

**Residential Revalue**

**2013 Assessment Roll**

# **Steel Lake\Star Lake**

**Area 26**

**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 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.

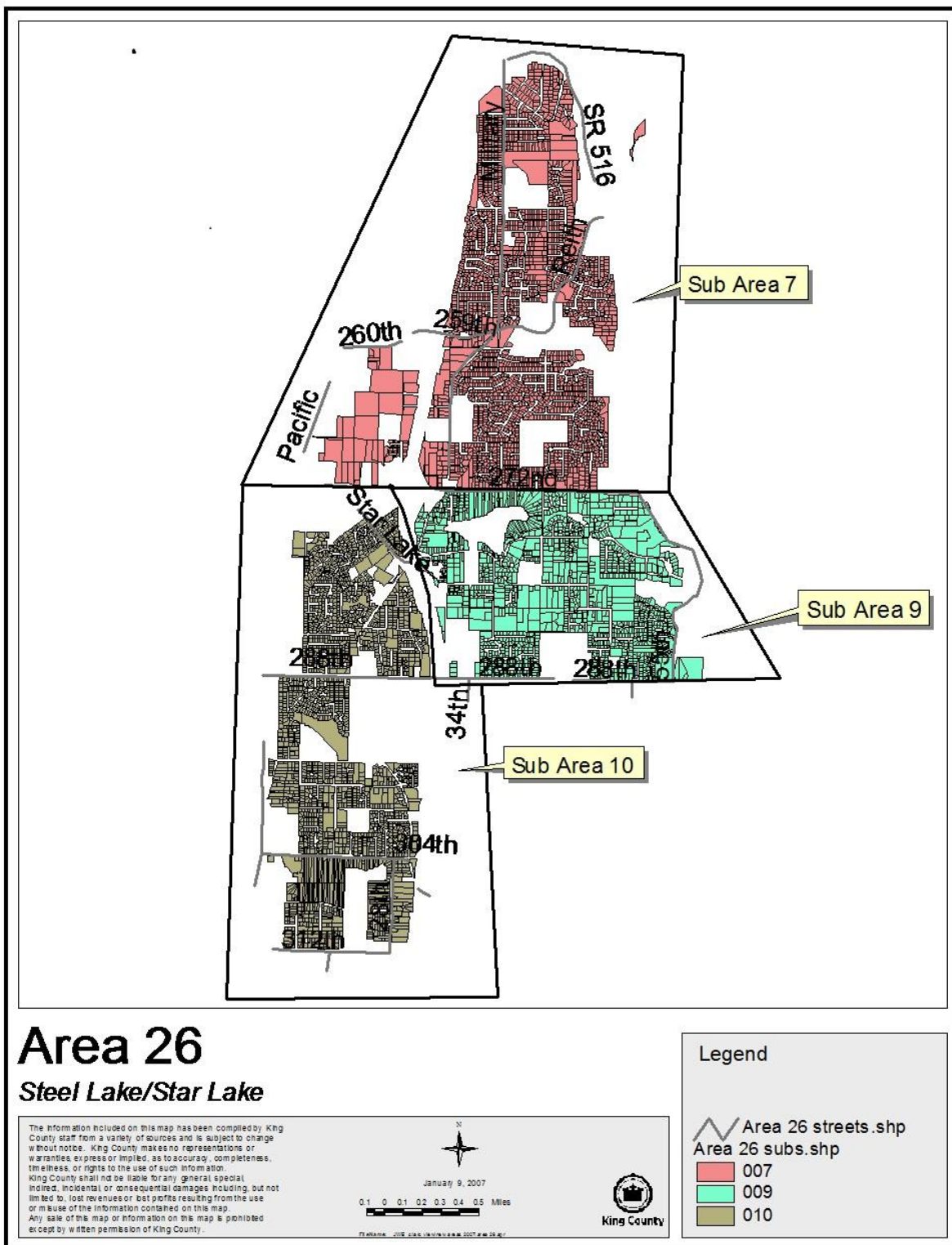
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



# Steel Lake\Star Lake

## Housing



Grade 6/ Year Built 1969/ Total Living Area 1420



Grade 9/ Year Built 1994/Total Living Area 2250



Grade 7/ Year Built 1960/ Total Living Area 1820



Grade 10/ Year Built 2005/Total Living Area 3639



Grade 8/ Year Built 1989/ Total Living Area 1660



Grade 11 Year Built 1985/Total Living Area 5490

## ***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:** Steel Lake\Star Lake-Area 26

**Previous Physical Inspection:** 2010

**Number of Improved Sales:** 431

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
<b>2012 Value</b>	\$90,500	\$108,600	\$199,100			
<b>2013 Value</b>	\$90,500	\$119,700	\$210,200	\$231,700	91.0%	10.67%
<b>Change</b>	+\$0	+\$11,100	+\$11,100			
<b>% Change</b>	+0.0%	+10.2%	+5.6%			

\*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 10.67% is an improvement from the previous COD of 11.06%.*

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
<b>2012 Value</b>	\$89,700	\$104,000	\$193,700
<b>2013 Value</b>	\$89,700	\$114,000	\$203,700
<b>Percent Change</b>	+0.0%	+9.6%	+5.2%

Number of one to three unit residences in the population: 5841

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and 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 in the plat of Linda Heights (Major-432450) had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required a downward adjustment. Also, homes built after 1999 had lower average ratios than other properties in the area and required more of an upward adjustment. The formula adjusts for these differences, thus improving equalization.

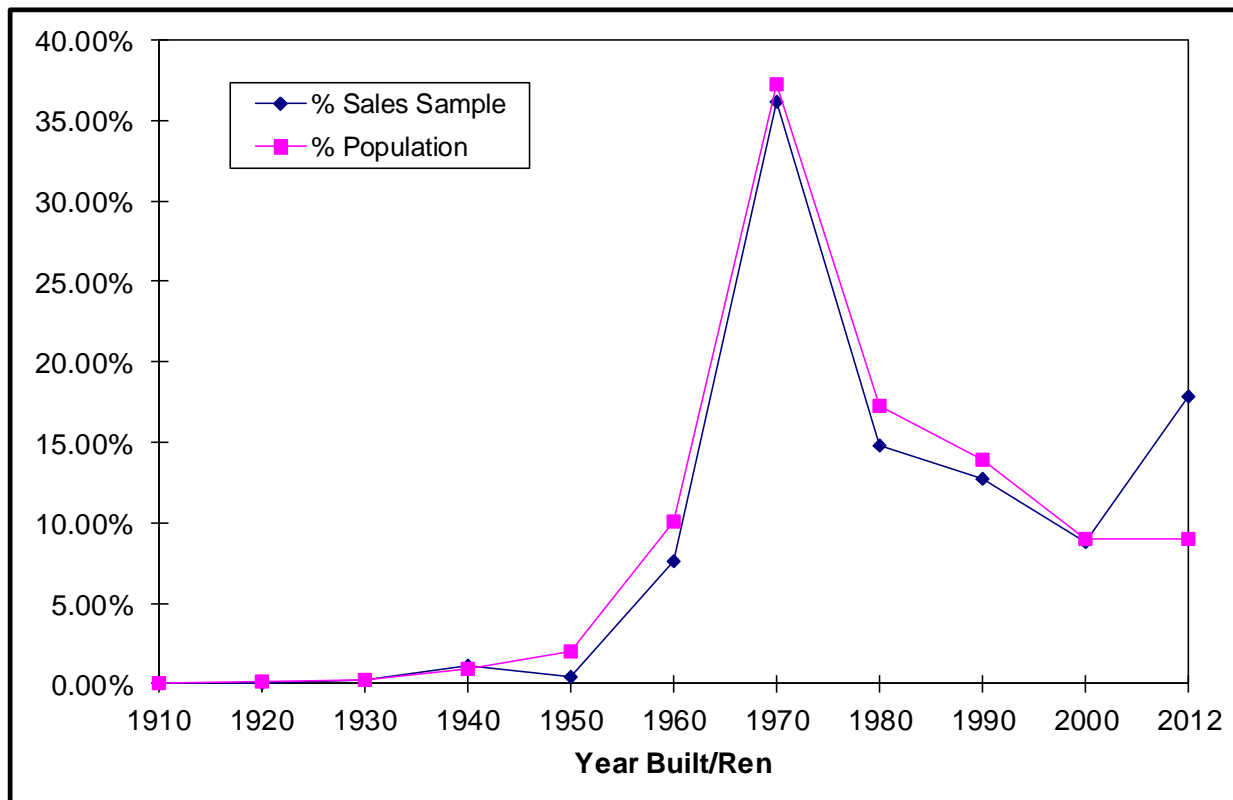
We recommend posting these values for the 2013 Assessment Roll.

Date

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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.23%
1940	5	1.16%
1950	2	0.46%
1960	33	7.66%
1970	156	36.19%
1980	64	14.85%
1990	55	12.76%
2000	38	8.82%
2012	77	17.87%
	431	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.05%
1920	8	0.14%
1930	16	0.27%
1940	53	0.91%
1950	118	2.02%
1960	591	10.12%
1970	2175	37.24%
1980	1007	17.24%
1990	814	13.94%
2000	528	9.04%
2013	528	9.04%
	5841	



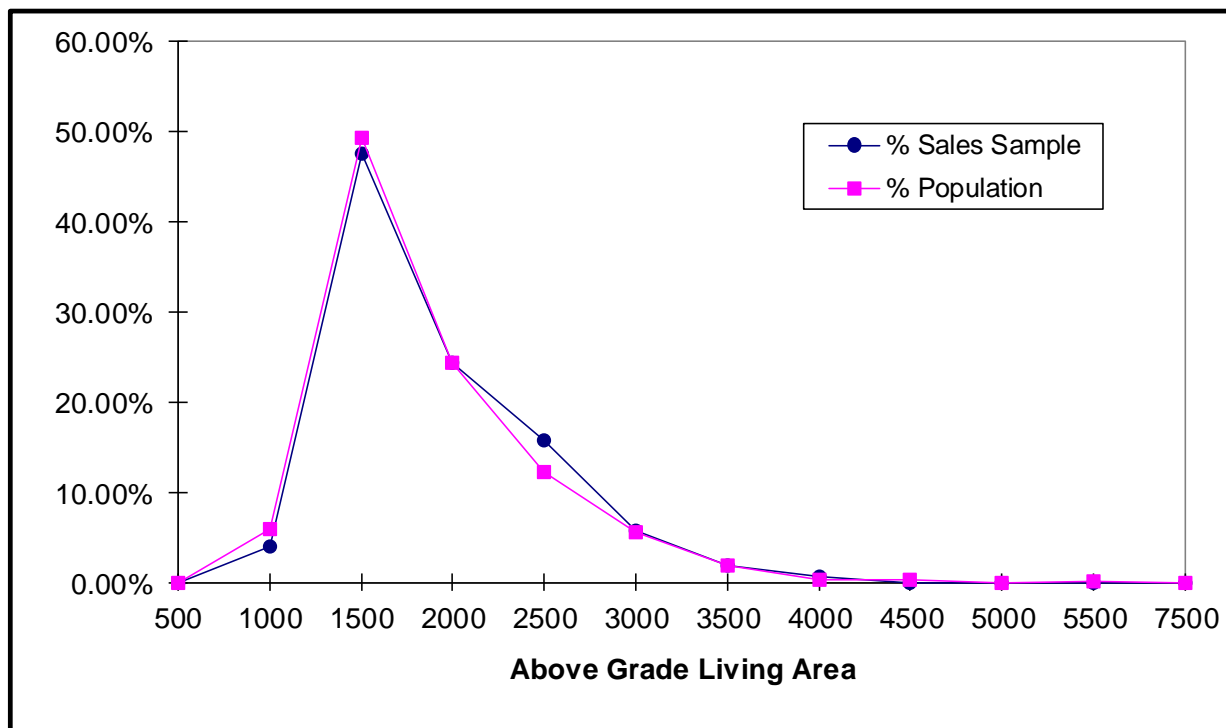
Sales of new homes built over the last few years are over represented in this sample.  
 This is a common occurrence due to the fact that most new homes will sell shortly after completion.  
 This over representation was found to have statistical significance and results are reflected in the model.



