

Residential Revalue

2013 Assessment Roll

Federal Way

Area 54

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:

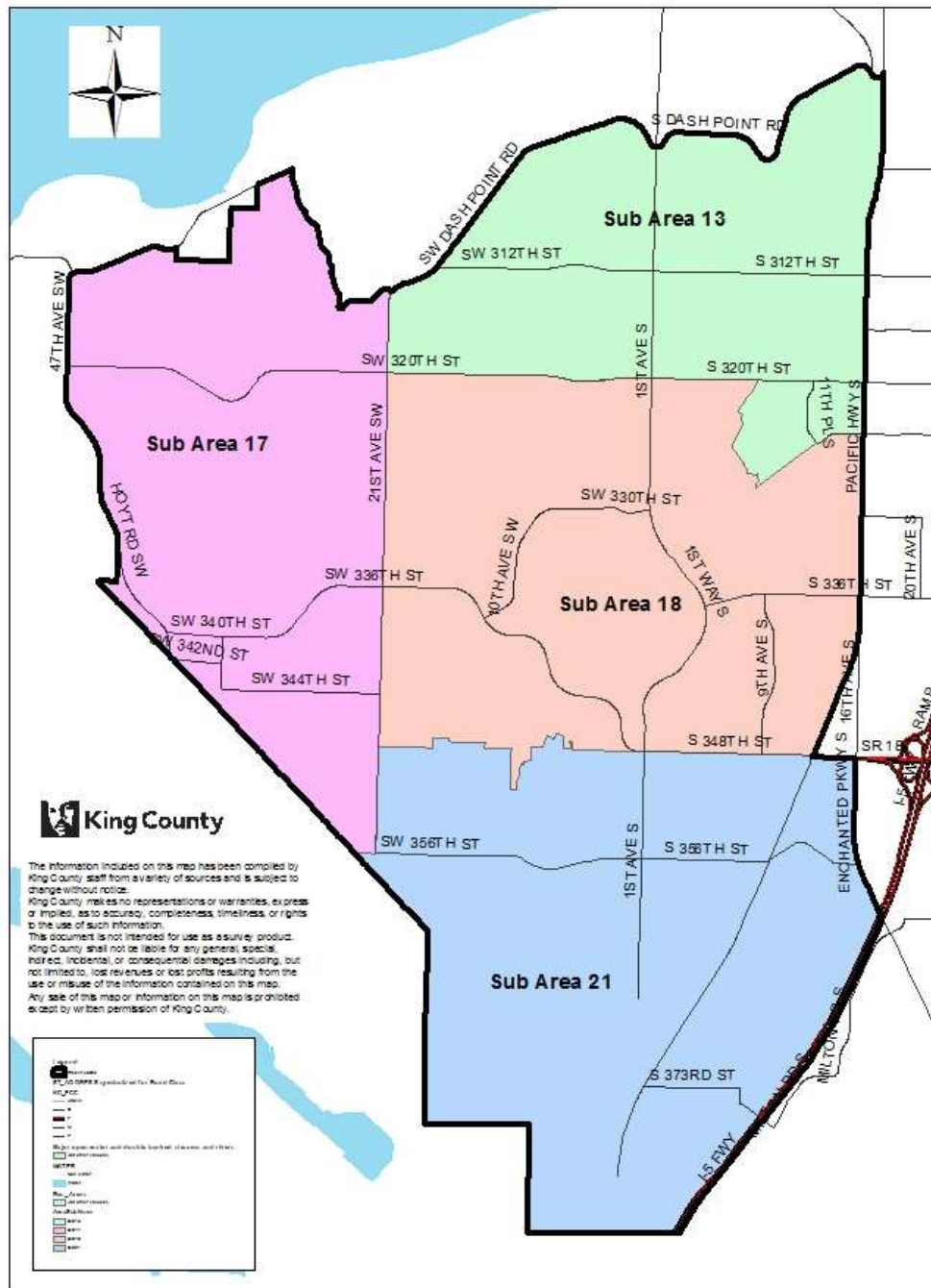
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 54 Federal Way



Federal Way

Housing



Grade 6/ Year Built 1958/ Total Living Area 1140



Grade 7/ Year Built 1990/ Total Living Area 1620



Grade 8/ Year Built 1993/ Total Living Area 1920



Grade 9/Year Built 1989/ Total Living Area 2460



Grade 10/ Year Built 1990/ Total Living Area 3170



Grade11/Year Built 1996/Total Living Area 3890

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: Federal Way

Number of Improved Sales: 933

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	\$78,100	\$125,100	\$203,200			
2013 Value	\$78,100	\$130,500	\$208,600	\$230,000	90.7%	10.25%
Change	+\$0	+\$5,400	+\$5,400			
% Change	+0.0%	+4.3%	+2.7%			

*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. 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	\$76,900	\$113,200	\$190,100
2013 Value	\$76,900	\$119,200	\$196,100
Percent Change	+0.0%	+5.3%	+3.2%

Number of one to three unit residences in the population: 12,230

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 two sub-area variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub-Areas 13 and 17 had lower average ratios (Assessed Value/Sale Price) compared to the two other sub-areas, resulting in slightly upward adjustments.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.11%
1950	2	0.21%
1960	28	3.00%
1970	184	19.72%
1980	229	24.54%
1990	236	25.29%
2000	101	10.83%
2012	152	16.29%
	933	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.02%
1920	3	0.02%
1930	13	0.11%
1940	20	0.16%
1950	93	0.76%
1960	794	6.49%
1970	2,958	24.19%
1980	3,176	25.97%
1990	3,324	27.18%
2000	1,127	9.22%
2012	719	5.88%
	12,230	

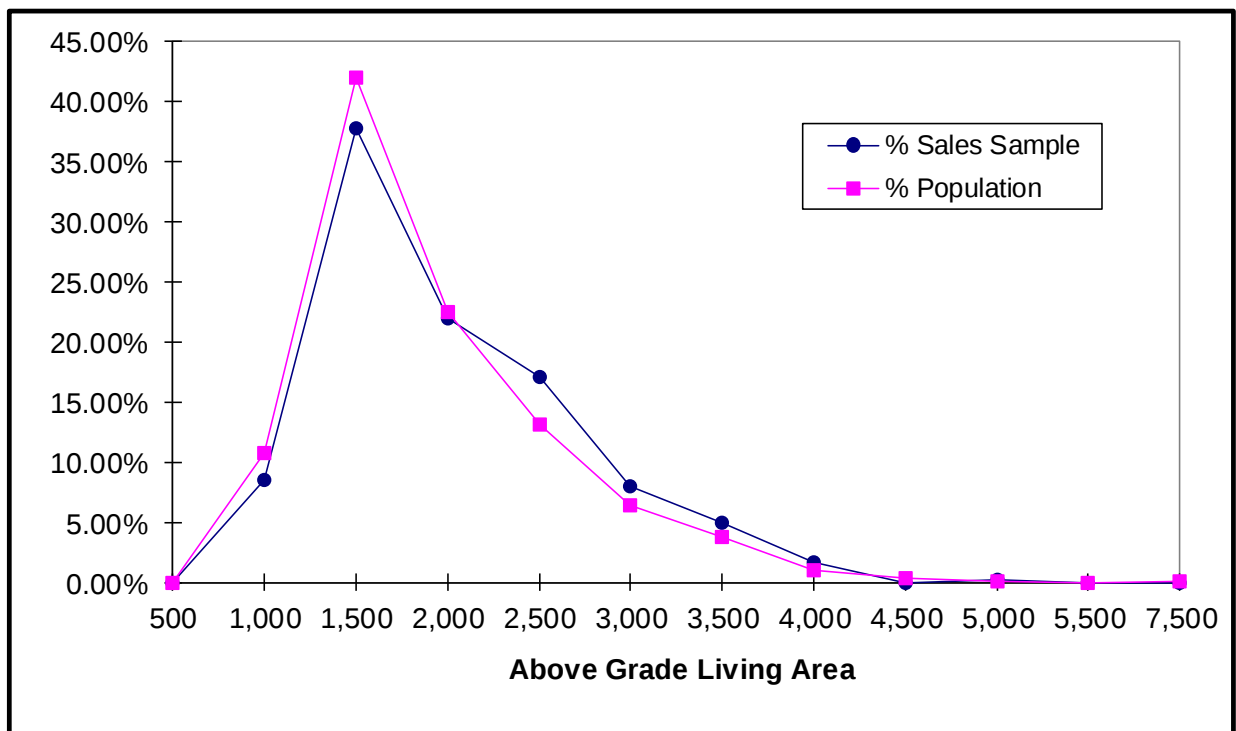


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	79	8.47%
1,500	352	37.73%
2,000	205	21.97%
2,500	159	17.04%
3,000	75	8.04%
3,500	46	4.93%
4,000	15	1.61%
4,500	0	0.00%
5,000	2	0.21%
5,500	0	0.00%
7,500	0	0.00%
	933	

Population		
AGLA	Frequency	% Population
500	1	0.01%
1,000	1,312	10.73%
1,500	5,142	42.04%
2,000	2,755	22.53%
2,500	1,604	13.12%
3,000	786	6.43%
3,500	454	3.71%
4,000	116	0.95%
4,500	39	0.32%
5,000	16	0.13%
5,500	2	0.02%
7,500	3	0.02%
	12,230	

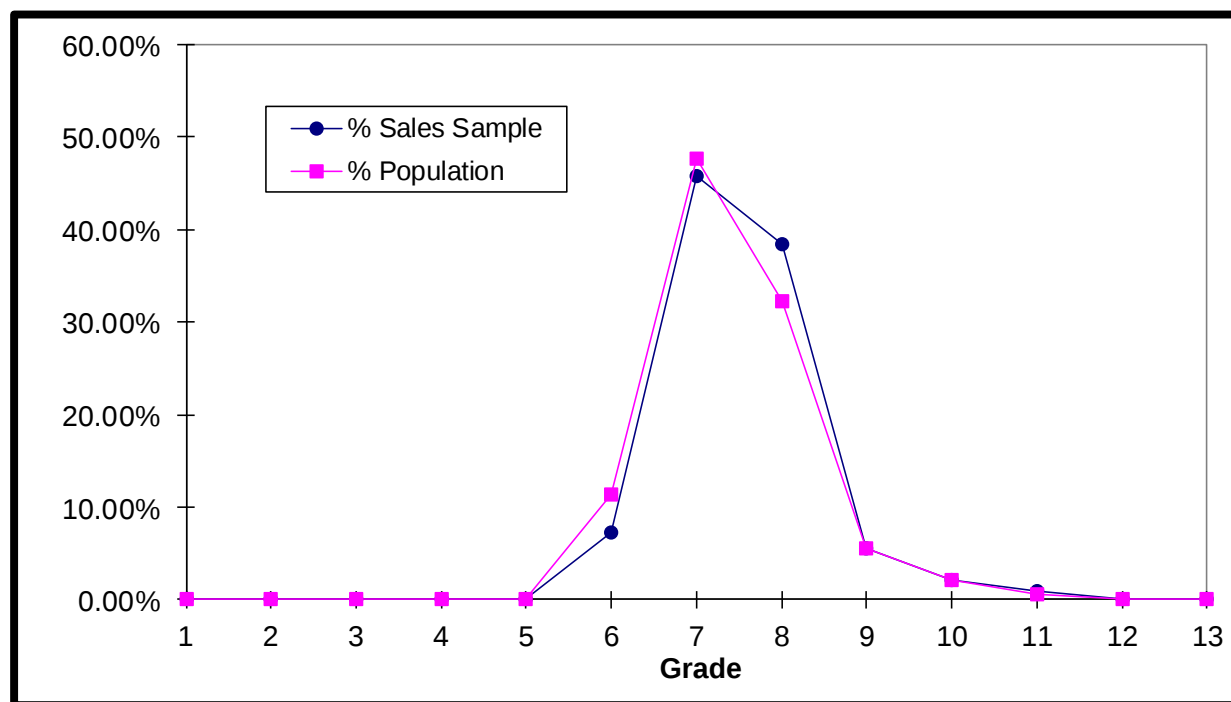


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	68	7.29%
7	427	45.77%
8	359	38.48%
9	52	5.57%
10	19	2.04%
11	8	0.86%
12	0	0.00%
13	0	0.00%
	933	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.06%
5	12	0.10%
6	1,397	11.42%
7	5,833	47.69%
8	3,949	32.29%
9	676	5.53%
10	268	2.19%
11	79	0.65%
12	9	0.07%
13	0	0.00%
	12,230	



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 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.

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 two sub-area variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub-Areas 13 and 17 had lower average ratios (Assessed Value/Sale Price) compared to the two other sub-areas, resulting in slightly upward adjustments.

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 933 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 only six sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.7%. 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 +3.2%. 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 54 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

-1.01%

Sub Area 13	Yes
% Adjustment	5.30%
Sub Area 17	Yes
% Adjustment	7.68%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Sub Area 13 parcel would *approximately* receive a 5.30% upward adjustment. 3108 parcels in the improved population would receive this adjustment. There were 209 sales. Also, a parcel in Sub Area 17 would *approximately* receive a 7.68% upward adjustment. 4802 parcels in the improved population would receive this adjustment. There were 340 sales

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

60.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 54 will be physically inspected next year.

Area 54 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, 2011 would be adjusted by the time trend factor of 1.005, resulting in an adjusted value of \$528,000 ($\$525,000 \times 1.005 = \$527,625$) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.798	-20.2%
2/1/2010	0.815	-18.5%
3/1/2010	0.829	-17.1%
4/1/2010	0.845	-15.5%
5/1/2010	0.859	-14.1%
6/1/2010	0.874	-12.6%
7/1/2010	0.887	-11.3%
8/1/2010	0.900	-10.0%
9/1/2010	0.913	-8.7%
10/1/2010	0.924	-7.6%
11/1/2010	0.935	-6.5%
12/1/2010	0.945	-5.5%
1/1/2011	0.955	-4.5%
2/1/2011	0.964	-3.6%
3/1/2011	0.972	-2.8%
4/1/2011	0.980	-2.0%
5/1/2011	0.987	-1.3%
6/1/2011	0.994	-0.6%
7/1/2011	1.000	0.0%
8/1/2011	1.005	0.5%
9/1/2011	1.010	1.0%
10/1/2011	1.014	1.4%
11/1/2011	1.017	1.7%
12/1/2011	1.020	2.0%
1/1/2012	1.022	2.2%
2/1/2012	1.024	2.4%
3/1/2012	1.025	2.5%
4/1/2012	1.025	2.5%
5/1/2012	1.025	2.5%
6/1/2012	1.024	2.4%
7/1/2012	1.023	2.3%
8/1/2012	1.020	2.0%
9/1/2012	1.018	1.8%
10/1/2012	1.014	1.4%
11/1/2012	1.010	1.0%
12/1/2012	1.005	0.5%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	072104	9223	2/18/11	\$129,000	\$125,000	580	6	1980	Avg	11,325	N	N	521 SW 316TH ST
013	178830	0105	5/22/12	\$124,900	\$128,000	800	6	1958	Avg	11,700	N	N	1042 SW 308TH ST
013	178830	0080	1/14/10	\$125,000	\$101,000	800	6	1958	Good	9,590	N	N	30728 12TH PL SW
013	178890	0160	8/2/10	\$145,000	\$131,000	800	6	1960	Avg	9,000	N	N	348 SW 305TH ST
013	178870	0165	10/1/12	\$124,000	\$126,000	820	6	1959	Avg	8,496	N	N	841 SW 306TH ST
013	178870	0090	7/3/12	\$146,000	\$149,000	820	6	1959	Avg	8,424	N	N	841 SW 305TH ST
013	178890	0050	5/8/12	\$113,000	\$116,000	840	6	1960	Avg	8,470	N	N	411 SW 304TH ST
013	556000	0200	8/8/12	\$110,000	\$112,000	840	6	1961	Avg	10,527	N	N	104 SW 305TH ST
013	178890	0200	8/18/11	\$145,000	\$146,000	840	6	1960	Avg	9,600	N	N	30519 5TH AVE SW
013	556000	0890	12/26/12	\$175,300	\$175,000	840	6	1961	Avg	8,400	N	N	30623 1ST PL SW
013	259970	0300	7/6/12	\$120,000	\$123,000	880	6	1969	Avg	7,070	N	N	30116 3RD PL SW
013	259970	0100	10/10/11	\$125,000	\$127,000	880	6	1969	Avg	7,000	N	N	30161 3RD PL SW
013	259970	0110	4/23/10	\$155,950	\$133,000	880	6	1970	Avg	7,000	N	N	30165 3RD PL SW
013	259970	0080	1/26/11	\$159,900	\$154,000	880	6	1970	Avg	7,820	N	N	30151 3RD PL SW
013	556000	0670	7/26/12	\$195,000	\$199,000	880	6	1961	Avg	8,450	N	N	30513 2ND AVE SW
013	178880	0020	7/2/10	\$179,950	\$160,000	940	6	1959	Good	8,653	N	N	633 SW 304TH ST
013	339190	0380	10/18/12	\$135,000	\$137,000	970	6	1962	Avg	8,750	N	N	30421 1ST PL S
013	339210	0310	11/8/12	\$130,000	\$131,000	970	6	1965	Avg	10,695	N	N	30811 2ND AVE S
013	794170	0410	7/2/12	\$135,000	\$138,000	970	6	1968	Avg	7,200	N	N	511 S 317TH ST
013	339210	0210	4/28/10	\$149,900	\$129,000	970	6	1963	Avg	8,395	N	N	30603 2ND AVE S
013	794160	0100	5/14/10	\$181,000	\$157,000	970	6	1968	Avg	7,533	N	N	620 S 317TH ST
013	794160	0220	8/25/10	\$187,500	\$171,000	970	6	1967	Avg	7,742	N	N	31715 6TH AVE S
013	339210	0270	4/7/10	\$227,500	\$193,000	970	6	1963	Avg	9,000	N	N	30654 2ND AVE S
013	794150	0150	1/12/10	\$185,000	\$149,000	1,000	6	1967	Good	7,560	N	N	31719 7TH PL S
013	178870	0225	2/23/12	\$117,000	\$120,000	1,080	6	1959	Good	8,850	N	N	1003 SW 307TH ST
013	178880	0200	11/18/11	\$140,000	\$143,000	1,080	6	1959	Good	8,640	N	N	30527 7TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	178890	0150	4/2/10	\$135,000	\$114,000	1,110	6	1960	Avg	8,400	N	N	340 SW 305TH ST
013	178890	0320	7/28/10	\$185,000	\$166,000	1,110	6	1961	Good	10,950	N	N	30715 5TH AVE SW
013	556000	1080	4/20/10	\$197,700	\$169,000	1,120	6	1962	Avg	10,800	N	N	111 SW 307TH ST
013	556000	1070	3/29/10	\$216,500	\$183,000	1,120	6	1962	Avg	9,600	N	N	110 SW 307TH ST
013	178890	0380	1/7/11	\$133,900	\$128,000	1,122	6	1960	Avg	9,100	N	N	30528 5TH AVE SW
013	326070	0620	7/15/11	\$129,000	\$129,000	1,200	6	1970	Avg	7,192	N	N	811 S 327TH ST
013	339180	0310	4/26/12	\$119,500	\$122,000	1,210	6	1961	Avg	8,700	N	N	30224 2ND AVE S
013	794150	0180	3/26/12	\$124,900	\$128,000	1,230	6	1967	Avg	8,800	N	N	31743 7TH PL S
013	339190	0040	10/6/11	\$159,000	\$161,000	1,230	6	1962	Avg	9,450	N	N	112 S 304TH PL
013	339210	0180	3/3/10	\$165,000	\$137,000	1,230	6	1963	Avg	8,395	N	N	30627 2ND AVE S
013	232960	0020	9/6/12	\$200,000	\$203,000	1,250	6	1962	Good	8,400	N	N	346 S 304TH PL
013	232970	0080	6/12/10	\$170,000	\$149,000	1,300	6	1967	Avg	8,400	N	N	30437 3RD AVE S
013	178850	0070	3/9/12	\$130,000	\$133,000	1,320	6	1958	Good	9,360	N	N	30506 12TH PL SW
013	794300	0020	4/7/10	\$147,900	\$125,000	760	7	1980	Good	7,272	N	N	332 S 314TH PL
013	556000	0550	8/9/10	\$190,000	\$172,000	820	7	1961	Good	8,255	N	N	30663 2ND AVE SW
013	326070	0150	4/10/12	\$134,000	\$137,000	830	7	1970	Avg	7,544	N	N	32613 7TH PL S
013	326070	0200	10/14/10	\$211,270	\$196,000	830	7	1969	Avg	6,650	N	N	824 S 327TH ST
013	326070	0580	6/16/11	\$156,000	\$156,000	840	7	1970	Good	7,938	N	N	32603 8TH CT S
013	326070	1060	10/26/11	\$145,000	\$147,000	840	7	1970	Avg	9,152	N	N	818 S 326TH ST
013	555730	0400	8/27/10	\$206,000	\$188,000	850	7	1980	Avg	11,000	N	N	31713 11TH PL SW
013	555731	0430	9/26/11	\$115,000	\$117,000	900	7	1981	Avg	8,178	N	N	815 SW 317TH PL
013	039580	0050	6/28/12	\$133,000	\$136,000	910	7	1963	Avg	9,702	N	N	525 SW 302ND ST
013	555731	0180	12/29/11	\$140,000	\$143,000	940	7	1981	Avg	6,939	N	N	823 SW 316TH CT
013	515370	0020	3/14/11	\$164,950	\$161,000	940	7	1971	Avg	9,450	N	N	30339 10TH AVE S
013	794300	0330	1/7/10	\$170,000	\$136,000	940	7	1984	Avg	7,700	N	N	331 S 314TH PL
013	337530	0050	7/16/12	\$165,000	\$169,000	950	7	1981	Avg	8,395	N	N	31629 1ST PL S

