

Residential Revalue

2012 Assessment Roll

**East West Seattle/
Georgetown/
South Park**

Area 18

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

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.

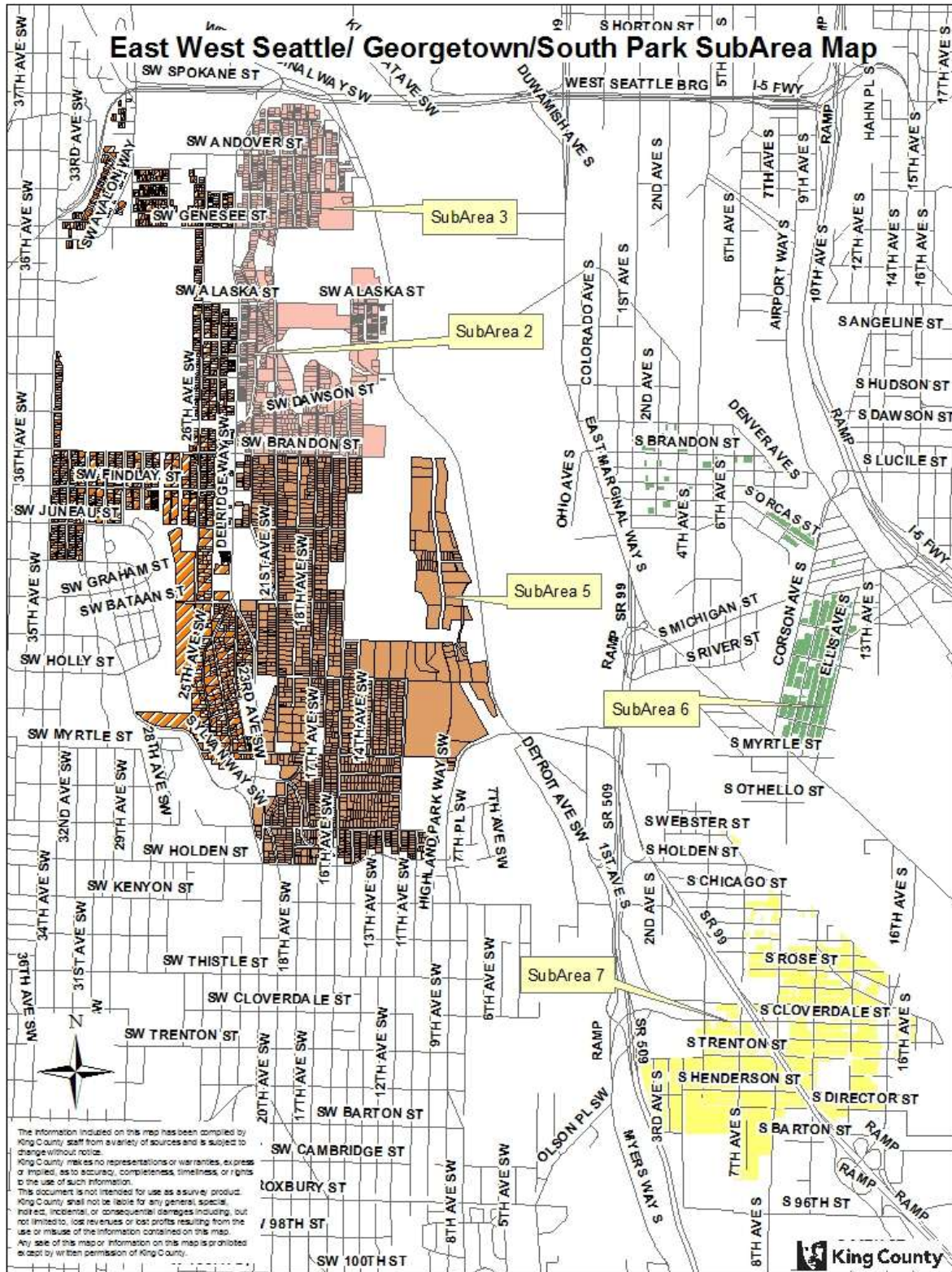
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



East West Seattle/ Georgetown/ South Park

Housing



Grade 6/ Year Built 1950/ Total Living Area 480



Grade 7/ Year Built 1954 Total Living Area 920



Grade 8/ Year Built 1900/ Total Living Area 2390



Grade 8/ Year Built 2007 Total Living Area 1330



Grade 9/ Year Built 1990/ Total Living Area 2520



Grade 10/ Year Built 2007 Total Living Area 8040

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: East West Seattle/ Georgetown/South Park – Area 18

Number of Improved Sales: 383

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$101,500	\$155,700	\$257,200			
2012 Value	\$103,500	\$129,200	\$232,700	\$257,700	90.3%	11.59%
Change	+\$2,000	-\$26,500	-\$24,500			
% Change	+2.0%	-17.0%	-9.5%			

*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
2011 Value	\$121,000	\$126,900	\$247,900
2012 Value	\$123,000	\$103,100	\$226,100
Percent Change	+1.7%	-18.8%	-8.8%

Number of one to three unit residences in the population: 4559

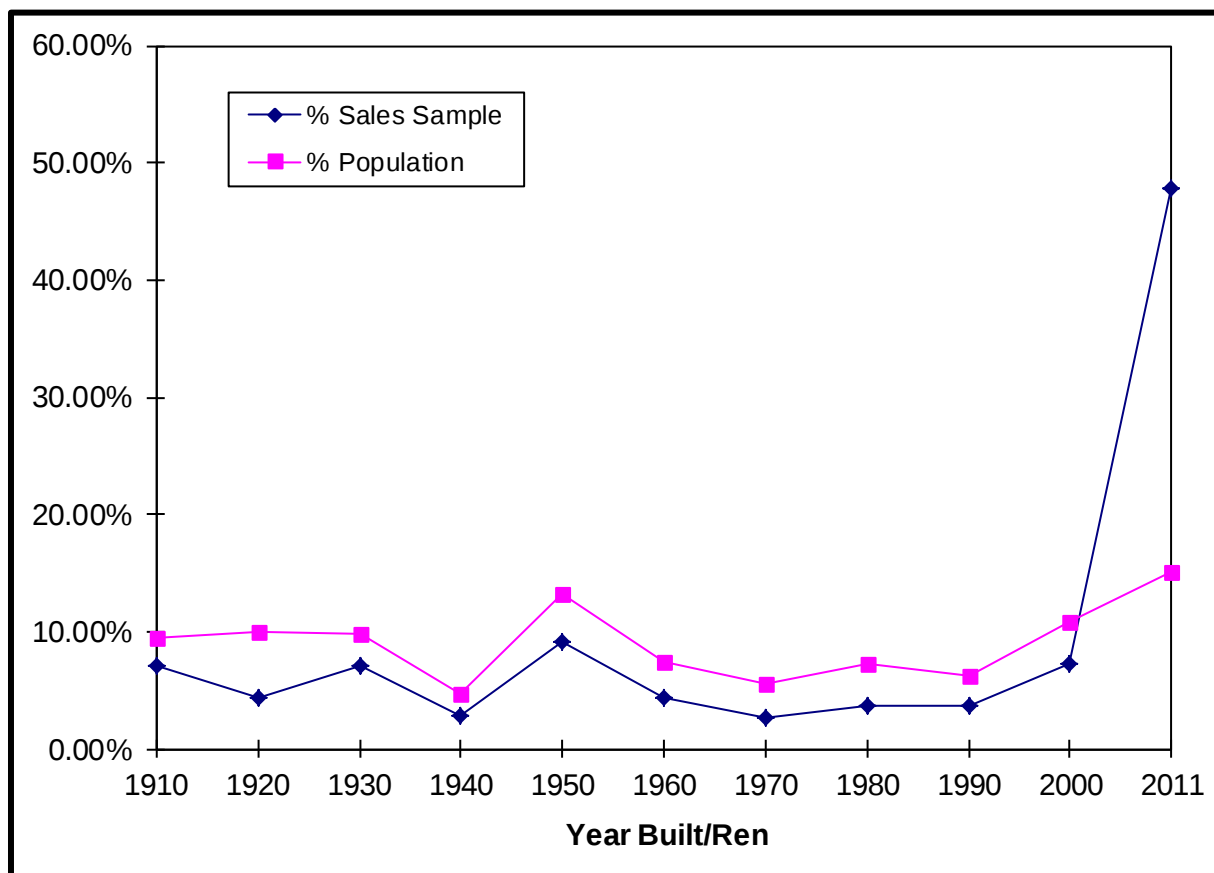
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels located in subarea 6, which received less downward adjustment due to lower assessment ratio than other parcels.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	27	7.05%
1920	17	4.44%
1930	27	7.05%
1940	11	2.87%
1950	35	9.14%
1960	17	4.44%
1970	10	2.61%
1980	14	3.66%
1990	14	3.66%
2000	28	7.31%
2011	183	47.78%
	383	

Population		
Year Built/Ren	Frequency	% Population
1910	434	9.52%
1920	458	10.05%
1930	448	9.83%
1940	216	4.74%
1950	604	13.25%
1960	337	7.39%
1970	258	5.66%
1980	333	7.30%
1990	288	6.32%
2000	493	10.81%
2011	690	15.13%
	4559	

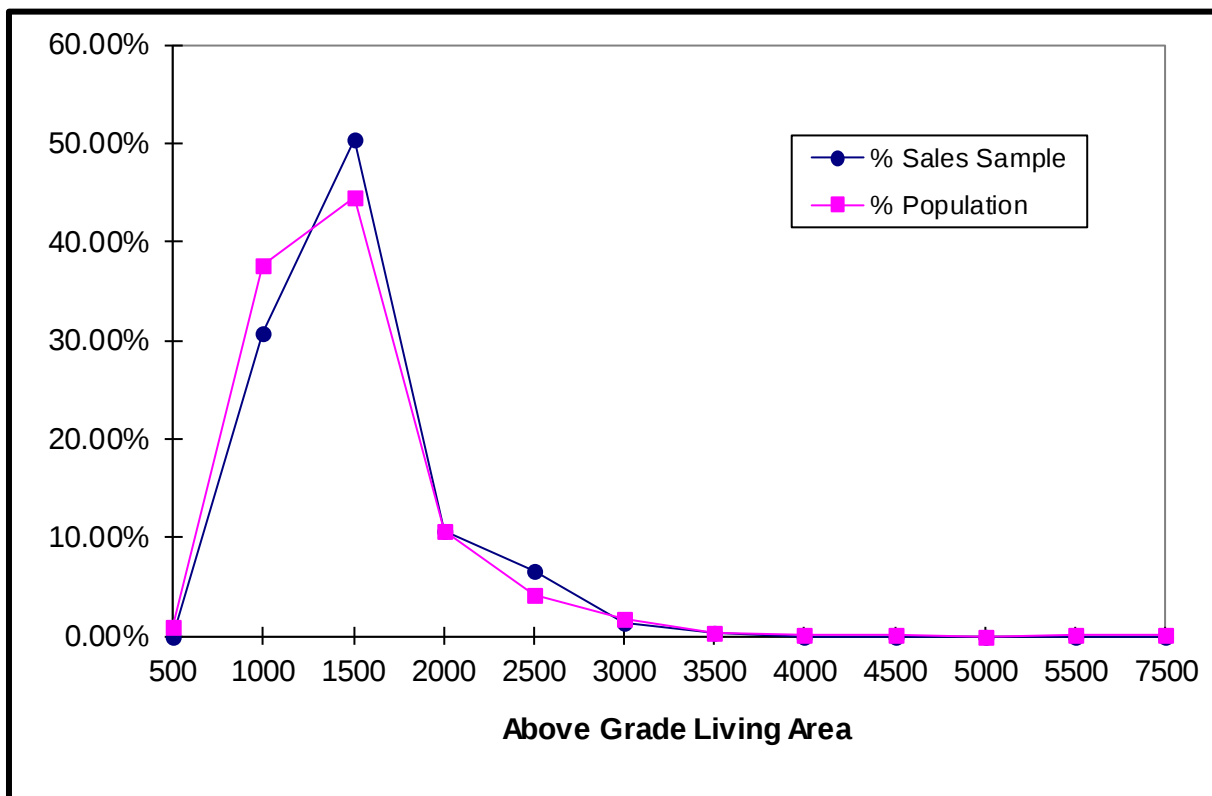


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	118	30.81%
1500	193	50.39%
2000	41	10.70%
2500	25	6.53%
3000	5	1.31%
3500	1	0.26%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	383	

