

Residential Revalue

2013 Assessment Roll

Burien

Area 23

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

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

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Burien's Housing



Grade 5/ Year Built 1934/ Total Living Area 830



Grade 6/ Year Built 1945/Total Living Area 1160



Grade 7/ Year Built 1977/ Total Living Area 1680



Grade 8/ Year Built 2008/Total Living Area 2700



Grade 9/ Year Built 2012/ Total Living Area 2460



Grade 10/ Year Built 1994/Total Living Area 3340

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Appraisal Date 1/1/2013 - 2013 Assessment Roll

Area Name / Number: Burien /23
Previous Physical Inspection: 2010
Number of Improved Sales: 432
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	\$71,800	\$110,900	\$182,700			
2013 Value	\$72,200	\$121,200	\$193,400	\$210,800	92.4%	9.64%
Change	+\$400	+\$10,300	+\$10,700			
% Change	+0.6%	+9.3%	+5.9%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 9.64% is an improvement from the previous COD of 12.43%.*
 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	\$74,000	\$96,800	\$170,800
2013 Value	\$73,300	\$98,500	\$171,800
Percent Change	-0.9%	+1.8%	+0.6%

Number of one to three unit residences in the population: 6953

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them 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	6	1.39%
1930	14	3.24%
1940	42	9.72%
1950	100	23.15%
1960	98	22.69%
1970	55	12.73%
1980	14	3.24%
1990	5	1.16%
2000	12	2.78%
2012	86	19.91%
	432	

Population		
Year Built/Ren	Frequency	% Population
1910	14	0.20%
1920	144	2.07%
1930	325	4.67%
1940	674	9.69%
1950	1822	26.20%
1960	1743	25.07%
1970	959	13.79%
1980	297	4.27%
1990	196	2.82%
2000	279	4.01%
2013	500	7.19%
	6953	

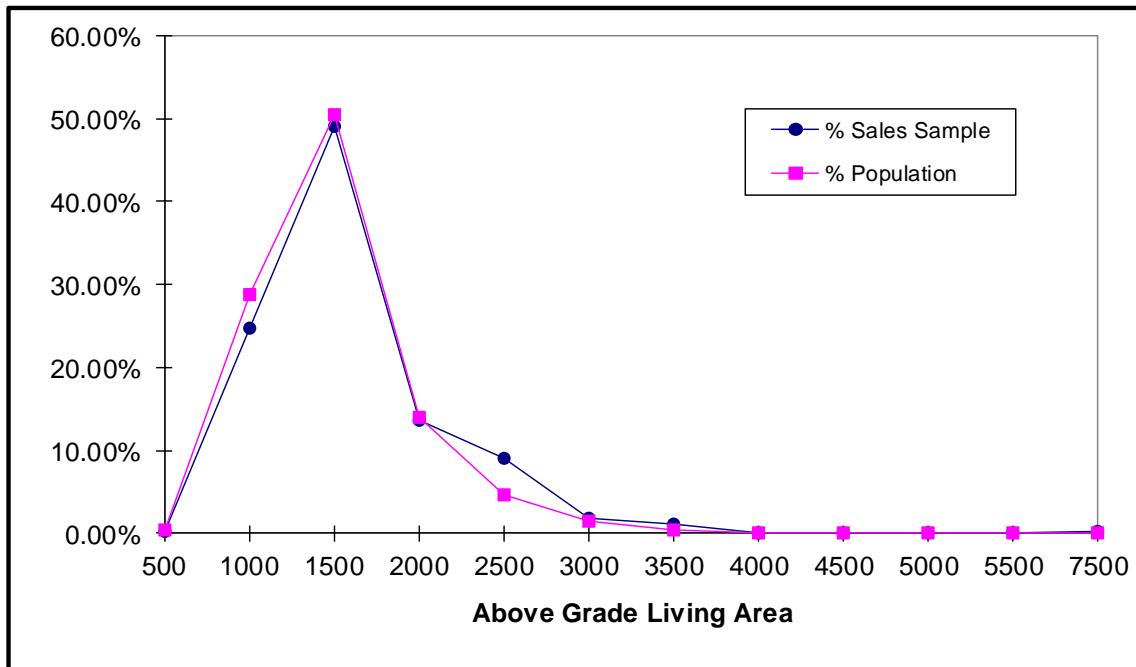


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.23%
1000	107	24.77%
1500	212	49.07%
2000	59	13.66%
2500	39	9.03%
3000	8	1.85%
3500	5	1.16%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	1	0.23%
	432	

Population		
AGLA	Frequency	% Population
500	27	0.39%
1000	1997	28.72%
1500	3504	50.40%
2000	971	13.97%
2500	317	4.56%
3000	100	1.44%
3500	28	0.40%
4000	5	0.07%
4500	3	0.04%
5000	0	0.00%
5500	0	0.00%
7500	1	0.01%
	6953	

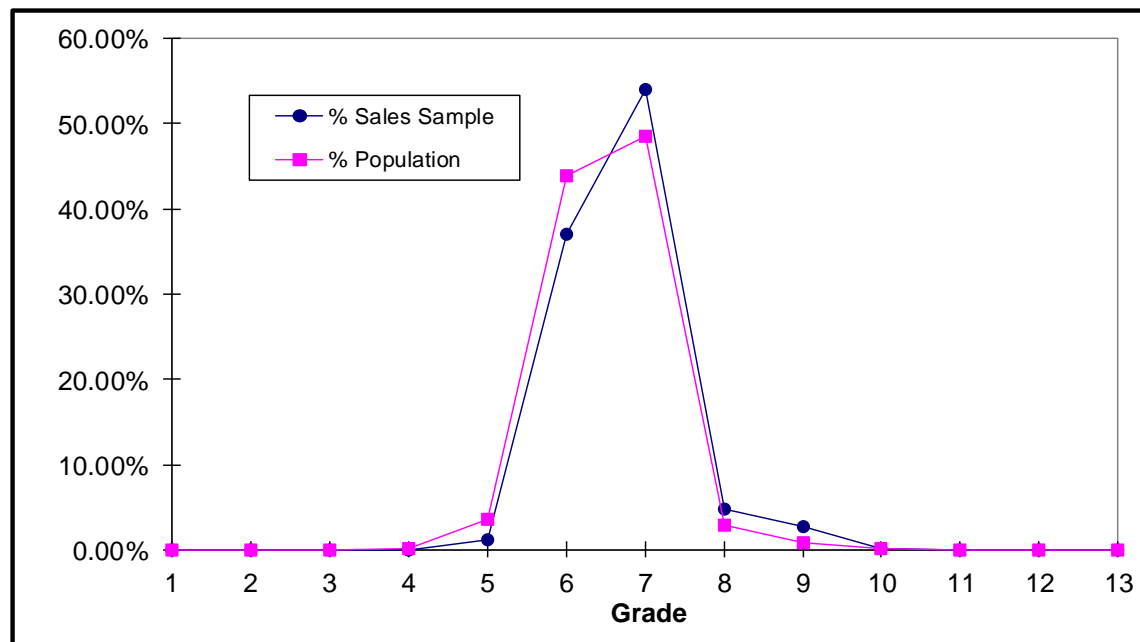


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	1.16%
6	160	37.04%
7	233	53.94%
8	21	4.86%
9	12	2.78%
10	1	0.23%
11	0	0.00%
12	0	0.00%
13	0	0.00%
432		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.07%
5	251	3.61%
6	3048	43.84%
7	3378	48.58%
8	203	2.92%
9	62	0.89%
10	6	0.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
6953		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: July 2, 2013

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

The following Departmental guidelines were considered and adhered to:

Sales from 1/2010 to 1/2013 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2013.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 23---Burien

Boundaries:

Area 23, which includes City of Burien and unincorporated King county parcels is bounded on the east by Highway 99, north by S. 96th St extending to SW Roxbury, west by 30th Ave SW extending to Seola Beach Dr SW, south by SW 112th St that extending to SW 128th St. SW.

Maps:

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

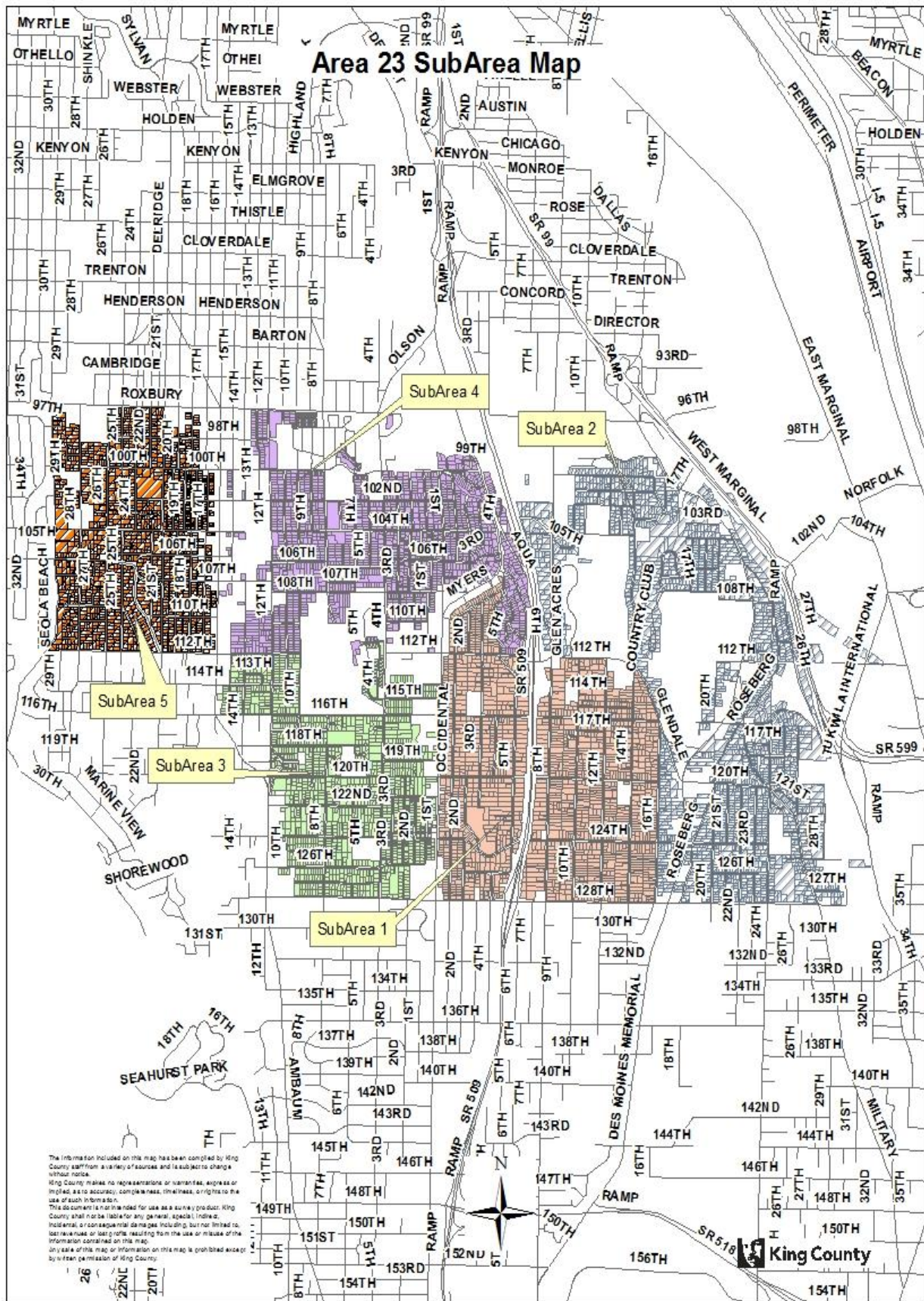
Area Description:

Area 23 is located north of S 128th Street and south of White Center. Most of the parcels in area 23 are located in unincorporated King County with a small portion located within city of Burien. This area is also bounded by major arterials and highways which include State Route 509 and highway 99. These roads provide good access to major employment, shopping centers and services. There are numerous small businesses located along the major arterials of 1st Ave SW, SW 128th St., Ambaum Blvd SW; and SW Roxbury St.

Parcels located east of Hwy 509 are located under the flight path for SeaTac airport, but it should be noted that there is a group of residential properties located to the south from area 23 that are closer to Highway 518 and the airport. Planes therefore are somewhat higher in elevation as they pass over area 23. It should also be noted that all parcels in each individual market segment detailed later in this report have similar airport noise.

The majority of improvements are single family residences of grade 6 to 7 quality in average condition. The Greenbridge low income housing development is located in the north end of this area. This will be a mixed income community which will include a new community center and an elementary school. Seola Gardens (a mixed income level) housing project is under construction in subarea 4. Seola Gardens which was previously known as Park Lake Homes II, has been redeveloped as a mixed-income community featuring 177 units of subsidized rental housing and up to 107 for - sale homes. This project will complete by 2018. Arbor Heights and Boulevard Manor – subsidized housing under KC Housing programs are also located in this area.

Historically, the sub-area boundaries have been based on geographical locations that are naturally separated by major arterials, as well as, by population size to facilitate workloads for appraisal teams. Area 23 is divided into 5 subareas which are shown on map on page 13.



Land Valuation

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013.

Area 23 contains 7884 parcels and approximately 7.5% are vacant. Location, views, topography, lot size, and traffic are the primary influences to land value. There were a limited number of vacant parcel sales in the last three years. In addition, sales from nearby comparable Areas 24 and 77 were analyzed. Tear down sales were also analyzed as supporting evidence. 13 vacant land sales from area 23 were used for land value development.

An analysis of the land sales determined adjustments for various land characteristics. These adjustments have been applied to all properties with similar characteristics and are detailed on page 17 of this report.

Market Segments

Area 23 is divided into seven market segments based on location, traffic noise, airport noise, housing type, style and construction quality. There is a map of these market segments on page 16. The following is a brief description of each market segments:

Market Segment A: Homes in segments A enjoy close access to Seola Beach .About 4% of single family residences are located in Segment A. The majority of them were built during 1945 to 1960. They are typically Grade 7 (57% of Segment A) with easy access to grocery stores, shopping centers and freeways. Segment A is not affected by freeway noise and doesn't fall under flight path, which makes this area more desirable. Some parcels also have views of Puget Sound and the Olympics. Segment A is comparable to segment C for land valuation due to similarity in most of land characteristics.

Market Segment B is located on north and eastern sides of Segment A. Homes located in segment B also enjoy close access to Seola Beach. About 14% of the single family residences of area 23 are located in Segment B. Homes are typically from 1930's and 1960's with 47% of homes being Grade 6 and 41% of homes grade 7. Some parcels enjoy Puget Sound and Olympics views. Segment B is away from flight path and freeway noise. There is easy access to grocery stores and shopping centers. There are a number of apartments and commercial establishments. About 15% of the parcels are impacted by traffic noise and topography. The Land Value of Segment B is comparable with segment D and Segment G.

Market Segment C is a desirable area as it is close to Hwy 509 and away from freeway noise and the flight path. About 14% of the single family residences of area 23 are located in Segment C. Homes are typically from 1930's and 1970's. Majority of homes are grade 7 (61%); though there is also a number of newer, higher grade houses scattered throughout. There is a mix of single family zoned, multi-family zoned, and commercial zoned parcels. Most properties have easy access to grocery and shopping centers. The Land Value of Segment C is comparable with Segment A.

