

Residential Revalue

2013 Assessment Roll

Algona/Pacific

Area 87

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.

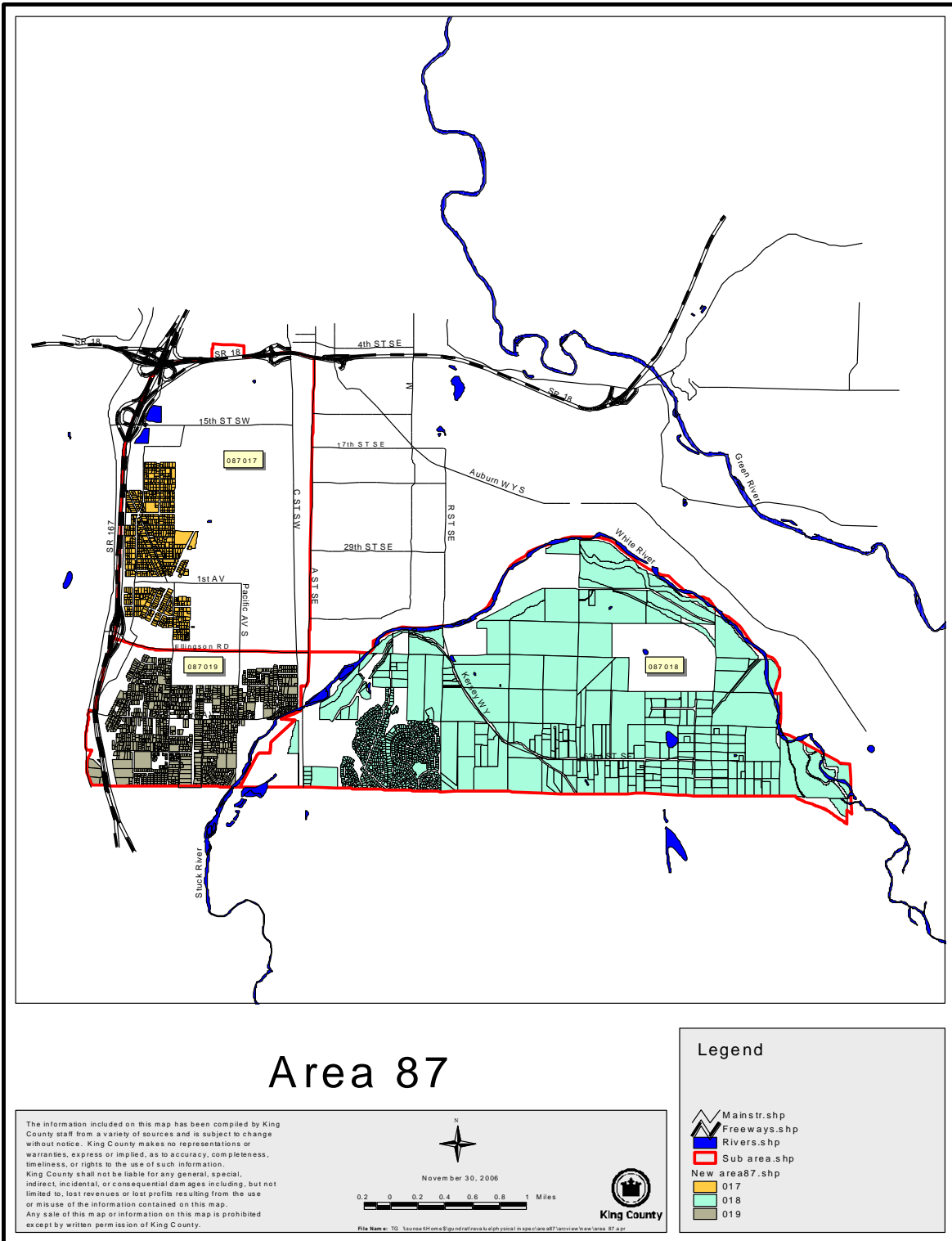
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Algona/Pacific

Housing



Grade 5/ Year Built 1925/ Total Living Area 770



Grade 8/ Year Built 1986/ Total Living Area 2080



Grade 6/ Year Built 1979/ Total Living Area 900



Grade 9/ Year Built 1999 Total Living Area 2510



Grade 7/ Year Built 1987/ Total Living Area 2190



Grade 10/ Year Built 2006/Total Living Area 5380

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Characteristics-Based Market Adjustment for 2013 Assessment Roll

Area Name / Number: Algona/Pacific / 87

Previous Physical Inspection: 2012

Number of Improved Sales: 257

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	\$69,700	\$126,300	\$196,000			
2013 Value	\$69,700	\$132,400	\$202,100	\$220,600	92.3%	8.12%
Change	+\$0	+\$6,100	+\$6,100			
% Change	+0.0%	+4.8%	+3.1%			

*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 8.12% is an improvement from the previous COD of 9.14%.*

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	\$74,300	\$118,700	\$193,000
2013 Value	\$74,300	\$124,000	\$198,300
Percent Change	+0.0%	+4.5%	+2.7%

Number of one to three unit residences in the population: 3076

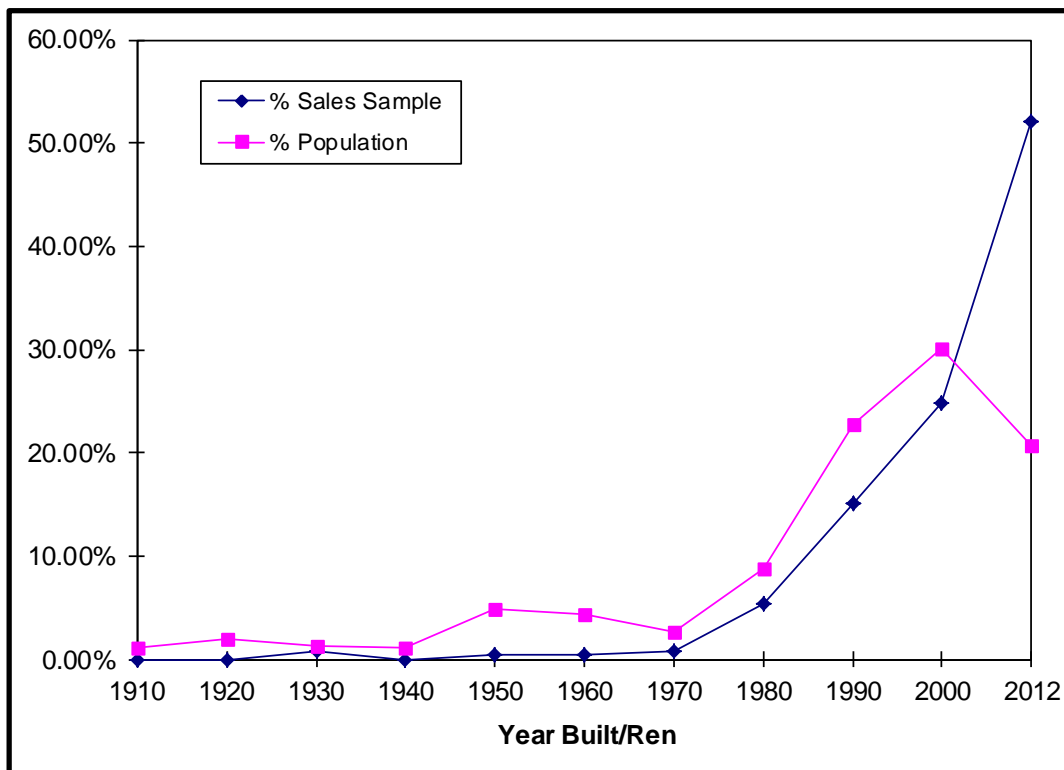
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance improved parcels in Subarea 17 had higher average ratios (AssessedValue/SalePrice) than other properties and required a downward adjustment. Improved parcels in Subarea 18 had lower average ratios than other properties and required more of an upward adjustment. The formula adjusts for these differences, thus improving equalization.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.78%
1940	0	0.00%
1950	1	0.39%
1960	1	0.39%
1970	2	0.78%
1980	14	5.45%
1990	39	15.18%
2000	64	24.90%
2012	134	52.14%
	257	

Population		
Year Built/Ren	Frequency	% Population
1910	33	1.07%
1920	60	1.95%
1930	40	1.30%
1940	37	1.20%
1950	153	4.97%
1960	134	4.36%
1970	85	2.76%
1980	271	8.81%
1990	699	22.72%
2000	924	30.04%
2012	640	20.81%
	3076	

