

**Residential Revalue**

**2012 Assessment Roll**

**West Seattle**

**Area 16**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

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**Lloyd Hara**  
**Assessor**

Dear Property Owners:

Property assessments for the 2012 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 2012 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

# West Seattle SubArea map

The map displays the following streets and landmarks:

- Streets:** SW Alaska St, SW Eddy St, SW Myrtle St, SW Mills St, SW Holly St, SW Morgan St, SW Graham St, SW Raymond St, SW Findlay St, SW Brandon St, SW Edmunds St, SW Hudson St, SW Juneau St, SW Oregon St, SW Geneesee St, SW Dakota St, SW Andover St, SW Stevens St, SW Lander St, SW Grayson St, SW Hanford St, SW 49th Ave SW, SW 48th Ave SW, SW 47th Ave SW, SW 46th Ave SW, SW 45th Ave SW, SW 44th Ave SW, SW 43rd Ave SW, SW 42nd Ave SW, SW 41st Ave SW, SW 40th Ave SW, SW 39th Ave SW, SW 38th Ave SW, SW 37th Ave SW, SW 36th Ave SW, SW 35th Ave SW, SW 34th Ave SW, SW 33rd Ave SW, SW 32nd Ave SW, SW 31st Ave SW, SW 30th Ave SW, SW 29th Ave SW, SW 28th Ave SW, SW 27th Ave SW, SW 26th Ave SW, SW 25th Ave SW, SW 24th Ave SW, SW 23rd Ave SW, SW 22nd Ave SW, SW 21st Ave SW, SW 20th Ave SW, SW 19th Ave SW, SW 18th Ave SW, SW 17th Ave SW, SW 16th Ave SW, SW 15th Ave SW, SW 14th Ave SW, SW 13th Ave SW, SW 12th Ave SW, SW 11th Ave SW, SW 10th Ave SW, SW 9th Ave SW, SW 8th Ave SW, SW 7th Ave SW, SW 6th Ave SW, SW 5th Ave SW, SW 4th Ave SW, SW 3rd Ave SW, SW 2nd Ave SW, SW 1st Ave SW, SW 0th Ave SW.
- Landmarks:** Harbor Ave SW, West Seattle Bridge, SW Admiral Way, SW Hinds St, SW Stevens St, SW Grayson St, SW Lander St, SW Hanford St, SW Dakota St, SW Andover St, SW Edmunds St, SW Hudson St, SW Juneau St, SW Oregon St, SW Geneesee St, SW Dakota St, SW Andover St, SW 49th Ave SW, SW 48th Ave SW, SW 47th Ave SW, SW 46th Ave SW, SW 45th Ave SW, SW 44th Ave SW, SW 43rd Ave SW, SW 42nd Ave SW, SW 41st Ave SW, SW 40th Ave SW, SW 39th Ave SW, SW 38th Ave SW, SW 37th Ave SW, SW 36th Ave SW, SW 35th Ave SW, SW 34th Ave SW, SW 33rd Ave SW, SW 32nd Ave SW, SW 31st Ave SW, SW 30th Ave SW, SW 29th Ave SW, SW 28th Ave SW, SW 27th Ave SW, SW 26th Ave SW, SW 25th Ave SW, SW 24th Ave SW, SW 23rd Ave SW, SW 22nd Ave SW, SW 21st Ave SW, SW 20th Ave SW, SW 19th Ave SW, SW 18th Ave SW, SW 17th Ave SW, SW 16th Ave SW, SW 15th Ave SW, SW 14th Ave SW, SW 13th Ave SW, SW 12th Ave SW, SW 11th Ave SW, SW 10th Ave SW, SW 9th Ave SW, SW 8th Ave SW, SW 7th Ave SW, SW 6th Ave SW, SW 5th Ave SW, SW 4th Ave SW, SW 3rd Ave SW, SW 2nd Ave SW, SW 1st Ave SW, SW 0th Ave SW.

**SubArea 1** (orange) is located in the northernmost part of the map, bounded by SW 49th Ave SW to the south and SW 41st Ave SW to the east.

**SubArea 3** (purple) is located in the northeastern part of the map, bounded by SW 41st Ave SW to the west and SW 31st Ave SW to the south.

**SubArea 5** (blue) is located in the western part of the map, bounded by SW 49th Ave SW to the north and SW 31st Ave SW to the east.

**SubArea 7** (green) is located in the southern part of the map, bounded by SW 31st Ave SW to the north and SW 1st Ave SW to the east.

**SubArea 8** (yellow) is located in the eastern part of the map, bounded by SW 31st Ave SW to the west and SW 1st Ave SW to the east.

**King County**



# West Seattle

## Housing





Grade 6/ Year Built 1915/ Total Living Area 1400



Grade 7/ Year Built 1951 Total Living Area 1970



Grade 8/ Year Built 1926/ Total Living Area 2260



Grade 8/ Year Built 2006 Total Living Area 2140



Grade 9/ Year Built 1998/ Total Living Area 2390



Grade 10/ Year Built 2001/ Total Living Area 3493

## ***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 2012 Assessment Roll

**Area Name / Number:** West Seattle / 16

**Number of Improved Sales:** 572

**Range of Sale Dates:** 1/1/2009 – 1/1/2012

| Sales – Average Improved Valuation Change Summary |           |           |           |             |       |        |
|---------------------------------------------------|-----------|-----------|-----------|-------------|-------|--------|
|                                                   | Land      | Imps      | Total     | Sale Price* | Ratio | COD    |
| <b>2011 Value</b>                                 | \$205,500 | \$242,000 | \$447,500 |             |       |        |
| <b>2012 Value</b>                                 | \$198,400 | \$235,200 | \$433,600 | \$479,700   | 90.4% | 11.29% |
| <b>Change</b>                                     | -\$7,100  | -\$6,800  | -\$13,900 |             |       |        |
| <b>% Change</b>                                   | -3.5%     | -2.8%     | -3.1%     |             |       |        |

\*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| <b>2011 Value</b>                     | \$247,400 | \$236,600 | \$484,000 |
| <b>2012 Value</b>                     | \$238,800 | \$230,400 | \$469,200 |
| <b>Percent Change</b>                 | -3.5%     | -2.6%     | -3.1%     |

Number of one to three unit residences in the population: 5990

**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 the area required a single standard area adjustment except townhouse parcels located in neighborhood 10 and neighborhood 99 (waterfront parcels). Townhouse parcels located in Neighborhood 10 would receive an additional upward adjustment due to lower assessment ratio than other parcels. Similarly, Waterfront parcels (Neighborhood 99) would receive no adjustment on previous value. (See Neighborhoods map page 4).

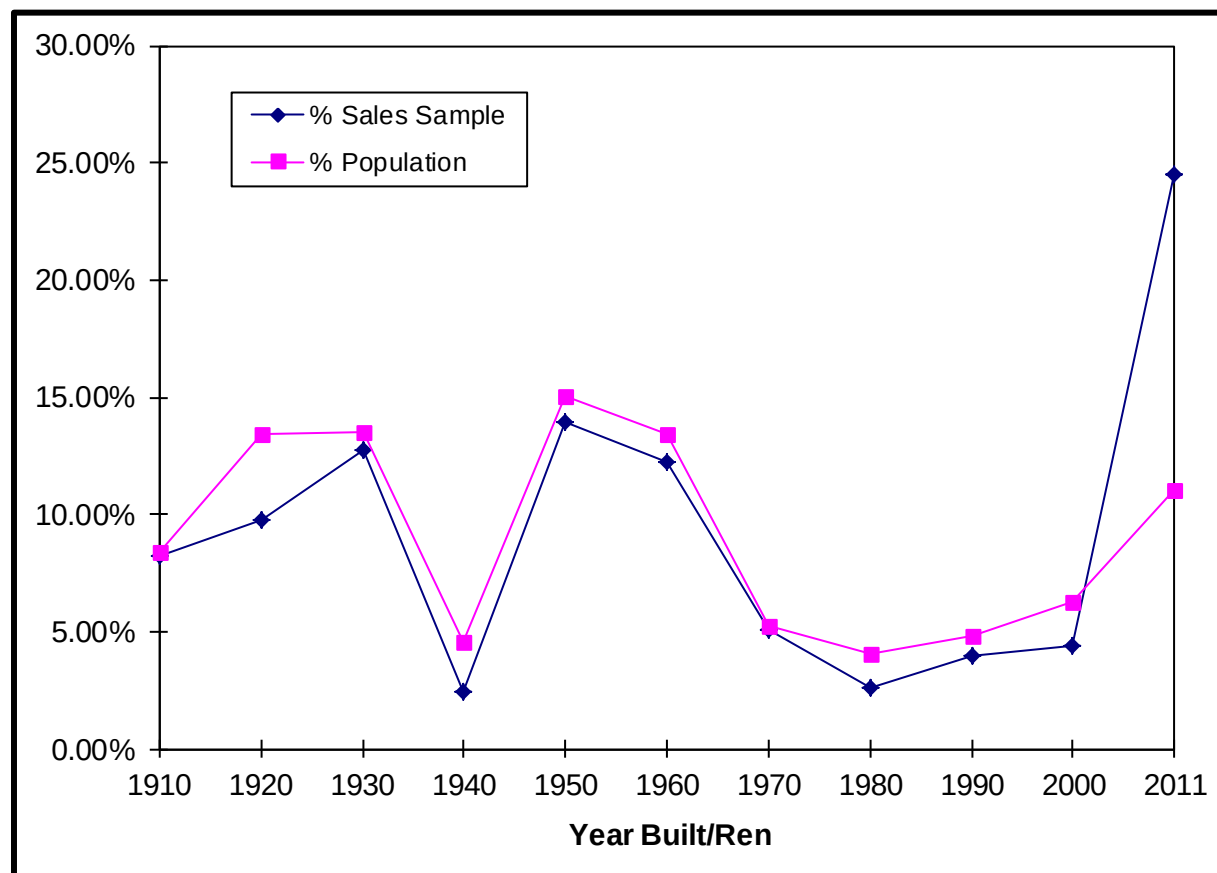
We recommend posting these values for the 2012 Assessment Roll.



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

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 47        | 8.22%          |
| 1920                | 56        | 9.79%          |
| 1930                | 73        | 12.76%         |
| 1940                | 14        | 2.45%          |
| 1950                | 80        | 13.99%         |
| 1960                | 70        | 12.24%         |
| 1970                | 29        | 5.07%          |
| 1980                | 15        | 2.62%          |
| 1990                | 23        | 4.02%          |
| 2000                | 25        | 4.37%          |
| 2011                | 140       | 24.48%         |
|                     | 572       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 505       | 8.43%        |
| 1920              | 806       | 13.46%       |
| 1930              | 808       | 13.49%       |
| 1940              | 274       | 4.57%        |
| 1950              | 903       | 15.08%       |
| 1960              | 803       | 13.41%       |
| 1970              | 315       | 5.26%        |
| 1980              | 246       | 4.11%        |
| 1990              | 289       | 4.82%        |
| 2000              | 378       | 6.31%        |
| 2011              | 663       | 11.07%       |
|                   | 5990      |              |

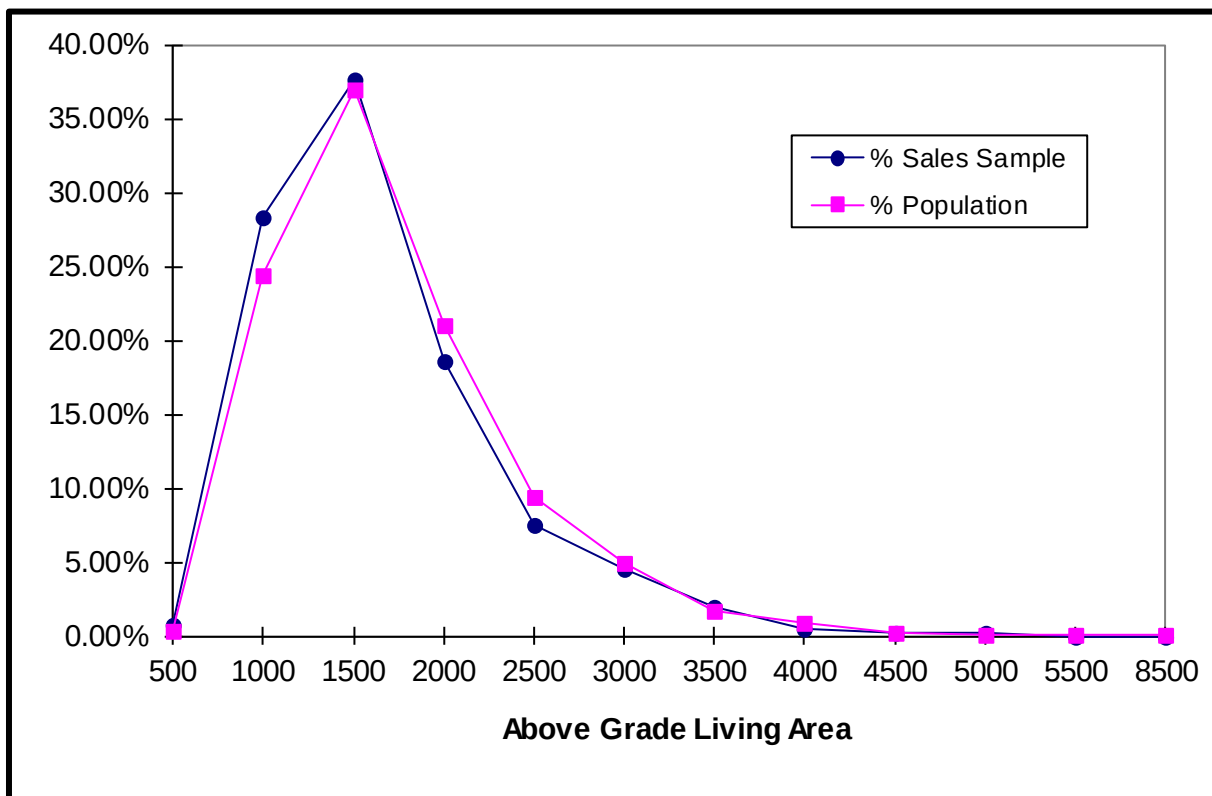


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

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

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 4         | 0.70%          |
| 1000                | 162       | 28.32%         |
| 1500                | 215       | 37.59%         |
| 2000                | 106       | 18.53%         |
| 2500                | 43        | 7.52%          |
| 3000                | 26        | 4.55%          |
| 3500                | 11        | 1.92%          |
| 4000                | 3         | 0.52%          |
| 4500                | 1         | 0.17%          |
| 5000                | 1         | 0.17%          |
| 5500                | 0         | 0.00%          |
| 8500                | 0         | 0.00%          |
|                     | 572       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 24        | 0.40%        |
| 1000              | 1458      | 24.34%       |
| 1500              | 2210      | 36.89%       |
| 2000              | 1260      | 21.04%       |
| 2500              | 566       | 9.45%        |
| 3000              | 299       | 4.99%        |
| 3500              | 99        | 1.65%        |
| 4000              | 52        | 0.87%        |
| 4500              | 10        | 0.17%        |
| 5000              | 7         | 0.12%        |
| 5500              | 1         | 0.02%        |
| 8500              | 4         | 0.07%        |
|                   | 5990      |              |

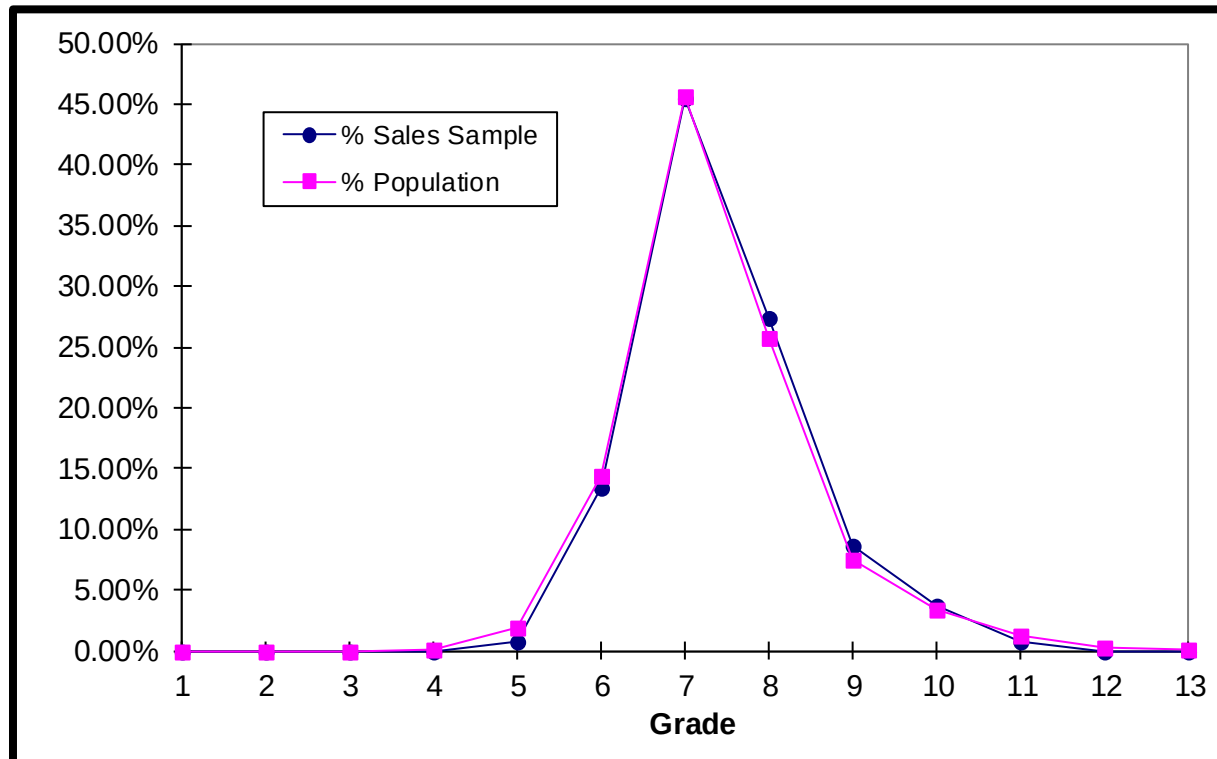


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Grade               | Frequency | % Sales Sample |
| 1                   | 0         | 0.00%          |
| 2                   | 0         | 0.00%          |
| 3                   | 0         | 0.00%          |
| 4                   | 0         | 0.00%          |
| 5                   | 4         | 0.70%          |
| 6                   | 77        | 13.46%         |
| 7                   | 260       | 45.45%         |
| 8                   | 157       | 27.45%         |
| 9                   | 49        | 8.57%          |
| 10                  | 21        | 3.67%          |
| 11                  | 4         | 0.70%          |
| 12                  | 0         | 0.00%          |
| 13                  | 0         | 0.00%          |
| 572                 |           |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Grade             | Frequency | % Population |
| 1                 | 0         | 0.00%        |
| 2                 | 0         | 0.00%        |
| 3                 | 0         | 0.00%        |
| 4                 | 7         | 0.12%        |
| 5                 | 113       | 1.89%        |
| 6                 | 860       | 14.36%       |
| 7                 | 2737      | 45.69%       |
| 8                 | 1540      | 25.71%       |
| 9                 | 444       | 7.41%        |
| 10                | 199       | 3.32%        |
| 11                | 76        | 1.27%        |
| 12                | 12        | 0.20%        |
| 13                | 2         | 0.03%        |
| 5990              |           |              |



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

## ***Sales Screening for Improved Parcel Analysis***

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 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 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## ***Land Update***

Based on the 7 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 3.5% overall decrease (based on truncation) was made to the non-waterfront land assessment for the 2012 Assessment Year. There would be no change on waterfront land assessment for the 2012 Assessment Year.