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	232970	0210	9/6/12	\$215,000	\$219,000	960	7	1967	Good	10,509	N	N	30809 3RD AVE S
013	232960	0120	11/21/12	\$129,750	\$131,000	970	7	1964	Avg	8,400	N	N	30457 3RD PL S
013	039580	0080	7/18/11	\$125,000	\$125,000	980	7	1965	Good	8,701	N	N	526 SW 303RD ST
013	326070	0480	9/20/11	\$185,000	\$187,000	980	7	1973	Avg	7,107	N	N	833 S 326TH ST
013	609390	0290	9/6/10	\$160,000	\$146,000	990	7	1960	Avg	8,400	N	N	32117 9TH AVE S
013	233730	0320	9/13/11	\$135,000	\$137,000	1,010	7	1960	Avg	10,686	N	N	30108 2ND AVE SW
013	858800	0385	1/25/12	\$134,899	\$138,000	1,010	7	1967	Avg	10,125	N	N	1018 S 316TH ST
013	232960	0170	5/3/11	\$167,000	\$165,000	1,010	7	1965	Avg	8,960	N	N	30633 4TH AVE S
013	416810	0380	4/19/10	\$250,000	\$213,000	1,020	7	1963	Avg	9,856	N	N	31601 13TH AVE SW
013	609400	0310	8/15/12	\$123,000	\$125,000	1,040	7	1959	Avg	9,375	N	N	857 S 318TH ST
013	326070	0900	3/6/12	\$156,600	\$161,000	1,040	7	1974	Avg	6,600	N	N	32614 10TH AVE S
013	515370	0030	7/21/10	\$185,000	\$166,000	1,040	7	1973	Avg	7,210	N	N	30331 10TH AVE S
013	232970	0090	4/5/12	\$125,000	\$128,000	1,070	7	1967	Good	8,400	N	N	30443 3RD AVE S
013	515390	0390	2/16/12	\$129,500	\$133,000	1,080	7	1967	Good	5,000	N	N	30202 11TH PL S
013	326070	0980	8/16/11	\$145,000	\$146,000	1,080	7	1974	Avg	6,955	N	N	850 S 326TH ST
013	555731	0270	5/14/12	\$151,200	\$155,000	1,080	7	1987	Avg	7,488	N	N	31618 9TH PL SW
013	232950	0320	7/11/12	\$133,900	\$137,000	1,090	7	1962	Avg	9,889	N	N	418 S 305TH ST
013	858800	0600	12/12/11	\$129,000	\$132,000	1,090	7	1956	Avg	9,375	N	N	31628 13TH AVE S
013	232960	0310	5/7/12	\$149,950	\$154,000	1,090	7	1962	Good	8,424	N	N	30513 4TH AVE S
013	337530	0450	10/4/12	\$229,950	\$233,000	1,100	7	1985	Avg	9,739	N	N	111 S 317TH PL
013	232970	0450	10/28/11	\$120,000	\$122,000	1,110	7	1966	Avg	8,400	N	N	30422 3RD AVE S
013	515370	0080	2/22/11	\$164,500	\$160,000	1,110	7	1968	Avg	7,210	N	N	30225 10TH AVE S
013	555750	0260	1/12/12	\$190,000	\$194,000	1,120	7	1963	Good	9,579	N	N	213 SW 313TH ST
013	326070	0970	5/5/10	\$205,000	\$177,000	1,130	7	1974	Avg	6,405	N	N	854 S 326TH ST
013	039580	0350	8/23/12	\$120,199	\$122,000	1,140	7	1963	Avg	8,400	N	N	522 SW 302ND ST
013	555732	0200	9/5/12	\$174,000	\$177,000	1,140	7	1994	Avg	6,450	N	N	807 SW 318TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	150241	0110	1/21/10	\$200,000	\$162,000	1,150	7	1974	Avg	8,424	N	N	32128 8TH AVE S
013	232970	0290	3/5/10	\$255,000	\$212,000	1,150	7	1967	Good	8,800	N	N	30659 3RD PL S
013	337530	0180	11/15/12	\$166,500	\$168,000	1,160	7	1983	Avg	10,195	N	N	31608 3RD PL S
013	039580	0270	3/12/10	\$217,000	\$181,000	1,160	7	1966	Good	7,872	N	N	30320 7TH AVE SW
013	091900	0220	12/4/12	\$141,000	\$142,000	1,170	7	1966	Avg	9,255	N	N	30436 11TH AVE S
013	072104	9121	6/12/12	\$137,500	\$141,000	1,170	7	1954	Avg	13,689	N	N	845 SW 312TH ST
013	609390	0080	2/4/11	\$184,900	\$178,000	1,170	7	1960	Good	9,954	N	N	32106 9TH AVE S
013	416795	0170	11/12/12	\$215,000	\$217,000	1,170	7	1993	Avg	9,342	N	N	31753 14TH WAY SW
013	555780	0290	1/31/12	\$145,000	\$148,000	1,190	7	1966	Good	9,600	N	N	31210 2ND AVE SW
013	787520	0175	5/2/11	\$134,900	\$133,000	1,190	7	1955	Avg	9,375	N	N	31367 12TH PL S
013	150240	0150	9/7/11	\$165,000	\$167,000	1,200	7	1967	Avg	8,614	N	N	32424 10TH PL S
013	858800	0395	4/3/12	\$132,000	\$135,000	1,210	7	1967	Good	11,200	N	N	31516 10TH AVE S
013	174500	0080	4/16/12	\$142,000	\$146,000	1,210	7	1967	Good	7,248	N	N	30600 9TH AVE S
013	556000	0150	12/13/12	\$182,000	\$183,000	1,210	7	1961	Avg	8,591	N	N	135 SW 304TH ST
013	515370	0150	6/26/12	\$188,000	\$192,000	1,230	7	1975	Good	7,210	N	N	30326 10TH AVE S
013	232970	0040	5/12/11	\$199,000	\$197,000	1,230	7	1966	Good	9,266	N	N	30405 3RD AVE S
013	081850	0120	4/5/12	\$148,000	\$152,000	1,240	7	1986	Avg	3,097	N	N	31025 9TH AVE S
013	081850	0190	7/30/10	\$152,000	\$137,000	1,240	7	1986	Avg	5,163	N	N	31049 9TH AVE S
013	081850	0330	5/19/10	\$179,000	\$155,000	1,240	7	1986	Avg	3,691	N	N	31066 9TH AVE S
013	039580	0530	6/18/10	\$185,000	\$163,000	1,250	7	1966	Avg	8,400	N	N	30303 7TH AVE SW
013	326070	0160	9/18/12	\$175,000	\$178,000	1,260	7	1970	Avg	7,590	N	N	32619 7TH PL S
013	327581	0190	5/8/12	\$122,500	\$126,000	1,270	7	1987	Avg	4,105	N	N	31230 10TH CT SW
013	416795	0100	12/23/11	\$156,362	\$160,000	1,270	7	1991	Avg	7,210	N	N	31827 14TH WAY SW
013	555732	0160	12/30/10	\$205,000	\$196,000	1,270	7	1994	Avg	7,192	N	N	829 SW 318TH PL
013	327581	0110	11/1/10	\$157,000	\$147,000	1,270	7	1987	Avg	4,016	N	N	31250 10TH CT SW
013	794300	0060	8/24/11	\$175,000	\$177,000	1,288	7	1984	Good	7,200	N	N	310 S 314TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	064310	0240	10/4/11	\$196,000	\$199,000	1,290	7	1967	Avg	10,350	N	N	526 S 303RD ST
013	232950	0210	9/18/12	\$167,000	\$170,000	1,320	7	1962	Good	9,884	N	N	636 S 305TH ST
013	787540	0225	10/21/11	\$227,000	\$231,000	1,320	7	1962	Avg	10,990	N	N	31314 10TH AVE S
013	150241	0230	7/19/10	\$263,000	\$235,000	1,320	7	1972	Avg	10,164	N	N	32342 9TH AVE S
013	858800	0070	9/28/11	\$139,500	\$141,000	1,330	7	1955	Avg	10,800	N	N	31507 8TH AVE S
013	525980	0490	6/9/11	\$199,900	\$199,000	1,330	7	1983	Avg	5,700	N	N	31120 11TH PL SW
013	025300	0380	7/13/10	\$150,000	\$134,000	1,340	7	1984	Avg	8,423	N	N	30311 13TH AVE S
013	150240	0315	9/17/12	\$148,000	\$150,000	1,340	7	1967	Avg	9,605	N	N	32350 10TH AVE S
013	794300	0170	4/26/10	\$179,950	\$154,000	1,340	7	1984	Avg	8,400	N	N	226 S 315TH PL
013	039580	0370	3/12/12	\$191,500	\$196,000	1,340	7	1966	Good	8,400	N	N	602 SW 302ND ST
013	232950	0340	4/27/10	\$212,500	\$182,000	1,340	7	1962	Good	10,774	N	N	404 S 305TH ST
013	555990	0030	11/12/12	\$209,950	\$212,000	1,340	7	1993	Avg	8,801	N	N	830 SW 313TH CT
013	525980	0080	3/24/11	\$145,000	\$142,000	1,350	7	1983	Avg	7,225	N	N	31011 11TH PL SW
013	525980	0160	7/25/12	\$185,000	\$189,000	1,350	7	1983	Avg	7,888	N	N	30907 11TH AVE SW
013	337530	0510	11/3/11	\$186,000	\$189,000	1,350	7	1985	Avg	7,920	N	N	31708 2ND AVE S
013	337530	0230	3/23/10	\$225,250	\$189,000	1,350	7	1985	Good	7,700	N	N	31627 4TH AVE S
013	555780	0090	3/24/10	\$260,000	\$219,000	1,350	7	1963	Avg	9,600	N	N	114 SW 313TH ST
013	232970	0100	7/1/11	\$147,000	\$147,000	1,360	7	1966	Avg	8,400	N	N	30451 3RD AVE S
013	232970	0480	8/29/12	\$185,000	\$188,000	1,360	7	1965	Good	8,625	N	N	311 S 304TH PL
013	150241	0370	7/21/11	\$219,950	\$221,000	1,370	7	1973	Avg	8,500	N	N	32417 7TH PL S
013	150240	0300	10/14/10	\$182,000	\$169,000	1,380	7	1967	Avg	8,362	N	N	32344 10TH AVE S
013	150240	0400	3/21/11	\$198,900	\$194,000	1,380	7	1967	Good	14,504	N	N	1017 S 324TH PL
013	787540	0130	12/14/12	\$154,500	\$155,000	1,390	7	1956	Avg	11,625	N	N	31406 11TH PL S
013	052104	9034	9/4/12	\$209,950	\$214,000	1,390	7	1969	Good	13,068	N	N	841 S DASH POINT RD
013	233730	0040	11/9/11	\$155,000	\$158,000	1,420	7	1961	Avg	9,450	N	N	30107 2ND PL SW
013	787520	0050	5/20/11	\$197,000	\$195,000	1,420	7	1955	Avg	9,375	N	N	31350 13TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	081850	0210	12/17/12	\$125,000	\$125,000	1,430	7	1987	Avg	5,810	N	N	31055 9TH AVE S
013	082104	9205	8/24/11	\$155,000	\$156,000	1,430	7	1966	Avg	10,018	N	N	31011 8TH AVE S
013	081850	0580	5/14/12	\$155,000	\$159,000	1,430	7	1986	Avg	3,675	N	N	816 S 310TH PL
013	081850	0480	7/28/11	\$159,000	\$160,000	1,430	7	1986	Avg	3,873	N	N	916 S 310TH PL
013	771620	0040	12/20/12	\$146,000	\$146,000	1,450	7	1963	Avg	8,460	N	N	30835 6TH PL SW
013	555770	0030	7/1/11	\$160,000	\$160,000	1,490	7	1966	Avg	10,500	N	N	30818 7TH AVE SW
013	337530	0250	2/24/11	\$182,000	\$177,000	1,490	7	1985	Avg	7,700	N	N	31611 4TH AVE S
013	515390	0080	11/9/12	\$159,900	\$161,000	1,510	7	1966	Avg	9,100	N	N	30011 11TH PL S
013	515365	0020	7/11/12	\$150,000	\$153,000	1,540	7	1969	Good	7,200	N	N	30348 9TH AVE S
013	025300	0040	12/14/11	\$162,500	\$166,000	1,540	7	1955	Avg	10,560	N	N	30042 14TH AVE S
013	555780	0210	8/24/11	\$155,000	\$156,000	1,560	7	1964	Avg	9,628	N	N	130 SW 312TH PL
013	150241	0090	9/25/12	\$205,000	\$208,000	1,560	7	1974	Good	8,400	N	N	32112 8TH AVE S
013	555750	0230	3/14/11	\$215,000	\$210,000	1,570	7	1964	Good	17,352	Y	Y	313 SW 313TH ST
013	072104	9087	8/17/11	\$250,000	\$252,000	1,570	7	1985	Good	67,518	N	N	836 SW 312TH ST
013	555990	0020	9/18/12	\$245,000	\$249,000	1,580	7	1993	Avg	8,277	N	N	826 SW 313TH CT
013	150240	0610	7/8/11	\$175,000	\$175,000	1,680	7	1967	Avg	8,320	N	N	32157 9TH AVE S
013	416795	0290	6/7/12	\$187,000	\$191,000	1,690	7	1992	Avg	7,314	N	N	31628 13TH AVE SW
013	554760	0050	2/23/11	\$275,000	\$267,000	1,715	7	2010	Avg	8,312	N	N	608 S 310TH CT
013	858800	0240	5/3/10	\$190,000	\$163,000	1,740	7	1968	Avg	10,400	N	N	31619 10TH AVE S
013	084850	0030	7/14/10	\$219,750	\$196,000	1,750	7	1999	Avg	2,900	N	N	31182 3RD CT S
013	555990	0070	1/7/10	\$260,000	\$208,000	1,750	7	1994	Avg	6,897	N	N	914 SW 313TH CT
013	327581	0070	12/30/11	\$140,000	\$143,000	1,760	7	1987	Avg	2,914	N	N	31247 10TH CT SW
013	609400	0170	4/10/12	\$165,000	\$169,000	1,780	7	1959	Good	12,150	N	N	846 S 318TH ST
013	084850	0070	7/15/11	\$196,000	\$196,000	1,780	7	1999	Avg	4,560	N	N	31130 3RD CT S
013	064310	0090	6/10/11	\$237,000	\$236,000	1,790	7	1967	Good	10,200	N	N	501 S 303RD ST
013	082104	9272	12/20/12	\$145,000	\$145,000	1,810	7	1984	Avg	7,500	N	N	720 S 314TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	250160	0130	9/27/12	\$179,900	\$183,000	1,820	7	1962	Avg	9,500	N	N	30325 13TH AVE S
013	555780	0170	7/18/12	\$224,950	\$230,000	1,820	7	1964	Good	10,605	N	N	108 SW 312TH PL
013	931500	0020	11/14/12	\$133,550	\$135,000	1,870	7	1963	Avg	8,400	N	N	817 S 308TH ST
013	232950	0050	7/6/10	\$159,000	\$141,000	1,880	7	1962	Avg	9,936	N	N	429 S 304TH ST
013	039580	0280	5/14/10	\$250,000	\$216,000	1,990	7	1966	Avg	9,660	N	N	614 SW 304TH ST
013	337530	0490	6/4/10	\$233,000	\$204,000	2,110	7	1985	Good	9,000	N	N	31713 2ND AVE S
013	554760	0040	4/12/10	\$295,950	\$252,000	2,120	7	2010	Avg	7,204	N	N	612 S 310TH CT
013	326070	0550	5/19/10	\$236,950	\$206,000	2,240	7	1974	Avg	9,010	N	N	32614 8TH CT S
013	554760	0100	4/15/11	\$294,950	\$290,000	2,330	7	2010	Avg	7,239	N	N	613 S 310TH CT
013	554760	0140	9/3/10	\$293,000	\$268,000	2,410	7	2010	Avg	7,201	N	N	31016 7TH PL S
013	554760	0020	9/15/10	\$296,000	\$272,000	2,410	7	2010	Avg	7,200	N	N	622 S 310TH CT
013	554760	0030	3/10/10	\$301,500	\$251,000	2,410	7	2010	Avg	7,216	N	N	616 S 310TH CT
013	554760	0060	2/11/10	\$302,950	\$248,000	2,410	7	2010	Avg	7,323	N	N	606 S 310TH CT
013	554760	0130	3/2/10	\$305,000	\$253,000	2,410	7	2010	Avg	7,207	N	N	31022 7TH PL S
013	554760	0090	7/7/11	\$299,950	\$300,000	2,411	7	2010	Avg	7,212	N	N	609 S 310TH CT
013	091900	0135	10/30/12	\$257,950	\$261,000	3,860	7	1966	Avg	10,500	N	N	30625 11TH AVE S
013	241330	0930	5/24/12	\$160,000	\$164,000	1,230	8	1977	Avg	6,500	N	N	30917 5TH PL S
013	241330	0500	1/3/10	\$214,900	\$172,000	1,230	8	1978	Avg	7,140	N	N	30632 4TH AVE S
013	555920	0045	5/7/10	\$335,000	\$289,000	1,280	8	1996	Avg	17,475	Y	Y	545 SW 312TH ST
013	082104	9256	11/23/10	\$235,000	\$221,000	1,290	8	1979	Avg	9,147	N	N	929 S 312TH ST
013	241330	0970	2/18/11	\$219,950	\$213,000	1,370	8	1977	Avg	6,650	N	N	510 S 310TH PL
013	241330	0470	11/20/12	\$225,000	\$227,000	1,390	8	1979	Avg	6,860	N	N	30610 4TH AVE S
013	241330	0160	12/20/11	\$181,600	\$186,000	1,420	8	1978	Avg	9,482	N	N	30904 5TH PL S
013	241330	0350	12/12/11	\$205,000	\$209,000	1,480	8	1979	Avg	7,350	N	N	30610 5TH PL S
013	241330	0260	6/18/12	\$260,000	\$266,000	1,640	8	1978	Avg	7,878	N	N	443 S 308TH ST
013	416796	0330	10/12/10	\$230,000	\$213,000	1,820	8	1992	Avg	7,750	N	N	1203 SW 318TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	556050	0280	10/12/12	\$265,000	\$268,000	1,850	8	1986	Avg	9,280	N	N	1015 SW 314TH PL
013	667265	0420	6/25/12	\$220,000	\$225,000	1,870	8	1995	Avg	8,038	N	N	30803 1ST PL S
013	667265	0190	11/15/12	\$266,000	\$268,000	1,880	8	1995	Avg	8,354	N	N	325 S 309TH ST
013	150240	0490	11/23/11	\$235,000	\$240,000	1,960	8	1966	Avg	10,208	N	N	32347 10TH AVE S
013	241330	0750	4/8/11	\$249,750	\$245,000	2,040	8	1979	Good	6,440	N	N	30650 4TH PL S
013	072104	9248	2/21/12	\$211,000	\$216,000	2,054	8	2004	Avg	7,260	N	N	31150 14TH AVE SW
013	416796	0460	12/28/10	\$252,000	\$240,000	2,080	8	1992	Avg	8,550	N	N	31719 12TH PL SW
013	416680	0220	11/7/11	\$265,000	\$270,000	2,114	8	2007	Avg	7,236	N	N	31046 1ST PL SW
013	416680	0010	4/8/10	\$300,000	\$255,000	2,114	8	2007	Avg	7,580	N	N	31177 2ND AVE SW
013	667265	0260	8/10/11	\$227,500	\$229,000	2,120	8	1994	Avg	8,546	N	N	30919 5TH WAY S
013	667265	0100	8/10/12	\$265,000	\$270,000	2,120	8	1994	Avg	7,279	N	N	324 S 309TH ST
013	667265	0050	10/19/12	\$280,000	\$283,000	2,170	8	1994	Avg	7,669	N	N	30816 3RD PL S
013	667265	0270	9/7/10	\$251,000	\$230,000	2,250	8	1996	Avg	7,277	N	N	30818 2ND AVE S
013	667265	0290	8/17/11	\$238,000	\$240,000	2,290	8	1996	Avg	6,297	N	N	30830 2ND AVE S
013	795450	0020	12/28/10	\$285,000	\$272,000	2,310	8	1988	Avg	9,066	N	N	352 S 302ND PL
013	416795	0470	4/9/10	\$259,000	\$220,000	2,360	8	1990	Avg	6,599	N	N	1431 SW 319TH CT
013	416680	0260	4/5/12	\$308,000	\$316,000	2,441	8	2007	Avg	7,212	N	N	129 SW 310TH PL
013	416680	0100	8/13/12	\$315,000	\$321,000	2,441	8	2007	Avg	7,357	N	N	31045 2ND PL SW
013	416680	0190	1/17/11	\$335,000	\$322,000	2,441	8	2007	Avg	7,838	N	N	118 SW 310TH PL
013	416680	0110	6/24/11	\$330,000	\$329,000	2,708	8	2007	Avg	8,095	N	N	31027 2ND PL SW
013	416680	0240	10/19/10	\$368,000	\$342,000	2,751	8	2007	Avg	7,278	N	N	31076 1ST PL SW
013	667265	0180	3/27/12	\$354,900	\$364,000	2,810	8	1994	Avg	9,214	N	N	321 S 309TH ST
013	667265	0200	10/19/12	\$322,500	\$326,000	2,950	8	1995	Avg	7,433	N	N	329 S 309TH ST
013	554760	0110	2/15/11	\$375,000	\$363,000	3,126	8	2010	Avg	7,257	N	N	623 S 310TH CT
013	554760	0080	6/28/11	\$390,000	\$390,000	3,154	8	2010	Avg	7,648	N	N	605 S 310TH CT
013	554760	0120	8/1/11	\$385,000	\$387,000	3,202	8	2010	Avg	7,232	N	N	31028 7TH PL S