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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	3.94%
1500	205	47.56%
2000	105	24.36%
2500	68	15.78%
3000	25	5.80%
3500	8	1.86%
4000	3	0.70%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	431	

<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.02%
1000	344	5.89%
1500	2883	49.36%
2000	1425	24.40%
2500	719	12.31%
3000	321	5.50%
3500	109	1.87%
4000	20	0.34%
4500	12	0.21%
5000	1	0.02%
5500	5	0.09%
7500	1	0.02%
	5841	

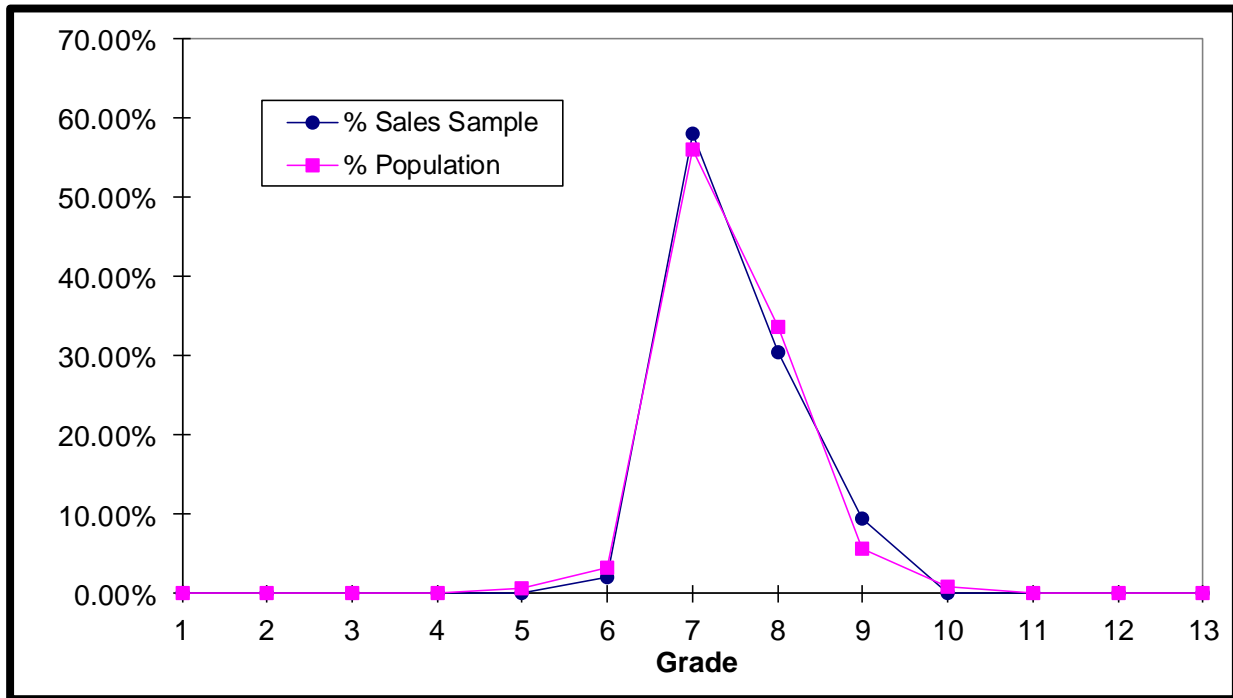


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	2.09%
7	250	58.00%
8	131	30.39%
9	41	9.51%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	431	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.14%
5	34	0.58%
6	187	3.20%
7	3271	56.00%
8	1964	33.62%
9	327	5.60%
10	45	0.77%
11	5	0.09%
12	0	0.00%
13	0	0.00%
	5841	



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.

## ***Annual Update Process***

### ***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***

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

2013 Land Value = 2012 Land Value x 1.00, with the result truncated to the next \$1,000.

### ***Improved Parcel Update***

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and 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 in the plat of Linda Heights (Major-432450) had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required a downward adjustment. Also, homes built after 1999 had lower average ratios than other properties in the area and required more of an upward adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 431 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 an insufficient number of Mobile Home sales in this area for analysis, therefore Mobile Homes received no change in assessed value.

### ***Results***

The resulting assessment level is 91.0%. 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 5.2%. 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 26 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

5.06%

**Linda Heights  
(Major-432450)**

**Yes**

% Adjustment -17.32%

**New Year Built  
/Renovated**

**Yes**

% Adjustment 8.72%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel that is located Linda Heights (Major-432450) would *approximately* receive a -17.32% downward adjustment. 58 parcels in the improved population would receive this adjustment. There were 6 sales.

For instance, a house built after 1999 would *approximately* receive a 8.72 upward adjustment. 602 parcels in the improved population would receive this adjustment. There were 87 sales.

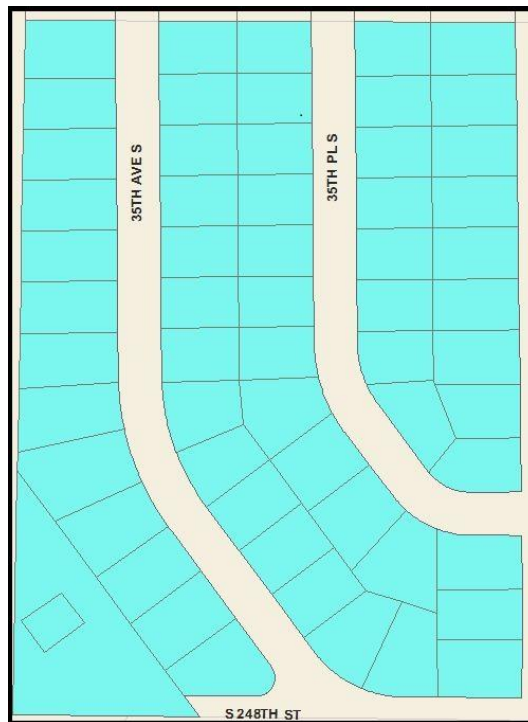
One parcel would receive multiple downward variable adjustments. It is: New house in Linda Heights (major-432450) it would approximately receive a -8.60% downward adjustment.

Generally, parcels located in Linda Heights (Major-432450) were at a higher assessment level than the rest of the population. Also, parcels with houses built after 1999 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

89% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

## Area 26 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
432450	Linda Heights	6	58	10.3%	NW-22-22-04	7	7-8	1959 thru 2001	S 248th St and 35 Ave S



### **Area 26 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 \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.941, resulting in an adjusted value of \$494,000 (\$525,000 X .941=\$494,025) – rounded to the nearest \$1,000.*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.856	-14.4%
2/1/2010	0.870	-13.0%
3/1/2010	0.882	-11.8%
4/1/2010	0.895	-10.5%
5/1/2010	0.907	-9.3%
6/1/2010	0.919	-8.1%
7/1/2010	0.930	-7.0%
8/1/2010	0.941	-5.9%
9/1/2010	0.951	-4.9%
10/1/2010	0.960	-4.0%
11/1/2010	0.969	-3.1%
12/1/2010	0.978	-2.2%
1/1/2011	0.985	-1.5%
2/1/2011	0.993	-0.7%
3/1/2011	0.999	-0.1%
4/1/2011	1.005	0.5%
5/1/2011	1.010	1.0%
6/1/2011	1.015	1.5%
7/1/2011	1.020	2.0%
8/1/2011	1.023	2.3%
9/1/2011	1.027	2.7%
10/1/2011	1.029	2.9%
11/1/2011	1.031	3.1%
12/1/2011	1.033	3.3%
1/1/2012	1.034	3.4%
2/1/2012	1.034	3.4%
3/1/2012	1.034	3.4%
4/1/2012	1.033	3.3%
5/1/2012	1.032	3.2%
6/1/2012	1.030	3.0%
7/1/2012	1.027	2.7%
8/1/2012	1.024	2.4%
9/1/2012	1.020	2.0%
10/1/2012	1.016	1.6%
11/1/2012	1.011	1.1%
12/1/2012	1.006	0.6%
1/1/2013	1.000	0.0%