## ***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 the area required a single standard area adjustment except townhouse parcels located in neighborhood 10 and neighborhood 99 (waterfront parcels). Townhouse parcels located in Neighborhood 10 would receive an additional upward adjustment due to lower assessment ratio than other parcels. Similarly, Waterfront parcels (Neighborhood 99) would receive no adjustment on previous value. (See Neighborhoods map page 4).

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 572 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

## ***Mobile Home Update***

There were no mobile homes in this area.

## ***Results***

The resulting assessment level is 90.4%. 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 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -3.1%. This decrease 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 16 Adjustments

**2012 Total Value = 2011 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 (Non waterfront Parcel)

-3.25%

| Townhouse<br>Parcels located in<br>Neighborhood 10 | Yes    |
|----------------------------------------------------|--------|
| % Adjustment                                       | 11.33% |

### Standard Area Adjustment (waterfront Parcel)

0.00%

#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse parcel located in Neighborhood 10 would *approximately* receive a 11.33% upward adjustment. 39 parcels in the improved population would receive this adjustment. There were 18 sales.

There will be no adjustment on previous value for waterfront (Neighborhood 99) parcels .  
There are 186 waterfeont parcels of 1 to 3 unit Residence.

99.3% of the population (nonwaterfront) of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### **Area 16 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, 2012**.

*For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.901, resulting in an adjusted value of \$473,000 (\$525,000 X .901=\$473,000 – rounded to the nearest \$1,000).*

| <b>Market Adjustment to 1/1/2012</b> |                                 |                    |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date                            | Downward Adjustment<br>(Factor) | Equivalent Percent |
| 1/1/2009                             | 0.877                           | -12.3%             |
| 2/1/2009                             | 0.881                           | -11.9%             |
| 3/1/2009                             | 0.884                           | -11.6%             |
| 4/1/2009                             | 0.887                           | -11.3%             |
| 5/1/2009                             | 0.891                           | -10.9%             |
| 6/1/2009                             | 0.894                           | -10.6%             |
| 7/1/2009                             | 0.897                           | -10.3%             |
| 8/1/2009                             | 0.901                           | -9.9%              |
| 9/1/2009                             | 0.904                           | -9.6%              |
| 10/1/2009                            | 0.908                           | -9.2%              |
| 11/1/2009                            | 0.911                           | -8.9%              |
| 12/1/2009                            | 0.915                           | -8.5%              |
| 1/1/2010                             | 0.918                           | -8.2%              |
| 2/1/2010                             | 0.922                           | -7.8%              |
| 3/1/2010                             | 0.925                           | -7.5%              |
| 4/1/2010                             | 0.928                           | -7.2%              |
| 5/1/2010                             | 0.932                           | -6.8%              |
| 6/1/2010                             | 0.935                           | -6.5%              |
| 7/1/2010                             | 0.938                           | -6.2%              |
| 8/1/2010                             | 0.942                           | -5.8%              |
| 9/1/2010                             | 0.945                           | -5.5%              |
| 10/1/2010                            | 0.949                           | -5.1%              |
| 11/1/2010                            | 0.952                           | -4.8%              |
| 12/1/2010                            | 0.956                           | -4.4%              |
| 1/1/2011                             | 0.959                           | -4.1%              |
| 2/1/2011                             | 0.963                           | -3.7%              |
| 3/1/2011                             | 0.966                           | -3.4%              |
| 4/1/2011                             | 0.969                           | -3.1%              |
| 5/1/2011                             | 0.973                           | -2.7%              |
| 6/1/2011                             | 0.976                           | -2.4%              |
| 7/1/2011                             | 0.979                           | -2.1%              |
| 8/1/2011                             | 0.983                           | -1.7%              |
| 9/1/2011                             | 0.986                           | -1.4%              |
| 10/1/2011                            | 0.990                           | -1.0%              |
| 11/1/2011                            | 0.993                           | -0.7%              |
| 12/1/2011                            | 0.997                           | -0.3%              |
| 1/1/2012                             | 1.000                           | 0.0%               |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 762120 | 0100  | 6/16/09   | \$360,000  | \$322,000      | 610                | 5         | 1909           | Good  | 3600     | N    | N           | 3015 61ST AVE SW     |
| 001      | 762120 | 0080  | 9/28/10   | \$397,000  | \$377,000      | 700                | 6         | 1908           | Avg   | 2448     | N    | N           | 6107 SW STEVENS ST   |
| 001      | 927420 | 2700  | 5/12/11   | \$235,000  | \$229,000      | 710                | 6         | 1908           | Avg   | 2496     | N    | N           | 4514 SW WALKER ST    |
| 001      | 637200 | 0106  | 10/3/11   | \$335,000  | \$332,000      | 730                | 6         | 1916           | Avg   | 5085     | N    | N           | 2531 56TH AVE SW     |
| 001      | 927420 | 1670  | 8/7/09    | \$320,000  | \$289,000      | 780                | 6         | 1906           | Avg   | 3392     | N    | N           | 1508 45TH AVE SW     |
| 001      | 058500 | 0655  | 9/6/11    | \$230,000  | \$227,000      | 840                | 6         | 1923           | Avg   | 5000     | N    | N           | 5006 SW WAITE ST     |
| 001      | 927420 | 0950  | 10/18/10  | \$430,000  | \$409,000      | 880                | 6         | 1922           | Avg   | 4440     | N    | N           | 2129 FERRY AVE SW    |
| 001      | 058500 | 0645  | 8/12/09   | \$290,000  | \$262,000      | 910                | 6         | 1922           | Avg   | 5000     | N    | N           | 5012 SW WAITE ST     |
| 001      | 091300 | 0390  | 5/27/10   | \$337,000  | \$315,000      | 1100               | 6         | 1910           | Avg   | 4089     | Y    | N           | 2306 HOBART AVE SW   |
| 001      | 762220 | 0215  | 12/10/09  | \$393,000  | \$360,000      | 1120               | 6         | 1939           | Avg   | 6263     | N    | N           | 2735 57TH AVE SW     |
| 001      | 765240 | 0105  | 12/18/09  | \$325,000  | \$298,000      | 1270               | 6         | 1926           | Avg   | 3220     | N    | N           | 2626 MARINE AVE SW   |
| 001      | 765240 | 0020  | 10/22/10  | \$600,000  | \$571,000      | 1440               | 6         | 1916           | Avg   | 2820     | Y    | N           | 2628 ALKI AVE SW     |
| 001      | 927420 | 1245  | 8/24/10   | \$615,000  | \$581,000      | 1530               | 6         | 1905           | Good  | 5000     | N    | N           | 1718 45TH AVE SW     |
| 001      | 938520 | 0110  | 12/17/09  | \$255,000  | \$234,000      | 590                | 7         | 1956           | Good  | 2005     | N    | N           | 2430 WICKSTROM PL SW |
| 001      | 762120 | 0060  | 12/1/09   | \$406,000  | \$371,000      | 720                | 7         | 2008           | Avg   | 1027     | N    | N           | 6108 SW STEVENS ST   |
| 001      | 762120 | 0061  | 12/22/09  | \$347,000  | \$318,000      | 720                | 7         | 2008           | Avg   | 1029     | N    | N           | 6106 SW STEVENS ST   |
| 001      | 058500 | 0390  | 1/25/10   | \$479,500  | \$442,000      | 750                | 7         | 1919           | Good  | 5000     | N    | N           | 5000 SW GRAYSON ST   |
| 001      | 532310 | 0132  | 12/10/10  | \$270,000  | \$258,000      | 770                | 7         | 2006           | Avg   | 1143     | N    | N           | 3042 A 61ST AVE SW   |
| 001      | 532310 | 0134  | 9/1/10    | \$275,000  | \$260,000      | 770                | 7         | 2006           | Avg   | 1158     | N    | N           | 3042 B 61ST AVE SW   |
| 001      | 927420 | 2310  | 12/3/09   | \$450,000  | \$412,000      | 790                | 7         | 1928           | Avg   | 3025     | N    | N           | 4508 SW HOLGATE ST   |
| 001      | 350510 | 0314  | 3/2/11    | \$295,000  | \$285,000      | 800                | 7         | 1946           | Good  | 7000     | N    | N           | 5109 SW OLGA ST      |
| 001      | 637950 | 0485  | 9/27/11   | \$425,000  | \$420,000      | 830                | 7         | 1928           | VGood | 3100     | N    | N           | 2307 45TH AVE SW     |
| 001      | 637350 | 0100  | 8/9/11    | \$475,000  | \$467,000      | 840                | 7         | 1938           | Good  | 4840     | N    | N           | 3056 64TH AVE SW     |
| 001      | 015200 | 0050  | 5/21/10   | \$570,000  | \$532,000      | 860                | 7         | 1940           | Avg   | 6000     | Y    | N           | 2966 ALKI AVE SW     |
| 001      | 637200 | 0155  | 3/2/11    | \$530,000  | \$512,000      | 890                | 7         | 1997           | Avg   | 4520     | N    | N           | 2565 56TH AVE SW     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 014800 | 0145  | 6/23/09   | \$410,000  | \$368,000      | 900                | 7         | 1937            | Avg   | 4720     | N    | N           | 3023 63RD AVE SW     |
| 001      | 927420 | 0025  | 3/7/11    | \$304,100  | \$294,000      | 900                | 7         | 2009            | Avg   | 1096     | N    | N           | 1512 A 44TH AVE SW   |
| 001      | 014800 | 0140  | 3/17/10   | \$443,000  | \$410,000      | 900                | 7         | 2010            | Avg   | 1312     | N    | N           | 3021 63RD AVE SW     |
| 001      | 762120 | 0063  | 1/13/10   | \$325,000  | \$299,000      | 900                | 7         | 2008            | Avg   | 912      | N    | N           | 6110 SW STEVENS ST   |
| 001      | 927420 | 0026  | 11/13/09  | \$439,000  | \$401,000      | 900                | 7         | 2009            | Avg   | 1096     | N    | N           | 1512 B 44TH AVE SW   |
| 001      | 927420 | 0027  | 2/17/11   | \$285,000  | \$275,000      | 900                | 7         | 2009            | Avg   | 1089     | N    | N           | 1510 B 44TH AVE SW   |
| 001      | 927420 | 0028  | 3/8/11    | \$274,250  | \$265,000      | 900                | 7         | 2009            | Avg   | 1089     | N    | N           | 1510 A 44TH AVE SW   |
| 001      | 014800 | 0141  | 5/26/10   | \$410,000  | \$383,000      | 900                | 7         | 2010            | Avg   | 1637     | N    | N           | 3019 63RD AVE SW     |
| 001      | 058500 | 0315  | 5/10/10   | \$420,000  | \$392,000      | 990                | 7         | 1953            | Avg   | 5000     | N    | N           | 5036 SW GRAYSON ST   |
| 001      | 761620 | 0085  | 3/22/11   | \$347,500  | \$336,000      | 1000               | 7         | 1953            | Avg   | 6300     | N    | N           | 5058 SW PRITCHARD ST |
| 001      | 637200 | 0115  | 4/24/09   | \$460,000  | \$409,000      | 1010               | 7         | 1927            | Good  | 4520     | N    | N           | 2535 56TH AVE SW     |
| 001      | 927420 | 1875  | 6/2/11    | \$479,500  | \$468,000      | 1050               | 7         | 1916            | Avg   | 2875     | N    | N           | 1516 46TH AVE SW     |
| 001      | 761620 | 0070  | 6/1/09    | \$540,000  | \$483,000      | 1070               | 7         | 1952            | Good  | 6300     | N    | N           | 5059 SW OLGA ST      |
| 001      | 014500 | 0015  | 4/5/11    | \$645,000  | \$625,000      | 1080               | 7         | 2001            | Avg   | 5068     | Y    | N           | 5628 SW ADMIRAL WAY  |
| 001      | 014800 | 0150  | 10/1/10   | \$385,000  | \$365,000      | 1080               | 7         | 1939            | Avg   | 5900     | N    | N           | 3027 63RD AVE SW     |
| 001      | 927420 | 0190  | 10/22/09  | \$415,000  | \$378,000      | 1080               | 7         | 1909            | Avg   | 4025     | N    | N           | 1608 44TH AVE SW     |
| 001      | 927420 | 1235  | 11/30/10  | \$375,000  | \$358,000      | 1080               | 7         | 1905            | Avg   | 5375     | N    | N           | 1712 45TH AVE SW     |
| 001      | 005900 | 0725  | 12/17/09  | \$342,500  | \$314,000      | 1090               | 7         | 1951            | Avg   | 6603     | Y    | N           | 5228 SW ADMIRAL WAY  |
| 001      | 014800 | 0185  | 8/30/11   | \$380,000  | \$375,000      | 1090               | 7         | 1941            | Avg   | 5900     | N    | N           | 3069 63RD AVE SW     |
| 001      | 637300 | 0210  | 1/26/09   | \$450,000  | \$396,000      | 1100               | 7         | 1925            | Avg   | 2583     | N    | N           | 2823 62ND AVE SW     |
| 001      | 637300 | 0210  | 7/1/10    | \$505,000  | \$474,000      | 1100               | 7         | 1925            | Avg   | 2583     | N    | N           | 2823 62ND AVE SW     |
| 001      | 637950 | 0495  | 2/2/11    | \$435,600  | \$419,000      | 1120               | 7         | 1918            | Avg   | 6250     | N    | N           | 2311 45TH AVE SW     |
| 001      | 927420 | 2995  | 9/28/10   | \$509,000  | \$483,000      | 1230               | 7         | 2006            | Avg   | 3795     | N    | N           | 2123 46TH AVE SW     |
| 001      | 005900 | 0765  | 8/18/09   | \$590,000  | \$533,000      | 1240               | 7         | 1955            | VGood | 6000     | Y    | N           | 5320 SW LANDER ST    |
| 001      | 091400 | 0119  | 10/26/09  | \$360,000  | \$328,000      | 1270               | 7         | 1927            | Good  | 2720     | Y    | N           | 2252 BONAIR PL SW    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 253080 | 0050  | 1/14/10   | \$425,500  | \$391,000      | 1270               | 7         | 1945            | Avg   | 5880     | N    | N           | 2224 46TH AVE SW   |
| 001      | 253080 | 0055  | 4/2/09    | \$535,000  | \$475,000      | 1270               | 7         | 1945            | Avg   | 5880     | N    | N           | 2218 46TH AVE SW   |
| 001      | 927420 | 2975  | 8/26/11   | \$321,900  | \$317,000      | 1270               | 7         | 1910            | Good  | 3795     | N    | N           | 2131 46TH AVE SW   |
| 001      | 927620 | 1180  | 10/20/11  | \$343,000  | \$340,000      | 1310               | 7         | 1930            | Avg   | 4112     | N    | N           | 2601 49TH AVE SW   |
| 001      | 637200 | 0030  | 4/23/10   | \$510,000  | \$475,000      | 1320               | 7         | 1938            | Avg   | 3600     | N    | N           | 2527 57TH AVE SW   |
| 001      | 091400 | 0065  | 1/17/11   | \$430,000  | \$413,000      | 1340               | 7         | 1933            | Good  | 3640     | Y    | N           | 2212 BONAIR PL SW  |
| 001      | 928120 | 0005  | 10/17/11  | \$333,500  | \$331,000      | 1340               | 7         | 1928            | Avg   | 5000     | N    | N           | 4902 SW WAITE ST   |
| 001      | 927220 | 0430  | 1/20/10   | \$469,118  | \$432,000      | 1370               | 7         | 1904            | Avg   | 2650     | N    | N           | 1316 SUNSET AVE SW |
| 001      | 927220 | 0430  | 5/11/11   | \$580,000  | \$565,000      | 1370               | 7         | 1904            | Avg   | 2650     | N    | N           | 1316 SUNSET AVE SW |
| 001      | 015100 | 0070  | 12/7/11   | \$500,000  | \$499,000      | 1460               | 7         | 1951            | Avg   | 4920     | N    | N           | 3053 64TH AVE SW   |
| 001      | 927420 | 3120  | 2/16/10   | \$550,000  | \$508,000      | 1470               | 7         | 1907            | Avg   | 4255     | N    | N           | 1936 47TH AVE SW   |
| 001      | 637300 | 0131  | 7/8/11    | \$470,000  | \$461,000      | 1470               | 7         | 2007            | Avg   | 2420     | N    | N           | 3051 62ND AVE SW   |
| 001      | 927420 | 2790  | 6/1/09    | \$410,000  | \$367,000      | 1480               | 7         | 1927            | Avg   | 4375     | N    | N           | 2111 45TH AVE SW   |
| 001      | 927420 | 0085  | 2/4/10    | \$397,000  | \$366,000      | 1500               | 7         | 1906            | Avg   | 3400     | N    | N           | 4310 SW SEATTLE ST |
| 001      | 927420 | 0720  | 4/5/11    | \$488,800  | \$474,000      | 1510               | 7         | 1986            | Avg   | 2875     | N    | N           | 2120 44TH AVE SW   |
| 001      | 927220 | 0710  | 9/7/11    | \$630,000  | \$622,000      | 1530               | 7         | 1907            | Good  | 4125     | N    | N           | 1334 44TH AVE SW   |
| 001      | 927420 | 1560  | 8/30/11   | \$586,000  | \$578,000      | 1550               | 7         | 1999            | Avg   | 5750     | N    | N           | 1629 44TH AVE SW   |
| 001      | 927420 | 1140  | 10/20/10  | \$354,000  | \$337,000      | 1600               | 7         | 1902            | Avg   | 4312     | N    | N           | 1921 44TH AVE SW   |
| 001      | 927420 | 2695  | 10/22/09  | \$558,000  | \$508,000      | 1600               | 7         | 1904            | VGood | 3484     | N    | N           | 4520 SW WALKER ST  |
| 001      | 927420 | 0410  | 6/22/11   | \$565,000  | \$553,000      | 1640               | 7         | 1926            | Avg   | 5200     | N    | N           | 4320 SW HOLGATE ST |
| 001      | 762120 | 0090  | 8/18/09   | \$550,000  | \$497,000      | 1650               | 7         | 1926            | Good  | 3600     | N    | N           | 3009 61ST AVE SW   |
| 001      | 927420 | 0365  | 3/27/09   | \$855,000  | \$758,000      | 1710               | 7         | 1928            | VGood | 5750     | N    | N           | 1718 44TH AVE SW   |
| 001      | 058500 | 0345  | 11/10/09  | \$539,950  | \$493,000      | 1800               | 7         | 1912            | Good  | 7500     | N    | N           | 5020 SW GRAYSON ST |
| 001      | 927420 | 1357  | 8/3/10    | \$506,500  | \$477,000      | 1810               | 7         | 2008            | Avg   | 3139     | N    | N           | 1709 44TH AVE SW   |
| 001      | 350510 | 0335  | 7/14/10   | \$560,000  | \$526,000      | 1870               | 7         | 1999            | Avg   | 7840     | N    | N           | 5121 SW OLGA ST    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 927420 | 3630  | 10/13/10  | \$730,100  | \$694,000      | 1910               | 7         | 1985            | Good | 4687     | Y    | N           | 1532 SUNSET AVE SW  |
| 001      | 927420 | 1970  | 9/24/09   | \$650,000  | \$590,000      | 2110               | 7         | 1923            | Avg  | 9375     | N    | N           | 1525 45TH AVE SW    |
| 001      | 253080 | 0035  | 7/27/09   | \$599,950  | \$540,000      | 2130               | 7         | 1945            | Avg  | 5520     | N    | N           | 2225 45TH AVE SW    |
| 001      | 927920 | 0960  | 1/21/10   | \$705,000  | \$649,000      | 2340               | 7         | 1922            | Avg  | 7500     | Y    | N           | 2123 47TH AVE SW    |
| 001      | 927420 | 1150  | 10/25/10  | \$490,000  | \$466,000      | 2420               | 7         | 1994            | Avg  | 4312     | N    | N           | 1919 44TH AVE SW    |
| 001      | 637100 | 0145  | 4/29/09   | \$439,000  | \$391,000      | 840                | 8         | 2008            | Avg  | 1160     | N    | N           | 3057 60TH AVE SW    |
| 001      | 637300 | 0212  | 2/25/10   | \$385,000  | \$356,000      | 870                | 8         | 2010            | Avg  | 1047     | N    | N           | 2819 62ND AVE SW    |
| 001      | 927220 | 1292  | 9/22/09   | \$499,000  | \$452,000      | 880                | 8         | 2007            | Avg  | 700      | Y    | N           | 4221 SW ATLANTIC ST |
| 001      | 927220 | 1294  | 6/30/10   | \$440,000  | \$413,000      | 880                | 8         | 2007            | Avg  | 700      | Y    | N           | 4219 SW ATLANTIC ST |
| 001      | 927220 | 1290  | 5/22/09   | \$568,000  | \$507,000      | 900                | 8         | 2007            | Avg  | 1485     | Y    | N           | 4223 SW ATLANTIC ST |
| 001      | 927220 | 1296  | 8/19/10   | \$435,000  | \$411,000      | 900                | 8         | 2007            | Avg  | 700      | Y    | N           | 4217 SW ATLANTIC ST |
| 001      | 637100 | 0148  | 10/5/09   | \$399,950  | \$363,000      | 910                | 8         | 2008            | Avg  | 1340     | N    | N           | 6006 SW ADMIRAL WAY |
| 001      | 637950 | 0194  | 8/3/10    | \$375,600  | \$354,000      | 920                | 8         | 2006            | Avg  | 1358     | N    | N           | 2322 A 44TH AVE SW  |
| 001      | 637950 | 0194  | 3/4/11    | \$345,000  | \$333,000      | 920                | 8         | 2006            | Avg  | 1358     | N    | N           | 2322 A 44TH AVE SW  |
| 001      | 637100 | 0105  | 6/1/10    | \$396,000  | \$370,000      | 1060               | 8         | 2005            | Avg  | 1379     | N    | N           | 3027 B 60TH AVE SW  |
| 001      | 927420 | 0015  | 12/21/09  | \$479,000  | \$439,000      | 1090               | 8         | 2009            | Avg  | 1437     | N    | N           | 1506 A 44TH AVE SW  |
| 001      | 637100 | 0146  | 2/4/10    | \$385,000  | \$355,000      | 1090               | 8         | 2008            | Avg  | 1145     | N    | N           | 6002 SW ADMIRAL WAY |
| 001      | 637100 | 0147  | 8/23/09   | \$420,000  | \$379,000      | 1090               | 8         | 2008            | Avg  | 1150     | N    | N           | 6004 SW ADMIRAL WAY |
| 001      | 927420 | 0016  | 12/18/09  | \$474,000  | \$434,000      | 1090               | 8         | 2009            | Avg  | 1437     | Y    | N           | 1506 B 44TH AVE SW  |
| 001      | 637950 | 0217  | 9/28/10   | \$424,950  | \$403,000      | 1100               | 8         | 2010            | Avg  | 1168     | N    | N           | 2314 C 44TH AVE SW  |
| 001      | 637200 | 0290  | 5/12/10   | \$425,000  | \$396,000      | 1120               | 8         | 2009            | Avg  | 1398     | N    | N           | 2445 A 55TH AVE SW  |
| 001      | 637200 | 0295  | 1/20/10   | \$432,500  | \$398,000      | 1120               | 8         | 2009            | Avg  | 1434     | N    | N           | 2451 A 55TH AVE SW  |
| 001      | 299780 | 0024  | 5/17/10   | \$412,000  | \$385,000      | 1120               | 8         | 2006            | Avg  | 1264     | N    | N           | 3018 A 60TH AVE SW  |
| 001      | 637200 | 0291  | 11/9/09   | \$441,500  | \$403,000      | 1120               | 8         | 2009            | Avg  | 1433     | N    | N           | 2445 B 55TH AVE SW  |
| 001      | 637200 | 0296  | 8/20/10   | \$405,000  | \$382,000      | 1120               | 8         | 2009            | Avg  | 1404     | N    | N           | 2451 B 55TH AVE SW  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 532310 | 0116  | 3/15/10   | \$434,670  | \$403,000      | 1120               | 8         | 2010            | Avg  | 1291     | N    | N           | 3028 61ST AVE SW         |
| 001      | 532310 | 0117  | 3/26/10   | \$440,000  | \$408,000      | 1120               | 8         | 2010            | Avg  | 1312     | N    | N           | 3030 61ST AVE SW         |
| 001      | 532310 | 0121  | 4/12/10   | \$438,300  | \$407,000      | 1120               | 8         | 2010            | Avg  | 1318     | N    | N           | 3034 61ST AVE SW         |
| 001      | 532310 | 0122  | 4/22/10   | \$440,000  | \$409,000      | 1120               | 8         | 2010            | Avg  | 1285     | N    | N           | 3036 61ST AVE SW         |
| 001      | 299780 | 0015  | 8/11/09   | \$375,000  | \$338,000      | 1140               | 8         | 2008            | Avg  | 1265     | N    | N           | 3014 A 60TH AVE SW       |
| 001      | 299780 | 0019  | 5/26/10   | \$405,000  | \$378,000      | 1140               | 8         | 2008            | Avg  | 1265     | N    | N           | 3014 C 60TH AVE SW       |
| 001      | 299780 | 0019  | 5/26/10   | \$405,000  | \$378,000      | 1140               | 8         | 2008            | Avg  | 1265     | N    | N           | 3014 C 60TH AVE SW       |
| 001      | 927220 | 1310  | 4/15/10   | \$439,500  | \$409,000      | 1180               | 8         | 2007            | Avg  | 1235     | N    | N           | 1508 E CALIFORNIA AVE SW |
| 001      | 927220 | 1312  | 8/19/10   | \$399,950  | \$378,000      | 1180               | 8         | 2007            | Avg  | 790      | N    | N           | 1508 D CALIFORNIA AVE SW |
| 001      | 927220 | 1314  | 6/9/10    | \$420,000  | \$393,000      | 1180               | 8         | 2007            | Avg  | 807      | N    | N           | 1508 C CALIFORNIA AVE SW |
| 001      | 927220 | 1316  | 9/21/10   | \$428,500  | \$406,000      | 1180               | 8         | 2007            | Avg  | 807      | N    | N           | 1508 B CALIFORNIA AVE SW |
| 001      | 927420 | 2620  | 6/9/11    | \$590,000  | \$576,000      | 1210               | 8         | 1931            | Avg  | 2860     | N    | N           | 4519 SW HILL ST          |
| 001      | 350510 | 0055  | 3/18/09   | \$447,850  | \$397,000      | 1220               | 8         | 1950            | Avg  | 5000     | N    | N           | 2505 51ST AVE SW         |
| 001      | 927420 | 1535  | 4/6/11    | \$440,000  | \$427,000      | 1220               | 8         | 1990            | Avg  | 3360     | N    | N           | 4414 SW MASSACHUSETTS ST |
| 001      | 350510 | 0520  | 4/27/10   | \$410,000  | \$382,000      | 1250               | 8         | 1953            | Avg  | 11000    | Y    | N           | 5121 SW PRITCHARD ST     |
| 001      | 350510 | 0520  | 3/29/11   | \$725,000  | \$702,000      | 1250               | 8         | 1953            | Avg  | 11000    | Y    | N           | 5121 SW PRITCHARD ST     |
| 001      | 532310 | 0115  | 9/7/10    | \$485,950  | \$460,000      | 1260               | 8         | 2010            | Avg  | 2196     | N    | N           | 3032 61ST AVE SW         |
| 001      | 532310 | 0120  | 7/21/10   | \$479,136  | \$451,000      | 1260               | 8         | 2010            | Avg  | 2197     | N    | N           | 3038 61ST AVE SW         |
| 001      | 637200 | 0297  | 10/2/09   | \$523,500  | \$475,000      | 1260               | 8         | 2009            | Avg  | 2298     | N    | N           | 2449 55TH AVE SW         |
| 001      | 927920 | 0491  | 2/23/11   | \$478,500  | \$462,000      | 1280               | 8         | 1955            | Avg  | 7440     | N    | N           | 4807 SW WALKER ST        |
| 001      | 637200 | 0292  | 9/22/09   | \$523,500  | \$475,000      | 1290               | 8         | 2009            | Avg  | 2304     | N    | N           | 2447 55TH AVE SW         |
| 001      | 927220 | 0680  | 4/13/09   | \$550,000  | \$489,000      | 1320               | 8         | 1985            | Avg  | 2750     | Y    | N           | 1322 44TH AVE SW         |
| 001      | 927220 | 0800  | 10/22/10  | \$600,000  | \$571,000      | 1340               | 8         | 1939            | Avg  | 4750     | Y    | N           | 1313 CALIFORNIA AVE SW   |
| 001      | 927420 | 3610  | 7/15/10   | \$640,000  | \$602,000      | 1340               | 8         | 1959            | Avg  | 5750     | Y    | N           | 1609 46TH AVE SW         |
| 001      | 927920 | 0290  | 4/6/10    | \$516,000  | \$479,000      | 1380               | 8         | 1947            | Avg  | 5000     | N    | N           | 2164 50TH AVE SW         |