Improved Sales Used in this Annual Update Analysis
Area 54
(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
013	072104	9096	10/18/11	\$435,000	\$442,000	4,850	10	2001	Avg	40,902	N	N	31617 6TH AVE SW
017	894520	0200	10/21/11	\$145,000	\$147,000	720	6	1963	Good	7,245	N	N	32919 26TH AVE SW
017	894510	0460	6/10/10	\$159,900	\$140,000	840	6	1962	Good	8,563	N	N	2441 SW 328TH ST
017	894510	0020	11/9/11	\$115,900	\$118,000	860	6	1962	Avg	8,400	N	N	2450 SW 328TH ST
017	894510	0420	2/5/10	\$151,500	\$124,000	860	6	1962	Good	8,563	N	N	2409 SW 328TH ST
017	932090	0720	10/12/12	\$116,500	\$118,000	950	6	1978	Good	3,400	N	N	2300 SW 333RD ST
017	894430	0710	9/27/12	\$125,000	\$127,000	970	6	1968	Avg	8,250	N	N	2608 SW 332ND PL
017	894430	0610	8/10/12	\$136,000	\$139,000	970	6	1968	Good	8,000	N	N	33220 26TH PL SW
017	894430	0580	7/2/12	\$159,000	\$163,000	970	6	1968	Avg	8,750	N	N	33262 26TH PL SW
017	894520	0790	7/29/12	\$167,000	\$170,000	970	6	1963	Avg	9,520	N	N	32905 28TH AVE SW
017	932090	0120	9/15/11	\$125,000	\$126,000	980	6	1977	Good	3,526	N	N	33420 26TH AVE SW
017	932090	0070	10/17/12	\$125,000	\$127,000	980	6	1976	Good	3,915	N	N	33313 26TH AVE SW
017	932090	0850	5/13/10	\$140,000	\$121,000	980	6	1976	Good	3,400	N	N	2512 SW 333RD ST
017	894510	0150	5/11/10	\$180,000	\$156,000	990	6	1962	Good	8,760	N	N	2112 SW 328TH ST
017	330630	0170	8/2/11	\$143,000	\$144,000	1,010	6	1967	Avg	9,750	N	N	34039 22ND PL SW
017	330630	0280	12/13/12	\$165,800	\$166,000	1,010	6	1967	Avg	9,750	N	N	34032 22ND PL SW
017	330630	0630	11/2/12	\$165,000	\$167,000	1,100	6	1967	Avg	9,750	N	N	2203 SW 342ND ST
017	894500	1070	6/27/11	\$175,000	\$175,000	1,140	6	1962	VGood	9,546	N	N	2401 SW 329TH ST
017	894510	0130	8/18/11	\$180,000	\$181,000	1,140	6	1962	Avg	8,760	N	N	2210 SW 328TH ST
017	894520	0660	12/18/12	\$156,560	\$157,000	1,170	6	1963	Good	7,920	N	N	32819 28TH AVE SW
017	894530	0260	10/26/12	\$165,000	\$167,000	1,200	6	1963	Good	8,910	N	N	33116 28TH AVE SW
017	894530	0120	12/10/12	\$172,000	\$173,000	1,200	6	1963	Good	8,470	N	N	33113 28TH AVE SW
017	894510	0230	9/10/12	\$123,000	\$125,000	1,224	6	1962	Good	8,364	N	N	32843 22ND AVE SW
017	330630	0390	3/16/10	\$219,950	\$184,000	1,310	6	1968	Avg	10,010	N	N	2313 SW 341ST PL
017	894510	0170	7/25/12	\$132,000	\$135,000	1,320	6	1962	Good	9,186	N	N	32804 22ND AVE SW
017	894520	0860	1/23/12	\$123,750	\$127,000	1,384	6	1965	Avg	8,960	N	N	33004 29TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	502945	0850	5/25/12	\$206,400	\$211,000	820	7	1980	Avg	6,980	N	N	2631 SW 351ST ST
017	502945	0030	3/31/10	\$237,000	\$200,000	850	7	1980	Good	7,400	N	N	34416 27TH AVE SW
017	109961	1030	12/15/10	\$131,000	\$124,000	940	7	1975	Good	6,400	N	N	33210 37TH PL SW
017	109961	1260	6/15/12	\$136,500	\$140,000	940	7	1976	Good	6,400	N	N	33227 36TH AVE SW
017	109961	1350	5/10/10	\$154,500	\$133,000	940	7	1976	Good	6,400	N	N	33220 36TH AVE SW
017	109960	0480	7/26/11	\$135,000	\$136,000	960	7	1969	Avg	8,858	N	N	33550 36TH AVE SW
017	502945	0160	7/17/12	\$150,000	\$153,000	970	7	1981	Good	7,187	N	N	2632 SW 347TH ST
017	894430	0340	7/22/11	\$130,000	\$130,000	970	7	1967	Avg	8,692	N	N	2731 SW 332ND CT
017	502945	0550	4/7/11	\$153,800	\$151,000	970	7	1980	Avg	7,003	N	N	2616 SW 349TH PL
017	894520	0690	12/12/11	\$213,000	\$217,000	970	7	1966	Avg	8,436	N	N	32778 29TH AVE SW
017	010060	0880	11/22/10	\$188,750	\$178,000	970	7	1968	Good	7,622	N	N	33515 28TH AVE SW
017	502945	0290	6/11/12	\$198,000	\$203,000	980	7	1980	Avg	6,625	N	N	2639 SW 347TH PL
017	502945	0600	11/1/12	\$131,950	\$133,000	1,000	7	1980	Avg	8,386	N	N	34920 26TH CT SW
017	502945	0860	8/21/12	\$135,000	\$138,000	1,000	7	1980	Avg	7,022	N	N	2635 SW 351ST ST
017	502945	0940	4/2/12	\$159,000	\$163,000	1,000	7	1980	Good	6,953	N	N	2632 SW 351ST PL
017	896590	0020	4/25/11	\$153,000	\$151,000	1,010	7	1968	Avg	9,411	N	N	2412 SW 326TH ST
017	109975	0400	7/18/12	\$160,157	\$164,000	1,030	7	1974	Avg	7,800	N	N	32917 33RD AVE SW
017	010060	1200	1/7/10	\$185,000	\$148,000	1,030	7	1974	Avg	7,440	N	N	2661 SW 335TH PL
017	010060	0670	4/18/11	\$175,000	\$172,000	1,040	7	1975	Good	7,300	N	N	2664 SW 333RD PL
017	010060	0640	12/22/11	\$185,000	\$189,000	1,040	7	1976	Avg	9,100	N	N	2652 SW 333RD PL
017	858120	0320	10/27/10	\$185,000	\$173,000	1,040	7	1977	Avg	7,350	N	N	34006 32ND AVE SW
017	438800	0120	5/5/10	\$223,500	\$193,000	1,040	7	1977	Avg	6,906	N	N	31435 32ND AVE SW
017	010060	1190	9/26/12	\$240,000	\$244,000	1,040	7	1975	Avg	7,440	N	N	2665 SW 335TH PL
017	010060	0420	11/15/12	\$170,000	\$171,000	1,050	7	1976	Avg	9,100	N	N	33423 26TH PL SW
017	010060	0080	7/21/11	\$190,000	\$191,000	1,050	7	1975	Avg	9,100	N	N	33430 26TH PL SW
017	010061	0010	4/12/10	\$210,000	\$179,000	1,050	7	1977	Good	7,480	N	N	33429 29TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	010060	0620	1/27/10	\$227,000	\$184,000	1,050	7	1976	Avg	7,000	N	N	2657 SW 333RD PL
017	502945	0920	11/29/12	\$124,950	\$126,000	1,060	7	1980	Avg	7,057	N	N	2642 SW 351ST PL
017	858120	0470	9/22/10	\$145,000	\$133,000	1,060	7	1976	Good	7,350	N	N	3402 SW 340TH PL
017	438800	0140	12/12/12	\$154,900	\$155,000	1,070	7	1971	Avg	6,440	N	N	31601 32ND AVE SW
017	438800	0390	10/30/12	\$159,900	\$162,000	1,090	7	1969	Avg	7,366	N	N	3027 SW 316TH ST
017	109961	0400	4/26/10	\$220,000	\$189,000	1,090	7	1976	Good	7,500	N	N	3733 SW 335TH CT
017	109960	0200	9/6/11	\$213,200	\$215,000	1,090	7	1976	Avg	6,400	N	N	33408 35TH AVE SW
017	109961	0270	11/1/10	\$229,000	\$214,000	1,090	7	1976	Avg	8,550	N	N	33510 39TH AVE SW
017	954280	1680	11/28/12	\$248,000	\$249,000	1,090	7	1978	Avg	7,700	N	N	2917 SW 337TH ST
017	873216	0160	2/22/12	\$172,700	\$177,000	1,100	7	1984	Avg	7,622	N	N	3028 SW 339TH ST
017	638670	0430	11/16/11	\$195,000	\$199,000	1,100	7	1972	Good	8,265	N	N	32514 24TH AVE SW
017	894720	0090	3/22/11	\$176,000	\$172,000	1,120	7	1978	Good	12,150	N	N	2303 SW 344TH ST
017	109961	0780	12/14/12	\$140,000	\$140,000	1,140	7	1971	Avg	8,700	N	N	33491 38TH AVE SW
017	438800	0410	2/2/11	\$150,000	\$145,000	1,140	7	1969	Good	8,801	N	N	3013 SW 316TH ST
017	109961	0750	10/18/12	\$170,000	\$172,000	1,140	7	1976	Good	7,200	N	N	33469 38TH AVE SW
017	438800	0260	3/10/11	\$139,500	\$136,000	1,150	7	1970	Good	10,132	N	N	3003 SW 317TH PL
017	921150	0220	8/23/12	\$189,000	\$192,000	1,150	7	1978	Good	8,100	N	N	3710 SW 338TH PL
017	638660	0260	8/21/12	\$175,000	\$178,000	1,160	7	1987	Avg	9,472	N	N	2418 SW 325TH ST
017	109961	1250	3/22/10	\$176,525	\$148,000	1,160	7	1976	Good	6,400	N	N	33221 36TH AVE SW
017	010060	0530	11/2/12	\$245,000	\$247,000	1,160	7	1976	Avg	7,370	N	N	33406 28TH PL SW
017	176110	0360	5/25/10	\$230,000	\$200,000	1,160	7	1984	Avg	7,881	N	N	2332 SW 350TH PL
017	109975	0430	1/12/11	\$179,900	\$172,000	1,170	7	1974	Good	7,700	N	N	3316 SW 329TH CT
017	858120	0350	5/15/12	\$125,000	\$128,000	1,180	7	1977	Avg	7,000	N	N	34011 32ND AVE SW
017	954280	1950	11/21/11	\$169,000	\$172,000	1,180	7	1978	Avg	7,275	N	N	33018 30TH AVE SW
017	109961	0530	12/21/12	\$191,475	\$192,000	1,180	7	1976	Avg	6,400	N	N	3810 SW 336TH ST
017	954280	1830	2/5/10	\$227,000	\$185,000	1,180	7	1977	Avg	7,520	N	N	2918 SW 333RD ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	109961	0480	11/8/10	\$245,000	\$230,000	1,180	7	1976	Avg	8,400	N	N	3716 SW 336TH ST
017	921150	0380	7/23/10	\$247,900	\$222,000	1,190	7	1978	VGood	6,860	N	N	33902 38TH PL SW
017	921151	0280	6/17/10	\$251,000	\$221,000	1,190	7	1979	Good	7,227	N	N	33612 39TH AVE SW
017	951090	0390	3/29/11	\$140,000	\$137,000	1,200	7	1968	Good	7,700	N	N	32719 32ND AVE SW
017	921151	0790	8/21/12	\$199,000	\$203,000	1,200	7	1979	Good	6,370	N	N	3838 SW 339TH ST
017	921151	0890	6/27/12	\$213,500	\$218,000	1,200	7	1979	Avg	7,068	N	N	3821 SW 339TH ST
017	921151	0400	1/7/10	\$210,000	\$168,000	1,200	7	1979	Avg	6,000	N	N	33613 39TH AVE SW
017	954280	0580	6/13/12	\$235,000	\$241,000	1,200	7	1977	Avg	8,250	N	N	33612 33RD PL SW
017	873213	1330	9/24/10	\$279,999	\$258,000	1,200	7	1978	Avg	7,840	N	N	3803 SW 330TH PL
017	011470	0240	6/17/10	\$269,950	\$238,000	1,200	7	1970	Avg	9,679	N	N	2217 SW 346TH ST
017	954280	0360	6/30/10	\$219,800	\$195,000	1,210	7	1978	Avg	7,500	N	N	3305 SW 335TH ST
017	011470	0210	5/4/12	\$149,100	\$153,000	1,220	7	1975	Avg	9,612	N	N	2303 SW 346TH ST
017	921150	0430	6/7/10	\$247,000	\$216,000	1,220	7	1978	Avg	7,000	N	N	3721 SW 338TH PL
017	176110	0300	1/11/10	\$165,000	\$133,000	1,230	7	1986	Avg	7,200	N	N	34915 23RD AVE SW
017	438800	0500	7/19/12	\$178,750	\$183,000	1,230	7	1973	Good	7,580	N	N	31410 32ND AVE SW
017	932432	0010	6/11/12	\$151,600	\$155,000	1,240	7	1980	Avg	9,826	N	N	2510 SW 322ND ST
017	921151	0550	10/24/12	\$173,000	\$175,000	1,240	7	1979	Avg	7,650	N	N	3902 SW 337TH ST
017	438800	0330	8/27/12	\$170,000	\$173,000	1,240	7	1973	Avg	6,440	N	N	3013 SW 317TH ST
017	638660	0100	9/13/12	\$152,000	\$154,000	1,250	7	1968	Avg	8,064	N	N	2512 SW 325TH PL
017	109975	0050	10/25/10	\$255,000	\$238,000	1,250	7	1975	Avg	7,081	N	N	33017 35TH AVE SW
017	010921	0440	8/29/11	\$175,000	\$177,000	1,260	7	1986	Avg	7,200	N	N	2732 SW 342ND ST
017	954280	0890	11/8/11	\$186,500	\$190,000	1,260	7	1978	Avg	7,810	N	N	32921 30TH AVE SW
017	858120	0130	4/12/11	\$199,950	\$196,000	1,270	7	1976	Good	7,000	N	N	3205 SW 341ST ST
017	954280	1730	9/8/10	\$262,900	\$241,000	1,270	7	1978	Avg	9,200	N	N	2932 SW 337TH ST
017	873213	1280	7/18/12	\$153,780	\$157,000	1,280	7	1978	Avg	10,450	N	N	32923 39TH AVE SW
017	638670	0320	1/13/12	\$174,500	\$179,000	1,290	7	1977	Good	8,000	N	N	2111 SW 325TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	109961	0520	9/7/10	\$199,900	\$183,000	1,290	7	1976	Avg	6,400	N	N	3804 SW 336TH ST
017	109976	0410	5/23/11	\$140,000	\$139,000	1,300	7	1975	Good	7,200	N	N	33118 33RD AVE SW
017	502945	0180	6/9/11	\$143,500	\$143,000	1,300	7	1981	Avg	6,930	N	N	2641 SW 347TH ST
017	638660	0050	12/13/12	\$185,000	\$186,000	1,300	7	1967	Avg	8,019	N	N	2509 SW 325TH PL
017	438801	0320	11/16/11	\$235,000	\$239,000	1,300	7	1975	Good	9,588	N	N	3121 SW 313TH PL
017	951090	0720	4/3/12	\$142,000	\$146,000	1,310	7	1971	Avg	8,625	N	N	2825 SW 327TH ST
017	394550	0120	12/10/10	\$140,000	\$133,000	1,310	7	1960	Avg	12,747	N	N	2105 SW 317TH PL
017	327900	0440	7/20/10	\$212,500	\$190,000	1,310	7	1979	Avg	7,800	N	N	33309 40TH AVE SW
017	954280	0130	2/28/12	\$145,000	\$149,000	1,330	7	1978	Avg	6,624	N	N	33224 33RD AVE SW
017	109961	1170	5/15/12	\$160,000	\$164,000	1,330	7	1977	Avg	6,400	N	N	33226 37TH AVE SW
017	954280	0090	2/8/12	\$215,371	\$221,000	1,330	7	1978	Avg	7,840	N	N	33213 32ND PL SW
017	176110	0020	5/18/12	\$160,000	\$164,000	1,340	7	1985	Avg	7,207	N	N	2110 SW 349TH PL
017	010920	0310	11/12/12	\$235,000	\$237,000	1,350	7	1984	Avg	7,956	N	N	2613 SW 340TH PL
017	921151	0320	7/2/10	\$164,900	\$146,000	1,360	7	1979	Avg	7,210	N	N	3805 SW 336TH ST
017	010920	0330	8/26/10	\$185,480	\$169,000	1,360	7	1987	Avg	5,500	N	N	2601 SW 340TH PL
017	873213	0700	7/7/11	\$215,000	\$215,000	1,370	7	1978	Good	8,250	N	N	33020 37TH CT SW
017	351800	0200	7/8/11	\$188,000	\$188,000	1,370	7	1986	Avg	7,825	N	N	2711 SW 351ST ST
017	109961	1050	6/4/12	\$185,000	\$189,000	1,380	7	1977	Good	7,500	N	N	3705 SW 332ND PL
017	896590	0130	10/12/10	\$246,000	\$228,000	1,380	7	1976	Avg	10,575	N	N	2429 SW 326TH ST
017	638670	0140	10/9/12	\$156,500	\$159,000	1,390	7	1970	Good	7,546	N	N	32489 22ND AVE SW
017	327900	0360	12/31/10	\$185,000	\$177,000	1,390	7	1980	Good	7,420	N	N	33338 40TH AVE SW
017	873213	0260	6/22/12	\$202,000	\$207,000	1,390	7	1978	Avg	7,575	N	N	33008 36TH AVE SW
017	951090	0550	11/29/11	\$220,000	\$224,000	1,400	7	1968	Good	22,500	N	N	32705 30TH AVE SW
017	932431	0090	5/26/10	\$245,000	\$213,000	1,400	7	1970	Avg	10,209	N	N	2411 SW 322ND ST
017	109976	0130	6/21/12	\$248,000	\$254,000	1,400	7	1975	Avg	5,616	N	N	33115 33RD AVE SW
017	109976	0050	5/10/12	\$167,000	\$171,000	1,410	7	1975	Avg	9,900	N	N	3311 SW 330TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	954280	1770	4/26/10	\$230,000	\$197,000	1,410	7	1978	Avg	10,140	N	N	33422 30TH AVE SW
017	797200	0060	12/12/12	\$165,000	\$166,000	1,412	7	1976	Good	10,898	N	N	34423 30TH AVE SW
017	951090	0150	1/21/10	\$265,000	\$214,000	1,420	7	1968	Avg	7,344	N	N	3321 SW 327TH ST
017	438801	0040	12/6/12	\$183,500	\$184,000	1,430	7	1974	Avg	8,050	N	N	31324 31ST AVE SW
017	176110	0340	10/6/11	\$165,000	\$167,000	1,440	7	1985	Good	6,901	N	N	2320 SW 350TH PL
017	176110	0270	11/12/12	\$195,000	\$197,000	1,440	7	1985	Avg	8,326	N	N	2313 SW 349TH PL
017	638660	0220	6/11/12	\$189,900	\$194,000	1,440	7	1968	Good	8,000	N	N	2324 SW 325TH ST
017	951090	0500	1/24/11	\$179,900	\$173,000	1,460	7	1968	Good	14,240	N	N	32710 32ND AVE SW
017	010921	0370	8/10/11	\$257,500	\$259,000	1,470	7	1981	Avg	6,930	N	N	2821 SW 342ND ST
017	873213	1290	2/17/11	\$195,900	\$190,000	1,480	7	1978	Avg	12,500	N	N	3831 SW 330TH PL
017	873213	1220	4/25/11	\$198,000	\$195,000	1,480	7	1978	Avg	7,038	N	N	3914 SW 328TH PL
017	873213	0360	12/5/11	\$247,000	\$252,000	1,490	7	1978	Avg	8,625	N	N	3626 SW 331ST ST
017	873204	0880	6/23/11	\$219,000	\$219,000	1,510	7	1979	Avg	7,800	N	N	3937 SW 328TH PL
017	873204	0030	9/22/10	\$238,000	\$219,000	1,510	7	1979	Avg	7,344	N	N	32864 39TH PL SW
017	109960	0580	8/6/12	\$160,000	\$163,000	1,520	7	1969	Avg	7,254	N	N	33502 37TH AVE SW
017	951090	0410	7/20/10	\$229,500	\$205,000	1,530	7	1972	Avg	7,200	N	N	32733 32ND AVE SW
017	954280	0330	5/13/10	\$200,000	\$173,000	1,550	7	1977	Avg	9,000	N	N	3321 SW 335TH ST
017	109975	0500	1/26/11	\$239,900	\$231,000	1,560	7	1975	Avg	6,500	N	N	32922 33RD AVE SW
017	109975	0110	10/6/11	\$168,500	\$171,000	1,570	7	1975	Good	7,154	N	N	33065 35TH AVE SW
017	951090	0710	5/21/12	\$160,000	\$164,000	1,610	7	1972	Good	8,165	N	N	2831 SW 327TH ST
017	954280	0520	5/18/12	\$183,000	\$187,000	1,620	7	1978	Good	8,100	N	N	33808 33RD PL SW
017	951090	0670	11/3/11	\$168,000	\$171,000	1,660	7	1971	Good	7,820	N	N	32732 30TH AVE SW
017	109961	1200	5/4/10	\$228,000	\$196,000	1,660	7	1976	Avg	6,400	N	N	33208 37TH AVE SW
017	010060	0820	3/11/11	\$170,000	\$166,000	1,670	7	1975	Avg	7,350	N	N	33419 28TH PL SW
017	242103	9079	10/5/12	\$160,000	\$162,000	1,700	7	1967	Avg	48,018	N	N	34731 21ST AVE SW
017	109961	0920	8/12/10	\$175,000	\$158,000	1,740	7	1976	Avg	6,400	N	N	33217 37TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	010061	0080	12/20/10	\$187,000	\$178,000	1,750	7	1977	Avg	7,840	N	N	33331 29TH PL SW
017	858120	0440	1/12/11	\$195,000	\$187,000	1,750	7	1976	Good	7,210	N	N	3316 SW 340TH PL
017	921152	0500	11/2/11	\$210,000	\$214,000	1,760	7	1989	Avg	14,035	N	N	4065 SW 337TH ST
017	921152	0210	5/16/12	\$170,001	\$174,000	1,810	7	1989	Avg	9,337	N	N	4205 SW 337TH PL
017	954280	0080	4/11/12	\$175,000	\$179,000	1,900	7	1978	Avg	6,640	N	N	33209 32ND PL SW
017	788878	0080	4/21/11	\$209,900	\$207,000	1,930	7	1992	Avg	7,547	N	N	34523 32ND CT SW
017	921152	0310	6/24/10	\$289,950	\$256,000	1,940	7	1989	Avg	10,020	N	N	4246 SW 338TH ST
017	536020	0057	11/6/12	\$204,000	\$206,000	1,970	7	1997	Avg	8,059	N	N	3318 SW 340TH ST
017	279150	0490	12/5/11	\$150,000	\$153,000	1,980	7	1988	Avg	6,862	N	N	34720 31ST PL SW
017	109975	0510	8/14/12	\$224,950	\$229,000	2,000	7	1975	Avg	7,200	N	N	32916 33RD AVE SW
017	010921	0040	9/11/12	\$210,000	\$213,000	2,020	7	1985	Avg	7,280	N	N	34108 30TH AVE SW
017	122103	9113	8/22/12	\$233,500	\$238,000	2,030	7	2003	Avg	10,000	N	N	2129 SW 316TH ST
017	242103	9043	10/4/11	\$225,000	\$228,000	2,040	7	1967	Avg	100,841	N	N	2345 SW 350TH PL
017	351800	0150	3/16/12	\$198,000	\$203,000	2,060	7	1990	Avg	7,208	N	N	2811 SW 350TH PL
017	873204	0260	4/30/10	\$235,000	\$202,000	950	8	1981	Avg	7,478	N	N	4232 SW 328TH CT
017	255700	0090	5/1/12	\$156,000	\$160,000	1,080	8	1979	Avg	7,260	N	N	33610 27TH PL SW
017	873204	0450	3/2/12	\$189,000	\$194,000	1,080	8	1981	Avg	6,642	N	N	4215 SW 329TH PL
017	873204	0300	1/11/11	\$235,000	\$225,000	1,080	8	1981	Avg	7,542	N	N	4225 SW 328TH CT
017	211551	0460	8/29/12	\$209,000	\$213,000	1,100	8	1985	Avg	8,820	N	N	31421 46TH PL SW
017	010921	0650	4/9/12	\$195,000	\$200,000	1,140	8	1983	Avg	7,220	N	N	2734 SW 341ST ST
017	211551	0260	7/20/11	\$224,000	\$225,000	1,140	8	1983	Avg	9,462	N	N	4624 SW 316TH PL
017	010920	0350	2/18/12	\$240,000	\$246,000	1,160	8	1979	Good	7,210	N	N	33811 26TH AVE SW
017	010920	0270	1/4/10	\$220,000	\$176,000	1,180	8	1979	Avg	5,740	N	N	2807 SW 340TH PL
017	211551	0190	6/18/12	\$182,500	\$187,000	1,200	8	1985	Good	8,075	N	N	31522 45TH CT SW
017	873196	0460	6/1/12	\$254,000	\$260,000	1,240	8	1975	Avg	7,950	N	N	4144 SW 322ND ST
017	193840	0020	5/5/10	\$280,000	\$241,000	1,240	8	1976	Good	7,705	N	N	2413 SW 319TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	873202	0120	7/5/12	\$168,950	\$173,000	1,250	8	1978	Avg	9,280	N	N	4322 SW 321ST ST
017	873202	0090	1/7/11	\$228,000	\$218,000	1,250	8	1978	Avg	8,000	N	N	4304 SW 321ST ST
017	873204	0160	2/1/12	\$235,000	\$241,000	1,250	8	1981	Good	7,956	N	N	4104 SW 328TH PL
017	873180	0320	10/26/11	\$214,000	\$218,000	1,260	8	1966	Avg	8,240	N	N	2414 SW 322ND PL
017	873203	0090	4/22/11	\$180,000	\$177,000	1,270	8	1977	Good	8,496	N	N	4120 SW 327TH PL
017	010921	0200	11/23/11	\$185,000	\$189,000	1,270	8	1983	Avg	7,225	N	N	2841 SW 341ST CT
017	873198	2660	8/13/12	\$185,000	\$189,000	1,280	8	1974	Avg	8,200	N	N	31601 41ST AVE SW
017	873202	0180	4/18/12	\$180,000	\$185,000	1,290	8	1978	Avg	7,725	N	N	4308 SW 322ND ST
017	873201	0300	5/19/11	\$264,900	\$263,000	1,290	8	1978	Good	9,170	N	N	32828 43RD PL SW
017	010920	0070	2/23/12	\$170,500	\$175,000	1,300	8	1979	Avg	7,760	N	N	2932 SW 339TH ST
017	193840	0040	3/23/10	\$195,000	\$164,000	1,300	8	1976	Avg	10,200	N	N	2401 SW 319TH PL
017	873203	0060	3/22/10	\$250,000	\$210,000	1,300	8	1977	Avg	8,378	N	N	4038 SW 327TH PL
017	010921	0210	2/22/11	\$245,000	\$238,000	1,310	8	1987	Avg	7,280	N	N	2835 SW 341ST CT
017	873204	0330	11/16/12	\$294,500	\$297,000	1,310	8	1981	Avg	7,416	N	N	32853 42ND PL SW
017	502946	0490	12/19/12	\$209,950	\$210,000	1,320	8	1983	Avg	7,221	N	N	2813 SW 349TH PL
017	873201	0380	9/25/12	\$168,000	\$170,000	1,350	8	1979	Avg	8,806	N	N	4218 SW 328TH ST
017	873180	0240	9/14/12	\$209,000	\$212,000	1,350	8	1968	Good	10,800	N	N	32230 25TH AVE SW
017	294451	0260	11/14/12	\$240,000	\$242,000	1,350	8	1996	Avg	7,302	N	N	34224 31ST AVE SW
017	873180	1160	7/19/11	\$237,000	\$238,000	1,350	8	1967	Avg	8,898	N	N	32220 23RD AVE SW
017	502946	0340	1/13/11	\$195,000	\$187,000	1,360	8	1983	Avg	7,828	N	N	2743 SW 347TH PL
017	010921	0240	6/2/10	\$235,000	\$205,000	1,360	8	1984	Avg	7,662	N	N	2815 SW 341ST CT
017	873198	0570	5/3/11	\$249,950	\$247,000	1,360	8	1979	Good	9,790	N	N	31310 36TH AVE SW
017	873190	1360	9/21/10	\$270,000	\$248,000	1,370	8	1989	Avg	12,150	N	N	32430 29TH AVE SW
017	010920	0440	11/16/12	\$240,000	\$242,000	1,390	8	1979	Good	13,934	N	N	2606 SW 340TH PL
017	010920	0040	6/24/10	\$265,000	\$234,000	1,390	8	1979	Avg	7,272	N	N	2918 SW 339TH ST
017	010920	0360	8/22/12	\$222,500	\$227,000	1,400	8	1979	Good	6,386	N	N	33819 26TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	873204	0730	2/1/12	\$243,000	\$249,000	1,400	8	1979	Good	12,480	Y	N	4102 SW 329TH PL
017	873180	0220	4/6/12	\$260,000	\$267,000	1,400	8	1968	Good	8,900	N	N	32235 24TH AVE SW
017	873204	0800	12/7/10	\$237,000	\$224,000	1,410	8	1979	Avg	10,585	N	N	4107 SW 328TH PL
017	179000	0060	4/8/10	\$249,950	\$212,000	1,410	8	1989	Avg	22,610	N	N	2433 SW 316TH ST
017	873180	0140	3/24/12	\$184,000	\$189,000	1,420	8	1969	Avg	7,700	N	N	32216 24TH AVE SW
017	873195	0870	8/27/12	\$205,000	\$209,000	1,420	8	1972	Good	10,656	N	N	32550 36TH AVE SW
017	010920	0540	7/16/12	\$255,000	\$261,000	1,420	8	1979	Avg	8,160	N	N	33942 28TH PL SW
017	255700	0580	1/9/12	\$176,500	\$181,000	1,430	8	1981	Avg	8,000	N	N	33735 27TH PL SW
017	150320	0090	6/3/11	\$205,000	\$204,000	1,430	8	1964	Avg	11,500	N	N	2724 SW 312TH PL
017	255700	0660	4/21/10	\$248,500	\$212,000	1,430	8	1981	Avg	8,250	N	N	33712 27TH PL SW
017	873198	2460	10/28/11	\$195,000	\$198,000	1,440	8	1974	Avg	8,000	N	N	31518 41ST AVE SW
017	873202	0860	6/23/11	\$230,000	\$230,000	1,440	8	1978	Good	9,120	N	N	32100 43RD PL SW
017	193840	0320	7/6/11	\$200,000	\$200,000	1,450	8	1977	Good	6,390	N	N	31807 25TH AVE SW
017	873190	1160	7/25/12	\$230,000	\$235,000	1,460	8	1966	Avg	7,875	N	N	32159 32ND AVE SW
017	873198	2490	6/28/12	\$269,950	\$276,000	1,470	8	1973	Good	8,000	N	N	31436 41ST AVE SW
017	193840	0390	10/12/12	\$258,000	\$261,000	1,480	8	1977	Good	10,640	N	N	31847 25TH AVE SW
017	211551	0220	9/17/10	\$252,000	\$232,000	1,490	8	1986	Avg	10,115	N	N	4520 SW 316TH PL
017	211551	0600	2/15/11	\$245,000	\$237,000	1,490	8	1985	Avg	9,373	N	N	4636 SW 314TH PL
017	211551	0520	3/23/10	\$249,950	\$210,000	1,490	8	1985	Avg	8,500	N	N	31430 46TH PL SW
017	873190	1570	5/5/10	\$269,950	\$233,000	1,500	8	1967	Avg	8,560	N	N	3218 SW 325TH ST
017	873204	0650	4/6/10	\$289,950	\$246,000	1,510	8	1979	Good	8,000	N	N	32868 40TH CT SW
017	010920	0200	6/23/12	\$200,000	\$205,000	1,550	8	1981	Good	8,064	N	N	2849 SW 340TH PL
017	873180	0630	10/31/11	\$175,000	\$178,000	1,560	8	1966	Good	7,875	N	N	32224 27TH AVE SW
017	873195	0600	12/20/12	\$199,990	\$200,000	1,560	8	1968	Avg	7,370	N	N	3215 SW 326TH ST
017	873198	0450	8/16/11	\$239,500	\$241,000	1,560	8	1976	Avg	8,585	N	N	31602 36TH AVE SW
017	873180	0210	6/21/11	\$235,000	\$234,000	1,570	8	1966	Good	9,051	N	N	32229 24TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	873198	2620	5/25/11	\$211,000	\$209,000	1,580	8	1973	Avg	8,500	N	N	4105 SW 315TH ST
017	010920	0230	9/25/12	\$250,000	\$254,000	1,580	8	1979	Avg	7,210	N	N	2831 SW 340TH PL
017	873198	2440	1/23/12	\$225,000	\$230,000	1,590	8	1973	Good	7,500	N	N	31600 41ST AVE SW
017	010920	0660	1/16/11	\$237,000	\$227,000	1,590	8	1981	Avg	7,210	N	N	33913 28TH PL SW
017	873198	3170	7/25/11	\$270,000	\$271,000	1,590	8	1973	Good	7,600	N	N	3733 SW 319TH ST
017	873198	2350	4/26/12	\$239,900	\$246,000	1,600	8	1977	Good	8,000	N	N	31459 40TH AVE SW
017	954280	1420	7/1/11	\$205,000	\$205,000	1,610	8	1978	Good	6,864	N	N	33741 31ST AVE SW
017	954280	1390	3/29/11	\$198,000	\$194,000	1,610	8	1978	Avg	7,350	N	N	33732 32ND AVE SW
017	873198	3140	8/12/11	\$219,950	\$221,000	1,620	8	1974	Avg	8,000	N	N	3755 SW 319TH ST
017	211551	0380	2/15/10	\$222,000	\$183,000	1,620	8	1983	Avg	7,210	N	N	31633 45TH PL SW
017	873202	0540	7/29/10	\$325,000	\$292,000	1,640	8	1978	Good	8,375	N	N	32311 44TH PL SW
017	873190	1730	8/24/11	\$285,000	\$287,000	1,650	8	1967	Avg	7,956	N	N	3612 SW 325TH ST
017	873190	1820	12/28/11	\$188,000	\$192,000	1,660	8	1967	Good	9,000	N	N	32508 39TH PL SW
017	873198	2250	6/16/10	\$241,000	\$212,000	1,670	8	1974	Good	8,000	N	N	31418 40TH AVE SW
017	536020	0012	4/21/11	\$330,000	\$325,000	1,682	8	2011	Avg	8,289	N	N	34208 34TH AVE SW
017	873195	0790	5/16/12	\$223,450	\$229,000	1,700	8	1968	Avg	8,000	N	N	3510 SW 327TH ST
017	255700	0170	5/26/11	\$224,950	\$223,000	1,710	8	1979	Avg	9,490	N	N	33631 27TH PL SW
017	873202	0520	9/9/11	\$171,500	\$173,000	1,730	8	1978	Good	8,050	N	N	4417 SW 323RD ST
017	873190	2110	7/28/10	\$236,000	\$212,000	1,780	8	1966	Good	8,300	N	N	3005 SW 325TH PL
017	873190	2090	9/28/10	\$189,000	\$174,000	1,790	8	1966	Avg	9,996	N	N	3017 SW 325TH PL
017	873190	2240	10/22/12	\$225,000	\$228,000	1,810	8	1967	Good	7,171	N	N	4107 SW 321ST ST
017	873202	0660	10/11/10	\$389,250	\$361,000	1,810	8	1978	Avg	8,954	Y	Y	4309 SW 323RD ST
017	873202	0690	7/26/11	\$259,950	\$261,000	1,840	8	1978	Avg	7,800	Y	Y	4249 SW 323RD ST
017	873180	0840	9/19/12	\$210,001	\$213,000	1,840	8	1966	Avg	7,300	N	N	2714 SW 323RD ST
017	150330	0040	7/14/10	\$290,000	\$259,000	1,850	8	1971	Good	13,200	N	N	2745 SW 315TH ST
017	150320	0040	5/21/12	\$210,000	\$215,000	1,860	8	1964	Avg	12,870	N	N	2751 SW 312TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	873190	0750	8/28/12	\$212,000	\$216,000	1,890	8	1968	Good	7,875	N	N	32149 33RD AVE SW
017	873198	1840	5/6/10	\$247,725	\$214,000	1,900	8	1974	Avg	8,000	N	N	31510 39TH AVE SW
017	873198	3080	9/20/10	\$250,000	\$230,000	1,900	8	1973	Good	9,600	N	N	31903 42ND AVE SW
017	294450	0510	8/13/12	\$220,000	\$224,000	1,920	8	1990	Avg	9,453	N	N	2805 SW 342ND PL
017	873198	3240	11/17/10	\$247,000	\$232,000	1,950	8	1976	Good	8,466	N	N	31907 36TH AVE SW
017	873195	1390	5/12/11	\$224,000	\$222,000	1,950	8	1968	Good	8,910	N	N	32568 39TH AVE SW
017	873190	0890	4/20/10	\$216,000	\$185,000	1,960	8	1967	Avg	8,925	N	N	3313 SW 323RD ST
017	873190	1910	6/4/12	\$264,950	\$271,000	1,960	8	1967	Good	7,950	N	N	32511 35TH AVE SW
017	873190	0370	9/23/10	\$270,000	\$249,000	1,980	8	1966	Good	8,010	N	N	2723 SW 322ND PL
017	873190	0420	9/19/12	\$283,900	\$288,000	1,980	8	1966	Good	9,000	N	N	2750 SW 323RD ST
017	255700	0630	12/2/11	\$229,000	\$234,000	1,995	8	1981	Good	7,102	N	N	33730 27TH PL SW
017	873198	3070	4/5/12	\$224,900	\$231,000	2,000	8	1975	Good	9,600	N	N	31765 42ND AVE SW
017	873180	0680	8/23/10	\$310,000	\$282,000	2,022	8	1966	Good	7,350	N	N	32130 27TH AVE SW
017	167300	0280	9/12/11	\$298,000	\$301,000	2,033	8	2005	Avg	9,367	N	N	31115 27TH AVE SW
017	255700	0950	1/10/11	\$207,250	\$198,000	2,040	8	1979	Avg	9,000	N	N	33645 26TH CT SW
017	873190	0470	5/18/12	\$220,000	\$225,000	2,060	8	1967	Good	8,085	N	N	2920 SW 323RD ST
017	873190	0310	4/2/10	\$265,000	\$224,000	2,080	8	1967	Good	7,630	N	N	2613 SW 320TH PL
017	873216	0150	2/8/12	\$225,000	\$230,000	2,100	8	1983	Avg	10,216	N	N	3024 SW 339TH ST
017	873202	0480	3/23/11	\$254,500	\$249,000	2,100	8	1978	Avg	10,240	N	N	4607 SW 323RD ST
017	873196	0200	5/16/11	\$329,500	\$326,000	2,110	8	1974	VGood	7,840	Y	Y	3951 SW 324TH ST
017	873190	0530	9/14/10	\$239,000	\$219,000	2,120	8	1967	Avg	7,875	N	N	32160 32ND AVE SW
017	167300	0230	12/1/10	\$290,000	\$274,000	2,144	8	2005	Avg	7,489	N	N	2725 SW 311TH ST
017	211551	0070	6/12/12	\$239,950	\$246,000	2,160	8	1981	Good	6,840	N	N	4511 SW 317TH PL
017	294451	0150	7/28/10	\$345,000	\$310,000	2,170	8	1996	Avg	7,643	N	N	34225 31ST AVE SW
017	873195	1490	5/25/12	\$199,900	\$205,000	2,190	8	1967	Avg	8,000	N	N	32631 39TH AVE SW
017	873190	0560	3/29/11	\$270,000	\$264,000	2,190	8	1967	Avg	7,875	N	N	32142 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	873190	1260	10/11/12	\$220,000	\$223,000	2,200	8	1971	Avg	6,375	N	N	32315 29TH AVE SW
017	873198	2820	9/25/12	\$289,950	\$294,000	2,230	8	1972	Good	8,000	N	N	31512 42ND AVE SW
017	542090	0080	12/20/12	\$269,950	\$271,000	2,240	8	2004	Avg	7,200	N	N	3415 SW 343RD ST
017	150330	0170	2/6/12	\$250,000	\$256,000	2,280	8	1968	Good	13,416	N	N	31428 28TH PL SW
017	294450	0310	7/31/12	\$305,124	\$311,000	2,290	8	1991	Avg	8,083	N	N	2816 SW 342ND PL
017	294450	0290	2/17/12	\$235,000	\$241,000	2,340	8	1989	Avg	7,528	N	N	34230 27TH AVE SW
017	873195	1010	5/16/12	\$233,000	\$239,000	2,340	8	1968	Avg	8,415	N	N	32605 36TH AVE SW
017	294450	0110	4/26/10	\$245,000	\$210,000	2,350	8	1990	Avg	8,090	N	N	2613 SW 343RD ST
017	294450	0360	9/27/10	\$278,500	\$257,000	2,350	8	1991	Avg	8,580	N	N	2924 SW 342ND PL
017	286730	0250	6/8/12	\$335,000	\$343,000	2,393	8	2012	Avg	7,200	N	N	33402 42ND AVE SW
017	294450	0420	4/20/12	\$215,000	\$220,000	2,400	8	1992	Avg	7,215	N	N	34234 30TH AVE SW
017	167300	0640	5/17/10	\$315,000	\$273,000	2,423	8	2005	Avg	7,512	N	N	3020 SW 311TH ST
017	873190	1470	9/2/11	\$220,000	\$222,000	2,430	8	1967	Good	8,000	N	N	2828 SW 324TH PL
017	873198	2610	3/15/12	\$236,250	\$242,000	2,440	8	1970	Avg	8,000	N	N	4204 SW 315TH ST
017	167300	0700	5/10/10	\$345,000	\$298,000	2,495	8	2005	Avg	10,227	N	N	3101 SW 311TH ST
017	150330	0230	8/27/10	\$265,000	\$241,000	2,510	8	1965	Avg	16,589	N	N	31415 28TH PL SW
017	873203	0500	9/1/10	\$250,000	\$228,000	2,550	8	1977	Good	7,800	N	N	4011 SW 328TH ST
017	873190	1490	7/10/12	\$272,000	\$278,000	2,580	8	1967	Good	10,200	N	N	32326 29TH AVE SW
017	294450	0370	1/18/10	\$290,000	\$234,000	2,610	8	1991	Avg	9,155	N	N	2930 SW 342ND PL
017	873190	2160	11/16/11	\$195,000	\$199,000	2,680	8	1971	Good	8,560	N	N	32536 30TH AVE SW
017	167300	0820	10/24/12	\$319,900	\$323,000	2,931	8	2007	Avg	7,858	N	N	30818 30TH AVE SW
017	167300	0310	2/24/12	\$300,000	\$307,000	3,006	8	2005	Avg	7,203	N	N	2718 S 311TH ST
017	167300	0620	8/12/10	\$370,000	\$335,000	3,006	8	2005	Avg	7,500	N	N	3108 SW 311TH ST
017	873195	0800	10/2/12	\$232,000	\$235,000	3,230	8	1968	Good	7,794	N	N	3516 SW 327TH ST
017	873199	0360	10/27/11	\$300,000	\$305,000	3,230	8	1977	Avg	8,800	Y	N	31429 42ND PL SW
017	873198	1600	4/17/12	\$275,000	\$282,000	3,310	8	1972	Avg	7,920	N	N	3778 SW 319TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	873198	0290	3/8/11	\$309,000	\$301,000	3,460	8	1970	Good	8,640	N	N	3517 SW 318TH CT
017	873198	2990	4/12/11	\$325,000	\$319,000	3,610	8	1973	Good	10,355	N	N	4213 SW 317TH ST
017	873190	0210	11/9/12	\$275,000	\$277,000	3,730	8	1967	Good	8,787	N	N	2715 SW 322ND ST
017	873190	1220	10/19/12	\$295,000	\$298,000	4,000	8	1966	Good	8,085	N	N	2927 SW 323RD ST
017	873180	0390	10/15/10	\$312,000	\$290,000	1,240	9	1968	Good	7,700	Y	Y	32231 25TH AVE SW
017	873198	0510	5/18/10	\$270,000	\$234,000	1,410	9	1976	Good	24,015	N	N	31426 36TH AVE SW
017	873198	0950	3/16/10	\$245,000	\$205,000	1,550	9	1975	Avg	8,000	N	N	3672 SW 318TH ST
017	873198	3020	2/16/12	\$190,000	\$195,000	1,570	9	1976	Avg	8,800	N	N	31729 42ND AVE SW
017	873199	0240	9/7/12	\$275,000	\$280,000	1,590	9	1978	Avg	24,106	Y	N	31305 42ND PL SW
017	873190	0880	5/28/10	\$212,000	\$185,000	1,620	9	1967	Good	8,820	N	N	3319 SW 323RD ST
017	873198	1040	5/29/12	\$270,000	\$277,000	1,670	9	1973	Avg	8,112	N	N	31636 37TH AVE SW
017	873199	0250	9/24/12	\$355,000	\$360,000	1,860	9	1978	Avg	15,000	Y	N	31313 42ND PL SW
017	873190	2550	6/16/11	\$215,000	\$214,000	2,010	9	1967	Avg	7,875	N	N	3930 SW 321ST ST
017	873198	2210	8/8/12	\$215,000	\$219,000	2,140	9	1969	Avg	8,400	N	N	3950 SW 316TH ST
017	873198	1180	12/5/10	\$349,000	\$330,000	2,160	9	1977	Good	8,200	Y	N	3812 SW 313TH ST
017	873198	1660	9/6/12	\$300,000	\$305,000	2,230	9	1971	Good	8,000	N	N	31718 42ND AVE SW
017	873198	1520	10/14/10	\$278,000	\$258,000	2,350	9	1973	Avg	7,300	N	N	3718 SW 319TH ST
017	873196	0030	6/3/11	\$480,000	\$477,000	2,452	9	2003	Avg	11,696	Y	Y	4028 SW 327TH ST
017	873196	0020	8/22/12	\$319,900	\$326,000	2,520	9	1987	Avg	9,900	Y	Y	4020 SW 327TH ST
017	327905	0090	4/6/11	\$380,000	\$373,000	2,820	9	1999	Avg	12,811	N	N	33145 42ND PL SW
017	873198	2540	12/20/10	\$300,000	\$285,000	3,270	9	1969	Good	9,000	Y	N	31405 41ST AVE SW
017	286730	0010	8/26/11	\$394,000	\$398,000	3,019	10	2007	Avg	8,639	N	N	33231 42ND AVE SW
017	286730	0040	7/19/12	\$381,000	\$389,000	3,099	10	2008	Avg	8,408	N	N	33311 42ND AVE SW
017	286730	0070	5/5/10	\$490,000	\$422,000	3,162	10	2008	Avg	8,177	N	N	33327 42ND AVE SW
017	286730	0340	12/7/10	\$449,900	\$426,000	3,226	10	2008	Avg	7,473	N	N	33232 42ND AVE SW
017	286730	0130	5/9/12	\$420,000	\$430,000	3,482	10	2008	Avg	9,941	N	N	33417 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 54
(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
017	286730	0210	1/20/12	\$441,500	\$452,000	3,751	10	2008	Avg	7,499	N	N	33424 42ND AVE SW
017	286730	0230	10/4/11	\$455,000	\$461,000	3,751	10	2008	Avg	7,200	N	N	33412 42ND AVE SW
017	286730	0180	10/21/10	\$474,500	\$442,000	3,751	10	2008	Avg	7,260	N	N	33508 42ND AVE SW
018	010450	0780	7/3/12	\$175,500	\$179,000	870	7	1981	Avg	7,364	N	N	32040 16TH PL SW
018	010450	0330	7/11/12	\$185,000	\$189,000	870	7	1981	Avg	8,577	N	N	32219 16TH PL SW
018	666491	0370	6/2/11	\$172,000	\$171,000	960	7	1992	Avg	6,173	N	N	34416 15TH CT SW
018	010453	0460	4/6/10	\$205,000	\$174,000	1,050	7	1986	Avg	8,181	N	N	1504 SW 327TH ST
018	010450	0320	8/7/12	\$160,652	\$164,000	1,060	7	1981	Avg	8,806	N	N	32218 16TH PL SW
018	742800	0420	1/11/10	\$190,000	\$153,000	1,060	7	1989	Avg	5,476	N	N	2022 SW 347TH PL
018	010453	0490	9/6/12	\$170,000	\$173,000	1,130	7	1986	Avg	6,519	N	N	1530 SW 327TH ST
018	010450	0130	11/28/11	\$199,900	\$204,000	1,130	7	1983	Avg	7,000	N	N	32228 14TH AVE SW
018	010451	0250	12/21/11	\$175,000	\$179,000	1,160	7	1984	Avg	7,210	N	N	32215 12TH PL SW
018	010451	0110	3/25/10	\$254,950	\$215,000	1,170	7	1986	Avg	7,519	N	N	1314 SW 323RD ST
018	010450	0850	6/20/12	\$125,000	\$128,000	1,240	7	1983	Avg	8,277	N	N	1508 SW 321ST ST
018	010455	0080	5/22/12	\$205,000	\$210,000	1,260	7	1988	Good	7,077	N	N	32928 17TH AVE SW
018	010452	0080	5/2/10	\$199,500	\$172,000	1,280	7	1987	Avg	7,210	N	N	1515 SW 325TH PL
018	132140	0080	4/8/10	\$175,000	\$148,000	1,330	7	1995	Avg	7,097	N	N	541 S 330TH PL
018	010455	0570	3/19/12	\$150,000	\$154,000	1,340	7	1988	Avg	6,815	N	N	32813 17TH AVE SW
018	010455	0480	3/30/11	\$223,000	\$218,000	1,340	7	1988	Avg	7,943	N	N	32727 19TH PL SW
018	132140	0910	7/23/12	\$202,000	\$206,000	1,380	7	1995	Avg	13,306	N	N	515 S 331ST PL
018	132140	0400	4/8/10	\$250,000	\$212,000	1,380	7	1995	Avg	14,960	N	N	801 S 327TH ST
018	926870	0010	8/2/12	\$140,000	\$143,000	1,390	7	1986	Avg	1,302	N	N	254 S 328TH LN
018	926871	0100	3/17/11	\$148,000	\$144,000	1,390	7	1987	Avg	1,302	N	N	32906 3RD PL S
018	010453	0020	6/11/10	\$220,000	\$193,000	1,400	7	1987	Avg	6,653	N	N	32435 18TH AVE SW
018	750380	0250	5/7/12	\$315,170	\$323,000	1,432	7	2012	Avg	7,201	N	N	1904 SW 342ND PL
018	010453	0150	5/10/11	\$170,000	\$168,000	1,440	7	1987	Avg	6,695	N	N	1913 SW 325TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010454	0540	3/29/12	\$240,000	\$246,000	1,460	7	1986	Avg	7,276	N	N	1831 SW 324TH ST
018	926871	0260	5/15/12	\$175,000	\$179,000	1,470	7	1986	Avg	2,052	N	N	316 S 328TH LN
018	926870	0250	12/27/11	\$180,000	\$184,000	1,470	7	1985	Avg	2,052	N	N	234 S 329TH LN
018	926870	0210	12/13/10	\$221,500	\$210,000	1,470	7	1985	Good	2,052	N	N	32835 3RD PL S
018	926871	0440	9/28/11	\$200,000	\$203,000	1,470	7	1986	Avg	2,052	N	N	417 S 328TH PL
018	010456	0480	3/15/11	\$207,000	\$202,000	1,490	7	1990	Avg	7,320	N	N	32713 20TH AVE SW
018	010455	0670	3/16/12	\$192,400	\$197,000	1,490	7	1988	Avg	6,533	N	N	32919 17TH AVE SW
018	010455	0620	4/26/10	\$250,000	\$214,000	1,490	7	1988	Avg	6,678	N	N	32843 17TH AVE SW
018	010450	0060	1/31/12	\$175,000	\$179,000	1,500	7	1983	Good	9,398	N	N	1328 SW 322ND CT
018	010454	0290	7/7/10	\$264,000	\$235,000	1,500	7	1986	Avg	6,342	N	N	1800 SW 323RD ST
018	750380	0090	6/11/12	\$239,995	\$246,000	1,541	7	2011	Avg	7,239	N	N	1926 SW 341ST PL
018	750380	0150	7/20/11	\$255,985	\$257,000	1,541	7	2011	Avg	7,242	N	N	34021 19TH PL SW
018	010456	0110	8/28/12	\$214,500	\$218,000	1,600	7	1989	Avg	9,016	N	N	1906 SW 328TH CT
018	742800	0210	8/16/12	\$220,000	\$224,000	1,640	7	1989	Avg	6,069	N	N	1700 SW 347TH PL
018	750380	0120	10/3/12	\$239,995	\$243,000	1,676	7	2012	Avg	7,200	N	N	34010 19TH PL SW
018	750380	0040	3/11/12	\$239,995	\$246,000	1,680	7	2011	Avg	7,248	N	N	34023 19TH AVE SW
018	750380	0210	3/11/12	\$252,500	\$259,000	1,687	7	2011	Avg	7,209	N	N	1913 SW 341ST ST
018	750380	0030	4/26/12	\$253,000	\$259,000	1,687	7	2011	Avg	7,228	N	N	34019 19TH AVE SW
018	750380	0110	9/9/11	\$249,999	\$253,000	1,697	7	2011	Avg	7,202	N	N	34016 19TH PL SW
018	010454	0570	5/11/11	\$241,000	\$238,000	1,700	7	1986	Avg	5,995	N	N	32403 18TH AVE SW
018	132140	0750	11/9/12	\$220,000	\$222,000	1,710	7	1996	Avg	7,628	N	N	208 S 330TH PL
018	132140	0450	8/25/12	\$165,000	\$168,000	1,730	7	1995	Avg	7,200	N	N	614 S 331ST PL
018	666490	0460	10/14/11	\$225,000	\$228,000	1,740	7	1990	Avg	5,474	N	N	34640 14TH PL SW
018	010452	0090	12/26/11	\$209,000	\$214,000	1,750	7	1985	Avg	7,210	N	N	1507 SW 325TH PL
018	010455	0520	6/25/10	\$225,000	\$199,000	1,750	7	1988	Avg	6,397	N	N	32718 19TH AVE SW
018	666491	0160	2/5/10	\$239,950	\$196,000	1,790	7	1991	Avg	6,000	N	N	34409 15TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010455	0190	3/31/10	\$297,145	\$251,000	1,860	7	1989	Avg	6,566	N	N	32824 17TH AVE SW
018	750380	0190	12/5/11	\$268,251	\$274,000	1,870	7	2012	Avg	7,211	N	N	1903 SW 341ST ST
018	750380	0220	4/18/12	\$261,160	\$268,000	1,870	7	2011	Avg	7,209	N	N	1919 SW 341ST ST
018	750380	0100	5/2/12	\$261,782	\$268,000	1,870	7	2011	Avg	7,803	N	N	34024 19TH PL SW
018	666490	0230	11/28/11	\$239,900	\$245,000	1,920	7	1990	Avg	6,243	N	N	34718 14TH PL SW
018	666490	0120	10/3/12	\$230,000	\$233,000	1,960	7	1990	Avg	6,000	N	N	34635 14TH PL SW
018	010456	0070	6/25/12	\$209,600	\$214,000	1,990	7	1991	Avg	6,300	N	N	32830 19TH AVE SW
018	010455	0600	10/15/12	\$219,000	\$222,000	1,990	7	1989	Avg	6,625	N	N	32831 17TH AVE SW
018	010456	0370	12/5/12	\$215,000	\$216,000	2,040	7	1990	Avg	7,084	N	N	32512 20TH CT SW
018	750380	0270	5/5/12	\$311,995	\$320,000	2,071	7	2012	Avg	7,201	N	N	1920 SW 342ND PL
018	750380	0280	3/6/12	\$337,438	\$346,000	2,071	7	2012	Avg	7,441	N	N	1924 SW 342ND PL
018	010456	0350	7/10/12	\$222,700	\$228,000	2,090	7	1990	Avg	7,390	N	N	32520 20TH CT SW
018	132140	0250	12/17/12	\$230,000	\$231,000	2,120	7	1996	Avg	6,600	N	N	604 S 328TH PL
018	132140	0880	1/18/12	\$229,000	\$234,000	2,230	7	1995	Avg	6,268	N	N	32817 6TH PL S
018	132140	0940	3/18/10	\$240,000	\$201,000	2,230	7	1996	Avg	6,928	N	N	33020 4TH PL S
018	750380	0080	3/16/12	\$309,995	\$318,000	2,236	7	2011	Avg	7,206	N	N	1920 SW 341ST PL
018	926910	0020	11/16/10	\$220,000	\$207,000	2,330	7	1997	Avg	9,802	N	N	33828 7TH WAY SW
018	750380	0200	1/9/12	\$303,495	\$310,000	2,342	7	2012	Avg	7,209	N	N	1907 SW 341ST ST
018	750380	0300	5/5/12	\$314,990	\$323,000	2,436	7	2012	Avg	7,217	N	N	1927 SW 342ND PL
018	750380	0290	3/27/12	\$297,038	\$305,000	2,545	7	2012	Avg	7,235	N	N	1926 SW 342ND PL
018	276230	0050	6/22/11	\$230,000	\$230,000	840	8	1976	Avg	10,908	N	N	34624 4TH PL S
018	926490	0240	12/12/12	\$180,000	\$181,000	1,240	8	1979	Avg	10,837	N	N	32019 2ND AVE SW
018	926490	2170	3/22/10	\$265,000	\$223,000	1,240	8	1979	Avg	8,153	N	N	32606 6TH AVE SW
018	926490	1010	11/28/12	\$190,000	\$191,000	1,270	8	1978	Avg	7,350	N	N	32217 3RD AVE SW
018	926490	0310	11/30/12	\$250,000	\$251,000	1,280	8	1980	Avg	21,609	N	N	32023 3RD AVE SW
018	276230	0090	7/18/12	\$199,900	\$204,000	1,290	8	1976	Avg	9,600	N	N	34603 4TH PL S