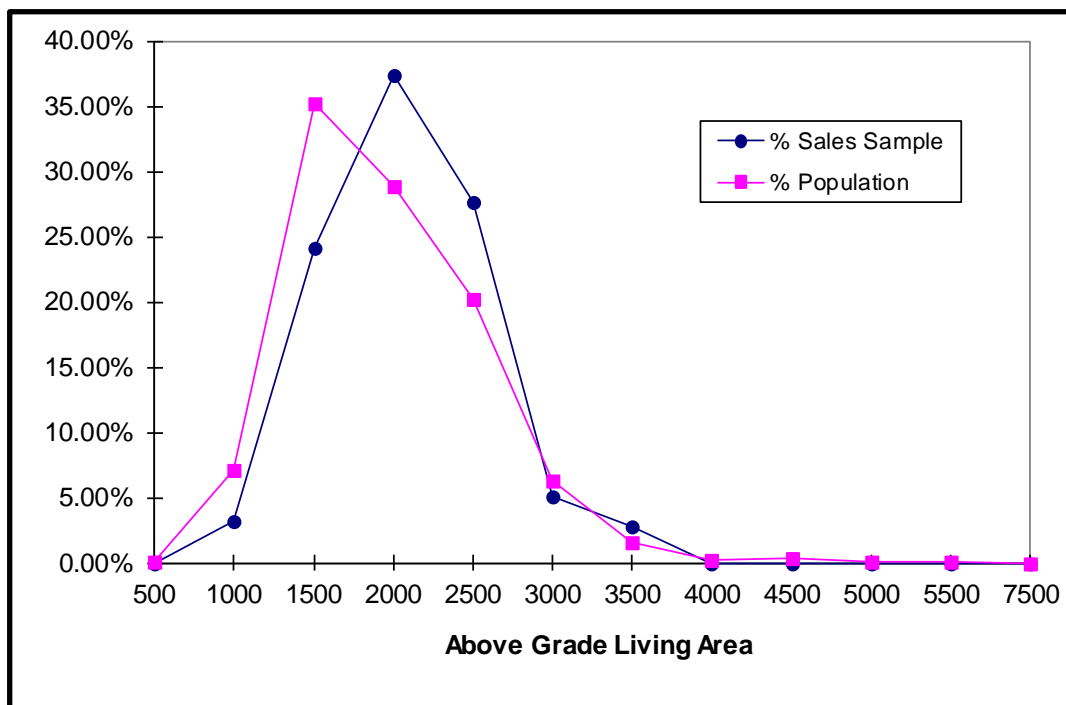


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to have statistical significance and results are reflected in the model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	3.11%
1500	62	24.12%
2000	96	37.35%
2500	71	27.63%
3000	13	5.06%
3500	7	2.72%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
257		

Population		
AGLA	Frequency	% Population
500	2	0.07%
1000	219	7.12%
1500	1083	35.21%
2000	886	28.80%
2500	622	20.22%
3000	195	6.34%
3500	49	1.59%
4000	6	0.20%
4500	9	0.29%
5000	3	0.10%
5500	2	0.07%
7500	0	0.00%
3076		

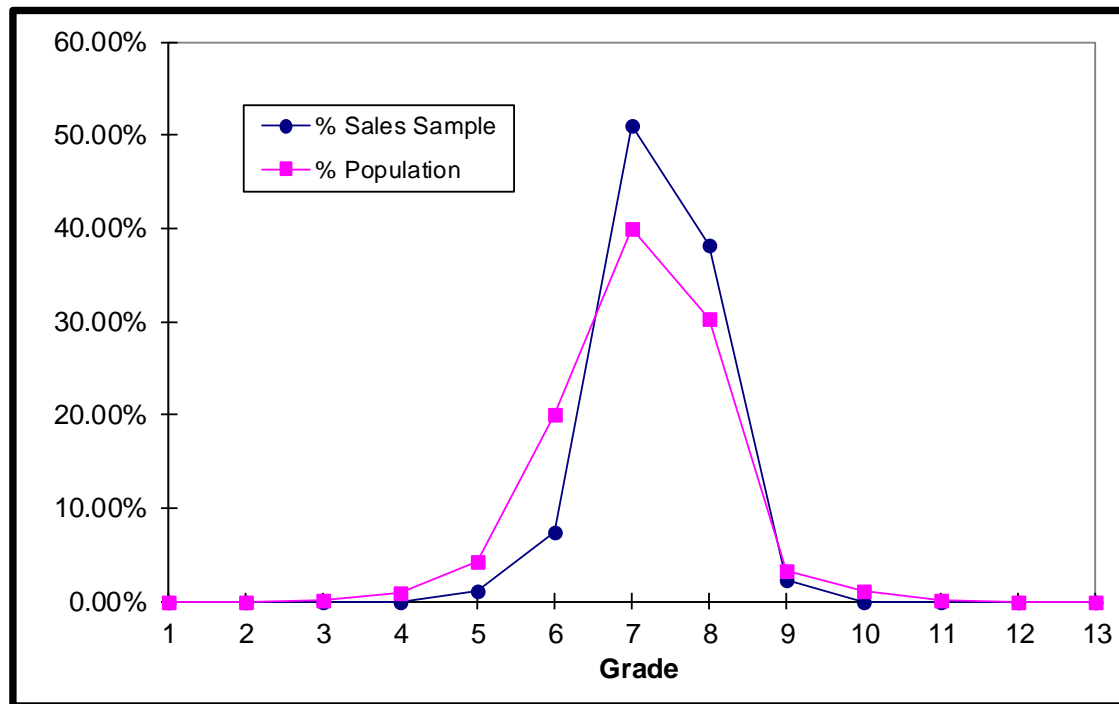


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	1.17%
6	19	7.39%
7	131	50.97%
8	98	38.13%
9	6	2.33%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
257		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	5	0.16%
4	25	0.81%
5	133	4.32%
6	615	19.99%
7	1229	39.95%
8	929	30.20%
9	100	3.25%
10	36	1.17%
11	4	0.13%
12	0	0.00%
13	0	0.00%
3076		



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

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

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

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

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance improved parcels in Subarea 17 had higher average ratios (AssessedValue/SalePrice) than other properties and required a downward adjustment. Improved parcels in Subarea 18 had lower average ratios than other properties and required more of an upward adjustment. The formula adjusts for these differences, thus improving equalization. With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 257 useable residential sales in the area.

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

Mobile Home Update

There were an inadequate number of usable mobile home sales within this area for analysis (10) therefore; mobile homes received the total percent change in sales summary for 2013 assessment year.

Results

The resulting assessment level is 92.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +2.7%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 87 Adjustments

2013 Total Value = 2012 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

0.08%

Sub Area 17	Yes
% Adjustment	-4.69%
Sub Area 18	Yes
% Adjustment	8.95%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 17 would *approximately* receive a -4.69% downward adjustment. 773 parcels in the improved population would receive this adjustment. There were 37 sales.

A parcel in Sub Area 18 would *approximately* receive a 8.95% upward adjustment. 987 parcels in the improved population would receive this adjustment. There were 94 sales.