**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	807540	0650	4/30/10	\$190,000	\$172,000	1250	6	1954	Avg	12500	N	N	23922 MILITARY RD S
007	677790	0010	3/17/10	\$210,000	\$187,000	1300	6	1962	Good	7197	N	N	4806 S 252ND PL
007	282204	9085	9/19/11	\$140,000	\$144,000	1340	6	1954	Avg	16552	N	N	26859 MILITARY RD S
007	796770	0680	3/5/11	\$222,500	\$222,000	880	7	1980	Good	7475	N	N	3512 S 269TH ST
007	155530	0010	11/20/10	\$140,000	\$136,000	920	7	1970	Good	7500	N	N	3401 S 248TH ST
007	796770	0040	1/23/12	\$215,000	\$222,000	960	7	1980	Avg	7927	N	N	3530 S 269TH ST
007	796770	0140	7/21/11	\$193,000	\$197,000	960	7	1980	Good	7947	N	N	26905 36TH CT S
007	144070	0210	7/11/12	\$199,900	\$205,000	980	7	1977	Good	8800	N	N	25205 45TH AVE S
007	885760	0690	12/3/12	\$148,000	\$149,000	980	7	1961	Avg	7800	N	N	24106 35TH AVE S
007	155520	0270	3/12/10	\$245,200	\$217,000	1010	7	1963	Good	9120	N	N	24912 35TH AVE S
007	432450	0350	7/30/12	\$135,000	\$138,000	1020	7	1961	Good	7700	N	N	24528 35TH AVE S
007	155530	0380	9/19/12	\$200,000	\$204,000	1030	7	1966	Avg	7700	N	N	25013 34TH AVE S
007	383250	0310	4/25/12	\$157,500	\$163,000	1040	7	1963	Avg	7700	N	N	3425 S 262ND ST
007	383271	0430	1/29/10	\$249,950	\$217,000	1060	7	1978	Good	7088	N	N	26224 46TH AVE S
007	432450	0130	5/21/10	\$144,500	\$132,000	1060	7	1959	Avg	7665	N	N	24502 35TH PL S
007	886000	0010	10/18/11	\$119,000	\$123,000	1060	7	1955	Good	9600	Y	N	3610 S 241ST ST
007	885760	0620	5/2/12	\$155,500	\$160,000	1070	7	1962	Good	7425	N	N	24105 35TH PL S
007	383230	0230	5/17/10	\$199,000	\$182,000	1080	7	1967	Avg	15840	N	N	4720 S 256TH ST
007	131099	0320	3/23/10	\$217,500	\$194,000	1080	7	1981	Avg	9600	N	N	25406 38TH PL S
007	011000	0050	11/9/10	\$186,300	\$181,000	1090	7	1960	Good	8712	N	N	25805 34TH AVE S
007	272204	9179	1/15/10	\$153,000	\$132,000	1100	7	1967	Avg	7840	N	N	25818 32ND PL S
007	383250	0210	1/20/11	\$230,000	\$228,000	1110	7	1962	Avg	8800	N	N	26242 33RD AVE S
007	383250	0730	9/20/12	\$230,000	\$234,000	1110	7	1963	Avg	9750	N	N	3408 S 262ND ST
007	125320	0290	5/22/12	\$182,404	\$188,000	1110	7	1963	Good	9112	N	N	3915 S 248TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	155520	0030	4/12/12	\$135,000	\$139,000	1110	7	1966	Avg	7000	N	N	3504 S 248TH ST
007	155530	0470	6/7/12	\$161,000	\$166,000	1120	7	1967	Good	7500	N	N	24907 34TH AVE S
007	383250	0410	1/6/10	\$279,950	\$240,000	1140	7	1968	Good	8000	N	N	3613 S 262ND ST
007	885760	0880	9/12/12	\$152,000	\$155,000	1150	7	1962	Good	8610	N	N	24421 35TH AVE S
007	155520	0220	8/26/11	\$149,500	\$153,000	1150	7	1963	Good	7000	N	N	25010 35TH AVE S
007	796770	0360	1/4/10	\$188,000	\$161,000	1160	7	1981	Good	9250	N	N	27032 36TH PL S
007	796770	0710	4/7/10	\$195,000	\$175,000	1170	7	1980	Avg	7650	N	N	3421 S 268TH ST
007	282204	9199	6/6/11	\$128,500	\$131,000	1170	7	1967	Avg	12196	N	N	26826 28TH AVE S
007	383231	0530	6/11/12	\$256,000	\$263,000	1180	7	1979	Avg	11982	N	N	4512 S 256TH PL
007	796770	0080	7/29/10	\$237,000	\$223,000	1210	7	1980	Good	7947	N	N	26906 36TH CT S
007	432450	0340	6/18/12	\$151,000	\$155,000	1210	7	1961	Good	7700	N	N	24520 35TH AVE S
007	432450	0320	7/26/12	\$142,000	\$146,000	1210	7	1961	VGood	8030	N	N	24504 35TH AVE S
007	939250	0130	9/29/10	\$260,000	\$250,000	1220	7	1962	Good	9576	N	N	3711 S 268TH ST
007	763340	0120	6/15/11	\$177,000	\$180,000	1220	7	1960	Avg	8613	N	N	25628 33RD AVE S
007	383250	0360	8/28/12	\$197,500	\$202,000	1220	7	1963	Avg	8050	N	N	3527 S 262ND ST
007	432450	0120	5/17/10	\$150,000	\$137,000	1220	7	1959	Good	8520	N	N	24507 36TH AVE S
007	383250	0370	10/20/10	\$150,000	\$145,000	1220	7	1963	Avg	7700	N	N	3533 S 262ND ST
007	383271	0570	8/25/10	\$235,000	\$223,000	1230	7	1978	Avg	11263	N	N	4330 S 262ND ST
007	714940	0260	5/18/11	\$205,000	\$208,000	1240	7	1977	Avg	7015	N	N	3516 S 261ST PL
007	714941	0100	11/19/11	\$145,000	\$150,000	1250	7	1978	Good	7560	N	N	3836 S 261ST ST
007	383260	0050	11/29/11	\$208,000	\$215,000	1280	7	1975	Good	6600	N	N	26428 YALE CT
007	272204	9024	6/19/12	\$129,000	\$133,000	1280	7	1954	Good	19854	N	N	4418 S 272ND ST
007	383271	0370	9/22/11	\$227,000	\$233,000	1300	7	1977	Avg	7657	N	N	4521 S 263RD ST
007	939250	0140	12/7/12	\$170,000	\$171,000	1300	7	1962	Avg	9576	N	N	26808 37TH AVE S
007	432450	0410	8/18/11	\$149,950	\$154,000	1300	7	1961	Good	8250	N	N	24710 35TH AVE S
007	289470	0150	5/25/10	\$272,000	\$249,000	1330	7	1963	Good	10125	N	N	4219 S 249TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	383250	0550	3/30/10	\$219,000	\$196,000	1340	7	1962	Avg	8250	N	N	3428 S 263RD ST
007	383260	0240	1/7/10	\$255,000	\$219,000	1340	7	1978	Avg	11000	N	N	4013 S 262ND ST
007	194140	0250	6/17/10	\$280,000	\$259,000	1340	7	1966	Good	12222	N	N	4321 S 261ST ST
007	155530	0340	12/15/10	\$150,000	\$147,000	1340	7	1966	Avg	7740	N	N	3306 S 250TH PL
007	383271	0540	5/10/11	\$270,000	\$273,000	1350	7	1977	VGood	9051	N	N	4422 S 262ND ST
007	807540	0030	6/7/11	\$265,000	\$269,000	1360	7	1958	VGood	21000	Y	N	23822 41ST AVE S
007	289510	0360	5/1/12	\$227,000	\$234,000	1360	7	1989	Good	12150	Y	N	25211 43RD PL S
007	693370	0080	5/11/10	\$237,295	\$216,000	1394	7	2010	Avg	6638	N	N	25720 35TH PL S
007	763340	0150	12/12/11	\$155,000	\$160,000	1400	7	1960	Avg	8613	N	N	25822 33RD AVE S
007	533570	0080	10/24/11	\$160,000	\$165,000	1400	7	1961	Good	9000	N	N	3335 S 269TH ST
007	155520	0180	11/3/10	\$187,000	\$181,000	1410	7	1963	Avg	7000	N	N	25027 35TH PL S
007	383250	0390	5/10/11	\$157,900	\$160,000	1410	7	1967	Good	7700	N	N	3545 S 262ND ST
007	222204	9222	5/10/10	\$241,950	\$220,000	1416	7	2010	Avg	5304	N	N	4815 S 251ST CT
007	885760	0640	8/11/11	\$169,950	\$174,000	1440	7	1962	Avg	7350	N	N	24013 35TH PL S
007	885760	0270	11/8/12	\$205,000	\$207,000	1440	7	1961	VGood	7313	N	N	24110 35TH PL S
007	807540	0080	7/10/12	\$126,500	\$130,000	1440	7	1954	Good	15200	Y	N	23672 41ST AVE S
007	885760	0040	5/9/12	\$127,000	\$131,000	1440	7	1959	Good	9600	N	N	3545 S 244TH ST
007	807540	0690	10/1/12	\$219,000	\$223,000	1460	7	1954	Good	18000	N	N	23956 MILITARY RD S
007	983580	1180	10/19/11	\$197,000	\$203,000	1460	7	1967	Good	7000	N	N	3329 S 252ND PL
007	714940	0380	9/25/11	\$205,000	\$211,000	1467	7	1977	Avg	13090	N	N	3309 S 261ST PL
007	693370	0060	5/11/10	\$271,077	\$247,000	1499	7	2010	Avg	6892	N	N	3422 S 258TH PL
007	763350	0100	9/23/11	\$145,000	\$149,000	1500	7	1961	Avg	10400	N	N	25628 32ND PL S
007	885760	0280	8/10/10	\$185,000	\$175,000	1510	7	1961	Good	7313	N	N	24118 35TH PL S
007	886020	0030	10/31/12	\$195,000	\$197,000	1520	7	1956	Good	13760	N	N	4122 S 239TH ST
007	290890	0170	2/25/10	\$220,000	\$194,000	1550	7	1998	Avg	3916	N	N	2717 S 268TH PL
007	383271	1000	10/26/12	\$262,000	\$265,000	1560	7	1978	Good	7701	N	N	4318 S 263RD ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	807540	0370	12/24/12	\$175,000	\$175,000	1600	7	1954	VGood	16920	N	N	23620 38TH AVE S
007	780630	0030	7/12/11	\$260,000	\$265,000	1610	7	1958	Good	19635	Y	N	3809 S 243RD ST
007	289470	0620	12/5/11	\$172,000	\$178,000	1640	7	1968	Avg	10720	N	N	4211 S 251ST ST
007	693370	0100	4/26/10	\$268,449	\$243,000	1658	7	2010	Avg	6827	N	N	25804 35TH PL S
007	693370	0110	5/11/10	\$261,784	\$239,000	1658	7	2010	Avg	6781	N	N	25808 35TH PL S
007	131096	0020	12/21/10	\$255,850	\$251,000	1670	7	1977	Avg	8436	N	N	26922 46TH AVE S
007	290890	0100	9/8/10	\$235,000	\$224,000	1670	7	1998	Avg	4684	N	N	2702 S 269TH ST
007	290890	0010	7/22/11	\$220,000	\$225,000	1670	7	1998	Avg	4216	N	N	2728 S 268TH PL
007	677780	0020	11/4/10	\$173,000	\$168,000	1740	7	1978	Avg	11214	N	N	25231 LAKE FENWICK RD S
007	983580	1170	4/1/10	\$180,000	\$161,000	1750	7	1967	Good	7000	N	N	3321 S 252ND PL
007	222204	9227	11/11/10	\$295,000	\$287,000	1754	7	2010	Avg	6015	N	N	4808 S 251ST CT
007	886000	0035	3/13/12	\$199,950	\$207,000	1760	7	1955	Good	9120	Y	N	3615 S 241ST ST
007	194140	0150	5/20/10	\$230,000	\$210,000	1780	7	1965	Good	11920	N	N	4238 S 261ST ST
007	144070	0180	9/3/10	\$237,000	\$226,000	1800	7	1977	Avg	8000	Y	N	25202 45TH AVE S
007	289511	0060	11/17/12	\$210,000	\$212,000	1800	7	1995	Avg	12468	Y	N	25111 REITH RD
007	807540	0410	5/10/10	\$249,725	\$227,000	1806	7	1990	Avg	18000	N	N	3814 S 239TH ST
007	222204	9074	7/18/12	\$215,000	\$220,000	1870	7	1959	Good	17424	N	N	25254 45TH PL S
007	693370	0120	6/29/10	\$275,693	\$256,000	1884	7	2010	Avg	6365	N	N	25810 35TH PL S
007	763340	0060	8/7/11	\$225,000	\$230,000	1900	7	1961	Good	9108	N	N	25817 33RD AVE S
007	894639	0010	12/7/12	\$277,000	\$278,000	1955	7	2012	Avg	5804	N	N	3503 S 260TH ST
007	693370	0130	6/16/10	\$289,616	\$268,000	2152	7	2010	Avg	6084	N	N	3427 S 258TH PL
007	894639	0150	2/7/12	\$255,000	\$264,000	2229	7	2012	Avg	5723	N	N	25918 35TH PL S
007	693370	0050	5/29/10	\$291,325	\$267,000	2278	7	2010	Avg	6260	N	N	3412 S 258TH PL
007	894639	0180	12/14/11	\$260,521	\$269,000	2342	7	2011	Avg	5700	N	N	25924 35TH PL S
007	894639	0020	7/19/12	\$288,001	\$295,000	2384	7	2012	Avg	5708	N	N	25931 35TH PL S
007	693370	0140	6/29/10	\$321,308	\$299,000	2440	7	2010	Avg	6360	N	N	3423 S 258TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	693370	0040	5/10/10	\$292,825	\$267,000	2440	7	2010	Avg	6988	N	N	25719 35TH PL S
007	894639	0190	10/12/11	\$271,381	\$280,000	2526	7	2011	Avg	5700	N	N	25926 35TH PL S
007	894639	0160	10/6/11	\$268,126	\$276,000	2526	7	2011	Avg	5700	N	N	25920 35TH PL S
007	894639	0170	11/23/11	\$269,178	\$278,000	2527	7	2012	Avg	5700	N	N	25922 35TH PL S
007	693370	0070	4/16/10	\$272,950	\$246,000	2548	7	2010	Avg	6634	N	N	25718 35TH PL S
007	894639	0030	5/31/12	\$289,774	\$298,000	2795	7	2012	Avg	5790	N	N	25929 35TH PL S
007	894639	0080	7/20/12	\$319,353	\$327,000	2949	7	2012	Avg	6333	N	N	25919 35TH PL S
007	693370	0030	5/21/10	\$322,720	\$295,000	2961	7	2010	Avg	6250	N	N	3416 S 258TH PL
007	693370	0090	5/21/10	\$311,013	\$285,000	2961	7	2010	Avg	6266	N	N	25724 35TH PL S
007	693370	0010	5/20/10	\$320,559	\$293,000	2961	7	2010	Avg	6250	N	N	3418 S 258TH PL
007	693370	0020	10/21/10	\$317,582	\$307,000	2961	7	2010	Avg	6738	N	N	25717 35TH PL S
007	894639	0040	3/5/12	\$281,526	\$291,000	3206	7	2012	Avg	5793	N	N	25927 35TH PL S
007	894639	0060	10/9/12	\$337,290	\$342,000	3543	7	2012	Avg	6169	N	N	25923 35TH PL S
007	894639	0050	4/25/12	\$317,616	\$328,000	3914	7	2012	Avg	6171	N	N	25925 35TH PL S
007	894639	0070	7/2/12	\$331,963	\$341,000	3926	7	2012	Avg	5962	N	N	25921 35TH PL S
007	131099	0310	3/18/10	\$217,274	\$193,000	1010	8	1981	Avg	7650	N	N	25402 38TH PL S
007	289500	0230	7/9/10	\$262,000	\$244,000	1120	8	1979	Good	7469	N	N	4217 S 245TH CT
007	289470	0370	8/19/10	\$205,000	\$194,000	1140	8	1959	Good	10285	N	N	4004 S 248TH ST
007	131050	0020	8/29/12	\$195,000	\$199,000	1160	8	1965	Avg	7140	N	N	3412 HAMPTON WAY
007	983610	0110	6/23/10	\$250,000	\$232,000	1170	8	1976	Good	8750	N	N	25711 35TH PL S
007	983580	0910	2/6/12	\$151,199	\$156,000	1180	8	1967	Good	9000	N	N	25431 35TH PL S
007	289510	0150	7/31/12	\$180,000	\$184,000	1240	8	1978	Good	10260	N	N	4303 S 253RD ST
007	666902	0220	4/23/10	\$294,000	\$266,000	1270	8	1978	Good	9240	N	N	25313 36TH PL S
007	983610	0160	4/2/10	\$215,000	\$193,000	1280	8	1975	Avg	8946	N	N	25612 35TH PL S
007	289470	0390	11/28/12	\$249,950	\$252,000	1300	8	1962	Good	9100	N	N	4218 S 248TH ST
007	289490	0050	4/26/10	\$312,500	\$283,000	1320	8	1967	VGood	7350	Y	N	4227 S 247TH CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	983580	0320	5/5/11	\$226,500	\$229,000	1330	8	1967	Good	8750	N	N	25301 32ND PL S
007	983580	0430	1/27/12	\$175,000	\$181,000	1330	8	1968	Avg	9525	N	N	25509 32ND PL S
007	983580	0530	3/30/12	\$170,000	\$176,000	1330	8	1968	Good	7070	N	N	3401 S 255TH ST
007	131090	0380	7/29/10	\$276,500	\$260,000	1350	8	1968	Avg	12600	N	N	26407 SOMERSET LN
007	131050	0170	3/18/11	\$205,000	\$205,000	1390	8	1976	Avg	7280	N	N	26503 MANCHESTER AVE
007	666901	0220	11/12/12	\$225,000	\$227,000	1400	8	1977	Avg	7910	N	N	25713 36TH PL S
007	666902	0660	8/31/11	\$200,000	\$205,000	1420	8	1979	Good	8400	N	N	3705 S 253RD ST
007	131091	0050	9/1/11	\$300,000	\$308,000	1430	8	1972	Good	10560	N	N	26828 DOWNING AVE
007	131050	0410	5/17/10	\$240,000	\$219,000	1430	8	1963	Good	6840	N	N	3535 STRATTFORD CT
007	796770	0120	12/29/10	\$188,000	\$185,000	1430	8	1985	Avg	10397	N	N	26919 36TH CT S
007	666901	0250	6/10/10	\$239,950	\$221,000	1440	8	1978	Good	10044	N	N	25729 36TH PL S
007	005950	0260	9/25/12	\$224,950	\$229,000	1450	8	1988	Good	7045	N	N	3908 S 271ST PL
007	796770	0220	10/8/12	\$246,000	\$250,000	1469	8	1985	Good	8556	N	N	3515 S 270TH ST
007	131096	0380	6/19/12	\$214,750	\$221,000	1470	8	1977	Avg	7656	N	N	26709 CARNABY WAY
007	289510	0140	5/19/10	\$325,000	\$297,000	1480	8	1978	Good	9100	Y	N	25312 42ND PL S
007	666901	0330	11/16/12	\$194,950	\$197,000	1500	8	1978	Avg	9000	N	N	3719 S 257TH ST
007	131099	0090	7/20/10	\$212,000	\$199,000	1510	8	1984	Avg	8496	N	N	3909 S 255TH PL
007	666902	0320	12/1/10	\$215,000	\$210,000	1520	8	1978	Good	8214	N	N	3705 S 254TH PL
007	005950	0110	4/5/10	\$345,000	\$309,000	1540	8	1988	Good	7546	N	N	27100 37TH AVE S
007	131060	0240	2/19/10	\$230,000	\$202,000	1550	8	1965	Avg	9380	N	N	26520 HIGHLAND AVE
007	983580	0810	11/17/10	\$221,500	\$216,000	1560	8	1967	Good	8300	N	N	3329 S 253RD ST
007	983580	0480	4/2/10	\$178,000	\$159,000	1560	8	1968	Good	7070	N	N	3231 S 255TH ST
007	131097	0310	4/15/11	\$201,950	\$203,000	1580	8	1978	Avg	7650	N	N	26817 AVON CT
007	926590	0040	3/24/10	\$269,950	\$241,000	1590	8	1966	Good	12600	Y	N	3630 S 243RD ST
007	983580	0980	1/25/10	\$200,000	\$173,000	1600	8	1968	Good	6325	N	N	25411 34TH PL S
007	666902	0500	10/25/11	\$299,000	\$308,000	1610	8	1978	Avg	7350	N	N	3724 S 253RD PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	383270	0190	8/23/12	\$215,000	\$220,000	1630	8	1978	Avg	7035	Y	N	4113 S 262ND PL
007	131097	0510	10/17/11	\$249,950	\$258,000	1650	8	1978	Good	7210	N	N	26626 CARNABY WAY
007	131098	0710	8/2/12	\$190,000	\$195,000	1650	8	1983	Avg	6080	N	N	26733 BRISTOL CT
007	289470	0100	11/10/11	\$159,060	\$164,000	1670	8	1968	Good	9380	N	N	4218 S 251ST ST
007	131060	0190	4/17/12	\$197,500	\$204,000	1680	8	1965	Avg	8610	N	N	3535 HAMPTON WAY
007	666902	0290	4/13/10	\$239,800	\$216,000	1720	8	1978	Avg	9775	N	N	3617 S 254TH PL
007	000200	0014	4/11/12	\$285,000	\$294,000	1780	8	1960	Good	15405	Y	N	23810 43RD AVE S
007	807540	0770	2/25/11	\$259,950	\$259,000	1850	8	1959	Good	14600	N	N	23904 39TH AVE S
007	983610	0130	11/28/12	\$247,000	\$249,000	1860	8	1975	Good	8875	N	N	25706 35TH PL S
007	289510	0470	12/4/10	\$275,000	\$269,000	1868	8	1968	Good	8100	N	N	4212 S 252ND PL
007	131090	0480	10/26/12	\$222,500	\$225,000	1880	8	1968	Good	7500	N	N	26426 CAMBRIDGE DR
007	131096	0560	9/2/11	\$200,000	\$205,000	1980	8	1977	Good	7211	N	N	4524 CARNABY ST
007	131098	0210	4/5/10	\$275,000	\$247,000	2020	8	1983	Avg	6960	N	N	4517 SOMERSET CT
007	807540	0730	7/5/12	\$220,000	\$226,000	2060	8	1981	Good	18500	N	N	3811 S 239TH ST
007	666902	0010	11/23/11	\$270,000	\$279,000	2070	8	1978	Good	8400	N	N	25226 37TH PL S
007	131097	0500	7/13/12	\$224,750	\$231,000	2110	8	1978	Avg	7210	N	N	26628 CARNABY WAY
007	948578	0080	8/13/10	\$260,000	\$246,000	2130	8	1992	Avg	9530	N	N	27024 CARDIFF AVE
007	666902	0490	11/29/12	\$265,000	\$267,000	2190	8	1978	Avg	9020	N	N	3732 S 253RD PL
007	131096	0150	6/19/12	\$269,000	\$277,000	2250	8	1977	Good	7725	N	N	26916 ARDEN CT
007	131070	0200	7/10/12	\$231,500	\$238,000	2250	8	1966	Good	8690	N	N	3642 MANCHESTER WAY
007	272204	9218	1/18/11	\$195,000	\$193,000	2250	8	1985	Avg	12000	N	N	4624 S 257TH ST
007	005950	0320	10/8/12	\$273,500	\$278,000	2360	8	1988	Avg	7370	N	N	3925 S 271ST ST
007	131050	0200	11/6/12	\$231,000	\$233,000	2360	8	1965	Avg	7560	N	N	26523 MANCHESTER AVE
007	131098	0150	5/4/10	\$335,000	\$304,000	2420	8	1980	Good	7548	N	N	4510 HAMPTON CT
007	131098	0760	7/17/12	\$235,000	\$241,000	2440	8	1984	Good	7210	N	N	26714 BRISTOL CT
007	131096	0170	4/19/11	\$228,000	\$230,000	2620	8	1977	Good	7210	N	N	26902 ARDEN CT