**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 927420 | 0240  | 7/26/10   | \$600,000  | \$565,000      | 1390               | 8         | 1947            | Good  | 6325     | N    | N           | 4320 SW MASSACHUSETTS ST |
| 001      | 927320 | 0155  | 7/22/11   | \$810,000  | \$795,000      | 1500               | 8         | 1941            | Good  | 2100     | Y    | N           | 1436 PALM AVE SW         |
| 001      | 927420 | 3320  | 5/16/11   | \$790,000  | \$770,000      | 1550               | 8         | 1929            | Good  | 4400     | N    | N           | 4606 SW HOLGATE ST       |
| 001      | 928170 | 0160  | 7/16/10   | \$599,950  | \$564,000      | 1620               | 8         | 1927            | VGood | 4350     | N    | N           | 2325 47TH AVE SW         |
| 001      | 927920 | 0515  | 11/17/09  | \$675,000  | \$616,000      | 1640               | 8         | 1955            | Avg   | 7440     | N    | N           | 4721 SW WALKER ST        |
| 001      | 386740 | 0135  | 4/2/10    | \$750,000  | \$696,000      | 1660               | 8         | 1956            | VGood | 4071     | Y    | N           | 1314 ALKI AVE SW         |
| 001      | 927220 | 2780  | 5/24/11   | \$730,000  | \$712,000      | 1660               | 8         | 1974            | Avg   | 6938     | Y    | N           | 1123 CALIFORNIA AVE SW   |
| 001      | 927920 | 0370  | 2/24/10   | \$800,000  | \$739,000      | 1660               | 8         | 1948            | Avg   | 12100    | N    | N           | 2133 49TH AVE SW         |
| 001      | 927420 | 0321  | 12/18/09  | \$470,000  | \$431,000      | 1680               | 8         | 2008            | Avg   | 934      | Y    | N           | 1609 B CALIFORNIA AVE SW |
| 001      | 927420 | 2220  | 7/8/09    | \$680,000  | \$611,000      | 1760               | 8         | 1904            | VGood | 4255     | N    | N           | 1712 46TH AVE SW         |
| 001      | 927920 | 0995  | 11/12/10  | \$481,000  | \$459,000      | 1910               | 8         | 1961            | Avg   | 5000     | Y    | N           | 2141 47TH AVE SW         |
| 001      | 350510 | 0005  | 11/1/10   | \$695,000  | \$662,000      | 1930               | 8         | 1964            | Good  | 10581    | N    | N           | 5100 SW GRAYSON ST       |
| 001      | 637950 | 0715  | 3/14/11   | \$505,500  | \$489,000      | 1930               | 8         | 1926            | Avg   | 5750     | Y    | N           | 2307 46TH AVE SW         |
| 001      | 091300 | 0200  | 5/11/11   | \$663,500  | \$646,000      | 1950               | 8         | 1910            | VGood | 4000     | Y    | N           | 2142 HALLECK AVE SW      |
| 001      | 927220 | 0365  | 7/8/10    | \$703,000  | \$660,000      | 1960               | 8         | 1924            | Avg   | 5500     | Y    | N           | 1408 45TH AVE SW         |
| 001      | 927220 | 0870  | 11/19/09  | \$770,000  | \$703,000      | 2260               | 8         | 1913            | Good  | 5695     | Y    | N           | 1321 42ND AVE SW         |
| 001      | 927470 | 0110  | 6/15/09   | \$725,000  | \$649,000      | 2400               | 8         | 1985            | Avg   | 5750     | N    | N           | 2211 46TH AVE SW         |
| 001      | 927420 | 3036  | 3/3/11    | \$716,788  | \$692,000      | 2450               | 8         | 2001            | Avg   | 4446     | N    | N           | 2103 46TH AVE SW         |
| 001      | 927420 | 3620  | 9/20/10   | \$855,000  | \$810,000      | 2690               | 8         | 1901            | Good  | 5980     | Y    | N           | 1603 46TH AVE SW         |
| 001      | 928120 | 0110  | 11/3/10   | \$681,100  | \$649,000      | 2700               | 8         | 2006            | Avg   | 3943     | N    | N           | 2304 50TH AVE SW         |
| 001      | 058500 | 0530  | 10/7/11   | \$770,000  | \$763,000      | 3020               | 8         | 2005            | Avg   | 8846     | N    | N           | 5070 SW WAITE ST         |
| 001      | 938520 | 0055  | 6/8/10    | \$610,000  | \$571,000      | 1330               | 9         | 2001            | Avg   | 2000     | N    | N           | 2445 WICKSTROM PL SW     |
| 001      | 927420 | 0007  | 2/4/11    | \$585,000  | \$563,000      | 1620               | 9         | 2006            | Avg   | 1193     | N    | N           | 1500 44TH AVE SW         |
| 001      | 350810 | 0115  | 7/22/09   | \$579,500  | \$521,000      | 1670               | 9         | 1985            | Avg   | 4950     | Y    | N           | 2363 HOBART AVE SW       |
| 001      | 443260 | 0075  | 9/21/10   | \$564,500  | \$535,000      | 1710               | 9         | 2003            | Avg   | 4140     | N    | N           | 2214 44TH AVE SW         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 102403 | 9052  | 9/19/11   | \$810,000   | \$801,000      | 1820               | 9         | 2009            | Avg   | 7933     | Y    | N           | 5305 SW PRITCHARD ST     |
| 001      | 927970 | 0440  | 6/14/10   | \$1,025,000 | \$960,000      | 1870               | 9         | 1972            | Good  | 9100     | Y    | N           | 2161 SUNSET AVE SW       |
| 001      | 927970 | 0500  | 4/27/11   | \$950,000   | \$923,000      | 1910               | 9         | 1969            | Good  | 14271    | Y    | N           | 2201 SUNSET AVE SW       |
| 001      | 927970 | 0020  | 11/4/10   | \$760,000   | \$724,000      | 1970               | 9         | 1928            | Avg   | 5550     | N    | N           | 1944 SUNSET AVE SW       |
| 001      | 927420 | 1650  | 11/24/09  | \$677,500   | \$619,000      | 2070               | 9         | 1928            | Avg   | 6563     | N    | N           | 4415 SW ATLANTIC ST      |
| 001      | 927420 | 2020  | 10/10/11  | \$690,336   | \$684,000      | 2080               | 9         | 1928            | Good  | 4000     | N    | N           | 1507 45TH AVE SW         |
| 001      | 927420 | 2540  | 3/23/10   | \$840,000   | \$779,000      | 2240               | 9         | 1900            | Good  | 9375     | N    | N           | 1927 45TH AVE SW         |
| 001      | 927420 | 3250  | 11/25/09  | \$885,000   | \$809,000      | 2250               | 9         | 1930            | Good  | 5750     | N    | N           | 1708 47TH AVE SW         |
| 001      | 015300 | 0020  | 9/19/11   | \$623,877   | \$617,000      | 2670               | 9         | 1991            | Avg   | 3000     | Y    | N           | 3112 ALKI AVE SW         |
| 001      | 927420 | 0220  | 9/7/10    | \$950,000   | \$899,000      | 2860               | 9         | 2004            | Avg   | 8625     | N    | N           | 1624 44TH AVE SW         |
| 001      | 927420 | 1550  | 3/23/11   | \$950,000   | \$920,000      | 3030               | 9         | 1919            | Good  | 6325     | N    | N           | 4408 SW MASSACHUSETTS ST |
| 001      | 350810 | 0260  | 9/28/09   | \$915,000   | \$830,000      | 1910               | 10        | 1977            | VGood | 10281    | Y    | N           | 2439 53RD AVE SW         |
| 001      | 927920 | 1280  | 8/22/11   | \$860,000   | \$847,000      | 2410               | 10        | 1988            | Avg   | 3780     | Y    | N           | 2041 BONAIR DR SW        |
| 001      | 927970 | 0006  | 11/30/11  | \$1,280,000 | \$1,275,000    | 2550               | 10        | 2008            | Avg   | 7252     | Y    | N           | 1936 SUNSET AVE SW       |
| 001      | 927420 | 3565  | 10/10/11  | \$850,000   | \$842,000      | 2660               | 10        | 2006            | Avg   | 4600     | N    | N           | 1629 46TH AVE SW         |
| 001      | 927420 | 2190  | 7/28/10   | \$1,075,000 | \$1,012,000    | 2840               | 10        | 1900            | VGood | 9750     | Y    | N           | 1603 45TH AVE SW         |
| 001      | 927220 | 0860  | 7/26/11   | \$1,150,000 | \$1,129,000    | 3050               | 10        | 2006            | Avg   | 5850     | Y    | N           | 1314 CALIFORNIA AVE SW   |
| 001      | 927220 | 1455  | 10/9/09   | \$1,090,000 | \$990,000      | 3330               | 10        | 1985            | Avg   | 6600     | N    | N           | 1503 42ND AVE SW         |
| 001      | 091400 | 0070  | 4/5/11    | \$1,085,000 | \$1,052,000    | 3880               | 10        | 1995            | Avg   | 3920     | Y    | N           | 2213 HALLECK AVE SW      |
| 001      | 091300 | 0099  | 2/2/11    | \$699,000   | \$673,000      | 940                | 11        | 2008            | Avg   | 1240     | Y    | N           | 2121 BONAIR DR SW        |
| 001      | 091300 | 0075  | 11/11/09  | \$1,065,000 | \$972,000      | 2690               | 11        | 2002            | Avg   | 3274     | Y    | N           | 2109 BONAIR DR SW        |
| 003      | 798740 | 0316  | 10/14/11  | \$177,777   | \$176,000      | 500                | 5         | 1910            | Avg   | 1642     | N    | N           | 3318 31ST AVE SW         |
| 003      | 632400 | 0175  | 10/24/11  | \$238,500   | \$237,000      | 660                | 6         | 1906            | Avg   | 1800     | N    | N           | 4063 SW PRINCE ST        |
| 003      | 691170 | 0030  | 4/26/10   | \$240,000   | \$223,000      | 700                | 6         | 1918            | Avg   | 5840     | Y    | N           | 3009 1/2 HARBOR AVE SW   |
| 003      | 915160 | 0081  | 6/24/09   | \$430,000   | \$386,000      | 700                | 6         | 1900            | Good  | 6130     | Y    | N           | 1939 WALNUT AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 927420 | 3885  | 10/27/11  | \$263,000  | \$261,000      | 750                | 6         | 1944           | Avg   | 3125     | N    | N           | 1929 42ND AVE SW      |
| 003      | 719280 | 0215  | 5/11/11   | \$220,000  | \$214,000      | 860                | 6         | 1985           | Avg   | 15750    | N    | N           | 3271 31ST AVE SW      |
| 003      | 927220 | 2220  | 3/30/11   | \$320,000  | \$310,000      | 880                | 6         | 1903           | Good  | 2013     | N    | N           | 1923 FERRY AVE SW     |
| 003      | 798740 | 0332  | 4/26/11   | \$305,000  | \$296,000      | 960                | 6         | 1910           | VGood | 4000     | Y    | N           | 3305 30TH AVE SW      |
| 003      | 927420 | 4040  | 5/18/10   | \$320,000  | \$299,000      | 1340               | 6         | 1958           | Avg   | 7900     | Y    | N           | 1717 41ST AVE SW      |
| 003      | 927570 | 1780  | 8/11/10   | \$575,000  | \$542,000      | 1600               | 6         | 1918           | Good  | 6700     | N    | N           | 2411 BELVIDERE AVE SW |
| 003      | 011700 | 0490  | 11/23/09  | \$330,000  | \$302,000      | 920                | 7         | 1925           | Avg   | 5175     | N    | N           | 2214 42ND AVE SW      |
| 003      | 719280 | 0200  | 1/14/10   | \$417,000  | \$383,000      | 1090               | 7         | 1909           | VGood | 4200     | Y    | N           | 3281 31ST AVE SW      |
| 003      | 927220 | 1915  | 6/6/09    | \$485,000  | \$434,000      | 1090               | 7         | 1907           | Good  | 4967     | N    | N           | 1613 PALM AVE SW      |
| 003      | 632400 | 0190  | 3/3/09    | \$460,000  | \$407,000      | 1210               | 7         | 1917           | Avg   | 3700     | N    | N           | 4055 SW PRINCE ST     |
| 003      | 798740 | 0355  | 12/14/09  | \$355,000  | \$325,000      | 1320               | 7         | 2010           | Avg   | 2500     | N    | N           | 3007 SW HINDS ST      |
| 003      | 927220 | 1790  | 10/28/11  | \$550,000  | \$546,000      | 1370               | 7         | 1929           | Avg   | 4800     | N    | N           | 1508 42ND AVE SW      |
| 003      | 719280 | 0145  | 8/19/10   | \$338,000  | \$319,000      | 1400               | 7         | 1908           | Avg   | 4480     | Y    | N           | 3257 30TH AVE SW      |
| 003      | 927570 | 1600  | 4/10/09   | \$470,000  | \$417,000      | 1410               | 7         | 2008           | Avg   | 5640     | N    | N           | 2202 FAIRMOUNT AVE SW |
| 003      | 927220 | 1830  | 12/21/10  | \$550,000  | \$527,000      | 1480               | 7         | 1982           | Avg   | 5500     | N    | N           | 1532 42ND AVE SW      |
| 003      | 632400 | 0065  | 10/26/09  | \$545,000  | \$496,000      | 1520               | 7         | 1927           | Avg   | 4482     | N    | N           | 2316 41ST AVE SW      |
| 003      | 915160 | 0541  | 6/16/10   | \$603,000  | \$565,000      | 1690               | 7         | 1928           | Good  | 4500     | Y    | N           | 4022 SW WALKER ST     |
| 003      | 927420 | 4110  | 4/22/09   | \$678,500  | \$604,000      | 1710               | 7         | 1948           | VGood | 4800     | Y    | N           | 1739 41ST AVE SW      |
| 003      | 011700 | 0050  | 3/23/11   | \$550,000  | \$532,000      | 1750               | 7         | 1924           | VGood | 5750     | N    | N           | 2135 41ST AVE SW      |
| 003      | 915160 | 0005  | 5/18/10   | \$675,000  | \$630,000      | 1800               | 7         | 1915           | Avg   | 6120     | Y    | N           | 4055 SW HOLGATE ST    |
| 003      | 927570 | 1905  | 11/18/09  | \$385,000  | \$352,000      | 1860               | 7         | 1909           | Avg   | 4150     | N    | N           | 3802 SW ADMIRAL WAY   |
| 003      | 927570 | 1947  | 5/23/11   | \$525,500  | \$512,000      | 1920               | 7         | 2004           | Avg   | 2500     | Y    | N           | 3781 SW GRAYSON ST    |
| 003      | 719280 | 0150  | 2/18/10   | \$325,000  | \$300,000      | 1980               | 7         | 2002           | Avg   | 4400     | Y    | N           | 3253 30TH AVE SW      |
| 003      | 915160 | 0095  | 9/8/11    | \$829,950  | \$819,000      | 2210               | 7         | 1977           | Good  | 7070     | Y    | N           | 1943 WALNUT AVE SW    |
| 003      | 927420 | 4170  | 5/25/09   | \$700,000  | \$625,000      | 2600               | 7         | 1937           | Good  | 6250     | N    | N           | 1907 41ST AVE SW      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 683770 | 0130  | 10/25/11  | \$405,000   | \$402,000      | 790                | 8         | 1931            | Avg  | 2500     | N    | N           | 4057 SW COLLEGE ST       |
| 003      | 915160 | 0106  | 4/16/10   | \$525,000   | \$488,000      | 1530               | 8         | 1927            | Good | 3300     | N    | N           | 4064 SW HILL ST          |
| 003      | 927420 | 3835  | 5/24/09   | \$565,000   | \$505,000      | 1640               | 8         | 2007            | Avg  | 1892     | N    | N           | 2010 A CALIFORNIA AVE SW |
| 003      | 927420 | 3831  | 12/4/09   | \$550,000   | \$503,000      | 1640               | 8         | 2007            | Avg  | 1733     | N    | N           | 2004 A CALIFORNIA AVE SW |
| 003      | 927420 | 3837  | 10/9/09   | \$550,000   | \$500,000      | 1640               | 8         | 2007            | Avg  | 1731     | N    | N           | 2010 B CALIFORNIA AVE SW |
| 003      | 927420 | 3845  | 12/1/09   | \$595,000   | \$544,000      | 1650               | 8         | 2007            | Avg  | 1831     | Y    | N           | 2006 A CALIFORNIA AVE SW |
| 003      | 927220 | 1975  | 9/26/11   | \$710,700   | \$703,000      | 1720               | 8         | 1909            | Good | 3200     | Y    | N           | 1602 PALM AVE SW         |
| 003      | 691120 | 0006  | 6/10/10   | \$545,000   | \$510,000      | 1830               | 8         | 1952            | Good | 9665     | Y    | N           | 3520 SW ADMIRAL WAY      |
| 003      | 927420 | 3839  | 4/21/10   | \$590,000   | \$549,000      | 1830               | 8         | 2007            | Avg  | 2106     | Y    | N           | 2008 B CALIFORNIA AVE SW |
| 003      | 927420 | 3841  | 3/19/10   | \$600,000   | \$556,000      | 1830               | 8         | 2007            | Avg  | 2077     | Y    | N           | 2008 A CALIFORNIA AVE SW |
| 003      | 927420 | 3843  | 4/3/09    | \$600,000   | \$532,000      | 1830               | 8         | 2007            | Avg  | 2077     | Y    | N           | 2006 B CALIFORNIA AVE SW |
| 003      | 927220 | 1630  | 12/10/09  | \$535,000   | \$490,000      | 1860               | 8         | 1926            | Good | 4970     | N    | N           | 1605 42ND AVE SW         |
| 003      | 011700 | 0200  | 8/19/10   | \$499,900   | \$472,000      | 1940               | 8         | 1910            | Avg  | 5560     | N    | N           | 2135 42ND AVE SW         |
| 003      | 927570 | 0006  | 7/4/11    | \$800,000   | \$784,000      | 2230               | 8         | 1989            | Avg  | 5308     | Y    | N           | 1700 ARCH AVE SW         |
| 003      | 927570 | 1960  | 11/17/10  | \$600,000   | \$572,000      | 2230               | 8         | 1971            | Good | 3700     | Y    | N           | 3777 SW GRAYSON ST       |
| 003      | 683770 | 0240  | 4/26/11   | \$890,000   | \$865,000      | 2170               | 10        | 2002            | Avg  | 5000     | Y    | N           | 2312 WALNUT AVE SW       |
| 003      | 927570 | 2405  | 12/18/09  | \$940,000   | \$862,000      | 2610               | 10        | 1930            | Good | 6000     | Y    | N           | 2247 PRESCOTT AVE SW     |
| 003      | 927570 | 1235  | 8/25/09   | \$1,180,000 | \$1,066,000    | 2630               | 10        | 2006            | Avg  | 5679     | Y    | N           | 2100 FAIRMOUNT AVE SW    |
| 003      | 915160 | 0716  | 6/10/10   | \$944,000   | \$884,000      | 2640               | 10        | 2001            | Avg  | 5400     | Y    | N           | 2104 41ST AVE SW         |
| 003      | 927570 | 2040  | 10/18/11  | \$978,000   | \$970,000      | 2720               | 10        | 2005            | Avg  | 8000     | Y    | N           | 2507 37TH AVE SW         |
| 003      | 927220 | 2020  | 5/23/11   | \$1,121,000 | \$1,093,000    | 2790               | 10        | 2002            | Avg  | 5095     | Y    | N           | 1628 PALM AVE SW         |
| 003      | 927570 | 0300  | 7/7/10    | \$1,400,000 | \$1,315,000    | 3010               | 10        | 1989            | Avg  | 5125     | Y    | N           | 1663 HARBOR AVE SW       |
| 005      | 782870 | 0092  | 6/20/11   | \$199,950   | \$196,000      | 480                | 6         | 1918            | Avg  | 1397     | N    | N           | 3221 62ND AVE SW         |
| 005      | 771260 | 0425  | 4/22/11   | \$219,000   | \$213,000      | 820                | 6         | 1953            | Good | 3119     | N    | N           | 3827 53RD AVE SW         |