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

42.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 87 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, 2012 would be adjusted by the time trend factor of -1.1% resulting in an adjusted value of \$519,000 (\$525,000 X .989=\$519,225) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.919	-8.1%
2/1/2010	0.921	-7.9%
3/1/2010	0.924	-7.6%
4/1/2010	0.926	-7.4%
5/1/2010	0.928	-7.2%
6/1/2010	0.930	-7.0%
7/1/2010	0.933	-6.7%
8/1/2010	0.935	-6.5%
9/1/2010	0.937	-6.3%
10/1/2010	0.939	-6.1%
11/1/2010	0.942	-5.8%
12/1/2010	0.944	-5.6%
1/1/2011	0.946	-5.4%
2/1/2011	0.948	-5.2%
3/1/2011	0.950	-5.0%
4/1/2011	0.953	-4.7%
5/1/2011	0.955	-4.5%
6/1/2011	0.957	-4.3%
7/1/2011	0.959	-4.1%
8/1/2011	0.962	-3.8%
9/1/2011	0.964	-3.6%
10/1/2011	0.966	-3.4%
11/1/2011	0.969	-3.1%
12/1/2011	0.971	-2.9%
1/1/2012	0.973	-2.7%
2/1/2012	0.975	-2.5%
3/1/2012	0.977	-2.3%
4/1/2012	0.980	-2.0%
5/1/2012	0.982	-1.8%
6/1/2012	0.984	-1.6%
7/1/2012	0.986	-1.4%
8/1/2012	0.989	-1.1%
9/1/2012	0.991	-0.9%
10/1/2012	0.993	-0.7%
11/1/2012	0.996	-0.4%
12/1/2012	0.998	-0.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	335640	2495	9/29/11	\$158,500	\$153,000	1140	5	2011	Avg	12000	N	N	707 CELERY AVE
017	335640	7330	9/3/10	\$148,000	\$139,000	980	6	1992	Avg	13101	N	N	213 2ND AVE N
017	335640	4266	10/29/12	\$147,500	\$147,000	1010	6	1992	Avg	7997	N	N	506 CELERY AVE
017	335640	7274	5/16/11	\$179,000	\$171,000	1080	6	1993	Avg	8000	N	N	110 2ND AVE N
017	885600	0870	2/28/12	\$179,950	\$176,000	1170	6	1993	Avg	11825	N	N	18 2ND AVE S
017	335640	0705	8/18/11	\$120,000	\$116,000	1430	6	1978	Good	11757	N	N	36 11TH AVE N
017	335640	4650	5/10/11	\$171,000	\$163,000	1540	6	1995	Avg	7991	N	N	124 5TH AVE N
017	335640	6510	3/5/10	\$169,000	\$156,000	1560	6	1992	Avg	7352	N	N	130 MAIN ST
017	885600	0105	11/11/10	\$125,000	\$118,000	880	7	1980	Avg	7998	N	N	13 ALGONA BLVD S
017	335640	5155	4/13/10	\$137,900	\$128,000	1000	7	1966	Good	11036	N	N	121 3RD AVE N
017	885600	4575	9/27/11	\$155,000	\$150,000	1070	7	1979	Avg	9600	N	N	345 MILWAUKEE BLVD S
017	335640	7308	2/3/11	\$175,000	\$166,000	1150	7	1993	Avg	10320	N	N	204 3RD AVE N
017	012850	0100	8/2/10	\$154,900	\$145,000	1210	7	2002	Avg	4500	N	N	208 JUNCTION BLVD
017	012850	0230	3/15/10	\$230,000	\$213,000	1240	7	2002	Avg	4500	N	N	204 JUNCTION BLVD
017	885600	1135	5/28/10	\$160,000	\$149,000	1330	7	1995	Avg	9697	N	N	21 4TH AVE S
017	885600	4560	9/6/12	\$140,000	\$139,000	1370	7	1999	Avg	8000	N	N	316 3RD PL S
017	012850	0030	10/18/11	\$189,999	\$184,000	1370	7	2003	Avg	4500	N	N	221 JUNCTION BLVD
017	885600	4250	3/3/11	\$159,000	\$151,000	1380	7	1996	Avg	12200	N	N	438 TACOMA BLVD
017	954300	0930	8/17/10	\$155,000	\$145,000	1400	7	1981	Avg	9378	N	N	425 WASHINGTON BLVD
017	885600	0890	5/21/12	\$154,000	\$151,000	1420	7	1999	Avg	8603	N	N	24 2ND AVE S
017	954300	1316	12/14/12	\$170,000	\$170,000	1450	7	1991	Avg	8000	N	N	304 WASHINGTON BLVD
017	335640	5157	8/12/10	\$200,000	\$187,000	1470	7	2001	Avg	7281	N	N	322 ALGONA BLVD N
017	954300	0070	4/23/10	\$214,750	\$199,000	1479	7	2009	Avg	4000	N	N	424 1ST AVE S
017	885600	0705	11/12/10	\$200,000	\$188,000	1530	7	1999	Avg	16000	N	N	209 SEATTLE BLVD S
017	954300	0061	3/29/10	\$218,300	\$202,000	1545	7	2009	Avg	4000	N	N	422 1ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
017	012850	0240	11/30/12	\$185,000	\$185,000	1570	7	2003	Avg	4774	N	N	202 JUNCTION BLVD
017	012850	0340	7/5/11	\$185,000	\$178,000	1780	7	2002	Avg	5000	N	N	312 JUNCTION BLVD
017	155560	0080	4/26/11	\$199,000	\$190,000	1930	7	2004	Avg	8059	N	N	131 4TH AVE N
017	155560	0100	11/1/11	\$180,000	\$174,000	1930	7	2004	Avg	8057	N	N	125 4TH AVE N
017	335640	0891	5/11/10	\$207,000	\$192,000	1939	7	2001	Avg	7039	N	N	1028 ALGONA BLVD N
017	012850	0320	4/9/10	\$230,000	\$213,000	2020	7	2003	Avg	5000	N	N	308 JUNCTION BLVD
017	012850	0320	11/19/10	\$229,000	\$216,000	2020	7	2003	Avg	5000	N	N	308 JUNCTION BLVD
017	885600	4327	5/2/12	\$192,500	\$189,000	2163	7	2006	Avg	5883	N	N	429 MILWAUKEE BLVD S
017	012850	0450	12/3/10	\$230,000	\$217,000	2350	7	2003	Avg	5081	N	N	430 COAL AVE
017	335640	2455	3/10/10	\$215,000	\$199,000	2298	8	2006	Avg	10000	N	N	211 7TH AVE N
017	335640	2440	10/1/10	\$214,000	\$201,000	2298	8	2006	Avg	10000	N	N	207 7TH AVE N
017	335640	2450	6/21/10	\$195,000	\$182,000	2306	8	2006	Avg	10000	N	N	213 7TH AVE N
018	413706	0310	8/3/10	\$290,000	\$271,000	1480	8	1994	Avg	8035	N	N	1211 57TH DR SE
018	413689	0090	5/5/11	\$223,357	\$213,000	1550	8	1998	Avg	6559	N	N	4922 HIGHLAND CT SE
018	413700	0020	6/7/12	\$228,500	\$225,000	1560	8	1984	Avg	8917	N	N	4817 MILL POND LOOP
018	729960	1490	1/4/12	\$227,990	\$222,000	1568	8	2011	Avg	5566	N	N	5501 UDALL AVE SE
018	413690	0220	7/28/10	\$260,000	\$243,000	1570	8	1997	Avg	9920	N	N	5302 QUINCY AVE SE
018	729960	1480	7/18/11	\$233,695	\$225,000	1572	8	2011	Avg	5320	N	N	5505 UDALL AVE SE
018	729960	1500	3/5/12	\$219,990	\$215,000	1572	8	2012	Avg	5878	N	N	2209 55TH ST SE
018	729960	1100	12/6/11	\$260,389	\$253,000	1608	8	2012	Avg	4800	N	N	2231 56TH ST SE
018	729960	0530	7/19/12	\$241,087	\$238,000	1608	8	2012	Avg	4818	N	N	5621 UDALL AVE SE
018	729960	1000	12/29/11	\$245,223	\$239,000	1608	8	2012	Avg	4800	N	N	2202 56TH ST SE
018	729960	1360	4/11/12	\$239,998	\$235,000	1608	8	2012	Avg	4800	N	N	2226 55TH ST SE
018	729960	1380	7/19/12	\$234,990	\$232,000	1608	8	2012	Avg	4798	N	N	2218 55TH ST SE
018	729960	1400	6/21/12	\$232,500	\$229,000	1608	8	2012	Avg	4450	N	N	2210 55TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
018	729960	1510	11/2/11	\$259,900	\$252,000	1611	8	2012	Avg	6350	N	N	2213 55TH ST SE
018	729960	1470	9/4/11	\$249,168	\$240,000	1611	8	2011	Avg	5136	N	N	5509 UDALL AVE SE
018	729960	1450	8/11/11	\$247,966	\$239,000	1611	8	2011	Avg	4662	N	N	5517 UDALL AVE SE
018	729960	1560	9/13/12	\$229,990	\$228,000	1611	8	2012	Avg	5856	N	N	2233 55TH ST SE
018	413702	0610	6/29/10	\$220,000	\$205,000	1690	8	1988	Avg	8544	N	N	5418 MILL POND DR
018	413702	0010	4/1/10	\$223,000	\$206,000	1700	8	1988	Avg	8256	N	N	5309 MILL POND DR
018	413700	0470	11/7/11	\$247,000	\$239,000	1700	8	1984	Avg	7500	N	N	4832 MILL POND LOOP
018	413700	0360	11/28/12	\$284,950	\$284,000	1790	8	1985	Avg	9272	N	N	5028 MILL POND LOOP
018	729960	1120	8/10/11	\$285,922	\$275,000	1798	8	2011	Avg	4800	N	N	2239 56TH ST SE
018	729960	1330	10/1/12	\$247,793	\$246,000	1798	8	2012	Avg	4800	N	N	2238 55TH ST SE
018	729960	1020	7/18/11	\$255,990	\$246,000	1798	8	2011	Avg	4814	N	N	2110 56TH ST SE
018	729960	1390	3/12/12	\$250,000	\$245,000	1798	8	2012	Avg	4715	N	N	2218 55TH ST SE
018	729960	1540	6/19/12	\$242,990	\$239,000	1798	8	2012	Avg	5857	N	N	2225 55TH ST SE
018	729960	1430	3/12/12	\$232,000	\$227,000	1798	8	2012	Avg	4101	N	N	5525 UDALL AVE SE
018	413689	0080	8/22/11	\$250,000	\$241,000	1800	8	1998	Avg	6975	N	N	4916 HIGHLAND CT SE
018	413702	0780	4/5/10	\$252,000	\$233,000	1820	8	1988	Avg	10740	N	N	5417 JAMES PL SE
018	413700	0260	6/21/11	\$255,000	\$244,000	1840	8	1987	Good	9222	N	N	5145 MILL POND LOOP
018	413704	0120	5/17/10	\$275,000	\$256,000	1850	8	1990	Avg	8887	N	N	1132 57TH PL SE
018	413689	0410	9/25/12	\$249,999	\$248,000	1860	8	1998	Avg	6869	N	N	5121 PERRY DR SE
018	413707	0100	8/13/12	\$239,900	\$237,000	1890	8	1996	Avg	6402	N	N	5006 HIGHLAND DR SE
018	413698	0240	1/28/11	\$345,900	\$328,000	1895	8	2004	Avg	11060	N	N	5122 HIGHLAND DR SE
018	413701	0550	9/20/12	\$277,000	\$275,000	1900	8	1990	Avg	18778	N	N	925 48TH WAY SE
018	413692	0060	7/18/12	\$253,500	\$250,000	1900	8	1999	Avg	7495	N	N	1222 49TH ST SE
018	413692	0010	4/25/12	\$245,000	\$240,000	1920	8	1996	Avg	8607	N	N	1101 48TH CT SE
018	413695	0230	5/13/10	\$267,000	\$248,000	1932	8	1998	Good	6360	N	N	5109 FRANCIS CT SE