**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
007	131099	0100	9/17/12	\$275,000	\$280,000	2760	8	1980	Avg	9375	N	N	3915 S 255TH PL
007	272204	9230	4/21/10	\$360,000	\$325,000	1840	9	1992	Good	10500	N	N	27113 46TH AVE S
007	272204	9229	7/28/11	\$265,000	\$271,000	1900	9	1988	Avg	9450	N	N	27111 46TH AVE S
007	289500	0050	11/4/10	\$399,000	\$387,000	3240	9	1980	Good	20250	Y	N	24618 43RD AVE S
009	720590	0020	5/24/11	\$125,000	\$127,000	830	6	1946	Good	10000	N	N	4421 S 272ND ST
009	743620	0180	8/20/12	\$135,000	\$138,000	950	7	1966	Avg	9669	N	N	28656 51ST PL S
009	387390	0140	5/25/10	\$137,000	\$126,000	970	7	1962	Good	9600	N	N	4004 S 288TH ST
009	026940	0090	9/1/10	\$179,000	\$170,000	980	7	1964	Avg	9775	N	N	28100 45TH AVE S
009	026940	0070	5/18/11	\$149,950	\$152,000	1020	7	1966	Avg	12540	N	N	28123 45TH AVE S
009	163460	0081	3/29/11	\$207,000	\$208,000	1030	7	1959	VGood	11475	N	N	27823 37TH AVE S
009	387400	0040	2/26/12	\$190,000	\$196,000	1060	7	1963	Avg	9601	N	N	3619 S 285TH PL
009	546210	0060	5/25/12	\$225,000	\$232,000	1060	7	1965	Good	9471	N	N	4918 S 284TH PL
009	387400	0070	6/13/11	\$148,500	\$151,000	1060	7	1962	Avg	9767	N	N	3704 S 286TH ST
009	397760	0190	2/9/12	\$175,000	\$181,000	1160	7	1968	Avg	6545	N	N	28617 47TH PL S
009	387390	0070	5/10/12	\$134,900	\$139,000	1160	7	1962	Avg	9874	N	N	28722 37TH PL S
009	387400	0330	8/22/11	\$148,000	\$152,000	1160	7	1962	Avg	9600	N	N	3721 S 286TH ST
009	796760	0226	8/12/10	\$195,000	\$184,000	1170	7	1962	Good	9472	N	N	4207 S STAR LAKE RD
009	397760	0310	10/2/10	\$162,500	\$156,000	1210	7	1968	Avg	7107	N	N	28702 47TH PL S
009	743620	0120	8/30/10	\$185,000	\$176,000	1250	7	1967	Avg	9483	N	N	28610 51ST PL S
009	387401	0800	8/9/10	\$247,900	\$234,000	1280	7	1988	Avg	11646	N	N	28511 40TH AVE S
009	387401	0280	7/31/12	\$245,700	\$252,000	1280	7	1988	Avg	9607	N	N	28517 39TH AVE S
009	387390	0030	12/13/12	\$135,000	\$136,000	1300	7	1962	Avg	9600	N	N	28712 41ST AVE S
009	026940	0020	8/17/12	\$164,500	\$168,000	1320	7	1965	Avg	9500	N	N	28015 45TH AVE S
009	546210	0300	7/29/10	\$150,000	\$141,000	1320	7	1962	Avg	9345	N	N	28430 48TH AVE S
009	387390	0050	5/7/12	\$155,000	\$160,000	1360	7	1962	Avg	11776	N	N	28630 41ST AVE S
009	397760	0110	7/20/10	\$199,900	\$187,000	1370	7	1968	Avg	7200	N	N	4619 S 285TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	397760	0030	11/28/12	\$164,800	\$166,000	1370	7	1968	Avg	7030	N	N	4702 S 285TH PL
009	387401	0500	8/27/12	\$155,000	\$158,000	1380	7	1981	Good	7400	N	N	28528 36TH AVE S
009	026950	0110	8/25/12	\$207,000	\$211,000	1440	7	1966	Avg	9675	N	N	28227 45TH AVE S
009	026940	0030	12/2/11	\$145,000	\$150,000	1440	7	1965	Avg	10560	N	N	28025 45TH AVE S
009	387400	0240	2/22/12	\$129,500	\$134,000	1440	7	1963	Avg	10111	N	N	4011 S 286TH ST
009	572900	0130	4/11/11	\$255,000	\$257,000	1460	7	1985	Good	11234	N	N	27226 33RD PL S
009	397760	0480	4/14/11	\$190,000	\$191,000	1480	7	1968	Good	7350	N	N	28731 48TH AVE S
009	332204	9147	6/28/11	\$160,000	\$163,000	1500	7	1962	Avg	16117	N	N	27529 MILITARY RD S
009	546220	0010	6/9/10	\$233,250	\$215,000	1530	7	1963	Avg	9250	N	N	28510 50TH AVE S
009	026950	0060	3/22/10	\$190,000	\$169,000	1540	7	1966	Good	8700	N	N	4504 S 282ND ST
009	387390	0360	12/11/12	\$210,000	\$211,000	1550	7	1961	Avg	9680	N	N	3806 S 287TH ST
009	387401	0240	11/2/12	\$215,200	\$218,000	1590	7	1987	Avg	9608	N	N	28434 37TH AVE S
009	723759	0320	12/23/10	\$179,900	\$177,000	1650	7	2004	Avg	2250	N	N	27936 31ST PL S
009	723759	0160	3/21/12	\$164,950	\$170,000	1650	7	2004	Avg	2485	N	N	3036 S 278TH PL
009	796760	0252	6/18/10	\$215,000	\$199,000	1700	7	1935	Good	22757	N	N	4449 S STAR LAKE RD
009	397761	0020	2/29/12	\$202,000	\$209,000	1800	7	1969	Good	7200	N	N	28518 46TH AVE S
009	342204	9082	12/12/12	\$330,000	\$331,000	1800	7	1980	Avg	39875	Y	Y	3423 S 272ND ST
009	723759	0360	9/24/10	\$220,000	\$211,000	1880	7	2004	Avg	2200	N	N	27912 31ST PL S
009	342204	9178	3/30/11	\$260,000	\$261,000	1950	7	2011	Avg	21030	N	N	3438 S 288TH ST
009	342204	9190	7/1/11	\$175,000	\$178,000	1960	7	1967	Avg	15681	N	N	4417 S 272ND ST
009	342204	9227	11/6/10	\$385,000	\$374,000	2040	7	1987	Avg	16625	Y	Y	3918 S STAR LAKE RD
009	720590	0050	11/30/11	\$209,950	\$217,000	2040	7	1973	Avg	32890	N	N	27229 45TH PL S
009	735100	0070	9/8/11	\$250,000	\$257,000	1280	8	1979	Avg	11280	N	N	27831 38TH PL S
009	418011	0050	7/20/12	\$219,950	\$226,000	1470	8	1994	Avg	6000	N	N	27234 32ND PL S
009	418011	0070	1/27/12	\$219,000	\$226,000	1510	8	1994	Avg	6000	N	N	27246 32ND PL S
009	259565	0610	1/26/12	\$250,000	\$258,000	1710	8	1993	Avg	11657	N	N	5003 S 279TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	259565	0300	4/29/11	\$300,000	\$303,000	1720	8	1993	Avg	11244	N	N	27829 50TH PL S
009	259565	0410	7/14/10	\$310,000	\$290,000	1730	8	1993	Avg	11336	N	N	27815 49TH AVE S
009	330404	0030	6/7/10	\$303,000	\$279,000	1793	8	1994	Avg	8922	N	N	5270 S 285TH ST
009	887400	0090	10/3/10	\$215,000	\$207,000	1900	8	1998	Avg	5418	N	N	3226 S 272ND PL
009	259565	0010	8/25/11	\$289,900	\$297,000	1920	8	1993	Good	11338	N	N	27831 48TH AVE S
009	735100	0015	4/26/11	\$420,000	\$424,000	1960	8	1987	Avg	7200	Y	Y	3802 S STAR LAKE RD
009	298950	0080	5/16/11	\$299,000	\$303,000	1990	8	2001	Avg	7275	N	N	27645 44TH PL S
009	796765	0150	11/26/12	\$288,500	\$291,000	2068	8	2001	Avg	7961	N	N	28021 39TH AVE S
009	796790	0290	4/22/10	\$314,000	\$284,000	2140	8	1990	Avg	13474	N	N	3703 S 279TH PL
009	796700	0250	9/20/12	\$300,000	\$305,000	2146	8	2012	Avg	6328	N	N	4704 S 279TH PL
009	259565	0210	3/31/11	\$230,000	\$231,000	2170	8	1994	Avg	9970	N	N	27732 49TH AVE S
009	327591	0040	2/22/11	\$250,000	\$249,000	2181	8	2006	Avg	5970	N	N	3318 S 280TH PL
009	259565	0270	7/21/10	\$319,950	\$300,000	2190	8	1993	Avg	11065	N	N	27818 50TH PL S
009	327591	0180	10/19/12	\$305,000	\$309,000	2258	8	2006	Avg	4627	N	N	28003 33RD AVE S
009	298950	0110	9/7/10	\$358,000	\$341,000	2290	8	2002	Avg	10305	N	N	27657 44TH PL S
009	298950	0110	10/25/12	\$345,000	\$349,000	2290	8	2002	Avg	10305	N	N	27657 44TH PL S
009	796790	0160	4/28/11	\$300,000	\$303,000	2370	8	1990	Avg	9500	N	N	27847 37TH AVE S
009	440115	0080	3/15/11	\$306,000	\$306,000	2430	8	1998	Avg	6146	N	N	27519 44TH PL S
009	440115	0110	7/3/12	\$298,950	\$307,000	2430	8	1999	Avg	6755	N	N	27520 44TH PL S
009	327591	0090	3/11/10	\$295,000	\$261,000	2494	8	2006	Avg	4612	N	N	3317 S 280TH PL
009	951093	0210	2/12/10	\$345,000	\$302,000	1550	9	2000	Avg	8699	Y	N	5308 S 283RD PL
009	951096	0420	3/15/12	\$389,950	\$403,000	1780	9	2004	Avg	10472	N	N	5115 S 282ND WAY
009	951096	0420	9/15/11	\$389,950	\$401,000	1780	9	2004	Avg	10472	N	N	5115 S 282ND WAY
009	330404	0130	11/29/10	\$336,000	\$328,000	1824	9	2010	Avg	7120	N	N	5253 S 285TH ST
009	796760	0084	4/24/12	\$295,000	\$304,000	1940	9	1998	Avg	11202	N	N	3409 S 280TH ST
009	951093	0270	1/27/12	\$340,000	\$352,000	2120	9	2001	Avg	6967	Y	N	28350 52ND AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	330403	0040	6/10/10	\$475,000	\$438,000	2210	9	2006	Avg	7644	Y	N	28436 53RD AVE S
009	330404	0040	10/4/10	\$410,467	\$395,000	2234	9	2010	Avg	4976	N	N	5264 S 285TH ST
009	951093	0430	3/29/10	\$374,000	\$334,000	2250	9	2001	Avg	9387	N	N	4802 S 283RD PL
009	796760	0062	9/16/11	\$390,000	\$401,000	2290	9	2007	Avg	34000	N	N	28221 37TH AVE S
009	330404	0080	4/9/12	\$355,000	\$367,000	2292	9	2011	Avg	6711	N	N	5240 S 285TH ST
009	951093	0260	12/10/10	\$354,000	\$347,000	2300	9	2000	Avg	8263	N	N	5331 S 283RD PL
009	330404	0020	10/6/10	\$364,059	\$350,000	2301	9	2010	Avg	6452	N	N	5276 S 285TH ST
009	330404	0100	7/11/12	\$354,900	\$364,000	2350	9	2012	Avg	6503	N	N	5235 S 285TH ST
009	330404	0010	9/8/10	\$359,900	\$343,000	2350	9	2010	Avg	5935	Y	N	5282 S 285TH ST
009	330404	0090	2/7/11	\$356,000	\$354,000	2362	9	2010	Avg	6211	N	N	5234 S 285TH ST
009	330403	0250	10/22/10	\$350,000	\$338,000	2380	9	2006	Avg	7759	N	N	5239 S 286TH CT
009	330404	0180	12/14/10	\$399,500	\$392,000	2409	9	2010	Avg	5448	Y	N	5283 S 285TH ST
009	330404	0160	5/5/11	\$379,500	\$384,000	2409	9	2010	Avg	4800	Y	N	5271 S 285TH ST
009	330404	0070	12/26/12	\$375,250	\$376,000	2409	9	2012	Avg	5179	N	N	5246 S 285TH ST
009	330404	0050	1/3/12	\$360,000	\$372,000	2410	9	2011	Avg	5149	N	N	5258 S 285TH ST
009	951112	0050	4/24/12	\$399,000	\$412,000	2432	9	2005	Avg	9391	Y	N	28461 54TH AVE S
009	330404	0150	5/8/12	\$347,500	\$358,000	2449	9	2010	Avg	5644	Y	N	5265 S 285TH ST
009	951093	0560	9/8/11	\$425,000	\$437,000	2650	9	2000	Avg	7615	N	N	5109 S 283RD PL
009	951093	0290	6/18/12	\$432,500	\$445,000	2650	9	2000	Avg	7000	Y	N	28334 52ND AVE S
009	951093	0130	2/11/11	\$420,000	\$418,000	2650	9	2001	Avg	7556	N	N	28215 54TH AVE S
009	330403	0170	5/3/10	\$377,000	\$342,000	2660	9	2006	Avg	9550	N	N	28657 53RD AVE S
009	342204	9033	3/24/11	\$349,950	\$351,000	2690	9	1993	Avg	103672	Y	N	28329 41ST AVE S
009	951096	0040	7/20/12	\$417,000	\$428,000	2710	9	2003	Avg	9488	Y	N	5213 S 283RD ST
009	951112	0080	9/19/12	\$335,000	\$341,000	2720	9	2005	Avg	8762	N	N	28445 54TH AVE S
009	951093	0140	8/16/10	\$373,000	\$353,000	2730	9	2001	Avg	7951	N	N	28223 54TH AVE S
009	330403	0340	12/2/11	\$385,000	\$398,000	2780	9	2007	Avg	6054	N	N	28427 53RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	951096	0370	10/29/10	\$385,000	\$373,000	2940	9	2004	Avg	6707	N	N	5124 S 282ND WAY
009	951093	0010	4/9/12	\$432,500	\$447,000	3050	9	2004	Avg	9613	N	N	28352 54TH AVE S
009	330404	0140	4/27/11	\$432,735	\$437,000	3052	9	2011	Avg	5725	N	N	5259 S 285TH ST
009	330403	0180	5/16/11	\$370,000	\$375,000	3060	9	2006	Avg	7675	N	N	28653 53RD AVE S
009	951096	0380	5/25/12	\$400,000	\$412,000	3190	9	2004	Avg	8150	N	N	5118 S 282ND WAY
009	951093	0110	10/1/12	\$418,400	\$425,000	3230	9	2001	Avg	7619	Y	N	5330 S 282ND WAY
010	053700	0200	11/19/10	\$257,500	\$251,000	960	6	1939	Good	8774	Y	Y	2230 S 308TH ST
010	053700	0115	2/16/12	\$318,750	\$330,000	1100	6	1929	Good	11200	Y	Y	2219 S 304TH ST
010	332204	9035	3/23/10	\$169,000	\$151,000	1140	6	1936	Good	11761	N	N	2614 S 288TH ST
010	422231	0650	6/15/10	\$152,000	\$141,000	1300	6	1970	Avg	7169	N	N	28319 20TH AVE S
010	092104	9076	2/16/10	\$240,000	\$210,000	1440	6	1940	Good	12632	Y	Y	2619 S 304TH ST
010	798310	0070	12/22/10	\$193,000	\$190,000	770	7	1969	Good	8850	N	N	2038 S 299TH ST
010	422250	0240	4/19/10	\$185,000	\$167,000	860	7	1963	Avg	8085	N	N	28831 23RD PL S
010	422250	0370	4/15/11	\$174,000	\$175,000	860	7	1963	Avg	7350	N	N	28844 23RD PL S
010	367440	0035	6/27/11	\$120,000	\$122,000	970	7	1959	Avg	8580	N	N	29621 18TH AVE S
010	798300	0170	2/10/11	\$165,000	\$164,000	1000	7	1968	Good	7194	N	N	2024 S 301ST ST
010	768380	0191	6/13/11	\$167,000	\$170,000	1000	7	1962	Good	10125	N	N	2210 S 300TH ST
010	365500	0340	6/2/10	\$240,000	\$221,000	1010	7	1968	Avg	10880	N	N	30235 26TH PL S
010	798310	0110	7/8/11	\$185,000	\$189,000	1010	7	1969	Good	9000	N	N	2015 S 299TH ST
010	365500	0070	9/1/10	\$175,000	\$166,000	1010	7	1968	Avg	7840	N	N	30204 26TH PL S
010	365500	0320	4/23/12	\$155,000	\$160,000	1010	7	1968	Good	10064	N	N	30221 26TH PL S
010	092104	9199	12/1/11	\$210,000	\$217,000	1040	7	1961	Avg	9147	Y	N	1931 S 304TH ST