Population		
AGLA	Frequency	% Population
500	42	0.92%
1000	1715	37.62%
1500	2031	44.55%
2000	484	10.62%
2500	189	4.15%
3000	74	1.62%
3500	17	0.37%
4000	4	0.09%
4500	1	0.02%
5000	0	0.00%
5500	1	0.02%
7500	1	0.02%
	4559	

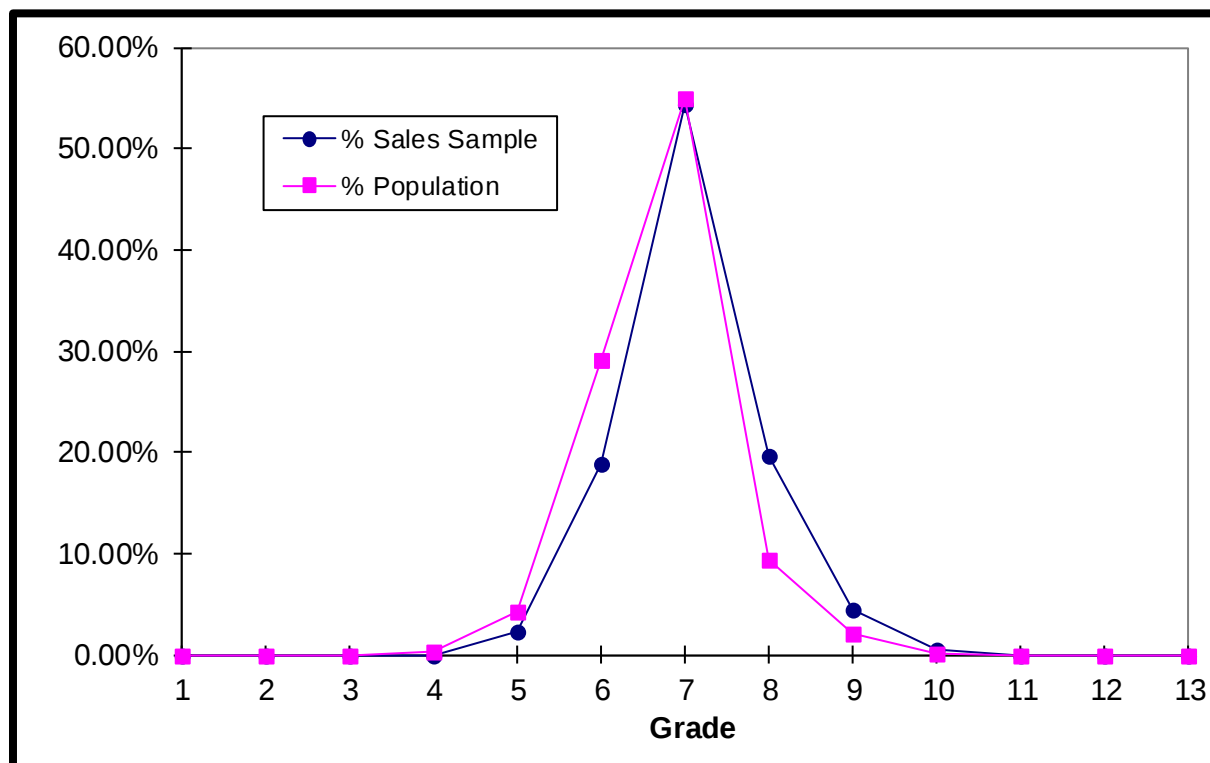


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	2.35%
6	72	18.80%
7	208	54.31%
8	75	19.58%
9	17	4.44%
10	2	0.52%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	383	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.22%
5	195	4.28%
6	1325	29.06%
7	2502	54.88%
8	429	9.41%
9	93	2.04%
10	5	0.11%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	4559	



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

Annual Update Process

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 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 6 usable land sales available in the area, a 1.7% overall increase (based on truncation) was made to the 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 parcels located in subarea 6, which received less downward adjustment due to lower assessment ratio than other parcels.

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

Results

The resulting assessment level is 90.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -8.8%. 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 18 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

-9.79%

SubArea 6	Yes
% Adjustment	-1.44%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcels located in subarea 6 would *approximately* receive a 1.44% downward adjustment. 378 parcels in the improved population would receive this adjustment. There were 25 sales.