Improved Sales Used in this Annual Update Analysis
Area 87
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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
018	729960	1090	1/17/12	\$313,147	\$305,000	2009	8	2012	Avg	4800	N	N	2227 56TH ST SE
018	729960	1420	10/20/11	\$284,496	\$275,000	2009	8	2012	Avg	4210	N	N	5529 UDALL AVE SE
018	729960	0580	7/9/12	\$270,900	\$267,000	2009	8	2012	Avg	4800	N	N	2111 57TH ST SE
018	729960	1370	7/16/12	\$262,448	\$259,000	2009	8	2012	Avg	4800	N	N	2226 55TH ST SE
018	729960	1570	6/26/12	\$254,990	\$251,000	2009	8	2012	Avg	5840	N	N	2237 55TH ST SE
018	729960	1530	4/21/12	\$253,000	\$248,000	2009	8	2012	Avg	5749	N	N	2221 55TH ST SE
018	729960	0550	3/22/12	\$249,990	\$245,000	2009	8	2012	Avg	5290	N	N	5609 UDALL AVE SE
018	413688	0460	12/6/11	\$265,000	\$257,000	2010	8	1995	Avg	7226	N	N	1534 55TH CT SE
018	413707	0730	8/10/10	\$285,000	\$267,000	2050	8	1995	Avg	7453	N	N	5619 HIGHLAND DR SE
018	413707	0680	8/5/11	\$283,000	\$272,000	2060	8	1993	Avg	7019	N	N	5526 HIGHLAND DR SE
018	413687	0080	12/1/11	\$269,400	\$262,000	2060	8	1998	Avg	6989	N	N	5119 NATHAN LOOP SE
018	413690	0150	2/12/10	\$343,500	\$317,000	2070	8	1998	Avg	7820	Y	N	5120 QUINCY AVE SE
018	413688	0540	12/9/11	\$269,000	\$261,000	2070	8	1995	Avg	8720	N	N	1505 55TH CT SE
018	729960	1010	7/5/11	\$277,938	\$267,000	2083	8	2011	Avg	4800	N	N	2114 56TH ST SE
018	413707	0230	3/5/10	\$285,000	\$263,000	2110	8	1993	Avg	6014	N	N	5227 NATHAN AVE SE
018	413700	0410	11/28/12	\$252,000	\$251,000	2110	8	1985	Avg	7312	N	N	5002 MILL POND LOOP
018	413700	0590	12/13/11	\$258,500	\$251,000	2140	8	1986	Good	9377	N	N	801 50TH ST SE
018	413688	0010	8/28/12	\$299,000	\$296,000	2150	8	1996	Avg	11638	N	N	5502 EVERGREEN LOOP SE
018	413700	0750	9/20/11	\$242,750	\$234,000	2170	8	1985	Avg	10143	N	N	4925 MILL POND DR
018	413707	0450	4/12/10	\$299,950	\$278,000	2190	8	1996	Avg	7421	N	N	5104 NATHAN AVE SE
018	413690	0110	12/14/10	\$327,000	\$309,000	2200	8	1998	Avg	6594	N	N	5109 QUINCY AVE SE
018	413689	0320	12/29/11	\$280,000	\$272,000	2200	8	1998	Avg	6500	N	N	5118 PERRY AVE SE
018	413687	0200	12/5/12	\$265,000	\$264,000	2230	8	1996	Avg	6615	Y	N	5311 NATHAN LOOP SE
018	413700	0070	6/11/12	\$254,900	\$251,000	2240	8	1985	Avg	7500	N	N	4837 MILL POND LOOP
018	729960	1460	8/11/11	\$312,670	\$301,000	2242	8	2011	Avg	4995	N	N	5513 UDALL AVE SE

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Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
018	729960	1340	9/10/12	\$267,921	\$266,000	2242	8	2012	Avg	4800	N	N	2234 55TH ST SE
018	729960	0540	12/15/11	\$299,712	\$291,000	2242	8	2012	Avg	4939	N	N	5617 UDALL AVE SE
018	729960	1030	7/19/11	\$293,888	\$282,000	2242	8	2011	Avg	4942	N	N	2106 56TH ST SE
018	729960	0450	7/17/12	\$279,995	\$277,000	2242	8	2012	Avg	5202	N	N	2106 57TH ST SE
018	729960	1550	6/21/12	\$265,000	\$261,000	2242	8	2012	Avg	5872	N	N	2229 55TH ST SE
018	729960	1440	3/1/12	\$264,990	\$259,000	2242	8	2012	Avg	4314	N	N	5521 UDALL AVE SE
018	729960	1520	5/31/12	\$263,000	\$259,000	2242	8	2012	Avg	5557	N	N	2217 55TH ST SE
018	413702	0300	5/24/12	\$249,000	\$245,000	2270	8	1987	Avg	10730	N	N	5519 LAKELAND HILLS WAY SE
018	413688	0490	4/22/11	\$315,000	\$301,000	2270	8	1995	Avg	10083	N	N	1516 55TH CT SE
018	413707	0340	7/2/10	\$285,000	\$266,000	2290	8	1994	Avg	7686	N	N	5318 NATHAN AVE SE
018	322105	9036	1/30/12	\$372,000	\$363,000	2300	8	1979	Avg	42884	N	N	2971 53RD ST SE
018	413701	0140	12/29/11	\$290,000	\$282,000	2330	8	1987	Avg	10829	N	N	934 52ND ST SE
018	413690	0160	6/12/12	\$304,000	\$299,000	2400	8	1998	Avg	7820	N	N	5124 QUINCY AVE SE
018	413689	0440	6/9/10	\$364,950	\$340,000	2400	8	1998	Avg	11039	N	N	5113 PERRY DR SE
018	413706	0130	5/19/10	\$300,000	\$279,000	2430	8	1994	Avg	7936	N	N	5434 HIGHLAND DR SE
018	413706	0270	10/26/11	\$273,750	\$265,000	2460	8	1993	Avg	10320	N	N	5401 HIGHLAND DR SE
018	413707	0810	7/21/11	\$349,950	\$336,000	2490	8	1995	Avg	9069	N	N	5302 OLIVE AVE SE
018	413706	0370	11/18/10	\$331,450	\$313,000	2560	8	1996	Avg	8485	N	N	1309 57TH DR SE
018	413688	0520	9/23/10	\$320,000	\$300,000	2580	8	1996	Avg	8562	N	N	1502 55TH CT SE
018	413687	0090	4/3/12	\$300,000	\$294,000	2580	8	1998	Avg	7227	N	N	5121 NATHAN LOOP SE
018	729960	1040	9/28/11	\$314,068	\$303,000	2623	8	2011	Avg	7371	N	N	2102 56TH ST SE
018	729960	1410	3/12/12	\$286,990	\$281,000	2623	8	2012	Avg	7184	N	N	5533 UDALL AVE SE
018	413700	0630	4/6/11	\$299,000	\$285,000	2630	8	1988	Good	7891	N	N	715 50TH ST SE
018	413692	0030	8/10/11	\$338,000	\$325,000	2670	8	1996	Avg	10026	N	N	1115 48TH CT SE
018	413692	0020	3/26/11	\$346,950	\$330,000	2780	8	1996	Avg	9404	N	N	1109 48TH CT SE

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Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
018	413693	0250	7/5/12	\$315,000	\$311,000	2390	9	1999	Avg	9235	N	N	5604 ELIZABETH AVE SE
018	413693	0550	4/21/10	\$349,500	\$324,000	2680	9	1998	Avg	6700	N	N	5532 ELIZABETH LOOP SE
018	104350	0130	6/16/10	\$515,000	\$480,000	2760	9	1992	Avg	176418	N	N	4601 BRIDGET AVE SE
018	413693	0490	5/19/10	\$441,500	\$410,000	3090	9	1999	Avg	8812	N	N	5622 ELIZABETH LOOP SE
018	413693	0410	3/1/10	\$395,000	\$365,000	3110	9	1999	Avg	6824	N	N	5635 ELIZABETH LOOP SE
018	413693	0470	12/16/11	\$399,800	\$389,000	3210	9	1999	Avg	9775	N	N	5626 ELIZABETH LOOP SE
019	362104	9014	12/26/12	\$135,000	\$135,000	800	5	1923	Good	9451	N	N	502 3RD AVE E
019	335340	0285	8/13/12	\$138,000	\$137,000	930	5	1924	Good	7700	N	N	136 4TH AVE SW
019	335440	0426	4/21/10	\$110,000	\$102,000	760	6	1954	Good	6101	N	N	219 PACIFIC AVE S
019	809390	0470	8/10/10	\$136,000	\$127,000	1060	6	1980	Good	9450	N	N	729 2ND AVE NE
019	359960	0200	4/26/11	\$165,000	\$158,000	1070	6	2000	Avg	7302	N	N	401 MILWAUKEE BLVD S
019	335440	0060	8/27/10	\$185,000	\$173,000	1088	6	2009	Avg	8453	N	N	763 1ST AVE E
019	335440	0435	6/29/12	\$169,000	\$167,000	1104	6	2009	Avg	6030	N	N	221 PACIFIC AVE
019	335340	0510	9/20/10	\$130,000	\$122,000	1110	6	1947	Good	8400	N	N	149 3RD AVE SW
019	335590	0191	4/17/10	\$160,000	\$148,000	1230	6	1977	Avg	9800	N	N	222 BUTTE AVE
019	335590	0170	7/19/10	\$159,950	\$149,000	1248	6	1978	Avg	11520	N	N	210 BUTTE AVE
019	335340	1395	4/14/10	\$171,000	\$158,000	1250	6	1977	Avg	11994	N	N	238 4TH AVE SW
019	335340	0435	8/29/12	\$165,000	\$163,000	1450	6	2003	Avg	11204	N	N	123 3RD AVE SW
019	809390	0230	10/4/12	\$130,000	\$129,000	1460	6	1980	Good	10800	N	N	742 3RD AVE NE
019	809390	0280	2/2/11	\$160,000	\$152,000	1690	6	1980	Avg	9450	N	N	729 3RD AVE NE
019	255751	0020	5/23/11	\$160,000	\$153,000	890	7	1981	Avg	8282	N	N	330 PACIFIC AVE S
019	335340	1675	10/5/10	\$179,000	\$168,000	920	7	1994	Avg	12093	N	N	419 YAKIMA BLVD
019	215490	0090	6/1/11	\$165,000	\$158,000	1090	7	2001	Avg	8374	N	N	312 BUTTE PL
019	335340	1126	9/29/10	\$210,000	\$197,000	1150	7	1988	Avg	10951	N	N	118 CHICAGO AVE
019	926541	0190	11/18/11	\$185,000	\$179,000	1180	7	1990	Avg	8146	N	N	643 SPOKANE AVE S

