\$495,000	PREVIMP<=25K
010	066600	0232	12/20/12	\$496,000	PREVIMP<=25K
010	071100	0045	11/5/11	\$450,000	TEAR DOWN
010	071100	0075	10/11/12	\$1,350,000	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
010	071100	0075	6/10/11	\$400,000	PREVIMP<=25K
010	071100	0075	8/29/12	\$550,000	PREVIMP<=25K
010	071100	0105	4/22/11	\$1,200,000	RELOCATION - SALE TO SERVICE
010	071100	0135	9/10/10	\$442,000	PREVIMP<=25K
010	082405	9013	10/3/12	\$2,400,000	IMP COUNT
010	082405	9100	6/27/11	\$992,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	082405	9148	10/11/12	\$600,000	PREVIMP<=25K
010	082405	9193	9/21/11	\$395,000	% COMPLETE; TEAR DOWN
010	092405	9265	12/31/12	\$888,950	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
010	092405	9266	12/31/12	\$948,950	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
010	156160	0020	7/18/12	\$495,000	PREVIMP<=25K
010	156160	0080	6/14/11	\$510,000	PREVIMP<=25K
010	156160	0090	2/24/12	\$244,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
010	206260	0070	6/14/11	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	221300	0025	3/19/12	\$402,000	PREVIMP<=25K
010	221300	0030	5/9/11	\$310,000	PREVIMP<=25K
010	221300	0030	7/16/12	\$405,000	PREVIMP<=25K
010	221300	0055	1/22/10	\$850,000	FINANCIAL INSTITUTION RESALE
010	234430	0098	6/8/10	\$512,000	PREVIMP<=25K
010	234430	0124	7/1/10	\$550,100	PREVIMP<=25K
010	234430	0207	8/19/11	\$485,000	QUESTIONABLE PER SALES IDENTIFICATION
010	245000	0035	4/19/12	\$457,700	PREVIMP<=25K
010	245000	0040	8/18/10	\$960,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
010	245000	0045	3/30/12	\$499,000	PREVIMP<=25K
010	245000	0285	9/9/10	\$925,000	RELOCATION - SALE TO SERVICE
010	245000	0310	12/9/11	\$387,000	PREVIMP<=25K
010	245050	0030	2/8/11	\$535,000	TEARDOWN; DOR RATIO
010	245050	0186	11/19/10	\$424,000	PREVIMP<=25K
010	245050	0190	7/3/12	\$450,000	PREVIMP<=25K
010	245050	0190	2/17/11	\$314,327	PREVIMP<=25K;BANKRUPTCY
010	245050	0205	5/8/12	\$410,000	PREVIMP<=25K
010	245100	0025	10/4/11	\$442,000	%COMPLETE; PREVIMP<=25K
010	245100	0045	1/12/11	\$340,000	PREVIMP<=25K
010	259170	0050	7/27/10	\$325,000	PREVIMP<=25K
010	316960	0020	8/28/12	\$462,500	PREVIMP<=25K
010	321060	0100	10/25/10	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	321060	0300	9/21/10	\$435,000	NON-REPRESENTATIVE SALE
010	321070	0240	5/10/12	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	322505	9145	5/12/11	\$488,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	339410	0090	3/30/11	\$515,000	SHORT SALE
010	339440	0010	5/25/11	\$480,000	TEARDOWN; DOR RATIO
010	385990	0035	3/27/12	\$89,599	DOR RATIO; QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)
010	386090	0090	2/24/10	\$537,500	TEARDOWN; DOR RATIO
010	386090	0105	7/27/12	\$653,500	PREVIMP<=25K
010	386140	0020	8/7/12	\$710,000	PREVIMP<=25K
010	386140	0030	8/20/10	\$769,000	PREVIMP<=25K
010	386140	0065	4/19/12	\$1,170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
010	386140	0101	7/18/12	\$650,000	PREVIMP<=25K
010	549170	0110	6/5/12	\$1,280,000	PREVIMP<=25K
010	549220	0055	4/25/11	\$470,000	% COMPLETE; TEAR DOWN
010	549220	0095	10/3/11	\$750,000	QUIT CLAIM DEED
010	549310	0771	7/11/12	\$699,925	FULL SALES PRICE NOT REPORTED; QCD; SHORT SALE
010	562730	0180	3/15/11	\$2,550,000	PREVIMP<=25K