Market Segment D is located east of Segment C. About 9% of single family residences of area 23 are located in Segment D. Homes are typically from 1930's and 1970's. Construction quality of majority homes is grade 6 (49%). Homes along 1st Ave S, as well as along S 128th St. are impacted by intermittent traffic noise from the nearby freeway ramp and downtown corridor. There are a few parcels located around a small lake, which makes this area desirable. There is easy access to

freeway, grocery and shopping centers. Segment D is located west of Hwy 509. The Land Value of Segment D is comparable with Segment B and Segment G.

Market Segment E is located west of Hwy 509. About 25% of single family residences of area 23 are located in Segment E. Homes are typically from 1930's and 1970's. Construction quality of majority homes is grade 6 (53%). About 29% of parcels are impacted by traffic noise. Some parcels enjoy Olympics and Seattle Skyline views. This area contains Arbor Heights, a 96 unit rental housing complex located on 1st Ave S and SW 116th st. The mixed income community Greenbridge and Seola gardens are also located in this segment. There is easy access to shopping centers, Grocery and Hwy 509. Land Value of Segment E is comparable with Segment F.

Market Segment F is located east of Hwy 509 and west of Hwy 99. About 24% of single family residences of area 23 are located in Segment F. Homes are typically from 1920's and 1970's. Construction quality of majority homes is grade 7 (48%). Parcels in this segment are located under the flight path. Boulevard Manor is a 70 unit subsidized housing development provided by King County Housing authority Boulevard Manor is located on S.120th St. and Rosenberg Ave S. There is easy access to shopping centers, Grocery, Hwy 509 and Hwy 99. The Land Value of Segment F is comparable with Segment E.

Market Segment G is located east of Hwy 509 and west of Hwy 99. About 10% of single family residences of area 23 are located in Segment G. Homes are typically from 1920's and 1970's. Construction quality of majority homes is grade 7 (58%). About 24% of parcels are impacted by traffic noise. There are some parcels that enjoy a Seattle Skyline View. Glen Acres Golf & Country Club and Rainier Golf & Country Club are located here. There is easy access to shopping centers, Grocery, Hwy 509 and Hwy 99. The Land Value of Segment G is comparable with Segment B and Segment D.

Land Model

Model Development, Description and Conclusions:

13 vacant land sales from area 23 were used for land value development.

Topography Adjustments

All parcels were coded for topography based upon GIS analysis of the City of Seattle Steep Slope overlay. Parcels in which topography was coded were analyzed to determine if an adjustment was needed. Those parcels in which topography has a negative impact on value were adjusted from -10% to -90% (based on appraiser judgment).

Topography issues can cause a reduction in value by either reducing the site's utility or by significantly increasing the costs to develop the parcel into a building site. The amount of this cost to cure is expressed as a percentage of base land value and is shown in the 'percent baseland value' impact field (%BLV) of Real Property. For improved parcels falling into the latter situation the costs of development has been reflected in the improvement value. This adjustment considers that after an improvement has been placed on a parcel, the cost to cure for topography has been realized as additional building costs and is best reflected in the improvement value. This amount of extra construction cost has been shifted from land to improvement.

Where appropriate some commercially zoned property land values were equalized with the commercial land schedule.

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

Area 23 Market Segments

The map displays seven market segments within Area 23, each color-coded and labeled with a yellow callout box:

- Segment A:** Located in the western part of the area, near Marine View and Shorewood.
- Segment B:** Located in the northwestern part, near Webster and Holden.
- Segment C:** Located in the southwest, near Shorewood and 125th.
- Segment D:** Located in the central-western part, near 122nd and 124th.
- Segment E:** Located in the central-northern part, near Roxbury and 100th.
- Segment F:** Located in the central-southern part, near 130th and 131st.
- Segment G:** Located in the northeastern part, near 96th and 101st.

The map includes a grid of streets, a north arrow, and a disclaimer at the bottom left:

The information included on this map has been compiled by King County from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is a map intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits, resulting from the use or misuse of the information contained on this map. Any use of this map or information on this map is prohibited except as written permission of King County.

King County

Land Value Model Calibration

Base Land Value			
Lot Size (Sqft.)	Market Segments A and C	Market Segments B, D and G	Market Segments E and F
1	\$500	\$500	\$500
1,000	\$59,000	\$54,000	\$50,000
3,000	\$70,000	\$65,000	\$60,000
4,000	\$73,000	\$67,000	\$62,000
5,000	\$75,000	\$69,000	\$64,000
6,000	\$77,000	\$71,000	\$66,000
7,000	\$79,000	\$73,000	\$67,000
8,000	\$80,000	\$74,000	\$68,000
9,000	\$82,000	\$76,000	\$70,000
10,000	\$83,000	\$77,000	\$71,000
11,000	\$84,000	\$78,000	\$72,000
12,000	\$85,000	\$79,000	\$73,000
13,000	\$87,000	\$80,000	\$74,000
14,000	\$89,000	\$82,000	\$76,000
15,000	\$91,000	\$84,000	\$78,000
16,000	\$92,000	\$85,000	\$79,000
17,000	\$94,000	\$87,000	\$80,000
18,000	\$96,000	\$89,000	\$82,000
19,000	\$98,000	\$91,000	\$84,000
20,000	\$99,000	\$92,000	\$85,000
21,000	\$101,000	\$93,000	\$86,000
22,000	\$103,000	\$95,000	\$88,000
23,000	\$105,000	\$97,000	\$90,000
24,000	\$106,000	\$98,000	\$91,000
25,000	\$108,000	\$100,000	\$92,000
26,000	\$110,000	\$102,000	\$94,000
27,000	\$112,000	\$104,000	\$96,000
28,000	\$114,000	\$106,000	\$98,000
29,000	\$115,000	\$106,000	\$98,000
30,000	\$117,000	\$108,000	\$100,000
31,000	\$119,000	\$110,000	\$102,000
32,000	\$121,000	\$112,000	\$104,000
33,000	\$122,000	\$113,000	\$104,000
34,000	\$124,000	\$115,000	\$106,000
35,000	\$126,000	\$117,000	\$108,000
36,000	\$128,000	\$119,000	\$110,000
37,000	\$130,000	\$120,000	\$111,000
38,000	\$131,000	\$121,000	\$112,000
39,000	\$133,000	\$123,000	\$114,000
40,000	\$135,000	\$125,000	\$116,000
41,000	\$137,000	\$127,000	\$117,000
42,000	\$138,000	\$128,000	\$118,000
43,000	\$140,000	\$130,000	\$120,000
44,000	\$142,000	\$132,000	\$122,000
45,000	\$144,000	\$133,000	\$123,000
46,000	\$146,000	\$135,000	\$125,000

View Adjustment (Apply to all base land values)	
Olympics/Skyline/Small Lake	Adjustment
Average	10%
Good	15%
Very Good	20%

Puget Sound	Adjustment
Fair	10%
Average	15%
Good	20%
Very good	30%

Traffic Noise	Adjustment
Moderate	-5%
Heavy	-10%
Extreme	-15%

Other Nuisances/Other Problems/Water Problems/Size/Shape	Adjustment
Yes	-10%

Access	Adjustment
Restricted	-30%
Legal/Undeveloped	-20%
Walk In	-10%

Topography	Adjustment
Moderate to Extreme (Code 1 through 9)	Neg 10% to neg 90%

Unbuildable	Adjustment
Yes	50%

Land Slide Hazard/Steep Slope/ Stream/Wetland	Adjustment
Yes	-10%

For lots greater than 46,000 sq.ft. an additional \$2,000 was added for every 1,000 sq. ft. increase in parcel size.

The above adjustments were typically used to value land. However, in all cases, appraiser judgement prevailed.

It should be noted that only the highest view adjustment will be applied to a parcel. If a parcel has a Very Good Puget sound view (30%) and very good Olympic view (20%), highest of all adjustment (30%) will be applied to the baseland value.

Negative adjustments are accumulative. if a parcel has extreme traffic noise (-15%) and topography code 3 (-30%), baseland value of parcel will be adjusted 45% downward.

Small lots & lots with irregular size/shape: Appraiser judgement may over ride any land schedule value.

Large Lots/Acreage-Developable Parcel: Land Value considers the number of potential building sites less 40-50% development cost. As always, appraiser judgement applies and there may be exception to this rule/methodology. These type of parcels are typically handled on an individual basis.

Land Calculation Examples:

Following are three examples of land value calculation:

A 5000 SF parcel located in Market Segment A coded with Other Nuisance =Y would be calculated as follows:

\$75,000	Land Value from SF table (5,000 SF, Market Segment A and C)
-\$7,500	Other Nuisances Adjustment (10%)
\$67,000	Total Baseland Value (truncate to nearest 1000)

A 5000 SF parcel located in Market Segment B with Puget Sound Average View would be calculated as follows:

\$69,000	Land Value from SF table (5,000 SF, Market Segment B, D and G)
+\$10,350	Puget Sound View Adjustment (Average View = +15%)
\$79,000	Total Baseland Value (truncate to nearest 1000)

A 5000 SF parcel located in Market Segment E with heavy traffic noise would be calculated as follows:

\$64,000	Land Value from SF table (5,000 SF, Market Segment E and F)
-\$6,400	Traffic Noise Adjustment (Heavy = -10%)
\$57,000	Total Baseland Value (truncate to nearest 1000)

***Vacant Sales Used In This Physical Inspection Analysis
Area 23***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	427060	0060	7/10/12	\$48,000	21,400	N	N
002	896180	0081	1/9/12	\$53,700	7,408	N	N
003	072304	9189	6/18/12	\$105,000	8,141	N	N
003	374460	0591	2/6/12	\$71,500	2,501	N	N
003	788960	0485	8/6/10	\$60,000	3,000	N	N
003	788960	0486	8/6/10	\$60,000	3,000	N	N
004	316360	0261	4/19/11	\$85,000	4,800	N	N
004	316360	0261	9/13/10	\$75,000	4,800	N	N
005	630340	0481	9/20/11	\$50,000	3,175	N	N
005	630340	0580	11/15/11	\$65,000	8,389	N	N
005	815160	0900	7/20/12	\$95,000	11,250	N	N
005	815160	1091	3/22/12	\$75,000	4,550	N	N
005	815160	1092	4/9/12	\$75,000	4,550	N	N
005	928680	0041	7/19/11	\$60,000	9,137	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 23***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	079700	0055	9/18/12	\$50,000	NO MARKET EXPOSURE
001	336140	0427	6/15/10	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	801860	0875	9/21/12	\$60,000	NO MARKET EXPOSURE
001	801920	0003	11/16/11	\$15,000	NON-REPRESENTATIVE SALE
001	801920	1040	12/7/11	\$162,500	MULTI-PARCEL SALE;
002	052304	9028	11/13/12	\$440,000	MULTI-PARCEL SALE;
002	052304	9220	11/13/12	\$440,000	MULTI-PARCEL SALE;
002	092304	9262	4/19/11	\$402,000	MULTI-PARCEL SALE
002	092304	9369	11/22/10	\$220,000	MULTI-PARCEL SALE;
002	092304	9391	1/30/12	\$87,000	MULTI-PARCEL SALE
002	092304	9506	4/19/11	\$402,000	MULTI-PARCEL SALE
002	092304	9507	4/19/11	\$402,000	MULTI-PARCEL SALE
002	092304	9508	4/19/11	\$402,000	MULTI-PARCEL SALE
002	092304	9509	4/19/11	\$402,000	MULTI-PARCEL SALE
002	092304	9510	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	098500	0792	9/28/11	\$50,000	NO MARKET EXPOSURE
003	072304	9449	7/7/12	\$235,000	MULTI-PARCEL SALE;
003	374460	0111	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	374460	0115	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	374460	0116	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	374460	0117	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	374460	0118	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	374460	0119	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	374460	0121	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	374460	0126	1/13/11	\$800,000	MULTI-PARCEL SALE;
003	788960	0025	6/8/11	\$223,000	MULTI-PARCEL SALE;
003	788960	1425	11/26/12	\$153,750	MULTI-PARCEL SALE;
003	788960	1430	11/26/12	\$153,750	MULTI-PARCEL SALE;
003	788960	1435	11/26/12	\$153,750	MULTI-PARCEL SALE;
004	052304	9249	7/6/12	\$260,000	MULTI-PARCEL SALE
004	062304	9132	7/29/10	\$315,000	GOVERNMENT AGENCY;
004	062304	9238	7/7/11	\$176,610	MULTI-PARCEL SALE
004	062304	9392	7/7/11	\$176,610	MULTI-PARCEL SALE
005	012303	9500	11/26/12	\$49,975	NO MARKET EXPOSURE
005	020600	0021	7/12/11	\$54,000	NO MARKET EXPOSURE

Improved Parcel Valuation

Improved Parcel Data:

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

Sales are listed in the “Improved Sales Used in This Physical Inspection Analysis” and “Improved Sales Removed in this Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values.

In addition to standard physical property characteristics, the analysis showed that subarea, neighborhood, building grade, building condition and finished basement were influential market value.

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

Area 23 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.914, resulting in an adjusted value of \$480,000 ($\$525,000 \times .914 = \$480,000$ rounded to the nearest \$1000).