010	092104	9199	5/24/10	\$210,000	\$192,000	1040	7	1961	Avg	9147	Y	N	1931 S 304TH ST
010	304020	0112	3/3/10	\$187,028	\$165,000	1040	7	1995	Avg	8509	N	N	29316 18TH AVE S
010	422210	0370	7/14/11	\$185,000	\$189,000	1040	7	1967	Good	8436	N	N	2132 S 286TH ST
010	422250	0220	5/24/10	\$207,500	\$190,000	1070	7	1963	Avg	8633	N	N	28820 23RD AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	422250	0050	7/6/12	\$128,000	\$131,000	1070	7	1964	Avg	7776	N	N	28809 23RD AVE S
010	422270	0300	5/4/12	\$230,000	\$237,000	1080	7	1964	Good	8824	N	N	28856 22ND AVE S
010	053700	0346	5/19/10	\$211,000	\$193,000	1080	7	1963	Good	8900	N	N	30816 20TH AVE S
010	798310	0160	6/15/12	\$140,000	\$144,000	1080	7	1969	Good	7245	N	N	29915 21ST AVE S
010	367430	0030	5/9/12	\$214,500	\$221,000	1100	7	1971	Avg	7238	N	N	1950 S 299TH PL
010	422250	0410	12/13/12	\$175,000	\$176,000	1100	7	1963	Avg	7350	N	N	28816 23RD PL S
010	730320	0360	12/13/12	\$169,555	\$170,000	1100	7	1979	Good	7210	N	N	28512 29TH PL S
010	053700	0420	10/11/12	\$200,500	\$203,000	1110	7	1954	Good	15600	Y	N	2207 S 308TH ST
010	798380	0020	10/18/10	\$195,000	\$188,000	1110	7	1985	Avg	7798	N	N	30132 29TH AVE S
010	768220	0310	1/19/11	\$213,000	\$211,000	1120	7	1966	Avg	7500	N	N	29902 26TH AVE S
010	422230	0220	8/22/10	\$215,800	\$205,000	1140	7	1977	Avg	7904	Y	N	28037 22ND AVE S
010	422210	0330	6/6/11	\$146,500	\$149,000	1140	7	1967	Good	9010	N	N	2147 S 285TH ST
010	092104	9251	6/24/10	\$160,000	\$148,000	1150	7	1954	Avg	42488	N	N	30802 28TH AVE S
010	422231	0630	2/24/11	\$229,950	\$229,000	1160	7	1976	Avg	7245	N	N	28305 20TH AVE S
010	798380	0270	4/14/10	\$198,000	\$178,000	1160	7	1985	Avg	10031	N	N	30308 29TH CT S
010	422231	0190	6/25/12	\$181,500	\$187,000	1160	7	1976	Avg	7708	N	N	2675 S 282ND ST
010	422231	0530	12/13/11	\$146,000	\$151,000	1160	7	1976	Avg	7936	N	N	28101 20TH AVE S
010	879800	0075	6/14/11	\$132,199	\$134,000	1160	7	1955	Avg	11280	N	N	29630 22ND AVE S
010	042104	9191	7/8/11	\$156,000	\$159,000	1170	7	1965	Good	11325	N	N	30205 23RD AVE S
010	422230	0160	11/21/11	\$184,000	\$190,000	1170	7	1977	Avg	7560	Y	N	27937 22ND AVE S
010	053700	0568	8/9/12	\$165,500	\$169,000	1170	7	1966	Good	8393	N	N	30833 22ND AVE S
010	304020	0140	6/21/12	\$195,000	\$200,000	1180	7	1959	Avg	10800	N	N	1816 S 296TH ST
010	768380	0081	8/26/10	\$175,000	\$166,000	1180	7	1947	Good	20460	N	N	2234 S 298TH ST
010	660250	0060	6/25/10	\$199,000	\$185,000	1210	7	1962	Avg	10350	N	N	2801 S 299TH PL
010	798310	0040	7/7/10	\$199,975	\$186,000	1220	7	1969	Avg	8400	N	N	2041 S 298TH ST
010	422200	0170	10/26/12	\$177,500	\$180,000	1220	7	1967	Avg	7950	N	N	2016 S 287TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	422200	0150	12/14/11	\$169,900	\$176,000	1220	7	1967	Good	7848	N	N	28615 21ST AVE S
010	768220	0300	12/21/10	\$232,000	\$228,000	1230	7	1965	Avg	7500	N	N	29908 26TH AVE S
010	422200	0120	9/21/10	\$198,000	\$190,000	1230	7	1967	Avg	11700	N	N	2100 S 287TH PL
010	422270	0050	7/29/10	\$170,000	\$160,000	1230	7	1965	Avg	7574	N	N	28847 22ND AVE S
010	027120	0110	10/24/12	\$180,000	\$182,000	1230	7	1968	Good	7776	N	N	2242 S 287TH ST
010	422231	0510	4/23/12	\$165,000	\$170,000	1230	7	1976	Avg	10728	N	N	28015 20TH AVE S
010	422200	0190	1/26/10	\$173,000	\$150,000	1240	7	1966	Avg	7950	N	N	2004 S 287TH PL
010	798440	0150	10/15/12	\$160,000	\$162,000	1240	7	1955	Good	7147	N	N	31105 28TH AVE S
010	730320	0090	4/25/11	\$160,500	\$162,000	1290	7	1979	Avg	7200	N	N	2808 S 284TH PL
010	111700	0050	4/29/11	\$221,000	\$223,000	1300	7	1961	Avg	9990	N	N	28232 27TH AVE S
010	356820	0080	3/8/12	\$239,995	\$248,000	1300	7	1988	Avg	36074	N	N	28101 29TH AVE S
010	422200	0090	12/27/12	\$189,000	\$189,000	1300	7	1967	Good	8550	N	N	28616 21ST AVE S
010	422200	0300	6/23/11	\$182,950	\$186,000	1300	7	1966	Good	7920	N	N	28503 20TH AVE S
010	422300	0240	6/17/10	\$250,000	\$231,000	1310	7	1966	Good	7437	N	N	28904 19TH AVE S
010	053700	0320	9/17/12	\$329,900	\$336,000	1320	7	1958	Good	13448	Y	Y	2014 S 308TH ST
010	399900	0160	6/24/10	\$155,000	\$144,000	1320	7	1954	Avg	7666	N	N	2806 S 288TH ST
010	422270	0060	4/16/10	\$234,000	\$211,000	1330	7	1966	Good	7251	N	N	28839 22ND AVE S
010	422300	0310	7/12/12	\$209,500	\$215,000	1340	7	1966	Good	7560	N	N	1914 S 289TH ST
010	768380	0216	5/14/10	\$189,000	\$172,000	1350	7	1962	Good	10200	N	N	29844 23RD AVE S
010	422280	0340	12/16/10	\$197,000	\$193,000	1350	7	1965	Good	7812	N	N	28818 21ST AVE S
010	422260	0120	3/4/11	\$179,900	\$180,000	1380	7	1966	Avg	7810	N	N	29138 23RD PL S
010	422290	0050	2/27/12	\$135,000	\$140,000	1380	7	1968	Avg	7223	N	N	2220 S 292ND ST
010	332204	9140	5/19/11	\$190,000	\$193,000	1390	7	1988	Avg	10800	N	N	28212 29TH AVE S
010	768220	0360	10/26/12	\$160,000	\$162,000	1390	7	1967	Avg	8925	N	N	29804 25TH PL S
010	231240	0120	10/2/12	\$140,000	\$142,000	1410	7	1965	Avg	9916	N	N	28213 27TH AVE S
010	746690	0200	8/7/12	\$200,000	\$205,000	1450	7	1962	Good	13125	N	N	28418 26TH AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	422220	0340	6/22/12	\$204,500	\$210,000	1450	7	1968	Avg	9555	N	N	2221 S 284TH ST
010	422200	0100	6/11/10	\$185,000	\$171,000	1460	7	1967	Avg	9025	N	N	28606 21ST AVE S
010	422290	0180	12/6/11	\$161,000	\$166,000	1470	7	1968	Avg	9240	N	N	2201 S 292ND ST
010	422280	0360	9/27/12	\$145,000	\$147,000	1480	7	1966	Good	9965	N	N	28804 21ST AVE S
010	798380	0080	8/25/11	\$223,000	\$229,000	1500	7	1985	Good	7853	N	N	30121 29TH AVE S
010	356820	0070	1/6/11	\$249,950	\$247,000	1510	7	1987	Avg	12411	N	N	28106 29TH AVE S
010	356820	0050	6/4/10	\$250,000	\$230,000	1510	7	1988	Avg	9600	N	N	28118 29TH AVE S
010	798290	0170	2/7/12	\$205,000	\$212,000	1550	7	1968	Good	7210	N	N	30221 21ST AVE S
010	356820	0150	11/5/10	\$285,000	\$277,000	1590	7	1988	Avg	12079	N	N	28128 28TH AVE S
010	422280	0190	1/6/10	\$195,000	\$167,000	1610	7	1966	Avg	8998	N	N	29212 20TH AVE S
010	422300	0250	10/8/12	\$188,000	\$191,000	1640	7	1966	Avg	7200	N	N	1911 S 289TH ST
010	422270	0250	6/16/11	\$208,000	\$212,000	1650	7	1966	Good	8069	N	N	2222 S 291ST ST
010	027120	0220	8/14/12	\$165,000	\$169,000	1650	7	1968	Avg	6956	N	N	28527 24TH AVE S
010	422260	0040	1/6/11	\$197,000	\$194,000	1660	7	1964	Avg	10789	N	N	2305 S 292ND ST
010	422280	0250	7/7/10	\$220,000	\$205,000	1670	7	1966	Good	7519	N	N	2021 S 291ST ST
010	422280	0020	2/16/11	\$195,000	\$194,000	1670	7	1965	Avg	7200	N	N	28811 21ST AVE S
010	746690	0260	9/26/11	\$175,000	\$180,000	1690	7	1961	VGood	9796	N	N	28604 26TH AVE S
010	053700	0085	7/26/11	\$396,500	\$405,000	1700	7	1936	VGood	9600	Y	Y	2111 S 304TH ST
010	332204	9202	2/25/11	\$204,500	\$204,000	1890	7	1979	Avg	15808	N	N	28613 30TH AVE S
010	092104	9220	5/23/12	\$364,000	\$375,000	1950	7	1983	Avg	37166	N	N	30425 MILITARY RD S
010	798440	0080	4/2/12	\$225,000	\$232,000	2020	7	1956	Good	11100	N	N	2610 S 310TH ST
010	422300	0030	5/2/11	\$179,000	\$181,000	2040	7	1966	Avg	10294	N	N	28819 19TH AVE S
010	053700	0170	12/27/10	\$390,000	\$384,000	2090	7	1985	Avg	11200	Y	Y	2329 S 304TH ST
010	029450	0010	5/26/11	\$184,000	\$187,000	2290	7	1979	Avg	6675	N	N	28825 28TH PL S
010	042104	9265	2/3/12	\$269,000	\$278,000	2298	7	2011	Avg	7930	N	N	2320 S 304TH ST
010	042104	9059	5/27/10	\$210,000	\$193,000	2580	7	1984	Avg	12632	N	N	28805 28TH PL S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	798500	0340	6/28/12	\$209,000	\$215,000	1100	8	1966	Avg	7980	N	N	2669 S 300TH ST
010	798490	0130	4/25/11	\$171,000	\$173,000	1100	8	1966	Good	7200	N	N	30109 27TH AVE S
010	757562	0660	2/26/10	\$265,000	\$233,000	1190	8	1987	Avg	8050	Y	N	27908 21ST AVE S
010	365500	0200	3/15/11	\$194,950	\$195,000	1210	8	2008	Avg	7200	N	N	30229 25TH PL S
010	757561	0280	11/18/11	\$232,500	\$240,000	1220	8	1987	Avg	7269	N	N	27729 23RD AVE S
010	757561	0240	2/17/10	\$200,000	\$175,000	1220	8	1988	Avg	8707	N	N	27700 23RD AVE S
010	720440	0010	9/22/11	\$225,400	\$232,000	1250	8	2000	Avg	11809	N	N	27605 21ST PL S
010	798500	0300	6/28/11	\$162,200	\$165,000	1250	8	1967	Avg	8100	N	N	30020 26TH PL S
010	231240	0210	4/28/10	\$220,000	\$199,000	1290	8	1991	Avg	14250	N	N	28224 MILITARY RD S
010	757561	0250	1/10/11	\$219,500	\$217,000	1290	8	1986	Avg	7739	N	N	27701 23RD AVE S
010	798490	0190	6/8/12	\$199,000	\$205,000	1340	8	1966	Good	6400	N	N	2804 S 301ST ST
010	798500	0360	1/13/12	\$148,500	\$154,000	1340	8	1966	Avg	8400	N	N	30005 28TH AVE S
010	757561	0290	2/5/10	\$277,000	\$241,000	1360	8	1987	Avg	8138	N	N	27745 23RD AVE S
010	326080	0410	10/22/10	\$300,000	\$290,000	1460	8	1999	Avg	8250	N	N	27935 25TH PL S
010	757561	0630	5/1/11	\$259,950	\$263,000	1560	8	1987	Avg	5691	Y	N	2518 S 279TH PL
010	757562	0020	10/28/10	\$245,000	\$237,000	1560	8	1987	Avg	5046	N	N	2162 S 278TH ST
010	042104	9143	7/15/11	\$171,077	\$175,000	1560	8	1960	Good	11880	N	N	2226 S 304TH ST
010	757562	0450	12/12/12	\$193,000	\$194,000	1560	8	1990	Avg	5621	N	N	2006 S 279TH PL
010	798500	0020	6/17/11	\$210,000	\$214,000	1600	8	1966	Good	9720	N	N	2676 S 300TH ST
010	757560	0330	8/1/12	\$230,000	\$236,000	1630	8	1987	Avg	6802	N	N	27651 26TH AVE S
010	757561	0790	6/18/12	\$215,000	\$221,000	1650	8	1989	Avg	15957	N	N	27716 25TH DR S
010	757560	0220	8/10/12	\$224,950	\$230,000	1660	8	1987	Avg	5056	N	N	27528 25TH DR S
010	757560	0610	5/12/11	\$232,000	\$235,000	1660	8	1988	Good	5250	N	N	2628 S 276TH ST
010	757562	0590	6/13/11	\$260,000	\$264,000	1690	8	1989	Avg	6661	Y	N	27931 21ST AVE S
010	757561	0050	10/27/10	\$218,000	\$211,000	1720	8	1988	Avg	5905	N	N	27727 25TH DR S
010	757561	0670	11/26/12	\$243,000	\$245,000	1770	8	1986	Avg	5103	N	N	27830 25TH DR S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	757561	0690	6/8/10	\$225,000	\$207,000	1770	8	1986	Avg	5235	N	N	27818 25TH DR S
010	798280	0050	10/29/12	\$185,000	\$187,000	1800	8	1992	Avg	8290	N	N	2026 S 302ND PL
010	326080	0110	3/8/11	\$267,000	\$267,000	1850	8	1997	Avg	7266	N	N	28132 24TH PL S
010	326081	0640	12/8/11	\$285,000	\$294,000	2000	8	2000	Avg	8420	N	N	27982 25TH PL S
010	326080	0150	5/3/11	\$311,000	\$314,000	2010	8	1998	Avg	8394	N	N	28143 24TH PL S
010	326081	0160	4/21/10	\$280,000	\$253,000	2010	8	2000	Avg	9969	N	N	2372 S 284TH CT
010	326081	0130	4/23/10	\$307,500	\$278,000	2080	8	2000	Avg	8297	N	N	2412 S 284TH PL
010	868040	0460	3/15/10	\$232,500	\$206,000	2140	8	2003	Avg	5001	N	N	2928 S 298TH ST
010	326081	0150	7/1/10	\$354,000	\$329,000	2160	8	2000	Avg	8091	N	N	2380 S 284TH CT
010	757561	0350	4/5/10	\$291,000	\$261,000	2160	8	1988	Avg	6941	N	N	2319 S 278TH ST
010	042104	9113	3/9/11	\$245,000	\$245,000	2170	8	1954	Avg	15246	N	N	30224 23RD AVE S
010	326080	0450	5/24/12	\$328,000	\$338,000	2170	8	1999	Avg	7232	N	N	28124 26TH AVE S
010	326081	0580	12/22/10	\$320,000	\$315,000	2190	8	2000	Avg	7258	N	N	2511 S 283RD PL
010	326081	0530	8/24/12	\$330,000	\$337,000	2240	8	1999	Avg	7984	N	N	2411 S 283RD PL
010	868040	0180	3/15/10	\$302,000	\$268,000	2620	8	2003	Avg	5255	N	N	2964 S 296TH ST
010	092104	9191	4/20/10	\$292,000	\$264,000	3000	8	1978	Avg	18295	Y	N	30631 28TH AVE S
010	785360	0037	8/23/11	\$349,000	\$358,000	3130	8	1983	Avg	11220	N	N	1847 S 310TH ST