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	926490	0100	8/22/12	\$223,000	\$227,000	1,290	8	1978	Avg	7,700	N	N	32238 2ND AVE SW
018	926490	1130	5/10/12	\$170,000	\$174,000	1,300	8	1983	Avg	7,892	N	N	513 SW 321ST ST
018	926491	0480	11/28/12	\$240,000	\$241,000	1,310	8	1980	Avg	9,131	N	N	32903 3RD AVE SW
018	926492	0830	11/14/12	\$240,000	\$242,000	1,310	8	1983	Avg	8,250	N	N	32620 7TH AVE SW
018	926490	0880	4/9/12	\$235,000	\$241,000	1,330	8	1979	Avg	7,485	N	N	523 SW 324TH ST
018	926491	0590	9/6/11	\$258,000	\$261,000	1,340	8	1980	Avg	7,639	N	N	32914 5TH AVE SW
018	926490	0910	5/24/11	\$181,500	\$180,000	1,360	8	1978	Avg	7,475	N	N	318 SW 325TH PL
018	926490	0350	5/6/10	\$266,500	\$230,000	1,370	8	1979	Avg	9,040	N	N	32024 4TH AVE SW
018	926490	1340	11/29/12	\$210,000	\$211,000	1,400	8	1979	Avg	9,360	N	N	32127 4TH AVE SW
018	926493	0510	5/17/12	\$245,000	\$251,000	1,410	8	1985	Avg	8,753	N	N	32309 11TH AVE SW
018	926490	0060	6/25/10	\$259,300	\$229,000	1,430	8	1978	Avg	7,700	N	N	32328 2ND AVE SW
018	926491	0040	4/30/12	\$227,700	\$233,000	1,460	8	1981	Avg	7,470	N	N	32706 6TH AVE SW
018	926490	1060	5/21/12	\$275,500	\$282,000	1,460	8	1980	Avg	9,406	N	N	413 SW 322ND ST
018	926490	0930	3/2/12	\$200,000	\$205,000	1,490	8	1978	Avg	10,035	N	N	306 SW 325TH PL
018	010457	0200	9/30/11	\$180,000	\$182,000	1,500	8	1992	Avg	6,180	N	N	1705 SW 331ST PL
018	010457	0310	9/20/11	\$211,538	\$214,000	1,510	8	1993	Avg	6,072	N	N	33032 16TH PL SW
018	926491	0970	8/29/12	\$230,000	\$234,000	1,530	8	1980	Avg	7,350	N	N	329 SW 327TH PL
018	926491	1030	7/20/11	\$242,000	\$243,000	1,550	8	1979	Avg	7,496	N	N	314 SW 328TH ST
018	926491	0520	4/13/11	\$170,000	\$167,000	1,560	8	1983	Avg	9,982	N	N	32920 4TH AVE SW
018	926490	2090	12/10/12	\$279,500	\$281,000	1,560	8	1978	Avg	8,492	N	N	502 SW 326TH ST
018	926492	0060	9/8/11	\$239,900	\$243,000	1,590	8	1984	Avg	9,138	N	N	32244 7TH AVE SW
018	926492	1100	12/8/10	\$274,950	\$261,000	1,600	8	1983	Avg	8,678	N	N	32324 8TH AVE SW
018	926491	0070	6/2/10	\$299,000	\$261,000	1,610	8	1980	VGood	7,464	N	N	32709 5TH AVE SW
018	926490	1590	7/26/12	\$202,000	\$206,000	1,620	8	1978	Avg	7,581	N	N	209 SW 324TH CT
018	926490	1570	6/4/12	\$226,000	\$231,000	1,620	8	1978	Good	7,740	N	N	204 SW 325TH PL
018	926490	1630	8/9/11	\$234,950	\$236,000	1,620	8	1978	Avg	8,694	N	N	214 SW 324TH CT