| 005      | 014800 | 0410  | 8/16/11   | \$418,500   | \$412,000      | 900                | 6         | 1940            | Avg  | 4800     | N    | N           | 3245 63RD AVE SW         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 984130 | 0070  | 9/6/11    | \$305,000  | \$301,000      | 960                | 6         | 1925            | Avg   | 3660     | N    | N           | 3235 60TH AVE SW       |
| 005      | 239210 | 0395  | 9/29/11   | \$350,000  | \$346,000      | 1000               | 6         | 1911            | Good  | 3748     | N    | N           | 4138 53RD AVE SW       |
| 005      | 156310 | 0730  | 6/6/11    | \$420,000  | \$410,000      | 1300               | 6         | 1910            | Good  | 4256     | N    | N           | 4021 CHILBERG AVE SW   |
| 005      | 637400 | 0025  | 9/7/11    | \$750,000  | \$740,000      | 1360               | 6         | 1922            | Avg   | 4650     | Y    | N           | 3408 BEACH DR SW       |
| 005      | 636590 | 0195  | 5/4/10    | \$250,000  | \$233,000      | 800                | 7         | 1948            | Avg   | 5750     | N    | N           | 4036 52ND AVE SW       |
| 005      | 636590 | 0195  | 7/12/11   | \$384,950  | \$377,000      | 800                | 7         | 1948            | Avg   | 5750     | N    | N           | 4036 52ND AVE SW       |
| 005      | 636590 | 0215  | 2/19/10   | \$490,000  | \$453,000      | 800                | 7         | 1948            | VGood | 6900     | N    | N           | 4048 52ND AVE SW       |
| 005      | 636590 | 0205  | 4/19/10   | \$387,000  | \$360,000      | 860                | 7         | 1948            | Avg   | 6900     | N    | N           | 4042 52ND AVE SW       |
| 005      | 638450 | 0085  | 8/31/09   | \$349,000  | \$316,000      | 860                | 7         | 1952            | Good  | 6050     | N    | N           | 3842 53RD AVE SW       |
| 005      | 037500 | 0025  | 11/24/09  | \$617,000  | \$564,000      | 870                | 7         | 1999            | Avg   | 2220     | Y    | N           | 3514 BEACH DR SW       |
| 005      | 771260 | 0465  | 9/28/09   | \$345,000  | \$313,000      | 870                | 7         | 1951            | Avg   | 6000     | N    | N           | 5311 SW CHARLESTOWN ST |
| 005      | 037500 | 0215  | 1/28/11   | \$400,000  | \$385,000      | 880                | 7         | 1925            | Good  | 2700     | N    | N           | 6304 SW MARGUERITE CT  |
| 005      | 637250 | 0115  | 8/13/09   | \$464,000  | \$419,000      | 920                | 7         | 1947            | Avg   | 9360     | Y    | N           | 3319 59TH AVE SW       |
| 005      | 636590 | 0295  | 6/28/11   | \$365,000  | \$357,000      | 930                | 7         | 1948            | Avg   | 5635     | N    | N           | 4027 52ND AVE SW       |
| 005      | 637250 | 0075  | 5/27/10   | \$350,000  | \$327,000      | 930                | 7         | 1942            | Avg   | 4680     | N    | N           | 3246 60TH AVE SW       |
| 005      | 181880 | 0060  | 7/27/10   | \$420,058  | \$395,000      | 950                | 7         | 1979            | Avg   | 3636     | N    | N           | 6107 SW SPOKANE ST     |
| 005      | 239210 | 0120  | 7/1/09    | \$420,500  | \$377,000      | 1070               | 7         | 1953            | Good  | 6500     | N    | N           | 5120 SW GENESEE ST     |
| 005      | 205610 | 0070  | 3/8/10    | \$489,000  | \$453,000      | 1080               | 7         | 1950            | Good  | 7500     | N    | N           | 4036 53RD AVE SW       |
| 005      | 637150 | 0095  | 7/30/09   | \$490,000  | \$441,000      | 1120               | 7         | 1947            | Avg   | 9600     | N    | N           | 3237 61ST AVE SW       |
| 005      | 636590 | 0015  | 7/6/11    | \$327,400  | \$321,000      | 1130               | 7         | 1951            | Avg   | 5750     | N    | N           | 4007 51ST AVE SW       |
| 005      | 239210 | 0285  | 5/21/09   | \$380,000  | \$339,000      | 1140               | 7         | 1950            | Avg   | 5750     | N    | N           | 4133 52ND AVE SW       |
| 005      | 549620 | 0209  | 6/2/10    | \$500,000  | \$468,000      | 1150               | 7         | 1946            | Good  | 5800     | N    | N           | 4112 55TH AVE SW       |
| 005      | 636590 | 0335  | 10/26/10  | \$392,000  | \$373,000      | 1150               | 7         | 1948            | Avg   | 5520     | N    | N           | 4047 52ND AVE SW       |
| 005      | 771260 | 0310  | 11/8/11   | \$385,000  | \$383,000      | 1150               | 7         | 1964            | Avg   | 5000     | N    | N           | 3834 54TH AVE SW       |
| 005      | 014200 | 0065  | 11/9/09   | \$520,000  | \$474,000      | 1160               | 7         | 1948            | Avg   | 6000     | N    | N           | 4134 54TH AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 637250 | 0090  | 10/6/10   | \$520,000  | \$494,000      | 1190               | 7         | 2001            | Avg   | 6201     | Y    | N           | 3339 59TH AVE SW       |
| 005      | 156310 | 2634  | 10/7/11   | \$418,500  | \$414,000      | 1200               | 7         | 1947            | Good  | 6200     | N    | N           | 4024 56TH AVE SW       |
| 005      | 636590 | 0225  | 11/18/09  | \$560,000  | \$511,000      | 1220               | 7         | 1948            | Good  | 8625     | N    | N           | 4054 52ND AVE SW       |
| 005      | 299830 | 0056  | 1/13/09   | \$550,000  | \$483,000      | 1240               | 7         | 1960            | Avg   | 6050     | Y    | N           | 5807 SW HORTON ST      |
| 005      | 299880 | 0040  | 3/19/09   | \$450,000  | \$399,000      | 1250               | 7         | 1925            | Good  | 8800     | Y    | N           | 3406 60TH AVE SW       |
| 005      | 181880 | 0120  | 4/6/10    | \$617,000  | \$573,000      | 1260               | 7         | 1916            | VGood | 7410     | Y    | N           | 3604 60TH AVE SW       |
| 005      | 636590 | 0255  | 2/18/11   | \$472,000  | \$455,000      | 1270               | 7         | 1948            | VGood | 5635     | N    | N           | 4007 52ND AVE SW       |
| 005      | 014800 | 0600  | 3/1/10    | \$620,000  | \$573,000      | 1290               | 7         | 1938            | Good  | 16730    | Y    | N           | 3354 59TH AVE SW       |
| 005      | 637150 | 0055  | 7/13/11   | \$433,500  | \$425,000      | 1300               | 7         | 1928            | VGood | 4800     | N    | N           | 3242 62ND AVE SW       |
| 005      | 637250 | 0015  | 12/1/11   | \$285,000  | \$284,000      | 1310               | 7         | 1949            | Avg   | 4800     | N    | N           | 5915 SW ADMIRAL WAY    |
| 005      | 638450 | 0025  | 3/23/09   | \$370,000  | \$328,000      | 1320               | 7         | 1952            | Avg   | 6050     | N    | N           | 3814 53RD AVE SW       |
| 005      | 147440 | 0055  | 8/18/11   | \$475,000  | \$468,000      | 1370               | 7         | 1929            | Good  | 4720     | N    | N           | 3228 61ST AVE SW       |
| 005      | 147440 | 0055  | 12/19/11  | \$375,000  | \$374,000      | 1370               | 7         | 1929            | Good  | 4720     | N    | N           | 3228 61ST AVE SW       |
| 005      | 205610 | 0565  | 6/29/10   | \$470,000  | \$441,000      | 1370               | 7         | 1945            | Good  | 5500     | N    | N           | 4018 55TH AVE SW       |
| 005      | 638450 | 0165  | 3/3/10    | \$430,000  | \$398,000      | 1380               | 7         | 1951            | Good  | 6426     | N    | N           | 3835 52ND AVE SW       |
| 005      | 638450 | 0075  | 10/5/11   | \$277,750  | \$275,000      | 1430               | 7         | 1952            | Avg   | 6050     | N    | N           | 3838 53RD AVE SW       |
| 005      | 638450 | 0145  | 8/20/10   | \$350,000  | \$330,000      | 1440               | 7         | 1951            | Avg   | 6171     | N    | N           | 3847 52ND AVE SW       |
| 005      | 156310 | 2445  | 8/18/11   | \$441,500  | \$435,000      | 1460               | 7         | 1926            | Avg   | 5400     | Y    | N           | 4103 56TH AVE SW       |
| 005      | 156310 | 1025  | 11/9/10   | \$359,995  | \$343,000      | 1470               | 7         | 2000            | Avg   | 5000     | N    | N           | 4112 58TH PL SW        |
| 005      | 014500 | 0165  | 6/16/10   | \$535,000  | \$501,000      | 1510               | 7         | 1909            | Good  | 5750     | Y    | N           | 5615 SW WINTHROP ST    |
| 005      | 771260 | 0466  | 5/25/10   | \$455,000  | \$425,000      | 1540               | 7         | 1965            | Good  | 6500     | N    | N           | 5303 SW CHARLESTOWN ST |
| 005      | 771260 | 0125  | 7/2/10    | \$420,000  | \$394,000      | 1590               | 7         | 1996            | Good  | 5000     | N    | N           | 5404 SW ANDOVER ST     |
| 005      | 638450 | 0315  | 2/3/09    | \$407,500  | \$359,000      | 1620               | 7         | 1951            | Avg   | 6678     | N    | N           | 3838 52ND AVE SW       |
| 005      | 771260 | 0060  | 9/12/11   | \$420,000  | \$415,000      | 1640               | 7         | 1947            | Avg   | 9375     | Y    | N           | 3830 55TH AVE SW       |
| 005      | 700770 | 0135  | 8/5/09    | \$375,000  | \$338,000      | 1720               | 7         | 1952            | Avg   | 6000     | N    | N           | 5311 SW MANNING ST     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 156310 | 1660  | 6/23/10   | \$609,000  | \$571,000      | 1730               | 7         | 1973           | Avg   | 9133     | Y    | N           | 4002 AIKINS AVE SW    |
| 005      | 637250 | 0155  | 4/6/09    | \$525,000  | \$466,000      | 1760               | 7         | 1926           | Good  | 4800     | N    | N           | 3406 61ST AVE SW      |
| 005      | 181880 | 0100  | 3/3/11    | \$499,000  | \$482,000      | 1810               | 7         | 1929           | VGood | 4716     | N    | N           | 3614 61ST AVE SW      |
| 005      | 156310 | 2935  | 2/23/09   | \$540,000  | \$477,000      | 1850               | 7         | 1967           | Good  | 4125     | Y    | N           | 5500 SW GENESEE ST    |
| 005      | 771260 | 0275  | 1/20/10   | \$580,000  | \$534,000      | 1910               | 7         | 2002           | Avg   | 6250     | N    | N           | 3816 54TH AVE SW      |
| 005      | 782870 | 0035  | 6/25/09   | \$725,000  | \$650,000      | 1990               | 7         | 1991           | Avg   | 5900     | N    | N           | 3232 63RD AVE SW      |
| 005      | 942240 | 0035  | 11/29/10  | \$405,000  | \$387,000      | 2090               | 7         | 1985           | Avg   | 6000     | Y    | N           | 3428 63RD AVE SW      |
| 005      | 102100 | 0034  | 5/4/11    | \$632,000  | \$615,000      | 2820               | 7         | 1982           | Avg   | 4417     | Y    | N           | 3811 59TH AVE SW      |
| 005      | 156310 | 0845  | 6/28/10   | \$414,000  | \$388,000      | 1030               | 8         | 1992           | Avg   | 4000     | N    | N           | 4018 59TH AVE SW      |
| 005      | 637250 | 0006  | 6/17/11   | \$428,500  | \$419,000      | 1030               | 8         | 1951           | Avg   | 3655     | N    | N           | 3208 60TH AVE SW      |
| 005      | 102500 | 0036  | 7/30/09   | \$439,000  | \$395,000      | 1060               | 8         | 2008           | Avg   | 1335     | Y    | N           | 3726 A BEACH DR SW    |
| 005      | 102500 | 0037  | 11/9/09   | \$445,000  | \$406,000      | 1060               | 8         | 2008           | Avg   | 964      | Y    | N           | 3726 B BEACH DR SW    |
| 005      | 102500 | 0038  | 5/26/09   | \$459,000  | \$410,000      | 1060               | 8         | 2008           | Avg   | 1131     | Y    | N           | 3726 C BEACH DR SW    |
| 005      | 181880 | 0047  | 12/9/10   | \$380,000  | \$363,000      | 1070               | 8         | 1953           | Avg   | 3650     | N    | N           | 3650 BEACH DR SW      |
| 005      | 102500 | 0035  | 9/17/09   | \$443,000  | \$401,000      | 1160               | 8         | 2008           | Avg   | 1933     | N    | N           | 3723 60TH AVE SW      |
| 005      | 239210 | 0385  | 3/23/10   | \$680,000  | \$630,000      | 1190               | 8         | 1953           | VGood | 5750     | N    | N           | 4142 53RD AVE SW      |
| 005      | 156310 | 2585  | 3/26/10   | \$360,000  | \$334,000      | 1230               | 8         | 1941           | Good  | 6200     | Y    | N           | 4004 56TH AVE SW      |
| 005      | 021900 | 0095  | 8/14/09   | \$832,500  | \$751,000      | 1240               | 8         | 1954           | Good  | 7480     | Y    | N           | 3243 56TH AVE SW      |
| 005      | 299830 | 0005  | 10/12/11  | \$325,000  | \$322,000      | 1260               | 8         | 1941           | Avg   | 5026     | N    | N           | 3200 59TH AVE SW      |
| 005      | 771260 | 0415  | 10/21/10  | \$565,000  | \$537,000      | 1260               | 8         | 1966           | Good  | 6250     | N    | N           | 3831 53RD AVE SW      |
| 005      | 021900 | 0105  | 7/18/11   | \$572,500  | \$562,000      | 1300               | 8         | 1954           | Avg   | 7344     | Y    | N           | 3255 56TH AVE SW      |
| 005      | 156310 | 2715  | 8/13/09   | \$610,000  | \$550,000      | 1300               | 8         | 1948           | Avg   | 7800     | Y    | N           | 5504 SW DAKOTA ST     |
| 005      | 021940 | 0090  | 8/15/11   | \$645,000  | \$635,000      | 1400               | 8         | 1956           | Good  | 7140     | Y    | N           | 3327 56TH AVE SW      |
| 005      | 181880 | 0222  | 6/6/10    | \$586,000  | \$548,000      | 1440               | 8         | 1952           | Avg   | 6228     | Y    | N           | 3656 HILLCREST AVE SW |
| 005      | 156310 | 2900  | 12/2/09   | \$550,000  | \$503,000      | 1480               | 8         | 1962           | Good  | 5000     | N    | N           | 4126 56TH AVE SW      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 181880 | 0350  | 8/12/11   | \$735,000   | \$723,000      | 1480               | 8         | 1960           | Avg  | 7525     | Y    | N           | 3811 56TH AVE SW      |
| 005      | 205610 | 0205  | 2/14/11   | \$525,000   | \$506,000      | 1500               | 8         | 1992           | Avg  | 5000     | N    | N           | 4041 53RD AVE SW      |
| 005      | 299830 | 0265  | 12/27/11  | \$508,000   | \$508,000      | 1520               | 8         | 1956           | Avg  | 5720     | Y    | N           | 5714 SW SPOKANE ST    |
| 005      | 014800 | 0616  | 6/16/09   | \$1,095,000 | \$981,000      | 1530               | 8         | 1961           | Good | 7900     | Y    | N           | 3449 58TH AVE SW      |
| 005      | 130930 | 0050  | 9/24/09   | \$800,000   | \$726,000      | 1570               | 8         | 1963           | Avg  | 7300     | Y    | N           | 5354 SW MANNING ST    |
| 005      | 949020 | 0080  | 5/25/10   | \$540,000   | \$505,000      | 1570               | 8         | 1978           | Avg  | 8580     | N    | N           | 5616 SW ANDOVER ST    |
| 005      | 014800 | 0654  | 11/3/09   | \$585,000   | \$533,000      | 1580               | 8         | 1985           | Good | 6000     | N    | N           | 3437 61ST AVE SW      |
| 005      | 181880 | 0130  | 4/18/11   | \$550,000   | \$534,000      | 1610               | 8         | 1955           | Avg  | 5000     | Y    | N           | 3614 59TH AVE SW      |
| 005      | 014800 | 0541  | 8/29/11   | \$650,000   | \$641,000      | 1620               | 8         | 1966           | Avg  | 8250     | Y    | N           | 3239 56TH PL SW       |
| 005      | 181880 | 0040  | 8/12/10   | \$480,000   | \$453,000      | 1640               | 8         | 2008           | Avg  | 1636     | N    | N           | 3638 A BEACH DR SW    |
| 005      | 181880 | 0041  | 9/7/10    | \$490,000   | \$464,000      | 1640               | 8         | 2008           | Avg  | 1638     | N    | N           | 3638 B BEACH DR SW    |
| 005      | 637250 | 0175  | 9/21/09   | \$568,400   | \$515,000      | 1690               | 8         | 1927           | Good | 7200     | N    | N           | 3424 61ST AVE SW      |
| 005      | 014200 | 0020  | 4/20/10   | \$500,000   | \$465,000      | 1780               | 8         | 1980           | Good | 6000     | N    | N           | 4108 54TH AVE SW      |
| 005      | 014800 | 0527  | 6/9/10    | \$665,000   | \$622,000      | 1850               | 8         | 1953           | Avg  | 9450     | Y    | N           | 3252 57TH AVE SW      |
| 005      | 181880 | 0223  | 2/25/09   | \$722,500   | \$638,000      | 2060               | 8         | 1958           | Good | 8372     | Y    | N           | 3652 HILLCREST AVE SW |
| 005      | 771260 | 0426  | 5/10/11   | \$610,000   | \$594,000      | 2200               | 8         | 2011           | Avg  | 3119     | N    | N           | 3829 53RD AVE SW      |
| 005      | 771260 | 0375  | 9/28/09   | \$610,000   | \$554,000      | 2430               | 8         | 1999           | Avg  | 4984     | N    | N           | 3849 53RD AVE SW      |
| 005      | 299830 | 0115  | 1/15/09   | \$652,500   | \$573,000      | 2490               | 8         | 2011           | Avg  | 5040     | Y    | N           | 3337 58TH AVE SW      |
| 005      | 984130 | 0015  | 1/22/09   | \$540,000   | \$475,000      | 1500               | 9         | 1995           | Avg  | 3300     | N    | N           | 6003 SW ADMIRAL WAY   |
| 005      | 239210 | 0290  | 7/12/10   | \$510,000   | \$479,000      | 1510               | 9         | 2010           | Avg  | 2875     | N    | N           | 4135 52ND AVE SW      |
| 005      | 014500 | 0195  | 6/15/10   | \$722,500   | \$677,000      | 1610               | 9         | 2001           | Avg  | 6180     | Y    | N           | 5626 SW HANFORD ST    |
| 005      | 156310 | 0890  | 7/25/11   | \$535,000   | \$525,000      | 1690               | 9         | 1990           | Fair | 3500     | Y    | N           | 4000 58TH PL SW       |
| 005      | 181880 | 0235  | 4/29/09   | \$1,000,000 | \$890,000      | 1710               | 9         | 1958           | Good | 7750     | Y    | N           | 3615 57TH PL SW       |
| 005      | 156310 | 2730  | 10/10/11  | \$565,000   | \$560,000      | 1720               | 9         | 1993           | Avg  | 5900     | Y    | N           | 4049 55TH AVE SW      |
| 005      | 037500 | 0005  | 8/6/09    | \$925,000   | \$834,000      | 1780               | 9         | 1997           | Good | 2220     | Y    | N           | 3504 BEACH DR SW      |