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Area 87
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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
019	309400	0300	3/11/12	\$184,745	\$181,000	1225	7	2012	Avg	4567	N	N	153 RHUBARB ST SW
019	926540	0190	10/5/10	\$218,000	\$205,000	1250	7	1989	Avg	8052	N	N	622 CHICAGO BLVD
019	926540	0370	3/25/10	\$200,000	\$185,000	1260	7	1989	Avg	8006	N	N	619 GLACIER AVE S
019	926540	0350	1/29/10	\$255,000	\$235,000	1280	7	1989	Avg	8006	N	N	623 GLACIER AVE S
019	570660	0020	4/4/11	\$149,950	\$143,000	1310	7	1987	Avg	7761	N	N	127 GLACIER AVE S
019	215490	0200	6/7/11	\$150,000	\$144,000	1310	7	1988	Good	8051	N	N	319 4TH AVE SE
019	885600	3839	6/20/12	\$169,950	\$168,000	1322	7	2009	Avg	6006	N	N	222 3RD AVE NW
019	029379	0200	11/20/12	\$181,000	\$180,000	1344	7	2006	Avg	6000	N	N	607 1ST AVE E
019	935950	0100	3/28/12	\$170,000	\$167,000	1360	7	1990	Avg	7953	N	N	317 WHITE RIVER DR
019	935950	0460	12/22/12	\$157,000	\$157,000	1360	7	1989	Avg	8750	N	N	389 WHITE RIVER DR
019	335340	1093	5/24/10	\$177,000	\$165,000	1360	7	1979	Good	12000	N	N	119 2ND PL SW
019	926540	0070	5/25/10	\$192,000	\$179,000	1370	7	1989	Avg	8183	N	N	136 6TH AVE SW
019	215490	0110	9/19/11	\$145,000	\$140,000	1370	7	1987	Avg	8377	N	N	308 BUTTE PL
019	935950	0550	1/26/10	\$225,000	\$207,000	1380	7	1989	Avg	8837	N	N	386 WHITE RIVER DR
019	570233	0030	10/9/12	\$250,000	\$248,000	1390	7	1996	Avg	9902	N	N	113 MOUNT VISTA PL SW
019	630610	0180	5/3/12	\$192,000	\$189,000	1400	7	1993	Avg	8005	N	N	765 OAKHURST DR
019	926540	0250	4/6/12	\$158,000	\$155,000	1410	7	1990	Avg	8031	N	N	619 CHICAGO BLVD
019	935950	0570	9/23/10	\$208,000	\$195,000	1430	7	1989	Avg	9847	N	N	382 WHITE RIVER DR
019	630610	0080	2/16/12	\$172,000	\$168,000	1430	7	1994	Avg	10850	N	N	756 OAKHURST DR
019	734031	0140	9/27/11	\$161,000	\$156,000	1440	7	1989	Avg	8367	N	N	413 WAYNE AVE SE
019	309400	0270	1/27/12	\$188,250	\$184,000	1449	7	2012	Avg	4079	N	N	146 RHUBARB ST SW
019	335340	1820	4/23/12	\$157,000	\$154,000	1450	7	2004	Avg	11949	N	N	406 4TH AVE SW
019	335340	1615	10/24/12	\$190,000	\$189,000	1460	7	1990	Avg	11242	N	N	427 TACOMA BLVD
019	309400	0230	8/22/12	\$196,600	\$195,000	1466	7	2012	Avg	4079	N	N	162 RHUBARB ST SW
019	335340	1788	12/10/10	\$220,000	\$208,000	1470	7	1994	Avg	11981	N	N	403 OLYMPIA BLVD

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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
019	935950	0050	5/13/11	\$189,000	\$181,000	1480	7	1989	Avg	10699	N	N	309 WHITE RIVER DR
019	335340	1711	8/5/10	\$193,000	\$180,000	1480	7	1987	Avg	11400	N	N	200 5TH AVE SW
019	630610	0090	7/11/12	\$155,000	\$153,000	1490	7	1994	Avg	8010	N	N	754 OAKHURST DR
019	935950	0530	7/22/10	\$203,000	\$190,000	1500	7	1989	Avg	8859	N	N	390 WHITE RIVER DR
019	926540	0210	9/1/10	\$204,000	\$191,000	1510	7	1989	Avg	9837	N	N	626 CHICAGO BLVD
019	335540	0155	12/9/10	\$219,950	\$208,000	1520	7	1977	Avg	18148	N	N	424 4TH AVE SE
019	926541	0140	7/21/10	\$229,950	\$215,000	1530	7	1990	Avg	8006	N	N	636 SPOKANE AVE S
019	309400	0260	4/6/12	\$191,000	\$187,000	1533	7	2012	Avg	4079	N	N	150 RHUBARB ST SW
019	798260	0050	4/14/10	\$214,500	\$199,000	1610	7	1971	Avg	18620	N	N	306 1ST AVE E
019	335540	0453	11/29/10	\$235,000	\$222,000	1640	7	1991	Avg	15014	N	N	537 MILWAUKEE BLVD S
019	309400	0310	8/16/12	\$215,360	\$213,000	1677	7	2012	Avg	5158	N	N	541 YAKIMA AVE S
019	309400	0240	6/26/12	\$204,995	\$202,000	1677	7	2012	Avg	4079	N	N	158 RHUBARB ST SW
019	359960	0271	1/6/10	\$250,000	\$230,000	1700	7	1999	Avg	10800	N	N	135 VALENTINE CT
019	335340	0850	2/9/11	\$244,000	\$232,000	1710	7	1978	Avg	22923	N	N	112 2ND AVE SW
019	309400	0320	7/16/12	\$192,995	\$191,000	1763	7	2012	Avg	6073	N	N	545 YAKIMA AVE S
019	309400	0220	5/2/12	\$189,995	\$187,000	1763	7	2012	Avg	4079	N	N	166 RHUBARB ST SW
019	291100	0010	12/3/10	\$209,950	\$198,000	1771	7	2009	Avg	7618	N	N	413 GREEN ACRES PL
019	885600	3185	6/23/10	\$225,000	\$210,000	1795	7	2005	Avg	8151	N	N	205 ELISE LN
019	885600	3166	6/25/10	\$218,000	\$203,000	1799	7	2005	Avg	8060	N	N	212 ELISE LN
019	677760	0100	8/8/12	\$230,000	\$228,000	1819	7	2012	Avg	6116	N	N	116 HUCKLEBERRY ST SE
019	309400	0330	9/11/12	\$228,995	\$227,000	1819	7	2012	Avg	6542	N	N	549 YAKIMA AVE S
019	309400	0290	5/12/12	\$227,445	\$224,000	1819	7	2012	Avg	5075	N	N	149 RHUBARB ST SW
019	188600	0050	9/12/12	\$203,000	\$201,000	1821	7	2012	Avg	6000	N	N	617 1ST AVE E
019	335440	0545	11/10/10	\$210,000	\$198,000	1840	7	1994	Avg	13493	N	N	401 3RD AVE SE
019	677760	0010	6/12/12	\$239,995	\$236,000	1872	7	2012	Avg	6052	N	N	123 HUCKLEBERRY ST SE