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	011000	0030	8/3/11	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	125320	0290	7/24/12	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	131050	0540	7/19/10	\$160,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	131090	0380	3/5/10	\$181,350	ACTIVE PERMIT
007	131098	0140	6/26/12	\$165,000	STATISTICAL OUTLIER
007	131098	0420	1/18/12	\$132,415	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
007	155520	0040	6/15/11	\$132,999	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	155520	0150	11/9/11	\$222,857	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	155520	0150	8/15/12	\$127,100	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	155520	0150	2/1/12	\$222,857	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	155520	0540	12/27/12	\$159,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
007	155530	0110	10/31/12	\$115,000	STATISTICAL OUTLIER
007	155530	0380	5/21/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
007	194140	0020	7/12/12	\$85,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
007	222204	9156	7/9/12	\$239,588	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; AND OTHER WARNINGS
007	222204	9160	11/10/11	\$387,500	LACK OF REPRESENTATION; ONLY 3 HIGH GRADES PROPERTIES IN SALES SAMPLE
007	222204	9204	11/8/12	\$379,000	PREVIMP<=25K
007	272204	9074	9/20/12	\$132,750	STATISTICAL OUTLIER
007	272204	9111	1/6/12	\$120,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
007	272204	9116	6/27/12	\$405,000	IMP COUNT
007	282204	9108	3/26/12	\$60,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
007	282204	9179	10/3/12	\$80,000	MODEL DEVELOPMENT EXCLUSION
007	289460	0050	10/12/11	\$136,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	289460	0060	3/8/12	\$172,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
007	289470	0100	4/19/12	\$180,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	289470	0690	10/22/12	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
007	289480	0020	2/19/10	\$156,320	RELATED PARTY, FRIEND, OR NEIGHBOR
007	289510	0080	2/2/12	\$247,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
007	290890	0100	9/8/10	\$235,000	RELOCATION - SALE TO SERVICE
007	383220	0020	3/15/10	\$279,000	NON-REPRESENTATIVE SALE
007	383230	0190	6/23/11	\$119,900	FINANCIAL INSTITUTION RESALE
007	383250	0950	4/7/10	\$277,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	383260	0290	8/24/11	\$122,000	NON-REPRESENTATIVE SALE
007	383271	0540	1/26/11	\$176,550	NON-REPRESENTATIVE SALE
007	383271	1000	12/14/11	\$172,628	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	383271	1000	4/16/12	\$139,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	432450	0260	12/5/11	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	432450	0340	12/16/11	\$239,228	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	432450	0460	5/24/10	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	538760	0040	2/16/12	\$92,000	DOR RATIO; OBSOL; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	538760	0040	10/15/12	\$100,000	DOR RATIO; OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	538760	0090	10/4/12	\$144,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	538760	0090	5/16/12	\$135,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	666901	0250	5/27/10	\$205,000	NON-REPRESENTATIVE SALE
007	666902	0130	6/17/11	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
007	666902	0320	10/3/10	\$367,788	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
007	714640	0030	5/26/10	\$310,000	NON-REPRESENTATIVE SALE
007	714941	0050	12/14/11	\$115,000	NON-REPRESENTATIVE SALE
007	714941	0120	2/3/11	\$129,950	NON-REPRESENTATIVE SALE
007	714941	0240	9/6/12	\$110,000	STATISTICAL OUTLIER
007	714941	0260	5/24/12	\$104,508	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
007	714941	0310	7/18/11	\$114,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	763350	0040	1/9/12	\$238,939	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	763350	0040	5/10/12	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
007	768280	0207	12/2/11	\$127,050	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	796770	0640	2/27/12	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
007	796770	0640	12/12/11	\$242,292	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	796770	0720	5/30/12	\$327,102	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	796770	0720	12/21/12	\$135,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
007	796770	0720	6/4/12	\$327,102	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	796860	0015	7/1/11	\$65,200	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
007	807540	0080	3/22/12	\$128,400	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	807540	0640	10/30/12	\$91,000	NON-NORMAL DISTRIBUTION
007	807540	0640	11/18/11	\$80,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
007	885760	0230	11/9/12	\$150,000	UNFIN AREA
007	885760	0340	9/8/11	\$167,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	885760	0360	6/29/12	\$210,292	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	885760	0360	6/29/12	\$166,982	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	885760	0360	12/3/12	\$121,799	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	885760	0650	10/3/11	\$130,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
007	885760	0700	8/13/12	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	885760	0700	12/18/12	\$114,300	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	885760	1040	8/11/12	\$129,000	NON-NORMAL DISTRIBUTION
007	886000	0025	5/24/12	\$128,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	886000	0025	10/31/12	\$125,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	886000	0120	1/29/12	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	894639	0090	12/11/12	\$260,169	PREVIMP<=25K
007	894639	0120	10/30/12	\$339,489	PREVIMP<=25K
007	894639	0130	10/26/12	\$316,729	PREVIMP<=25K
007	948578	0030	8/6/11	\$219,074	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
007	983580	0200	3/8/12	\$51,500	DOR RATIO;NON-REPRESENTATIVE SALE
007	983580	0260	12/13/11	\$138,700	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
007	983580	0460	6/6/12	\$139,401	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	983580	0890	10/13/11	\$178,110	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	983580	0950	12/3/12	\$153,824	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
007	983580	1120	9/11/12	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
007	983610	0160	3/2/10	\$199,991	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
009	026940	0050	8/2/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	163460	0060	6/13/11	\$256,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	259565	0270	6/9/10	\$319,950	RELOCATION - SALE TO SERVICE
009	259565	0490	8/8/12	\$240,999	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	327591	0030	12/31/12	\$272,494	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY; AND OTHER WARNINGS
009	327591	0090	1/11/10	\$221,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	327591	0190	1/26/10	\$299,642	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
009	327591	0190	1/26/10	\$299,642	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	330403	0040	6/10/10	\$475,000	RELOCATION - SALE TO SERVICE