**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(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      | 156310 | 0530  | 8/3/10    | \$650,000   | \$612,000      | 1900               | 9         | 2001            | Avg  | 2303     | N    | N           | 4146 BEACH DR SW       |
| 005      | 014800 | 0705  | 6/20/11   | \$750,000   | \$734,000      | 2030               | 9         | 2007            | Avg  | 4440     | N    | N           | 3433 61ST AVE SW       |
| 005      | 156310 | 2805  | 4/14/11   | \$610,000   | \$592,000      | 2140               | 9         | 1949            | Good | 10000    | Y    | N           | 4017 55TH AVE SW       |
| 005      | 152403 | 9077  | 7/20/09   | \$720,000   | \$648,000      | 2290               | 9         | 2001            | Avg  | 5016     | N    | N           | 6002 SW ORLEANS ST     |
| 005      | 205610 | 0225  | 2/19/10   | \$685,000   | \$633,000      | 2640               | 9         | 2003            | Avg  | 5000     | N    | N           | 4053 53RD AVE SW       |
| 005      | 014800 | 0596  | 3/2/11    | \$665,000   | \$642,000      | 2790               | 9         | 2007            | Avg  | 4296     | N    | N           | 3410 59TH AVE SW       |
| 005      | 130930 | 0061  | 6/14/10   | \$772,500   | \$723,000      | 3350               | 9         | 2008            | Avg  | 5956     | Y    | N           | 5333 SW MANNING ST     |
| 005      | 130930 | 0116  | 10/20/10  | \$983,000   | \$935,000      | 2700               | 10        | 2000            | Avg  | 4606     | Y    | N           | 5350 SW ORLEANS ST     |
| 005      | 075500 | 0013  | 7/26/11   | \$1,205,000 | \$1,184,000    | 3030               | 10        | 2004            | Avg  | 2256     | Y    | N           | 3312 BEACH DR SW       |
| 005      | 156310 | 1200  | 8/24/11   | \$1,250,000 | \$1,232,000    | 4260               | 10        | 2011            | Avg  | 5000     | Y    | N           | 4228 CHILBERG AVE SW   |
| 005      | 156310 | 1210  | 7/5/11    | \$1,220,000 | \$1,195,000    | 4580               | 10        | 2011            | Avg  | 5000     | Y    | N           | 4832 CHILBERG AVE SW   |
| 005      | 156310 | 2545  | 2/23/10   | \$925,000   | \$855,000      | 2270               | 11        | 1995            | Avg  | 5000     | Y    | N           | 4017 56TH AVE SW       |
| 005      | 156310 | 2530  | 3/22/11   | \$1,000,000 | \$968,000      | 2760               | 11        | 1998            | Avg  | 5000     | Y    | N           | 4021 56TH AVE SW       |
| 007      | 710410 | 0007  | 12/29/09  | \$230,000   | \$211,000      | 460                | 5         | 1918            | Avg  | 3640     | N    | N           | 4815 SW JUNEAU ST      |
| 007      | 281060 | 0160  | 9/10/09   | \$290,000   | \$263,000      | 700                | 5         | 1918            | Avg  | 4480     | N    | N           | 4319 SW HOLLY ST       |
| 007      | 431570 | 0110  | 9/14/11   | \$195,100   | \$193,000      | 480                | 6         | 1918            | Good | 3529     | N    | N           | 7011 FAUNTLEROY WAY SW |
| 007      | 281010 | 0065  | 6/3/11    | \$280,000   | \$273,000      | 640                | 6         | 1919            | Avg  | 4160     | N    | N           | 4345 SW WILLOW ST      |
| 007      | 431570 | 0545  | 8/30/11   | \$300,000   | \$296,000      | 650                | 6         | 1928            | Good | 3200     | N    | N           | 4636 SW MYRTLE ST      |
| 007      | 910000 | 0065  | 11/25/09  | \$175,000   | \$160,000      | 650                | 6         | 1922            | Fair | 4080     | N    | N           | 5101 46TH AVE SW       |
| 007      | 762570 | 1211  | 6/17/10   | \$296,000   | \$277,000      | 670                | 6         | 1919            | Good | 2600     | N    | N           | 4410 SW FINDLAY ST     |
| 007      | 281060 | 0050  | 11/12/09  | \$365,000   | \$333,000      | 680                | 6         | 1917            | Avg  | 4480     | N    | N           | 4328 SW WILLOW ST      |
| 007      | 031200 | 0125  | 12/3/10   | \$263,500   | \$252,000      | 700                | 6         | 1943            | Avg  | 5120     | N    | N           | 4702 SW HUDSON ST      |
| 007      | 762570 | 1935  | 11/19/10  | \$262,000   | \$250,000      | 700                | 6         | 1943            | Good | 4000     | N    | N           | 5957 46TH AVE SW       |
| 007      | 814960 | 0366  | 9/20/10   | \$240,000   | \$227,000      | 700                | 6         | 1943            | Avg  | 4640     | N    | N           | 4617 SW ALASKA ST      |
| 007      | 175070 | 0035  | 12/16/10  | \$306,900   | \$294,000      | 710                | 6         | 1943            | Avg  | 6100     | N    | N           | 4843 50TH AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|------------------------|
| 007      | 762570 | 1160  | 11/10/09  | \$275,000  | \$251,000      | 720                | 6         | 1909           | Good | 6250     | N    | N           | 5407 44TH AVE SW       |
| 007      | 939370 | 0145  | 6/9/09    | \$354,427  | \$317,000      | 720                | 6         | 1946           | Avg  | 5120     | N    | N           | 4815 47TH AVE SW       |
| 007      | 939370 | 0070  | 3/17/10   | \$290,000  | \$269,000      | 730                | 6         | 1920           | Avg  | 5120     | N    | N           | 4809 48TH AVE SW       |
| 007      | 570550 | 0105  | 11/1/11   | \$237,000  | \$235,000      | 760                | 6         | 1920           | Avg  | 6120     | N    | N           | 5032 50TH AVE SW       |
| 007      | 762570 | 3675  | 9/24/09   | \$280,500  | \$254,000      | 780                | 6         | 1943           | Avg  | 4800     | N    | N           | 6014 46TH AVE SW       |
| 007      | 859590 | 0005  | 12/11/09  | \$243,000  | \$223,000      | 780                | 6         | 1947           | Avg  | 6400     | N    | N           | 4730 48TH AVE SW       |
| 007      | 859590 | 0020  | 3/24/11   | \$340,000  | \$329,000      | 780                | 6         | 1947           | Good | 5760     | N    | N           | 4746 48TH AVE SW       |
| 007      | 031200 | 0025  | 1/6/09    | \$258,500  | \$227,000      | 790                | 6         | 1950           | Avg  | 5120     | N    | N           | 4844 49TH AVE SW       |
| 007      | 135830 | 0060  | 8/26/09   | \$430,000  | \$389,000      | 790                | 6         | 1947           | Good | 5040     | N    | N           | 4739 48TH AVE SW       |
| 007      | 135830 | 0060  | 3/14/11   | \$425,000  | \$411,000      | 790                | 6         | 1947           | Good | 5040     | N    | N           | 4739 48TH AVE SW       |
| 007      | 260030 | 0010  | 3/19/10   | \$250,000  | \$232,000      | 820                | 6         | 1942           | Good | 6850     | N    | N           | 4807 49TH AVE SW       |
| 007      | 570550 | 0030  | 3/20/09   | \$302,500  | \$268,000      | 820                | 6         | 1918           | Avg  | 5000     | N    | N           | 5014 SW DAWSON ST      |
| 007      | 762570 | 3470  | 2/18/11   | \$254,950  | \$246,000      | 820                | 6         | 1918           | Good | 5000     | N    | N           | 6023 44TH AVE SW       |
| 007      | 762570 | 3560  | 10/14/11  | \$284,950  | \$282,000      | 820                | 6         | 1924           | Good | 4000     | N    | N           | 4421 SW RAYMOND ST     |
| 007      | 762570 | 0906  | 9/14/09   | \$355,000  | \$322,000      | 830                | 6         | 1915           | Avg  | 6203     | N    | N           | 4504 SW BRANDON ST     |
| 007      | 031200 | 0135  | 3/12/09   | \$365,000  | \$323,000      | 840                | 6         | 1951           | Good | 5120     | N    | N           | 4845 47TH AVE SW       |
| 007      | 280960 | 0140  | 9/11/09   | \$322,000  | \$292,000      | 840                | 6         | 1914           | Avg  | 6344     | N    | N           | 6950 FAUNTLEROY WAY SW |
| 007      | 281060 | 0145  | 6/28/11   | \$340,000  | \$333,000      | 840                | 6         | 1919           | Good | 4480     | N    | N           | 4329 SW HOLLY ST       |
| 007      | 762570 | 1590  | 8/28/09   | \$380,000  | \$344,000      | 840                | 6         | 1922           | Good | 6000     | N    | N           | 5648 45TH AVE SW       |
| 007      | 762570 | 1965  | 5/10/10   | \$314,000  | \$293,000      | 840                | 6         | 1944           | Good | 6000     | N    | N           | 5932 47TH AVE SW       |
| 007      | 431570 | 0270  | 12/6/11   | \$315,000  | \$314,000      | 860                | 6         | 1910           | Good | 3552     | N    | N           | 7140 FAUNTLEROY WAY SW |
| 007      | 793400 | 0130  | 8/10/10   | \$349,000  | \$329,000      | 880                | 6         | 1948           | Good | 6144     | N    | N           | 5033 48TH AVE SW       |
| 007      | 710410 | 0025  | 11/19/10  | \$265,000  | \$253,000      | 890                | 6         | 1919           | Avg  | 5412     | N    | N           | 5918 49TH AVE SW       |
| 007      | 762570 | 4066  | 9/24/10   | \$315,000  | \$299,000      | 890                | 6         | 1918           | Avg  | 4800     | N    | N           | 6311 46TH AVE SW       |
| 007      | 281060 | 0165  | 9/22/09   | \$330,000  | \$299,000      | 910                | 6         | 1918           | Good | 4928     | N    | N           | 4315 SW HOLLY ST       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address            |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|--------------------------|
| 007      | 757120 | 0075  | 7/29/11   | \$425,000  | \$418,000      | 920                | 6         | 1949           | Good | 5031     | Y    | N           | 4843 46TH AVE SW         |
| 007      | 762570 | 3485  | 3/18/10   | \$347,000  | \$322,000      | 930                | 6         | 1941           | Avg  | 6250     | N    | N           | 6037 44TH AVE SW         |
| 007      | 431570 | 0285  | 8/10/09   | \$329,500  | \$297,000      | 940                | 6         | 1908           | Good | 4745     | N    | N           | 7136 FAUNTLEROY WAY SW   |
| 007      | 762570 | 0740  | 7/7/10    | \$373,000  | \$350,000      | 980                | 6         | 1909           | Good | 6000     | N    | N           | 4414 SW BRANDON ST       |
| 007      | 762570 | 0660  | 1/10/11   | \$450,000  | \$432,000      | 1000               | 6         | 1947           | Good | 5796     | N    | N           | 4409 SW DAWSON ST        |
| 007      | 762620 | 0280  | 3/8/11    | \$300,000  | \$290,000      | 1030               | 6         | 1920           | Good | 5000     | N    | N           | 6525 FAUNTLEROY WAY SW   |
| 007      | 762620 | 0205  | 11/18/09  | \$317,500  | \$290,000      | 1040               | 6         | 1925           | Avg  | 5000     | N    | N           | 6669 HOLLY PL SW         |
| 007      | 762570 | 1525  | 8/11/10   | \$245,000  | \$231,000      | 1050               | 6         | 1920           | Avg  | 6250     | N    | N           | 5607 44TH AVE SW         |
| 007      | 762570 | 1525  | 3/30/11   | \$435,000  | \$421,000      | 1050               | 6         | 1920           | Avg  | 6250     | N    | N           | 5607 44TH AVE SW         |
| 007      | 939370 | 0065  | 2/27/10   | \$483,000  | \$447,000      | 1110               | 6         | 1925           | Good | 5120     | N    | N           | 4813 48TH AVE SW         |
| 007      | 280960 | 0045  | 8/20/11   | \$315,000  | \$310,000      | 1120               | 6         | 1914           | Good | 5100     | N    | N           | 4315 SW MILLS ST         |
| 007      | 762570 | 3525  | 4/10/09   | \$340,000  | \$302,000      | 1250               | 6         | 1914           | Good | 6000     | N    | N           | 6042 45TH AVE SW         |
| 007      | 793600 | 0285  | 3/10/09   | \$390,000  | \$345,000      | 1360               | 6         | 1951           | Avg  | 5200     | N    | N           | 5010 AUTUMN LN SW        |
| 007      | 762570 | 1086  | 11/9/09   | \$329,950  | \$301,000      | 1460               | 6         | 1990           | Avg  | 5998     | N    | N           | 4502 SW FINDLAY ST       |
| 007      | 281060 | 0022  | 5/10/11   | \$259,000  | \$252,000      | 760                | 7         | 2003           | Avg  | 1202     | N    | N           | 6717 B CALIFORNIA AVE SW |
| 007      | 762570 | 2261  | 5/20/10   | \$285,000  | \$266,000      | 760                | 7         | 2008           | Avg  | 697      | N    | N           | 5923 B CALIFORNIA AVE SW |
| 007      | 762570 | 2267  | 3/11/09   | \$296,000  | \$262,000      | 760                | 7         | 2008           | Avg  | 697      | N    | N           | 5929 B CALIFORNIA AVE SW |
| 007      | 762570 | 2271  | 9/10/09   | \$288,000  | \$261,000      | 760                | 7         | 2008           | Avg  | 671      | N    | N           | 5937 CALIFORNIA AVE SW   |
| 007      | 762570 | 3445  | 4/19/10   | \$338,000  | \$314,000      | 770                | 7         | 1942           | Avg  | 2250     | Y    | N           | 4317 SW RAYMOND ST       |
| 007      | 941740 | 0220  | 8/26/11   | \$370,000  | \$365,000      | 770                | 7         | 1941           | Good | 4880     | N    | N           | 6001 48TH AVE SW         |
| 007      | 762570 | 2265  | 3/4/09    | \$300,000  | \$265,000      | 780                | 7         | 2008           | Avg  | 1027     | N    | N           | 5929 A CALIFORNIA AVE SW |
| 007      | 762570 | 2270  | 7/15/09   | \$298,500  | \$268,000      | 780                | 7         | 2008           | Avg  | 989      | N    | N           | 5937 CALIFORNIA AVE SW   |
| 007      | 762570 | 2268  | 1/2/09    | \$305,000  | \$268,000      | 780                | 7         | 2008           | Avg  | 1027     | N    | N           | 5929 C CALIFORNIA AVE SW |
| 007      | 762570 | 2272  | 8/27/09   | \$314,000  | \$284,000      | 780                | 7         | 2008           | Avg  | 989      | N    | N           | 5937 CALIFORNIA AVE SW   |
| 007      | 793500 | 0136  | 10/26/10  | \$315,000  | \$300,000      | 790                | 7         | 1919           | Avg  | 5250     | N    | N           | 6055 49TH AVE SW         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 007      | 431620 | 0075  | 6/8/09    | \$325,000  | \$291,000      | 800                | 7         | 1930            | Good  | 4120     | N    | N           | 6777 MURRAY AVE SW     |
| 007      | 860890 | 0185  | 10/12/09  | \$378,500  | \$344,000      | 800                | 7         | 1944            | Good  | 5850     | N    | N           | 4802 47TH AVE SW       |
| 007      | 422990 | 0070  | 4/29/11   | \$350,000  | \$340,000      | 810                | 7         | 1943            | Good  | 6125     | N    | N           | 5427 48TH AVE SW       |
| 007      | 793600 | 0724  | 6/22/09   | \$328,500  | \$294,000      | 810                | 7         | 1947            | Avg   | 6840     | N    | N           | 5302 48TH AVE SW       |
| 007      | 762570 | 3715  | 5/10/11   | \$327,800  | \$319,000      | 830                | 7         | 1950            | Good  | 6000     | N    | N           | 6023 46TH AVE SW       |
| 007      | 762570 | 3720  | 6/18/10   | \$420,000  | \$394,000      | 830                | 7         | 1950            | Good  | 6000     | N    | N           | 6027 46TH AVE SW       |
| 007      | 762570 | 3730  | 9/2/09    | \$398,000  | \$360,000      | 830                | 7         | 1949            | Avg   | 6000     | N    | N           | 6037 46TH AVE SW       |
| 007      | 149530 | 0390  | 10/5/09   | \$513,000  | \$466,000      | 860                | 7         | 1908            | VGood | 6350     | Y    | N           | 4702 45TH AVE SW       |
| 007      | 281060 | 0100  | 5/16/11   | \$320,000  | \$312,000      | 880                | 7         | 1926            | Avg   | 4000     | N    | N           | 6710 FAUNTLEROY WAY SW |
| 007      | 281560 | 0290  | 4/21/11   | \$350,000  | \$340,000      | 890                | 7         | 1925            | Avg   | 3960     | N    | N           | 4809 SW FINDLAY ST     |
| 007      | 762570 | 0760  | 2/11/10   | \$460,000  | \$424,000      | 890                | 7         | 1916            | Good  | 6000     | Y    | N           | 5270 45TH AVE SW       |
| 007      | 793400 | 0115  | 5/5/11    | \$301,000  | \$293,000      | 890                | 7         | 1941            | Good  | 6400     | N    | N           | 5047 48TH AVE SW       |
| 007      | 380750 | 0051  | 8/9/11    | \$325,000  | \$320,000      | 900                | 7         | 1948            | Avg   | 4250     | N    | N           | 7146 WOODSIDE PL SW    |
| 007      | 710410 | 0050  | 3/26/11   | \$440,000  | \$426,000      | 900                | 7         | 1920            | VGood | 5412     | N    | N           | 5909 48TH AVE SW       |
| 007      | 281060 | 0120  | 6/26/09   | \$370,000  | \$332,000      | 910                | 7         | 1926            | Avg   | 4000     | N    | N           | 6702 FAUNTLEROY WAY SW |
| 007      | 431570 | 0717  | 12/5/11   | \$470,000  | \$469,000      | 910                | 7         | 1953            | Good  | 5100     | Y    | N           | 7109 47TH AVE SW       |
| 007      | 910000 | 0075  | 9/12/11   | \$434,500  | \$429,000      | 910                | 7         | 1922            | Avg   | 4400     | Y    | N           | 5219 ERSKINE WAY SW    |
| 007      | 537620 | 0026  | 9/17/09   | \$371,000  | \$336,000      | 920                | 7         | 1948            | Avg   | 5920     | N    | N           | 7145 45TH AVE SW       |
| 007      | 743600 | 0185  | 9/23/09   | \$424,000  | \$385,000      | 920                | 7         | 1948            | Good  | 6500     | N    | N           | 6503 49TH AVE SW       |
| 007      | 762570 | 1920  | 11/4/09   | \$399,950  | \$365,000      | 920                | 7         | 1951            | Good  | 6000     | N    | N           | 5943 46TH AVE SW       |
| 007      | 431570 | 1130  | 10/23/09  | \$415,000  | \$378,000      | 940                | 7         | 1956            | Avg   | 6600     | Y    | N           | 6733 48TH AVE SW       |
| 007      | 558020 | 0028  | 1/27/09   | \$380,000  | \$334,000      | 940                | 7         | 1950            | Good  | 5760     | N    | N           | 5235 48TH AVE SW       |
| 007      | 710410 | 0030  | 11/9/09   | \$365,000  | \$333,000      | 940                | 7         | 1918            | Good  | 5043     | N    | N           | 5922 49TH AVE SW       |
| 007      | 762570 | 3620  | 8/6/09    | \$439,900  | \$397,000      | 940                | 7         | 1918            | VGood | 3840     | N    | N           | 4500 SW GRAHAM ST      |
| 007      | 380750 | 0075  | 5/21/09   | \$384,600  | \$343,000      | 950                | 7         | 1942            | Good  | 3906     | N    | N           | 4400 SW OTHELLO ST     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address            |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------------|