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.825	-17.5%
2/1/2010	0.839	-16.1%
3/1/2010	0.851	-14.9%
4/1/2010	0.865	-13.5%
5/1/2010	0.878	-12.2%
6/1/2010	0.890	-11.0%
7/1/2010	0.902	-9.8%
8/1/2010	0.914	-8.6%
9/1/2010	0.926	-7.4%
10/1/2010	0.936	-6.4%
11/1/2010	0.947	-5.3%
12/1/2010	0.956	-4.4%
1/1/2011	0.966	-3.4%
2/1/2011	0.975	-2.5%
3/1/2011	0.982	-1.8%
4/1/2011	0.990	-1.0%
5/1/2011	0.997	-0.3%
6/1/2011	1.003	0.3%
7/1/2011	1.009	0.9%
8/1/2011	1.014	1.4%
9/1/2011	1.019	1.9%
10/1/2011	1.022	2.2%
11/1/2011	1.026	2.6%
12/1/2011	1.028	2.8%
1/1/2012	1.030	3.0%
2/1/2012	1.031	3.1%
3/1/2012	1.032	3.2%
4/1/2012	1.031	3.1%
5/1/2012	1.031	3.1%
6/1/2012	1.029	2.9%
7/1/2012	1.027	2.7%
8/1/2012	1.024	2.4%
9/1/2012	1.020	2.0%
10/1/2012	1.016	1.6%
11/1/2012	1.012	1.2%
12/1/2012	1.006	0.6%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
001	079500	0315	1/16/12	\$174,900	\$180,000	580	6	1956	VGood	6,105	N	N	11000 OCCIDENTAL AVE S
001	079700	0040	5/27/10	\$167,500	\$148,000	650	6	1952	Average	10,950	N	N	11615 8TH AVE S
001	801860	0980	11/28/12	\$165,000	\$166,000	710	6	1926	VGood	14,700	N	N	12214 12TH AVE S
001	079500	0745	1/6/12	\$125,000	\$128,000	820	6	1953	Average	5,498	N	N	10836 3RD AVE S
001	079600	0295	6/8/10	\$138,800	\$123,000	820	6	1950	Average	6,250	N	N	11636 1ST AVE S
001	079500	0450	7/25/12	\$179,950	\$184,000	840	6	1948	Good	6,250	N	N	10833 2ND AVE S
001	801920	0960	11/30/11	\$128,000	\$131,000	840	6	1933	Good	8,590	N	N	922 S 124TH ST
001	079800	0080	6/18/10	\$160,000	\$143,000	890	6	1942	Average	26,400	N	N	11620 5TH AVE S
001	801920	0220	7/2/10	\$160,000	\$144,000	890	6	1929	Good	14,772	N	N	12062 10TH AVE S
001	079500	0560	11/19/10	\$182,000	\$173,000	910	6	1948	Good	7,500	N	N	11054 2ND AVE S
001	336140	0375	9/13/10	\$139,900	\$130,000	910	6	1938	Average	7,875	N	N	11238 14TH AVE S
001	336140	2030	7/2/12	\$139,000	\$142,000	910	6	1953	Average	12,400	N	N	11844 8TH AVE S
001	336140	0905	5/4/12	\$183,000	\$188,000	970	6	1966	VGood	5,100	N	N	1251 S 115TH ST
001	801920	0475	2/22/12	\$132,000	\$136,000	980	6	1937	Average	29,626	N	N	12644 10TH AVE S
001	079800	0564	8/20/12	\$171,100	\$174,000	1,000	6	1935	VGood	11,440	N	N	11632 OCCIDENTAL AVE S
001	336140	0446	5/7/10	\$262,000	\$230,000	1,040	6	1943	Good	17,600	N	N	11441 GLENDALE WAY S
001	801860	0375	8/3/11	\$144,900	\$146,000	1,050	6	1930	Good	7,250	N	N	12611 16TH AVE S
001	336140	2050	8/15/12	\$120,000	\$122,000	1,060	6	1943	Fair	18,850	N	N	11823 10TH AVE S
001	144760	0245	3/24/10	\$212,500	\$183,000	1,090	6	1938	Average	32,725	N	N	235 S 126TH ST
001	079800	0065	11/3/10	\$178,000	\$168,000	1,140	6	1943	Good	21,141	N	N	11604 5TH AVE S
001	144720	0056	11/6/12	\$220,420	\$222,000	1,160	6	1965	VGood	14,210	N	N	12613 8TH AVE S
001	801860	0355	2/2/12	\$187,500	\$193,000	1,220	6	1994	VGood	7,215	N	N	12461 16TH AVE S
001	801860	0995	9/29/11	\$190,000	\$194,000	1,270	6	1936	Average	22,044	N	N	12046 12TH AVE S
001	801920	0140	8/23/12	\$175,000	\$178,000	1,570	6	1938	Good	5,978	N	N	1030 S 124TH ST
001	336140	1395	3/3/12	\$140,000	\$144,000	1,640	6	1979	Average	6,120	N	N	1003 S 116TH ST
001	801860	0325	10/3/12	\$188,000	\$191,000	1,890	6	1945	Average	14,450	N	N	12419 16TH AVE S
001	079800	0286	3/30/12	\$218,000	\$224,000	2,040	6	1949	Good	9,906	N	N	11240 3RD AVE S
001	144680	0925	12/12/12	\$180,000	\$180,000	840	7	1941	Average	12,900	N	N	150 S 124TH ST
001	336140	1842	5/1/12	\$165,000	\$170,000	960	7	1955	Good	8,293	N	N	11617 16TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
001	801860	0300	12/16/11	\$194,000	\$199,000	1,010	7	1959	VGood	10,450	N	N	1421 S 124TH ST
001	801860	0842	9/6/12	\$225,000	\$229,000	1,010	7	1947	VGood	7,200	N	N	12057 14TH AVE S
001	144680	0786	4/12/12	\$264,500	\$272,000	1,020	7	1962	VGood	7,280	N	N	151 S 124TH ST
001	338810	0060	3/21/12	\$183,000	\$188,000	1,030	7	1962	Average	8,083	N	N	11822 10TH AVE S
001	144680	0955	11/21/12	\$183,400	\$184,000	1,050	7	1957	Good	7,450	Y	N	208 S 124TH ST
001	350960	0020	3/1/10	\$244,000	\$207,000	1,050	7	1957	Good	8,041	N	N	11839 4TH AVE S
001	801860	1039	11/9/10	\$220,450	\$209,000	1,050	7	1969	Average	7,300	N	N	1219 S 120TH ST
001	336140	1685	12/21/10	\$162,000	\$155,000	1,060	7	1959	Average	6,120	N	N	1215 S 117TH ST
001	801920	0280	12/23/11	\$189,950	\$195,000	1,060	7	1974	Average	9,300	N	N	1015 S 120TH ST
001	801920	0836	12/16/11	\$132,000	\$135,000	1,060	7	1937	Average	21,375	N	N	12421 9TH AVE S
001	801860	0433	12/23/12	\$158,500	\$158,000	1,080	7	1961	Average	8,100	N	N	12651 14TH PL S
001	801920	0822	12/13/11	\$199,950	\$205,000	1,090	7	1936	VGood	14,025	N	N	12434 8TH AVE S
001	079800	0162	8/23/11	\$219,000	\$222,000	1,120	7	1956	Good	12,390	N	N	11806 3RD AVE S
001	336140	1874	3/2/11	\$201,350	\$197,000	1,120	7	1966	Average	14,813	N	N	11841 14TH AVE S
001	079800	0063	5/25/12	\$142,200	\$146,000	1,140	7	1954	Average	10,500	N	N	522 S 116TH ST
001	336140	0580	5/12/11	\$195,000	\$194,000	1,200	7	1954	Good	9,180	N	N	11432 12TH AVE S
001	079800	0246	10/25/10	\$204,000	\$192,000	1,260	7	1955	Good	9,600	N	N	11632 4TH AVE S
001	144760	0061	6/27/12	\$210,000	\$215,000	1,260	7	1948	Average	9,265	N	N	12252 5TH AVE S
001	336140	0376	9/19/12	\$195,000	\$198,000	1,270	7	1954	Average	8,184	N	N	11251 GLENDALE WAY S
001	336140	1888	11/30/12	\$179,000	\$180,000	1,300	7	1970	Average	15,800	N	N	11803 14TH AVE S
001	079700	0039	10/10/12	\$150,000	\$152,000	1,330	7	1963	Average	11,129	N	N	11603 8TH AVE S
001	079600	0380	11/10/11	\$175,000	\$179,000	1,340	7	1954	Average	14,170	N	N	11860 1ST AVE S
001	801860	0570	3/6/12	\$192,500	\$198,000	1,350	7	2002	Average	15,008	N	N	12441 14TH AVE S
001	350960	0070	7/15/11	\$144,000	\$145,000	1,370	7	1962	Average	9,000	N	N	11814 4TH AVE S
001	336140	1751	3/3/10	\$239,000	\$203,000	1,380	7	1948	Good	18,450	N	N	11828 14TH AVE S
001	144680	0430	3/27/12	\$155,000	\$159,000	1,400	7	1957	Good	6,250	N	N	12619 OCCIDENTAL AVE S
001	338811	0320	4/21/11	\$149,000	\$148,000	1,400	7	1969	Average	7,888	N	N	11825 11TH AVE S
001	144680	0965	11/28/11	\$203,000	\$208,000	1,410	7	1962	Good	8,800	Y	N	12265 2ND AVE S
001	957200	0050	3/8/11	\$268,000	\$263,000	1,410	7	2010	Average	4,662	N	N	924 S 117TH CT