010	562730	1680	8/27/12	\$975,000	RELOCATION - SALE TO SERVICE
010	573960	1300	10/19/10	\$280,000	PREVIMP<=25K
010	573960	2300	2/13/12	\$400,000	PREVIMP<=25K
010	573960	2395	5/24/11	\$395,000	PREVIMP<=25K
010	573960	2405	3/19/10	\$301,100	OBSOLESCENCE
010	573960	2460	5/25/10	\$330,000	PREVIMP<=25K
010	573960	2470	10/24/11	\$435,000	% COMPLETE
010	573960	2470	12/5/12	\$838,898	% COMPLETE
010	604340	0015	11/5/12	\$550,000	PREVIMP<=25K
010	604340	0037	10/23/12	\$540,000	PREVIMP<=25K
010	668450	0050	6/21/12	\$488,000	PREVIMP<=25K
010	700010	0440	5/29/12	\$315,000	UNFINISHED AREA
010	700010	0620	11/27/12	\$435,000	UNFINISHED AREA
010	700010	0682	8/27/12	\$429,000	PREVIMP<=25K
010	700010	0700	9/22/11	\$380,000	PREVIMP<=25K; RELOCATION - SALE TO SERVICE
010	732490	0005	3/30/11	\$223,000	DOR RATIO; PREVIMP<=25K; GOVT AGENCY; QCD
010	732490	0020	8/22/12	\$500,000	PREVIMP<=25K
010	732490	0051	4/23/12	\$510,000	PREVIMP<=25K
010	776870	0005	10/4/11	\$3,655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	776870	0135	6/17/10	\$1,299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	776870	0190	5/31/11	\$1,415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	778740	0085	5/11/10	\$2,543,000	% COMPLETE; UNFINISHED AREA
010	807790	0020	6/20/11	\$470,000	PREVIMP<=25K
010	807790	0025	1/24/11	\$435,000	TEARDOWN; DOR RATIO
010	814610	0115	4/14/11	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	814610	0160	1/12/12	\$480,000	RELOCATION - SALE TO SERVICE
010	814610	0230	3/11/11	\$491,000	NON-REPRESENTATIVE SALE
010	814610	0380	3/24/10	\$437,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	814610	0415	10/31/11	\$350,000	PREVIMP<=25K
010	814610	0435	10/1/12	\$495,000	PREVIMP<=25K
010	814610	0440	5/22/12	\$485,000	PREVIMP<=25K
010	814610	0640	10/4/11	\$255,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	814610	0675	12/29/10	\$567,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	814610	0690	9/16/10	\$529,000	PREVIMP<=25K
010	814610	0790	10/18/11	\$525,000	SHORT SALE
010	814620	0020	6/9/10	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	814620	0140	4/16/10	\$441,000	DOR RATIO; IMP. CHANGED SINCE SALE
010	814630	0170	10/30/12	\$526,000	PREVIMP<=25K
010	814630	0225	1/25/12	\$380,000	PREVIMP<=25K
010	814630	0235	10/18/12	\$512,500	PREVIMP<=25K
010	814630	0250	7/27/11	\$225,000	DOR RATIO; QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)

Vacant Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	808540	0045	7/30/2012	\$500,000	8,588	N	N
006	808540	0046	7/13/2012	\$500,000	8,549	N	N
006	507840	0070	12/7/2011	\$430,000	8,048	N	N
006	808540	0040	3/25/2011	\$655,000	15,364	N	N
006	292505	9298	3/23/2011	\$948,353	8,624	N	N
010	234430	0195	4/16/2012	\$442,000	10,000	Y	N
010	326830	0030	4/29/2011	\$872,500	15,503	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	292505	9364	8/1/2011	\$450,000	NO MARKET EXPOSURE
006	808440	0390	6/7/2010	\$16,900	NO MARKET EXPOSURE
010	700010	0691	4/6/2012	\$455,000	PARTIALLY IMPROVED AT TIME OF SALE
010	092405	9269	1/6/2012	\$450,000	NO MARKET EXPOSURE
010	092405	9270	1/6/2012	\$200,000	NO MARKET EXPOSURE
010	092405	9144	3/11/2011	\$702,000	SEGREGATION AND/OR MERGER
010	385990	0035	2/10/2010	\$46,119	RELATED PARTY, FRIEND, OR NEIGHBOR, QCD