| 007      | 762570 | 1665  | 9/16/11   | \$447,500  | \$442,000      | 960                | 7         | 1911            | Good  | 6000     | N    | N           | 5627 45TH AVE SW         |
| 007      | 793500 | 0565  | 11/30/11  | \$465,000  | \$463,000      | 960                | 7         | 1950            | Good  | 5688     | Y    | N           | 6025 ATLAS PL SW         |
| 007      | 031200 | 0105  | 8/3/09    | \$467,000  | \$421,000      | 970                | 7         | 1920            | VGood | 5120     | N    | N           | 4848 48TH AVE SW         |
| 007      | 431570 | 0260  | 6/14/10   | \$342,000  | \$320,000      | 970                | 7         | 1910            | Good  | 3885     | N    | N           | 7142 FAUNTLEROY WAY SW   |
| 007      | 431570 | 0440  | 3/23/09   | \$405,000  | \$359,000      | 970                | 7         | 1951            | Avg   | 6105     | N    | N           | 6733 46TH AVE SW         |
| 007      | 762570 | 2282  | 11/30/09  | \$339,000  | \$310,000      | 970                | 7         | 2008            | Avg   | 834      | N    | N           | 5925 B CALIFORNIA AVE SW |
| 007      | 762570 | 2276  | 3/26/10   | \$329,000  | \$305,000      | 970                | 7         | 2008            | Avg   | 836      | N    | N           | 5933 CALIFORNIA AVE SW   |
| 007      | 762570 | 2281  | 10/28/09  | \$349,000  | \$318,000      | 980                | 7         | 2008            | Avg   | 1098     | N    | N           | 5925 C CALIFORNIA AVE SW |
| 007      | 762570 | 2283  | 8/26/09   | \$344,000  | \$311,000      | 980                | 7         | 2008            | Avg   | 1089     | N    | N           | 5925 A CALIFORNIA AVE SW |
| 007      | 762570 | 2274  | 10/7/09   | \$348,000  | \$316,000      | 980                | 7         | 2008            | Avg   | 1144     | N    | N           | 5933 C CALIFORNIA AVE SW |
| 007      | 762570 | 2277  | 7/29/09   | \$350,000  | \$315,000      | 980                | 7         | 2008            | Avg   | 1095     | N    | N           | 5933 CALIFORNIA AVE SW   |
| 007      | 281060 | 0185  | 12/8/09   | \$362,450  | \$332,000      | 990                | 7         | 1925            | Avg   | 3760     | N    | N           | 6709 FAUNTLEROY WAY SW   |
| 007      | 762570 | 1155  | 3/6/09    | \$469,950  | \$416,000      | 990                | 7         | 1947            | Good  | 6250     | N    | N           | 5403 44TH AVE SW         |
| 007      | 762570 | 2070  | 5/19/09   | \$463,500  | \$414,000      | 990                | 7         | 1948            | Good  | 6000     | N    | N           | 5946 46TH AVE SW         |
| 007      | 941740 | 0115  | 1/14/11   | \$379,000  | \$364,000      | 990                | 7         | 1951            | Avg   | 4840     | N    | N           | 6034 49TH AVE SW         |
| 007      | 239160 | 1615  | 10/27/09  | \$375,000  | \$342,000      | 1000               | 7         | 1956            | Avg   | 5750     | Y    | N           | 4505 51ST AVE SW         |
| 007      | 762570 | 2269  | 2/11/10   | \$320,000  | \$295,000      | 1000               | 7         | 2008            | Avg   | 1723     | N    | N           | 5927 CALIFORNIA AVE SW   |
| 007      | 762570 | 2273  | 3/12/10   | \$325,000  | \$301,000      | 1000               | 7         | 2008            | Avg   | 1769     | N    | N           | 5935 CALIFORNIA AVE SW   |
| 007      | 558020 | 0071  | 3/12/09   | \$340,000  | \$301,000      | 1010               | 7         | 1933            | Avg   | 3600     | N    | N           | 4816 SW BRANDON ST       |
| 007      | 281060 | 0125  | 9/14/11   | \$452,000  | \$446,000      | 1020               | 7         | 1926            | Good  | 5457     | N    | N           | 4411 SW HOLLY ST         |
| 007      | 431570 | 0045  | 6/25/09   | \$405,000  | \$363,000      | 1030               | 7         | 1907            | VGood | 5250     | N    | N           | 7118 FAUNTLEROY WAY SW   |
| 007      | 743600 | 0005  | 8/23/10   | \$349,950  | \$330,000      | 1030               | 7         | 1949            | Good  | 4655     | N    | N           | 4821 SW GRAHAM ST        |
| 007      | 762570 | 4215  | 2/19/10   | \$276,123  | \$255,000      | 1050               | 7         | 1973            | Good  | 6250     | N    | N           | 6311 44TH AVE SW         |
| 007      | 198120 | 0060  | 8/6/09    | \$443,500  | \$400,000      | 1060               | 7         | 1918            | Good  | 3975     | Y    | N           | 7018 BEACH DR SW         |
| 007      | 710410 | 0055  | 4/28/09   | \$258,000  | \$230,000      | 1060               | 7         | 1984            | Avg   | 5642     | N    | N           | 4803 SW JUNEAU ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address            |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|--------------------------|
| 007      | 793600 | 0413  | 5/18/11   | \$465,000  | \$453,000      | 1060               | 7         | 1951           | Good  | 6200     | N    | N           | 5442 BEACH DR SW         |
| 007      | 941740 | 0185  | 8/21/10   | \$340,800  | \$322,000      | 1070               | 7         | 1953           | Avg   | 4840     | N    | N           | 6031 48TH AVE SW         |
| 007      | 738450 | 0045  | 5/17/10   | \$445,000  | \$415,000      | 1080               | 7         | 1920           | Good  | 4000     | N    | N           | 4710 BEACH DR SW         |
| 007      | 941740 | 0385  | 9/15/11   | \$435,000  | \$430,000      | 1080               | 7         | 1948           | Avg   | 5000     | N    | N           | 5932 48TH AVE SW         |
| 007      | 031200 | 0100  | 8/25/10   | \$370,000  | \$349,000      | 1090               | 7         | 1975           | VGood | 5120     | N    | N           | 4846 48TH AVE SW         |
| 007      | 252340 | 0060  | 5/7/10    | \$475,000  | \$443,000      | 1090               | 7         | 1928           | Good  | 5247     | Y    | N           | 5002 ERSKINE WAY SW      |
| 007      | 793600 | 0651  | 7/21/11   | \$375,100  | \$368,000      | 1090               | 7         | 1966           | Avg   | 5120     | N    | N           | 4710 48TH AVE SW         |
| 007      | 570550 | 0021  | 6/2/11    | \$500,000  | \$488,000      | 1100               | 7         | 1956           | Good  | 6875     | N    | N           | 5040 51ST AVE SW         |
| 007      | 239160 | 1705  | 4/10/09   | \$390,000  | \$346,000      | 1110               | 7         | 1993           | Avg   | 2875     | Y    | N           | 4550 51ST PL SW          |
| 007      | 762570 | 4400  | 7/18/11   | \$411,075  | \$403,000      | 1110               | 7         | 1926           | Avg   | 5280     | N    | N           | 6636 FAUNTLEROY WAY SW   |
| 007      | 762570 | 2130  | 10/18/11  | \$352,500  | \$350,000      | 1120               | 7         | 1953           | Avg   | 6250     | N    | N           | 5911 44TH AVE SW         |
| 007      | 941740 | 0030  | 7/20/09   | \$445,000  | \$400,000      | 1120               | 7         | 1943           | Good  | 5734     | N    | N           | 5950 49TH AVE SW         |
| 007      | 793600 | 0409  | 1/15/10   | \$479,000  | \$441,000      | 1130               | 7         | 1954           | Good  | 24332    | N    | N           | 5456 BEACH DR SW         |
| 007      | 431570 | 0315  | 4/22/10   | \$422,500  | \$393,000      | 1140               | 7         | 1923           | Good  | 5000     | N    | N           | 4611 SW FRONTENAC ST     |
| 007      | 762570 | 3660  | 9/21/09   | \$410,000  | \$372,000      | 1140               | 7         | 2009           | Avg   | 4800     | N    | N           | 6030 46TH AVE SW         |
| 007      | 762570 | 1440  | 10/5/10   | \$337,000  | \$320,000      | 1150               | 7         | 2006           | Avg   | 1401     | N    | N           | 5645 B CALIFORNIA AVE SW |
| 007      | 762570 | 4040  | 4/14/09   | \$250,000  | \$222,000      | 1150               | 7         | 1952           | Avg   | 7000     | N    | N           | 6456 MARSHALL AVE SW     |
| 007      | 431570 | 0904  | 5/26/09   | \$510,000  | \$456,000      | 1160               | 7         | 1969           | Avg   | 12331    | Y    | N           | 6736 48TH AVE SW         |
| 007      | 757120 | 0125  | 7/24/09   | \$350,000  | \$315,000      | 1160               | 7         | 1984           | Avg   | 2340     | N    | N           | 4830 47TH AVE SW         |
| 007      | 793600 | 0512  | 10/20/10  | \$370,000  | \$352,000      | 1160               | 7         | 1956           | Good  | 6528     | N    | N           | 4738 51ST AVE SW         |
| 007      | 762620 | 0215  | 10/25/10  | \$396,000  | \$377,000      | 1180               | 7         | 1958           | Good  | 4200     | N    | N           | 4552 SW HOLLY ST         |
| 007      | 260030 | 0078  | 6/18/10   | \$368,000  | \$345,000      | 1200               | 7         | 1946           | Avg   | 6100     | N    | N           | 4803 50TH AVE SW         |
| 007      | 762570 | 1386  | 6/11/09   | \$399,000  | \$357,000      | 1200               | 7         | 1956           | Avg   | 4333     | N    | N           | 4319 SW BRANDON ST       |
| 007      | 762570 | 3850  | 7/14/09   | \$440,000  | \$396,000      | 1220               | 7         | 1910           | Avg   | 7300     | N    | N           | 6506 49TH AVE SW         |
| 007      | 931980 | 0130  | 12/6/11   | \$380,000  | \$379,000      | 1230               | 7         | 1954           | Avg   | 9920     | N    | N           | 4708 51ST AVE SW         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 007      | 762570 | 4535  | 11/8/10   | \$300,000  | \$286,000      | 1240               | 7         | 1914            | Avg   | 12994    | N    | N           | 6504 44TH AVE SW       |
| 007      | 941740 | 0205  | 10/21/09  | \$477,000  | \$434,000      | 1240               | 7         | 1955            | Good  | 4840     | N    | N           | 6015 48TH AVE SW       |
| 007      | 031200 | 0290  | 3/30/10   | \$375,000  | \$348,000      | 1250               | 7         | 1968            | Avg   | 5120     | N    | N           | 5025 48TH AVE SW       |
| 007      | 941740 | 0165  | 8/31/11   | \$257,000  | \$253,000      | 1260               | 7         | 1910            | Avg   | 4800     | N    | N           | 6045 48TH AVE SW       |
| 007      | 814960 | 0055  | 10/15/09  | \$635,000  | \$577,000      | 1300               | 7         | 1920            | Good  | 6350     | Y    | N           | 4727 45TH AVE SW       |
| 007      | 431570 | 0894  | 6/14/11   | \$460,000  | \$450,000      | 1320               | 7         | 1968            | Good  | 6345     | N    | N           | 6723 MURRAY AVE SW     |
| 007      | 762620 | 0166  | 9/6/11    | \$355,000  | \$350,000      | 1320               | 7         | 1976            | Avg   | 6250     | N    | N           | 6681 BEVERIDGE PL SW   |
| 007      | 860890 | 0005  | 7/6/09    | \$560,000  | \$503,000      | 1320               | 7         | 1917            | Good  | 5850     | Y    | N           | 4801 45TH AVE SW       |
| 007      | 762620 | 0165  | 5/6/09    | \$388,500  | \$346,000      | 1350               | 7         | 1925            | VGood | 8000     | N    | N           | 6522 47TH AVE SW       |
| 007      | 281010 | 0135  | 10/17/09  | \$412,000  | \$375,000      | 1370               | 7         | 1926            | Good  | 3393     | N    | N           | 6917 FAUNTLEROY WAY SW |
| 007      | 793500 | 0080  | 7/27/09   | \$657,000  | \$592,000      | 1370               | 7         | 1965            | Avg   | 11000    | Y    | N           | 6013 49TH AVE SW       |
| 007      | 941740 | 0260  | 6/17/09   | \$460,000  | \$412,000      | 1370               | 7         | 1961            | Avg   | 5000     | N    | N           | 6024 48TH AVE SW       |
| 007      | 762570 | 2330  | 11/2/09   | \$490,000  | \$447,000      | 1390               | 7         | 1916            | Good  | 6500     | N    | N           | 5926 44TH AVE SW       |
| 007      | 031200 | 0150  | 10/9/09   | \$492,000  | \$447,000      | 1400               | 7         | 1962            | Good  | 5120     | N    | N           | 4833 47TH AVE SW       |
| 007      | 743600 | 0040  | 9/15/11   | \$278,000  | \$275,000      | 1400               | 7         | 2001            | Avg   | 3836     | N    | N           | 6329 48TH AVE SW       |
| 007      | 760310 | 0050  | 12/14/10  | \$895,000  | \$857,000      | 1430               | 7         | 1980            | Good  | 6022     | Y    | N           | 4640 BEACH DR SW       |
| 007      | 743600 | 0075  | 3/23/10   | \$459,950  | \$426,000      | 1450               | 7         | 1930            | Good  | 4470     | N    | N           | 6313 47TH AVE SW       |
| 007      | 260030 | 0120  | 7/1/10    | \$400,000  | \$375,000      | 1540               | 7         | 1946            | Good  | 6300     | N    | N           | 4802 51ST AVE SW       |
| 007      | 281010 | 0110  | 6/29/11   | \$457,000  | \$447,000      | 1610               | 7         | 1918            | VGood | 3480     | Y    | N           | 6905 FAUNTLEROY WAY SW |
| 007      | 281560 | 0265  | 5/6/11    | \$250,000  | \$243,000      | 1630               | 7         | 1960            | Avg   | 6812     | N    | N           | 5611 48TH AVE SW       |
| 007      | 941740 | 0300  | 10/11/10  | \$391,000  | \$371,000      | 1660               | 7         | 1909            | Good  | 5000     | N    | N           | 6056 48TH AVE SW       |
| 007      | 764990 | 0145  | 2/13/09   | \$611,500  | \$539,000      | 1670               | 7         | 1987            | VGood | 4400     | Y    | N           | 5025 SW DAWSON ST      |
| 007      | 431570 | 0165  | 3/1/11    | \$525,000  | \$507,000      | 1700               | 7         | 1918            | VGood | 5750     | N    | N           | 7022 46TH AVE SW       |
| 007      | 911300 | 0150  | 12/28/11  | \$499,991  | \$500,000      | 1760               | 7         | 1942            | Good  | 6250     | N    | N           | 5450 48TH AVE SW       |
| 007      | 762570 | 4375  | 9/1/11    | \$499,500  | \$493,000      | 1770               | 7         | 1912            | Good  | 6250     | N    | N           | 6527 44TH AVE SW       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|------------------------|
| 007      | 762570 | 0890  | 6/18/10   | \$665,000  | \$623,000      | 1800               | 7         | 1906           | Good  | 8250     | Y    | N           | 5271 45TH AVE SW       |
| 007      | 431570 | 1143  | 8/23/10   | \$515,000  | \$486,000      | 1870               | 7         | 2010           | Avg   | 7400     | Y    | N           | 6756 BEACH DR SW       |
| 007      | 911300 | 0160  | 11/20/09  | \$528,000  | \$482,000      | 1890               | 7         | 1925           | Good  | 6250     | N    | N           | 5454 48TH AVE SW       |
| 007      | 370290 | 0170  | 10/1/09   | \$472,500  | \$429,000      | 1900               | 7         | 1918           | Good  | 7420     | N    | N           | 4847 49TH AVE SW       |
| 007      | 762570 | 3900  | 6/27/11   | \$550,000  | \$538,000      | 2020               | 7         | 1954           | Good  | 9600     | N    | N           | 6554 49TH AVE SW       |
| 007      | 762570 | 1040  | 4/17/10   | \$631,000  | \$587,000      | 2050               | 7         | 1930           | VGood | 6000     | N    | N           | 5407 45TH AVE SW       |
| 007      | 239160 | 1155  | 1/22/10   | \$375,000  | \$345,000      | 2320               | 7         | 1913           | Good  | 5750     | N    | N           | 4436 52ND AVE SW       |
| 007      | 239160 | 1420  | 6/23/09   | \$577,000  | \$517,000      | 2340               | 7         | 1925           | Good  | 7813     | Y    | N           | 4450 52ND PL SW        |
| 007      | 793600 | 0629  | 3/4/10    | \$624,000  | \$577,000      | 2640               | 7         | 2009           | Avg   | 5000     | N    | N           | 4815 SW ALASKA ST      |
| 007      | 941740 | 0020  | 11/24/09  | \$494,500  | \$452,000      | 910                | 8         | 1948           | Good  | 7320     | N    | N           | 5940 49TH AVE SW       |
| 007      | 762570 | 3912  | 5/13/10   | \$471,000  | \$439,000      | 950                | 8         | 1914           | VGood | 4500     | N    | N           | 4761 SW EDDY ST        |
| 007      | 537620 | 0015  | 5/4/10    | \$425,000  | \$396,000      | 960                | 8         | 1949           | Good  | 5248     | N    | N           | 7138 45TH AVE SW       |
| 007      | 793600 | 0412  | 8/2/10    | \$440,000  | \$414,000      | 1060               | 8         | 1951           | VGood | 6540     | N    | N           | 5450 BEACH DR SW       |
| 007      | 793600 | 0412  | 8/2/10    | \$440,000  | \$414,000      | 1060               | 8         | 1951           | VGood | 6540     | N    | N           | 5450 BEACH DR SW       |
| 007      | 814960 | 0115  | 7/7/09    | \$500,000  | \$449,000      | 1130               | 8         | 1910           | VGood | 5969     | Y    | N           | 4757 45TH AVE SW       |
| 007      | 281560 | 0273  | 10/1/09   | \$481,000  | \$437,000      | 1160               | 8         | 1962           | Avg   | 6930     | N    | N           | 4823 SW FINDLAY ST     |
| 007      | 793600 | 0089  | 7/14/10   | \$815,000  | \$766,000      | 1170               | 8         | 1962           | Good  | 8700     | Y    | N           | 5266 SW JACOBSEN RD    |
| 007      | 431570 | 0011  | 4/25/11   | \$325,000  | \$316,000      | 1200               | 8         | 2006           | Avg   | 1199     | N    | N           | 7021 CALIFORNIA AVE SW |
| 007      | 214120 | 0005  | 1/26/10   | \$610,000  | \$562,000      | 1230               | 8         | 1981           | Good  | 6341     | N    | N           | 4441 53RD AVE SW       |
| 007      | 031200 | 0220  | 8/16/10   | \$414,305  | \$391,000      | 1300               | 8         | 1964           | Avg   | 5120     | N    | N           | 5017 47TH AVE SW       |
| 007      | 814960 | 0255  | 12/17/09  | \$560,000  | \$513,000      | 1320               | 8         | 1953           | Good  | 5850     | Y    | N           | 4707 46TH AVE SW       |
| 007      | 910000 | 0095  | 6/23/11   | \$567,000  | \$555,000      | 1320               | 8         | 1965           | Good  | 4080     | Y    | N           | 4510 SW HEINZE WAY     |
| 007      | 644140 | 0045  | 12/9/11   | \$575,000  | \$574,000      | 1340               | 8         | 1949           | VGood | 7140     | Y    | N           | 5322 47TH AVE SW       |
| 007      | 793600 | 0543  | 7/24/09   | \$611,000  | \$550,000      | 1340               | 8         | 1958           | Good  | 5670     | N    | N           | 4849 51ST AVE SW       |
| 007      | 814960 | 0155  | 12/16/09  | \$579,000  | \$531,000      | 1340               | 8         | 1954           | Avg   | 5850     | N    | N           | 4716 46TH AVE SW       |