91.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 18 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 0.829, resulting in an adjusted value of \$435,000 ($\$525,000 \times 0.829 = \$435,000$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.788	-21.2%
2/1/2009	0.794	-20.6%
3/1/2009	0.799	-20.1%
4/1/2009	0.805	-19.5%
5/1/2009	0.811	-18.9%
6/1/2009	0.817	-18.3%
7/1/2009	0.823	-17.7%
8/1/2009	0.829	-17.1%
9/1/2009	0.835	-16.5%
10/1/2009	0.841	-15.9%
11/1/2009	0.847	-15.3%
12/1/2009	0.853	-14.7%
1/1/2010	0.859	-14.1%
2/1/2010	0.865	-13.5%
3/1/2010	0.870	-13.0%
4/1/2010	0.876	-12.4%
5/1/2010	0.882	-11.8%
6/1/2010	0.888	-11.2%
7/1/2010	0.894	-10.6%
8/1/2010	0.900	-10.0%
9/1/2010	0.906	-9.4%
10/1/2010	0.912	-8.8%
11/1/2010	0.918	-8.2%
12/1/2010	0.923	-7.7%
1/1/2011	0.929	-7.1%
2/1/2011	0.935	-6.5%
3/1/2011	0.941	-5.9%
4/1/2011	0.947	-5.3%
5/1/2011	0.953	-4.7%
6/1/2011	0.959	-4.1%
7/1/2011	0.964	-3.6%
8/1/2011	0.970	-3.0%
9/1/2011	0.976	-2.4%
10/1/2011	0.982	-1.8%
11/1/2011	0.988	-1.2%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	177260	0445	6/11/09	\$170,000	\$139,000	530	5	1913	Avg	5480	N	N	4749 26TH AVE SW
002	343850	2160	6/24/11	\$205,000	\$197,000	550	5	1942	Fair	4761	N	N	6727 23RD AVE SW
002	789160	0205	6/17/09	\$304,000	\$249,000	800	5	1917	Avg	5000	N	N	4128 25TH AVE SW
002	789160	0215	7/12/11	\$174,000	\$168,000	580	6	1941	Avg	5000	N	N	4127 DELRIDGE WAY SW
002	343850	2360	6/17/11	\$180,000	\$173,000	640	6	1947	Avg	7837	N	N	6917 23RD AVE SW
002	928480	0015	7/27/11	\$180,000	\$174,000	640	6	1994	Avg	2498	N	N	5407 26TH AVE SW
002	935800	0486	6/16/09	\$197,000	\$162,000	650	6	1910	Avg	2145	N	N	4059 28TH AVE SW
002	731240	0150	10/13/09	\$290,000	\$245,000	670	6	1910	Avg	4840	N	N	5438 35TH AVE SW
002	789160	0160	10/14/11	\$190,000	\$187,000	680	6	1907	Avg	2500	N	N	4102 25TH AVE SW
002	177260	0465	11/2/09	\$151,381	\$128,000	700	6	1947	Good	5480	N	N	4735 26TH AVE SW
002	731290	0090	8/5/09	\$284,000	\$236,000	720	6	1947	Avg	4840	Y	N	5416 34TH AVE SW
002	815060	0231	3/18/10	\$306,500	\$268,000	750	6	1947	Avg	5280	N	N	3202 SW RAYMOND ST
002	177310	1225	4/2/09	\$220,000	\$177,000	780	6	1926	Avg	4800	N	N	5417 25TH AVE SW
002	929780	0115	10/12/10	\$269,000	\$246,000	790	6	1932	Avg	4840	N	N	5030 35TH AVE SW
002	177310	0200	6/16/11	\$260,000	\$250,000	800	6	1918	Avg	4800	N	N	4720 25TH AVE SW
002	177260	0380	11/18/09	\$220,000	\$187,000	840	6	1952	Avg	4800	N	N	4840 26TH AVE SW
002	935800	1491	12/14/11	\$202,500	\$202,000	870	6	1909	Avg	2550	N	N	4209 28TH AVE SW
002	357430	0020	6/8/10	\$320,000	\$285,000	880	6	1908	Avg	5000	N	N	4300 26TH AVE SW
002	731240	0345	9/22/09	\$242,000	\$203,000	890	6	1918	Avg	4840	N	N	5648 35TH AVE SW
002	343850	2362	9/27/11	\$185,000	\$182,000	910	6	1950	Avg	5450	N	N	6901 23RD AVE SW
002	177310	0645	7/19/11	\$240,000	\$232,000	960	6	1955	Avg	9600	N	N	5035 25TH AVE SW
002	798540	0400	9/23/11	\$265,000	\$260,000	980	6	1942	Avg	7875	N	N	2431 SW MYRTLE ST
002	177260	0635	7/13/11	\$194,600	\$188,000	1010	6	1992	Avg	5440	N	N	4521 26TH AVE SW
002	343850	1980	11/3/09	\$324,900	\$275,000	1030	6	1920	Good	11390	N	N	6351 DELRIDGE WAY SW
002	343850	2046	11/14/11	\$192,000	\$190,000	1030	6	1945	Good	8216	N	N	6715 DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/R en	Cond	Lot Size	View	Water-front	Situs Address
002	343850	1501	8/27/09	\$216,500	\$181,000	1040	6	1980	Avg	5250	N	N	6332 A 26TH AVE SW
002	929780	0080	8/14/09	\$324,000	\$269,000	1070	6	1950	Avg	4840	N	N	5056 35TH AVE SW
002	177310	1657	5/6/09	\$241,000	\$196,000	1110	6	1940	VGood	6000	N	N	5649 25TH AVE SW
002	177260	0705	3/12/10	\$225,000	\$196,000	1140	6	1918	Avg	5360	N	N	4425 26TH AVE SW
002	177260	0200	12/9/10	\$305,000	\$282,000	1410	6	1986	Avg	4800	N	N	5064 26TH AVE SW
002	177310	0800	4/27/10	\$310,000	\$273,000	750	7	2009	Avg	4800	N	N	5056 25TH AVE SW
002	177310	0121	10/15/09	\$245,950	\$207,000	780	7	2008	Avg	750	N	N	4735 A DELRIDGE WAY SW
002	177310	0122	3/13/09	\$254,000	\$204,000	780	7	2008	Avg	586	N	N	4735 B DELRIDGE WAY SW
002	177310	0123	7/29/09	\$244,950	\$203,000	780	7	2008	Avg	1307	N	N	4735 C DELRIDGE WAY SW
002	177310	1480	7/14/09	\$325,000	\$268,000	790	7	1926	Avg	4800	N	N	5424 25TH AVE SW
002	935800	1635	8/23/11	\$262,885	\$256,000	790	7	1998	Avg	2550	N	N	2840 SW NEVADA ST
002	177260	0125	4/15/09	\$337,000	\$272,000	820	7	1921	Good	5480	N	N	5053 26TH AVE SW
002	177260	0485	7/29/09	\$250,000	\$207,000	840	7	1918	Good	10960	N	N	4717 26TH AVE SW
002	815060	0110	10/16/09	\$322,500	\$272,000	850	7	1928	Avg	4840	N	N	5933 34TH AVE SW
002	731240	0300	8/27/10	\$258,500	\$234,000	870	7	1925	Avg	4840	N	N	5612 35TH AVE SW
002	177310	1062	3/19/10	\$209,500	\$183,000	880	7	2004	Avg	1100	N	N	5209 A DELRIDGE WAY SW
002	343850	1402	6/28/11	\$369,000	\$356,000	920	7	1926	Good	5828	N	N	5934 26TH AVE SW
002	343850	2231	4/28/10	\$329,975	\$291,000	940	7	1971	Avg	5300	N	N	6517 25TH AVE SW
002	928480	0011	10/14/09	\$295,000	\$249,000	1000	7	2008	Avg	1994	N	N	5409 A 26TH AVE SW
002	928480	0013	6/15/10	\$295,000	\$263,000	1000	7	2008	Avg	1258	N	N	5409 B 26TH AVE SW
002	731240	0410	4/21/10	\$296,000	\$260,000	1020	7	1964	Avg	4840	N	N	5641 34TH AVE SW
002	177310	0441	4/20/09	\$250,000	\$202,000	1020	7	2006	Avg	1184	N	N	4849 B DELRIDGE WAY SW
002	177310	0442	4/29/10	\$248,000	\$219,000	1020	7	2006	Avg	1300	N	N	4851 A DELRIDGE WAY SW
002	815060	0140	5/11/09	\$386,000	\$314,000	1030	7	1927	Avg	4840	N	N	5909 34TH AVE SW
002	177310	0025	5/10/10	\$314,900	\$278,000	1040	7	1918	Good	7200	N	N	4717 25TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	343850	2137	10/28/11	\$270,000	\$267,000	1050	7	1981	Avg	11000	N	N	6568 24TH AVE SW
002	928480	1260	2/5/10	\$165,000	\$143,000	1060	7	1981	Avg	5750	Y	N	5437 31ST AVE SW
002	928480	1260	4/26/11	\$299,000	\$285,000	1060	7	1981	Avg	5750	Y	N	5437 31ST AVE SW
002	343850	2114	9/22/09	\$275,000	\$231,000	1100	7	1999	Avg	6775	N	N	6375 23RD AVE SW
002	731290	0065	6/21/10	\$345,000	\$308,000	1120	7	1910	Good	6222	N	N	3409 SW BRANDON ST
002	177260	0420	7/20/09	\$250,000	\$207,000	1130	7	1979	Good	7200	N	N	4808 26TH AVE SW
002	343850	2116	6/18/09	\$339,000	\$278,000	1130	7	2000	Avg	7827	N	N	6369 23RD AVE SW
002	343850	2142	5/27/10	\$264,000	\$234,000	1150	7	1991	Avg	6299	N	N	6565 23RD AVE SW
002	343850	1323	2/4/10	\$248,000	\$215,000	1150	7	2009	Avg	1429	N	N	5947 DELRIDGE WAY SW
002	343850	1324	2/4/10	\$265,000	\$229,000	1150	7	2009	Avg	1171	N	N	5945 DELRIDGE WAY SW
002	935800	1715	8/7/09	\$299,950	\$249,000	1160	7	1994	Avg	2288	N	N	2808 SW NEVADA ST
002	343850	1326	9/14/10	\$260,000	\$236,000	1160	7	2009	Avg	2638	N	N	5941 DELRIDGE WAY SW
002	815060	0160	1/26/11	\$275,000	\$257,000	1166	7	1927	Avg	4840	Y	N	5904 34TH AVE SW
002	343850	2038	5/21/10	\$214,900	\$190,000	1170	7	1997	Avg	5857	N	N	6700 23RD AVE SW
002	929780	0110	3/26/10	\$380,000	\$332,000	1170	7	1928	Good	4840	N	N	5032 35TH AVE SW
002	343850	1327	3/25/10	\$300,000	\$262,000	1180	7	2009	Avg	2399	N	N	5937 DELRIDGE WAY SW
002	343850	1325	2/4/10	\$295,000	\$255,000	1220	7	2009	Avg	2741	N	N	5943 DELRIDGE WAY SW
002	343850	1328	12/16/10	\$225,000	\$208,000	1220	7	2009	Avg	1804	N	N	5937 DELRIDGE WAY SW
002	343850	1328	11/11/11	\$235,000	\$233,000	1220	7	2009	Avg	1804	N	N	5937 DELRIDGE WAY SW
002	343850	1331	4/28/10	\$290,000	\$256,000	1240	7	2009	Avg	3407	N	N	5951 DELRIDGE WAY SW
002	343850	1332	1/27/10	\$285,000	\$246,000	1240	7	2009	Avg	2306	N	N	5953 DELRIDGE WAY SW
002	343850	1333	1/26/11	\$225,500	\$211,000	1240	7	2009	Avg	2250	N	N	5955 DELRIDGE WAY SW
002	343850	1334	11/24/10	\$230,000	\$212,000	1240	7	2009	Avg	3615	N	N	5957 DELRIDGE WAY SW
002	731240	0295	5/25/10	\$368,000	\$326,000	1250	7	1985	Good	4840	N	N	5606 35TH AVE SW
002	929730	1025	6/22/11	\$370,000	\$356,000	1260	7	1927	Avg	4800	Y	N	4106 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	343850	1320	5/21/10	\$244,000	\$216,000	1280	7	2009	Avg	1368	N	N	5931 DELRIDGE WAY SW
002	343850	1330	3/5/10	\$300,000	\$261,000	1280	7	2009	Avg	6623	N	N	5963 DELRIDGE WAY SW
002	343850	2213	1/13/09	\$321,000	\$254,000	1300	7	1943	Avg	9375	N	N	6739 24TH AVE SW
002	343850	1335	12/16/10	\$229,000	\$212,000	1300	7	2009	Avg	1730	N	N	5963 DELRIDGE WAY SW
002	343850	1322	5/21/10	\$242,000	\$214,000	1340	7	2009	Avg	1657	N	N	5933 DELRIDGE WAY SW
002	928480	1052	9/30/09	\$285,000	\$240,000	1390	7	2007	Avg	2875	N	N	5447 30TH AVE SW
002	928480	1054	10/16/09	\$285,000	\$240,000	1390	7	2007	Avg	2875	N	N	5449 30TH AVE SW
002	928480	1065	10/2/09	\$276,000	\$232,000	1390	7	2007	Avg	2875	N	N	5459 30TH AVE SW
002	177310	0170	9/10/09	\$430,000	\$360,000	1460	7	1991	Avg	4800	N	N	4744 25TH AVE SW
002	789160	0140	2/13/09	\$315,000	\$251,000	1460	7	1992	Avg	2500	N	N	2507 SW DAKOTA ST
002	177260	0665	5/5/10	\$417,500	\$369,000	1470	7	1925	Avg	5200	N	N	4461 26TH AVE SW
002	343850	2212	1/24/11	\$205,000	\$191,000	1560	7	1972	Avg	12406	N	N	6747 24TH AVE SW
002	935800	1615	4/20/09	\$309,900	\$251,000	1630	7	1998	Avg	2550	N	N	2848 SW NEVADA ST
002	929730	0740	8/5/09	\$480,000	\$398,000	2400	7	1971	Avg	3960	N	N	3047 SW AVALON WAY
002	929730	1106	7/1/11	\$499,000	\$481,000	960	8	1940	VGood	6500	Y	N	4009 32ND AVE SW
002	935800	1422	11/28/11	\$246,450	\$245,000	960	8	2009	Avg	1139	N	N	2828 B SW ADAMS ST
002	935800	1566	4/24/09	\$314,950	\$255,000	1090	8	2008	Avg	1281	N	N	2843 B SW ADAMS ST
002	935800	1567	4/15/09	\$310,000	\$251,000	1090	8	2008	Avg	1274	N	N	2843 A SW ADAMS ST
002	935800	1403	12/7/11	\$275,500	\$274,000	1100	8	2009	Avg	1468	N	N	2836 B SW ADAMS ST
002	935800	1413	5/2/11	\$294,500	\$281,000	1100	8	2009	Avg	1468	N	N	2832 B SW ADAMS ST
002	935800	1575	4/15/09	\$309,950	\$251,000	1150	8	2008	Avg	1287	N	N	2845 B SW ADAMS ST
002	935800	1576	4/15/09	\$309,950	\$251,000	1150	8	2008	Avg	1344	N	N	2845 A SW ADAMS ST
002	935800	1577	3/3/09	\$337,000	\$270,000	1150	8	2008	Avg	1510	N	N	2847 A SW ADAMS ST
002	935800	1578	4/15/09	\$314,950	\$255,000	1150	8	2008	Avg	1467	N	N	2847 B SW ADAMS ST
002	935800	0689	3/22/10	\$330,000	\$288,000	1170	8	2004	Avg	1422	N	N	2820 A SW DAKOTA ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	935800	1216	5/24/11	\$215,000	\$206,000	1180	8	2000	Avg	2124	N	N	4111 26TH AVE SW
002	935800	0685	7/15/09	\$360,000	\$297,000	1200	8	2004	Avg	2260	N	N	2822 SW DAKOTA ST
002	935800	1420	11/16/09	\$373,000	\$317,000	1200	8	2009	Avg	1789	N	N	2830 SW ADAMS ST
002	935800	1402	8/3/11	\$290,000	\$282,000	1240	8	2009	Avg	1478	N	N	2836 A SW ADAMS ST
002	935800	1412	10/25/10	\$319,000	\$292,000	1240	8	2009	Avg	1478	N	N	2832 A SW ADAMS ST
002	935800	1400	7/10/09	\$373,000	\$308,000	1260	8	2009	Avg	1336	N	N	2838 B SW ADAMS ST
002	935800	1410	11/2/11	\$288,400	\$285,000	1260	8	2009	Avg	1337	N	N	2834 SW ADAMS ST
002	935800	2250	5/1/09	\$336,000	\$273,000	1260	8	2004	Avg	1882	N	N	2817 B SW NEVADA ST
002	929730	2031	12/6/10	\$369,000	\$341,000	1260	8	2009	Avg	1345	N	N	3273 B SW AVALON WAY
002	929730	2032	6/3/10	\$406,950	\$362,000	1260	8	2009	Avg	1345	N	N	3273 A SW AVALON WAY
002	815060	0030	4/13/11	\$318,000	\$302,000	1270	8	1930	Good	4840	N	N	5922 35TH AVE SW
002	935800	1565	4/15/09	\$357,950	\$289,000	1300	8	2008	Avg	2036	N	N	2841 SW ADAMS ST
002	935800	2230	9/9/09	\$339,000	\$284,000	1310	8	2003	Avg	1575	N	N	2807 B SW NEVADA ST
002	935800	1401	8/26/09	\$373,000	\$311,000	1360	8	2009	Avg	1326	N	N	2838 A SW ADAMS ST
002	935800	1411	12/3/09	\$365,000	\$311,000	1360	8	2009	Avg	1326	N	N	2834 A SW ADAMS ST
002	935800	0551	4/20/10	\$349,950	\$308,000	1360	8	2009	Avg	1486	N	N	2831 A SW YANCY ST
002	935800	0552	4/28/10	\$349,950	\$308,000	1360	8	2009	Avg	1478	N	N	2831 B SW YANCY ST
002	928480	2212	11/17/11	\$325,000	\$322,000	1430	8	1999	Avg	5750	N	N	5626 29TH AVE SW
002	935800	0550	6/22/10	\$359,950	\$321,000	1520	8	2009	Avg	2133	N	N	2833 SW YANCY ST
002	928480	1755	12/7/10	\$430,000	\$398,000	2340	8	2009	Avg	5750	N	N	5632 31ST AVE SW
002	928480	1770	8/11/11	\$390,000	\$379,000	2540	8	2007	Avg	5912	Y	N	5650 31ST AVE SW
002	929730	0857	1/21/09	\$373,000	\$295,000	1040	9	2008	Avg	1674	Y	N	3026 A SW AVALON WAY
002	928480	1840	7/14/10	\$595,000	\$533,000	2520	9	2008	Avg	5750	Y	N	5617 30TH AVE SW
002	815060	0250	3/18/09	\$600,000	\$482,000	2730	9	2008	Avg	4847	N	N	5939 32ND AVE SW
002	815060	0245	5/7/09	\$580,250	\$471,000	2730	9	2008	Avg	4848	N	N	5943 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928480	1970	11/10/11	\$683,000	\$676,000	2490	10	2010	Avg	8625	Y	N	5628 30TH AVE
003	177360	0600	7/15/10	\$250,000	\$224,000	1230	5	1929	Avg	4000	Y	N	4721 21ST AVE SW
003	315760	0575	3/31/10	\$238,500	\$209,000	720	6	1947	Good	7457	N	N	4140 19TH AVE SW
003	177360	0395	6/18/09	\$250,000	\$205,000	730	6	1931	Avg	3200	Y	N	4730 23RD AVE SW
003	343850	0190	6/2/09	\$262,950	\$215,000	740	6	1923	Avg	9000	N	N	5243 18TH AVE SW
003	789210	0255	12/21/09	\$308,000	\$264,000	740	6	1918	Avg	4000	N	N	2106 SW GENESEE ST
003	177360	0550	9/15/09	\$287,500	\$241,000	810	6	1929	Good	4960	N	N	4843 PUGET BLVD SW
003	177360	0495	12/7/11	\$315,000	\$313,000	850	6	1963	Avg	4120	Y	N	4734 23RD AVE SW
003	754730	0055	8/26/11	\$210,000	\$205,000	850	6	1962	Avg	5000	N	N	4024 21ST AVE SW
003	754780	0240	6/26/09	\$412,500	\$339,000	850	6	2009	Avg	5200	N	N	4036 19TH AVE SW
003	177360	0555	3/29/10	\$300,000	\$263,000	910	6	1927	Avg	4960	Y	N	4845 PUGET BLVD SW
003	343850	0116	4/8/10	\$290,000	\$254,000	960	6	1940	Avg	5452	Y	N	5253 16TH AVE SW
003	315760	0025	9/17/10	\$150,000	\$136,000	1000	6	1959	Avg	5000	N	N	4110 21ST AVE SW
003	177310	0910	1/27/10	\$257,000	\$222,000	1250	6	1937	Avg	7110	N	N	5039 PUGET BLVD SW
003	754730	0930	10/17/11	\$249,900	\$246,000	620	7	1915	Avg	3700	N	N	3827 17TH AVE SW
003	343850	0338	3/16/09	\$266,200	\$214,000	700	7	2008	Avg	1140	N	N	5255 23RD AVE SW
003	343850	0344	1/29/09	\$254,900	\$202,000	700	7	2008	Avg	1140	N	N	5257 23RD AVE SW
003	177360	0150	6/8/11	\$200,000	\$192,000	790	7	1989	Avg	4920	Y	N	2304 SW ALASKA ST
003	343850	0332	8/20/10	\$197,000	\$178,000	800	7	2008	Avg	1410	N	N	2308 SW BRANDON ST
003	315760	0075	3/12/10	\$330,000	\$288,000	850	7	2008	Avg	3218	N	N	4138 21ST AVE SW
003	315760	0071	9/10/09	\$337,000	\$282,000	850	7	2008	Avg	3209	N	N	4132 21ST AVE SW
003	177310	0585	5/27/09	\$287,000	\$234,000	930	7	1988	Avg	2441	N	N	4814 DELRIDGE WAY SW
003	754730	1565	1/9/09	\$270,000	\$213,000	950	7	1997	Avg	2500	N	N	3851 20TH AVE SW
003	754730	1570	4/27/10	\$320,000	\$282,000	950	7	1998	Avg	2500	N	N	3849 20TH AVE SW
003	788150	0330	5/26/09	\$315,000	\$257,000	950	7	1925	Good	5000	Y	N	4021 23RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(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	315760	0465	5/18/09	\$360,000	\$293,000	990	7	1916	Avg	3700	N	N	4111 19TH AVE SW
003	754730	1575	6/15/09	\$340,000	\$279,000	990	7	1908	Good	2500	N	N	3847 20TH AVE SW
003	754730	0105	4/8/09	\$387,500	\$313,000	1000	7	1967	Avg	7500	N	N	4009 20TH AVE SW
003	315760	0130	12/14/09	\$370,000	\$316,000	1010	7	1955	Avg	5300	N	N	4155 20TH AVE SW
003	177310	0560	5/23/11	\$189,250	\$181,000	1080	7	2009	Avg	1150	N	N	4832 A DELRIDGE WAY SW
003	177310	0565	5/6/09	\$284,500	\$231,000	1080	7	2009	Avg	1150	N	N	4828 A DELRIDGE WAY SW
003	177310	0565	8/27/09	\$268,500	\$224,000	1080	7	2009	Avg	1150	N	N	4828 A DELRIDGE WAY SW
003	177310	0566	11/19/09	\$257,000	\$219,000	1080	7	2009	Avg	1150	N	N	4826 B DELRIDGE WAY SW
003	177310	0567	7/27/09	\$270,000	\$224,000	1080	7	2009	Avg	1250	N	N	4826 B DELRIDGE WAY SW
003	177310	0561	3/3/11	\$199,000	\$187,000	1080	7	2009	Avg	1150	N	N	4832 B DELRIDGE WAY SW
003	177310	0562	2/24/09	\$284,500	\$227,000	1080	7	2009	Avg	1250	N	N	4834 B DELRIDGE WAY SW
003	177310	0563	3/24/09	\$279,950	\$225,000	1080	7	2009	Avg	1250	N	N	4834 A DELRIDGE WAY SW
003	754780	0200	7/15/11	\$245,000	\$237,000	1100	7	1913	Avg	5321	N	N	4043 19TH AVE SW
003	343850	0192	6/24/09	\$210,000	\$173,000	1120	7	1954	Avg	10701	N	N	5248 19TH AVE SW
003	789160	0435	7/12/10	\$260,000	\$233,000	1120	7	1959	Avg	5000	Y	N	4122 23RD AVE SW
003	177310	0961	1/13/09	\$274,000	\$217,000	1120	7	2007	Avg	1102	N	N	5034 B DELRIDGE WAY SW
003	177310	0966	7/1/09	\$283,000	\$233,000	1120	7	2007	Avg	1057	N	N	5028 B DELRIDGE WAY SW
003	177310	0969	5/21/09	\$289,900	\$236,000	1120	7	2007	Avg	1103	N	N	5030 B DELRIDGE WAY SW
003	789210	0235	9/15/10	\$385,000	\$350,000	1150	7	1927	Good	10000	Y	N	4150 22ND AVE SW
003	177310	0965	5/28/09	\$275,000	\$225,000	1160	7	2007	Avg	1234	N	N	5028 A DELRIDGE WAY SW
003	177310	0953	3/5/09	\$274,000	\$219,000	1160	7	2007	Avg	1234	N	N	5036 A DELRIDGE WAY SW
003	177310	0957	1/6/09	\$264,000	\$208,000	1160	7	2007	Avg	1234	N	N	5036 C DELRIDGE WAY SW
003	177310	0964	8/15/11	\$229,950	\$224,000	1160	7	2007	Avg	1286	N	N	5030 C DELRIDGE WAY SW
003	177310	0967	4/24/09	\$277,000	\$224,000	1160	7	2007	Avg	1234	N	N	5028 C DELRIDGE WAY SW
003	177310	0968	8/15/11	\$230,000	\$224,000	1160	7	2007	Avg	1286	N	N	5030 A DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 18
(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	177360	0670	8/15/11	\$230,000	\$224,000	1190	7	1963	Avg	9600	N	N	4517 21ST AVE SW
003	315760	0425	2/11/10	\$322,450	\$279,000	1210	7	1971	Avg	5000	N	N	4129 19TH AVE SW
003	177310	0535	7/27/11	\$187,500	\$182,000	1220	7	2010	Avg	1270	N	N	4852 B DELRIDGE WAY SW
003	177310	0980	11/9/10	\$223,000	\$205,000	1220	7	2010	Avg	1294	N	N	5020 A DELRIDGE WAY SW
003	177310	0971	11/19/10	\$224,950	\$207,000	1220	7	2009	Avg	1283	N	N	5024 A DELRIDGE WAY SW
003	177310	0972	11/17/10	\$219,950	\$202,000	1220	7	2009	Avg	974	N	N	5024 B DELRIDGE WAY SW
003	177310	0973	9/9/10	\$239,950	\$218,000	1220	7	2009	Avg	1283	N	N	5024 C DELRIDGE WAY SW
003	177310	0981	11/22/10	\$216,000	\$199,000	1220	7	2010	Avg	982	N	N	5020 B DELRIDGE WAY SW
003	177310	0982	11/29/10	\$219,950	\$203,000	1220	7	2010	Avg	1294	N	N	5020 C DELRIDGE WAY SW
003	177310	0538	7/27/11	\$187,500	\$182,000	1220	7	2010	Avg	1270	N	N	4852 A DELRIDGE WAY SW
003	177310	0536	5/17/11	\$215,000	\$205,000	1260	7	2010	Avg	1130	N	N	4854 A DELRIDGE WAY SW
003	177310	0537	2/1/11	\$215,000	\$201,000	1260	7	2010	Avg	1130	N	N	4854 B DELRIDGE WAY SW
003	343850	0245	6/14/10	\$210,000	\$187,000	1330	7	1978	Good	6660	N	N	1934 SW BRANDON ST
003	754730	1275	1/19/11	\$404,500	\$377,000	1360	7	1909	Avg	7500	N	N	3856 20TH AVE SW
003	343850	0336	11/29/10	\$245,000	\$226,000	1370	7	1929	VGood	2297	N	N	2302 SW BRANDON ST
003	754730	1690	6/27/11	\$340,000	\$328,000	1380	7	2010	Avg	5400	N	N	3810 19TH AVE SW
003	754730	0320	11/18/11	\$298,000	\$295,000	1430	7	2005	Avg	5000	N	N	4028 19TH AVE SW
003	788150	0450	1/24/11	\$303,000	\$283,000	1440	7	2003	Avg	2500	Y	N	4027 22ND AVE SW
003	177310	0970	7/27/10	\$259,950	\$234,000	1530	7	2009	Avg	1342	N	N	5026 C DELRIDGE WAY SW
003	177310	0974	10/27/10	\$260,000	\$238,000	1530	7	2009	Avg	1342	N	N	5026 A DELRIDGE WAY SW
003	177310	0975	11/11/10	\$244,000	\$224,000	1530	7	2009	Avg	976	N	N	5026 B DELRIDGE WAY SW
003	177310	0983	10/25/10	\$255,000	\$234,000	1530	7	2010	Avg	1331	N	N	5018 A DELRIDGE WAY SW
003	177310	0984	10/26/10	\$253,000	\$232,000	1530	7	2010	Avg	968	N	N	5018 B DELRIDGE WAY SW
003	177310	0986	8/18/10	\$259,000	\$234,000	1530	7	2010	Avg	1331	N	N	5018 C DELRIDGE WAY SW
003	343850	0176	12/28/11	\$249,302	\$249,000	1720	7	1938	Avg	8400	N	N	5260 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(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	343850	0327	10/21/10	\$349,950	\$320,000	1840	7	2004	Avg	5500	N	N	5217 23RD AVE SW
003	934990	0235	5/19/09	\$450,000	\$367,000	1960	7	1968	Avg	13773	Y	N	3720 19TH AVE SW
003	754730	0290	3/10/10	\$306,000	\$267,000	780	8	2000	Avg	2500	N	N	4018 19TH AVE SW
003	177310	0530	10/6/09	\$265,000	\$223,000	1080	8	2009	Avg	1190	N	N	2320 SW HUDSON ST
003	177310	0531	10/12/09	\$264,950	\$223,000	1080	8	2009	Avg	1190	N	N	2322 SW HUDSON ST
003	177310	0532	9/28/09	\$264,000	\$222,000	1080	8	2009	Avg	1210	N	N	2316 SW HUDSON ST
003	177310	0533	10/7/09	\$264,950	\$223,000	1080	8	2009	Avg	1210	N	N	2314 SW HUDSON ST
003	177310	0300	12/22/09	\$221,000	\$189,000	1130	8	2008	Avg	1380	N	N	2325 SW ALASKA ST
003	177310	0301	9/29/09	\$290,000	\$244,000	1130	8	2008	Avg	1031	N	N	2323 SW ALASKA ST
003	177310	0302	6/15/09	\$286,750	\$235,000	1130	8	2008	Avg	1008	N	N	2319 SW ALASKA ST
003	177310	0303	7/10/09	\$298,000	\$246,000	1140	8	2008	Avg	1380	N	N	2317 SW ALASKA ST
003	343850	0039	4/13/09	\$380,000	\$307,000	1210	8	2009	Avg	8259	N	N	4862 18TH AVE SW
003	343850	0286	6/22/11	\$360,000	\$347,000	1250	8	2007	Avg	8002	N	N	5070 23RD AVE SW
003	343850	0320	10/11/11	\$340,290	\$335,000	1260	8	2007	Avg	8003	N	N	5062 23RD AVE SW
003	788150	0408	9/17/09	\$410,000	\$344,000	1270	8	2008	Avg	2500	Y	N	4016 23RD AVE SW
003	343850	0251	11/19/09	\$342,000	\$291,000	1280	8	2001	Avg	6660	N	N	5304 A 21ST AVE SW
003	788150	0400	3/30/10	\$396,950	\$348,000	1290	8	2008	Avg	2500	Y	N	4014 23RD AVE SW
003	788150	0404	8/14/09	\$449,950	\$374,000	1290	8	2008	Avg	2500	Y	N	4012 23RD AVE SW
003	343850	0269	11/4/09	\$435,000	\$369,000	1410	8	2008	Avg	2376	N	N	4820 PUGET BLVD SW
003	343850	0308	5/1/09	\$400,000	\$325,000	1410	8	2008	Avg	3640	N	N	4832 PUGET BLVD SW
003	343850	0313	6/9/11	\$353,500	\$339,000	1410	8	2008	Avg	2205	N	N	4848 PUGET BLVD SW
003	177360	0510	11/18/10	\$310,000	\$285,000	1480	8	1999	Avg	4950	Y	N	4809 23RD AVE SW
003	177360	0035	11/15/11	\$402,700	\$399,000	1640	8	2011	Avg	5500	Y	N	4406 23rd AVE SW
003	343850	0311	5/21/09	\$420,000	\$342,000	1680	8	2009	Avg	2886	N	N	4840 PUGET BLVD SW
003	343850	0317	2/1/11	\$390,000	\$365,000	1680	8	2009	Avg	2630	N	N	4840 PUGET BLVD SW