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	926490	1450	2/14/11	\$180,000	\$174,000	1,650	8	1978	Good	8,609	N	N	32240 3RD AVE SW
018	926490	1690	5/25/12	\$215,000	\$220,000	1,660	8	1978	Good	7,350	N	N	32301 2ND AVE SW
018	926494	0930	10/4/12	\$213,000	\$216,000	1,660	8	1987	Avg	6,912	N	N	32805 11TH AVE SW
018	926493	0140	7/20/12	\$242,500	\$248,000	1,700	8	1985	Avg	7,700	N	N	32216 11TH AVE SW
018	926493	0170	9/14/12	\$335,000	\$340,000	1,750	8	1985	Avg	7,700	N	N	32234 11TH AVE SW
018	010457	0370	2/16/10	\$224,000	\$184,000	1,770	8	1993	Avg	6,489	N	N	32924 16TH PL SW
018	926493	0150	8/17/11	\$233,000	\$235,000	1,790	8	1987	Avg	7,700	N	N	32222 11TH AVE SW
018	132170	0710	9/27/10	\$262,500	\$242,000	1,790	8	1989	Avg	7,490	N	N	34504 8TH AVE SW
018	926492	0120	12/17/12	\$296,000	\$297,000	1,800	8	1985	Avg	9,265	N	N	32210 7TH AVE SW
018	957814	0100	2/15/12	\$273,245	\$280,000	1,802	8	2011	Avg	5,178	N	N	33829 12TH PL SW
018	957814	0110	1/17/12	\$259,595	\$266,000	1,804	8	2011	Avg	5,405	N	N	33831 12TH PL SW
018	926492	1060	7/13/12	\$219,000	\$224,000	1,840	8	1983	Avg	11,331	N	N	32420 8TH AVE SW
018	926493	0260	9/25/11	\$250,000	\$253,000	1,870	8	1986	Avg	7,700	N	N	32400 11TH AVE SW
018	010455	0070	11/5/10	\$237,000	\$222,000	1,870	8	1992	Avg	6,674	N	N	1803 SW 330TH ST
018	010457	0780	6/23/10	\$230,000	\$203,000	1,900	8	1992	Avg	7,685	N	N	33032 20TH AVE SW
018	132173	0560	2/2/10	\$270,000	\$220,000	1,920	8	1992	Avg	10,777	N	N	912 SW 346TH CT
018	926494	0020	9/13/12	\$260,000	\$264,000	1,930	8	1988	Avg	12,765	N	N	1122 SW 325TH PL
018	926492	0750	2/24/11	\$289,900	\$281,000	1,940	8	1983	Avg	8,910	N	N	32619 8TH AVE SW
018	926493	0660	12/13/11	\$287,000	\$293,000	1,970	8	1987	Avg	14,028	N	N	32240 11TH PL SW
018	132170	0610	12/20/12	\$265,000	\$266,000	1,990	8	1990	Avg	8,119	N	N	34414 8TH CT SW
018	957814	0350	4/18/12	\$290,225	\$298,000	2,000	8	2011	Avg	7,215	N	N	1404 SW 340TH ST
018	132173	0090	3/15/11	\$238,800	\$233,000	2,010	8	1994	Avg	7,755	N	N	819 SW 347TH PL
018	132173	0220	6/10/11	\$240,000	\$239,000	2,020	8	1992	Avg	9,111	N	N	829 SW 347TH CT
018	926494	0570	4/25/12	\$360,000	\$369,000	2,030	8	1988	Avg	7,700	N	N	32617 13TH AVE SW
018	132173	0420	8/21/12	\$220,000	\$224,000	2,050	8	1991	Avg	9,562	N	N	34610 11TH CT SW
018	957814	0320	6/8/12	\$272,075	\$279,000	2,062	8	2012	Avg	7,204	N	N	0