**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	330403	0250	5/7/12	\$128,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
009	342204	9134	11/16/10	\$219,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	342204	9178	2/18/10	\$125,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	342204	9265	12/14/12	\$465,000	NON-NORMAL DISTRIBUTION
009	342204	9267	1/12/10	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	352204	9045	3/19/12	\$370,000	STATISTICAL OUTLIER
009	387390	0010	6/15/11	\$77,946	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	387390	0070	2/7/12	\$127,359	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	387390	0360	2/13/12	\$105,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
009	387400	0070	3/10/11	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
009	387401	0340	9/9/10	\$162,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
009	387401	0650	10/15/12	\$150,000	STATISTICAL OUTLIER
009	546210	0060	11/9/11	\$153,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AUCTION SALE; AND OTHER WARNINGS
009	723759	0050	7/11/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY; AND OTHER WARNINGS
009	723759	0050	11/12/12	\$169,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
009	723759	0150	4/27/12	\$155,000	ANOMALYDETECTION
009	723759	0310	3/19/12	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
009	723759	0370	4/27/12	\$165,000	NON-NORMAL DISTRIBUTION
009	723759	0380	8/16/12	\$165,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
009	723759	0400	11/17/11	\$151,000	EXEMPT FROM EXCISE TAX; AUCTION SALE;
009	735100	0080	8/31/11	\$205,000	NON-NORMAL DISTRIBUTION
009	796700	0030	9/20/12	\$324,500	DATA DOES NOT MATCH EMV
009	796700	0300	11/28/12	\$351,000	PREVIMP<=25K
009	796760	0252	2/12/10	\$121,800	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