Improved Sales Used in this Annual Update Analysis
Area 18
(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	343850	0265	9/8/09	\$455,000	\$381,000	1700	8	2008	Avg	2948	N	N	4824 PUGET BLVD SW
003	343850	0271	7/17/09	\$437,000	\$361,000	1700	8	2009	Avg	3113	N	N	4828 PUGET BLVD SW
003	343850	0309	7/22/09	\$411,990	\$341,000	1700	8	2008	Avg	3131	N	N	4836 PUGET BLVD SW
003	343850	0301	2/2/10	\$335,000	\$290,000	1960	8	2004	Avg	6816	N	N	5220 23RD AVE SW
003	754730	1470	2/25/11	\$460,000	\$432,000	2020	8	1990	Avg	7500	N	N	3818 21ST AVE SW
003	754730	1600	6/30/10	\$439,888	\$393,000	2070	8	1993	Avg	5000	N	N	3829 20TH AVE SW
003	343850	0126	2/5/09	\$375,000	\$298,000	2250	8	2004	Avg	5164	Y	N	5219 16TH AVE SW
003	754730	1444	6/23/10	\$442,000	\$394,000	2260	8	1991	Avg	5000	N	N	3836 21ST AVE SW
003	343850	0290	8/17/11	\$545,000	\$531,000	1930	9	2009	Avg	5571	N	N	5088 23RD AVE SW
003	177360	0264	9/27/10	\$582,000	\$530,000	2410	9	2010	Avg	4800	N	N	4538 23 AVE SW
003	177360	0265	6/14/10	\$587,000	\$523,000	2410	9	2010	Avg	4800	N	N	4544 23 AVE SW
003	177360	0266	6/9/10	\$585,700	\$521,000	2410	9	2010	Avg	4712	N	N	4546 23RD AVE SW
003	789210	0205	5/12/09	\$780,000	\$634,000	1920	10	2007	Avg	5000	Y	N	4135 21ST AVE SW
005	343850	0982	10/12/09	\$175,000	\$148,000	670	5	1943	Avg	6447	N	N	5961 18TH AVE SW
005	343850	2780	3/11/09	\$312,800	\$251,000	790	6	2008	Avg	9348	N	N	7048 17TH AVE SW
005	343850	2591	5/24/11	\$275,000	\$263,000	800	6	1940	Avg	20898	N	N	6745 18TH AVE SW
005	343850	1620	6/16/09	\$328,500	\$269,000	820	6	1952	Good	5145	N	N	6545 21ST AVE SW
005	343850	2782	10/8/09	\$175,000	\$147,000	820	6	1942	Avg	5244	N	N	7057 16TH AVE SW
005	643740	0050	3/29/11	\$224,000	\$212,000	910	6	1949	Avg	7203	N	N	1253 SW OTHELLO ST
005	343850	2785	9/10/09	\$290,400	\$243,000	960	6	1942	Avg	5244	N	N	7053 16TH AVE SW
005	211270	1085	4/7/11	\$246,000	\$233,000	980	6	1918	Good	8000	N	N	7515 15TH AVE SW
005	343850	3131	8/10/09	\$189,000	\$157,000	980	6	1947	Avg	9180	N	N	7109 16TH AVE SW
005	783180	0200	4/14/10	\$237,000	\$208,000	1000	6	1947	Fair	6650	N	N	1617 SW WEBSTER ST
005	343850	0711	9/15/09	\$220,000	\$184,000	1150	6	1943	Avg	10479	N	N	5632 18TH AVE SW
005	372850	0020	10/27/09	\$273,000	\$231,000	1170	6	1942	Avg	7066	N	N	5652 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(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	863850	0100	11/15/10	\$265,000	\$244,000	1330	6	1919	Avg	7500	N	N	7225 12TH AVE SW
005	343850	0678	10/27/09	\$335,500	\$284,000	610	7	1983	Avg	5240	N	N	5439 17TH AVE SW
005	783180	0185	5/29/09	\$236,000	\$193,000	790	7	2009	Avg	6700	N	N	1709 SW WEBSTER ST
005	343850	1862	1/11/10	\$315,000	\$271,000	840	7	2007	Avg	5008	N	N	6546 18TH AVE SW
005	211270	0965	11/17/09	\$265,000	\$225,000	860	7	2009	Avg	6000	N	N	7525 14TH AVE SW
005	211270	1025	4/26/10	\$245,000	\$216,000	900	7	1986	Avg	4000	N	N	7528 15TH AVE SW
005	343850	0943	6/3/10	\$257,500	\$229,000	920	7	1958	Avg	7453	N	N	6052 18TH AVE SW
005	343850	3176	4/14/09	\$203,000	\$164,000	980	7	1942	Avg	5286	N	N	7306 17TH AVE SW
005	343850	2903	7/12/10	\$186,000	\$167,000	1010	7	1942	Good	9120	N	N	6751 14TH AVE SW
005	863850	0170	2/11/09	\$299,000	\$238,000	1030	7	1965	Avg	8505	N	N	1259 SW ORCHARD ST
005	343850	0400	4/30/10	\$246,900	\$218,000	1040	7	1980	Avg	10864	N	N	5434 23RD AVE SW
005	211520	0125	11/11/09	\$354,000	\$300,000	1050	7	1955	Avg	7135	N	N	921 SW WEBSTER ST
005	948400	0050	2/13/09	\$282,000	\$225,000	1060	7	1977	Avg	6000	N	N	7335 20TH AVE SW
005	343850	3049	1/5/11	\$220,000	\$205,000	1070	7	1956	Avg	8236	N	N	6701 12TH AVE SW
005	343850	0730	7/15/09	\$302,000	\$249,000	1080	7	1978	Avg	5244	N	N	5402 17TH AVE SW
005	343850	2974	1/11/10	\$350,000	\$301,000	1120	7	1967	Avg	7020	N	N	6726 14TH AVE SW
005	643740	0071	12/16/11	\$299,950	\$299,000	1130	7	1993	Avg	9952	N	N	1233 SW OTHELLO ST
005	343850	2661	3/1/10	\$300,000	\$261,000	1160	7	1991	Avg	5049	N	N	6729 17TH AVE SW
005	343850	2665	5/4/09	\$319,950	\$260,000	1160	7	1991	Avg	5049	N	N	6733 17TH AVE SW
005	343850	3202	7/6/10	\$295,000	\$264,000	1160	7	1993	Avg	5171	N	N	7128 18TH AVE SW
005	343850	0657	1/25/10	\$277,500	\$240,000	1190	7	1986	Avg	6980	N	N	1705 SW BRANDON ST
005	211270	1195	4/29/10	\$343,000	\$302,000	1210	7	1998	Avg	3932	N	N	7516 16TH AVE SW
005	211270	0860	4/14/10	\$285,000	\$250,000	1230	7	1917	Avg	4000	N	N	7513 13TH AVE SW
005	343850	3122	10/27/09	\$311,375	\$263,000	1310	7	1928	Avg	6105	N	N	1214 SW MYRTLE ST
005	783180	0025	1/4/10	\$365,000	\$314,000	1310	7	1941	Good	11468	N	N	1705 SW AUSTIN ST