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	926493	0250	4/23/12	\$210,000	\$215,000	2,070	8	1986	Avg	7,700	N	N	32338 11TH AVE SW
018	926495	0180	6/28/12	\$274,000	\$280,000	2,070	8	1988	Avg	7,875	N	N	33007 11TH AVE SW
018	926492	0280	12/27/12	\$242,500	\$243,000	2,070	8	1983	Avg	8,011	N	N	32218 7TH PL SW
018	926491	0450	10/18/12	\$265,000	\$268,000	2,070	8	1984	Avg	10,208	N	N	244 SW 330TH ST
018	132171	0280	10/21/10	\$291,000	\$271,000	2,090	8	1990	Avg	8,627	N	N	34428 9TH AVE SW
018	926490	2190	10/28/10	\$240,000	\$224,000	2,100	8	1979	Avg	8,205	N	N	32609 6TH AVE SW
018	926495	0190	5/25/10	\$322,000	\$280,000	2,100	8	1989	Avg	7,770	N	N	33001 11TH AVE SW
018	132171	0380	5/4/12	\$290,000	\$297,000	2,100	8	1990	Avg	8,764	N	N	34475 9TH AVE SW
018	926494	0710	7/28/10	\$325,500	\$292,000	2,110	8	1987	Avg	8,941	N	N	32720 13TH AVE SW
018	132171	0230	11/26/10	\$232,000	\$219,000	2,120	8	1990	Avg	7,350	N	N	840 SW 344TH PL
018	926492	0950	11/7/11	\$315,000	\$321,000	2,130	8	1983	Avg	9,185	N	N	720 SW 327TH ST
018	926491	1290	11/1/10	\$300,000	\$281,000	2,130	8	1985	Avg	7,741	N	N	32746 6TH AVE SW
018	957814	0250	6/1/12	\$293,385	\$300,000	2,136	8	2012	Avg	7,504	N	N	1305 SW 340TH ST
018	926490	0690	5/8/12	\$210,000	\$215,000	2,140	8	1979	Avg	10,083	N	N	609 SW 321ST ST
018	132170	0330	3/10/10	\$310,000	\$259,000	2,140	8	1990	Avg	7,490	N	N	34517 8TH AVE SW
018	189546	0380	10/22/10	\$271,900	\$253,000	2,150	8	2005	Avg	7,295	N	N	1822 SW 346TH PL
018	132170	0700	9/21/12	\$288,000	\$292,000	2,190	8	1989	Avg	7,490	N	N	34468 8TH AVE SW
018	189545	0170	8/2/10	\$279,900	\$252,000	2,190	8	2004	Avg	7,707	N	N	1788 SW 345TH PL
018	189545	0140	9/14/12	\$280,000	\$285,000	2,190	8	2004	Avg	7,299	N	N	1836 SW 345TH PL
018	010457	0750	9/2/10	\$267,050	\$244,000	2,220	8	1992	Avg	6,944	N	N	33031 19TH CT SW
018	957814	0380	7/26/11	\$323,270	\$325,000	2,234	8	2011	Avg	7,200	N	N	1326 SW 340TH ST
018	189545	0320	8/2/11	\$245,000	\$246,000	2,260	8	2003	Avg	8,222	N	N	1745 SW 344TH PL
018	957814	0360	11/23/11	\$299,845	\$306,000	2,284	8	2011	Avg	7,209	N	N	1404 SW 340TH ST
018	926494	0280	10/16/12	\$268,000	\$271,000	2,310	8	1987	Avg	7,350	N	N	1209 SW 325TH PL
018	132190	0210	4/12/12	\$290,000	\$297,000	2,320	8	1994	Avg	7,522	N	N	32322 7TH AVE SW
018	189545	0150	11/18/11	\$245,000	\$250,000	2,330	8	2004	Avg	7,483	N	N	1824 SW 345TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	010457	0460	6/15/12	\$260,000	\$266,000	2,330	8	1992	Avg	7,802	N	N	33011 17TH CT SW
018	132190	0130	10/1/10	\$300,000	\$277,000	2,340	8	1993	Avg	7,855	N	N	32430 7TH AVE SW
018	750380	0020	6/28/10	\$294,950	\$261,000	2,350	8	2010	Avg	7,206	N	N	34013 19TH AVE SW
018	750380	0140	6/29/10	\$308,390	\$273,000	2,350	8	2010	Avg	7,221	N	N	34015 19TH AVE SW
018	132173	0760	11/28/12	\$299,900	\$302,000	2,350	8	1993	Avg	8,231	N	N	34616 9TH CT SW
018	957814	0090	8/1/12	\$364,900	\$372,000	2,372	8	2012	Avg	5,150	N	N	33908 12TH PL SW
018	926491	1060	3/1/12	\$205,000	\$210,000	2,380	8	1980	Avg	10,204	N	N	328 SW 328TH ST
018	189546	0330	4/4/12	\$257,600	\$264,000	2,408	8	2005	Avg	7,202	N	N	1781 SW 345TH PL
018	683782	0580	9/25/12	\$278,000	\$282,000	2,410	8	1990	Avg	6,500	N	N	721 SW 328TH ST
018	926493	0010	3/8/12	\$237,900	\$244,000	2,420	8	1987	Avg	8,112	N	N	32002 11TH AVE SW
018	132173	0630	4/22/11	\$235,000	\$231,000	2,440	8	1991	Avg	8,337	N	N	950 SW 347TH ST
018	683782	0350	12/8/10	\$290,000	\$275,000	2,490	8	1990	Avg	8,775	N	N	720 SW 328TH ST
018	189546	0080	4/4/11	\$268,000	\$263,000	2,494	8	2005	Avg	8,100	N	N	1811 SW 346TH PL
018	189546	0140	9/13/10	\$279,500	\$256,000	2,494	8	2005	Avg	8,295	N	N	1717 SW 346TH PL
018	683782	0160	5/22/12	\$235,000	\$241,000	2,520	8	1990	Good	8,700	N	N	32872 8TH CT SW
018	132173	0120	12/8/10	\$270,000	\$256,000	2,520	8	1994	Avg	7,630	N	N	901 SW 347TH PL
018	926493	0360	5/5/11	\$335,000	\$331,000	2,530	8	1984	Avg	8,461	N	N	1067 SW 325TH CT
018	957814	0260	6/18/12	\$330,115	\$338,000	2,538	8	2012	Avg	7,467	N	N	1309 SW 340TH ST
018	957814	0240	7/10/12	\$330,705	\$338,000	2,540	8	2012	Avg	12,368	Y	N	1301 SW 340TH ST
018	926493	0990	8/9/11	\$255,000	\$257,000	2,540	8	1991	Avg	11,252	N	N	32015 11TH AVE SW
018	926494	0780	9/27/11	\$260,000	\$263,000	2,570	8	1987	Avg	7,508	N	N	1234 SW 327TH PL
018	640370	0140	5/13/10	\$354,000	\$306,000	2,588	8	2005	Avg	5,337	N	N	34201 13TH PL SW
018	132173	0540	12/1/10	\$309,900	\$293,000	2,600	8	1992	Avg	7,358	N	N	34632 10TH PL SW
018	640370	0270	6/25/12	\$275,000	\$281,000	2,610	8	2004	Avg	4,728	N	N	1208 SW 342ND PL
018	957814	0180	6/1/12	\$342,785	\$351,000	2,632	8	2012	Avg	7,566	N	N	33933 12TH PL SW
018	957814	0420	11/8/11	\$365,560	\$372,000	2,632	8	2012	Avg	7,495	N	N	34005 13TH CT SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	926492	0230	12/15/11	\$226,000	\$231,000	2,660	8	1984	Avg	8,728	N	N	32248 7TH PL SW
018	957814	0310	7/28/11	\$355,900	\$357,000	2,668	8	2011	Avg	7,212	N	N	1401 SW 340TH ST
018	957814	0130	12/15/11	\$317,315	\$324,000	2,726	8	2011	Avg	6,296	N	N	33907 12TH PL SW
018	926492	0840	1/26/11	\$353,000	\$340,000	2,780	8	1987	Avg	8,250	N	N	32616 7TH AVE SW
018	957814	0120	7/12/12	\$319,900	\$327,000	2,794	8	2012	Avg	5,190	N	N	33903 12TH PL SW
018	957814	0300	10/26/11	\$289,245	\$294,000	2,872	8	2012	Avg	7,505	N	N	0
018	957814	0220	5/1/12	\$328,410	\$337,000	2,992	8	2011	Avg	7,203	N	N	1207 SW 340TH ST
018	670530	0060	8/29/12	\$305,000	\$310,000	3,004	8	2006	Avg	7,205	N	N	1842 SW 344TH PL
018	957814	0140	5/17/12	\$318,000	\$326,000	3,060	8	2012	Avg	7,278	N	N	0
018	640370	0430	11/2/12	\$336,000	\$339,000	3,180	8	2004	Avg	5,866	N	N	34224 13TH PL SW
018	926490	2030	10/15/12	\$235,000	\$238,000	3,220	8	1978	Avg	8,429	N	N	526 SW 326TH ST
018	926491	1300	7/11/12	\$299,000	\$306,000	3,220	8	1980	Avg	9,023	N	N	32738 6TH AVE SW
018	926492	0270	3/17/10	\$309,000	\$259,000	3,260	8	1982	Avg	7,969	N	N	32224 7TH PL SW
018	957814	0150	7/19/12	\$330,700	\$338,000	3,286	8	2012	Avg	7,256	N	N	33917 12TH PL SW
018	957814	0400	11/2/11	\$455,500	\$463,000	3,432	8	2011	Avg	7,898	N	N	1312 SW 340TH ST
018	957814	0440	12/21/11	\$432,215	\$442,000	3,456	8	2012	Avg	11,055	N	N	34013 13TH CT SW
018	957814	0330	6/15/12	\$421,585	\$431,000	3,476	8	2012	Avg	7,229	N	N	0
018	957814	0370	11/30/11	\$405,535	\$414,000	3,476	8	2011	Avg	7,200	N	N	0
018	957814	0390	2/1/12	\$409,040	\$419,000	3,476	8	2011	Avg	7,200	N	N	1320 SW 340TH ST
018	729800	0180	11/23/11	\$325,000	\$331,000	1,720	9	1985	Avg	11,149	N	N	33142 2ND PL SW
018	926496	0400	7/1/10	\$318,500	\$283,000	2,020	9	1987	Avg	8,286	N	N	33408 12TH AVE SW
018	926495	0220	3/27/12	\$308,000	\$316,000	2,250	9	1987	Avg	9,377	N	N	1088 SW 330TH CT
018	683782	0140	9/24/12	\$277,000	\$281,000	2,420	9	1990	Avg	9,247	N	N	743 SW 328TH PL
018	926496	0290	5/14/10	\$399,000	\$345,000	2,440	9	1987	Avg	8,694	N	N	33438 11TH PL SW
018	926495	0270	8/13/12	\$300,000	\$306,000	2,460	9	1989	Avg	8,797	N	N	1089 SW 330TH CT
018	926495	1070	3/4/10	\$350,000	\$291,000	2,460	9	1988	Avg	10,907	N	N	33121 13TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
018	926496	0520	10/18/10	\$257,000	\$239,000	2,490	9	1989	Avg	7,633	N	N	1134 SW 333RD PL
018	926496	0560	4/5/11	\$326,000	\$320,000	2,690	9	1987	Avg	8,577	N	N	1123 SW 333RD PL
018	729801	0050	10/18/10	\$385,000	\$358,000	2,690	9	1986	Avg	13,485	N	N	509 SW 331ST ST
018	926496	0910	7/18/11	\$315,000	\$316,000	2,830	9	1989	Avg	9,304	N	N	33321 10TH CT SW
018	926495	0380	4/18/12	\$350,000	\$359,000	2,850	9	1989	Avg	8,508	N	N	33105 10TH PL SW
018	926496	0530	7/21/10	\$348,000	\$312,000	2,850	9	1988	Avg	7,598	N	N	1140 SW 333RD PL
018	926495	0780	1/31/11	\$298,678	\$288,000	2,860	9	1987	Avg	7,768	N	N	33301 12TH AVE SW
018	729801	0370	8/10/12	\$317,750	\$324,000	2,880	9	1987	Avg	10,594	N	N	555 SW 334TH CT
018	926491	0470	7/7/11	\$345,000	\$345,000	2,930	9	1981	Avg	9,082	N	N	32911 3RD AVE SW
018	182104	9065	10/28/11	\$290,000	\$295,000	2,940	9	2004	Avg	7,954	N	N	32907 7TH CT SW
018	683782	0010	2/27/12	\$288,000	\$295,000	3,000	9	1990	Avg	7,926	N	N	32704 7TH AVE SW
018	683782	0020	11/15/11	\$375,000	\$382,000	3,070	9	1991	Avg	8,060	N	N	32710 7TH AVE SW
018	729802	0090	9/28/10	\$365,000	\$337,000	2,440	10	1988	Avg	10,526	N	N	200 SW 331ST PL
018	729800	0200	12/14/11	\$500,000	\$511,000	2,870	10	1987	Avg	11,458	N	N	33130 2ND PL SW
018	729805	0310	12/5/12	\$470,000	\$472,000	2,930	10	1990	Avg	14,371	N	N	33540 4TH AVE SW
018	729801	0300	6/2/10	\$453,000	\$396,000	3,550	10	1987	Avg	10,206	N	N	541 SW 333RD CT
018	729804	0430	2/8/10	\$525,000	\$430,000	3,610	10	1991	Avg	10,461	N	N	33528 7TH PL SW
018	729805	0580	12/17/12	\$370,000	\$371,000	3,810	10	1990	Avg	10,309	N	N	406 SW 336TH CT
018	729805	0300	7/26/12	\$431,000	\$440,000	3,210	11	1991	Avg	16,087	N	N	33604 4TH AVE SW
018	132170	0240	1/18/12	\$410,000	\$420,000	3,380	11	1990	Avg	21,820	N	N	34505 5TH PL SW
018	729801	0200	9/5/12	\$424,000	\$431,000	3,650	11	1986	Avg	10,450	N	N	506 SW 333RD ST
018	729804	0310	7/16/10	\$576,000	\$515,000	3,740	11	1991	Avg	16,905	N	N	739 SW 337TH ST
018	729805	0030	4/22/10	\$552,500	\$473,000	3,770	11	1992	Avg	10,424	N	N	33511 4TH AVE SW
018	132170	0160	2/5/10	\$572,000	\$467,000	3,840	11	1990	Avg	18,967	N	N	439 SW 345TH ST
018	132172	0090	4/29/10	\$680,000	\$584,000	4,600	11	1993	Avg	20,719	N	N	421 SW 347TH ST
021	795620	0100	2/8/11	\$182,000	\$176,000	1,120	6	1962	Good	10,015	N	N	1947 SW 350TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	440560	0150	11/29/12	\$138,499	\$139,000	1,300	6	1941	Avg	12,600	N	N	35827 9TH AVE SW
021	795630	0040	9/25/12	\$132,000	\$134,000	1,330	6	1962	Good	9,560	N	N	35030 19TH AVE SW
021	252103	9054	1/2/11	\$314,950	\$301,000	1,620	6	1938	Good	19,250	N	N	35716 20TH AVE SW
021	218820	1760	1/18/11	\$176,252	\$169,000	810	7	1982	Avg	12,000	N	N	36924 3RD AVE SW
021	440561	0150	8/7/12	\$185,470	\$189,000	820	7	1977	Avg	12,750	N	N	35849 9TH AVE SW
021	920200	0240	5/17/12	\$147,000	\$151,000	960	7	1967	Avg	11,056	N	N	1622 SW 350TH ST
021	920200	0050	10/17/11	\$148,700	\$151,000	960	7	1967	Avg	10,444	N	N	1641 SW 351ST ST
021	306560	0140	3/12/12	\$183,000	\$188,000	1,070	7	1992	Avg	6,673	N	N	35931 18TH AVE SW
021	306560	0120	3/16/11	\$165,000	\$161,000	1,090	7	1992	Avg	5,053	N	N	35822 20TH AVE SW
021	926975	0380	11/27/12	\$193,500	\$195,000	1,130	7	1987	Avg	7,541	N	N	1801 SW 355TH PL
021	306561	0030	12/20/12	\$185,000	\$185,000	1,160	7	1993	Avg	7,196	N	N	35629 18TH AVE SW
021	713780	0290	9/10/12	\$140,000	\$142,000	1,180	7	1962	Avg	9,085	N	N	35835 13TH AVE SW
021	542243	0260	11/5/11	\$215,000	\$219,000	1,180	7	1989	Avg	9,315	N	N	34927 11TH CT SW
021	502860	0780	5/29/12	\$245,000	\$251,000	1,180	7	1989	Avg	6,459	N	N	1322 SW 350TH ST
021	292104	9069	7/27/11	\$204,000	\$205,000	1,200	7	1962	Avg	40,841	N	N	35326 1ST AVE S
021	502860	0700	8/3/12	\$185,000	\$189,000	1,200	7	1990	Avg	6,307	N	N	1416 SW 350TH ST
021	926975	0080	8/16/10	\$240,000	\$217,000	1,200	7	1983	Avg	7,613	N	N	35305 19TH AVE SW
021	859490	0080	12/13/11	\$210,500	\$215,000	1,220	7	1968	Good	15,174	Y	N	417 SW 363RD PL
021	502860	0660	5/24/11	\$223,000	\$221,000	1,220	7	1989	Avg	10,331	N	N	1425 SW 350TH ST
021	542242	0060	7/25/12	\$162,800	\$166,000	1,230	7	1990	Avg	6,000	N	N	1323 SW 349TH ST
021	926975	0760	7/13/11	\$242,000	\$242,000	1,260	7	1986	Avg	10,128	N	N	1804 SW 352ND PL
021	920200	0220	12/8/10	\$179,000	\$170,000	1,280	7	1967	Avg	14,324	N	N	1610 SW 350TH ST
021	502860	0640	7/18/12	\$190,000	\$194,000	1,360	7	1990	Avg	7,130	N	N	1413 SW 350TH ST
021	926975	0740	6/7/10	\$252,000	\$221,000	1,400	7	1984	Avg	8,701	N	N	1813 SW 352ND PL
021	302104	9025	10/1/12	\$289,000	\$293,000	1,410	7	1957	VGood	116,305	N	N	35215 1ST AVE S
021	926975	0680	12/14/11	\$249,000	\$254,000	1,430	7	1986	Avg	8,368	N	N	35216 19TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	542243	0100	12/8/10	\$190,000	\$180,000	1,460	7	1989	Avg	6,000	N	N	34914 10TH PL SW
021	542243	0050	12/28/11	\$199,950	\$204,000	1,460	7	1989	Avg	6,022	N	N	34806 10TH PL SW
021	542243	0020	6/12/12	\$234,000	\$240,000	1,470	7	1989	Avg	9,113	N	N	1006 SW 348TH PL
021	502860	2070	7/27/12	\$162,000	\$165,000	1,480	7	1989	Avg	7,533	N	N	1229 SW 354TH PL
021	306560	0240	11/29/12	\$192,000	\$193,000	1,520	7	1992	Avg	5,522	N	N	1720 SW 359TH ST
021	306560	0390	7/27/11	\$196,000	\$197,000	1,520	7	1993	Avg	8,745	N	N	35921 18TH CT SW
021	926975	0900	11/28/12	\$230,000	\$231,000	1,520	7	1987	Avg	7,700	N	N	2020 SW 353RD PL
021	502860	1320	2/9/10	\$235,000	\$192,000	1,520	7	1990	Avg	6,032	N	N	1033 SW 352ND ST
021	218820	1130	5/17/10	\$319,850	\$277,000	1,520	7	1964	Avg	18,000	N	N	36822 2ND AVE SW
021	306560	0280	11/7/12	\$206,000	\$208,000	1,550	7	1994	Avg	5,864	N	N	1705 SW 359TH ST
021	306560	0050	4/26/10	\$239,900	\$206,000	1,560	7	1992	Avg	9,197	N	N	1904 SW 358TH CT
021	306560	0400	6/29/11	\$187,300	\$187,000	1,580	7	1993	Avg	6,710	N	N	35915 18TH CT SW
021	302104	9171	6/11/12	\$175,000	\$179,000	1,600	7	1990	Avg	18,920	N	N	36404 6TH AVE SW
021	926975	0840	6/21/11	\$195,000	\$195,000	1,600	7	1987	Avg	8,363	N	N	35227 19TH AVE SW
021	502860	0300	4/9/10	\$246,500	\$209,000	1,620	7	1989	Avg	6,383	N	N	35353 13TH PL SW
021	542243	0230	12/7/11	\$188,321	\$192,000	1,640	7	1989	Avg	6,833	N	N	1114 SW 350TH PL
021	542243	0140	10/28/11	\$228,000	\$232,000	1,640	7	1989	Avg	6,735	N	N	34942 10TH PL SW
021	502860	0350	11/4/11	\$228,900	\$233,000	1,640	7	1990	Avg	6,000	N	N	35321 13TH PL SW
021	542242	0720	10/8/10	\$220,000	\$204,000	1,680	7	1991	Avg	6,373	N	N	34826 11TH AVE SW
021	502860	0860	8/3/12	\$190,000	\$194,000	1,690	7	1990	Avg	6,039	N	N	35108 13TH PL SW
021	502860	1590	3/16/12	\$175,000	\$179,000	1,700	7	1990	Avg	6,466	N	N	1235 SW 353RD ST
021	502860	1370	3/1/11	\$220,000	\$214,000	1,700	7	1990	Avg	10,291	N	N	1101 SW 352ND ST
021	322104	9158	8/16/11	\$295,001	\$297,000	1,712	7	2009	Avg	44,644	N	N	37222 8TH AVE S
021	290931	0040	3/3/11	\$249,995	\$243,000	1,720	7	2010	Avg	5,000	N	N	1730 SW 357TH CT
021	290931	0050	11/5/10	\$249,995	\$234,000	1,720	7	2010	Avg	6,955	N	N	1730 SW 357TH CT
021	502860	0390	10/9/12	\$217,950	\$221,000	1,720	7	1990	Avg	6,346	N	N	1409 SW 352ND CT

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	502860	0050	4/22/10	\$220,000	\$188,000	1,720	7	1990	Avg	7,453	N	N	1329 SW 355TH PL
021	502860	1810	5/10/10	\$287,000	\$248,000	1,720	7	1990	Avg	6,574	N	N	35339 10TH PL SW
021	542242	0710	12/3/12	\$172,500	\$173,000	1,730	7	1990	Avg	8,056	N	N	34836 11TH AVE SW
021	306561	0120	1/25/12	\$227,000	\$232,000	1,760	7	1993	Avg	5,466	N	N	35803 18TH AVE SW
021	502860	2100	1/17/12	\$169,300	\$173,000	1,810	7	1989	Avg	6,199	N	N	1211 SW 354TH PL
021	502860	1300	5/10/12	\$195,000	\$200,000	1,840	7	1991	Avg	6,877	N	N	1138 SW 352ND ST
021	302104	9124	7/5/12	\$280,000	\$286,000	1,840	7	1969	Good	35,239	N	N	36313 6TH AVE SW
021	290931	0070	1/5/11	\$265,000	\$253,000	1,845	7	2010	Avg	5,200	N	N	1726 SW 357TH CT
021	290931	0010	10/21/10	\$277,995	\$259,000	1,845	7	2010	Avg	8,154	N	N	1732 SW 357TH CT
021	502860	2020	6/14/10	\$205,000	\$180,000	1,850	7	1989	Avg	7,151	N	N	1256 SW 354TH PL
021	502860	1630	3/21/11	\$170,000	\$166,000	1,870	7	1989	Avg	5,983	N	N	35343 12TH CT SW
021	542242	0220	12/14/10	\$227,000	\$216,000	1,880	7	1990	Avg	6,000	N	N	1312 SW 348TH ST
021	542242	0210	11/16/12	\$195,000	\$197,000	1,890	7	1990	Avg	7,957	N	N	1306 SW 348TH ST
021	502860	1730	9/12/11	\$206,000	\$208,000	1,900	7	1990	Avg	6,403	N	N	35341 11TH CT SW
021	292104	9063	10/9/12	\$195,000	\$198,000	1,910	7	1950	Good	17,209	N	N	1414 S 359TH ST
021	542243	0370	7/27/12	\$189,500	\$193,000	1,940	7	1991	Avg	7,094	N	N	34917 10TH PL SW
021	502860	0730	5/25/10	\$285,000	\$248,000	2,000	7	1990	Avg	7,016	N	N	1352 SW 350TH ST
021	290931	0030	5/19/11	\$275,000	\$273,000	2,020	7	2010	Avg	5,754	N	N	1742 357TH AVE SE
021	290931	0060	12/9/10	\$279,995	\$265,000	2,020	7	2010	Avg	5,100	N	N	1728 SW 357TH CT
021	502860	2290	8/10/10	\$209,000	\$189,000	2,050	7	1990	Avg	5,932	N	N	1251 SW 355TH PL
021	114001	0020	5/26/10	\$250,000	\$218,000	2,065	7	1981	Avg	9,686	N	N	139 S 358TH ST
021	218820	2530	2/23/10	\$230,000	\$190,000	2,120	7	1980	Avg	9,750	N	N	37113 4TH AVE SW
021	290931	0180	7/1/11	\$293,000	\$293,000	2,295	7	2011	Avg	5,452	N	N	35802 18TH AVE SW
021	290931	0020	8/5/10	\$329,995	\$298,000	2,295	7	2010	Avg	5,685	N	N	1734 SW 357TH CT
021	290931	0140	2/8/11	\$319,070	\$308,000	2,300	7	2010	Avg	5,396	N	N	1743 SW 357TH CT
021	290931	0160	3/8/11	\$299,995	\$292,000	2,376	7	2011	Avg	5,368	N	N	35720 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	290931	0190	6/23/11	\$299,995	\$299,000	2,376	7	2011	Avg	5,562	N	N	35806 18TH AVE SW
021	290931	0100	5/14/11	\$298,000	\$295,000	2,376	7	2010	Avg	5,737	N	N	1719 SW 357TH CT
021	290931	0200	7/20/11	\$312,500	\$313,000	2,447	7	2011	Avg	6,060	N	N	35814 18TH AVE SW
021	290931	0170	5/11/11	\$329,995	\$326,000	2,447	7	2011	Avg	6,208	N	N	35724 18TH AVE SW
021	290931	0080	7/6/11	\$329,995	\$330,000	2,447	7	2010	Avg	5,121	N	N	1722 SW 357TH CT
021	502860	1170	3/22/10	\$315,000	\$265,000	2,450	7	1990	Avg	6,000	N	N	35105 13TH PL SW
021	302104	9022	11/12/12	\$268,000	\$270,000	1,500	8	1976	Good	43,560	N	N	35615 3RD AVE SW
021	322104	9007	12/7/12	\$325,000	\$326,000	1,550	8	1979	Good	54,450	N	N	37107 12TH AVE S
021	787960	0080	11/4/11	\$215,000	\$219,000	1,850	8	2002	Avg	7,205	N	N	1959 SW 352ND ST
021	787960	0120	11/4/11	\$209,900	\$214,000	1,850	8	2002	Avg	7,220	N	N	1995 SW 352ND ST
021	252103	9064	5/25/10	\$325,000	\$283,000	1,920	8	1997	Avg	13,558	N	N	1704 SW 354TH ST
021	132174	0720	1/25/11	\$250,000	\$241,000	2,010	8	1997	Avg	7,262	N	N	711 SW 350TH CT
021	113960	0210	7/22/10	\$295,000	\$264,000	2,020	8	1987	Avg	12,342	N	N	36502 2ND AVE SW
021	713780	0295	8/1/11	\$235,000	\$236,000	2,041	8	2007	Avg	9,085	N	N	35843 13TH AVE SW
021	779645	0480	11/9/12	\$271,500	\$274,000	2,120	8	2003	Avg	5,457	N	N	907 SW 364TH PL
021	113960	0200	10/29/12	\$215,000	\$217,000	2,140	8	1987	Avg	10,159	N	N	36504 2ND AVE SW
021	132174	0810	2/19/10	\$299,950	\$247,000	2,140	8	1995	Avg	13,253	N	N	34925 7TH AVE SW
021	132174	0270	4/15/10	\$288,000	\$245,000	2,150	8	1994	Avg	16,614	N	N	34839 7TH AVE SW
021	292104	9071	10/27/11	\$365,000	\$371,000	2,200	8	1960	Good	51,400	N	N	1320 S 359TH ST
021	111263	0230	6/9/10	\$305,000	\$268,000	2,270	8	2010	Avg	5,663	N	N	917 SW 365TH PL
021	440560	0195	5/8/12	\$310,000	\$318,000	2,280	8	2003	Avg	15,935	N	N	35629 8TH AVE SW
021	111263	0250	11/15/10	\$343,305	\$323,000	2,385	8	2010	Avg	7,926	N	N	913 SW 365TH PL
021	132174	0870	8/26/11	\$340,000	\$343,000	2,460	8	1996	Avg	15,084	N	N	34930 7TH AVE SW
021	132174	0280	11/11/11	\$275,000	\$280,000	2,490	8	1996	Avg	18,869	N	N	34849 7TH AVE SW
021	132174	0250	5/3/12	\$295,000	\$302,000	2,490	8	1996	Avg	11,236	N	N	34819 7TH AVE SW
021	800200	0040	2/24/11	\$349,950	\$340,000	2,490	8	2010	Avg	18,813	N	N	713 SW 362ND PL