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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
019	677760	0050	5/5/12	\$238,400	\$234,000	1872	7	2012	Avg	6001	N	N	107 HUCKLEBERRY ST SE
019	885600	3523	7/6/10	\$229,950	\$215,000	1904	7	2008	Avg	6175	N	N	235 3RD AVE NW
019	127800	0080	12/11/12	\$199,000	\$199,000	1916	7	2008	Avg	5402	N	N	230 SUNSET DR
019	291100	0140	5/2/11	\$208,000	\$199,000	1921	7	2009	Avg	4950	N	N	424 GREEN ACRES PL
019	291100	0160	3/1/11	\$209,950	\$200,000	1921	7	2009	Avg	5252	N	N	416 GREEN ACRES PL
019	291100	0130	9/12/11	\$209,950	\$203,000	1921	7	2009	Avg	4950	N	N	428 GREEN ACRES PL
019	291100	0090	5/3/11	\$209,950	\$201,000	1921	7	2009	Avg	4579	N	N	445 GREEN ACRES PL
019	291100	0060	5/28/11	\$209,950	\$201,000	1921	7	2009	Avg	4904	N	N	433 GREEN ACRES PL
019	291100	0050	3/11/11	\$209,950	\$200,000	1921	7	2009	Avg	4939	N	N	429 GREEN ACRES PL
019	291100	0030	12/21/10	\$209,950	\$198,000	1921	7	2009	Avg	5008	N	N	421 GREEN ACRES PL
019	291100	0040	4/12/11	\$209,000	\$199,000	1921	7	2009	Avg	4973	N	N	425 GREEN ACRES PL
019	291100	0110	7/20/11	\$206,500	\$198,000	1921	7	2009	Avg	4950	N	N	436 GREEN ACRES PL
019	291100	0020	12/8/10	\$204,000	\$193,000	1921	7	2009	Avg	5043	N	N	417 GREEN ACRES PL
019	291100	0150	3/1/11	\$203,000	\$193,000	1921	7	2009	Avg	4950	N	N	420 GREEN ACRES PL
019	291100	0080	6/15/11	\$203,000	\$195,000	1921	7	2009	Avg	4835	N	N	441 GREEN ACRES PL
019	291100	0070	6/8/11	\$203,000	\$194,000	1921	7	2009	Avg	4869	N	N	437 GREEN ACRES PL
019	291100	0120	2/16/12	\$199,950	\$195,000	1921	7	2009	Avg	4950	N	N	432 GREEN ACRES PL
019	335590	0927	6/20/10	\$225,000	\$210,000	1935	7	2004	Avg	9308	N	N	121 HOMER AVE
019	335340	0833	1/5/11	\$186,500	\$177,000	1953	7	2005	Avg	14929	N	N	102 2ND CT SW
019	679350	0100	6/20/12	\$205,000	\$202,000	1980	7	1992	Avg	8483	N	N	136 ASPEN LN N
019	885600	3184	9/24/10	\$236,000	\$222,000	1981	7	2005	Avg	8137	N	N	209 ELISE LN
019	138960	0040	10/6/11	\$211,500	\$204,000	1987	7	2011	Avg	6000	N	N	111 ELISE CT
019	138960	0050	8/10/11	\$210,000	\$202,000	1990	7	2011	Avg	6042	N	N	115 ELISE CT
019	188600	0040	6/1/12	\$212,000	\$209,000	2013	7	2012	Avg	6514	N	N	106 ASPEN LN N
019	188600	0020	6/14/12	\$205,000	\$202,000	2013	7	2012	Avg	6524	N	N	118 ASPEN LN N

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	188600	0060	6/27/12	\$204,950	\$202,000	2013	7	2012	Avg	6001	N	N	615 1ST AVE E
019	188600	0030	5/29/12	\$202,950	\$200,000	2013	7	2012	Avg	6519	N	N	112 ASPEN LN N
019	335440	0611	3/18/11	\$190,000	\$181,000	2106	7	2005	Avg	8915	N	N	204 HAWTHORNE AVE S
019	188600	0070	3/21/12	\$210,000	\$206,000	2122	7	2012	Avg	6007	N	N	613 1ST AVE E
019	335440	0502	6/7/11	\$245,000	\$235,000	2148	7	1964	Good	8140	N	N	126 PACIFIC AVE S
019	885600	3173	11/28/11	\$174,000	\$169,000	2234	7	2005	Avg	8000	N	N	240 ELISE LN
019	677760	0030	3/21/12	\$249,995	\$245,000	2244	7	2012	Avg	6000	N	N	115 HUCKLEBERRY ST SE
019	677760	0080	4/13/12	\$225,940	\$222,000	2244	7	2012	Avg	6156	N	N	108 HUCKLEBERRY ST SE
019	309400	0340	7/5/12	\$257,880	\$254,000	2244	7	2012	Avg	8152	N	N	553 YAKIMA AVE S
019	309400	0250	5/7/12	\$234,995	\$231,000	2244	7	2012	Avg	4079	N	N	154 RHUBARB ST SW
019	677760	0110	6/11/12	\$256,000	\$252,000	2257	7	2012	Avg	6633	N	N	120 HUCKLEBERRY ST SE
019	677760	0090	3/2/12	\$254,995	\$249,000	2257	7	2012	Avg	6178	N	N	112 HUCKLEBERRY ST SE
019	677760	0070	5/5/12	\$254,995	\$250,000	2257	7	2012	Avg	6504	N	N	104 HUCKLEBERRY ST SE
019	677760	0020	8/10/12	\$255,497	\$253,000	2266	7	2012	Avg	6001	N	N	119 HUCKLEBERRY ST SE
019	677760	0040	4/9/12	\$254,995	\$250,000	2266	7	2012	Avg	6001	N	N	111 HUCKLEBERRY ST SE
019	335440	0235	10/6/11	\$220,000	\$213,000	2364	7	2006	Avg	7191	N	N	101 ASPEN LN S
019	138960	0030	4/21/11	\$229,900	\$219,000	2370	7	2011	Avg	6087	N	N	107 ELISE CT
019	138960	0020	4/14/11	\$229,900	\$219,000	2370	7	2011	Avg	7352	N	N	249 1ST AVE NW
019	188600	0010	1/4/12	\$228,000	\$222,000	2657	7	2012	Avg	6530	N	N	126 ASPEN LN N
019	379510	0010	9/4/12	\$230,000	\$228,000	2880	7	2002	Avg	8500	N	N	653 MILWAUKEE BLVD S
019	335590	0070	9/24/10	\$285,000	\$268,000	2887	7	2006	Avg	8230	N	N	220 2ND AVE SE
019	244520	0010	3/10/11	\$301,000	\$286,000	3360	7	2007	Avg	9323	N	N	130 PACIFIC AVE S
019	244520	0020	8/10/10	\$290,000	\$271,000	3360	7	2007	Avg	9143	N	N	140 PACIFIC AVE S
019	244520	0040	12/10/10	\$285,000	\$269,000	3360	7	2007	Avg	9140	N	N	206 PACIFIC AVE N
019	244520	0030	12/16/10	\$285,000	\$269,000	3360	7	2007	Avg	9141	N	N	200 PACIFIC AVE S

Improved Sales Used in this Annual Update Analysis
Area 87
(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
019	074400	0180	4/11/10	\$219,950	\$204,000	1480	8	2002	Avg	8720	N	N	115 BENT TREE LN SE
019	660120	0340	6/28/11	\$185,000	\$177,000	1767	8	2006	Avg	6005	N	N	518 PUGET PL S
019	335540	0011	12/16/10	\$257,000	\$243,000	1807	8	1995	Avg	13500	N	N	302 3RD AVE SE
019	074400	0170	1/21/11	\$185,000	\$175,000	1810	8	2002	Avg	8728	N	N	117 BENT TREE LN SE
019	660120	0130	1/17/10	\$233,500	\$215,000	1949	8	2007	Avg	5000	N	N	109 5TH AVE SW
019	660120	0210	12/23/11	\$190,000	\$185,000	1949	8	2007	Avg	4250	N	N	534 MILWAUKEE BLVD S
019	660120	0170	7/20/12	\$260,000	\$257,000	2484	8	2006	Avg	5000	N	N	514 MILWAUKEE BLVD S