Improved Sales Used in this Annual Update Analysis
Area 18
(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	343850	3060	11/23/10	\$244,000	\$225,000	1320	7	1980	Avg	6960	N	N	6730 13TH AVE SW
005	783180	0415	8/19/09	\$311,950	\$260,000	1320	7	1961	Avg	5500	N	N	7507 19TH AVE SW
005	343850	2715	8/18/10	\$300,000	\$271,000	1350	7	1994	Avg	5102	N	N	6700 17TH AVE SW
005	343850	3011	2/28/11	\$254,000	\$239,000	1350	7	1954	Avg	7137	N	N	7018 14TH AVE SW
005	863850	0070	8/24/10	\$265,000	\$240,000	1380	7	1921	Avg	11055	N	N	7121 12TH AVE SW
005	211430	0330	3/29/10	\$365,500	\$320,000	1430	7	1970	Good	7680	N	N	7349 DUMAR WAY SW
005	211270	1030	10/18/09	\$250,000	\$211,000	1460	7	1926	Avg	4000	N	N	7524 15TH AVE SW
005	343850	0620	9/21/11	\$280,000	\$274,000	1490	7	1992	Avg	5029	N	N	5601 18TH AVE SW
005	343850	1060	5/25/10	\$270,000	\$239,000	1520	7	1977	Avg	7209	N	N	5966 21ST AVE SW
005	343850	2670	3/17/10	\$292,000	\$255,000	1540	7	1977	Avg	10488	N	N	6741 17TH AVE SW
005	168390	0070	5/18/11	\$235,000	\$225,000	1710	7	1995	Avg	9300	N	N	6348 17TH AVE SW
005	343850	1622	10/22/09	\$301,500	\$255,000	1720	7	2008	Avg	5046	N	N	6534 DELRIDGE WAY SW
005	343850	1624	3/15/10	\$301,750	\$263,000	1720	7	2008	Avg	5046	N	N	6532 DELRIDGE WAY SW
005	343850	1872	3/24/10	\$236,000	\$206,000	1890	7	1985	Avg	5019	N	N	6560 18TH AVE SW
005	343850	2750	6/8/11	\$269,000	\$258,000	1920	7	1943	Avg	9691	N	N	7003 16TH AVE SW
005	343850	0809	8/27/10	\$328,000	\$297,000	1990	7	2002	Avg	5240	Y	N	5925 16TH AVE SW
005	343850	0811	1/25/10	\$321,700	\$278,000	1990	7	2003	Avg	5241	Y	N	5935 16TH AVE SW
005	211430	0250	10/11/10	\$300,000	\$274,000	2030	7	2001	Avg	7320	N	N	7325 DUMAR WAY SW
005	343850	1866	11/10/10	\$375,000	\$345,000	1350	8	2003	Avg	5005	N	N	6542 18TH AVE SW
005	343850	0395	9/1/11	\$340,000	\$332,000	1490	8	2001	Avg	9950	Y	N	5421 21ST AVE SW
005	211520	0150	9/16/09	\$425,000	\$356,000	2340	8	2009	Avg	3500	N	N	922 SW AUSTIN ST
005	343850	0904	5/25/10	\$429,000	\$380,000	3350	8	2007	Avg	6825	N	N	5949 17TH AVE SW
005	343850	3261	11/17/10	\$659,000	\$607,000	2240	9	2008	Avg	5763	N	N	1714 SW WEBSTER ST
006	273410	0945	3/12/10	\$200,000	\$174,000	710	5	1909	Avg	4000	N	N	6222 FLORA AVE S
006	172280	0871	7/9/09	\$319,000	\$263,000	730	6	1925	Avg	2600	N	N	800 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 18
(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
006	273410	0785	7/23/09	\$285,500	\$236,000	780	6	1941	Avg	6000	N	N	6733 FLORA AVE S
006	346880	0410	11/15/10	\$224,900	\$207,000	780	6	1940	Good	4000	N	N	6909 FLORA AVE S
006	273410	0885	7/25/11	\$279,000	\$270,000	860	6	1905	Avg	4000	N	N	6621 FLORA AVE S
006	172280	1710	7/27/10	\$241,000	\$217,000	900	6	1940	Avg	4125	N	N	215 S ORCAS ST
006	273410	0830	5/17/10	\$350,000	\$310,000	950	6	1906	Good	4000	N	N	6667 FLORA AVE S
006	273410	0685	7/27/10	\$310,000	\$279,000	1260	6	1910	Avg	4000	N	N	6640 CARLETON AVE S
006	172280	0845	7/28/09	\$286,000	\$237,000	2140	6	1900	Avg	5000	N	N	723 S HOMER ST
006	526330	0830	8/11/09	\$261,000	\$217,000	910	7	1930	Avg	5000	N	N	118 S LUCILE ST
006	346880	0006	12/20/10	\$420,000	\$389,000	1130	7	1942	VGood	9000	N	N	6606 FLORA AVE S
006	273410	0840	6/15/10	\$345,000	\$307,000	1190	7	1903	Avg	4000	N	N	6657 FLORA AVE S
006	273410	0333	3/18/10	\$235,000	\$205,000	1260	7	2002	Avg	1362	N	N	6620 A CORSON AVE S
006	273410	0337	8/2/10	\$236,500	\$213,000	1260	7	2002	Avg	1361	N	N	6618 B CORSON AVE S
006	273410	0342	6/4/09	\$215,000	\$176,000	1260	7	2003	Avg	1362	N	N	6614 A CORSON AVE S
006	346880	0060	7/11/09	\$305,000	\$252,000	1470	7	1919	Avg	6000	N	N	6643 ELLIS AVE S
006	815910	0073	5/27/09	\$300,000	\$245,000	660	8	2008	Avg	920	N	N	6708 B CORSON AVE S
006	815910	0077	8/19/09	\$309,000	\$257,000	740	8	2008	Avg	1974	N	N	6706 B CORSON AVE S
006	346880	0300	8/4/09	\$348,500	\$289,000	1550	8	2008	Avg	4000	N	N	6925 ELLIS AVE S
006	273410	1035	4/27/10	\$420,000	\$370,000	1600	8	1903	Avg	6000	N	N	6414 FLORA AVE S
006	172280	0830	4/28/10	\$399,000	\$352,000	2390	8	1900	Good	5000	N	N	739 S HOMER ST
006	172280	0892	4/8/09	\$388,000	\$313,000	1110	9	2008	Avg	1463	N	N	810 A S ORCAS ST
006	172280	0893	5/28/09	\$360,000	\$294,000	1110	9	2008	Avg	1447	N	N	810 B S ORCAS ST
007	788360	1340	3/15/11	\$115,000	\$109,000	580	5	1900	Avg	9000	N	N	512 S TRENTON ST
007	788360	4010	12/9/11	\$162,000	\$161,000	900	5	1910	Avg	6000	N	N	828 S SULLIVAN ST
007	732790	6635	12/7/09	\$229,950	\$196,000	1250	5	1981	Avg	3800	N	N	531 S RIVERSIDE DR
007	788360	1580	11/6/09	\$144,000	\$122,000	530	6	1938	Avg	6000	N	N	516 S CONCORD ST