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	132174	0840	5/31/11	\$335,000	\$333,000	2,520	8	1994	Avg	15,618	N	N	34941 7TH AVE SW
021	132174	0440	10/17/12	\$283,000	\$286,000	2,530	8	1994	Avg	6,944	N	N	34847 8TH PL SW
021	132174	0260	2/24/10	\$307,500	\$254,000	2,530	8	1994	Avg	13,474	N	N	34829 7TH AVE SW
021	779645	0390	5/14/10	\$285,000	\$247,000	2,550	8	2003	Avg	5,519	N	N	36317 8TH AVE SW
021	111263	0140	7/16/12	\$365,000	\$373,000	2,570	8	2011	Avg	5,527	N	N	36419 10TH CT SW
021	111263	0060	3/9/11	\$375,000	\$365,000	2,570	8	2011	Avg	5,714	N	N	36424 10TH CT SW
021	111263	0200	7/13/11	\$380,000	\$381,000	2,570	8	2011	Avg	5,794	N	N	36447 10TH CT SW
021	779645	0610	6/19/12	\$283,000	\$290,000	2,610	8	2002	Avg	6,360	N	N	702 SW 363RD CT
021	111263	0210	4/25/11	\$396,550	\$391,000	2,686	8	2011	Avg	6,871	N	N	923 SW 365TH ST
021	111263	0100	7/28/10	\$394,950	\$355,000	2,690	8	2010	Avg	5,305	N	N	36415 10TH CT SW
021	111263	0030	6/8/10	\$414,000	\$363,000	2,690	8	2010	Avg	6,955	N	N	36444 SW 365TH PL
021	111263	0240	6/4/12	\$380,000	\$389,000	2,752	8	2011	Avg	6,183	N	N	915 SW 365TH PL
021	290931	0150	4/8/10	\$350,000	\$297,000	2,833	8	2008	Avg	5,995	N	N	35714 18TH AVE SW
021	066231	0030	12/16/11	\$249,950	\$255,000	2,860	8	1999	Avg	9,790	N	N	723 SW 356TH PL
021	779645	0640	11/17/11	\$245,000	\$250,000	2,980	8	2002	Avg	5,854	N	N	708 SW 363RD CT
021	779645	0370	2/12/10	\$278,000	\$228,000	2,980	8	2003	Avg	5,866	N	N	813 SW 363RD PL
021	779645	0590	4/20/10	\$279,900	\$239,000	2,980	8	2002	Avg	5,548	N	N	705 SW 363RD CT
021	290931	0120	2/28/12	\$310,500	\$318,000	3,026	8	2008	Avg	5,805	N	N	1727 SW 357TH CT
021	111263	0220	10/27/10	\$400,000	\$373,000	3,080	8	2010	Avg	5,982	N	N	919 SW 365TH PL
021	111263	0050	1/13/10	\$409,950	\$330,000	3,080	8	2010	Avg	5,716	N	N	36428 10TH AVE SW
021	111263	0260	6/6/12	\$395,000	\$404,000	3,084	8	2012	Avg	6,034	N	N	911 SW 365TH ST
021	111263	0150	8/25/11	\$405,000	\$409,000	3,085	8	2011	Avg	6,097	N	N	36425 10TH CT SW
021	111263	0270	9/27/10	\$397,000	\$366,000	3,230	8	2010	Avg	5,500	N	N	909 SW 365TH PL
021	111263	0160	2/22/10	\$401,500	\$332,000	3,230	8	2010	Avg	5,000	N	N	36427 10TH CT SW
021	779645	0600	8/16/12	\$255,000	\$260,000	3,240	8	2002	Avg	6,796	N	N	703 SW 363RD CT
021	872450	0050	5/13/10	\$400,000	\$346,000	3,284	8	2007	Avg	9,608	N	N	35219 4TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(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
021	066231	0100	6/22/12	\$359,000	\$367,000	3,320	8	1998	Avg	8,968	N	N	35500 8TH AVE SW
021	292104	9089	2/10/11	\$430,000	\$416,000	3,960	8	2004	Avg	33,848	N	N	1300 S 359TH ST
021	800200	0100	7/12/10	\$366,491	\$327,000	2,440	9	2010	Avg	15,002	N	N	606 SW 362ND PL
021	066231	0330	7/2/12	\$370,000	\$378,000	2,510	9	1997	Avg	9,308	N	N	35213 5TH AVE SW
021	066231	0190	12/26/11	\$243,500	\$249,000	2,520	9	1998	Avg	11,200	N	N	35314 7TH AVE SW
021	800200	0070	6/23/10	\$362,045	\$320,000	2,570	9	2010	Avg	15,007	N	N	704 SW 362ND PL
021	872450	0040	8/24/10	\$390,500	\$355,000	2,588	9	2007	Avg	9,918	N	N	35225 4TH PL SW
021	800200	0050	11/4/10	\$366,000	\$343,000	2,650	9	2010	Avg	15,848	N	N	716 SW 362ND PL
021	800200	0090	7/28/10	\$376,000	\$338,000	2,650	9	2010	Avg	15,060	N	N	624 SW 362ND PL
021	066231	0370	10/29/12	\$390,000	\$394,000	2,700	9	1997	Avg	9,946	N	N	513 SW 353RD ST
021	066231	0830	7/2/10	\$357,000	\$317,000	2,720	9	1997	Avg	7,920	N	N	834 SW 355TH CT
021	202100	0070	10/26/11	\$272,000	\$277,000	2,826	9	2005	Avg	9,586	N	N	36002 11TH AVE SW
021	066231	0150	3/9/10	\$350,000	\$292,000	2,850	9	1998	Avg	10,130	N	N	35426 8TH AVE S
021	800200	0020	8/2/10	\$396,667	\$357,000	2,970	9	2010	Avg	15,054	N	N	631 SW 362ND PL
021	066231	0170	12/8/10	\$352,000	\$334,000	3,030	9	1998	Avg	10,956	N	N	35410 7TH AVE SW
021	440561	0120	1/19/10	\$396,000	\$320,000	3,140	9	2003	Avg	9,600	N	N	35804 9TH AVE SW
021	066231	0590	1/13/10	\$440,000	\$354,000	3,160	9	1996	Avg	10,749	N	N	708 SW 353RD PL
021	066231	0290	4/20/12	\$347,500	\$356,000	3,290	9	1996	Avg	8,312	N	N	516 SW 353RD ST
021	113780	0140	12/17/12	\$335,000	\$336,000	2,520	10	1988	Avg	15,600	N	N	318 S 361ST PL
021	113780	0040	10/13/10	\$335,000	\$311,000	2,900	10	1989	Avg	18,667	N	N	36215 1ST PL S
021	113780	0100	6/10/11	\$449,950	\$448,000	3,180	10	1989	Avg	19,415	N	N	36116 3RD PL S
021	570780	0060	8/10/11	\$430,000	\$433,000	3,480	10	1991	Avg	16,749	Y	N	36618 2ND PL SW
021	132174	0030	12/20/10	\$425,000	\$404,000	2,940	11	1994	Avg	19,445	N	N	414 SW 348TH CT