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
001	144760	0316	9/25/12	\$147,000	\$149,000	1,440	7	1970	Average	7,278	N	N	12451 5TH AVE S
001	079800	0197	12/7/10	\$282,000	\$270,000	1,500	7	1950	Good	22,500	N	N	11857 5TH AVE S
001	079500	0690	7/14/11	\$170,000	\$171,000	1,520	7	1957	Good	7,092	N	N	325 S 108TH PL
001	336140	0241	5/14/10	\$250,000	\$220,000	1,530	7	1954	Good	19,200	N	N	11233 12TH AVE S
001	350960	0055	10/18/11	\$183,550	\$187,000	1,570	7	1963	Average	9,600	N	N	11652 4TH AVE S
001	336140	1740	6/23/10	\$205,000	\$184,000	1,590	7	1959	Average	16,640	N	N	11800 14TH AVE S
001	336140	1812	7/30/12	\$253,000	\$259,000	1,600	7	1948	Good	12,480	N	N	11661 16TH AVE S
001	336140	0362	9/16/10	\$199,950	\$186,000	1,630	7	1954	Average	7,198	N	N	11234 14TH AVE S
001	801860	0120	1/24/12	\$212,670	\$219,000	1,680	7	1960	VGood	9,922	N	N	1442 S 124TH ST
001	336140	1826	8/28/12	\$303,000	\$309,000	1,710	7	1963	VGood	10,160	N	N	11643 16TH AVE S
001	336140	1828	3/2/11	\$150,000	\$147,000	1,800	7	1954	Average	12,078	N	N	11641 16TH AVE S
001	144760	0251	8/3/12	\$269,950	\$276,000	2,070	7	2012	Average	6,435	N	N	231 S 126TH ST
001	144760	0252	6/27/12	\$259,950	\$267,000	2,070	7	2012	Average	6,435	N	N	229 S 126TH ST
001	144760	0253	8/28/12	\$267,950	\$273,000	2,070	7	2012	Average	4,861	N	N	233 S 126TH ST
001	079800	0470	11/30/12	\$290,000	\$291,000	2,100	7	1953	Good	31,297	N	N	11444 OCCIDENTAL AVE S
001	801860	0723	2/20/12	\$235,000	\$242,000	2,450	7	2003	Average	10,500	N	N	12452 12TH AVE S
001	957200	0080	11/21/11	\$240,000	\$246,000	1,200	8	2007	Average	6,355	N	N	921 S 117TH CT
001	144680	0397	5/19/10	\$321,000	\$284,000	2,200	8	2008	Average	5,000	N	N	12647 OCCIDENTAL AVE S
002	382600	0530	9/7/11	\$140,000	\$142,000	680	5	1944	Average	8,100	N	N	12268 22ND AVE S
002	382600	0356	10/25/10	\$171,500	\$161,000	660	6	1996	Average	8,100	N	N	12223 22ND AVE S
002	284320	0116	8/5/11	\$183,750	\$186,000	670	6	1954	Good	8,525	N	N	11036 ROSEBERG AVE S
002	013300	0466	6/23/11	\$139,000	\$140,000	710	6	1951	Average	7,000	N	N	10212 16TH AVE S
002	382600	0305	10/31/11	\$117,000	\$119,000	740	6	1932	Average	8,100	N	N	12258 21ST AVE S
002	098500	0960	5/16/11	\$139,990	\$139,000	770	6	1942	VGood	10,000	N	N	12248 16TH AVE S
002	098500	1350	12/17/10	\$194,900	\$187,000	780	6	1923	Good	5,138	N	N	12628 ROSEBERG AVE S
002	896180	0040	12/26/12	\$162,225	\$162,000	800	6	1937	Average	7,408	N	N	10434 18TH AVE S
002	382600	0380	3/28/12	\$129,000	\$133,000	810	6	1939	Average	8,100	N	N	12241 22ND AVE S
002	013300	0116	10/2/12	\$149,900	\$152,000	820	6	1962	Average	8,550	N	N	1430 S 101ST ST
002	382600	0220	2/24/10	\$130,000	\$110,000	820	6	1948	Average	7,057	N	N	2119 S 120TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
002	092304	9226	6/5/12	\$109,000	\$112,000	830	6	1941	Average	9,893	N	N	2810 S 127TH ST
002	025700	0204	4/11/12	\$112,000	\$115,000	850	6	1920	Average	13,143	N	N	12460 24TH AVE S
002	098600	0025	9/16/11	\$195,000	\$198,000	920	6	1941	Good	16,684	N	N	10857 24TH AVE S
002	098500	1339	11/28/11	\$178,000	\$182,000	960	6	1924	Good	26,043	N	N	12624 ROSEBERG AVE S
002	042304	9045	2/16/10	\$170,000	\$143,000	970	6	1937	Fair	27,720	N	N	10604 22ND PL S
002	814860	0050	5/23/12	\$165,000	\$169,000	1,010	6	1948	Good	8,712	N	N	12443 21ST AVE S
002	092304	9110	1/21/10	\$235,000	\$195,000	1,020	6	1978	Good	7,742	N	N	11604 25TH AVE S
002	098500	0745	7/11/11	\$143,000	\$144,000	1,060	6	1950	Average	9,520	N	N	11844 16TH AVE S
002	098600	0020	8/29/11	\$187,500	\$190,000	1,060	6	1930	Good	17,274	N	N	11012 DES MOINES MEMORIAL DR S
002	382600	0190	7/13/12	\$176,000	\$180,000	1,060	6	1951	Good	8,100	N	N	12259 21ST AVE S
002	382600	0190	6/21/10	\$185,000	\$166,000	1,060	6	1951	Good	8,100	N	N	12259 21ST AVE S
002	861480	0025	9/8/10	\$208,400	\$193,000	1,060	6	1941	Good	16,200	N	N	10632 20TH AVE S
002	013300	0280	2/22/11	\$136,000	\$133,000	1,070	6	1934	Average	12,150	N	N	1215 S 101ST ST
002	814860	0075	6/29/10	\$175,000	\$157,000	1,100	6	1947	Average	8,608	N	N	12434 21ST AVE S
002	309200	0205	7/1/10	\$220,000	\$198,000	1,140	6	1931	Average	3,547	N	N	11812 MILITARY RD S
002	031600	0185	7/3/12	\$175,000	\$179,000	1,160	6	1945	Average	5,485	N	N	10878 26TH AVE S
002	031600	0100	7/26/11	\$200,000	\$202,000	1,180	6	1949	Average	8,840	N	N	10812 ROSEBERG AVE S
002	092304	9420	4/22/11	\$189,500	\$188,000	1,180	6	1961	Average	8,379	N	N	11244 MILITARY RD S
002	896180	0130	9/26/12	\$185,000	\$188,000	1,200	6	1942	Average	7,404	N	N	10622 18TH AVE S
002	278940	0035	12/6/12	\$229,000	\$230,000	1,220	6	1942	VGood	18,000	N	N	10880 14TH AVE S
002	382600	0265	7/6/10	\$169,000	\$152,000	1,220	6	1940	Average	8,100	N	N	12212 21ST AVE S
002	092304	9162	7/23/10	\$202,900	\$184,000	1,250	6	1940	Good	10,000	N	N	2300 S 118TH ST
002	814860	0045	12/6/11	\$185,000	\$190,000	1,280	6	1947	VGood	8,701	N	N	12444 20TH AVE S
002	896180	0070	5/21/10	\$206,000	\$182,000	1,310	6	1951	Good	7,406	N	N	10453 19TH AVE S
002	500050	0055	5/21/10	\$207,000	\$183,000	1,320	6	1943	Good	8,865	N	N	2460 S 121ST ST
002	725820	0025	4/5/10	\$187,000	\$162,000	1,330	6	1936	Average	6,598	N	N	1411 S 99TH ST
002	013300	0270	3/12/10	\$198,000	\$169,000	1,380	6	1948	Good	5,100	N	N	1235 S 101ST ST
002	025700	0040	9/13/12	\$140,000	\$142,000	1,380	6	1942	Average	9,815	N	N	12220 MILITARY RD S
002	382600	0665	8/10/10	\$270,000	\$247,000	1,400	6	1942	VGood	8,100	N	N	12036 23RD AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
002	079700	0170	6/28/11	\$159,000	\$160,000	1,440	6	1943	Average	9,500	N	N	10830 8TH AVE S
002	079700	0325	6/15/12	\$170,000	\$174,000	1,460	6	1941	Good	22,003	N	N	10821 8TH AVE S
002	382600	0130	8/17/11	\$255,000	\$259,000	1,520	6	1943	VGood	8,100	N	N	12039 21ST AVE S
002	345480	0030	10/21/11	\$139,900	\$143,000	1,540	6	1950	Average	7,200	N	N	11849 24TH AVE S
002	098500	0955	6/25/12	\$221,000	\$227,000	1,560	6	1967	VGood	8,800	N	N	12258 16TH AVE S
002	079200	0021	7/25/11	\$169,000	\$171,000	1,680	6	1928	Average	7,213	N	N	12441 24TH AVE S
002	814860	0115	11/15/11	\$154,000	\$158,000	870	7	1948	Average	6,087	N	N	2216 S 126TH ST
002	025700	0116	10/26/10	\$161,000	\$152,000	940	7	1955	Average	6,952	N	N	2725 S 125TH PL
002	382600	0110	12/6/11	\$160,000	\$164,000	950	7	1952	Good	8,100	N	N	12258 20TH AVE S
002	092304	9198	5/17/11	\$182,225	\$182,000	970	7	1942	Good	9,123	N	N	2440 S 116TH ST
002	092304	9468	6/3/10	\$170,000	\$151,000	980	7	1956	Average	12,812	N	N	12641 21ST AVE S
002	278900	0121	7/21/11	\$212,000	\$214,000	980	7	1969	Average	8,100	N	N	10406 8TH AVE S
002	092304	9176	7/23/10	\$209,000	\$190,000	1,010	7	1956	Average	7,500	N	N	2327 S 116TH PL
002	098500	0714	11/15/12	\$212,000	\$213,000	1,010	7	1947	Good	6,300	N	N	11804 16TH AVE S
002	424540	0030	9/22/10	\$180,000	\$167,000	1,010	7	1954	Average	10,790	N	N	2234 S 111TH PL
002	278840	0290	9/20/10	\$180,000	\$167,000	1,040	7	1961	Average	7,700	N	N	10244 9TH AVE S
002	278850	0060	9/21/11	\$195,250	\$199,000	1,040	7	1961	Average	8,142	N	N	10839 14TH AVE S
002	092304	9245	6/24/11	\$234,900	\$236,000	1,070	7	1942	Good	16,008	N	N	11650 25TH AVE S
002	025700	0055	8/18/11	\$190,000	\$193,000	1,100	7	1962	Average	11,057	N	N	2633 S 123RD ST
002	092304	9230	5/14/12	\$165,000	\$169,000	1,100	7	1918	Good	19,447	N	N	11819 ROSEBERG AVE S
002	079200	0016	9/28/11	\$189,000	\$193,000	1,110	7	1959	Average	7,200	N	N	12426 23RD AVE S
002	562420	0457	12/6/11	\$206,000	\$211,000	1,150	7	1966	Good	7,700	N	N	1440 S 100TH ST
002	079700	0281	6/22/12	\$205,500	\$211,000	1,160	7	1954	Good	15,000	N	N	10455 8TH AVE S
002	278820	0125	4/16/12	\$157,000	\$161,000	1,160	7	1955	Average	9,440	N	N	10435 14TH AVE S
002	725820	0060	8/10/10	\$256,000	\$234,000	1,160	7	1960	Good	7,800	N	N	1400 S 100TH ST
002	092304	9178	6/14/10	\$174,900	\$156,000	1,170	7	1954	Average	6,600	N	N	2227 S 117TH ST
002	424540	0050	4/14/10	\$260,000	\$226,000	1,190	7	1954	Good	16,000	N	N	2241 S 111TH PL
002	780040	0015	7/24/12	\$205,000	\$210,000	1,210	7	1949	Good	9,840	N	N	10414 DES MOINES MEMORIAL DR S
002	382600	0425	6/18/12	\$205,000	\$210,000	1,230	7	1954	Good	9,463	N	N	2211 S 120TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
002	098500	1311	3/3/10	\$255,000	\$217,000	1,250	7	2002	Average	16,215	N	N	12446 ROSEBERG AVE S
002	013300	0530	6/9/10	\$187,000	\$167,000	1,260	7	1920	Average	7,667	N	N	10033 DES MOINES MEMORIAL DR S
002	284320	0105	3/30/12	\$213,699	\$220,000	1,270	7	2006	Average	9,191	N	N	11018 ROSEBERG AVE S
002	092304	9517	2/20/12	\$249,000	\$256,000	1,290	7	2006	Average	5,873	N	N	2001 S 124TH ST
002	092304	9516	11/28/10	\$223,000	\$213,000	1,300	7	2002	Average	6,885	N	N	11633 25TH AVE S
002	092304	9347	7/21/10	\$220,000	\$200,000	1,340	7	1952	Good	9,030	N	N	2515 S 118TH ST
002	562420	0709	12/19/11	\$260,000	\$267,000	1,370	7	1993	Good	5,700	N	N	1102 S 101ST ST
002	042304	9053	3/4/10	\$190,000	\$162,000	1,390	7	1931	Good	10,454	N	N	10616 DES MOINES MEMORIAL DR S
002	079700	0286	8/14/12	\$224,000	\$229,000	1,410	7	1960	Good	10,000	N	N	10463 8TH AVE S
002	092304	9273	11/27/12	\$252,000	\$253,000	1,410	7	1949	VGood	10,191	N	N	11422 20TH AVE S
002	092304	9402	3/4/10	\$223,000	\$190,000	1,430	7	1958	Good	8,986	N	N	12646 20TH AVE S
002	042304	9188	1/3/12	\$215,000	\$221,000	1,440	7	1985	Average	8,295	N	N	1919 S 104TH ST
002	535720	0011	9/6/12	\$239,950	\$244,000	1,440	7	1947	Average	19,173	N	N	10419 DES MOINES MEMORIAL DR S
002	025700	0014	1/6/10	\$268,000	\$221,000	1,460	7	1947	Good	30,000	N	N	12036 26TH AVE S
002	278840	0030	10/25/12	\$229,990	\$232,000	1,460	7	1956	Good	11,581	N	N	10244 13TH AVE S
002	098500	0919	12/1/10	\$232,000	\$221,000	1,470	7	2010	Average	4,214	N	N	1620 S 124TH ST
002	278940	0030	3/11/10	\$290,000	\$248,000	1,530	7	1998	Average	15,000	N	N	11004 14TH AVE S
002	098500	1091	3/9/11	\$249,000	\$245,000	1,570	7	2010	Average	8,744	N	N	12446 16TH AVE S
002	025700	0020	2/24/10	\$290,000	\$246,000	1,650	7	1968	Average	14,199	N	N	2612 S 122ND ST
002	278700	0225	7/22/11	\$219,000	\$221,000	1,660	7	1948	Good	9,600	N	N	1650 S 107TH ST
002	092304	9048	11/28/12	\$252,500	\$254,000	1,680	7	1938	Average	71,874	N	N	11232 26TH AVE S
002	092304	9333	6/9/11	\$215,000	\$216,000	1,730	7	1951	Good	13,080	N	N	11254 20TH AVE S
002	042304	9192	10/17/12	\$251,000	\$254,000	1,770	7	2000	Average	8,723	N	N	10650 22ND PL S
002	025700	0229	6/30/11	\$184,000	\$185,000	1,820	7	1964	Average	8,422	N	N	2608 S 125TH ST
002	278840	0105	4/23/10	\$259,000	\$226,000	1,890	7	1960	Good	9,460	N	N	10204 12TH AVE S
002	092304	9262	12/1/11	\$247,500	\$254,000	1,900	7	2011	Average	18,025	N	N	11611 26TH AVE S
002	092304	9509	10/5/11	\$245,000	\$250,000	1,900	7	2011	Average	8,689	N	N	11603 26TH AVE S
002	092304	9511	5/6/11	\$235,000	\$234,000	1,960	7	2003	Average	6,643	N	N	2119 S 124TH ST
002	092304	9484	6/24/10	\$250,000	\$224,000	2,010	7	2002	Average	7,101	N	N	12620 21ST AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 23
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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
002	092304	9203	8/29/11	\$255,000	\$259,000	2,040	7	2011	Average	22,653	N	N	11606 26TH AVE S
002	092304	9506	12/2/11	\$244,540	\$251,000	2,040	7	2011	Average	5,631	N	N	11614 26TH AVE S
002	092304	9507	8/31/11	\$254,950	\$259,000	2,040	7	2011	Average	5,113	N	N	11610 26TH AVE S
002	092304	9508	9/16/11	\$249,950	\$255,000	2,040	7	2011	Average	5,671	N	N	11602 26TH AVE S
002	092304	9510	10/31/11	\$254,950	\$261,000	2,040	7	2011	Average	17,209	N	N	11608 26TH AVE S
002	013300	0020	3/18/12	\$265,000	\$273,000	2,060	7	1968	Good	14,400	Y	N	1212 S 101ST ST
002	042304	9019	9/26/12	\$276,500	\$281,000	2,130	7	1999	Average	12,000	N	N	1922 S 104TH ST
002	098500	0180	10/5/10	\$253,500	\$237,000	2,160	7	1960	Average	15,500	N	N	11421 20TH AVE S
002	025700	0247	2/13/12	\$225,000	\$232,000	2,210	7	2009	Average	10,311	N	N	2525 S 123RD ST
002	098600	0048	8/13/10	\$307,500	\$282,000	2,240	7	2005	Average	11,700	Y	N	2243 S 108TH ST
002	278700	0035	1/4/11	\$316,000	\$305,000	3,160	7	1953	VGood	39,360	N	N	10509 16TH AVE S
002	079200	0023	9/6/11	\$289,000	\$294,000	1,250	8	2010	Average	4,025	N	N	12447 24TH AVE S
002	098500	1090	9/22/11	\$265,000	\$270,000	2,160	8	2011	Average	5,650	N	N	12448 16TH AVE S
002	500050	0121	1/19/11	\$281,000	\$272,000	2,470	8	2006	Average	6,331	N	N	12115 26TH AVE S
002	098500	1150	2/13/12	\$390,000	\$402,000	5,560	8	2007	Average	9,225	N	N	12640 16TH AVE S
002	535720	0036	6/28/10	\$550,000	\$495,000	2,768	9	2006	Average	38,069	N	N	10449 DES MOINES MEMORIAL DR S
002	098500	1116	10/28/10	\$360,000	\$340,000	2,980	9	2009	Average	8,294	N	N	12600 16TH AVE S
003	072304	9278	1/7/10	\$163,800	\$135,000	780	6	1948	Average	6,860	N	N	12250 4TH AVE SW
003	788960	1095	6/23/10	\$160,000	\$143,000	820	6	1942	Average	4,500	N	N	12452 1ST AVE SW
003	072304	9238	2/28/12	\$138,000	\$142,000	880	6	1952	Average	8,234	N	N	11214 11TH AVE SW
003	938220	0010	8/23/11	\$160,000	\$162,000	890	6	1954	Average	5,941	N	N	11706 12TH AVE SW
003	374460	0350	11/29/10	\$234,950	\$224,000	900	6	1926	Good	37,800	N	N	1023 SW 122ND ST
003	788960	0430	7/14/10	\$194,000	\$176,000	920	6	1941	Average	7,500	N	N	12241 2ND PL SW
003	505580	0095	8/24/11	\$169,000	\$171,000	960	6	1946	Average	6,410	N	N	1030 SW 117TH ST
003	788960	1290	7/16/10	\$219,900	\$199,000	960	6	2010	Good	6,000	N	N	12438 2ND PL SW
003	072304	9586	9/20/12	\$192,000	\$195,000	970	6	1970	Average	7,200	N	N	1224 SW 116TH ST
003	072304	9471	10/17/12	\$122,899	\$124,000	980	6	1940	Average	8,196	N	N	11427 10TH AVE SW
003	379400	0025	7/29/10	\$181,500	\$165,000	1,010	6	1942	Average	8,254	N	N	11426 14TH AVE SW
003	620900	0180	7/29/11	\$150,000	\$152,000	1,020	6	1948	Average	7,761	N	N	11425 14TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
003	072304	9106	10/31/12	\$160,000	\$161,000	1,130	6	1948	Average	8,240	N	N	11220 14TH AVE SW
003	072304	9487	7/6/12	\$150,000	\$153,000	1,210	6	1942	Good	9,000	N	N	12020 3RD AVE SW
003	072304	9417	3/13/10	\$170,760	\$146,000	1,310	6	1959	Average	7,200	N	N	12616 4TH AVE SW
003	072304	9247	7/13/11	\$150,630	\$152,000	1,410	6	1942	Average	10,649	N	N	105 SW 119TH ST
003	072304	9231	2/3/11	\$193,000	\$188,000	670	7	2006	Average	6,860	N	N	12260 4TH AVE SW
003	788960	1340	3/1/12	\$189,000	\$194,000	850	7	1952	Good	6,000	N	N	12457 1ST AVE SW
003	374460	0403	2/9/12	\$249,000	\$256,000	900	7	1956	Good	8,775	N	N	12304 9TH AVE SW
003	742130	0030	4/4/12	\$221,500	\$228,000	900	7	1970	VGood	8,369	N	N	416 SW 116TH PL
003	166880	0100	1/14/10	\$227,000	\$188,000	940	7	1961	Good	8,540	N	N	215 SW 118TH ST
003	788960	1670	3/23/11	\$194,000	\$191,000	940	7	1998	Average	3,120	N	N	12420 3RD AVE SW
003	072304	9497	10/1/10	\$167,000	\$156,000	960	7	1954	Average	10,200	N	N	12621 4TH AVE SW
003	788960	1530	9/28/11	\$160,000	\$163,000	960	7	1962	Average	6,240	N	N	12450 2ND AVE SW
003	634100	0032	5/21/10	\$270,000	\$239,000	1,050	7	1975	Average	11,354	N	N	12326 5TH AVE SW
003	419390	0080	1/11/11	\$236,000	\$228,000	1,080	7	1967	Good	9,851	N	N	704 SW 119TH ST
003	072304	9329	4/18/11	\$165,800	\$164,000	1,090	7	1960	Average	7,585	N	N	502 SW 120TH ST
003	419400	0020	6/14/11	\$200,000	\$201,000	1,110	7	1967	Average	7,654	N	N	11807 8TH AVE SW
003	788960	0545	8/9/10	\$220,000	\$201,000	1,120	7	1956	Average	7,500	N	N	12226 2ND PL SW
003	072304	9305	10/4/10	\$183,500	\$172,000	1,190	7	1949	Average	6,726	N	N	316 SW 124TH ST
003	072304	9398	4/29/11	\$169,450	\$168,000	1,190	7	1969	Average	11,997	N	N	12710 2ND AVE SW
003	779680	0005	12/9/11	\$170,000	\$174,000	1,200	7	1958	Good	7,000	N	N	12704 6TH AVE SW
003	072304	9587	1/14/10	\$215,000	\$178,000	1,240	7	1970	Average	7,200	N	N	1218 SW 116TH ST
003	072304	9508	6/28/12	\$170,000	\$174,000	1,260	7	1962	Good	6,760	N	N	12245 3RD AVE SW
003	072304	9535	3/16/10	\$199,950	\$171,000	1,270	7	1962	Average	9,106	N	N	210 SW 120TH ST
003	072304	9472	10/1/10	\$230,000	\$215,000	1,290	7	1952	Good	13,216	N	N	11440 11TH AVE SW
003	156460	0030	4/21/10	\$280,000	\$244,000	1,290	7	1957	Average	8,235	N	N	821 SW 127TH ST
003	248270	0070	9/25/12	\$275,000	\$279,000	1,290	7	1971	Good	7,210	N	N	12701 2ND AVE SW
003	377430	0060	3/4/10	\$225,000	\$191,000	1,290	7	1962	Average	10,790	N	N	637 SW 116TH PL
003	505580	0045	8/24/12	\$184,950	\$188,000	1,300	7	1957	Average	6,411	N	N	1017 SW 116TH ST
003	072304	9454	1/11/12	\$183,500	\$189,000	1,330	7	1957	Average	9,089	N	N	610 SW 127TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
003	072304	9489	7/25/12	\$150,200	\$153,000	1,350	7	1942	Average	7,062	N	N	11225 14TH AVE SW
003	072304	9242	7/11/11	\$159,000	\$160,000	1,370	7	1949	Average	8,177	N	N	11240 12TH AVE SW
003	714160	0010	8/25/10	\$185,000	\$170,000	1,380	7	1962	Average	8,099	N	N	929 SW 124TH ST
003	634100	0060	11/18/10	\$229,950	\$218,000	1,390	7	1940	Good	9,326	N	N	610 SW 124TH ST
003	156460	0060	4/24/12	\$195,000	\$201,000	1,410	7	1959	Average	8,235	N	N	836 SW 128TH ST
003	788960	0156	1/9/12	\$200,000	\$206,000	1,410	7	2000	Average	3,120	N	N	12253 2ND AVE SW
003	281680	0025	4/3/12	\$260,000	\$268,000	1,460	7	1959	VGood	9,392	N	N	12111 7TH PL SW
003	788960	0145	6/13/12	\$195,000	\$200,000	1,460	7	2003	Average	3,120	N	N	12259 2ND AVE SW
003	788960	1940	6/20/12	\$220,000	\$226,000	1,470	7	2011	Average	3,000	N	N	12456 4TH AVE SW
003	788960	1807	7/7/10	\$267,000	\$241,000	1,470	7	2010	Average	3,120	N	N	12423 2ND AVE SW
003	788960	1941	3/8/12	\$219,900	\$226,000	1,470	7	2011	Average	3,000	N	N	12464 4TH AVE SW
003	788960	0485	6/23/11	\$220,000	\$221,000	1,510	7	2011	Average	3,000	N	N	12211 2ND PL SW
003	788960	0486	6/23/11	\$219,000	\$220,000	1,510	7	2011	Average	3,000	N	N	12207 2ND PL SW
003	072304	9060	11/26/12	\$215,299	\$216,000	1,590	7	1981	Average	12,777	N	N	435 SW 126TH ST
003	388380	0046	11/21/12	\$230,000	\$231,000	1,680	7	1977	Average	13,043	N	N	11605 4TH AVE SW
003	788960	0030	6/8/11	\$223,000	\$223,000	1,850	7	1956	Average	8,820	N	N	12218 3RD AVE SW
003	639500	0005	6/8/10	\$250,000	\$223,000	1,910	7	2010	Good	6,000	N	N	309 SW 122ND ST
003	788960	0285	4/14/11	\$249,000	\$247,000	1,950	7	2001	Average	3,000	N	N	12228 2ND AVE SW
003	862760	0027	6/7/10	\$316,200	\$282,000	1,970	7	1986	Good	11,606	N	N	621 SW 122ND ST
003	072304	9404	9/19/11	\$256,000	\$261,000	2,050	7	1956	Good	9,585	N	N	430 SW 126TH ST
003	072304	9458	4/6/11	\$285,555	\$282,000	2,320	7	1959	Good	10,500	N	N	434 SW 127TH ST
003	714160	0080	3/1/11	\$215,000	\$211,000	2,420	7	1962	Good	8,234	N	N	828 SW 125TH ST
003	634100	0054	3/19/12	\$300,000	\$309,000	2,020	8	2011	Average	5,180	N	N	518 SW 124TH ST
003	072304	9265	8/27/10	\$340,000	\$314,000	2,250	8	2008	Average	8,461	N	N	605 SW 126TH ST
003	374460	0398	9/22/11	\$280,700	\$286,000	2,530	8	2005	Average	8,775	N	N	12312 9TH AVE SW
003	374460	0126	5/26/11	\$327,500	\$328,000	2,130	9	2011	Average	4,054	N	N	12196 9TH PL SW
003	374460	0118	10/17/11	\$348,800	\$357,000	2,130	9	2012	Average	4,264	N	N	12146 9TH PL SW
003	374460	0119	5/7/12	\$333,000	\$343,000	2,130	9	2012	Average	4,197	N	N	12168 9TH PL SW
003	374460	0121	8/1/12	\$338,000	\$346,000	2,130	9	2012	Average	4,197	N	N	12182 9TH PL SW