Improved Sales Used in this Annual Update Analysis
Area 18
(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	788360	5091	6/16/09	\$180,000	\$148,000	720	6	1943	Avg	4500	N	N	8908 8TH AVE S
007	732790	2810	8/25/09	\$199,000	\$166,000	730	6	1943	Avg	4000	N	N	732 S KENYON ST
007	788360	1800	5/21/09	\$215,300	\$176,000	730	6	1955	Avg	9000	N	N	528 S HENDERSON ST
007	788360	4925	6/29/09	\$175,000	\$144,000	830	6	1951	Avg	6000	N	N	837 S TRENTON ST
007	788360	1675	9/15/09	\$230,000	\$193,000	860	6	1948	Avg	7200	N	N	527 S CONCORD ST
007	732790	1015	9/22/09	\$165,000	\$138,000	870	6	1921	Avg	5000	N	N	846 S SOUTHERN ST
007	788360	2235	9/2/10	\$200,000	\$181,000	920	6	1953	Avg	6000	N	N	9021 8TH AVE S
007	788360	4110	9/22/09	\$280,000	\$235,000	1020	6	1948	Avg	7680	N	N	823 S SULLIVAN ST
007	788360	3805	1/30/10	\$155,000	\$134,000	1060	6	1960	Avg	4500	N	N	812 S THISTLE ST
007	788360	4065	12/14/09	\$240,000	\$205,000	1100	6	1900	Good	6000	N	N	8420 8TH AVE S
007	001300	2055	2/17/09	\$246,500	\$197,000	1170	6	1951	Avg	7650	N	N	8805 4TH AVE S
007	788360	2895	11/18/11	\$180,000	\$178,000	1240	6	1990	Avg	6000	N	N	706 S DONOVAN ST
007	788360	1155	11/7/11	\$140,000	\$139,000	630	7	1900	Avg	6000	N	N	527 S DONOVAN ST
007	788360	8543	6/8/10	\$257,000	\$229,000	770	7	1948	Avg	6000	N	N	1227 S HENDERSON ST
007	788360	3837	4/23/09	\$258,000	\$209,000	800	7	2004	Avg	3000	N	N	801 S THISTLE ST
007	732790	1145	5/10/10	\$253,500	\$224,000	810	7	2010	Avg	5000	N	N	1026 S SOUTHERN ST
007	001300	2422	1/27/10	\$220,000	\$190,000	820	7	2007	Avg	2550	N	N	9042 3RD AVE S
007	788360	6795	3/2/09	\$224,950	\$180,000	870	7	1942	Avg	2728	N	N	1028 S SULLIVAN ST
007	788360	6790	11/30/09	\$249,950	\$213,000	870	7	1942	Avg	3279	N	N	1026 S SULLIVAN ST
007	788410	0581	3/30/09	\$245,000	\$197,000	880	7	2008	Avg	2875	N	N	1438 S DONOVAN ST
007	788410	0583	9/1/09	\$262,000	\$219,000	880	7	2008	Avg	2875	N	N	1446 S DONOVAN ST
007	788410	0584	5/7/09	\$265,000	\$215,000	880	7	2008	Avg	3439	N	N	1450 S DONOVAN ST
007	788360	2020	9/21/10	\$184,010	\$167,000	960	7	1979	Avg	6000	N	N	540 S DIRECTOR ST
007	788360	4620	8/31/10	\$225,000	\$204,000	1060	7	1904	Avg	9000	N	N	811 S DONOVAN ST
007	788360	3205	11/10/11	\$155,000	\$153,000	1130	7	1952	Avg	6000	N	N	727 S ROSE ST