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	012850	0030	10/18/11	\$189,999	RELOCATION - SALE TO SERVICE
017	012850	0100	2/19/10	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
017	012850	0220	8/8/12	\$292,472	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
017	155560	0010	9/29/11	\$178,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
017	335640	0820	9/12/12	\$66,800	DOR RATIO;EXEMPT FROM EXCISE TAX;
017	335640	0860	11/11/11	\$72,051	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	335640	1155	2/16/12	\$30,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	335640	1450	7/19/11	\$63,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
017	335640	2232	7/17/12	\$128,919	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
017	335640	2232	10/5/12	\$128,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
017	335640	2495	3/23/11	\$68,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
017	335640	2555	3/21/11	\$70,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
017	335640	3140	3/15/11	\$71,181	DOR RATIO;QUIT CLAIM DEED
017	335640	3311	7/18/11	\$141,999	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
017	335640	3475	2/14/11	\$80,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
017	335640	3515	6/6/12	\$82,000	LACK OF REPRESENTATION-GRD4
017	335640	4345	5/24/10	\$124,500	LACK OF REPRESENTATION-GRD4
017	335640	4371	5/10/12	\$189,382	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
017	335640	4371	8/16/12	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
017	335640	4390	8/27/12	\$160,323	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
017	335640	4593	12/4/12	\$131,500	EXEMPT FROM EXCISE TAX; AUCTION SALE;
017	335640	5130	5/30/12	\$329,500	NON-NORMAL DISTRIBUTION
017	335640	5157	7/21/10	\$144,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
017	335640	6250	7/19/10	\$2,600	DOR RATIO
017	335640	6251	12/19/11	\$3,080	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	335640	6252	12/5/10	\$2,700	DOR RATIO
017	335640	6330	12/5/10	\$2,700	DOR RATIO
017	335640	6331	8/12/11	\$2,700	DOR RATIO
017	335640	6332	12/20/11	\$2,970	DOR RATIO
017	335640	6333	5/12/11	\$3,000	DOR RATIO
017	335640	7120	12/27/10	\$95,000	NON-NORMAL DISTRIBUTION
017	335640	7382	4/1/11	\$118,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
017	335640	7695	12/27/12	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	335640	7800	10/30/12	\$293,893	OBSOL;EXEMPT FROM EXCISE TAX;
017	335640	7800	11/13/12	\$236,271	OBSOL;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
017	885600	0100	1/11/12	\$70,125	DOR RATIO;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
017	885600	0100	4/4/12	\$84,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
017	885600	0140	10/21/10	\$65,000	PREVIMP<=25K
017	885600	0380	7/2/12	\$122,600	EXEMPT FROM EXCISE TAX; AUCTION SALE;
017	885600	0400	6/6/11	\$116,000	MODEL DEVELOPMENT EXCLUSION
017	885600	0401	7/16/12	\$141,950	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
017	885600	0510	8/23/11	\$97,000	STATISTICAL OUTLIER
017	885600	0725	12/26/12	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	885600	1255	7/12/12	\$221,711	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
017	885600	4240	6/1/11	\$93,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
017	885600	4493	4/23/12	\$54,000	REAL MH;PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
017	885600	4575	5/5/11	\$85,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
017	885600	4610	3/23/10	\$185,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
017	885600	4644	1/7/10	\$262,657	EXEMPT FROM EXCISE TAX
017	885600	4644	5/14/10	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	885600	4845	12/6/10	\$185,000	STATISTICAL OUTLIER
017	954300	0785	2/24/12	\$127,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	954300	0785	10/13/11	\$157,560	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
017	954300	0885	12/4/12	\$241,658	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
017	954300	0945	5/31/12	\$156,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
017	954300	0945	1/4/12	\$126,285	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
018	104350	0030	3/16/11	\$595,000	LACK OF REPRESENTATION-GRD10
018	104350	0090	3/31/10	\$931,500	LACK OF REPRESENTATION-GRD11
018	312105	9048	8/15/11	\$502,500	LACK OF REPRESENTATION-GRD11
018	312105	9048	11/24/10	\$500,000	LACK OF REPRESENTATION-GRD11
018	322105	9014	12/22/11	\$50,000	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE; AUCTION SALE
018	322105	9025	9/29/11	\$2,500	DOR RATIO;CORPORATE AFFILIATES; EASEMENT OR RIGHT-OF-WAY
018	332105	9009	2/8/12	\$125,000	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED
018	332105	9049	1/10/12	\$240,000	NON-NORMAL DISTRIBUTION
018	332105	9052	2/18/11	\$92,378	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
018	342105	9038	7/23/12	\$374,000	NON-NORMAL DISTRIBUTION
018	413687	0090	4/3/12	\$300,000	RELOCATION - SALE TO SERVICE
018	413687	0200	12/5/12	\$265,000	RELOCATION - SALE TO SERVICE
018	413689	0120	2/22/11	\$279,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
018	413692	0060	5/23/12	\$240,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
018	413693	0250	6/25/12	\$350,000	RELOCATION - SALE TO SERVICE
018	413693	0570	8/16/10	\$259,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
018	413693	0650	1/25/11	\$267,500	NON-REPRESENTATIVE SALE
018	413694	0030	7/3/12	\$201,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
018	413694	0050	12/12/11	\$232,000	NON-REPRESENTATIVE SALE
018	413695	0070	7/22/10	\$209,900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
018	413695	0160	8/8/12	\$220,000	NON-NORMAL DISTRIBUTION
018	413696	0010	11/21/12	\$316,000	LACK OF REPRESENTATION-GRD10
018	413696	0020	12/14/11	\$310,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	413698	0180	7/30/12	\$462,500	LACK OF REPRESENTATION-GRD10
018	413698	0280	10/16/12	\$450,000	LACK OF REPRESENTATION-GRD10
018	413700	0140	2/18/10	\$285,000	NON-REPRESENTATIVE SALE
018	413700	0250	11/3/11	\$212,000	NON-REPRESENTATIVE SALE
018	413700	0350	1/22/11	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
018	413700	0500	11/21/11	\$329,967	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
018	413700	0500	7/2/12	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
018	413700	0510	6/7/11	\$217,000	NON-REPRESENTATIVE SALE
018	413700	0520	12/12/12	\$349,607	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
018	413700	0520	12/17/12	\$305,340	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
018	413700	0590	12/3/11	\$258,500	RELOCATION - SALE TO SERVICE
018	413701	0440	3/12/12	\$222,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
018	413701	0490	9/7/11	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
018	413701	0520	6/29/10	\$234,000	OBSOL
018	413701	0650	6/30/11	\$170,000	FINANCIAL INSTITUTION RESALE
018	413701	0660	10/1/10	\$237,000	NON-REPRESENTATIVE SALE
018	413701	0700	3/16/12	\$262,000	NON-NORMAL DISTRIBUTION
018	413702	0140	8/13/10	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
018	413702	0140	2/8/11	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
018	413702	0160	11/29/11	\$267,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
018	413702	0240	4/2/12	\$215,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
018	413702	0390	7/5/12	\$203,000	MODEL DEVELOPMENT EXCLUSION
018	413702	0670	10/8/10	\$229,000	STATISTICAL OUTLIER
018	413702	0790	8/16/12	\$80,070	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
018	413702	0820	10/3/12	\$175,100	NON-REPRESENTATIVE SALE; SHORT SALE
018	413704	0310	8/1/12	\$214,000	MODEL DEVELOPMENT EXCLUSION

Improved Sales Removed in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	413704	0310	8/1/12	\$214,000	RELOCATION - SALE TO SERVICE
018	413706	0250	5/31/11	\$220,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
018	413706	0400	9/30/11	\$220,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
018	413707	0150	8/30/12	\$376,246	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
018	413707	0170	11/21/12	\$242,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
018	413707	0910	2/16/11	\$225,000	NON-REPRESENTATIVE SALE
018	729960	0430	11/17/12	\$243,867	%COMPL
018	729960	0440	10/10/12	\$256,937	%COMPL
018	729960	0480	11/17/12	\$281,238	%COMP
018	729960	0510	12/12/12	\$241,077	DOR RATIO;PREVIMP<=25K
018	729960	0520	10/24/12	\$254,481	%COMP
018	729960	0560	10/18/11	\$297,590	%COMPL
018	729960	0590	12/4/12	\$280,786	DOR RATIO;PREVIMP<=25K
018	729960	0600	11/8/12	\$244,314	%COMPL
018	729960	0910	9/20/12	\$234,000	%COMP
018	729960	1130	11/13/12	\$244,700	%COMPL
018	729960	1300	12/27/12	\$249,990	DOR RATIO;PREVIMP<=25K
018	729960	1310	11/27/12	\$259,995	%COMPL
018	729960	1350	8/14/12	\$225,314	%COMPL
018	729960	1580	9/5/12	\$294,995	%COMPL
018	729960	1590	10/5/12	\$268,645	%COMPL
018	729960	1600	9/13/12	\$239,990	%COMPL
018	729960	1610	9/24/12	\$254,990	%COMPL
018	729960	1620	10/25/12	\$294,620	%COMPL
018	729960	1630	10/25/12	\$269,990	%COMPL
018	729960	1650	11/21/12	\$280,858	DOR RATIO;PREVIMP<=25K
018	729960	1670	12/19/12	\$307,000	DOR RATIO;PREVIMP<=25K
018	729960	1680	11/27/12	\$282,064	DOR RATIO;PREVIMP<=25K
019	029379	0140	2/17/12	\$178,000	FINANCIAL INSTITUTION RESALE
019	029379	0200	6/22/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
019	062965	0040	12/24/12	\$201,780	DOR RATIO;PREVIMP<=25K
019	062965	0100	11/28/12	\$229,950	DOR RATIO;PREVIMP<=25K
019	062965	0180	12/11/12	\$209,950	DOR RATIO;PREVIMP<=25K
019	062965	0210	12/11/12	\$264,700	DOR RATIO;PREVIMP<=25K
019	062965	0270	12/11/12	\$203,400	DOR RATIO;PREVIMP<=25K