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	025300	0170	6/14/12	\$110,000	NON-REPRESENTATIVE SALE
013	025300	0255	5/17/11	\$105,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	025300	0365	1/21/11	\$107,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	039580	0020	3/23/10	\$217,000	NON-REPRESENTATIVE SALE
013	039580	0140	9/27/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	039580	0370	9/27/11	\$95,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	039580	0420	11/15/11	\$103,000	NON-REPRESENTATIVE SALE
013	062104	9090	6/27/12	\$130,000	CORPORATE AFFILIATES
013	064300	0140	9/8/11	\$114,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	064300	0180	10/13/11	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	064310	0220	8/1/11	\$230,000	NON-REPRESENTATIVE SALE
013	081850	0210	5/3/12	\$123,351	BANKRUPTCY - RECEIVER OR TRUSTEE
013	081850	0440	1/30/12	\$114,900	FINANCIAL INSTITUTION RESALE
013	082104	9003	8/2/10	\$150,000	NON-REPRESENTATIVE SALE
013	082104	9133	8/18/11	\$131,800	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	082104	9149	5/14/12	\$132,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
013	082104	9173	12/11/12	\$103,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	082104	9213	3/22/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	082104	9230	3/29/12	\$112,000	NON-REPRESENTATIVE SALE
013	091900	0043	3/23/12	\$235,000	NO REPRESENTATION FOR FAIR CONDITION
013	091900	0043	10/6/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	091900	0075	1/12/10	\$200,000	FINANCIAL INSTITUTION RESALE
013	091900	0265	10/24/12	\$270,469	BANKRUPTCY - RECEIVER OR TRUSTEE
013	104250	0010	3/15/12	\$128,000	STATISTICAL OUTLIER
013	104250	0010	12/5/11	\$332,527	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
013	150240	0460	8/27/12	\$290,176	BANKRUPTCY - RECEIVER OR TRUSTEE
013	150240	0460	9/4/12	\$256,958	BANKRUPTCY - RECEIVER OR TRUSTEE
013	150240	0460	11/15/12	\$165,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	150241	0280	8/2/11	\$138,199	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	150241	0400	8/3/10	\$182,312	BANKRUPTCY; EXEMPT FROM EXCISE TAX
013	150241	0400	12/2/10	\$156,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	178830	0010	12/22/11	\$241,350	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178830	0010	3/30/12	\$97,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	178830	0105	11/10/11	\$56,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	178830	0120	12/26/12	\$91,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
013	178830	0140	10/11/10	\$157,250	BANKRUPTCY; EXEMPT FROM EXCISE TAX
013	178830	0140	9/14/11	\$114,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	178830	0140	9/14/11	\$114,000	QUIT CLAIM DEED; STATEMENT TO DOR
013	178850	0065	12/12/12	\$30,000	DOR RATIO; NO MARKET EXPOSURE
013	178870	0055	6/24/11	\$169,950	NO REPRESENTATION FOR FAIR CONDITION
013	178870	0090	12/5/11	\$86,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	178870	0140	1/6/11	\$186,408	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178870	0140	4/16/12	\$75,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
013	178870	0165	8/9/12	\$71,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	178870	0300	2/2/10	\$107,000	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE
013	178870	0370	6/10/10	\$134,990	NON-REPRESENTATIVE SALE
013	178880	0080	2/10/12	\$92,500	CORPORATE AFFILIATES; FINANCIAL INSTIT. RESALE
013	178880	0290	5/12/11	\$100,000	STATISTICAL OUTLIER
013	178880	0410	1/23/12	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178880	0410	7/24/12	\$90,000	NO MARKET EXPOSURE; FINANCIAL INSTIT. RESALE
013	178880	0480	10/6/10	\$84,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	178880	0540	5/14/12	\$109,072	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178880	0540	8/30/12	\$85,500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
013	178880	0760	2/7/12	\$106,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	178880	0880	5/30/12	\$65,000	DOR RATIO; NON-REPRESENTATIVE SALE
013	178880	0960	5/30/12	\$120,000	NON-REPRESENTATIVE SALE
013	178890	0050	9/2/10	\$244,949	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178890	0110	10/13/10	\$87,000	NON-REPRESENTATIVE SALE
013	178890	0200	4/11/11	\$74,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	178890	0240	6/29/11	\$60,000	DOR RATIO; NON-REPRESENTATIVE SALE
013	178890	0360	5/26/11	\$104,900	STATISTICAL OUTLIER
013	178890	0370	7/18/11	\$110,100	NON-REPRESENTATIVE SALE
013	178890	0610	6/16/11	\$119,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	178890	0670	12/10/12	\$124,336	BANKRUPTCY - RECEIVER OR TRUSTEE
013	232950	0080	4/5/12	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	232950	0120	10/6/11	\$82,124	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	232960	0050	5/8/12	\$360,241	BANKRUPTCY - RECEIVER OR TRUSTEE
013	232960	0230	8/9/12	\$188,097	BANKRUPTCY - RECEIVER OR TRUSTEE
013	232960	0270	2/3/11	\$145,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	232970	0310	3/23/12	\$97,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
013	232970	0310	7/26/12	\$171,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
013	233730	0410	10/12/11	\$255,001	BANKRUPTCY; EXEMPT FROM EXCISE TAX
013	233730	0410	5/21/12	\$100,100	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
013	233730	0480	8/30/10	\$160,000	NON-REPRESENTATIVE SALE
013	241330	0100	9/12/12	\$314,304	BANKRUPTCY - RECEIVER OR TRUSTEE
013	241330	0710	2/18/10	\$132,000	NON-REPRESENTATIVE SALE
013	241330	0850	11/23/10	\$160,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	250160	0080	5/9/11	\$135,500	FINANCIAL INSTITUTION RESALE
013	259970	0010	5/14/10	\$190,000	ESTATE ADMINISTRATOR; NON-REPRESENTATIVE SALE
013	259970	0080	10/14/10	\$104,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
013	259970	0300	2/17/12	\$105,604	BANKRUPTCY - RECEIVER OR TRUSTEE
013	326070	0830	9/8/11	\$159,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	326070	1070	8/15/12	\$126,000	STATISTICAL OUTLIER
013	326070	1120	10/31/12	\$173,411	BANKRUPTCY - RECEIVER OR TRUSTEE
013	337530	0050	8/3/11	\$122,640	CORPORATE AFFILIATES; FINANCIAL INSTITUTION RESALE
013	337530	0450	8/12/10	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	339180	0180	3/25/10	\$133,900	NON-REPRESENTATIVE SALE
013	339180	0230	3/17/10	\$203,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	339180	0320	9/8/11	\$105,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	339190	0210	12/10/12	\$75,000	NON-REPRESENTATIVE SALE
013	339190	0330	11/21/12	\$137,781	BANKRUPTCY - RECEIVER OR TRUSTEE
013	339190	0400	3/17/11	\$95,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	339210	0060	10/9/10	\$49,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	339210	0200	5/1/12	\$95,000	NON-REPRESENTATIVE SALE
013	358400	0180	12/12/11	\$114,750	BANKRUPTCY - RECEIVER OR TRUSTEE
013	358400	0180	3/30/12	\$90,300	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	358400	0260	10/26/11	\$139,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	416680	0060	7/23/10	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	416680	0400	7/25/11	\$70,000	DOR RATIO; NON-REPRESENTATIVE SALE
013	416795	0290	12/13/11	\$162,322	BANKRUPTCY - RECEIVER OR TRUSTEE
013	416800	0140	7/9/12	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	515365	0130	11/15/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	515370	0050	5/8/12	\$253,798	BANKRUPTCY - RECEIVER OR TRUSTEE
013	515370	0050	11/15/12	\$160,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	515370	0170	10/12/11	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	525980	0020	6/7/11	\$143,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	525980	0080	3/24/11	\$145,000	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
013	525980	0210	5/4/12	\$130,000	STATISTICAL OUTLIER
013	525980	0260	7/27/11	\$139,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	525980	0460	4/11/12	\$125,000	NON-REPRESENTATIVE SALE
013	555750	0100	9/21/12	\$90,000	NON-REPRESENTATIVE SALE
013	555820	0030	7/3/12	\$102,000	NON-REPRESENTATIVE SALE
013	555820	0250	9/12/11	\$70,000	DOR RATIO; QUIT CLAIM DEED
013	555820	0251	9/12/11	\$70,000	DOR RATIO; QUIT CLAIM DEED
013	555920	0015	11/3/11	\$32,000	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
013	555920	0045	1/6/10	\$390,000	RELOCATION - SALE TO SERVICE
013	555920	0115	1/27/10	\$358,000	NON-REPRESENTATIVE SALE
013	555960	0010	8/23/12	\$173,705	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555960	0030	11/30/10	\$187,000	NO MARKET EXPOSURE
013	556000	0150	2/29/12	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	556000	0450	11/9/11	\$93,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	556000	0580	10/10/11	\$116,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	556000	0670	12/1/11	\$103,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	556000	0890	8/21/12	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	1040	2/28/11	\$149,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	556000	1070	1/12/10	\$105,900	NON-REPRESENTATIVE SALE
013	609390	0020	4/5/10	\$203,000	FINANCIAL INSTITUTION RESALE
013	667265	0100	8/10/12	\$265,000	RELOCATION - SALE TO SERVICE
013	667265	0180	1/31/12	\$354,900	RELOCATION - SALE TO SERVICE
013	745080	0110	6/22/12	\$133,200	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
013	745080	0140	5/11/11	\$175,000	FINANCIAL INSTITUTION RESALE
013	787520	0075	4/4/12	\$112,500	NON-REPRESENTATIVE SALE
013	787520	0080	7/25/12	\$115,000	NON-REPRESENTATIVE SALE
013	787520	0245	1/23/12	\$109,075	STATISTICAL OUTLIER
013	787540	0041	12/15/12	\$135,000	SHORT SALE
013	794150	0160	12/12/12	\$217,400	BANKRUPTCY - RECEIVER OR TRUSTEE
013	858800	0015	8/2/11	\$108,199	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	858800	0070	3/10/10	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	858800	0150	12/6/11	\$124,750	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
013	858800	0245	9/30/10	\$140,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
013	858800	0250	6/14/12	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	858800	0310	12/7/12	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	0230	12/7/10	\$158,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	010060	0250	9/8/10	\$147,130	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	0360	3/9/12	\$106,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	010060	0530	3/15/12	\$135,900	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	0540	11/29/11	\$148,750	STATISTICAL OUTLIER
017	010060	0620	1/23/10	\$227,000	RELOCATION - SALE TO SERVICE
017	010060	1190	5/31/12	\$145,200	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	1210	9/8/11	\$135,000	STATISTICAL OUTLIER
017	010920	0040	3/18/10	\$171,500	NO MARKET EXPOSURE
017	010920	0300	10/15/12	\$307,965	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010920	0310	11/13/12	\$235,000	RELOCATION - SALE TO SERVICE
017	010920	0420	5/10/11	\$132,000	NON-REPRESENTATIVE SALE
017	010920	0540	12/7/11	\$122,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	010921	0160	12/27/11	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010921	0160	2/24/12	\$142,199	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	010921	0190	8/13/10	\$260,030	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010921	0230	12/27/11	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010921	0230	5/22/12	\$164,900	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	010921	0270	1/23/12	\$140,000	STATISTICAL OUTLIER
017	010921	0370	10/29/10	\$235,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
017	010921	0370	3/15/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	011460	0100	4/16/12	\$114,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	011470	0270	12/31/12	\$160,214	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109960	0090	10/15/10	\$144,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	109960	0200	3/8/11	\$118,000	CORPORATE AFFILIATES; FINANCIAL INSTIT. RESALE
017	109960	0320	5/31/11	\$90,000	AUCTION SALE
017	109960	0320	6/5/12	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	109960	0350	5/4/10	\$285,320	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109961	0130	5/24/10	\$180,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	109961	0500	10/27/11	\$366,046	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109961	0500	3/30/12	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	109961	0750	7/17/12	\$144,246	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109961	0770	4/13/12	\$117,000	STATISTICAL OUTLIER
017	109961	0810	7/1/10	\$239,950	FINANCIAL INSTITUTION RESALE
017	109961	0810	1/20/10	\$155,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	109961	0820	8/25/10	\$140,500	STATISTICAL OUTLIER
017	109961	1050	4/2/12	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109961	1350	2/23/10	\$150,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
017	109975	0460	6/13/11	\$150,000	STATISTICAL OUTLIER
017	109975	0500	1/26/11	\$280,750	RELOCATION - SALE TO SERVICE
017	109976	0050	5/5/10	\$235,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
017	109976	0130	3/20/12	\$125,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	109976	0140	12/16/10	\$155,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	109976	0180	11/20/12	\$160,000	STATISTICAL OUTLIER
017	122103	9059	12/19/12	\$110,000	NON-REPRESENTATIVE SALE
017	122103	9095	4/5/12	\$139,900	NON-REPRESENTATIVE SALE
017	150310	0170	10/18/11	\$175,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	150310	0250	8/15/11	\$243,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
017	150310	0250	11/16/11	\$140,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	150310	0330	4/19/11	\$202,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	150320	0040	11/16/11	\$296,850	BANKRUPTCY - RECEIVER OR TRUSTEE
017	179000	0080	12/26/12	\$165,000	STATISTICAL OUTLIER
017	193840	0030	5/21/12	\$138,000	NON-REPRESENTATIVE SALE
017	211551	0190	4/18/12	\$179,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	211551	0460	3/22/12	\$131,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	211551	0470	3/9/12	\$149,900	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	242103	9087	7/6/10	\$300,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
017	242103	9087	6/26/12	\$200,000	NO REPRESENTATION FOR GRADE 5
017	255700	0070	12/6/11	\$157,541	BANKRUPTCY - RECEIVER OR TRUSTEE
017	255700	0150	12/6/11	\$159,500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	255700	0250	2/22/12	\$168,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	255700	0620	8/1/12	\$161,000	STATISTICAL OUTLIER
017	255700	0810	8/11/11	\$160,000	STATISTICAL OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	255700	0930	4/30/12	\$160,000	STATISTICAL OUTLIER
017	255700	0930	2/13/12	\$288,296	BANKRUPTCY - RECEIVER OR TRUSTEE
017	279150	0380	2/23/10	\$190,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	279150	0540	12/3/12	\$187,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
017	286730	0210	4/22/11	\$312,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	286730	0220	9/26/12	\$358,500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	286730	0310	3/2/10	\$583,062	BANKRUPTCY - RECEIVER OR TRUSTEE
017	286730	0330	10/26/12	\$275,000	STATISTICAL OUTLIER
017	286730	0330	8/24/12	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	294450	0310	4/11/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	294451	0030	7/15/11	\$164,000	STATISTICAL OUTLIER
017	327900	0030	10/16/12	\$245,000	STATISTICAL OUTLIER
017	327900	0030	6/1/12	\$130,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	327905	0030	10/14/11	\$274,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	330620	0020	11/22/11	\$96,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	330620	0155	11/7/12	\$226,723	BANKRUPTCY - RECEIVER OR TRUSTEE
017	330620	0180	10/17/12	\$105,000	NON-REPRESENTATIVE SALE
017	330630	0280	7/30/12	\$75,000	NON-REPRESENTATIVE SALE
017	351800	0010	9/24/10	\$106,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	438800	0060	11/16/10	\$159,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	438800	0140	7/26/12	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	438800	0200	5/19/10	\$155,000	FINANCIAL INSTITUTION RESALE
017	438800	0310	3/16/12	\$60,001	BANKRUPTCY - RECEIVER OR TRUSTEE; OBSOL.
017	438800	0390	11/25/11	\$203,058	BANKRUPTCY - RECEIVER OR TRUSTEE
017	438800	0390	4/10/12	\$99,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	438801	0260	12/18/12	\$140,000	NON-REPRESENTATIVE SALE
017	442410	0040	8/16/12	\$128,600	NON-REPRESENTATIVE SALE
017	502945	0250	8/26/11	\$144,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	502945	0590	6/27/11	\$145,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	502945	0650	9/12/12	\$130,000	STATISTICAL OUTLIER
017	502945	0850	10/6/11	\$108,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	502945	0920	1/21/10	\$197,840	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
017	502946	0200	5/3/10	\$180,000	STATISTICAL OUTLIER
017	536020	0045	6/26/12	\$79,000	NON-REPRESENTATIVE SALE; SHORT SALE
017	638515	0080	7/18/11	\$160,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	638660	0050	4/12/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	638660	0060	4/19/12	\$105,000	NON-REPRESENTATIVE SALE
017	638660	0100	5/1/12	\$319,581	BANKRUPTCY - RECEIVER OR TRUSTEE
017	638670	0080	12/24/12	\$244,500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	797200	0060	9/26/11	\$110,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	797200	0110	11/2/10	\$65,000	DOR RATIO; NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	797200	0170	9/12/11	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	797200	0170	4/17/12	\$226,000	NON-REPRESENTATIVE SALE
017	873180	0360	2/3/10	\$408,128	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873180	0360	12/5/12	\$193,000	NON-REPRESENTATIVE SALE
017	873180	0880	11/23/11	\$160,500	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
017	873180	1130	12/6/11	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873180	1130	7/5/12	\$169,199	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	873180	1240	10/17/12	\$305,717	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873190	0210	7/6/12	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873190	0470	1/16/12	\$179,250	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873190	0560	10/23/12	\$250,000	RELOCATION - SALE TO SERVICE
017	873190	1710	6/19/12	\$309,185	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873190	2520	12/1/11	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	873195	0040	4/16/10	\$346,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
017	873195	0040	3/1/11	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	873195	0040	12/19/11	\$246,000	NON-REPRESENTATIVE SALE
017	873195	0530	12/11/12	\$174,601	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873195	0540	10/16/12	\$319,656	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873195	0870	12/12/11	\$263,760	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873195	1050	8/14/12	\$300,000	NON-REPRESENTATIVE SALE
017	873195	1380	8/28/12	\$294,942	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873196	0070	5/28/10	\$230,000	SHORT SALE
017	873196	0460	1/11/12	\$138,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	873198	0020	10/1/12	\$190,000	STATISTICAL OUTLIER
017	873198	0020	11/30/11	\$195,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	873198	2250	6/10/10	\$233,350	RELOCATION - SALE TO SERVICE
017	873198	2820	5/18/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873198	3010	8/3/12	\$304,645	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873198	3050	7/19/11	\$350,648	BANKRUPTCY; EXEMPT FROM EXCISE TAX
017	873198	3050	1/4/12	\$150,500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	873199	0170	8/9/11	\$342,500	NON-REPRESENTATIVE SALE
017	873199	0740	12/18/12	\$360,000	STATISTICAL OUTLIER
017	873199	0760	9/17/10	\$142,750	ASSUMPTION OF MORTGAGE; RELATED PARTY, FRIEND,
017	873201	0300	5/19/11	\$267,900	RELOCATION - SALE TO SERVICE
017	873201	0510	8/20/10	\$188,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
017	873202	0010	5/23/11	\$172,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	873202	0180	2/7/12	\$234,129	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873202	0480	7/12/10	\$182,000	STATISTICAL OUTLIER
017	873203	0260	3/27/12	\$170,475	FINANCIAL INSTITUTION RESALE
017	873204	0330	7/18/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873213	0360	12/23/10	\$108,750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	873213	1230	11/9/10	\$222,000	NO REPRESENTATION FOR FAIR CONDITION
017	873213	1230	5/5/10	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	873216	0300	11/10/11	\$125,357	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894430	0320	8/30/11	\$115,000	STATISTICAL OUTLIER
017	894430	0610	1/23/12	\$104,940	NO MARKET EXPOSURE; GOVERNMENT AGENCY
017	894430	0670	10/7/11	\$115,000	STATISTICAL OUTLIER
017	894500	0090	10/5/11	\$90,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	894500	0230	11/21/12	\$95,000	STATISTICAL OUTLIER
017	894500	0320	7/19/12	\$102,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	894500	0510	9/25/12	\$97,000	NON-REPRESENTATIVE SALE
017	894500	0550	9/2/10	\$125,000	STATISTICAL OUTLIER
017	894500	0730	2/14/12	\$110,000	STATISTICAL OUTLIER
017	894500	0730	11/9/11	\$192,761	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894500	0860	4/24/12	\$194,500	FINANCIAL INSTITUTION RESALE
017	894500	0980	1/26/11	\$102,000	AUCTION SALE
017	894500	1070	12/1/10	\$93,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894510	0130	3/21/11	\$75,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894510	0140	12/26/12	\$182,000	FINANCIAL INSTITUTION RESALE
017	894510	0170	10/27/11	\$86,000	NON-REPRESENTATIVE SALE; SHORT SALE
017	894510	0190	5/1/12	\$83,900	NON-REPRESENTATIVE SALE
017	894510	0290	8/30/10	\$116,900	NON-REPRESENTATIVE SALE
017	894510	0420	12/19/12	\$158,103	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894520	0150	6/21/12	\$100,000	STATISTICAL OUTLIER
017	894520	0320	8/2/11	\$137,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	894520	0660	11/22/10	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	894520	0690	5/10/11	\$112,500	CORPORATE AFFILIATES; FINANCIAL INSTIT. RESALE
017	894520	0750	10/5/11	\$113,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	894520	0790	3/2/11	\$90,000	NON-REPRESENTATIVE SALE
017	894530	0100	12/19/12	\$160,000	QUIT CLAIM DEED
017	894530	0210	9/20/10	\$176,250	NO REPRESENTATION FOR FAIR CONDITION
017	894530	0210	1/26/10	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	894530	0290	12/6/11	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894530	0290	5/11/12	\$115,000	FINANCIAL INSTITUTION RESALE
017	921150	0060	10/1/10	\$158,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
017	921150	0120	4/7/11	\$160,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	921150	0140	4/28/11	\$134,662	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	921151	0170	3/14/11	\$164,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	921151	0220	9/13/10	\$144,079	BANKRUPTCY - RECEIVER OR TRUSTEE
017	921151	0400	9/16/11	\$165,000	NON-REPRESENTATIVE SALE
017	921151	0550	6/18/12	\$162,179	BANKRUPTCY - RECEIVER OR TRUSTEE
017	921151	0890	2/20/12	\$125,200	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	921152	0170	11/15/12	\$194,721	BANKRUPTCY - RECEIVER OR TRUSTEE
017	921152	0210	8/18/10	\$329,234	BANKRUPTCY; EXEMPT FROM EXCISE TAX
017	932090	0030	11/9/12	\$185,254	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0040	5/11/12	\$193,640	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0040	7/6/12	\$57,000	DOR RATIO; NON-REPRESENTATIVE SALE
017	932090	0060	3/10/11	\$58,000	DOR RATIO; NON-REPRESENTATIVE SALE
017	932090	0070	12/31/10	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	932090	0090	11/12/10	\$59,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	932090	0100	4/20/10	\$75,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	932090	0110	6/3/10	\$60,000	DOR RATIO; NON-REPRESENTATIVE SALE
017	932090	0120	2/15/11	\$75,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	932090	0170	10/2/12	\$188,944	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0230	8/6/10	\$60,250	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	932090	0240	4/28/10	\$67,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	932090	0250	2/7/11	\$53,000	DOR RATIO; NON-REPRESENTATIVE SALE
017	932090	0360	2/3/11	\$50,000	DOR RATIO; NON-REPRESENTATIVE SALE
017	932090	0390	6/29/12	\$79,273	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
017	932090	0390	11/12/12	\$77,073	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	932090	1010	9/25/12	\$80,900	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	932090	1080	4/9/12	\$80,000	NON-REPRESENTATIVE SALE
017	932090	1270	11/16/12	\$76,000	NON-REPRESENTATIVE SALE
017	932430	0100	12/20/11	\$161,178	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932430	0130	12/4/12	\$54,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
017	932432	0010	4/16/12	\$321,743	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932432	0010	4/23/12	\$321,743	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	0090	11/14/11	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
017	954280	0580	2/20/12	\$123,000	NON-REPRESENTATIVE SALE
017	954280	0700	9/28/10	\$326,092	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	0980	12/6/12	\$262,816	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	1600	3/4/11	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	1600	6/18/12	\$256,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
017	954280	1800	2/22/12	\$150,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
017	954280	1940	6/20/11	\$257,500	STATISTICAL OUTLIER
018	010450	0190	1/26/12	\$164,800	NON-REPRESENTATIVE SALE
018	010450	0280	3/3/11	\$96,000	DOR RATIO; NON-REPRESENTATIVE SALE
018	010450	0420	1/30/12	\$138,100	STATISTICAL OUTLIER
018	010450	0420	10/21/11	\$211,443	BANKRUPTCY - RECEIVER OR TRUSTEE
018	010451	0170	8/14/12	\$165,500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
018	010451	0300	9/6/11	\$150,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	010451	0390	1/13/12	\$167,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	010451	0460	4/22/10	\$218,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Min or	Sale Date	Sale Price	Comments
018	010451	0540	8/24/11	\$146,000	STATISTICAL OUTLIER
018	010452	0170	11/7/11	\$145,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	010453	0090	12/20/12	\$241,030	BANKRUPTCY - RECEIVER OR TRUSTEE
018	010454	0090	2/4/11	\$150,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	010454	0330	2/9/12	\$142,800	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
018	010454	0410	2/6/12	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	010454	0410	2/23/12	\$142,500	FINANCIAL INSTITUTION RESALE
018	010454	0500	4/19/11	\$190,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	010454	0540	12/17/10	\$228,448	EXEMPT FROM EXCISE TAX
018	010454	0540	11/21/11	\$128,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	010454	0610	8/6/12	\$140,001	BANKRUPTCY - RECEIVER OR TRUSTEE
018	010454	0700	11/30/12	\$339,684	BANKRUPTCY - RECEIVER OR TRUSTEE
018	010455	0060	8/26/10	\$184,000	RELATED PARTY, FRIEND, OR NEIGHBOR;NO MKT EXP.
018	010455	0080	12/22/11	\$138,000	NON-REPRESENTATIVE SALE
018	010455	0090	9/26/12	\$165,800	STATISTICAL OUTLIER
018	010455	0370	5/4/12	\$170,199	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	010455	0450	10/8/10	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010455	0670	11/25/11	\$141,500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
018	010457	0090	8/7/12	\$313,281	BANKRUPTCY - RECEIVER OR TRUSTEE
018	010457	0200	6/28/11	\$175,545	BANKRUPTCY - RECEIVER OR TRUSTEE
018	132170	0040	12/12/11	\$395,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	132170	0160	2/5/10	\$572,000	RELOCATION - SALE TO SERVICE
018	132171	0180	1/6/12	\$406,529	BANKRUPTCY - RECEIVER OR TRUSTEE
018	132171	0180	7/17/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
018	132171	0230	10/15/10	\$244,800	FORCED SALE; EXEMPT FROM EXCISE TAX
018	132171	0490	12/21/11	\$230,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	132173	0630	11/12/10	\$248,823	FORCED SALE; EXEMPT FROM EXCISE TAX
018	132190	0040	11/14/11	\$220,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	189545	0180	8/5/10	\$275,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
018	189546	0440	2/6/12	\$175,000	NON-REPRESENTATIVE SALE
018	276230	0030	8/21/12	\$321,080	BANKRUPTCY - RECEIVER OR TRUSTEE
018	276230	0030	8/23/12	\$321,079	BANKRUPTCY - RECEIVER OR TRUSTEE
018	276230	0030	12/27/12	\$206,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	276230	0040	3/30/12	\$141,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	640370	0320	2/3/12	\$334,979	BANKRUPTCY - RECEIVER OR TRUSTEE
018	666491	0250	12/28/11	\$141,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
018	729801	0050	10/18/10	\$385,000	RELOCATION - SALE TO SERVICE
018	729804	0580	7/28/10	\$500,000	NO REPRESENTATION FOR GRADE 12
018	729805	0130	7/20/11	\$282,638	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
018	742800	0080	10/23/12	\$326,203	BANKRUPTCY - RECEIVER OR TRUSTEE
018	750380	0010	9/11/12	\$299,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	750380	0060	9/5/12	\$309,020	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	750380	0130	9/10/12	\$315,350	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	750380	0180	10/26/12	\$254,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	750380	0230	8/29/12	\$297,895	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	750380	0240	11/29/12	\$259,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	750380	0310	8/1/12	\$324,865	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	750380	0320	9/5/12	\$313,110	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	750380	0330	8/7/12	\$308,713	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	926490	0240	5/21/12	\$244,621	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	0690	1/31/12	\$177,404	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	926490	1010	6/28/12	\$314,747	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	1060	1/27/12	\$147,100	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	926490	1340	5/1/12	\$259,338	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	1340	9/25/12	\$259,338	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	1920	4/11/12	\$167,500	STATISTICAL OUTLIER
018	926490	2030	7/13/12	\$341,104	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926490	2300	5/23/12	\$150,001	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	926491	0070	3/3/10	\$119,000	DOR RATIO; NON-REPRESENTATIVE SALE
018	926491	1170	6/25/12	\$180,000	STATISTICAL OUTLIER
018	926491	1170	4/5/12	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926491	1270	6/13/11	\$205,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
018	926491	1380	10/17/12	\$166,750	STATISTICAL OUTLIER
018	926492	0280	5/3/12	\$184,451	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
018	926492	0550	12/27/10	\$100,000	DOR RATIO; QUIT CLAIM DEED
018	926492	0880	12/27/12	\$389,331	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926493	0240	7/26/10	\$282,500	STATISTICAL OUTLIER
018	926493	0250	10/27/11	\$186,750	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926495	0950	10/9/12	\$229,100	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926495	1080	2/8/12	\$309,290	BANKRUPTCY - RECEIVER OR TRUSTEE
018	926496	0160	7/15/11	\$316,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	926871	0250	8/16/12	\$120,000	NON-REPRESENTATIVE SALE
018	957814	0020	12/13/12	\$350,085	ACTIVE PERMIT BEFORE SALE>25K; PRESALE
018	957814	0040	11/14/12	\$361,665	ACTIVE PERMIT BEFORE SALE>25K; PRESALE
018	957814	0070	10/11/12	\$389,345	ACTIVE PERMIT BEFORE SALE>25K; PRESALE
018	957814	0080	9/27/12	\$405,682	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	957814	0160	11/14/12	\$358,115	ACTIVE PERMIT BEFORE SALE>25K; PRESALE
018	957814	0210	9/13/12	\$337,605	%COMPLETE
018	957814	0270	10/2/12	\$328,292	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	957814	0340	11/1/12	\$427,765	ACTIVE PERMIT BEFORE SALE>25K; PRESALE
018	957814	0430	9/21/12	\$370,020	ACTIVE PERMIT BEFORE SALE>25K; PRESALE
021	066231	0170	8/20/10	\$252,100	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
021	066231	0730	3/24/10	\$271,000	NON-REPRESENTATIVE SALE
021	113780	0150	12/22/10	\$350,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
021	113960	0200	10/29/12	\$275,900	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
021	113960	0320	12/12/11	\$205,150	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
021	113960	0340	6/8/11	\$170,000	NON-REPRESENTATIVE SALE
021	132174	0250	8/11/11	\$219,900	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	132174	0650	2/8/11	\$281,000	RELATED PARTY, FRIEND, OR NEIGHBOR
021	132174	0760	1/12/10	\$276,906	BANKRUPTCY - RECEIVER OR TRUSTEE
021	202100	0160	11/2/10	\$3,600	DOR RATIO; CORRECTION DEED
021	202100	0160	11/4/10	\$315,400	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	218000	0655	5/10/12	\$135,150	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	218000	1060	9/20/10	\$145,000	NON-REPRESENTATIVE SALE
021	218820	0675	10/29/12	\$151,000	STATISTICAL OUTLIER
021	218820	0675	8/24/11	\$251,080	BANKRUPTCY - RECEIVER OR TRUSTEE
021	218820	0675	8/20/12	\$251,080	BANKRUPTCY - RECEIVER OR TRUSTEE
021	218820	3615	11/28/12	\$114,530	BANKRUPTCY - RECEIVER OR TRUSTEE
021	218820	4045	7/25/11	\$57,000	DOR RATIO; UNFINISHED AREA; FIN INSTIT. RESALE
021	252103	9030	1/14/11	\$161,200	NON-REPRESENTATIVE SALE
021	252103	9052	12/5/11	\$155,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	257180	0075	4/18/11	\$149,500	STATISTICAL OUTLIER
021	302104	9020	8/9/12	\$650,000	CORPORATE AFFILIATES; BLDR OR DEVELOPER SALES
021	302104	9025	12/2/11	\$165,001	BANKRUPTCY - RECEIVER OR TRUSTEE
021	302104	9135	11/10/11	\$550,000	NON-REPRESENTATIVE SALE
021	302104	9171	9/12/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
021	306560	0120	1/4/11	\$98,500	NON-REPRESENTATIVE SALE
021	306560	0190	3/9/11	\$172,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	306560	0210	5/4/10	\$210,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	306560	0380	3/16/11	\$137,000	STATISTICAL OUTLIER
021	306561	0070	7/5/12	\$188,476	BANKRUPTCY - RECEIVER OR TRUSTEE
021	306561	0120	9/2/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
021	322104	9109	3/28/11	\$220,000	NON-REPRESENTATIVE SALE
021	322104	9123	12/20/10	\$5,869	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
021	322104	9142	5/17/10	\$242,500	NON-REPRESENTATIVE SALE
021	440560	0011	6/9/11	\$120,000	NON-REPRESENTATIVE SALE
021	440560	0060	1/7/11	\$135,500	STATISTICAL OUTLIER
021	502860	0230	6/5/12	\$152,995	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
021	502860	0350	7/21/11	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
021	502860	0700	7/26/10	\$206,000	NON-REP SALE;RELATED PARTY,FRIEND,OR NEIGHBOR
021	542242	0060	11/28/11	\$274,426	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0180	2/19/10	\$184,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	542242	0310	9/24/12	\$242,900	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
021	542242	0410	12/13/12	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0590	5/11/12	\$160,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	542243	0020	3/15/12	\$157,300	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542243	0060	9/7/11	\$43,867	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
021	542243	0170	3/2/12	\$185,000	FINANCIAL INSTITUTION RESALE
021	542243	0230	12/7/11	\$188,321	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
021	542243	0340	11/21/12	\$252,981	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542350	0010	7/11/11	\$118,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	542350	0240	10/12/12	\$129,100	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
021	542350	0280	4/6/11	\$149,900	NON-REPRESENTATIVE SALE
021	542350	0360	3/17/10	\$189,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	542350	0440	11/7/11	\$142,984	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542350	0440	3/26/12	\$85,000	DOR RATIO; NON-REPRESENTATIVE SALE
021	713780	0055	11/15/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	713780	0085	4/6/11	\$120,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
021	713780	0220	1/30/12	\$105,500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
021	713780	0290	5/30/12	\$170,660	BANKRUPTCY - RECEIVER OR TRUSTEE
021	713780	0300	11/6/12	\$140,100	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
021	713780	0315	12/6/10	\$125,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	713780	0380	11/5/10	\$130,000	NON-REPRESENTATIVE SALE
021	795620	0090	9/18/12	\$107,200	BANKRUPTCY - RECEIVER OR TRUSTEE
021	795620	0270	9/27/12	\$105,000	STATISTICAL OUTLIER
021	795630	0040	3/8/12	\$121,800	BANKRUPTCY - RECEIVER OR TRUSTEE
021	795630	0080	5/8/12	\$103,701	BANKRUPTCY - RECEIVER OR TRUSTEE
021	795630	0080	7/19/12	\$113,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
021	920200	0070	9/4/12	\$115,000	STATISTICAL OUTLIER
021	920200	0160	3/16/12	\$120,000	NON-REPRESENTATIVE SALE
021	920200	0200	2/1/12	\$128,000	BOX PLOT
021	920200	0240	1/17/12	\$97,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
021	926975	0030	3/2/10	\$204,900	FORCED SALE; FINANCIAL INSTITUTION RESALE
021	926975	0340	9/13/12	\$127,000	STATISTICAL OUTLIER
021	926975	0640	3/4/11	\$328,006	BANKRUPTCY - RECEIVER OR TRUSTEE
021	926975	0680	8/10/11	\$149,900	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
013	072104	9027	12/19/2011	\$99,000	67,992	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	072104	9093	10/25/2011	\$80,000	CORPORATE AFFILIATES;
013	082104	9057	11/16/2010	\$402,500	NON-PROFIT ORGANIZATION; BLDR OR DEV SALES
017	242103	9094	4/1/11	\$90,000	DOR RATIO; NO MARKET EXPOSURE
017	252103	9048	3/22/2010	\$95,000	BUILDER OR DEVELOPER SALES; NO MKT EXPOSURE
017	286730	0250	5/31/2011	\$74,000	CORPORATE AFFILIATES
017	286730	0250	4/6/2011	\$36,900	FINANCIAL INSTITUTION RESALE;NO MKT EXPOSURE
017	797200	0150	7/20/2010	\$45,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
018	957814	0170	10/18/2012	\$336,610	PRESALE; BUILDER OR DEVELOPER SALES;
018	957814	0230	12/7/2011	\$329,325	PRESALE; BUILDER OR DEVELOPER SALES;
018	957814	0290	11/21/2012	\$384,310	PRESALE; BUILDER OR DEVELOPER SALES;
021	218820	0150	5/10/2012	\$3,000	QUIT CLAIM DEED;
021	292104	9112	12/20/2010	\$35,230	GOVERNMENT AGENCY; NO MARKET EXPOSURE
021	302104	9154	8/30/2010	\$80,000	NO MARKET EXPOSURE
021	322104	9141	12/20/2010	\$188,660	GOVERNMENT AGENCY; NO MARKET EXPOSURE
021	800200	0020	1/6/2010	\$140,000	BUILDER OR DEVELOPER SALES; NO MKT EXPOSURE
021	800200	0040	1/6/2010	\$140,000	BUILDER OR DEVELOPER SALES; NO MKT EXPOSURE
021	800200	0050	1/6/2010	\$140,000	BUILDER OR DEVELOPER SALES; NO MKT EXPOSURE
021	800200	0070	1/6/2010	\$140,000	BUILDER OR DEVELOPER SALES; NO MKT EXPOSURE
021	800200	0090	1/6/2010	\$140,000	BUILDER OR DEVELOPER SALES; NO MKT EXPOSURE
021	800200	0100	1/6/2010	\$140,000	BUILDER OR DEVELOPER SALES; NO MKT EXPOSURE

**Mobile Home Sales Used in this Annual Update Analysis
Area 54**

Sub Area	Major	Minor	SaleDate	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
17	147330	0030	1/26/2012	\$104,950	\$104,950	1,632	9	1976	3	8,108	N	34016 37TH AVE SW
17	147330	0180	12/1/2010	\$117,800	\$117,800	1,440	9	1977	4	8,107	N	34017 37TH AVE SW
17	308900	0040	4/27/12	\$123,000	\$123,000	1,856	9	2002	6	7,201	N	3538 SW 342ND ST
17	308900	0133	12/20/11	\$135,000	\$135,000	1,920	9	2004	6	9,735	N	34110 36TH PL SW
21	218820	0360	1/19/2010	\$99,200	\$99,200	924	9	1983	4	12,000	N	36802 7TH AVE SW
21	609330	0020	6/20/2010	\$140,000	\$140,000	1,152	9	1983	6	15,757	N	35911 14TH PL S

Mobile Home Sales Removed in this Annual Update Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	025300	0140	10/13/2011	\$40,000	NON-REP SALE; FINANCIAL INSTIT. RESALE;
013	052104	9018	6/8/2010	\$170,000	NON-REPRESENTATIVE SALE
013	082104	9019	9/11/2010	\$181,658	BANKRUPTCY; EXEMPT FROM EXCISE TAX;
017	147330	0200	9/28/2011	\$80,000	ESTATE SALE; EASEMENT OR RIGHT-OF-WAY
017	308900	0043	3/4/2011	\$59,500	QUIT CLAIM; RELATED PARTY,FRIEND,OR
021	218820	2350	4/27/2011	\$47,500	NO MARKET EXPOSURE
021	218820	2835	4/13/2011	\$50,500	NON-REP. SALE; FINANCIAL INSTIT RESALE;