Improved Sales Used in this Annual Update Analysis
Area 18
(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	243320	0158	9/24/09	\$325,000	\$273,000	1210	7	2008	Avg	5490	N	N	9223 8TH AVE S
007	243320	0159	12/4/09	\$299,950	\$256,000	1210	7	2008	Avg	5490	N	N	9219 8TH AVE S
007	788360	1435	12/2/09	\$307,500	\$262,000	1220	7	1910	Avg	6000	N	N	535 S TRENTON ST
007	788360	7510	6/1/09	\$323,000	\$264,000	1220	7	1928	Avg	6000	N	N	1231 S SULLIVAN ST
007	001300	1005	9/21/11	\$206,000	\$202,000	1260	7	2003	Avg	4400	N	N	8815 2ND AVE S
007	218500	0785	10/5/11	\$162,000	\$159,000	1290	7	1910	Avg	5000	N	N	1207 S SOUTHERN ST
007	788510	0135	11/20/09	\$252,000	\$214,000	1420	7	1906	Avg	12000	N	N	8821 8TH AVE S
007	788360	3330	6/21/10	\$212,950	\$190,000	1550	7	1914	Avg	5000	N	N	724 S ROSE ST
007	243320	0175	12/8/11	\$410,000	\$408,000	1650	7	1947	Avg	28000	N	N	9106 8TH AVE S
007	788360	1830	7/19/11	\$185,000	\$179,000	1670	7	1994	Avg	6000	N	N	514 S HENDERSON ST
007	001300	1070	10/17/09	\$302,000	\$255,000	1690	7	1900	Avg	5100	N	N	8819 2ND AVE S
007	243320	0010	1/29/10	\$220,000	\$190,000	1850	7	2001	Avg	5188	N	N	9123 7TH AVE S
007	732790	1326	9/13/11	\$233,000	\$228,000	1880	7	1928	Avg	5000	N	N	8017 8TH AVE S
007	788360	8330	9/22/11	\$217,000	\$213,000	1950	7	1909	Avg	6000	N	N	1245 S TRENTON ST
007	243320	0022	11/17/11	\$195,000	\$193,000	2220	7	2003	Avg	5000	N	N	9157 7TH AVE S
007	243320	0056	3/21/11	\$274,950	\$260,000	2240	7	2009	Avg	5543	N	N	9347 7TH AVE S
007	243320	0058	10/8/10	\$285,000	\$260,000	2240	7	2009	Avg	5534	N	N	9355 7TH AVE S
007	243320	0055	2/17/10	\$285,000	\$247,000	2250	7	2008	Avg	6261	N	N	9361 7TH AVE S
007	243320	0057	8/4/09	\$344,950	\$286,000	2250	7	2008	Avg	6261	N	N	9363 7TH AVE S
007	243320	0052	2/21/11	\$274,950	\$258,000	2290	7	2009	Avg	5542	N	N	9349 7TH AVE S
007	243320	0054	8/28/11	\$270,000	\$263,000	2290	7	2009	Avg	5550	N	N	9353 7TH AVE S
007	243320	0060	6/9/11	\$272,500	\$262,000	2290	7	2009	Avg	5462	N	N	9357 7TH AVE S
007	243320	0062	1/6/11	\$274,950	\$256,000	2290	7	2009	Avg	5445	N	N	9351 7TH AVE S
007	243320	0064	4/5/11	\$274,950	\$261,000	2290	7	2009	Avg	5463	N	N	9345 7TH AVE S
007	788360	1745	11/23/10	\$350,000	\$323,000	1530	8	1943	Avg	9000	N	N	8921 7TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/R en	Cond	Lot Size	View	Water-front	Situs Address
007	243320	0087	6/25/09	\$300,000	\$247,000	1880	8	1900	Avg	5760	N	N	9160 7TH AVE S
007	243320	0119	6/29/10	\$300,000	\$268,000	2870	8	2006	Avg	6408	N	N	9366 7TH AVE S
007	788360	0863	1/26/10	\$241,000	\$208,000	680	9	2009	Avg	1394	N	N	505 D S CLOVERDALE ST
007	788360	4277	4/9/09	\$275,000	\$222,000	730	9	2008	Avg	997	N	N	818 S CLOVERDALE ST
007	788360	4355	7/28/09	\$300,000	\$248,000	830	9	2009	Avg	1074	N	N	821 A S CLOVERDALE ST
007	788360	4356	6/12/09	\$329,000	\$270,000	840	9	2009	Avg	1018	N	N	821 B S CLOVERDALE ST
007	788360	4357	5/28/09	\$330,000	\$269,000	840	9	2009	Avg	1601	N	N	821 C S CLOVERDALE ST
007	788360	0857	11/20/09	\$295,000	\$251,000	1120	9	2009	Avg	876	N	N	8600 C 5TH AVE S