**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 007      | 743550 | 0118  | 10/5/11   | \$390,000  | \$386,000      | 1350               | 8         | 1965            | Avg   | 5560     | N    | N           | 5121 46TH AVE SW        |
| 007      | 059300 | 0033  | 10/26/11  | \$545,000  | \$541,000      | 1370               | 8         | 1958            | Good  | 6825     | N    | N           | 5407 SW BEACH DRIVE TER |
| 007      | 252340 | 0131  | 6/8/11    | \$434,000  | \$424,000      | 1370               | 8         | 1959            | Avg   | 5508     | Y    | N           | 5016 46TH AVE SW        |
| 007      | 390210 | 0035  | 4/22/11   | \$540,000  | \$525,000      | 1390               | 8         | 1926            | VGood | 6350     | Y    | N           | 4832 45TH AVE SW        |
| 007      | 281560 | 0006  | 5/7/10    | \$569,000  | \$530,000      | 1400               | 8         | 2008            | Avg   | 3960     | N    | N           | 4715 SW FINDLAY ST      |
| 007      | 710410 | 0066  | 8/24/10   | \$452,500  | \$427,000      | 1430               | 8         | 1989            | Avg   | 7280     | N    | N           | 4721 SW JUNEAU ST       |
| 007      | 431570 | 0892  | 11/16/10  | \$574,950  | \$548,000      | 1440               | 8         | 1968            | Avg   | 12690    | N    | N           | 6718 48TH AVE SW        |
| 007      | 432320 | 0009  | 10/19/09  | \$438,000  | \$398,000      | 1450               | 8         | 1949            | Good  | 4650     | N    | N           | 6714 47TH PL SW         |
| 007      | 760360 | 0015  | 3/10/10   | \$751,000  | \$695,000      | 1460               | 8         | 1955            | Avg   | 5000     | Y    | N           | 4516 BEACH DR SW        |
| 007      | 793600 | 0360  | 7/25/11   | \$695,000  | \$683,000      | 1470               | 8         | 1954            | Avg   | 26418    | Y    | N           | 5051 51ST AVE SW        |
| 007      | 281010 | 0195  | 9/16/10   | \$420,000  | \$398,000      | 1480               | 8         | 1929            | Good  | 4950     | N    | N           | 4342 SW MILLS ST        |
| 007      | 762620 | 0162  | 4/18/11   | \$489,000  | \$475,000      | 1710               | 8         | 1942            | VGood | 6250     | N    | N           | 6675 BEVERIDGE PL SW    |
| 007      | 239160 | 1570  | 4/21/10   | \$951,000  | \$885,000      | 1740               | 8         | 1967            | Avg   | 8852     | Y    | N           | 4545 51ST PL SW         |
| 007      | 239160 | 1305  | 2/1/11    | \$617,500  | \$594,000      | 1820               | 8         | 1961            | Avg   | 11500    | Y    | N           | 4455 52ND AVE SW        |
| 007      | 762570 | 3860  | 8/18/10   | \$632,950  | \$597,000      | 1850               | 8         | 1998            | Avg   | 7720     | N    | N           | 6516 49TH AVE SW        |
| 007      | 762570 | 3425  | 11/10/11  | \$589,000  | \$586,000      | 1890               | 8         | 1918            | VGood | 6500     | N    | N           | 6016 44TH AVE SW        |
| 007      | 239160 | 1390  | 9/23/09   | \$930,000  | \$843,000      | 1900               | 8         | 1910            | Good  | 9875     | Y    | N           | 4436 53RD AVE SW        |
| 007      | 793600 | 0249  | 8/7/09    | \$615,000  | \$554,000      | 2080               | 8         | 1968            | Good  | 6875     | Y    | N           | 4878 BEACH DR SW        |
| 007      | 931980 | 0065  | 6/8/11    | \$555,000  | \$542,000      | 2130               | 8         | 1995            | Avg   | 6874     | N    | N           | 4700 50TH AVE SW        |
| 007      | 910000 | 0020  | 7/21/11   | \$584,000  | \$573,000      | 2210               | 8         | 2011            | Avg   | 4080     | N    | N           | 5035 46TH AVE SW        |
| 007      | 793600 | 0131  | 9/19/11   | \$590,000  | \$583,000      | 2290               | 8         | 1965            | Good  | 11410    | N    | N           | 4812 BEACH DR SW        |
| 007      | 431570 | 0166  | 3/10/11   | \$575,000  | \$556,000      | 2300               | 8         | 2011            | Avg   | 5750     | N    | N           | 7026 46TH AVE SW        |
| 007      | 743600 | 0032  | 6/21/10   | \$553,000  | \$518,000      | 2460               | 8         | 2002            | Avg   | 4064     | N    | N           | 4807 SW GRAHAM ST       |
| 007      | 793600 | 0628  | 8/30/10   | \$590,000  | \$558,000      | 2640               | 8         | 2010            | Avg   | 5000     | N    | N           | 4700 49TH AVE SW        |
| 007      | 941740 | 0250  | 12/21/09  | \$690,000  | \$633,000      | 2650               | 8         | 2008            | Avg   | 5000     | N    | N           | 6016 48TH AVE SW        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address           |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 007      | 793600 | 0017  | 3/15/11   | \$982,500   | \$950,000      | 1310               | 9         | 1977            | Avg  | 20821    | Y    | N           | 4501 54TH AVE SW        |
| 007      | 059300 | 0030  | 10/28/09  | \$852,500   | \$776,000      | 1390               | 9         | 2008            | Avg  | 11644    | Y    | N           | 5401 SW BEACH DRIVE TER |
| 007      | 281560 | 0321  | 9/16/09   | \$565,000   | \$512,000      | 1720               | 9         | 1966            | Avg  | 6250     | N    | N           | 5639 49TH AVE SW        |
| 007      | 762570 | 4053  | 4/7/11    | \$715,000   | \$693,000      | 1900               | 9         | 1997            | Avg  | 7423     | Y    | N           | 6468 MARSHALL AVE SW    |
| 007      | 910000 | 0090  | 3/15/11   | \$710,650   | \$687,000      | 2060               | 9         | 2004            | Avg  | 4080     | Y    | N           | 5028 46TH AVE SW        |
| 007      | 793600 | 0453  | 8/19/10   | \$730,000   | \$689,000      | 2150               | 9         | 1926            | Avg  | 18065    | Y    | N           | 5431 49TH AVE SW        |
| 007      | 793600 | 0453  | 11/18/10  | \$799,000   | \$762,000      | 2150               | 9         | 1926            | Avg  | 18065    | Y    | N           | 5431 49TH AVE SW        |
| 007      | 793500 | 0265  | 6/26/09   | \$1,250,000 | \$1,121,000    | 2220               | 9         | 1926            | Avg  | 13200    | Y    | N           | 6337 50TH AVE SW        |
| 007      | 793600 | 0449  | 10/6/11   | \$860,000   | \$852,000      | 2270               | 9         | 2011            | Avg  | 12525    | Y    | N           | 5435 49TH AVE SW        |
| 007      | 015800 | 0015  | 3/30/09   | \$750,000   | \$665,000      | 2460               | 9         | 1993            | Avg  | 13345    | Y    | N           | 6562 BEACH DR SW        |
| 007      | 764940 | 0130  | 1/16/09   | \$580,000   | \$510,000      | 2460               | 9         | 1995            | Avg  | 3481     | Y    | N           | 5118 SW CANADA DR       |
| 007      | 793600 | 0429  | 8/2/10    | \$740,000   | \$697,000      | 2600               | 9         | 2009            | Avg  | 7200     | N    | N           | 5408 BEACH DR SW        |
| 007      | 762570 | 0995  | 2/25/11   | \$705,000   | \$680,000      | 2680               | 9         | 1990            | Avg  | 6000     | Y    | N           | 5440 47TH AVE SW        |
| 007      | 558020 | 0020  | 6/14/11   | \$675,000   | \$660,000      | 2800               | 9         | 2006            | Avg  | 6400     | N    | N           | 5245 48TH AVE SW        |
| 007      | 281560 | 0200  | 7/8/10    | \$844,900   | \$794,000      | 3080               | 9         | 2008            | Avg  | 7290     | N    | N           | 5648 49TH AVE SW        |
| 007      | 214120 | 0112  | 5/13/09   | \$1,300,000 | \$1,160,000    | 3100               | 9         | 2008            | Avg  | 6340     | Y    | N           | 4432 54TH AVE SW        |
| 007      | 762570 | 1985  | 2/25/09   | \$985,000   | \$870,000      | 3130               | 9         | 2008            | Avg  | 6000     | Y    | N           | 5912 47TH AVE SW        |
| 007      | 239160 | 1550  | 7/27/09   | \$1,050,000 | \$945,000      | 3240               | 9         | 2005            | Avg  | 7750     | Y    | N           | 4535 51ST PL SW         |
| 007      | 793600 | 0537  | 12/14/09  | \$1,300,000 | \$1,191,000    | 3520               | 9         | 2010            | Avg  | 9306     | Y    | N           | 4808 52ND AVE SW        |
| 007      | 214120 | 0114  | 11/9/10   | \$1,200,000 | \$1,144,000    | 3720               | 9         | 2008            | Avg  | 6340     | Y    | N           | 4436 54TH AVE SW        |
| 007      | 793600 | 0018  | 6/10/09   | \$1,150,000 | \$1,029,000    | 2410               | 10        | 1977            | Avg  | 30252    | Y    | N           | 4515 54TH AVE SW        |
| 007      | 738450 | 0140  | 11/9/11   | \$649,900   | \$646,000      | 2790               | 10        | 1927            | Good | 12618    | Y    | N           | 5407 SW JACOBSEN RD     |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------------|
| 001             | 005900       | 0765         | 2/5/09           | \$350,050         | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 001             | 013900       | 0130         | 10/14/11         | \$524,950         | PREVIMP<=25K                                |
| 001             | 013900       | 0135         | 11/17/10         | \$400,000         | DIAGNOSTIC OUTLIERS                         |
| 001             | 013900       | 0190         | 8/7/09           | \$440,000         | PREVIMP<=25K                                |
| 001             | 013900       | 0195         | 6/8/10           | \$465,000         | PREVIMP<=25K                                |
| 001             | 014800       | 0070         | 3/30/11          | \$529,000         | DIAGNOSTIC OUTLIERS                         |
| 001             | 014800       | 0895         | 12/8/10          | \$965,000         | DIAGNOSTIC OUTLIERS                         |
| 001             | 015200       | 0030         | 5/28/09          | \$600,000         | IMP COUNT > 1                               |
| 001             | 015400       | 0020         | 9/24/09          | \$1,800,000       | WATERFRONT PARCELS                          |
| 001             | 091300       | 0035         | 11/3/10          | \$399,000         | PREVIMP<=25K                                |
| 001             | 091300       | 0050         | 8/29/11          | \$208,000         | DIAGNOSTIC OUTLIERS                         |
| 001             | 091300       | 0103         | 10/22/09         | \$1,675,000       | DIAGNOSTIC OUTLIERS                         |
| 001             | 091300       | 0205         | 4/19/11          | \$414,000         | PREVIMP<=25K                                |
| 001             | 091300       | 0310         | 5/10/11          | \$240,000         | PREVIMP<=25K                                |
| 001             | 091400       | 0065         | 1/17/11          | \$430,000         | RELOCATION - SALE TO SERVICE                |
| 001             | 091400       | 0111         | 4/29/11          | \$357,500         | FINANCIAL INSTITUTION RESALE                |
| 001             | 350510       | 0325         | 3/1/11           | \$395,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 350810       | 0040         | 3/4/11           | \$535,000         | PREVIMP<=25K                                |
| 001             | 637100       | 0075         | 4/6/09           | \$476,000         | NO MARKET EXPOSURE                          |
| 001             | 637200       | 0235         | 10/22/11         | \$779,500         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 637200       | 0275         | 4/22/10          | \$376,000         | DIAGNOSTIC OUTLIERS                         |
| 001             | 637300       | 0185         | 4/28/11          | \$462,500         | DOR RATIO                                   |
| 001             | 637950       | 0145         | 2/11/11          | \$377,500         | NON-REPRESENTATIVE SALE                     |
| 001             | 637950       | 0147         | 8/1/11           | \$231,000         | FINANCIAL INSTITUTION RESALE                |
| 001             | 637950       | 0149         | 8/2/11           | \$215,000         | FINANCIAL INSTITUTION RESALE                |
| 001             | 637950       | 0230         | 9/20/10          | \$283,000         | NON-REPRESENTATIVE SALE                     |
| 001             | 762120       | 0062         | 12/2/09          | \$408,000         | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 001             | 765240       | 0065         | 12/28/11         | \$300,000         | IMP COUNT > 1                               |
| 001             | 782920       | 0080         | 7/22/11          | \$225,000         | TEAR DOWN                                   |
| 001             | 927220       | 0045         | 4/28/10          | \$895,000         | DIAGNOSTIC OUTLIERS                         |
| 001             | 927220       | 1075         | 10/24/11         | \$450,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 927220       | 1165         | 11/23/11         | \$550,000         | PREVIMP<=25K                                |
| 001             | 927220       | 1707         | 9/24/09          | \$317,000         | PERCENT COMPLETE CODED                      |
| 001             | 927220       | 1708         | 10/21/09         | \$327,000         | PERCENT COMPLETE CODED                      |
| 001             | 927220       | 1709         | 8/3/09           | \$354,000         | PERCENT COMPLETE CODED                      |
| 001             | 927220       | 1711         | 1/20/10          | \$328,000         | PERCENT COMPLETE CODED                      |
| 001             | 927220       | 2450         | 3/23/11          | \$150,500         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 001             | 927220       | 2775         | 9/14/10          | \$445,000         | NON-REPRESENTATIVE SALE                     |
| 001             | 927420       | 1355         | 11/24/09         | \$569,000         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 001             | 927420       | 2180         | 6/22/11          | \$275,000         | NO MARKET EXPOSURE                          |
| 001             | 927420       | 2205         | 10/24/11         | \$320,000         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 001             | 927420       | 2270         | 5/24/11          | \$208,000         | DOR RATIO                                   |
| 001             | 927420       | 3270         | 7/13/10          | \$392,667         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 001             | 927420       | 3280         | 11/22/10         | \$300,000         | DOR RATIO                                   |
| 001             | 927420       | 3720         | 12/14/10         | \$825,000         | DIAGNOSTIC OUTLIERS                         |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------------|
| 001             | 938520       | 0040         | 11/9/10          | \$72,642          | QUIT CLAIM DEED                             |
| 001             | 938520       | 0088         | 9/22/11          | \$390,000         | DIAGNOSTIC OUTLIERS                         |
| 003             | 011700       | 0382         | 11/11/11         | \$309,000         | PERCENT COMPLETE CODED                      |
| 003             | 011700       | 0383         | 12/20/11         | \$304,000         | PERCENT COMPLETE CODED                      |
| 003             | 011700       | 0384         | 11/11/11         | \$294,000         | PERCENT COMPLETE CODED                      |
| 003             | 011700       | 0385         | 11/11/11         | \$319,000         | PERCENT COMPLETE CODED                      |
| 003             | 632400       | 0005         | 6/2/11           | \$690,000         | QUIT CLAIM DEED                             |
| 003             | 691170       | 0065         | 6/15/11          | \$108,615         | DOR RATIO                                   |
| 003             | 798740       | 0316         | 12/29/09         | \$138,256         | GOVERNMENT AGENCY                           |
| 003             | 798740       | 0355         | 4/8/09           | \$120,000         | DOR RATIO                                   |
| 003             | 915160       | 0520         | 1/12/11          | \$350,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003             | 927220       | 1515         | 11/30/10         | \$335,000         | FINANCIAL INSTITUTION RESALE                |