# Improved Sales Removed in this Annual Update Analysis

## Area 26

### (1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	796760	0263	1/21/11	\$159,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
009	796760	0290	10/3/12	\$116,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX;
009	796765	0070	6/18/12	\$309,445	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	796775	0100	4/20/12	\$361,000	LACK OF REPRESENTATION;ONLY 3 HIGH GRADES PROPERTIES IN SALES SAMPLE
009	796775	0180	4/14/10	\$57,031	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
009	796778	0020	11/21/11	\$165,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
009	796795	0090	9/7/10	\$525,000	LACK OF REPRESENTATION;ONLY 3 HIGH GRADES PROPERTIES IN SALES SAMPLE
009	796795	0090	3/23/10	\$650,000	RELOCATION - SALE TO SERVICE
009	796800	0030	2/24/12	\$185,670	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	796800	0030	8/14/12	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
009	951093	0210	2/12/10	\$425,000	RELOCATION - SALE TO SERVICE
009	951112	0110	4/19/12	\$339,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
010	029450	0080	7/23/10	\$136,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	029450	0130	12/14/10	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	029450	0200	11/20/12	\$110,835	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
010	042104	9159	2/8/12	\$197,062	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
010	042104	9159	4/16/12	\$92,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
010	042104	9159	10/10/12	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	042104	9181	1/23/12	\$113,334	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
010	053700	0370	10/12/12	\$120,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
010	053700	0569	12/27/12	\$239,143	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
010	053700	0670	10/11/10	\$292,607	EXEMPT FROM EXCISE TAX

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	092104	9075	3/9/12	\$65,000	PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
010	092104	9193	10/11/12	\$132,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
010	092104	9236	1/4/12	\$73,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
010	092104	9315	7/19/12	\$108,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	111700	0170	9/12/12	\$145,416	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
010	231240	0110	9/17/12	\$145,000	NON-NORMAL DISTRIBUTION
010	231240	0150	7/25/11	\$107,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	304020	0120	6/16/10	\$180,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
010	332204	9077	12/9/11	\$114,900	IMP COUNT
010	332204	9137	10/6/10	\$115,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
010	332204	9203	2/1/12	\$39,000	DOR RATIO;PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
010	356820	0080	12/29/11	\$149,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
010	367430	0030	11/14/11	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	367440	0185	2/8/12	\$150,000	IMP COUNT
010	367440	0195	12/27/12	\$83,674	DOR RATIO;EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
010	422200	0380	5/16/12	\$68,023	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
010	422210	0200	7/7/11	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
010	422210	0260	6/7/12	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
010	422210	0310	10/17/12	\$281,614	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY; AND OTHER WARNINGS
010	422220	0250	12/9/11	\$300,947	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
010	422220	0480	6/2/11	\$168,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
010	422230	0020	1/5/11	\$145,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	422231	0500	4/25/12	\$156,650	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
010	422231	0510	12/12/11	\$236,618	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
010	422250	0310	10/31/12	\$248,152	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
010	422260	0010	8/23/12	\$210,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	422260	0040	7/6/10	\$197,000	RELOCATION - SALE TO SERVICE
010	422260	0200	12/8/10	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	422270	0300	8/30/11	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	422280	0360	12/2/11	\$128,350	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
010	422290	0210	9/24/12	\$134,500	EXEMPT FROM EXCISE TAX; AUCTION SALE;
010	422300	0250	7/14/12	\$206,586	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
010	546280	0015	3/21/12	\$100,000	STATISTICAL OUTLIER
010	546280	0056	11/15/11	\$85,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
010	552900	0040	8/16/12	\$120,000	STATISTICAL OUTLIER
010	552900	0150	1/22/10	\$219,601	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
010	720440	0010	8/31/10	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
010	720440	0040	11/21/12	\$233,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
010	730320	0180	3/14/11	\$135,050	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
010	730320	0350	10/23/12	\$186,482	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
010	730320	0390	9/13/10	\$227,608	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	746690	0100	7/2/12	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	746690	0200	3/22/12	\$127,700	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
010	757560	0670	6/3/10	\$162,500	STATISTICAL OUTLIER
010	757561	0230	1/3/12	\$216,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
010	757561	0260	11/8/11	\$169,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	757562	0460	3/30/10	\$315,165	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	757562	0580	8/19/11	\$166,000	NON-REPRESENTATIVE SALE
010	757562	0660	2/26/10	\$265,000	RELOCATION - SALE TO SERVICE
010	768380	0192	5/27/10	\$133,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
010	768380	0192	3/22/11	\$89,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	768380	0200	9/29/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	768380	0214	5/18/11	\$110,000	NON-REPRESENTATIVE SALE
010	768380	0270	11/22/11	\$92,000	IMP COUNT; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	785360	0008	11/4/10	\$114,950	NON-REPRESENTATIVE SALE
010	785360	0025	8/30/11	\$117,000	NON-REPRESENTATIVE SALE
010	785360	0065	10/7/10	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	785360	0096	12/5/11	\$108,800	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	798280	0030	12/13/12	\$220,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
010	798300	0230	5/18/11	\$126,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	798300	0260	6/16/11	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	798310	0110	2/15/11	\$107,411	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
010	798380	0040	7/22/11	\$129,900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
010	798380	0080	8/25/11	\$223,000	RELOCATION - SALE TO SERVICE
010	798380	0150	1/12/12	\$177,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
010	798440	0205	2/13/12	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	798490	0130	1/5/12	\$28,120	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
010	798500	0280	1/22/10	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(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	798510	0180	2/23/12	\$163,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	868040	0080	10/12/11	\$195,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
010	868040	0290	5/3/11	\$227,627	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	868040	0470	11/17/10	\$313,810	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
010	868040	0470	6/15/11	\$200,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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>
007	222204	9204	4/12/2012	\$67,000	22,359	N	N
010	042104	9265	6/28/2010	\$60,000	7,930	N	N
010	053700	0095	5/21/2012	\$90,000	14,430	Y	Y
010	332204	9023	12/6/2011	\$80,000	39,008	N	N
010	367440	0135	3/15/2012	\$90,000	32,940	N	N
010	768380	0206	6/10/2010	\$68,250	10,105	N	N
010	768380	0208	3/23/2010	\$85,000	9,971	N	N

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(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>
007	282204	9041	4/14/2011	\$58,000	PLOTTAGE; NON-REPRESENTATIVE SALE;
007	282204	9083	11/29/2011	\$13,500	NON-REPRESENTATIVE SALE;
007	282204	9177	6/4/2010	\$81,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	886020	0005	10/15/2012	\$23,000	CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE;
007	886020	0006	10/15/2012	\$23,000	NON-REPRESENTATIVE SALE;
009	342204	9203	8/12/2010	\$50,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
010	332204	9225	3/1/2010	\$40,000	NON-REPRESENTATIVE SALE;