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	177260	0205	11/18/11	\$359,000	FINANCIAL INSTITUTION RESALE
002	177260	0360	3/10/09	\$178,100	OBSOLESCENCE CODED
002	177260	0370	4/26/10	\$128,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	177260	0495	10/19/10	\$135,000	DIAGNOSTIC OUTLIERS
002	177310	0815	12/7/11	\$179,931	EXEMPT FROM EXCISE TAX
002	177310	1210	4/7/11	\$227,000	PREVIMP<=25K
002	177310	1330	9/16/09	\$140,500	DIAGNOSTIC OUTLIERS
002	177310	1592	5/5/11	\$156,035	QUIT CLAIM DEED
002	177310	1600	2/7/11	\$144,558	QUIT CLAIM DEED
002	177310	1670	9/28/11	\$147,400	FINANCIAL INSTITUTION RESALE
002	177310	1670	9/10/10	\$265,996	EXEMPT FROM EXCISE TAX
002	343850	1329	6/14/10	\$280,000	BUILDER OR DEVELOPER SALES
002	343850	1456	1/28/09	\$72,000	QUIT CLAIM DEED
002	343850	1467	4/1/10	\$339,000	EXEMPT FROM EXCISE TAX
002	343850	2047	11/29/11	\$284,250	FINANCIAL INSTITUTION RESALE
002	343850	2160	12/7/10	\$55,000	DOR RATIO
002	343850	2172	9/10/10	\$68,561	QUIT CLAIM DEED
002	343850	2325	10/10/11	\$118,125	DOR RATIO
002	343850	2383	6/23/11	\$94,900	DOR RATIO
002	343850	2430	12/16/09	\$118,000	DOR RATIO
002	357430	0126	1/23/11	\$180,800	DIAGNOSTIC OUTLIERS
002	357430	0215	12/13/11	\$160,000	DIAGNOSTIC OUTLIERS
002	731240	0225	3/26/10	\$132,000	QUIT CLAIM DEED
002	731290	0050	12/8/09	\$120,000	DOR RATIO
002	789160	0160	4/8/11	\$30,000	DOR RATIO
002	815060	0055	9/9/10	\$181,994	EXEMPT FROM EXCISE TAX
002	815060	0075	9/23/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	928480	1060	10/11/11	\$160,000	FINANCIAL INSTITUTION RESALE
002	928480	1095	2/17/11	\$131,000	DOR RATIO
002	928480	1985	3/10/10	\$360,000	DOR RATIO
002	929730	0966	8/6/11	\$150,000	QUIT CLAIM DEED
002	929730	1015	2/23/10	\$264,950	EXEMPT FROM EXCISE TAX
002	929730	1050	5/27/11	\$110,000	DOR RATIO
002	929730	1106	7/1/11	\$499,000	RELOCATION - SALE TO SERVICE
002	929730	1995	6/17/11	\$300,000	PREVIMP<=25K
002	929730	2000	6/7/11	\$346,425	PREVIMP<=25K
002	929730	2000	3/30/11	\$237,000	PREVIMP<=25K
002	929730	2005	6/29/11	\$629,550	PREVIMP<=25K
002	935800	0645	10/27/09	\$94,000	DOR RATIO
002	935800	0645	10/27/09	\$234,000	NON-PROFIT ORGANIZATION
002	935800	0725	9/3/09	\$310,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	935800	1215	5/20/11	\$225,000	PREVIMP<=25K
002	935800	1246	3/24/11	\$170,000	FINANCIAL INSTITUTION RESALE
002	935800	2005	4/12/11	\$389,000	PREVIMP<=25K
002	935800	2270	5/23/11	\$62,000	DOR RATIO
002	935800	2285	9/1/11	\$100,000	DOR RATIO
002	935800	2410	6/24/10	\$471,000	SHORT SALE
003	177310	0545	10/8/09	\$35,434	DOR RATIO
003	177310	1175	8/16/11	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	177360	0090	2/11/09	\$225,000	PREVIMP<=25K
003	177360	0495	4/25/11	\$153,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	177360	0510	9/17/10	\$282,150	NO MARKET EXPOSURE
003	284870	0185	11/10/10	\$215,000	PREVIMP<=25K
003	315760	0370	5/13/11	\$190,000	NO MARKET EXPOSURE
003	343850	0168	7/21/11	\$105,000	DOR RATIO
003	343850	0221	11/29/11	\$218,000	OBSOLESCENCE CODED
003	343850	0312	1/14/10	\$164,000	NON-PROFIT ORGANIZATION
003	343850	0328	10/15/10	\$268,000	FINANCIAL INSTITUTION RESALE
003	343850	0346	12/13/10	\$180,000	NO MARKET EXPOSURE
003	754730	0050	10/21/11	\$162,000	EXEMPT FROM EXCISE TAX
003	754730	0940	12/12/11	\$95,000	DOR RATIO
003	754730	0990	7/14/10	\$180,000	DOR RATIO
003	754730	1195	12/15/11	\$307,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	754730	1690	8/31/09	\$119,000	DOR RATIO
003	788150	0285	10/21/11	\$95,000	DOR RATIO
003	788150	0404	4/11/11	\$171,054	QUIT CLAIM DEED
003	789160	0310	12/15/11	\$475,686	IMP COUNT>1
003	894180	0090	5/31/11	\$377,000	FINANCIAL INSTITUTION RESALE
003	934990	0110	9/14/10	\$161,740	RELATED PARTY, FRIEND, OR NEIGHBOR
003	934990	0195	12/12/11	\$357,000	ACTIVE PERMIT BEFORE SALE>25K
005	177310	1570	12/1/11	\$192,000	NOT ENOUGH REPRESENTATION
005	192404	9086	4/15/10	\$1,200,000	DOR RATIO
005	211270	0965	6/9/09	\$140,000	DOR RATIO
005	211270	1165	7/7/11	\$156,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	211520	0145	5/11/11	\$220,000	DIAGNOSTIC OUTLIERS
005	343850	0345	1/26/09	\$99,591	QUIT CLAIM DEED
005	343850	0424	8/2/10	\$48,530	QUIT CLAIM DEED
005	343850	0721	1/27/09	\$160,500	DOR RATIO
005	343850	0785	7/8/09	\$130,600	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	0786	6/7/11	\$112,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	343850	0796	9/22/11	\$156,500	DIAGNOSTIC OUTLIERS
005	343850	0811	10/29/09	\$273,239	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	343850	1134	11/28/11	\$169,950	DIAGNOSTIC OUTLIERS
005	343850	1542	12/14/11	\$149,000	EXEMPT FROM EXCISE TAX
005	343850	1623	12/27/11	\$91,000	DOR RATIO
005	343850	1701	12/14/11	\$84,000	DOR RATIO
005	343850	2724	2/23/09	\$140,000	PREVIMP<=25K
005	643740	0030	3/15/11	\$94,176	QUIT CLAIM DEED
005	643740	0033	8/12/10	\$159,733	QUIT CLAIM DEED
005	783180	0075	7/5/11	\$127,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	783180	0185	1/30/09	\$145,000	DIAGNOSTIC OUTLIERS
005	783180	0431	5/11/11	\$239,975	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	863850	0205	1/14/10	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	172280	0005	8/11/10	\$430,000	NO MARKET EXPOSURE
006	172280	0784	7/16/10	\$48,000	QUIT CLAIM DEED
006	172280	1955	8/22/11	\$426,800	IMP COUNT>1
006	273410	0225	10/6/11	\$170,000	PREVIMP<=25K
006	273410	0315	6/25/10	\$185,000	DIAGNOSTIC OUTLIERS
006	273410	0365	7/1/09	\$143,269	PARTIAL INTEREST (1/3, 1/2, Etc.)
006	273410	0380	4/26/09	\$318,000	ACTIVE PERMIT BEFORE SALE>25K
006	273410	0484	2/17/10	\$162,500	NO MARKET EXPOSURE
006	273410	0585	4/28/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	273410	1145	5/12/11	\$159,500	FINANCIAL INSTITUTION RESALE
006	273410	1150	5/7/09	\$120,000	DOR RATIO
006	346780	0040	5/20/11	\$205,000	ACTIVE PERMIT BEFORE SALE>25K
006	346880	0100	3/30/09	\$180,000	DIAGNOSTIC OUTLIERS
006	346880	0195	5/19/09	\$99,000	DOR RATIO
006	346880	0215	6/28/11	\$267,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	346880	0443	9/3/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	536720	1535	2/10/10	\$148,000	NO MARKET EXPOSURE
006	815910	0040	6/11/10	\$234,900	PREVIMP<=25K
007	001300	1065	12/28/11	\$116,152	DOR RATIO
007	001300	2000	10/20/10	\$170,000	FINANCIAL INSTITUTION RESALE
007	001300	2460	7/19/11	\$50,000	DOR RATIO
007	218500	0570	10/10/11	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	243320	0010	2/23/09	\$263,569	NO MARKET EXPOSURE
007	243320	0116	7/29/11	\$30,000	DOR RATIO
007	243320	0127	6/19/09	\$224,800	DIAGNOSTIC OUTLIERS
007	243320	0128	4/10/11	\$148,000	NON-REPRESENTATIVE SALE
007	243320	0156	3/11/10	\$133,000	DIAGNOSTIC OUTLIERS
007	243370	0215	2/10/11	\$180,000	DOR RATIO
007	732790	0870	9/8/11	\$93,000	DOR RATIO
007	732790	1500	1/6/09	\$325,000	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	732790	2065	7/27/10	\$167,600	FINANCIAL INSTITUTION RESALE
007	732790	2075	8/1/11	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	732790	5750	11/2/09	\$275,000	NO MARKET EXPOSURE
007	732790	5760	10/14/10	\$275,000	NO MARKET EXPOSURE
007	788360	0710	10/21/11	\$169,000	IMP COUNT>1
007	788360	0855	9/10/10	\$139,000	NON-REPRESENTATIVE SALE
007	788360	0856	6/11/10	\$159,000	NON-REPRESENTATIVE SALE
007	788360	0858	8/5/10	\$160,000	NON-REPRESENTATIVE SALE
007	788360	0859	9/28/10	\$150,000	NON-REPRESENTATIVE SALE
007	788360	0860	10/25/10	\$137,750	NON-REPRESENTATIVE SALE
007	788360	0861	11/1/10	\$155,000	FINANCIAL INSTITUTION RESALE
007	788360	0862	6/29/10	\$208,000	NON-REPRESENTATIVE SALE
007	788360	0864	9/9/10	\$155,000	NON-REPRESENTATIVE SALE
007	788360	1155	3/10/11	\$65,000	DOR RATIO
007	788360	1200	7/6/09	\$197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	1460	7/30/09	\$175,000	DIAGNOSTIC OUTLIERS
007	788360	1565	10/31/11	\$90,500	DIAGNOSTIC OUTLIERS
007	788360	1665	8/18/10	\$148,000	PREVIMP<=25K
007	788360	2340	10/14/11	\$151,500	FINANCIAL INSTITUTION RESALE
007	788360	2610	4/2/09	\$105,000	DOR RATIO
007	788360	2895	6/13/11	\$103,500	DOR RATIO
007	788360	3250	2/4/11	\$124,500	NO MARKET EXPOSURE
007	788360	3805	9/8/11	\$164,500	FINANCIAL INSTITUTION RESALE
007	788360	3945	1/15/09	\$387,000	IMP COUNT
007	788360	4355	12/19/11	\$150,000	DOR RATIO
007	788360	4357	12/20/11	\$190,000	DIAGNOSTIC OUTLIERS
007	788360	4500	10/23/09	\$382,500	NO MARKET EXPOSURE
007	788360	5835	9/25/09	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	5855	5/19/10	\$105,000	DOR RATIO
007	788360	6955	3/2/10	\$105,000	DIAGNOSTIC OUTLIERS
007	788360	7030	7/8/11	\$81,000	QUIT CLAIM DEED
007	788360	7095	11/4/10	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	7385	10/22/09	\$159,000	NON-PROFIT ORGANIZATION
007	788360	7630	12/28/11	\$104,950	DOR RATIO
007	788360	7685	1/21/10	\$55,625	QUIT CLAIM DEED
007	788360	8150	9/18/09	\$111,500	DOR RATIO
007	788360	8538	11/14/11	\$112,000	DOR RATIO
007	788360	8569	6/25/09	\$163,000	NO MARKET EXPOSURE
007	788360	8698	1/22/10	\$240,000	NO MARKET EXPOSURE
007	788510	0225	5/25/11	\$143,000	DIAGNOSTIC OUTLIERS

Vacant Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	928480	1820	2/21/09	\$ 141,172	5750	Y	N
002	928480	1970	7/1/10	\$ 182,500	8625	Y	N
003	177360	0245	7/7/10	\$ 70,000	6000	N	N
003	177360	0605	7/15/10	\$ 105,000	4000	Y	N
005	213520	0155	8/27/09	\$ 139,950	7410	N	N
005	213520	0163	6/15/09	\$ 140,000	6564	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	928480	1755	12/16/09	\$ 200,000	MAINTENANCE NOT PICKED UP YET
003	177310	0980	7/23/09	\$ 531,052	MAINTENANCE NOT PICKED UP YET
003	177360	0760	8/28/09	\$ 137,500	DIAGNOSTIC OUTLIERS
003	244460	0505	11/3/11	\$ 20,000	DOR RATIO
003	343850	0031	10/7/11	\$ 75,000	DIAGNOSTIC OUTLIERS
003	789210	0085	12/1/10	\$ 49,500	DOR RATIO
003	796660	0069	7/18/11	\$ 435,000	DOR RATIO
005	211430	0170	2/18/10	\$ 10,001	DOR RATIO
005	343850	0571	12/28/11	\$ 130,000	DOR RATIO
005	343850	1881	7/7/10	\$ 50,000	NO MARKET EXPOSURE
005	343850	1883	11/12/09	\$ 50,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	788360	8563	2/23/09	\$ 63,300	DOR RATIO