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
003	374460	0111	7/21/11	\$338,000	\$342,000	2,160	9	2011	Average	4,961	N	N	12189 9TH PL SW
003	374460	0116	12/13/12	\$384,000	\$385,000	2,460	9	2012	Average	5,433	N	N	12122 9TH PL SW
003	374460	0117	11/13/12	\$378,500	\$382,000	2,520	9	2012	Average	4,916	N	N	12134 9TH PL SW
003	374460	0115	4/5/12	\$398,500	\$410,000	3,030	9	2012	Average	7,554	N	N	12107 9TH PL SW
003	374460	0090	12/9/10	\$415,000	\$397,000	3,340	10	1994	Average	9,113	N	N	12021 9TH AVE SW
004	062304	9181	8/28/12	\$149,600	\$152,000	720	6	1943	Average	7,080	N	N	1113 SW 102ND ST
004	172180	0860	12/12/11	\$170,000	\$174,000	750	6	1946	Average	6,120	N	N	10411 2ND PL SW
004	514700	0105	9/30/10	\$140,000	\$131,000	780	6	1948	Average	7,517	N	N	10444 7TH AVE SW
004	514700	0150	7/26/11	\$168,500	\$170,000	780	6	1948	Average	7,517	N	N	10445 6TH AVE SW
004	258680	0165	8/3/10	\$220,000	\$201,000	790	6	1938	VGood	7,640	N	N	11000 11TH AVE SW
004	514760	0020	3/10/10	\$177,500	\$151,000	790	6	1951	Average	7,640	N	N	421 SW 106TH ST
004	079500	1900	3/4/10	\$178,900	\$152,000	800	6	1950	Good	5,180	N	N	331 S 106TH ST
004	079500	2385	7/20/11	\$125,000	\$126,000	800	6	1949	Average	9,375	N	N	10415 2ND AVE S
004	172180	1050	7/18/12	\$143,900	\$147,000	800	6	1934	Average	6,120	N	N	10611 2ND PL SW
004	172180	1230	8/10/10	\$180,000	\$165,000	820	6	1948	Average	6,120	N	N	10635 1ST AVE SW
004	662040	0340	11/21/11	\$164,000	\$168,000	820	6	1948	Average	5,193	N	N	10237 2ND AVE S
004	079500	1185	5/13/10	\$185,000	\$163,000	840	6	1940	Average	6,250	N	N	438 S 112TH ST
004	062304	9175	2/21/12	\$125,000	\$128,000	870	6	1919	Average	12,000	N	N	10405 4TH AVE SW
004	079500	2310	2/1/10	\$190,000	\$159,000	880	6	1954	Average	6,250	N	N	10432 OCCIDENTAL AVE S
004	345100	0450	2/24/10	\$190,000	\$161,000	880	6	1930	Average	13,777	N	N	1236 SW 112TH ST
004	172180	1640	9/26/12	\$105,000	\$106,000	890	6	1941	Average	5,300	N	N	10417 1ST AVE S
004	241460	0260	5/19/10	\$238,000	\$210,000	890	6	1934	Good	15,110	N	N	10220 2ND AVE SW
004	355080	0021	5/27/10	\$172,000	\$152,000	890	6	1950	Good	7,920	N	N	822 SW 104TH ST
004	062304	9171	9/5/12	\$125,000	\$127,000	930	6	1943	Average	15,032	N	N	832 SW 108TH ST
004	172180	0830	11/18/10	\$222,000	\$211,000	930	6	1940	Average	9,180	N	N	10424 2ND AVE SW
004	289920	0129	9/13/12	\$110,000	\$112,000	930	6	1942	Average	7,620	N	N	10436 11TH AVE SW
004	289920	0010	5/22/12	\$250,000	\$257,000	970	6	1942	VGood	7,320	N	N	10453 8TH AVE SW
004	662040	0645	7/9/12	\$152,000	\$155,000	980	6	1947	Average	10,900	N	N	10006 2ND AVE S
004	662040	0140	9/26/12	\$132,000	\$134,000	1,000	6	1941	Average	6,227	N	N	10237 OCCIDENTAL AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 23
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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
004	241460	0381	1/22/10	\$196,000	\$163,000	1,020	6	1942	VGood	7,580	N	N	10246 4TH AVE SW
004	172180	0650	5/20/10	\$145,975	\$129,000	1,030	6	1934	Average	6,120	N	N	10435 2ND AVE SW
004	316360	0125	7/27/12	\$198,500	\$203,000	1,040	6	1941	Average	8,000	N	N	10803 2ND AVE SW
004	172180	1915	4/23/10	\$174,000	\$152,000	1,060	6	1950	Good	7,140	N	N	10637 1ST AVE S
004	079500	2210	3/16/12	\$165,000	\$170,000	1,080	6	1941	Average	9,000	N	N	10455 OCCIDENTAL AVE S
004	172180	1175	9/20/12	\$135,000	\$137,000	1,110	6	1937	Average	5,546	N	N	10675 2ND PL SW
004	062304	9170	3/20/12	\$190,000	\$195,000	1,160	6	1943	Average	15,031	N	N	840 SW 108TH ST
004	797320	1710	7/19/12	\$158,000	\$162,000	1,160	6	1930	Average	8,640	N	N	10044 6TH AVE SW
004	316360	0110	3/7/11	\$164,000	\$161,000	1,200	6	1937	Average	6,973	N	N	10823 3RD AVE SW
004	797320	2230	12/24/12	\$199,000	\$199,000	1,250	6	1955	Good	8,640	N	N	10257 5TH AVE SW
004	052304	9165	7/25/12	\$178,500	\$182,000	1,370	6	1995	Average	17,670	N	N	9855 OCCIDENTAL AVE S
004	172180	0400	1/6/11	\$179,000	\$173,000	1,410	6	1933	Average	8,910	N	N	10626 3RD AVE SW
004	514700	0170	9/19/11	\$150,000	\$153,000	1,460	6	1948	Average	6,200	N	N	722 SW 106TH ST
004	241460	0031	1/6/11	\$190,000	\$183,000	1,550	6	1945	Average	7,572	N	N	302 SW 102ND ST
004	062304	9227	7/21/11	\$160,000	\$161,000	1,630	6	1934	Good	5,573	N	N	10401 4TH AVE SW
004	172180	0685	6/21/10	\$239,000	\$214,000	1,810	6	1945	Good	6,120	N	N	10455 2ND AVE SW
004	797320	2375	11/4/10	\$235,000	\$222,000	910	7	1934	Average	9,018	N	N	411 SW 102ND ST
004	062304	9330	1/4/10	\$188,000	\$155,000	920	7	1961	Average	7,200	N	N	903 SW 102ND ST
004	172180	1460	10/26/12	\$170,000	\$172,000	940	7	2006	Average	3,060	N	N	10457 1ST AVE SW
004	662040	0495	8/21/12	\$200,000	\$204,000	940	7	1954	Good	5,450	N	N	10309 3RD AVE S
004	079500	1105	11/17/11	\$150,000	\$154,000	950	7	1948	Average	6,327	N	N	11016 5TH AVE S
004	172180	0680	12/26/12	\$193,000	\$193,000	970	7	1998	Average	3,060	N	N	10449 2ND AVE SW
004	241460	0370	3/29/10	\$222,500	\$192,000	1,020	7	1958	Average	8,026	N	N	10220 4TH AVE SW
004	062304	9153	12/12/12	\$240,000	\$240,000	1,040	7	1940	Good	8,000	N	N	1109 SW 106TH ST
004	062304	9308	9/15/11	\$158,800	\$162,000	1,040	7	1959	Average	7,800	N	N	10417 10TH AVE SW
004	062304	9193	12/14/12	\$180,000	\$180,000	1,060	7	1956	Average	6,814	N	N	11040 1ST AVE SW
004	079500	1475	9/24/12	\$197,000	\$200,000	1,090	7	1966	Average	7,200	N	N	10804 5TH AVE S
004	172180	1725	1/4/11	\$195,000	\$188,000	1,090	7	1966	Average	6,600	N	N	10445 1ST AVE S
004	241460	0100	6/27/12	\$300,000	\$308,000	1,190	7	1961	VGood	10,824	N	N	10017 2ND AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
004	316360	0205	5/17/11	\$300,000	\$300,000	1,190	7	1951	Good	13,858	N	N	10847 2ND AVE SW
004	079500	2635	4/20/10	\$216,000	\$188,000	1,200	7	1951	Average	6,826	N	N	10710 6TH AVE S
004	159100	0015	10/4/12	\$189,900	\$192,000	1,200	7	1954	Good	6,615	N	N	9618 13TH AVE SW
004	316360	0266	12/22/11	\$295,000	\$303,000	1,200	7	2011	Average	6,000	N	N	117 SW 108TH ST
004	662040	0285	3/22/12	\$250,000	\$257,000	1,210	7	2011	Average	5,112	N	N	10228 OCCIDENTAL AVE S
004	241460	0285	6/7/11	\$189,000	\$189,000	1,240	7	1964	Average	7,545	N	N	10245 1ST AVE SW
004	662040	0231	4/22/11	\$214,245	\$213,000	1,240	7	1959	Average	7,108	N	N	10040 OCCIDENTAL AVE S
004	079500	1485	9/23/10	\$180,000	\$168,000	1,270	7	1962	Average	6,108	N	N	10720 4TH AVE S
004	688380	0005	3/26/10	\$185,000	\$159,000	1,270	7	1954	Average	6,510	N	N	10614 8TH AVE SW
004	289860	0015	5/16/11	\$235,000	\$234,000	1,360	7	1928	VGood	7,638	N	N	10044 9TH AVE SW
004	289580	0050	5/7/12	\$249,900	\$257,000	1,400	7	2011	Average	2,966	N	N	809 SW 100TH ST
004	289580	0060	8/31/11	\$240,000	\$244,000	1,400	7	2011	Average	2,966	N	N	813 SW 100TH ST
004	289580	0070	1/26/12	\$245,000	\$252,000	1,400	7	2011	Average	2,966	N	N	819 SW 100TH ST
004	289580	0080	1/13/12	\$242,000	\$249,000	1,400	7	2011	Average	2,966	N	N	825 SW 100TH ST
004	289580	0090	9/11/12	\$250,000	\$254,000	1,400	7	2011	Average	2,966	N	N	831 SW 100TH ST
004	316360	0261	8/29/11	\$295,000	\$300,000	1,410	7	2011	Average	4,800	N	N	115 SW 108TH ST
004	662040	0455	6/10/10	\$230,000	\$205,000	1,470	7	1950	Average	8,913	N	N	10250 2ND AVE S
004	062304	9273	6/7/10	\$194,900	\$174,000	1,550	7	1979	Average	9,060	N	N	10433 8TH AVE SW
004	052304	9057	12/1/10	\$324,000	\$309,000	1,560	7	1935	VGood	12,600	N	N	9902 2ND AVE S
004	079500	2350	10/26/12	\$165,000	\$167,000	1,560	7	1952	Average	7,125	N	N	10445 2ND AVE S
004	289580	0040	8/25/11	\$274,900	\$279,000	1,580	7	2011	Average	3,638	N	N	803 SW 100TH ST
004	172180	1665	4/23/12	\$249,900	\$257,000	1,610	7	2009	Average	3,060	N	N	10436 1ST AVE SW
004	172180	1675	10/11/12	\$249,900	\$253,000	1,610	7	2009	Average	3,060	N	N	10442 1ST AVE SW
004	172180	1674	11/14/12	\$247,000	\$249,000	1,610	7	2009	Average	3,060	N	N	10440 1ST AVE SW
004	052304	9171	9/9/12	\$255,000	\$259,000	1,670	7	1947	Average	10,560	N	N	10316 3RD AVE S
004	062304	9047	2/14/11	\$245,000	\$239,000	1,670	7	1918	Average	12,180	N	N	841 SW 108TH ST
004	172180	1526	3/1/10	\$320,000	\$272,000	1,870	7	2009	Average	3,060	N	N	10409 1ST AVE SW
004	241460	0395	6/25/12	\$150,000	\$154,000	1,980	7	1961	Average	15,141	N	N	10241 3RD AVE SW
004	219510	0215	2/16/11	\$210,000	\$205,000	2,100	7	1946	Average	13,025	N	N	9807 13TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
004	079500	2430	7/6/12	\$217,500	\$223,000	2,260	7	1949	Average	10,933	N	N	10432 2ND AVE S
004	289860	0005	2/22/12	\$330,000	\$340,000	2,300	7	2012	Average	7,620	N	N	10032 9TH AVE SW
004	662040	0415	7/17/12	\$327,550	\$335,000	1,420	8	2012	Average	6,490	N	N	205 S 102ND ST
004	079500	1760	5/17/10	\$237,000	\$209,000	1,850	8	1950	Average	12,500	N	N	126 S 108TH ST
004	079500	2065	2/10/11	\$335,000	\$327,000	2,330	8	2007	Average	10,680	N	N	111 S 106TH ST
004	662040	0416	4/24/12	\$325,000	\$335,000	2,440	8	2010	Average	6,490	N	N	211 S 102ND ST
004	052304	9054	5/12/11	\$312,000	\$311,000	2,460	8	1979	Average	17,082	N	N	210 S 99TH ST
004	289860	0165	3/3/10	\$319,000	\$271,000	2,700	8	2008	Average	7,678	N	N	1008 SW 102ND ST
004	345100	0427	12/31/12	\$455,000	\$455,000	3,050	9	2008	Average	6,497	N	N	1223 SW 110TH ST
005	012303	9433	8/15/11	\$120,457	\$122,000	440	5	1942	Average	9,960	N	N	10021 24TH AVE SW
005	020600	0020	9/24/10	\$125,000	\$116,000	580	5	1949	Average	3,200	N	N	2124 SW 104TH ST
005	630340	0276	10/24/11	\$127,000	\$130,000	700	5	1939	Average	3,296	N	N	1609 SW 104TH ST
005	012303	9237	5/12/12	\$122,000	\$125,000	830	5	1934	Average	8,160	N	N	9650 25TH AVE SW
005	815160	0910	6/12/12	\$158,000	\$162,000	670	6	1948	Average	17,140	N	N	2215 SW 106TH ST
005	012303	9276	10/13/10	\$125,000	\$117,000	700	6	1942	Average	7,424	N	N	9827 20TH AVE SW
005	721140	0375	12/27/12	\$147,950	\$148,000	770	6	1947	Average	5,000	N	N	10049 19TH AVE SW
005	815160	1050	2/22/11	\$202,950	\$198,000	770	6	1949	Average	9,448	N	N	10621 21ST AVE SW
005	300480	0285	3/14/12	\$151,500	\$156,000	840	6	1966	VGood	5,119	N	N	9806 20TH AVE SW
005	012303	9365	8/4/10	\$185,500	\$169,000	870	6	1947	Average	14,339	N	N	9805 22ND AVE SW
005	012303	9428	8/11/10	\$249,975	\$229,000	950	6	1953	Average	6,250	N	N	10741 28TH AVE SW
005	300480	0335	5/19/10	\$156,000	\$138,000	950	6	1953	Average	8,143	N	N	9802 18TH AVE SW
005	630340	0860	11/13/12	\$180,000	\$181,000	960	6	1942	Average	8,382	N	N	10739 17TH AVE SW
005	630340	0690	5/10/12	\$249,000	\$256,000	970	6	1920	Average	8,382	N	N	10732 19TH AVE SW
005	630340	0410	8/5/11	\$190,000	\$192,000	980	6	1921	Good	8,636	N	N	10611 17TH AVE SW
005	630340	1370	4/26/10	\$257,000	\$225,000	980	6	1927	Good	7,935	N	N	11054 21ST AVE SW
005	012303	9297	10/10/12	\$187,000	\$189,000	990	6	1960	Good	7,697	N	N	9604 26TH AVE SW
005	630340	0470	6/23/11	\$207,500	\$209,000	990	6	1925	Good	8,636	N	N	10623 18TH AVE SW
005	012303	9181	5/17/12	\$215,000	\$221,000	1,010	6	1933	Average	7,020	N	N	2419 SW ROXBURY ST
005	012303	9203	4/20/10	\$251,450	\$219,000	1,060	6	1936	Good	8,160	N	N	9640 25TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
005	012303	9370	5/23/11	\$218,000	\$218,000	1,100	6	1947	Average	8,000	N	N	9616 24TH AVE SW
005	769460	0090	8/22/12	\$133,000	\$135,000	1,130	6	1935	Average	13,727	N	N	10436 28TH AVE SW
005	783280	0035	10/16/12	\$165,000	\$167,000	1,190	6	1952	Average	6,750	N	N	2623 SW 109TH ST
005	815160	0241	12/13/10	\$173,000	\$166,000	1,190	6	1947	Average	9,740	N	N	10708 26TH AVE SW
005	012303	9108	7/27/11	\$210,000	\$212,000	1,220	6	1953	Average	17,977	N	N	9610 22ND AVE SW
005	012303	9398	10/25/12	\$248,000	\$251,000	1,220	6	1932	Average	8,432	N	N	9635 21ST AVE SW
005	721140	2135	12/3/12	\$151,799	\$152,000	1,230	6	1947	Average	7,500	N	N	10213 19TH AVE SW
005	721140	1740	2/18/11	\$215,000	\$210,000	1,250	6	1964	Good	4,500	N	N	10234 19TH AVE SW
005	815160	0113	5/18/11	\$165,000	\$165,000	1,310	6	1961	Average	7,600	N	N	2513 SW 109TH ST
005	815160	0320	4/15/11	\$148,575	\$147,000	1,310	6	1965	Average	8,180	N	N	2505 SW 104TH ST
005	721140	1515	11/1/12	\$175,000	\$177,000	1,450	6	1972	Good	5,000	N	N	10242 18TH AVE SW
005	630340	0705	1/7/10	\$179,000	\$148,000	1,460	6	1942	Average	8,382	N	N	10748 19TH AVE SW
005	630340	1196	7/10/12	\$190,400	\$195,000	1,510	6	1980	Good	9,144	N	N	11025 17TH AVE SW
005	630340	0481	5/30/12	\$213,000	\$219,000	1,550	6	2012	Average	3,175	N	N	10613 18TH AVE SW
005	815160	0070	11/30/10	\$247,000	\$236,000	1,660	6	1959	VGood	11,470	N	N	11011 25TH AVE SW
005	012303	9187	4/3/12	\$240,000	\$247,000	1,760	6	1983	Average	8,160	N	N	9808 25TH AVE SW
005	721140	1048	8/15/12	\$192,000	\$196,000	890	7	2002	Average	2,500	N	N	10048 17TH AVE SW
005	769460	0104	2/22/10	\$240,000	\$203,000	900	7	1973	Average	9,287	N	N	2706 SW 105TH ST
005	929020	0035	5/11/10	\$290,000	\$255,000	1,000	7	1955	VGood	6,271	N	N	2809 SW 99TH ST
005	630340	0675	7/14/11	\$193,000	\$195,000	1,010	7	1952	VGood	8,382	N	N	10708 19TH AVE SW
005	721140	0095	5/28/10	\$280,000	\$248,000	1,010	7	1958	VGood	3,889	N	N	10046 21ST AVE SW
005	929020	0015	1/6/12	\$219,000	\$225,000	1,020	7	1956	Good	6,300	N	N	2810 SW 99TH ST
005	630340	1350	1/25/10	\$306,500	\$256,000	1,060	7	1978	Average	7,310	N	N	11028 21ST AVE SW
005	012303	9497	6/4/12	\$335,000	\$344,000	1,110	7	1958	Good	7,660	N	N	2835 SW 111TH PL
005	012303	9514	8/10/11	\$319,950	\$324,000	1,150	7	1959	Good	8,200	N	N	10918 29TH PL SW
005	721140	2335	10/15/10	\$274,950	\$258,000	1,190	7	1958	Average	5,000	N	N	10233 20TH AVE SW
005	012303	9151	3/19/10	\$195,000	\$167,000	1,200	7	1990	Average	6,800	N	N	9837 18TH AVE SW
005	873100	0090	9/21/12	\$270,000	\$274,000	1,240	7	1961	Average	7,400	N	N	2815 SW 110TH PL
005	873100	0040	6/13/12	\$246,500	\$253,000	1,250	7	1961	Average	7,500	N	N	2822 SW 110TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 23
(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
005	928680	0060	8/29/12	\$196,500	\$200,000	1,250	7	1954	Average	9,884	N	N	11018 28TH AVE SW
005	012303	9499	4/4/12	\$363,175	\$374,000	1,320	7	1961	Good	20,882	N	N	2861 SW 111TH PL
005	873100	0060	12/7/12	\$319,950	\$321,000	1,320	7	1961	Good	6,700	N	N	2835 SW 110TH PL
005	873100	0010	2/23/11	\$303,000	\$297,000	1,340	7	1960	Average	10,290	Y	N	11001 28TH AVE SW
005	815160	0051	2/1/12	\$324,000	\$334,000	1,350	7	1957	Good	11,100	N	N	11028 26TH AVE SW
005	688080	0010	4/7/10	\$360,000	\$312,000	1,370	7	1954	VGood	16,080	N	N	10727 29TH PL SW
005	815160	0962	5/10/12	\$209,000	\$215,000	1,380	7	1937	Average	9,180	N	N	10409 22ND AVE SW
005	769400	0035	11/14/12	\$226,500	\$228,000	1,420	7	1959	Average	7,201	N	N	10623 27TH AVE SW
005	928680	0075	9/11/12	\$334,950	\$341,000	1,430	7	1978	Good	9,554	N	N	11100 28TH AVE SW
005	721140	1758	12/15/10	\$222,500	\$213,000	1,440	7	2010	Average	2,500	N	N	10236 19TH AVE SW
005	721140	1759	1/11/11	\$235,000	\$227,000	1,440	7	2010	Average	2,500	N	N	10240 19TH AVE SW
005	721140	0814	2/8/12	\$187,500	\$193,000	1,440	7	2008	Average	2,500	N	N	10046 18TH AVE SW
005	721140	0814	2/8/12	\$187,500	\$193,000	1,440	7	2008	Average	2,500	N	N	10046 18TH AVE SW
005	012303	9480	9/20/12	\$165,000	\$167,000	1,470	7	1961	Average	13,036	N	N	9617 22ND AVE SW
005	630340	0125	1/11/10	\$345,500	\$286,000	1,470	7	2008	Average	8,636	N	N	10419 18TH AVE SW
005	769460	0143	6/2/11	\$275,000	\$275,000	1,480	7	1957	Good	9,375	N	N	10721 26TH AVE SW
005	630340	0650	3/10/10	\$267,000	\$228,000	1,510	7	1980	Average	8,382	N	N	10721 19TH AVE SW
005	502940	0005	5/14/12	\$256,000	\$263,000	1,520	7	1950	Average	7,691	N	N	10757 27TH AVE SW
005	769460	0261	1/25/11	\$415,000	\$403,000	1,950	7	1997	Average	7,100	N	N	10719 28TH AVE SW
005	928680	0041	11/29/12	\$475,000	\$478,000	1,810	8	2012	Average	9,137	N	N	2619 SW 110TH ST
005	020600	0021	2/27/12	\$335,000	\$345,000	2,300	8	2012	Average	7,200	N	N	2204 SW 104TH ST
005	726220	0030	6/25/12	\$264,000	\$271,000	2,370	8	2003	Average	9,000	N	N	9632 30TH AVE SW
005	012303	9545	3/23/10	\$379,000	\$326,000	2,620	8	2008	Average	8,803	N	N	10044 26TH AVE SW
005	012303	9396	6/22/11	\$430,000	\$433,000	2,660	8	2009	Average	5,100	N	N	10917 28TH AVE SW
005	012303	9656	1/14/10	\$396,109	\$329,000	3,110	8	2009	Average	5,691	N	N	9640 26TH AVE SW
005	769460	0080	4/22/11	\$455,000	\$452,000	2,910	9	2007	Average	7,001	N	N	2636 SW 106TH ST