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Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	127800	0110	3/1/11	\$142,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
019	127800	0130	5/31/11	\$65,000	DOR RATIO
019	127800	0140	10/11/11	\$60,000	DOR RATIO
019	127800	0150	10/26/12	\$70,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
019	127800	0150	8/11/12	\$224,059	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
019	127800	0160	12/12/11	\$57,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
019	127800	0180	11/28/12	\$185,000	%COMP
019	127800	0200	9/28/11	\$69,000	DOR RATIO
019	127800	0210	9/21/10	\$72,600	DOR RATIO
019	127800	0230	12/28/10	\$62,000	MODEL DEVELOPMENT EXCLUSION
019	127800	0230	9/10/10	\$195,690	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
019	127800	0240	2/7/11	\$72,000	DOR RATIO;STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	127800	0250	11/29/11	\$127,120	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
019	127800	0250	3/20/12	\$50,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
019	127800	0270	3/15/12	\$59,549	DOR RATIO;FINANCIAL INSTITUTION RESALE
019	127800	0280	10/3/11	\$213,591	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
019	127800	0280	4/5/12	\$57,420	DOR RATIO;FINANCIAL INSTITUTION RESALE
019	138960	0010	12/27/12	\$250,000	%COMPL
019	138960	0070	12/8/11	\$208,500	DOR RATIO;PREVIMP<=25K
019	138960	0080	4/19/12	\$214,500	DOR RATIO;PREVIMP<=25K
019	215490	0090	1/3/11	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
019	215490	0140	6/25/12	\$150,000	NON-NORMAL DISTRIBUTION
019	236680	0020	9/20/10	\$117,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	242470	0050	9/4/12	\$136,500	NON-REPRESENTATIVE SALE; SHORT SALE
019	255751	0010	9/23/10	\$220,000	SALE DATA DOESN'T MATCH ASSESSORS DATA
019	255751	0100	11/28/12	\$116,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
019	255751	0170	7/19/10	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
019	291100	0100	5/13/11	\$209,950	PREVLAND<=25K
019	309400	0280	4/13/12	\$204,995	STATEMENT TO DOR; BUILDER OR DEVELOPER SALES

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	335340	0070	1/7/10	\$162,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
019	335340	0160	11/15/12	\$268,949	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
019	335340	0160	11/14/12	\$292,197	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
019	335340	0237	12/2/10	\$66,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
019	335340	0678	3/9/11	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	335340	0833	10/11/10	\$195,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
019	335340	1045	2/28/12	\$103,000	NON-NORMAL DISTRIBUTION
019	335340	1126	8/5/10	\$210,000	RELOCATION - SALE TO SERVICE
019	335340	1275	12/2/11	\$230,394	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
019	335340	1275	5/14/12	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
019	335340	1330	4/5/12	\$92,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	335340	1411	1/25/12	\$129,000	STATISTICAL OUTLIER
019	335340	1435	3/4/11	\$40,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
019	335340	1435	8/31/11	\$105,500	FINANCIAL INSTITUTION RESALE
019	335340	1467	8/14/12	\$146,113	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
019	335340	1575	8/4/10	\$186,570	LACK OF REPRESENTATION-CONDVERYGOOD
019	335340	1660	5/8/12	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
019	335340	1710	12/20/11	\$127,982	DOR RATIO;IMP COUNT;FINANCIAL INSTITUTION RESALE
019	335340	1725	5/11/12	\$179,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
019	335340	1770	7/12/11	\$156,751	REAL MH;EXEMPT FROM EXCISE TAX; AUCTION SALE;
019	335340	2310	11/19/12	\$105,000	LACK OF REPRESENTATION-CONDVERYGOOD
019	335340	2515	12/16/11	\$275,737	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
019	335340	2515	5/25/12	\$194,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	335340	2596	1/31/12	\$150,000	MODEL DEVELOPMENT EXCLUSION
019	335340	2610	10/18/12	\$150,000	MODEL DEVELOPMENT EXCLUSION

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	335340	2645	7/16/10	\$125,000	STATISTICAL OUTLIER
019	335340	2695	4/2/12	\$149,900	FINANCIAL INSTITUTION RESALE; AUCTION SALE
019	335440	0010	5/15/12	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
019	335440	0425	6/9/10	\$260,870	STATISTICAL OUTLIER
019	335440	0502	2/11/10	\$100,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
019	335440	0513	3/20/12	\$126,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	335540	0102	2/1/12	\$65,000	DOR RATIO;STATEMENT TO DOR
019	335540	0151	3/31/10	\$202,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
019	335540	0151	3/31/10	\$202,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
019	335590	0065	1/7/10	\$190,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AUCTION SALE
019	335590	0069	7/18/12	\$135,000	STATISTICAL OUTLIER
019	335590	0810	2/7/10	\$247,262	EXEMPT FROM EXCISE TAX
019	335590	0830	9/2/10	\$184,000	%COMPL
019	335590	0896	8/29/12	\$160,000	STATISTICAL OUTLIER
019	335590	0996	4/1/11	\$38,500	PREVIMP<=25K
019	359960	0171	1/27/10	\$130,087	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
019	359960	0173	2/24/12	\$167,965	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
019	359960	0201	4/13/12	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
019	362104	9055	8/29/12	\$73,935	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX
019	570660	0190	2/28/12	\$130,000	NON-NORMAL DISTRIBUTION
019	570660	0200	12/23/11	\$95,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
019	630610	0230	12/7/10	\$171,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
019	660120	0050	9/19/12	\$50,000	PREVIMP<=25K
019	660120	0170	3/1/12	\$190,000	EXEMPT FROM EXCISE TAX; AUCTION SALE;
019	660120	0270	6/26/12	\$209,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
019	660120	0280	11/21/12	\$372,411	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	660120	0410	10/27/10	\$180,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
019	666880	0130	5/17/12	\$125,989	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	734030	0050	12/5/11	\$125,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	734030	0060	5/10/11	\$126,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
019	734031	0040	4/19/12	\$162,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
019	747790	0145	3/14/12	\$125,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
019	798260	0045	8/24/12	\$100,000	NON-NORMAL DISTRIBUTION
019	809390	0080	10/29/10	\$164,300	SALE DATA DOESN'T MATCH ASSESSORS DATA
019	809390	0080	6/16/10	\$120,000	NON-REPRESENTATIVE SALE
019	809390	0200	11/4/10	\$186,500	STATISTICAL OUTLIER
019	809390	0320	2/10/12	\$117,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
019	809390	0510	4/28/10	\$170,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	885030	0010	12/27/11	\$102,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
019	885600	3544	3/29/12	\$177,000	STATISTICAL OUTLIER
019	885600	3645	4/12/10	\$102,900	NON-NORMAL DISTRIBUTION
019	885600	3647	5/17/11	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
019	885600	3700	12/11/12	\$48,787	DOR RATIO
019	926540	0080	1/6/12	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
019	926540	0080	3/5/12	\$126,199	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	926541	0010	4/29/10	\$200,000	FINANCIAL INSTITUTION RESALE
019	926541	0070	6/28/10	\$269,751	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
019	926541	0080	12/12/12	\$297,300	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
019	926541	0080	12/31/12	\$297,280	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
019	926541	0260	7/8/11	\$186,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
019	935950	0100	11/4/11	\$87,150	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
019	935950	0160	12/27/11	\$109,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
019	935950	0270	5/4/10	\$270,000	PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY; CONDEMNATION/EMINENT DOMAIN
019	935950	0280	4/22/10	\$285,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY; CONDEMNATION/EMINENT DOMAIN
019	935950	0290	11/10/10	\$245,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY; CONDEMNATION/EMINENT DOMAIN
019	935950	0300	12/9/10	\$265,000	PREVIMP<=25K;GOVERNMENT AGENCY
019	935950	0310	11/22/10	\$270,000	PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY; CONDEMNATION/EMINENT DOMAIN
019	935950	0350	12/14/10	\$330,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY; CONDEMNATION/EMINENT DOMAIN
019	935950	0360	8/21/12	\$220,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
019	935950	0450	12/22/10	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
019	935950	0630	6/29/10	\$170,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
019	935950	0770	1/30/12	\$281,466	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
019	935950	0770	5/22/12	\$145,100	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
019	935950	0790	8/17/11	\$174,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
019	935950	0800	9/15/10	\$179,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
019	935970	0290	5/10/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

Vacant Sales Used in this Annual Update Analysis
Area 87
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
017	335640	5370	1/14/2011	55,000	8,002	N	N
018	729960	1280	12/24/2012	227,392	4,800	N	N
019	062965	0050	12/20/2012	211,700	6,025	N	N
019	127800	0190	8/8/2012	35,000	5,655	N	N
019	335590	0567	7/20/2012	40,000	6,242	N	N
019	660120	0030	8/1/2012	53,000	5,053	N	N
019	660120	0040	9/18/2012	50,000	5,677	N	N

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
17	012850	0270	1/5/2010	79,450	QUIT CLAIM DEED;
17	335640	5371	1/14/2011	30,000	NO MARKET EXPOSURE
17	335640	7165	2/9/2011	5,310	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	335440	0661	10/27/2010	15,300	GOVERNMENT AGENCY; QUIT CLAIM DEED; STATEMENT TO DOR;
18	413704	0051	11/22/2011	1,000	\$1,000 SALE OR LESS;
19	335590	0281	1/8/2010	2,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
19	359960	0071	8/30/2010	160,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
19	935950	0260	4/21/2010	282,000	GOVERNMENT AGENCY; MARKET EXPOSURE; CONDEMNATION/EMINENT DOMAIN
19	935950	0260	12/8/2010	507,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; CONDEMNATION/EMINENT DOMAIN;