| 003             | 927220       | 1700         | 10/20/09         | \$327,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 1701         | 1/14/10          | \$305,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 1702         | 8/14/09          | \$330,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 1703         | 6/5/09           | \$359,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 1704         | 9/24/09          | \$335,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 1705         | 10/6/09          | \$320,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 1706         | 7/7/09           | \$359,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 1710         | 11/2/09          | \$349,000         | PERCENT COMPLETE CODED                      |
| 003             | 927220       | 2200         | 6/29/10          | \$240,000         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 003             | 927420       | 3975         | 11/15/11         | \$475,199         | DOR RATIO                                   |
| 003             | 927520       | 0045         | 11/17/11         | \$337,500         | EXEMPT FROM EXCISE TAX                      |
| 003             | 927570       | 2005         | 10/21/09         | \$430,000         | OBSOLESCENCE CODED                          |
| 003             | 957780       | 0485         | 10/9/09          | \$292,000         | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 005             | 005600       | 0145         | 12/14/11         | \$629,000         | QUIT CLAIM DEED                             |
| 005             | 014200       | 0103         | 10/14/09         | \$580,000         | FINANCIAL INSTITUTION RESALE                |
| 005             | 014200       | 0215         | 3/25/11          | \$290,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005             | 014800       | 0011         | 5/27/10          | \$526,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005             | 014800       | 0059         | 6/3/11           | \$495,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005             | 014800       | 0305         | 10/21/11         | \$948,250         | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 005             | 014800       | 0476         | 1/20/09          | \$454,100         | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 005             | 014800       | 0610         | 5/11/10          | \$600,000         | OBSOLESCENCE CODED                          |
| 005             | 102100       | 0008         | 1/25/11          | \$275,000         | DOR RATIO                                   |
| 005             | 102400       | 0135         | 10/13/09         | \$231,114         | QUIT CLAIM DEED                             |
| 005             | 102400       | 0145         | 1/7/11           | \$682,476         | EXEMPT FROM EXCISE TAX                      |
| 005             | 102400       | 0145         | 6/9/11           | \$427,500         | FINANCIAL INSTITUTION RESALE                |
| 005             | 102400       | 0150         | 8/19/10          | \$387,000         | DIAGNOSTIC OUTLIERS                         |
| 005             | 147440       | 0030         | 6/21/11          | \$345,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005             | 147440       | 0045         | 7/22/11          | \$320,000         | FINANCIAL INSTITUTION RESALE                |
| 005             | 156310       | 0250         | 2/11/10          | \$1,600,000       | FORCED SALE; EXEMPT FROM EXCISE TAX         |
| 005             | 156310       | 0605         | 9/27/11          | \$273,600         | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 005             | 156310       | 0890         | 8/23/10          | \$240,000         | DOR RATIO                                   |
| 005             | 156310       | 2435         | 1/30/11          | \$950,000         | DIAGNOSTIC OUTLIERS                         |
| 005             | 181880       | 0049         | 8/17/10          | \$350,000         | FINANCIAL INSTITUTION RESALE                |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                    |
|----------|--------|-------|-----------|-------------|---------------------------------------------|
| 005      | 181880 | 0050  | 9/24/10   | \$310,000   | FINANCIAL INSTITUTION RESALE                |
| 005      | 181880 | 0051  | 8/16/10   | \$355,000   | FINANCIAL INSTITUTION RESALE                |
| 005      | 205610 | 0335  | 9/20/11   | \$310,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005      | 210270 | 0025  | 4/12/11   | \$665,000   | PERCENT COMPLETE CODED                      |
| 005      | 239210 | 0035  | 5/10/11   | \$274,900   | FINANCIAL INSTITUTION RESALE                |
| 005      | 239210 | 0160  | 3/11/11   | \$265,000   | PREVIMP<=25K                                |
| 005      | 239210 | 0395  | 12/9/11   | \$385,000   | DIAGNOSTIC OUTLIERS                         |
| 005      | 299830 | 0056  | 8/20/10   | \$244,915   | QUIT CLAIM DEED                             |
| 005      | 299830 | 0130  | 11/23/11  | \$210,667   | DOR RATIO                                   |
| 005      | 513500 | 0170  | 11/4/11   | \$281,360   | DOR RATIO                                   |
| 005      | 637150 | 0040  | 2/2/09    | \$408,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005      | 637150 | 0045  | 9/27/11   | \$270,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005      | 637150 | 0130  | 11/3/09   | \$137,500   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 005      | 637400 | 0236  | 6/10/09   | \$430,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 005      | 637400 | 0306  | 11/19/09  | \$400,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 005      | 942240 | 0115  | 3/25/11   | \$432,200   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 007      | 031200 | 0060  | 6/1/11    | \$209,900   | FINANCIAL INSTITUTION RESALE                |
| 007      | 031200 | 0125  | 6/5/10    | \$211,000   | FINANCIAL INSTITUTION RESALE                |
| 007      | 031200 | 0225  | 12/12/11  | \$260,721   | EXEMPT FROM EXCISE TAX                      |
| 007      | 031200 | 0290  | 5/25/11   | \$177,500   | DOR RATIO;QUIT CLAIM DEED                   |
| 007      | 156310 | 0400  | 6/16/09   | \$499,750   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 007      | 198120 | 0060  | 11/23/11  | \$555,000   | GOVERNMENT AGENCY                           |
| 007      | 214120 | 0105  | 3/7/11    | \$524,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 007      | 214120 | 0116  | 1/19/10   | \$1,125,000 | IMP COUNT > 1                               |
| 007      | 252340 | 0050  | 6/4/10    | \$200,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 007      | 280960 | 0075  | 10/13/09  | \$259,000   | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 007      | 280960 | 0105  | 5/18/10   | \$221,342   | QUIT CLAIM DEED                             |
| 007      | 281010 | 0235  | 12/29/09  | \$320,000   | QUIT CLAIM DEED                             |
| 007      | 281060 | 0140  | 1/14/11   | \$253,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 007      | 281560 | 0005  | 3/18/11   | \$415,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 007      | 356080 | 0070  | 11/8/10   | \$385,000   | ACTIVE PERMIT BEFORE SALE>25K               |
| 007      | 370290 | 0010  | 3/26/09   | \$360,000   | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 007      | 394890 | 0050  | 7/9/09    | \$320,000   | QUIT CLAIM DEED                             |
| 007      | 422990 | 0015  | 5/17/11   | \$243,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 007      | 431570 | 0085  | 4/2/10    | \$170,000   | PREVIMP<=25K                                |
| 007      | 431570 | 0715  | 7/6/10    | \$195,000   | PERCENT COMPLETE CODED                      |
| 007      | 431570 | 0717  | 12/5/11   | \$470,000   | RELOCATION - SALE TO SERVICE                |
| 007      | 431570 | 1093  | 3/30/11   | \$663,188   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 007      | 558020 | 0020  | 4/6/11    | \$142,214   | DOR RATIO;QUIT CLAIM DEED                   |
| 007      | 743600 | 0281  | 8/19/09   | \$1,552,000 | WATERFRONT PARCELS                          |
| 007      | 760310 | 0140  | 11/3/10   | \$885,000   | FINANCIAL INSTITUTION RESALE                |
| 007      | 762570 | 0660  | 6/14/10   | \$180,000   | DOR RATIO                                   |
| 007      | 762570 | 2070  | 5/7/09    | \$463,500   | RELOCATION - SALE TO SERVICE                |
| 007      | 762570 | 2155  | 10/27/09  | \$375,000   | OBSOLESCENCE CODED                          |
| 007      | 762570 | 2258  | 2/18/11   | \$265,000   | FINANCIAL INSTITUTION RESALE                |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------------|
| 007             | 762570       | 2259         | 3/1/11           | \$270,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 762570       | 2260         | 11/18/10         | \$255,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 762570       | 2262         | 3/4/11           | \$229,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 762570       | 2263         | 2/24/11          | \$285,888         | FINANCIAL INSTITUTION RESALE                |
| 007             | 762570       | 2264         | 1/24/11          | \$264,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 762570       | 2285         | 10/20/11         | \$430,000         | IMP COUNT >1                                |
| 007             | 762570       | 3353         | 7/14/10          | \$307,450         | PERCENT COMPLETE CODED                      |
| 007             | 762570       | 3354         | 9/10/10          | \$315,000         | PERCENT COMPLETE CODED                      |
| 007             | 762570       | 3356         | 8/16/10          | \$275,000         | PERCENT COMPLETE CODED                      |
| 007             | 762570       | 3415         | 9/15/11          | \$202,000         | DIAGNOSTIC OUTLIERS                         |
| 007             | 762570       | 3865         | 1/13/11          | \$230,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 762570       | 3884         | 10/12/11         | \$750,000         | PERCENT COMPLETE CODED                      |
| 007             | 762570       | 3885         | 9/1/11           | \$790,000         | PERCENT COMPLETE CODED                      |
| 007             | 762570       | 3885         | 5/26/10          | \$260,000         | DOR RATIO                                   |
| 007             | 762570       | 3912         | 11/19/09         | \$410,000         | BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 007             | 762570       | 4400         | 10/26/10         | \$205,000         | NON-REPRESENTATIVE SALE                     |
| 007             | 764940       | 0020         | 6/2/11           | \$394,086         | QUIT CLAIM DEED                             |
| 007             | 764940       | 0090         | 4/28/11          | \$260,000         | DIAGNOSTIC OUTLIERS                         |
| 007             | 764940       | 0330         | 12/16/11         | \$62,795          | QUIT CLAIM DEED                             |
| 007             | 764990       | 0025         | 7/14/09          | \$930,000         | PERCENT COMPLETE CODED                      |
| 007             | 766670       | 7715         | 3/22/11          | \$1,315,000       | WATERFRONT PARCELS                          |
| 007             | 793400       | 0170         | 10/11/10         | \$265,000         | UNFINISHED AREA CODED                       |
| 007             | 793500       | 0361         | 3/19/10          | \$470,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 007             | 793600       | 0128         | 8/2/11           | \$150,000         | ACTIVE PERMIT BEFORE SALE>25K               |
| 007             | 793600       | 0277         | 4/26/10          | \$1,130,000       | QUIT CLAIM DEED; STATEMENT TO DOR           |
| 007             | 793600       | 0280         | 3/2/11           | \$1,350,000       | WATERFRONT PARCELS                          |
| 007             | 793600       | 0321         | 1/15/10          | \$450,000         | OBSOLESCENCE CODED                          |
| 007             | 793600       | 0348         | 7/26/11          | \$871,500         | QUIT CLAIM DEED                             |
| 007             | 793600       | 0407         | 4/3/09           | \$640,000         | WATERFRONT PARCELS                          |
| 007             | 793600       | 0417         | 3/1/11           | \$635,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 793600       | 0420         | 3/31/11          | \$950,000         | WATERFRONT PARCELS                          |
| 007             | 793600       | 0426         | 2/10/11          | \$730,000         | WATERFRONT PARCELS                          |
| 007             | 793600       | 0550         | 10/29/10         | \$516,000         | UNFINISHED AREA CODED                       |
| 007             | 793600       | 0649         | 5/12/11          | \$350,000         | UNFINISHED AREA CODED                       |
| 007             | 793600       | 0727         | 11/4/10          | \$584,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 793650       | 0123         | 9/13/10          | \$1,050,000       | WATERFRONT PARCELS                          |
| 007             | 793650       | 0252         | 11/1/11          | \$630,001         | EXEMPT FROM EXCISE TAX                      |
| 007             | 814960       | 0105         | 9/9/10           | \$243,000         | UNFINISHED AREA CODED                       |
| 007             | 884630       | 0100         | 11/23/11         | \$619,000         | PERCENT COMPLETE CODED                      |
| 007             | 931980       | 0110         | 9/21/09          | \$143,750         | QUIT CLAIM DEED                             |
| 007             | 941740       | 0045         | 7/14/10          | \$292,000         | FINANCIAL INSTITUTION RESALE                |
| 007             | 941740       | 0100         | 3/9/09           | \$88,732          | QUIT CLAIM DEED                             |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 001             | 927420       | 3720         | 14/12/10         | \$ 825,000        | 7656            | Y           | N                  |
| 001             | 927970       | 0190         | 10/11/10         | \$ 788,000        | 6650            | Y           | N                  |
| 003             | 122403       | 9032         | 09/09/09         | \$ 250,000        | 16531           | Y           | N                  |
| 005             | 156310       | 2385         | 19/08/11         | \$ 100,000        | 5000            | Y           | N                  |
| 005             | 513500       | 0095         | 15/07/11         | \$ 250,000        | 6000            | Y           | N                  |
| 007             | 762570       | 1005         | 15/03/10         | \$ 305,000        | 6000            | Y           | N                  |
| 007             | 762570       | 3327         | 29/11/11         | \$ 287,000        | 2104            | N           | N                  |

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                              |
|-----------------|--------------|--------------|------------------|-------------------|----------------------------------------------|
| 001             | 350510       | 0615         | 05/20/10         | \$ 10,000         | DOR RATIO                                    |
| 001             | 637300       | 0211         | 03/17/10         | \$ 395,000        | BUILDER OR DEVELOPER SALES;                  |
| 001             | 927920       | 0715         | 10/31/11         | \$ 425,000        | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 003             | 927220       | 2240         | 09/20/11         | \$ 42,500         | FINANCIAL INSTITUTION RESALE;                |
| 007             | 762570       | 3348         | 11/28/11         | \$ 285,000        | DIAGNOSTIC OUTLIERS                          |
| 007             | 793600       | 0084         | 11/14/11         | \$ 100,000        | DOR RATIO                                    |
| 007             | 910000       | 0020         | 10/07/10         | \$ 150,000        | TEAR DOWN; DOR RATIO                         |