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	079500	0315	7/26/11	\$89,250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	079500	0560	6/4/10	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	079500	0875	8/3/10	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	079600	0080	11/9/11	\$109,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	079700	0035	1/17/12	\$56,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	079700	0035	11/7/11	\$130,485	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	079800	0065	11/2/10	\$160,000	NO MARKET EXPOSURE
001	079800	0080	4/9/10	\$216,046	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
001	079800	0115	7/28/10	\$133,964	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	079800	0271	1/6/12	\$105,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
001	079800	0271	11/14/11	\$123,363	BANKRUPTCY - RECEIVER OR TRUSTEE
001	079800	0272	9/19/12	\$112,800	NON-REPRESENTATIVE SALE;
001	079800	0286	2/24/11	\$270,773	BANKRUPTCY - RECEIVER OR TRUSTEE
001	079800	0540	11/6/12	\$50,000	QUIT CLAIM DEED
001	079800	0540	4/5/12	\$125,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	079800	0561	12/23/11	\$60,000	QUIT CLAIM DEED
001	079800	0561	3/3/10	\$70,000	NON-REPRESENTATIVE SALE;
001	079800	0585	4/10/12	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	144680	0136	9/26/12	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	144680	0485	8/18/11	\$103,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
001	144680	0655	2/23/12	\$99,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	144680	0786	10/31/11	\$119,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	144680	0966	10/24/12	\$138,500	NON-REPRESENTATIVE SALE;
001	144680	0975	1/13/12	\$59,500	NON-REPRESENTATIVE SALE;
001	144720	0056	4/19/12	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
001	144720	0056	3/2/12	\$271,865	EXEMPT FROM EXCISE TAX
001	144720	0080	6/23/10	\$156,000	OBSOLESCENCE CODED
001	144720	0110	8/21/12	\$69,000	QUIT CLAIM DEED
001	144720	0130	6/17/11	\$115,000	NON-REPRESENTATIVE SALE;
001	144720	0135	5/18/11	\$116,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	144760	0151	12/21/10	\$123,378	QUIT CLAIM DEED
001	144760	0153	3/12/10	\$199,950	SHORT SALE;
001	144760	0170	3/17/10	\$138,500	SHORT SALE;
001	144760	0201	6/7/10	\$123,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	144760	0226	2/1/11	\$188,000	OBSOLESCENCE CODED
001	144760	0251	2/17/12	\$221,000	MULTI-PARCEL SALE;
001	144760	0252	2/17/12	\$221,000	MULTI-PARCEL SALE;
001	144760	0253	2/17/12	\$221,000	MULTI-PARCEL SALE;
001	336140	0020	8/15/11	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	0055	10/11/12	\$171,000	EXEMPT FROM EXCISE TAX
001	336140	0176	7/11/12	\$103,616	NO MARKET EXPOSURE;
001	336140	0176	7/9/12	\$103,616	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
001	336140	0220	12/12/10	\$75,000	STATEMENT TO DOR;

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	336140	0291	8/17/11	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	0291	3/2/11	\$108,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	0427	6/15/10	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	336140	0432	5/15/11	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
001	336140	0600	1/15/10	\$112,380	QUIT CLAIM DEED
001	336140	0620	1/20/10	\$85,471	QUIT CLAIM DEED
001	336140	0905	11/14/11	\$92,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	0905	4/21/11	\$104,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1110	1/11/11	\$86,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	336140	1130	8/27/12	\$67,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
001	336140	1130	4/10/12	\$163,113	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
001	336140	1235	4/5/10	\$134,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	1530	8/29/12	\$92,731	EXEMPT FROM EXCISE TAX
001	336140	1675	10/29/12	\$153,112	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	1721	2/23/12	\$132,000	SHORT SALE;
001	336140	1736	5/10/10	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	336140	1761	7/5/11	\$155,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	336140	1771	3/15/12	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	1771	8/15/12	\$223,888	FINANCIAL INSTITUTION RESALE;
001	336140	1813	10/11/11	\$99,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	1826	10/28/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	1850	4/4/11	\$108,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	336140	1854	9/19/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE;
001	336140	1855	8/18/11	\$126,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	336140	1914	4/2/10	\$310,000	NON-REPRESENTATIVE SALE;
001	336140	2041	2/14/11	\$119,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
001	336140	2050	12/13/11	\$151,616	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	338811	0230	8/31/12	\$116,500	NON-REPRESENTATIVE SALE;
001	678720	0015	11/8/12	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	678720	0030	5/17/12	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	801860	0106	12/28/11	\$67,900	QUIT CLAIM DEED
001	801860	0106	12/28/11	\$67,900	NON-REPRESENTATIVE SALE;
001	801860	0120	9/12/11	\$99,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	801860	0265	11/20/12	\$427,171	EXEMPT FROM EXCISE TAX
001	801860	0275	8/2/12	\$288,281	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801860	0275	9/12/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	801860	0305	4/20/11	\$83,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801860	0311	1/23/12	\$216,590	EXEMPT FROM EXCISE TAX
001	801860	0311	6/25/12	\$98,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	801860	0355	9/2/11	\$99,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	801860	0410	10/21/11	\$78,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801860	0485	6/13/11	\$119,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801860	0610	9/30/10	\$196,500	QUIT CLAIM DEED

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	801860	0630	11/28/11	\$136,000	FINANCIAL INSTITUTION RESALE;
001	801860	0842	4/5/12	\$90,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801860	0842	12/12/11	\$182,884	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	801860	0980	8/1/12	\$100,000	NON-REPRESENTATIVE SALE;
001	801860	0980	7/16/12	\$25,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801920	0003	11/16/11	\$15,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
001	801920	0060	10/10/11	\$137,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
001	801920	0140	2/10/12	\$90,297	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801920	0280	12/29/11	\$189,950	RELOCATION - SALE TO SERVICE;
001	801920	0325	8/22/11	\$49,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	801920	0350	7/27/11	\$75,659	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	801920	0385	3/16/12	\$128,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	801920	0742	8/10/10	\$106,000	QUIT CLAIM DEED;
001	801920	0797	6/1/11	\$99,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	801920	0920	5/20/10	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	801920	1030	2/29/12	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	801920	1045	12/7/11	\$162,500	MULTI-PARCEL SALE;
001	801920	1059	11/27/12	\$194,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	957200	0050	8/19/10	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	013300	0116	1/16/12	\$137,182	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	013300	0235	8/23/10	\$197,500	PREVIOUS IMPROVEMENT VALUE <1000
002	025700	0099	9/14/12	\$150,869	BANKRUPTCY - RECEIVER OR TRUSTEE
002	025700	0111	9/2/11	\$58,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	025700	0115	4/22/11	\$95,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	025700	0216	12/12/12	\$231,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	025700	0233	6/22/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	025700	0260	6/25/12	\$131,101	FINANCIAL INSTITUTION RESALE;
002	025700	0285	8/30/12	\$90,000	SHORT SALE;
002	031600	0095	9/1/11	\$152,377	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	031600	0100	1/11/11	\$136,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	042304	9045	1/4/10	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	042304	9096	5/31/11	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	042304	9096	11/29/10	\$415,780	CORPORATE AFFILIATES
002	042304	9109	9/12/12	\$109,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	042304	9156	1/4/10	\$97,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	042304	9185	8/20/12	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	052304	9028	11/13/12	\$440,000	MULTI-PARCEL SALE;
002	052304	9220	11/13/12	\$440,000	MULTI-PARCEL SALE;
002	079200	0025	8/30/11	\$130,000	PREVIOUS IMPROVEMENT VALUE <1000
002	079200	0030	4/11/12	\$137,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	079700	0136	6/27/12	\$134,699	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	079700	0208	1/19/11	\$80,239	QUIT CLAIM DEED
002	079700	0251	4/11/12	\$120,000	FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	079700	0258	2/16/12	\$75,000	SHORT SALE;
002	079700	0258	2/16/12	\$75,000	QUIT CLAIM DEED
002	079700	0287	11/17/11	\$97,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	079700	0287	4/12/11	\$272,865	CORPORATE AFFILIATES
002	079900	0031	7/19/11	\$65,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	092304	9058	12/3/12	\$113,299	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092304	9058	11/8/12	\$161,000	CORRECTION DEED
002	092304	9058	7/9/12	\$161,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	092304	9084	1/30/12	\$87,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	092304	9084	1/20/12	\$367,163	CORRECTION DEED
002	092304	9084	12/7/11	\$367,163	MULTI-PARCEL SALE;
002	092304	9098	9/3/11	\$120,000	NO MARKET EXPOSURE;
002	092304	9168	2/10/10	\$135,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	092304	9171	7/5/12	\$254,877	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
002	092304	9176	3/10/10	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	092304	9185	9/9/11	\$288,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092304	9195	12/22/11	\$95,000	NO MARKET EXPOSURE;
002	092304	9196	7/7/11	\$95,250	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	092304	9203	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	092304	9226	7/19/10	\$82,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	092304	9230	7/15/11	\$83,500	FINANCIAL INSTITUTION RESALE;
002	092304	9262	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	092304	9266	11/4/10	\$93,000	FINANCIAL INSTITUTION RESALE;
002	092304	9273	5/25/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092304	9348	4/29/12	\$80,000	SHORT SALE;
002	092304	9369	11/22/10	\$220,000	MULTI-PARCEL SALE;
002	092304	9391	1/30/12	\$87,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	092304	9391	1/20/12	\$367,163	CORRECTION DEED
002	092304	9391	12/7/11	\$367,163	MULTI-PARCEL SALE;
002	092304	9402	3/4/10	\$223,000	QUIT CLAIM DEED
002	092304	9405	11/22/10	\$220,000	MULTI-PARCEL SALE;
002	092304	9506	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	092304	9507	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	092304	9508	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	092304	9509	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	092304	9510	4/19/11	\$402,000	MULTI-PARCEL SALE;
002	098500	0267	9/22/11	\$274,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	098500	0365	8/3/11	\$79,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	098500	0444	4/30/12	\$66,500	FINANCIAL INSTITUTION RESALE;
002	098500	0444	1/13/12	\$52,150	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
002	098500	0446	8/19/10	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	098500	0447	12/6/11	\$140,948	BANKRUPTCY - RECEIVER OR TRUSTEE
002	098500	0704	11/7/11	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	098500	0708	2/15/11	\$121,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	098500	0714	3/8/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	098500	0792	9/28/11	\$50,000	NO MARKET EXPOSURE;
002	098500	0810	4/26/11	\$70,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	098500	0833	8/24/11	\$120,000	NON-REPRESENTATIVE SALE;
002	098500	0855	2/23/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	098500	0915	4/4/11	\$75,185	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	098500	0955	2/9/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	098500	0960	9/13/10	\$85,650	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	098500	1133	3/30/11	\$103,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	098500	1133	9/28/10	\$271,654	BANKRUPTCY - RECEIVER OR TRUSTEE
002	098500	1140	8/23/12	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	098500	1266	12/28/11	\$105,000	SHORT SALE;
002	098500	1305	10/30/12	\$153,824	BANKRUPTCY - RECEIVER OR TRUSTEE
002	098500	1350	7/27/10	\$96,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	098500	1415	9/27/11	\$122,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	098600	0045	12/15/11	\$137,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	098600	0048	4/19/10	\$217,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	098600	0052	1/20/11	\$163,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	278700	0090	7/1/11	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	278840	0030	5/4/12	\$96,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	278850	0070	5/25/11	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	278940	0035	6/22/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	284320	0100	8/20/11	\$84,898	QUIT CLAIM DEED
002	284320	0105	12/27/11	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	309200	0204	5/7/12	\$50,000	MULTI-PARCEL SALE;
002	309200	0206	5/7/12	\$50,000	MULTI-PARCEL SALE;
002	327590	0090	5/24/11	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	336140	0452	8/24/12	\$66,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	349450	0040	6/3/10	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	382600	0075	8/26/11	\$120,000	NO MARKET EXPOSURE;
002	382600	0105	4/2/12	\$120,000	SHORT SALE;
002	382600	0110	7/13/11	\$82,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	382600	0130	8/12/10	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	382600	0250	7/13/11	\$199,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	382600	0356	6/15/10	\$104,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	382600	0425	2/20/12	\$96,100	FINANCIAL INSTITUTION RESALE;
002	382600	0430	8/4/11	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	382600	0525	1/3/12	\$71,728	FINANCIAL INSTITUTION RESALE;
002	382600	0631	3/24/10	\$148,100	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	382600	0666	7/31/12	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	382600	0666	3/28/12	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	382600	0785	12/31/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	424540	0055	8/13/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	424540	0065	9/29/10	\$125,000	NO MARKET EXPOSURE;
002	500000	0010	12/13/11	\$98,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	500000	0025	6/21/11	\$125,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	500050	0030	12/21/12	\$81,150	QUIT CLAIM DEED
002	500050	0095	11/1/12	\$135,000	SHORT SALE;
002	530020	0020	6/1/11	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	562420	0480	2/13/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	562420	0533	3/21/12	\$94,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	725820	0015	9/13/12	\$249,155	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	725820	0015	8/13/12	\$91,011	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	725820	0015	7/2/12	\$245,156	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	725820	0040	4/20/11	\$78,750	FINANCIAL INSTITUTION RESALE;
002	780040	0015	2/21/12	\$88,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	814860	0040	8/2/12	\$212,886	BANKRUPTCY - RECEIVER OR TRUSTEE
002	814860	0045	7/13/11	\$82,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	814860	0115	7/11/11	\$65,500	NO MARKET EXPOSURE;
002	861480	0030	4/14/11	\$141,750	BANKRUPTCY - RECEIVER OR TRUSTEE
002	861480	0030	7/25/12	\$108,500	FINANCIAL INSTITUTION RESALE;
002	896180	0081	12/27/12	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	896180	0081	1/9/12	\$53,700	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	920070	0010	10/25/11	\$125,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	072304	9061	12/22/10	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	072304	9088	6/17/10	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	072304	9127	12/16/11	\$90,343	NON-REPRESENTATIVE SALE;
003	072304	9189	6/18/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	072304	9273	12/14/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	072304	9289	2/5/10	\$144,000	NON-PROFIT ORGANIZATION
003	072304	9289	2/5/10	\$111,000	NON-PROFIT ORGANIZATION;
003	072304	9291	9/27/11	\$84,000	NO MARKET EXPOSURE;
003	072304	9292	3/5/10	\$180,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	072304	9310	9/24/10	\$173,372	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	072304	9310	4/13/11	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	072304	9311	11/10/11	\$78,546	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	072304	9311	6/28/12	\$89,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	072304	9371	7/29/11	\$162,577	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	072304	9383	8/6/12	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	072304	9397	9/24/10	\$150,000	NO MARKET EXPOSURE;
003	072304	9423	10/3/11	\$109,900	NON-REPRESENTATIVE SALE;
003	072304	9438	7/7/12	\$235,000	MULTI-PARCEL SALE;
003	072304	9471	7/30/12	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	072304	9474	9/6/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	072304	9488	5/23/12	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	072304	9560	3/27/12	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	072304	9560	12/20/11	\$155,991	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	072304	9567	8/25/11	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	072304	9577	12/18/12	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE;
003	072304	9622	12/1/11	\$104,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	156460	0010	6/2/10	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	264180	0095	6/11/12	\$130,000	FINANCIAL INSTITUTION RESALE;
003	264180	0110	4/27/11	\$90,000	NON-REPRESENTATIVE SALE;
003	281680	0025	11/17/11	\$155,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0107	3/30/10	\$188,000	STATEMENT TO DOR;
003	374460	0111	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0115	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0116	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0117	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0118	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0119	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0121	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0126	1/13/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0411	6/29/11	\$91,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	374460	0591	12/7/11	\$117,065	EXEMPT FROM EXCISE TAX
003	374460	0591	2/6/12	\$71,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	374460	0861	8/1/12	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	374460	0862	8/16/10	\$84,000	QUIT CLAIM DEED
003	388380	0006	11/22/11	\$111,300	FINANCIAL INSTITUTION RESALE;
003	505580	0100	12/28/11	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	634100	0054	10/7/11	\$75,000	TEAR DOWN
003	634100	0060	2/1/10	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	634100	0212	12/7/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	638591	0290	9/1/10	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	639500	0005	2/4/10	\$116,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	660100	0020	6/29/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	742130	0030	12/2/11	\$110,699	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	752000	0680	9/21/10	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	752040	0030	11/14/11	\$66,132	QUIT CLAIM DEED
003	779660	0065	2/17/10	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	788960	0045	11/27/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	788960	0045	6/29/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	788960	0046	11/27/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	788960	0156	3/9/11	\$209,551	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	788960	0375	11/28/12	\$316,464	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
003	788960	0410	7/25/11	\$127,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	788960	0485	8/6/10	\$120,000	MULTI-PARCEL SALE
003	788960	0486	8/6/10	\$120,000	MULTI-PARCEL SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	788960	0605	2/16/12	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	788960	0855	11/27/12	\$122,000	EXEMPT FROM EXCISE TAX
003	788960	1055	8/18/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	788960	1090	11/9/11	\$95,000	NON-REPRESENTATIVE SALE;
003	788960	1290	2/15/10	\$82,000	NO MARKET EXPOSURE;
003	788960	1290	1/30/10	\$52,500	NO MARKET EXPOSURE;
003	788960	1340	7/25/11	\$111,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	788960	1425	11/26/12	\$153,750	MULTI-PARCEL SALE;
003	788960	1430	11/26/12	\$153,750	MULTI-PARCEL SALE;
003	788960	1435	11/26/12	\$153,750	MULTI-PARCEL SALE;
003	788960	1450	2/17/12	\$169,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	788960	1705	3/21/12	\$68,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	788960	1845	7/22/11	\$145,900	FINANCIAL INSTITUTION RESALE;
003	788960	1950	11/1/12	\$197,346	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	790760	0020	7/7/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	790760	0085	11/20/12	\$108,000	SHORT SALE;
003	796260	0030	11/30/11	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	862760	0060	1/20/11	\$118,000	NON-REPRESENTATIVE SALE;
003	886200	0035	8/15/11	\$123,725	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
004	052304	9032	6/13/12	\$150,000	FINANCIAL INSTITUTION RESALE;
004	052304	9032	11/22/11	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	052304	9171	5/21/12	\$143,850	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	052304	9229	2/21/12	\$157,000	QUESTIONABLE PER APPRAISAL;
004	052304	9230	11/27/12	\$362,404	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
004	052304	9249	7/6/12	\$260,000	MULTI-PARCEL SALE;
004	062304	9103	12/13/12	\$104,820	QUESTIONABLE PER APPRAISAL;
004	062304	9122	1/9/12	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	062304	9126	10/13/11	\$89,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	062304	9131	12/20/12	\$87,200	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
004	062304	9132	7/29/10	\$315,000	GOVERNMENT AGENCY;
004	062304	9168	11/18/11	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	062304	9177	12/12/12	\$299,207	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	062304	9193	3/15/11	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	062304	9233	10/27/11	\$50,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	062304	9240	9/20/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	062304	9270	12/12/12	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	062304	9283	6/26/12	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	062304	9297	1/6/10	\$176,500	QUIT CLAIM DEED
004	062304	9313	10/31/12	\$245,775	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	062304	9319	10/4/12	\$189,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	062304	9319	7/2/12	\$191,120	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	062304	9333	5/7/12	\$126,480	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	062304	9333	5/7/12	\$145,003	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	062304	9337	5/19/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	062304	9358	4/27/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	062304	9366	2/8/12	\$56,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	062304	9392	7/7/11	\$176,610	MULTI-PARCEL SALE;
004	079500	1070	3/28/12	\$139,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	079500	1385	5/13/11	\$65,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	079500	1855	12/27/12	\$175,000	QUESTIONABLE PER APPRAISAL;
004	079500	2320	5/17/12	\$119,900	FINANCIAL INSTITUTION RESALE;
004	079500	2515	7/11/12	\$69,871	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	079500	2600	4/29/11	\$132,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
004	079500	2630	11/8/10	\$160,000	FINANCIAL INSTITUTION RESALE;
004	079700	0375	6/30/11	\$66,898	QUIT CLAIM DEED
004	079700	0375	6/3/11	\$133,000	FINANCIAL INSTITUTION RESALE;
004	104100	0080	1/25/12	\$106,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	172180	0335	6/22/12	\$128,000	QUESTIONABLE PER APPRAISAL;
004	172180	0590	8/9/12	\$87,000	MULTI-PARCEL SALE;
004	172180	0675	11/9/12	\$200,000	QUESTIONABLE PER APPRAISAL;
004	172180	0675	1/23/12	\$62,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	172180	0820	2/19/10	\$175,235	BANKRUPTCY - RECEIVER OR TRUSTEE
004	172180	1095	1/4/10	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	172180	1115	2/28/12	\$139,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	172180	1170	6/10/11	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
004	172180	1175	6/12/12	\$91,000	FINANCIAL INSTITUTION RESALE;
004	172180	1175	1/20/12	\$128,791	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
004	172180	1280	5/9/12	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	172180	1655	3/23/10	\$108,000	NO MARKET EXPOSURE;
004	172180	1665	6/14/11	\$388,750	QUIT CLAIM DEED
004	172180	1666	6/14/11	\$388,750	QUIT CLAIM DEED
004	172180	1666	7/26/12	\$246,450	BUILDER OR DEVELOPER SALES;
004	172180	1674	6/14/11	\$388,750	QUIT CLAIM DEED
004	172180	1675	6/14/11	\$388,750	QUIT CLAIM DEED
004	241460	0075	9/18/12	\$174,602	EXEMPT FROM EXCISE TAX
004	241460	0111	5/24/12	\$114,383	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
004	241460	0125	8/8/12	\$160,000	FINANCIAL INSTITUTION RESALE;
004	241460	0125	4/5/12	\$172,500	EXEMPT FROM EXCISE TAX
004	241460	0161	11/30/11	\$82,000	FINANCIAL INSTITUTION RESALE;
004	241460	0200	7/26/11	\$159,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
004	241460	0221	7/29/11	\$158,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	241460	0250	7/26/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	241460	0250	2/28/12	\$141,531	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	241460	0345	6/26/12	\$259,576	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	258680	0070	6/21/10	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	258680	0080	11/26/12	\$91,000	QUIT CLAIM DEED

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	258680	0080	11/26/12	\$91,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	258680	0080	6/20/12	\$123,521	EXEMPT FROM EXCISE TAX
004	258680	0085	7/24/12	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	258680	0205	7/25/12	\$155,000	SHORT SALE;
004	258680	0265	4/22/11	\$96,548	QUIT CLAIM DEED
004	289860	0005	5/10/11	\$70,000	TEAR DOWN
004	289860	0075	4/4/11	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	289860	0160	7/27/11	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	289860	0160	5/1/12	\$288,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	289860	0180	11/13/12	\$136,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
004	289860	0205	1/13/12	\$107,835	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
004	289860	0245	8/3/11	\$133,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	289920	0010	12/16/11	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	289920	0155	5/24/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	289920	0160	6/19/12	\$90,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	289920	0160	10/27/11	\$86,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	316360	0070	3/29/11	\$94,039	QUIT CLAIM DEED
004	316360	0261	4/19/11	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	316360	0261	9/13/10	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	316360	0266	9/8/11	\$90,000	TEAR DOWN
004	316360	0266	9/10/10	\$80,000	TEAR DOWN
004	345100	0165	6/28/12	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	345100	0165	10/17/11	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	345100	0172	4/12/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	345100	0325	5/21/12	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	345100	0422	11/14/12	\$109,950	NO MARKET EXPOSURE;
004	345100	0443	10/15/12	\$139,500	SHORT SALE;
004	514700	0010	3/1/11	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	514700	0025	4/7/10	\$223,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
004	514700	0160	3/22/12	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	514760	0110	3/29/12	\$148,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	514820	0005	11/29/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	526920	0055	6/14/12	\$99,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	526920	0055	2/7/12	\$187,713	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	526920	0105	10/17/11	\$88,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	526920	0115	1/30/12	\$55,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	526920	0115	9/26/11	\$166,043	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	643300	0040	7/6/12	\$260,000	MULTI-PARCEL SALE;
004	662040	0095	1/27/11	\$163,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	662040	0175	1/17/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
004	662040	0195	6/26/12	\$251,600	EXEMPT FROM EXCISE TAX
004	662040	0255	10/15/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	662040	0270	6/29/12	\$164,700	NO MARKET EXPOSURE;

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	662040	0285	8/29/11	\$99,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	662040	0345	11/8/12	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	662040	0415	12/28/11	\$59,000	TEAR DOWN
004	662040	0555	3/22/11	\$129,900	FINANCIAL INSTITUTION RESALE;
004	688380	0030	11/4/10	\$127,300	FINANCIAL INSTITUTION RESALE;
004	688380	0045	9/30/11	\$164,000	QUIT CLAIM DEED
004	688380	0070	5/15/12	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	688380	0070	12/7/11	\$208,191	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	797320	2250	10/4/11	\$101,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
005	012303	9118	3/27/11	\$118,650	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	012303	9119	10/22/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	012303	9119	12/2/11	\$116,280	BANKRUPTCY - RECEIVER OR TRUSTEE
005	012303	9130	12/20/12	\$62,568	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	012303	9130	4/19/12	\$50,000	NO MARKET EXPOSURE;
005	012303	9130	3/28/12	\$25,000	NO MARKET EXPOSURE;
005	012303	9154	9/6/12	\$131,750	BANKRUPTCY - RECEIVER OR TRUSTEE
005	012303	9161	9/26/12	\$199,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	012303	9161	12/9/11	\$289,390	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	012303	9207	2/18/11	\$150,000	NON-REPRESENTATIVE SALE;
005	012303	9217	12/28/12	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	012303	9229	6/29/10	\$235,000	SHORT SALE;
005	012303	9270	11/15/10	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	012303	9297	3/21/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	012303	9297	4/25/11	\$247,979	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
005	012303	9323	6/27/11	\$173,199	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	012303	9340	10/27/11	\$250,484	BANKRUPTCY - RECEIVER OR TRUSTEE
005	012303	9386	3/13/12	\$142,199	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	012303	9386	12/27/11	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	012303	9394	5/10/12	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	012303	9449	7/25/12	\$155,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	012303	9577	10/11/11	\$120,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	012303	9604	9/17/12	\$74,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	012303	9604	5/22/12	\$156,425	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	012303	9622	2/15/12	\$29,943	QUIT CLAIM DEED
005	012303	9638	8/18/12	\$231,224	EXEMPT FROM EXCISE TAX
005	020600	0020	6/23/10	\$140,000	MULTI-PARCEL SALE;
005	020600	0021	7/12/11	\$54,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	020600	0021	6/23/10	\$140,000	MULTI-PARCEL SALE;
005	300480	0225	5/17/11	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	300480	0285	11/17/11	\$87,000	FORCED SALE; EXEMPT FROM EXCISE TAX
005	300480	0300	2/27/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	300480	0345	7/27/11	\$109,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	630340	0005	8/23/11	\$128,000	NO MARKET EXPOSURE;

Improved Sales Removed in this Physical Inspection Analysis
Area 23
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	630340	0121	4/27/11	\$128,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	630340	0276	8/12/11	\$65,800	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	630340	0410	1/26/11	\$169,607	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	630340	0481	9/20/11	\$50,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	630340	0525	1/26/11	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	630340	0550	12/2/11	\$75,199	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	630340	0570	10/20/11	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	630340	0820	6/17/10	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	630340	0981	1/12/10	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	630340	1125	4/5/11	\$310,879	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	630340	1175	10/11/10	\$57,100	QUIT CLAIM DEED
005	630340	1196	1/10/12	\$330,458	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	630340	1386	8/28/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	630340	1410	11/6/11	\$265,000	FINANCIAL INSTITUTION RESALE;
005	630340	1425	5/16/11	\$44,000	TEAR DOWN
005	630340	1425	10/10/12	\$69,950	TEAR DOWN
005	688080	0050	2/22/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	721140	0415	1/26/10	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	721140	0635	12/3/10	\$144,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	721140	0735	5/15/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	721140	0814	2/8/12	\$187,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	721140	0895	3/16/10	\$165,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	721140	1790	6/15/11	\$120,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
005	721140	1805	6/14/11	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	721140	2285	7/30/12	\$164,000	NO MARKET EXPOSURE;
005	726220	0030	11/4/11	\$469,884	BANKRUPTCY - RECEIVER OR TRUSTEE
005	726220	0085	8/2/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	726220	0148	10/18/12	\$179,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	726220	0148	7/18/12	\$298,807	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	769400	0040	6/14/11	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	769460	0130	3/30/10	\$174,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	769460	0303	9/20/12	\$207,500	FINANCIAL INSTITUTION RESALE;
005	815160	0070	1/12/10	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	815160	0210	6/28/12	\$169,575	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
005	815160	0262	11/14/11	\$127,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	815160	0510	2/15/12	\$127,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	815160	0710	6/4/12	\$172,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	815160	0770	6/6/11	\$329,849	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	815160	0900	7/20/12	\$95,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	815160	1091	12/26/12	\$359,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	815160	1091	3/22/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	815160	1092	4/9/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	928680	0041	7/19/11	\$60,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Results

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

The resulting assessment level is 92.4%. 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 + 0.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Mobile Home Sales Used In This Physical Inspection Analysis" and "Mobile Home Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2012 update for the 2013 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2013.

Mobile Home Sales Used In This Physical Inspection Analysis

Area 23

Sub Area	Major	Minor	SaleDate	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
001	079500	0200	8/3/2010	\$150,000	\$137,000	1440	3	1983	3	8304	N	115 S 110TH ST
001	801860	0282	5/9/2012	\$112,000	\$115,000	1690	3	1996	4	7488	N	1437 S 124TH ST
002	092304	9029	6/28/2012	\$120,000	\$123,000	1848	3	1995	3	19429	N	12718 21ST AVE S
003	072304	9196	6/16/2011	\$145,000	\$145,000	1152	2	1973	2	16219	N	14 SW 119TH ST
004	172180	0495	3/4/2010	\$105,000	\$89,000	924	1	1982	3	6834	N	10659 2ND AVE SW
004	241460	0011	3/1/2012	\$140,000	\$144,000	1080	3	1985	3	7306	N	10018 4TH AVE SW
005	012303	9638	10/10/2012	\$80,550	\$81,000	1248	3	1978	5	7200	N	2500 SW 102ND LN

Mobile Home Sales Removed From This Physical Inspection Analysis

Area 23

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	144720	0110	8/21/12	\$69,000	QUIT CLAIM DEED
001	144720	0110	8/21/12	\$69,000	QUIT CLAIM DEED; MOBILE HOME;
003	072304	9410	11/20/12	\$343,909	EXEMPT FROM EXCISE TAX
003	072304	9592	10/12/11	\$81,000	GOVERNMENT AGENCY
003	788960	0200	6/26/12	\$62,000	FINANCIAL INSTITUTION RESALE;
004	062304	9238	7/7/11	\$176,610	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
004	062304	9392	7/7/11	\$176,610	MULTI-PARCEL SALE;
004	526920	0115	1/30/12	\$55,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	526920	0115	9/26/11	\$166,043	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	012303	9638	8/18/12	\$231,224	EXEMPT FROM EXCISE TAX
005	300480	0300	2/27/12	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Mobile Home Results

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

The resulting assessment level is 90.5%. The standard statistical measures of valuation performance are 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 -8.5%. This decrease is due partly to market changes over time and the previous assessment levels.

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



King County

Department of Assessments

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Lloyd Hara

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes. Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor