

Residential Revalue

2012 Assessment Roll

Burien

Area 23

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 84.40.0305 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

Burien

Housing



Grade 5/ Year Built 1961/ Total Living Area 550



Grade 6/ Year Built 1926/Total Living Area 860



Grade 7/ Year Built 1974/ Total Living Area 1560



Grade 8/ Year Built 1950/Total Living Area 1850



Grade 9/ Year Built 2008/ Total Living Area 2650



Grade 10/ Year Built 2007/Total Living Area 4290

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: Burien / Area 23

Number of Improved Sales: 382

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 | \$72,200 | \$121,000 | \$193,200 | | | |
| 2012 Value | \$68,600 | \$107,000 | \$175,600 | \$193,300 | 90.8% | 9.71% |
| Change | -\$3,600 | -\$14,000 | -\$17,600 | | | |
| % Change | -5.0% | -11.6% | -9.1% | | | |

*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 |
| 2011 Value | \$74,700 | \$105,700 | \$180,400 |
| 2012 Value | \$70,900 | \$92,400 | \$163,300 |
| Percent Change | -5.1% | -12.6% | -9.5% |

Number of one to three unit residences in the population: 7033

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 the Shorewood View Estates plat which needed an upward adjustment compared with the overall area standard adjustment.

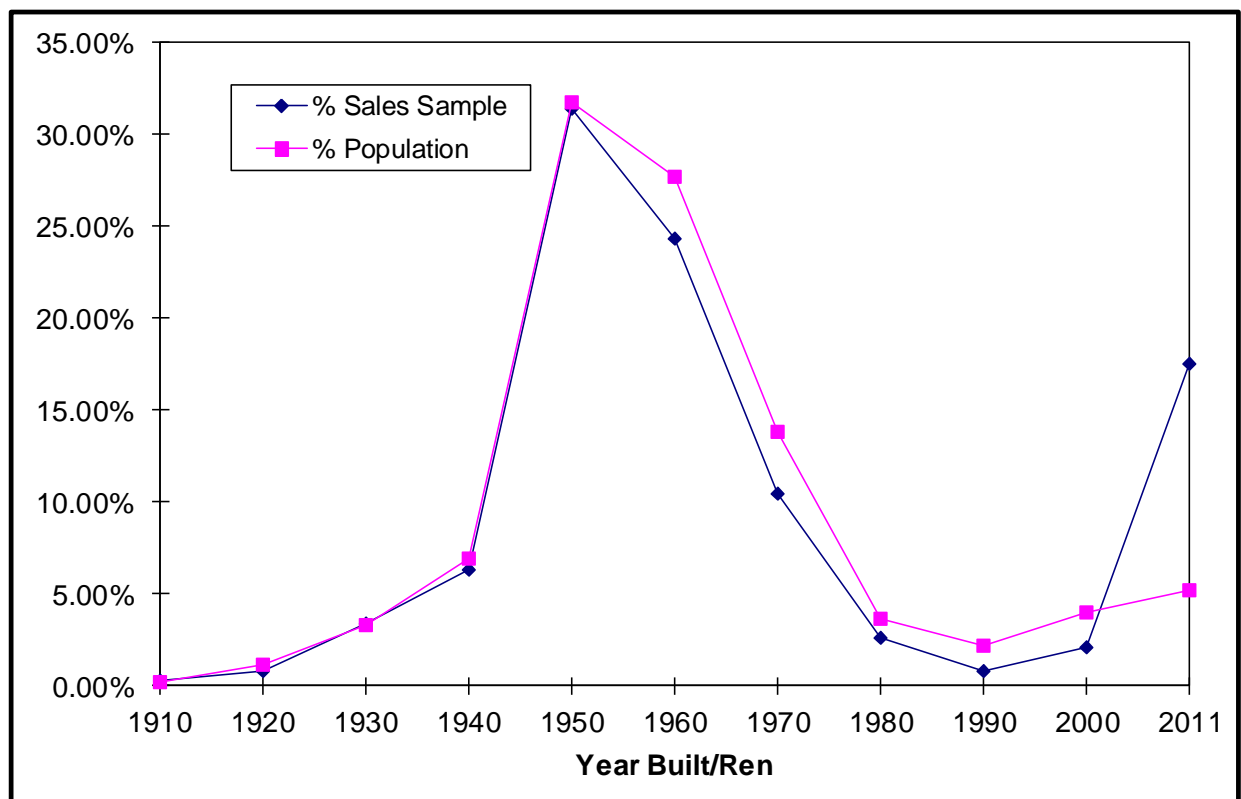
We recommend posting these values for the 2012 Assessment Roll.

Date

Sales Sample Representation of Population - Year Built / Renovated

| Sales Sample | | |
|----------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 1 | 0.26% |
| 1920 | 3 | 0.79% |
| 1930 | 13 | 3.40% |
| 1940 | 24 | 6.28% |
| 1950 | 120 | 31.41% |
| 1960 | 93 | 24.35% |
| 1970 | 40 | 10.47% |
| 1980 | 10 | 2.62% |
| 1990 | 3 | 0.79% |
| 2000 | 8 | 2.09% |
| 2011 | 67 | 17.54% |
| | 382 | |

| Population | | |
|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 17 | 0.24% |
| 1920 | 84 | 1.19% |
| 1930 | 234 | 3.33% |
| 1940 | 488 | 6.94% |
| 1950 | 2232 | 31.74% |
| 1960 | 1946 | 27.67% |
| 1970 | 973 | 13.83% |
| 1980 | 258 | 3.67% |
| 1990 | 153 | 2.18% |
| 2000 | 281 | 4.00% |
| 2011 | 367 | 5.22% |
| | 7033 | |

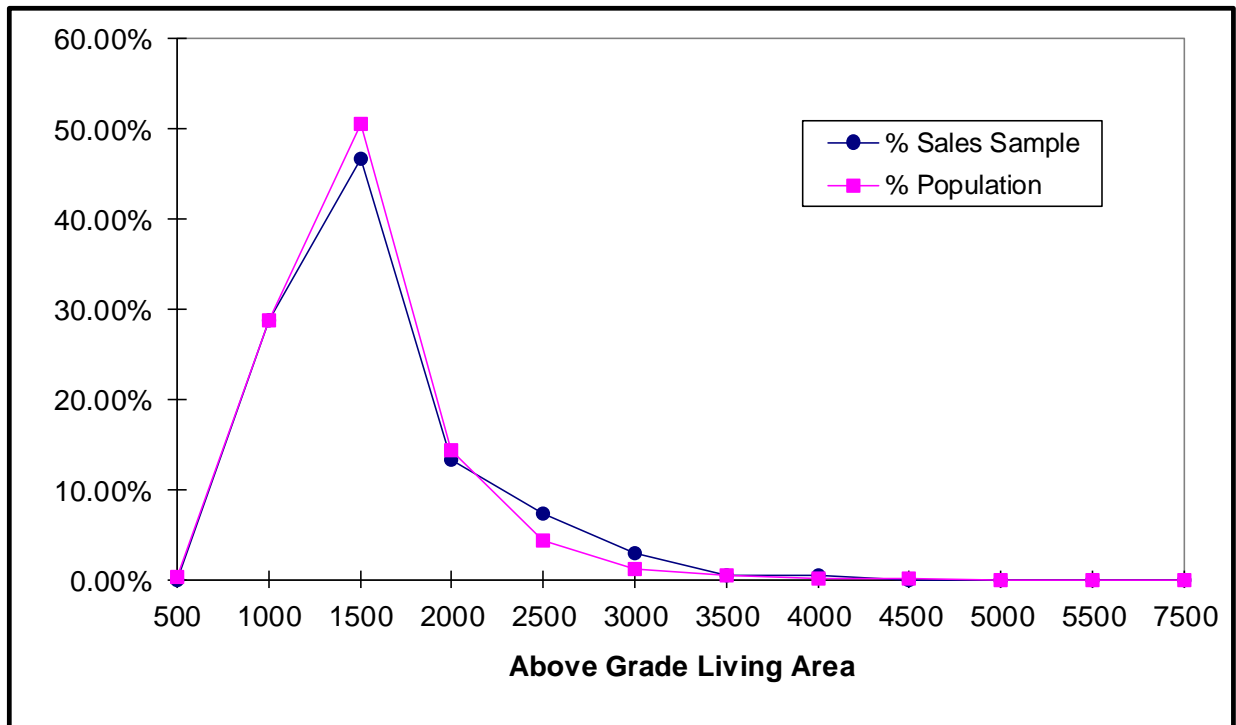


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1000 | 110 | 28.80% |
| 1500 | 178 | 46.60% |
| 2000 | 51 | 13.35% |
| 2500 | 28 | 7.33% |
| 3000 | 11 | 2.88% |
| 3500 | 2 | 0.52% |
| 4000 | 2 | 0.52% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 382 | |

| Population | | |
|-------------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 19 | 0.27% |
| 1000 | 2024 | 28.78% |
| 1500 | 3554 | 50.53% |
| 2000 | 1008 | 14.33% |
| 2500 | 301 | 4.28% |
| 3000 | 86 | 1.22% |
| 3500 | 31 | 0.44% |
| 4000 | 5 | 0.07% |
| 4500 | 3 | 0.04% |
| 5000 | 1 | 0.01% |
| 5500 | 0 | 0.00% |
| 7500 | 1 | 0.01% |
| | 7033 | |

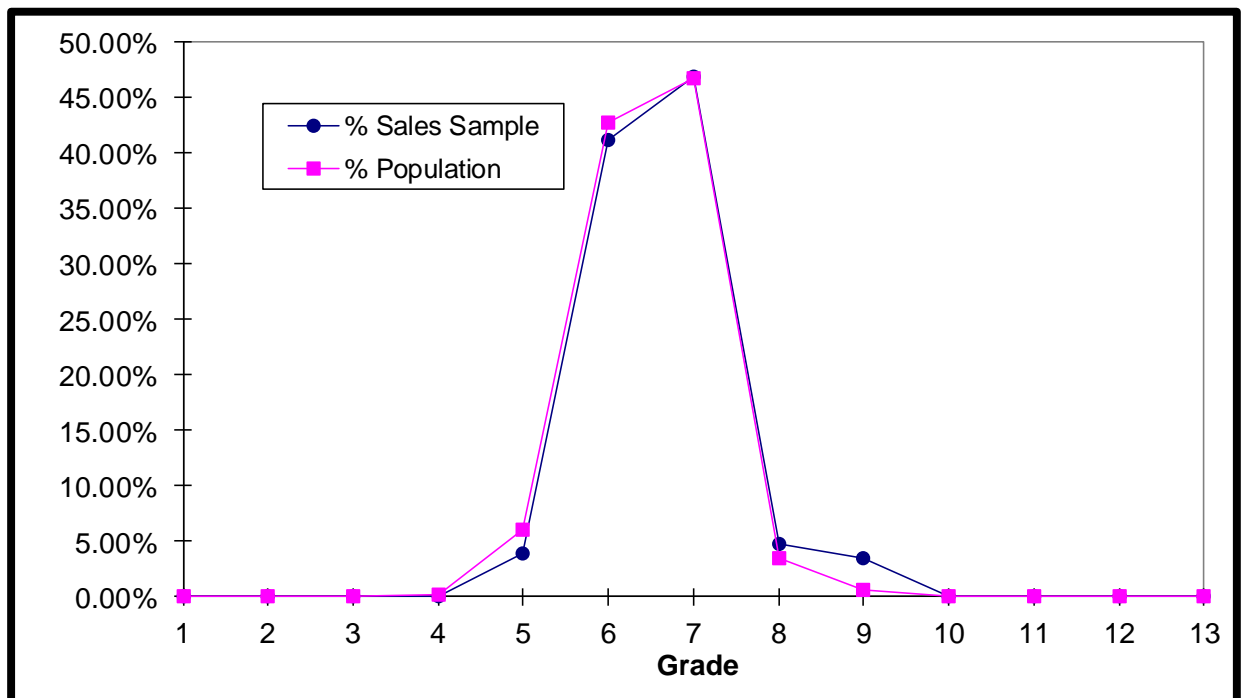


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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 | 15 | 3.93% |
| 6 | 157 | 41.10% |
| 7 | 179 | 46.86% |
| 8 | 18 | 4.71% |
| 9 | 13 | 3.40% |
| 10 | 0 | 0.00% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 382 | | |

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 18 | 0.26% |
| 5 | 427 | 6.07% |
| 6 | 3008 | 42.77% |
| 7 | 3291 | 46.79% |
| 8 | 242 | 3.44% |
| 9 | 45 | 0.64% |
| 10 | 2 | 0.03% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 7033 | | |



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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 18 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 5.1% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

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 the Shorewood View Estates plat which needed an upward adjustment compared with the overall area standard adjustment.

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 382 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 insufficient 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 90.8%. 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 -9.5%. 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 23 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

-9.25%

Shorewood View

Estates Plat

Yes

% Adjustment

3.76%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in the Shorewood View Estates plat would receive a 3.76% upward adjustment. 15 parcels in the improved population would receive this adjustment. There were 12 sales.

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

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 23 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.762, resulting in an adjusted value of \$400,000 (\$525,000 X .762=\$400,000 – rounded to the nearest \$1000.

| Market Adjustment to 1/1/2012 | | |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date | Downward Adjustment (Factor) | Equivalent Percent |
| 1/1/2009 | 0.705 | -29.5% |
| 2/1/2009 | 0.713 | -28.7% |
| 3/1/2009 | 0.721 | -27.9% |
| 4/1/2009 | 0.729 | -27.1% |
| 5/1/2009 | 0.737 | -26.3% |
| 6/1/2009 | 0.746 | -25.4% |
| 7/1/2009 | 0.754 | -24.6% |
| 8/1/2009 | 0.762 | -23.8% |
| 9/1/2009 | 0.770 | -23.0% |
| 10/1/2009 | 0.779 | -22.1% |
| 11/1/2009 | 0.787 | -21.3% |
| 12/1/2009 | 0.795 | -20.5% |
| 1/1/2010 | 0.803 | -19.7% |
| 2/1/2010 | 0.812 | -18.8% |
| 3/1/2010 | 0.819 | -18.1% |
| 4/1/2010 | 0.828 | -17.2% |
| 5/1/2010 | 0.836 | -16.4% |
| 6/1/2010 | 0.844 | -15.6% |
| 7/1/2010 | 0.852 | -14.8% |
| 8/1/2010 | 0.860 | -14.0% |
| 9/1/2010 | 0.869 | -13.1% |
| 10/1/2010 | 0.877 | -12.3% |
| 11/1/2010 | 0.885 | -11.5% |
| 12/1/2010 | 0.893 | -10.7% |
| 1/1/2011 | 0.902 | -9.8% |
| 2/1/2011 | 0.910 | -9.0% |
| 3/1/2011 | 0.918 | -8.2% |
| 4/1/2011 | 0.926 | -7.4% |
| 5/1/2011 | 0.934 | -6.6% |
| 6/1/2011 | 0.942 | -5.8% |
| 7/1/2011 | 0.950 | -5.0% |
| 8/1/2011 | 0.959 | -4.1% |
| 9/1/2011 | 0.967 | -3.3% |
| 10/1/2011 | 0.975 | -2.5% |
| 11/1/2011 | 0.984 | -1.6% |
| 12/1/2011 | 0.992 | -0.8% |
| 1/1/2012 | 1.000 | 0.0% |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------------------|
| 001 | 801920 | 1062 | 7/13/09 | \$149,247 | \$113,000 | 550 | 5 | 1961 | Good | 8400 | N | N | 12058 8TH AVE S |
| 001 | 011100 | 0400 | 1/7/09 | \$184,000 | \$130,000 | 760 | 5 | 1940 | Good | 7350 | N | N | 1004 S 136TH ST |
| 001 | 144640 | 3485 | 1/14/09 | \$140,000 | \$99,000 | 810 | 5 | 1947 | Avg | 6600 | N | N | 13415 7TH AVE S |
| 001 | 172304 | 9134 | 12/16/09 | \$175,000 | \$140,000 | 880 | 5 | 1942 | Good | 10664 | N | N | 13040 10TH AVE S |
| 001 | 336140 | 1235 | 4/5/10 | \$134,900 | \$112,000 | 890 | 5 | 1928 | Good | 10812 | N | N | 1228 S 117TH ST |
| 001 | 801920 | 0220 | 7/2/10 | \$160,000 | \$136,000 | 890 | 5 | 1929 | Good | 14772 | N | N | 12062 10TH AVE S |
| 001 | 336140 | 0020 | 8/15/11 | \$190,000 | \$183,000 | 1080 | 5 | 1910 | Avg | 38400 | N | N | 11246 8TH AVE S |
| 001 | 801860 | 0995 | 9/29/11 | \$190,000 | \$185,000 | 1270 | 5 | 1936 | Good | 22044 | N | N | 12046 12TH AVE S |
| 001 | 172304 | 9522 | 9/8/11 | \$185,000 | \$179,000 | 1640 | 5 | 1940 | Good | 13200 | N | N | 13033 10TH AVE S |
| 001 | 079700 | 0040 | 5/27/10 | \$167,500 | \$141,000 | 650 | 6 | 1952 | Avg | 10950 | N | N | 11615 8TH AVE S |
| 001 | 172304 | 9231 | 6/28/10 | \$188,300 | \$160,000 | 740 | 6 | 1946 | Avg | 8775 | N | N | 12811 10TH AVE S |
| 001 | 098500 | 0960 | 5/16/11 | \$139,990 | \$131,000 | 770 | 6 | 1942 | Good | 10000 | N | N | 12248 16TH AVE S |
| 001 | 603140 | 0016 | 6/24/10 | \$182,500 | \$155,000 | 780 | 6 | 1943 | Good | 6714 | N | N | 1429 S 128TH ST |
| 001 | 801920 | 0360 | 12/9/09 | \$189,900 | \$151,000 | 780 | 6 | 1958 | Good | 10064 | N | N | 12431 12TH AVE S |
| 001 | 144640 | 3245 | 7/19/11 | \$145,000 | \$139,000 | 800 | 6 | 1944 | Avg | 7145 | N | N | 13009 7TH AVE S |
| 001 | 144640 | 3285 | 10/9/09 | \$169,900 | \$133,000 | 810 | 6 | 1944 | Avg | 7128 | N | N | 12829 7TH AVE S |
| 001 | 746000 | 0055 | 5/9/11 | \$128,000 | \$120,000 | 820 | 6 | 1950 | Avg | 6590 | N | N | 13020 12TH AVE S |
| 001 | 801920 | 0960 | 11/30/11 | \$128,000 | \$127,000 | 840 | 6 | 1933 | Avg | 8590 | N | N | 922 S 124TH ST |
| 001 | 801860 | 0145 | 1/21/09 | \$145,000 | \$103,000 | 860 | 6 | 1926 | Avg | 10500 | N | N | 1416 S 124TH ST |
| 001 | 603140 | 0120 | 9/15/10 | \$131,800 | \$115,000 | 870 | 6 | 1946 | Fair | 12600 | N | N | 12916 12TH AVE S |
| 001 | 172304 | 9145 | 10/27/11 | \$176,000 | \$173,000 | 900 | 6 | 1941 | Avg | 21834 | N | N | 1226 S 140TH ST |
| 001 | 144640 | 3815 | 8/26/11 | \$185,000 | \$179,000 | 910 | 6 | 1944 | Avg | 7182 | N | N | 12818 7TH AVE S |
| 001 | 336140 | 0375 | 9/13/10 | \$139,900 | \$122,000 | 910 | 6 | 1938 | Avg | 7875 | N | N | 11238 14TH AVE S |
| 001 | 172304 | 9536 | 3/17/09 | \$235,000 | \$170,000 | 950 | 6 | 1942 | Avg | 10720 | N | N | 13015 DES MOINES MEMORIAL DR S |
| 001 | 801920 | 0115 | 6/3/09 | \$210,000 | \$157,000 | 970 | 6 | 1950 | Avg | 8890 | N | N | 1054 S 124TH ST |
| 001 | 936460 | 0045 | 9/25/09 | \$260,000 | \$202,000 | 990 | 6 | 1952 | Good | 8835 | N | N | 14236 6TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------------------|
| 001 | 936460 | 0045 | 12/14/11 | \$208,950 | \$208,000 | 990 | 6 | 1952 | Good | 8835 | N | N | 14236 6TH AVE S |
| 001 | 336140 | 0446 | 5/7/10 | \$262,000 | \$219,000 | 1040 | 6 | 1943 | Good | 17600 | N | N | 11441 GLENDALE WAY S |
| 001 | 801860 | 0375 | 8/3/11 | \$144,900 | \$139,000 | 1050 | 6 | 1930 | Good | 7250 | N | N | 12611 16TH AVE S |
| 001 | 098500 | 0745 | 7/11/11 | \$143,000 | \$136,000 | 1060 | 6 | 1950 | Avg | 9520 | N | N | 11844 16TH AVE S |
| 001 | 098500 | 0920 | 10/19/09 | \$241,000 | \$189,000 | 1060 | 6 | 1924 | Good | 7374 | N | N | 1624 S 124TH ST |
| 001 | 801920 | 0822 | 12/13/11 | \$199,950 | \$199,000 | 1090 | 6 | 1936 | Good | 14025 | N | N | 12434 8TH AVE S |
| 001 | 801920 | 1061 | 6/25/09 | \$220,000 | \$165,000 | 1090 | 6 | 1961 | Good | 8400 | N | N | 12064 8TH AVE S |
| 001 | 144640 | 3445 | 10/26/10 | \$249,950 | \$221,000 | 1140 | 6 | 1946 | VGood | 6732 | N | N | 622 S 136TH ST |
| 001 | 336140 | 1722 | 10/13/09 | \$200,000 | \$156,000 | 1140 | 6 | 1925 | Avg | 8235 | N | N | 11612 14TH AVE S |
| 001 | 336140 | 1736 | 5/10/10 | \$145,000 | \$122,000 | 1140 | 6 | 1948 | Avg | 6600 | N | N | 11734 14TH AVE S |
| 001 | 603140 | 0166 | 5/6/09 | \$163,000 | \$120,000 | 1200 | 6 | 1946 | Avg | 6700 | N | N | 1435 S 129TH ST |
| 001 | 801920 | 0920 | 5/20/10 | \$162,500 | \$137,000 | 1250 | 6 | 1933 | Avg | 14774 | N | N | 12213 10TH AVE S |
| 001 | 144640 | 3100 | 6/10/09 | \$165,000 | \$123,000 | 1320 | 6 | 1954 | Avg | 9900 | N | N | 12910 6TH AVE S |
| 001 | 336140 | 0755 | 11/9/09 | \$265,000 | \$209,000 | 1340 | 6 | 1942 | Avg | 12240 | N | N | 1019 S 115TH ST |
| 001 | 144640 | 3895 | 1/15/10 | \$199,900 | \$161,000 | 1390 | 6 | 1944 | Avg | 7128 | N | N | 13046 7TH AVE S |
| 001 | 801860 | 0470 | 6/26/09 | \$255,000 | \$192,000 | 1490 | 6 | 1928 | Good | 22505 | N | N | 12610 14TH AVE S |
| 001 | 603140 | 0065 | 6/25/11 | \$249,000 | \$236,000 | 1870 | 6 | 2010 | Avg | 7501 | N | N | 12825 12TH AVE S |
| 001 | 098500 | 0905 | 9/1/09 | \$236,950 | \$183,000 | 940 | 7 | 1939 | Avg | 12919 | N | N | 12253 DES MOINES MEMORIAL DR S |
| 001 | 957200 | 0040 | 12/28/09 | \$270,000 | \$217,000 | 960 | 7 | 2009 | Avg | 4342 | N | N | 930 S 117TH CT |
| 001 | 336140 | 0253 | 10/9/09 | \$215,500 | \$168,000 | 970 | 7 | 1955 | Avg | 7020 | N | N | 1041 S 112TH ST |
| 001 | 336140 | 1985 | 1/5/09 | \$195,000 | \$138,000 | 970 | 7 | 1965 | Avg | 12000 | N | N | 11624 8TH AVE S |
| 001 | 336140 | 1610 | 8/13/09 | \$175,000 | \$134,000 | 1010 | 7 | 1925 | Avg | 13260 | N | N | 11703 14TH AVE S |
| 001 | 801860 | 0300 | 12/16/11 | \$194,000 | \$193,000 | 1010 | 7 | 1959 | Avg | 10450 | N | N | 1421 S 124TH ST |
| 001 | 280320 | 0030 | 9/16/09 | \$290,000 | \$225,000 | 1020 | 7 | 1955 | Good | 10560 | N | N | 845 S 136TH ST |
| 001 | 801860 | 1039 | 11/9/10 | \$220,450 | \$196,000 | 1050 | 7 | 1969 | Avg | 7300 | N | N | 1219 S 120TH ST |
| 001 | 280320 | 0055 | 11/6/09 | \$253,000 | \$199,000 | 1060 | 7 | 1959 | Avg | 10017 | N | N | 13723 10TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------|
| 001 | 336140 | 1685 | 12/21/10 | \$162,000 | \$146,000 | 1060 | 7 | 1959 | Avg | 6120 | N | N | 1215 S 117TH ST |
| 001 | 382140 | 0080 | 6/27/11 | \$220,000 | \$209,000 | 1060 | 7 | 1978 | Avg | 7250 | N | N | 537 S 137TH PL |
| 001 | 801920 | 0280 | 12/23/11 | \$189,950 | \$189,000 | 1060 | 7 | 1974 | Avg | 9300 | N | N | 1015 S 120TH ST |
| 001 | 172304 | 9351 | 6/9/10 | \$250,000 | \$212,000 | 1070 | 7 | 1952 | VGood | 10500 | N | N | 13004 14TH AVE S |
| 001 | 336140 | 0058 | 1/15/09 | \$247,000 | \$175,000 | 1080 | 7 | 1961 | Avg | 10880 | N | N | 840 S 116TH ST |
| 001 | 258880 | 0075 | 2/8/11 | \$139,000 | \$127,000 | 1090 | 7 | 1959 | Avg | 7156 | N | N | 1308 S 131ST PL |
| 001 | 172304 | 9495 | 8/21/09 | \$254,920 | \$196,000 | 1100 | 7 | 1962 | Avg | 20737 | N | N | 850 S 143RD PL |
| 001 | 172304 | 9080 | 11/11/10 | \$219,777 | \$195,000 | 1120 | 7 | 1976 | Avg | 9860 | N | N | 1230 S 134TH ST |
| 001 | 336140 | 1874 | 3/2/11 | \$201,350 | \$185,000 | 1120 | 7 | 1966 | Avg | 14813 | N | N | 11841 14TH AVE S |
| 001 | 382140 | 0010 | 1/28/09 | \$280,000 | \$199,000 | 1170 | 7 | 1978 | Avg | 7313 | N | N | 13603 6TH PL S |
| 001 | 736610 | 0070 | 6/21/11 | \$265,000 | \$251,000 | 1190 | 7 | 1954 | VGood | 10140 | Y | N | 14637 4TH AVE S |
| 001 | 336140 | 0580 | 5/12/11 | \$195,000 | \$183,000 | 1200 | 7 | 1954 | Avg | 9180 | N | N | 11432 12TH AVE S |
| 001 | 172304 | 9499 | 8/10/11 | \$201,500 | \$194,000 | 1220 | 7 | 1963 | Avg | 7646 | N | N | 822 S 129TH PL |
| 001 | 336140 | 0049 | 7/15/09 | \$270,000 | \$205,000 | 1220 | 7 | 1963 | Good | 9480 | N | N | 812 S 116TH ST |
| 001 | 417120 | 0040 | 7/15/11 | \$150,000 | \$143,000 | 1230 | 7 | 1956 | Avg | 7472 | N | N | 410 S 146TH ST |
| 001 | 603000 | 0010 | 1/7/09 | \$243,000 | \$172,000 | 1230 | 7 | 1961 | Avg | 8160 | N | N | 13711 8TH AVE S |
| 001 | 801860 | 0600 | 7/2/09 | \$278,000 | \$210,000 | 1250 | 7 | 1951 | Avg | 22500 | N | N | 12607 14TH AVE S |
| 001 | 911900 | 0010 | 8/4/11 | \$195,000 | \$187,000 | 1270 | 7 | 1951 | VGood | 9789 | N | N | 14712 8TH AVE S |
| 001 | 098500 | 0835 | 4/17/09 | \$331,500 | \$243,000 | 1290 | 7 | 2008 | Avg | 5614 | N | N | 12202 16TH AVE S |
| 001 | 098500 | 0836 | 1/15/09 | \$349,950 | \$248,000 | 1310 | 7 | 2008 | Avg | 7845 | N | N | 12206 16TH AVE S |
| 001 | 172304 | 9415 | 4/8/10 | \$230,000 | \$191,000 | 1340 | 7 | 1958 | Avg | 8700 | N | N | 412 S 144TH ST |
| 001 | 172304 | 9173 | 9/28/10 | \$285,000 | \$250,000 | 1350 | 7 | 1968 | Avg | 29545 | N | N | 12917 10TH AVE S |
| 001 | 336140 | 1751 | 3/3/10 | \$239,000 | \$196,000 | 1380 | 7 | 1948 | Good | 18450 | N | N | 11828 14TH AVE S |
| 001 | 801920 | 0646 | 11/18/09 | \$227,000 | \$180,000 | 1390 | 7 | 1961 | Good | 7980 | N | N | 12440 9TH AVE S |
| 001 | 957200 | 0050 | 3/8/11 | \$268,000 | \$246,000 | 1410 | 7 | 2010 | Avg | 4662 | N | N | 924 S 117TH CT |
| 001 | 098500 | 0919 | 12/1/10 | \$232,000 | \$207,000 | 1470 | 7 | 2010 | Avg | 4214 | N | N | 1620 S 124TH ST |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------------------|
| 001 | 336140 | 0241 | 5/14/10 | \$250,000 | \$210,000 | 1530 | 7 | 1954 | Avg | 19200 | N | N | 11233 12TH AVE S |
| 001 | 098500 | 1091 | 3/9/11 | \$249,000 | \$229,000 | 1570 | 7 | 2010 | Good | 8744 | N | N | 12446 16TH AVE S |
| 001 | 336140 | 1740 | 6/23/10 | \$205,000 | \$174,000 | 1590 | 7 | 1959 | Avg | 16640 | N | N | 11800 14TH AVE S |
| 001 | 336140 | 0362 | 9/16/10 | \$199,950 | \$175,000 | 1630 | 7 | 1954 | Avg | 7198 | N | N | 11234 14TH AVE S |
| 001 | 280320 | 0005 | 4/22/09 | \$260,000 | \$191,000 | 1650 | 7 | 1958 | Good | 8906 | N | N | 908 S 137TH ST |
| 001 | 417120 | 0075 | 10/24/10 | \$249,000 | \$220,000 | 1650 | 7 | 1955 | Good | 6929 | N | N | 14456 5TH AVE S |
| 001 | 011100 | 0345 | 4/1/10 | \$269,000 | \$223,000 | 1820 | 7 | 1962 | VGood | 7402 | N | N | 13441 12TH AVE S |
| 001 | 172304 | 9439 | 12/8/09 | \$240,000 | \$191,000 | 1820 | 7 | 1959 | Avg | 14771 | N | N | 13258 12TH AVE S |
| 001 | 172304 | 9333 | 5/4/11 | \$289,250 | \$270,000 | 1850 | 7 | 1952 | Good | 21500 | N | N | 14208 6TH AVE S |
| 001 | 172304 | 9158 | 8/11/09 | \$238,500 | \$182,000 | 1950 | 7 | 1977 | Avg | 7521 | N | N | 13011 DES MOINES MEMORIAL DR S |
| 001 | 603140 | 0113 | 9/8/11 | \$265,000 | \$257,000 | 1990 | 7 | 2011 | Avg | 7200 | N | N | 1054 S 130TH ST |
| 001 | 098500 | 0735 | 7/15/09 | \$335,000 | \$254,000 | 2110 | 7 | 2009 | Avg | 5250 | N | N | 11836 16TH AVE S |
| 001 | 098500 | 0733 | 12/18/09 | \$303,000 | \$242,000 | 2110 | 7 | 2009 | Avg | 5250 | N | N | 11828 16TH AVE S |
| 001 | 098500 | 0734 | 10/29/09 | \$317,500 | \$250,000 | 2110 | 7 | 2009 | Avg | 5250 | N | N | 11832 16TH AVE S |
| 001 | 098500 | 0736 | 5/27/09 | \$359,950 | \$268,000 | 2110 | 7 | 2009 | Avg | 5318 | N | N | 11838 16TH AVE S |
| 001 | 746000 | 0050 | 3/22/11 | \$260,000 | \$240,000 | 2300 | 7 | 2008 | Avg | 7179 | N | N | 1328 S 130TH PL |
| 001 | 172304 | 9437 | 6/24/11 | \$245,000 | \$232,000 | 2810 | 7 | 1948 | Good | 13200 | N | N | 13803 DES MOINES MEMORIAL DR S |
| 001 | 957200 | 0080 | 11/21/11 | \$240,000 | \$237,000 | 1200 | 8 | 2007 | Avg | 6355 | N | N | 921 S 117TH CT |
| 001 | 957200 | 0010 | 1/2/09 | \$380,000 | \$268,000 | 1300 | 8 | 2009 | Avg | 5033 | N | N | 948 S 117TH CT |
| 001 | 638855 | 0080 | 6/2/11 | \$240,000 | \$226,000 | 1430 | 8 | 1998 | Avg | 6077 | N | N | 14518 4TH CT S |
| 001 | 098500 | 1090 | 9/22/11 | \$265,000 | \$258,000 | 2160 | 8 | 2011 | Avg | 5650 | N | N | 12448 16TH AVE S |
| 001 | 801860 | 0610 | 6/3/09 | \$393,000 | \$293,000 | 3620 | 8 | 2006 | Avg | 17250 | N | N | 12623 14TH AVE S |
| 001 | 172304 | 9612 | 3/25/10 | \$380,000 | \$314,000 | 2650 | 9 | 2008 | Avg | 7200 | N | N | 13036 10TH AVE S |
| 001 | 172304 | 9613 | 1/7/10 | \$395,000 | \$318,000 | 2650 | 9 | 2008 | Avg | 7200 | N | N | 13032 10TH AVE S |
| 001 | 098500 | 1116 | 10/28/10 | \$360,000 | \$318,000 | 2980 | 9 | 2009 | Avg | 8294 | N | N | 12600 16TH AVE S |
| 001 | 172304 | 9610 | 4/13/09 | \$438,000 | \$321,000 | 3430 | 9 | 2006 | Avg | 7574 | N | N | 14216 4TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 345100 | 0452 | 12/4/09 | \$147,250 | \$117,000 | 570 | 5 | 1920 | Good | 7260 | N | N | 1234 SW 112TH ST |
| 002 | 172180 | 0245 | 9/22/09 | \$139,900 | \$109,000 | 730 | 5 | 1934 | Good | 4738 | N | N | 10624 4TH AVE SW |
| 002 | 345100 | 0450 | 2/24/10 | \$190,000 | \$155,000 | 880 | 5 | 1930 | Avg | 13777 | N | N | 1236 SW 112TH ST |
| 002 | 752000 | 0040 | 10/30/09 | \$170,000 | \$134,000 | 650 | 6 | 1941 | Avg | 7680 | N | N | 1031 SW 118TH ST |
| 002 | 072304 | 9231 | 2/3/11 | \$193,000 | \$176,000 | 670 | 6 | 2006 | Avg | 6860 | N | N | 12260 4TH AVE SW |
| 002 | 072304 | 9359 | 11/16/09 | \$268,000 | \$212,000 | 720 | 6 | 1954 | Avg | 18270 | N | N | 12622 4TH AVE SW |
| 002 | 788960 | 0230 | 9/21/09 | \$200,000 | \$155,000 | 730 | 6 | 1928 | Avg | 5200 | N | N | 12209 2ND AVE SW |
| 002 | 072304 | 9278 | 1/7/10 | \$163,800 | \$132,000 | 780 | 6 | 1948 | Avg | 6860 | N | N | 12250 4TH AVE SW |
| 002 | 079500 | 2450 | 9/3/09 | \$248,000 | \$191,000 | 780 | 6 | 1942 | Good | 6250 | N | N | 10409 3RD AVE S |
| 002 | 514700 | 0105 | 9/30/10 | \$140,000 | \$123,000 | 780 | 6 | 1948 | Avg | 7517 | N | N | 10444 7TH AVE SW |
| 002 | 514700 | 0150 | 7/26/11 | \$168,500 | \$161,000 | 780 | 6 | 1948 | Avg | 7517 | N | N | 10445 6TH AVE SW |
| 002 | 258680 | 0165 | 8/3/10 | \$220,000 | \$189,000 | 790 | 6 | 1938 | Good | 7640 | N | N | 11000 11TH AVE SW |
| 002 | 514760 | 0020 | 3/10/10 | \$177,500 | \$146,000 | 790 | 6 | 1951 | Avg | 7640 | N | N | 421 SW 106TH ST |
| 002 | 079500 | 1900 | 3/4/10 | \$178,900 | \$147,000 | 800 | 6 | 1950 | Good | 5180 | N | N | 331 S 106TH ST |
| 002 | 079500 | 2385 | 7/20/11 | \$125,000 | \$119,000 | 800 | 6 | 1949 | Avg | 9375 | N | N | 10415 2ND AVE S |
| 002 | 797320 | 2120 | 3/18/09 | \$231,000 | \$168,000 | 800 | 6 | 1955 | Good | 8679 | N | N | 622 SW 104TH ST |
| 002 | 172180 | 0190 | 10/16/09 | \$213,000 | \$167,000 | 820 | 6 | 1945 | Avg | 6120 | N | N | 304 SW 106TH ST |
| 002 | 172180 | 1230 | 8/10/10 | \$180,000 | \$155,000 | 820 | 6 | 1948 | Good | 6120 | N | N | 10635 1ST AVE SW |
| 002 | 634100 | 0015 | 3/3/09 | \$165,000 | \$119,000 | 820 | 6 | 1940 | Avg | 10741 | N | N | 12237 4TH AVE SW |
| 002 | 788960 | 1095 | 6/23/10 | \$160,000 | \$136,000 | 820 | 6 | 1942 | Avg | 4500 | N | N | 12452 1ST AVE SW |
| 002 | 788960 | 1890 | 6/25/09 | \$183,400 | \$138,000 | 820 | 6 | 2007 | Avg | 6000 | N | N | 12424 4TH AVE SW |
| 002 | 662040 | 0255 | 10/15/10 | \$150,000 | \$132,000 | 830 | 6 | 1948 | Fair | 5297 | N | N | 10128 OCCIDENTAL AVE S |
| 002 | 072304 | 9554 | 8/3/09 | \$175,000 | \$133,000 | 840 | 6 | 1960 | Avg | 8867 | N | N | 11247 11TH AVE SW |
| 002 | 788960 | 1845 | 7/22/11 | \$145,900 | \$139,000 | 840 | 6 | 1949 | Avg | 7800 | N | N | 229 SW 124TH ST |
| 002 | 079500 | 2310 | 2/1/10 | \$190,000 | \$154,000 | 880 | 6 | 1954 | Avg | 6250 | N | N | 10432 OCCIDENTAL AVE S |
| 002 | 241460 | 0260 | 5/19/10 | \$238,000 | \$200,000 | 890 | 6 | 1934 | Good | 15110 | N | N | 10220 2ND AVE SW |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 002 | 355080 | 0021 | 5/27/10 | \$172,000 | \$145,000 | 890 | 6 | 1950 | Good | 7920 | N | N | 822 SW 104TH ST |
| 002 | 241460 | 0040 | 6/26/09 | \$313,500 | \$236,000 | 900 | 6 | 1941 | Good | 15149 | N | N | 10027 3RD AVE SW |
| 002 | 788960 | 0430 | 7/14/10 | \$194,000 | \$166,000 | 920 | 6 | 1941 | Avg | 7500 | N | N | 12241 2ND PL SW |
| 002 | 172180 | 0830 | 11/18/10 | \$222,000 | \$198,000 | 930 | 6 | 1940 | Good | 9180 | N | N | 10424 2ND AVE SW |
| 002 | 662040 | 0600 | 8/10/09 | \$239,000 | \$183,000 | 930 | 6 | 1938 | Good | 7816 | N | N | 10023 2ND AVE S |
| 002 | 172180 | 1210 | 9/22/09 | \$260,000 | \$202,000 | 950 | 6 | 1936 | Avg | 10914 | N | N | 10656 2ND PL SW |
| 002 | 862760 | 0016 | 10/19/09 | \$215,000 | \$168,000 | 950 | 6 | 1953 | Avg | 11767 | N | N | 633 SW 122ND ST |
| 002 | 505580 | 0095 | 8/24/11 | \$169,000 | \$163,000 | 960 | 6 | 1946 | Avg | 6410 | N | N | 1030 SW 117TH ST |
| 002 | 526920 | 0075 | 1/23/09 | \$230,000 | \$164,000 | 960 | 6 | 1950 | Good | 7620 | N | N | 10026 11TH AVE SW |
| 002 | 788960 | 1290 | 7/16/10 | \$219,900 | \$188,000 | 960 | 6 | 2010 | Avg | 6000 | N | N | 12438 2ND PL SW |
| 002 | 379400 | 0025 | 7/29/10 | \$181,500 | \$156,000 | 1010 | 6 | 1942 | Avg | 8254 | N | N | 11426 14TH AVE SW |
| 002 | 241460 | 0381 | 1/22/10 | \$196,000 | \$159,000 | 1020 | 6 | 1942 | VGood | 7580 | N | N | 10246 4TH AVE SW |
| 002 | 620900 | 0180 | 7/29/11 | \$150,000 | \$144,000 | 1020 | 6 | 1948 | Avg | 7761 | N | N | 11425 14TH AVE SW |
| 002 | 172180 | 0650 | 5/20/10 | \$145,975 | \$123,000 | 1030 | 6 | 1934 | Avg | 6120 | N | N | 10435 2ND AVE SW |
| 002 | 514760 | 0065 | 8/6/09 | \$235,000 | \$179,000 | 1040 | 6 | 1953 | Avg | 6615 | N | N | 10603 6TH AVE SW |
| 002 | 172180 | 1915 | 4/23/10 | \$174,000 | \$145,000 | 1060 | 6 | 1950 | Good | 7140 | N | N | 10637 1ST AVE S |
| 002 | 384160 | 0135 | 3/24/10 | \$225,000 | \$186,000 | 1070 | 6 | 1952 | Good | 9381 | N | N | 11611 12TH AVE SW |
| 002 | 662040 | 0090 | 10/21/09 | \$170,000 | \$133,000 | 1090 | 6 | 1942 | Avg | 6250 | N | N | 10230 1ST AVE S |
| 002 | 062304 | 9337 | 5/19/10 | \$250,000 | \$210,000 | 1110 | 6 | 1949 | Avg | 14960 | Y | N | 11038 4TH AVE SW |
| 002 | 862760 | 0055 | 10/29/09 | \$240,000 | \$189,000 | 1120 | 6 | 1942 | Avg | 10222 | N | N | 435 SW 122ND ST |
| 002 | 514700 | 0025 | 4/7/10 | \$223,000 | \$185,000 | 1150 | 6 | 1948 | VGood | 8958 | N | N | 10470 5TH AVE SW |
| 002 | 072304 | 9362 | 5/19/09 | \$333,000 | \$247,000 | 1210 | 6 | 1920 | Good | 14237 | N | N | 643 SW 120TH ST |
| 002 | 374460 | 0402 | 4/14/09 | \$324,950 | \$238,000 | 1280 | 6 | 1924 | Good | 7275 | N | N | 822 SW 124TH ST |
| 002 | 072304 | 9243 | 9/25/09 | \$172,500 | \$134,000 | 1300 | 6 | 1942 | Avg | 9169 | N | N | 11256 11TH AVE SW |
| 002 | 072304 | 9417 | 3/13/10 | \$170,760 | \$140,000 | 1310 | 6 | 1959 | Avg | 7200 | N | N | 12616 4TH AVE SW |
| 002 | 172180 | 0400 | 1/6/11 | \$179,000 | \$162,000 | 1410 | 6 | 1933 | Avg | 8910 | N | N | 10626 3RD AVE SW |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------------|
| 002 | 514700 | 0170 | 9/19/11 | \$150,000 | \$146,000 | 1460 | 6 | 1948 | Avg | 6200 | N | N | 722 SW 106TH ST |
| 002 | 788960 | 0485 | 6/23/11 | \$220,000 | \$209,000 | 1510 | 6 | 2011 | Avg | 3000 | N | N | 12211 2ND PL SW |
| 002 | 788960 | 0486 | 6/23/11 | \$219,000 | \$208,000 | 1510 | 6 | 2011 | Avg | 3000 | N | N | 12207 2ND PL SW |
| 002 | 241460 | 0031 | 1/6/11 | \$190,000 | \$172,000 | 1550 | 6 | 1945 | Avg | 7572 | N | N | 302 SW 102ND ST |
| 002 | 062304 | 9227 | 7/21/11 | \$160,000 | \$153,000 | 1630 | 6 | 1934 | Good | 5573 | N | N | 10401 4TH AVE SW |
| 002 | 374460 | 0421 | 7/10/09 | \$200,000 | \$151,000 | 1760 | 6 | 1984 | Avg | 8405 | N | N | 1040 SW 124TH ST |
| 002 | 384160 | 0065 | 3/19/09 | \$240,000 | \$174,000 | 1800 | 6 | 1942 | Avg | 18285 | N | N | 11616 14TH AVE SW |
| 002 | 172180 | 0685 | 6/21/10 | \$239,000 | \$203,000 | 1810 | 6 | 1945 | Good | 6120 | N | N | 10455 2ND AVE SW |
| 002 | 662040 | 0340 | 11/21/11 | \$164,000 | \$162,000 | 820 | 7 | 1948 | Avg | 5193 | N | N | 10237 2ND AVE S |
| 002 | 752000 | 0330 | 5/21/09 | \$220,000 | \$163,000 | 870 | 7 | 1997 | Avg | 7460 | N | N | 11901 AMBAUM BLVD SW |
| 002 | 938220 | 0010 | 8/23/11 | \$160,000 | \$154,000 | 890 | 7 | 1954 | Avg | 5941 | N | N | 11706 12TH AVE SW |
| 002 | 797320 | 2375 | 11/4/10 | \$235,000 | \$208,000 | 910 | 7 | 1934 | Good | 9018 | N | N | 411 SW 102ND ST |
| 002 | 062304 | 9330 | 1/4/10 | \$188,000 | \$151,000 | 920 | 7 | 1961 | Avg | 7200 | N | N | 903 SW 102ND ST |
| 002 | 788960 | 1807 | 7/7/10 | \$267,000 | \$228,000 | 920 | 7 | 2010 | Avg | 3120 | N | N | 12423 2ND AVE SW |
| 002 | 166880 | 0100 | 1/14/10 | \$227,000 | \$183,000 | 940 | 7 | 1961 | Avg | 8540 | N | N | 215 SW 118TH ST |
| 002 | 788960 | 1660 | 6/5/09 | \$235,000 | \$175,000 | 940 | 7 | 2005 | Avg | 3120 | N | N | 12414 3RD AVE SW |
| 002 | 072304 | 9497 | 10/1/10 | \$167,000 | \$146,000 | 960 | 7 | 1954 | Avg | 10200 | N | N | 12621 4TH AVE SW |
| 002 | 788960 | 1530 | 9/28/11 | \$160,000 | \$156,000 | 960 | 7 | 1962 | Avg | 6240 | N | N | 12450 2ND AVE SW |
| 002 | 241460 | 0370 | 3/29/10 | \$222,500 | \$184,000 | 1020 | 7 | 1958 | Avg | 8026 | N | N | 10220 4TH AVE SW |
| 002 | 062304 | 9308 | 9/15/11 | \$158,800 | \$154,000 | 1040 | 7 | 1959 | Avg | 7800 | N | N | 10417 10TH AVE SW |
| 002 | 289920 | 0170 | 9/29/09 | \$250,000 | \$195,000 | 1040 | 7 | 1958 | VGood | 10445 | N | N | 10437 11TH AVE SW |
| 002 | 634100 | 0032 | 5/21/10 | \$270,000 | \$227,000 | 1050 | 7 | 1975 | Avg | 11354 | N | N | 12326 5TH AVE SW |
| 002 | 419390 | 0080 | 1/11/11 | \$236,000 | \$213,000 | 1080 | 7 | 1967 | Good | 9851 | N | N | 704 SW 119TH ST |
| 002 | 072304 | 9329 | 4/18/11 | \$165,800 | \$154,000 | 1090 | 7 | 1960 | Avg | 7585 | N | N | 502 SW 120TH ST |
| 002 | 172180 | 1725 | 1/4/11 | \$195,000 | \$176,000 | 1090 | 7 | 1966 | Avg | 6600 | N | N | 10445 1ST AVE S |
| 002 | 788960 | 1830 | 7/20/09 | \$259,500 | \$197,000 | 1090 | 7 | 1951 | Avg | 7800 | N | N | 12411 2ND AVE SW |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 002 | 374460 | 0666 | 7/22/09 | \$250,000 | \$190,000 | 1110 | 7 | 1948 | Good | 13349 | N | N | 806 SW 126TH ST |
| 002 | 788960 | 0545 | 8/9/10 | \$220,000 | \$190,000 | 1120 | 7 | 1956 | Avg | 7500 | N | N | 12226 2ND PL SW |
| 002 | 779660 | 0080 | 11/19/09 | \$214,625 | \$170,000 | 1130 | 7 | 1957 | Avg | 8698 | N | N | 630 SW 128TH ST |
| 002 | 355080 | 0080 | 1/26/09 | \$290,000 | \$206,000 | 1180 | 7 | 2006 | Avg | 8160 | N | N | 904 SW 104TH ST |
| 002 | 072304 | 9305 | 10/4/10 | \$183,500 | \$161,000 | 1190 | 7 | 1949 | Avg | 6726 | N | N | 316 SW 124TH ST |
| 002 | 316360 | 0205 | 5/17/11 | \$300,000 | \$281,000 | 1190 | 7 | 1951 | VGood | 13858 | N | N | 10847 2ND AVE SW |
| 002 | 072304 | 9448 | 5/4/09 | \$284,900 | \$210,000 | 1200 | 7 | 1959 | Good | 8040 | N | N | 451 SW 126TH ST |
| 002 | 281690 | 0040 | 5/18/09 | \$289,000 | \$214,000 | 1200 | 7 | 1960 | Good | 8216 | N | N | 241 SW 115TH ST |
| 002 | 345100 | 0342 | 7/17/09 | \$335,000 | \$254,000 | 1200 | 7 | 1999 | Avg | 9750 | N | N | 10841 12TH AVE SW |
| 002 | 514820 | 0060 | 10/8/09 | \$179,000 | \$140,000 | 1220 | 7 | 1954 | Avg | 6907 | N | N | 10438 7TH AVE SW |
| 002 | 072304 | 9587 | 1/14/10 | \$215,000 | \$173,000 | 1240 | 7 | 1970 | Good | 7200 | N | N | 1218 SW 116TH ST |
| 002 | 241460 | 0285 | 6/7/11 | \$189,000 | \$178,000 | 1240 | 7 | 1964 | Avg | 7545 | N | N | 10245 1ST AVE SW |
| 002 | 662040 | 0231 | 4/22/11 | \$214,245 | \$200,000 | 1240 | 7 | 1959 | Avg | 7108 | Y | N | 10040 OCCIDENTAL AVE S |
| 002 | 779680 | 0025 | 12/9/11 | \$170,000 | \$169,000 | 1260 | 7 | 1958 | Avg | 9247 | N | N | 435 SW 127TH ST |
| 002 | 072304 | 9535 | 3/16/10 | \$199,950 | \$165,000 | 1270 | 7 | 1962 | Avg | 9106 | N | N | 210 SW 120TH ST |
| 002 | 634100 | 0072 | 9/10/09 | \$225,000 | \$174,000 | 1270 | 7 | 1964 | Avg | 9224 | N | N | 12312 6TH PL SW |
| 002 | 688380 | 0005 | 3/26/10 | \$185,000 | \$153,000 | 1270 | 7 | 1954 | Avg | 6510 | N | N | 10614 8TH AVE SW |
| 002 | 072304 | 9109 | 7/6/09 | \$350,000 | \$264,000 | 1290 | 7 | 1986 | Avg | 7320 | N | N | 11917 4TH AVE SW |
| 002 | 072304 | 9472 | 10/1/10 | \$230,000 | \$202,000 | 1290 | 7 | 1952 | Good | 13216 | N | N | 11440 11TH AVE SW |
| 002 | 072304 | 9483 | 7/16/09 | \$289,950 | \$220,000 | 1290 | 7 | 1961 | Avg | 7860 | N | N | 420 SW 127TH ST |
| 002 | 156460 | 0030 | 4/21/10 | \$280,000 | \$233,000 | 1290 | 7 | 1957 | Avg | 8235 | N | N | 821 SW 127TH ST |
| 002 | 377430 | 0060 | 3/4/10 | \$225,000 | \$185,000 | 1290 | 7 | 1962 | Avg | 10790 | N | N | 637 SW 116TH PL |
| 002 | 374460 | 0538 | 4/29/09 | \$215,000 | \$158,000 | 1300 | 7 | 1958 | Avg | 9450 | N | N | 12406 14TH AVE SW |
| 002 | 062304 | 9115 | 8/10/09 | \$208,000 | \$159,000 | 1330 | 7 | 1959 | Avg | 7020 | N | N | 9826 13TH AVE SW |
| 002 | 079500 | 2401 | 12/8/09 | \$184,000 | \$147,000 | 1340 | 7 | 1953 | Avg | 6250 | N | N | 10410 2ND AVE S |
| 002 | 714160 | 0010 | 8/25/10 | \$185,000 | \$160,000 | 1380 | 7 | 1962 | Avg | 8099 | N | N | 929 SW 124TH ST |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 002 | 634100 | 0060 | 11/18/10 | \$229,950 | \$205,000 | 1390 | 7 | 1940 | VGood | 9326 | N | N | 610 SW 124TH ST |
| 002 | 052304 | 9025 | 11/16/09 | \$274,000 | \$217,000 | 1440 | 7 | 1975 | Avg | 16950 | N | N | 200 S 99TH ST |
| 002 | 788960 | 0720 | 10/9/09 | \$219,000 | \$171,000 | 1450 | 7 | 2004 | Avg | 3000 | N | N | 12215 1ST AVE SW |
| 002 | 062304 | 9273 | 6/7/10 | \$194,900 | \$165,000 | 1550 | 7 | 1979 | Avg | 9060 | N | N | 10433 8TH AVE SW |
| 002 | 620900 | 0125 | 9/17/09 | \$259,000 | \$201,000 | 1580 | 7 | 2010 | Avg | 7759 | N | N | 11426 15TH AVE SW |
| 002 | 156460 | 0040 | 6/29/09 | \$300,000 | \$226,000 | 1660 | 7 | 1960 | Avg | 7220 | N | N | 12705 8TH AVE SW |
| 002 | 062304 | 9047 | 2/14/11 | \$245,000 | \$224,000 | 1670 | 7 | 1918 | Good | 12180 | N | N | 841 SW 108TH ST |
| 002 | 374460 | 0536 | 11/25/09 | \$185,000 | \$147,000 | 1770 | 7 | 1958 | Avg | 9450 | N | N | 12404 14TH AVE SW |
| 002 | 172180 | 1526 | 3/1/10 | \$320,000 | \$262,000 | 1870 | 7 | 2009 | Avg | 3060 | N | N | 10409 1ST AVE SW |
| 002 | 639500 | 0005 | 6/8/10 | \$250,000 | \$211,000 | 1910 | 7 | 2010 | Avg | 6000 | N | N | 309 SW 122ND ST |
| 002 | 172180 | 0651 | 5/20/09 | \$269,900 | \$200,000 | 1930 | 7 | 2006 | Avg | 3060 | N | N | 10439 2ND AVE SW |
| 002 | 662040 | 0698 | 11/19/09 | \$315,000 | \$249,000 | 1950 | 7 | 2006 | Avg | 9462 | N | N | 10009 MYERS WAY S |
| 002 | 788960 | 0285 | 4/14/11 | \$249,000 | \$231,000 | 1950 | 7 | 2001 | Avg | 3000 | N | N | 12228 2ND AVE SW |
| 002 | 862760 | 0027 | 6/7/10 | \$316,200 | \$267,000 | 1970 | 7 | 1986 | Avg | 11606 | N | N | 621 SW 122ND ST |
| 002 | 072304 | 9404 | 9/19/11 | \$256,000 | \$249,000 | 2050 | 7 | 1956 | Good | 9585 | N | N | 430 SW 126TH ST |
| 002 | 219510 | 0215 | 2/16/11 | \$210,000 | \$192,000 | 2100 | 7 | 1946 | Avg | 13025 | N | N | 9807 13TH AVE SW |
| 002 | 778538 | 0110 | 6/17/10 | \$320,000 | \$271,000 | 2120 | 7 | 2010 | Avg | 10015 | N | N | 12224 15TH AVE SW |
| 002 | 778538 | 0120 | 6/21/10 | \$309,950 | \$263,000 | 2120 | 7 | 2010 | Avg | 8583 | N | N | 12236 15TH AVE SW |
| 002 | 374460 | 0126 | 5/26/11 | \$327,500 | \$308,000 | 2130 | 7 | 2011 | Avg | 4054 | N | N | 12196 9TH PL SW |
| 002 | 374460 | 0111 | 7/21/11 | \$338,000 | \$323,000 | 2160 | 7 | 2011 | Avg | 4961 | N | N | 12189 9TH PL SW |
| 002 | 072304 | 9458 | 4/6/11 | \$285,555 | \$265,000 | 2320 | 7 | 1959 | Good | 10500 | N | N | 434 SW 127TH ST |
| 002 | 079500 | 2065 | 2/10/11 | \$335,000 | \$306,000 | 2330 | 7 | 2007 | Avg | 10680 | N | N | 111 S 106TH ST |
| 002 | 778538 | 0190 | 8/28/09 | \$475,000 | \$365,000 | 1650 | 8 | 2008 | Avg | 8461 | N | N | 12336 15TH AVE SW |
| 002 | 079500 | 1760 | 5/17/10 | \$237,000 | \$199,000 | 1850 | 8 | 1950 | Avg | 12500 | N | N | 126 S 108TH ST |
| 002 | 938220 | 0030 | 8/20/09 | \$335,000 | \$257,000 | 2150 | 8 | 2009 | Avg | 7673 | N | N | 1044 SW 118TH ST |
| 002 | 862760 | 0037 | 4/20/09 | \$450,000 | \$330,000 | 2220 | 8 | 2008 | Avg | 8105 | N | N | 469 SW 122ND ST |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 072304 | 9265 | 8/27/10 | \$340,000 | \$295,000 | 2250 | 8 | 2008 | Avg | 8461 | N | N | 605 SW 126TH ST |
| 002 | 052304 | 9054 | 5/12/11 | \$312,000 | \$292,000 | 2460 | 8 | 1979 | Avg | 17082 | N | N | 210 S 99TH ST |
| 002 | 374460 | 0398 | 9/22/11 | \$280,700 | \$273,000 | 2530 | 8 | 2005 | Avg | 8775 | N | N | 12312 9TH AVE SW |
| 002 | 289860 | 0165 | 3/3/10 | \$319,000 | \$262,000 | 2700 | 8 | 2008 | Avg | 7678 | N | N | 1008 SW 102ND ST |
| 002 | 778538 | 0170 | 12/9/10 | \$426,000 | \$381,000 | 2890 | 8 | 2008 | Avg | 6631 | N | N | 12314 15TH AVE SW |
| 002 | 374460 | 0093 | 1/15/09 | \$418,900 | \$297,000 | 1540 | 9 | 2003 | Avg | 6609 | N | N | 12022 9TH AVE SW |
| 002 | 778538 | 0020 | 5/8/09 | \$613,950 | \$454,000 | 2220 | 9 | 2008 | Avg | 8780 | Y | N | 12321 15TH AVE SW |
| 002 | 778538 | 0030 | 6/25/09 | \$617,500 | \$464,000 | 2430 | 9 | 2008 | Avg | 7252 | Y | N | 12303 15TH AVE SW |
| 002 | 345100 | 0428 | 8/17/09 | \$400,000 | \$307,000 | 2720 | 9 | 2008 | Avg | 7791 | N | N | 1231 SW 110TH ST |
| 002 | 778538 | 0050 | 9/7/11 | \$425,000 | \$412,000 | 2750 | 9 | 2010 | Avg | 8564 | Y | N | 12273 15TH AVE SW |
| 002 | 374460 | 0090 | 12/9/10 | \$415,000 | \$372,000 | 3340 | 9 | 1994 | Avg | 9113 | N | N | 12021 9TH AVE SW |
| 002 | 374460 | 0129 | 8/13/09 | \$440,000 | \$337,000 | 3660 | 9 | 2005 | Avg | 9779 | N | N | 822 SW 122ND ST |
| 003 | 079500 | 0980 | 10/12/09 | \$158,000 | \$123,000 | 550 | 5 | 1948 | Avg | 5636 | N | N | 11008 4TH AVE S |
| 003 | 144640 | 1925 | 6/9/10 | \$170,000 | \$144,000 | 1150 | 5 | 1949 | Avg | 6605 | N | N | 13054 3RD AVE S |
| 003 | 144640 | 0665 | 5/29/09 | \$175,000 | \$130,000 | 810 | 6 | 1930 | Good | 6581 | N | N | 13439 2ND AVE S |
| 003 | 079600 | 0295 | 6/8/10 | \$138,800 | \$117,000 | 820 | 6 | 1950 | Avg | 6250 | N | N | 11636 1ST AVE S |
| 003 | 144640 | 1790 | 12/4/10 | \$179,500 | \$160,000 | 820 | 6 | 1945 | Good | 7917 | N | N | 13213 4TH AVE S |
| 003 | 079500 | 1185 | 5/13/10 | \$185,000 | \$155,000 | 840 | 6 | 1940 | Avg | 6250 | N | N | 438 S 112TH ST |
| 003 | 144680 | 0405 | 11/25/09 | \$208,000 | \$165,000 | 840 | 6 | 1955 | Good | 6250 | N | N | 12643 OCCIDENTAL AVE S |
| 003 | 144640 | 0205 | 3/19/10 | \$213,500 | \$176,000 | 850 | 6 | 1940 | Avg | 6244 | N | N | 12851 OCCIDENTAL AVE S |
| 003 | 079800 | 0080 | 6/18/10 | \$160,000 | \$136,000 | 890 | 6 | 1942 | Avg | 26400 | N | N | 11620 5TH AVE S |
| 003 | 079500 | 1080 | 10/16/09 | \$239,000 | \$187,000 | 900 | 6 | 1948 | Good | 6250 | N | N | 10823 5TH AVE S |
| 003 | 144640 | 0180 | 11/7/11 | \$145,000 | \$143,000 | 900 | 6 | 1942 | Good | 6250 | N | N | 13007 OCCIDENTAL AVE S |
| 003 | 079500 | 0560 | 11/19/10 | \$182,000 | \$162,000 | 910 | 6 | 1948 | Good | 7500 | N | N | 11054 2ND AVE S |
| 003 | 079500 | 0535 | 8/4/09 | \$197,000 | \$150,000 | 920 | 6 | 1948 | Avg | 6250 | N | N | 11024 2ND AVE S |
| 003 | 079500 | 0545 | 11/8/09 | \$180,000 | \$142,000 | 920 | 6 | 1948 | Avg | 7500 | N | N | 11032 2ND AVE S |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 003 | 079500 | 1290 | 1/12/09 | \$282,500 | \$200,000 | 1060 | 6 | 1949 | Good | 12500 | Y | N | 10851 6TH AVE S |
| 003 | 144640 | 0460 | 12/6/10 | \$164,900 | \$148,000 | 1060 | 6 | 1968 | Avg | 6250 | N | N | 13241 OCCIDENTAL AVE S |
| 003 | 144640 | 1800 | 10/26/11 | \$165,000 | \$162,000 | 1060 | 6 | 1945 | Avg | 8202 | N | N | 319 S 132ND ST |
| 003 | 144760 | 0245 | 3/24/10 | \$212,500 | \$175,000 | 1090 | 6 | 1938 | Avg | 32725 | N | N | 235 S 126TH ST |
| 003 | 144640 | 1735 | 10/26/10 | \$195,000 | \$172,000 | 1100 | 6 | 1942 | Good | 9881 | N | N | 13403 4TH AVE S |
| 003 | 079800 | 0065 | 11/3/10 | \$178,000 | \$158,000 | 1140 | 6 | 1943 | Good | 21141 | N | N | 11604 5TH AVE S |
| 003 | 079800 | 0065 | 11/2/10 | \$160,000 | \$142,000 | 1140 | 6 | 1943 | Good | 21141 | N | N | 11604 5TH AVE S |
| 003 | 144760 | 0226 | 2/1/11 | \$188,000 | \$171,000 | 1360 | 6 | 1993 | Avg | 7098 | N | N | 433 S 126TH ST |
| 003 | 144640 | 1640 | 12/20/10 | \$190,000 | \$171,000 | 1450 | 6 | 1945 | Good | 6578 | N | N | 13446 3RD AVE S |
| 003 | 079800 | 0197 | 12/7/10 | \$282,000 | \$252,000 | 1500 | 6 | 1950 | Good | 22500 | N | N | 11857 5TH AVE S |
| 003 | 079500 | 0665 | 8/26/09 | \$215,000 | \$165,000 | 1570 | 6 | 1953 | Good | 6250 | N | N | 10811 3RD AVE S |
| 003 | 079800 | 0396 | 8/6/09 | \$192,500 | \$147,000 | 920 | 7 | 1968 | Avg | 8200 | N | N | 11216 4TH PL S |
| 003 | 079500 | 1105 | 11/17/11 | \$150,000 | \$148,000 | 950 | 7 | 1948 | Avg | 6327 | N | N | 11016 5TH AVE S |
| 003 | 144640 | 1665 | 5/10/10 | \$226,000 | \$189,000 | 990 | 7 | 1955 | Good | 6732 | N | N | 322 S 136TH ST |
| 003 | 079800 | 0192 | 2/10/09 | \$240,200 | \$172,000 | 1000 | 7 | 1954 | Good | 6400 | N | N | 320 S 120TH ST |
| 003 | 144640 | 0165 | 11/3/09 | \$276,000 | \$217,000 | 1020 | 7 | 1994 | Avg | 6240 | N | N | 13017 OCCIDENTAL AVE S |
| 003 | 079500 | 0320 | 7/14/09 | \$199,000 | \$151,000 | 1040 | 7 | 1959 | Avg | 6250 | N | N | 11004 OCCIDENTAL AVE S |
| 003 | 350960 | 0020 | 3/1/10 | \$244,000 | \$200,000 | 1050 | 7 | 1957 | Avg | 8041 | N | N | 11839 4TH AVE S |
| 003 | 144680 | 0960 | 12/15/09 | \$288,000 | \$230,000 | 1060 | 7 | 1957 | VGood | 8600 | Y | N | 202 S 124TH ST |
| 003 | 079800 | 0472 | 9/22/09 | \$310,000 | \$241,000 | 1080 | 7 | 1967 | Good | 9900 | N | N | 160 S 116TH ST |
| 003 | 079800 | 0162 | 8/23/11 | \$219,000 | \$211,000 | 1120 | 7 | 1956 | Good | 12390 | N | N | 11806 3RD AVE S |
| 003 | 079500 | 1645 | 12/4/09 | \$218,000 | \$173,000 | 1140 | 7 | 1956 | Avg | 6252 | N | N | 318 S 108TH PL |
| 003 | 079800 | 0550 | 8/3/09 | \$227,000 | \$173,000 | 1170 | 7 | 1941 | Good | 21040 | N | N | 11612 OCCIDENTAL AVE S |
| 003 | 079500 | 2635 | 4/20/10 | \$216,000 | \$180,000 | 1200 | 7 | 1951 | Avg | 6826 | N | N | 10710 6TH AVE S |
| 003 | 144640 | 1070 | 8/4/11 | \$240,000 | \$230,000 | 1240 | 7 | 2004 | Avg | 6620 | N | N | 12840 2ND AVE S |
| 003 | 144760 | 0153 | 3/12/10 | \$199,950 | \$164,000 | 1250 | 7 | 1959 | Avg | 7200 | N | N | 213 S 126TH ST |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003 | 079800 | 0246 | 10/25/10 | \$204,000 | \$180,000 | 1260 | 7 | 1955 | Avg | 9600 | N | N | 11632 4TH AVE S |
| 003 | 079500 | 1485 | 9/23/10 | \$180,000 | \$157,000 | 1270 | 7 | 1962 | Avg | 6108 | N | N | 10720 4TH AVE S |
| 003 | 144760 | 0242 | 11/12/09 | \$265,000 | \$209,000 | 1270 | 7 | 2009 | Avg | 11440 | N | N | 245 S 126TH ST |
| 003 | 144680 | 0835 | 11/25/09 | \$303,350 | \$241,000 | 1320 | 7 | 2008 | Avg | 6650 | N | N | 12040 OCCIDENTAL AVE S |
| 003 | 079600 | 0380 | 11/10/11 | \$175,000 | \$173,000 | 1340 | 7 | 1954 | Avg | 14170 | N | N | 11860 1ST AVE S |
| 003 | 350960 | 0070 | 7/15/11 | \$144,000 | \$137,000 | 1370 | 7 | 1962 | Avg | 9000 | N | N | 11814 4TH AVE S |
| 003 | 688150 | 0045 | 9/20/10 | \$210,000 | \$184,000 | 1370 | 7 | 1959 | Avg | 9432 | N | N | 13658 2ND AVE S |
| 003 | 144680 | 0965 | 11/28/11 | \$203,000 | \$201,000 | 1410 | 7 | 1962 | Good | 8800 | Y | N | 12265 2ND AVE S |
| 003 | 144640 | 2328 | 6/3/10 | \$300,000 | \$253,000 | 1430 | 7 | 2010 | Avg | 9362 | N | N | 13222 4TH AVE S |
| 003 | 144640 | 2330 | 6/9/10 | \$300,000 | \$254,000 | 1430 | 7 | 2010 | Avg | 9856 | N | N | 13226 4TH AVE S |
| 003 | 144640 | 0871 | 6/21/11 | \$235,000 | \$223,000 | 1450 | 7 | 1964 | Avg | 13147 | N | N | 13040 OCCIDENTAL AVE S |
| 003 | 079500 | 0690 | 7/14/11 | \$170,000 | \$162,000 | 1520 | 7 | 1957 | Good | 7092 | N | N | 325 S 108TH PL |
| 003 | 504480 | 0030 | 7/19/11 | \$165,000 | \$158,000 | 1540 | 7 | 1955 | Avg | 8245 | N | N | 13647 OCCIDENTAL AVE S |
| 003 | 144640 | 0674 | 10/26/11 | \$271,000 | \$266,000 | 2120 | 7 | 2006 | Avg | 6583 | N | N | 13425 2ND AVE S |
| 003 | 144640 | 2320 | 4/17/09 | \$340,000 | \$249,000 | 2170 | 8 | 2008 | Avg | 6600 | N | N | 13212 4TH AVE S |
| 003 | 144680 | 0397 | 5/19/10 | \$321,000 | \$270,000 | 2200 | 8 | 2008 | Avg | 5000 | N | N | 12647 OCCIDENTAL AVE S |
| 004 | 339580 | 0705 | 10/4/10 | \$138,500 | \$122,000 | 840 | 5 | 1925 | Good | 6750 | N | N | 405 SW 134TH ST |
| 004 | 433760 | 0240 | 6/22/10 | \$170,000 | \$144,000 | 700 | 6 | 1943 | Good | 7920 | N | N | 13805 2ND AVE SW |
| 004 | 433820 | 0340 | 3/13/09 | \$199,000 | \$144,000 | 790 | 6 | 1944 | Avg | 9374 | N | N | 13638 6TH AVE SW |
| 004 | 433820 | 0360 | 4/14/10 | \$173,000 | \$144,000 | 790 | 6 | 1944 | Avg | 7950 | N | N | 13610 6TH AVE SW |
| 004 | 433880 | 0065 | 7/26/11 | \$209,950 | \$201,000 | 790 | 6 | 1944 | Good | 7410 | N | N | 624 SW 136TH PL |
| 004 | 240700 | 0005 | 7/15/09 | \$260,000 | \$197,000 | 800 | 6 | 1942 | Good | 9990 | N | N | 13204 2ND AVE SW |
| 004 | 240700 | 0345 | 5/17/10 | \$175,000 | \$147,000 | 800 | 6 | 1942 | Avg | 7800 | N | N | 13419 1ST AVE S |
| 004 | 339580 | 0545 | 6/17/09 | \$252,500 | \$189,000 | 800 | 6 | 1949 | Good | 8100 | N | N | 13227 4TH AVE SW |
| 004 | 433700 | 0335 | 6/24/09 | \$231,700 | \$174,000 | 800 | 6 | 1943 | Avg | 8775 | N | N | 13700 2ND AVE SW |
| 004 | 433820 | 0310 | 11/19/09 | \$220,000 | \$174,000 | 800 | 6 | 1944 | Good | 11820 | N | N | 426 SW 137TH ST |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 004 | 433820 | 0350 | 6/25/09 | \$199,000 | \$150,000 | 800 | 6 | 1944 | Avg | 9270 | N | N | 13624 6TH AVE SW |
| 004 | 182304 | 9125 | 8/27/10 | \$205,000 | \$178,000 | 810 | 6 | 1946 | Good | 13125 | N | N | 13213 2ND AVE SW |
| 004 | 433700 | 0345 | 9/27/11 | \$196,490 | \$191,000 | 810 | 6 | 1943 | VGood | 8775 | N | N | 13630 2ND AVE SW |
| 004 | 240700 | 0455 | 11/11/09 | \$207,000 | \$163,000 | 820 | 6 | 1942 | Avg | 7800 | N | N | 13239 1ST AVE S |
| 004 | 433700 | 0290 | 8/22/11 | \$150,000 | \$145,000 | 820 | 6 | 1943 | Avg | 8775 | N | N | 13617 1ST AVE SW |
| 004 | 433820 | 0025 | 4/1/11 | \$171,209 | \$159,000 | 940 | 6 | 1944 | Avg | 7200 | N | N | 501 SW 139TH ST |
| 004 | 122800 | 0215 | 12/16/10 | \$190,000 | \$171,000 | 990 | 6 | 1947 | VGood | 9000 | N | N | 14633 8TH AVE SW |
| 004 | 433060 | 0290 | 11/25/11 | \$135,900 | \$135,000 | 990 | 6 | 1949 | Avg | 12000 | N | N | 225 SW 143RD ST |
| 004 | 319200 | 0085 | 11/2/09 | \$235,000 | \$185,000 | 1010 | 6 | 1955 | Good | 10215 | N | N | 12846 9TH AVE SW |
| 004 | 433700 | 0230 | 7/8/11 | \$145,000 | \$138,000 | 1030 | 6 | 1943 | Avg | 9450 | N | N | 104 SW 140TH ST |
| 004 | 240700 | 0255 | 10/5/09 | \$244,000 | \$190,000 | 1040 | 6 | 1942 | Good | 8775 | N | N | 13416 1ST AVE SW |
| 004 | 433820 | 0090 | 8/25/11 | \$160,000 | \$154,000 | 1050 | 6 | 1944 | Good | 10168 | N | N | 405 SW 138TH ST |
| 004 | 182304 | 9177 | 11/23/11 | \$154,750 | \$153,000 | 1060 | 6 | 1942 | Avg | 7200 | N | N | 13220 4TH AVE SW |
| 004 | 182304 | 9177 | 11/23/11 | \$149,950 | \$148,000 | 1060 | 6 | 1942 | Avg | 7200 | N | N | 13220 4TH AVE SW |
| 004 | 240700 | 0135 | 11/30/09 | \$194,950 | \$155,000 | 1090 | 6 | 1942 | Avg | 8775 | N | N | 13416 2ND AVE SW |
| 004 | 433820 | 0345 | 11/10/10 | \$219,000 | \$194,000 | 1100 | 6 | 1944 | Good | 9526 | N | N | 13630 6TH AVE SW |
| 004 | 433880 | 0745 | 1/20/09 | \$225,000 | \$160,000 | 1110 | 6 | 1944 | Good | 7300 | N | N | 13701 10TH AVE SW |
| 004 | 008400 | 0310 | 8/11/09 | \$240,000 | \$184,000 | 1260 | 6 | 1942 | Good | 11475 | N | N | 205 SW 131ST ST |
| 004 | 182304 | 9147 | 10/11/10 | \$245,000 | \$215,000 | 1290 | 6 | 2010 | Avg | 9600 | N | N | 324 SW 136TH ST |
| 004 | 433880 | 0660 | 5/10/10 | \$200,000 | \$168,000 | 1310 | 6 | 1944 | Good | 9152 | N | N | 848 SW 139TH ST |
| 004 | 182304 | 9277 | 4/2/10 | \$210,000 | \$174,000 | 1320 | 6 | 1947 | Good | 8067 | N | N | 12817 8TH AVE SW |
| 004 | 433820 | 0240 | 7/27/11 | \$203,500 | \$195,000 | 1330 | 6 | 1944 | Good | 7210 | N | N | 13712 6TH AVE SW |
| 004 | 008400 | 0346 | 9/23/10 | \$235,000 | \$206,000 | 1340 | 6 | 1961 | Avg | 11016 | N | N | 326 SW 132ND ST |
| 004 | 433060 | 0147 | 9/20/10 | \$191,000 | \$167,000 | 1340 | 6 | 1953 | Avg | 9066 | N | N | 146 SW 143RD ST |
| 004 | 433100 | 0315 | 8/17/11 | \$185,000 | \$178,000 | 1390 | 6 | 1948 | Good | 11250 | N | N | 835 SW 143RD ST |
| 004 | 433760 | 0065 | 5/11/10 | \$215,000 | \$180,000 | 1420 | 6 | 1943 | VGood | 9785 | N | N | 13633 2ND AVE SW |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------|
| 004 | 192304 | 9185 | 5/8/09 | \$300,000 | \$222,000 | 1460 | 6 | 1950 | Good | 11595 | N | N | 459 SW 144TH ST |
| 004 | 433760 | 0275 | 10/20/10 | \$252,000 | \$222,000 | 1500 | 6 | 1943 | Good | 9900 | N | N | 226 SW 139TH ST |
| 004 | 433760 | 0110 | 6/22/10 | \$258,000 | \$219,000 | 1560 | 6 | 1943 | Avg | 10500 | N | N | 259 SW 137TH ST |
| 004 | 182304 | 9276 | 5/8/09 | \$288,000 | \$213,000 | 1740 | 6 | 1947 | Good | 8916 | N | N | 12809 8TH AVE SW |
| 004 | 182304 | 9021 | 1/21/09 | \$259,000 | \$184,000 | 1920 | 6 | 1953 | Avg | 9000 | N | N | 13241 2ND AVE SW |
| 004 | 192304 | 9358 | 3/14/11 | \$189,000 | \$174,000 | 1950 | 6 | 1949 | Avg | 8000 | N | N | 14506 4TH AVE SW |
| 004 | 339580 | 0690 | 12/30/10 | \$215,000 | \$194,000 | 2180 | 6 | 1940 | Avg | 5734 | N | N | 416 SW 136TH ST |
| 004 | 433880 | 0590 | 9/8/10 | \$250,000 | \$218,000 | 2180 | 6 | 1944 | Good | 8760 | N | N | 13719 8TH AVE SW |
| 004 | 339580 | 0077 | 2/18/10 | \$235,000 | \$192,000 | 940 | 7 | 1995 | Avg | 4060 | N | N | 13312 6TH AVE SW |
| 004 | 182304 | 9236 | 10/13/10 | \$225,000 | \$198,000 | 1060 | 7 | 1964 | Good | 7200 | N | N | 13204 4TH AVE SW |
| 004 | 433100 | 0250 | 12/9/10 | \$225,000 | \$201,000 | 1080 | 7 | 1957 | Avg | 8464 | N | N | 603 SW 143RD ST |
| 004 | 114800 | 0200 | 4/29/09 | \$210,000 | \$155,000 | 1110 | 7 | 1954 | Avg | 8502 | N | N | 634 SW 136TH ST |
| 004 | 117060 | 0060 | 5/18/10 | \$310,000 | \$260,000 | 1120 | 7 | 1962 | Good | 9365 | N | N | 701 SW 131ST ST |
| 004 | 166540 | 0110 | 6/26/09 | \$262,000 | \$197,000 | 1120 | 7 | 1952 | Good | 9821 | N | N | 14648 7TH AVE SW |
| 004 | 192304 | 9220 | 5/19/10 | \$243,000 | \$204,000 | 1120 | 7 | 1952 | Good | 15300 | N | N | 14429 2ND AVE SW |
| 004 | 721200 | 0011 | 5/31/11 | \$176,625 | \$166,000 | 1150 | 7 | 1962 | Avg | 11828 | N | N | 13016 2ND AVE SW |
| 004 | 427300 | 0020 | 6/3/11 | \$230,000 | \$217,000 | 1180 | 7 | 1955 | Avg | 8178 | N | N | 638 SW 144TH PL |
| 004 | 182304 | 9227 | 10/6/10 | \$223,500 | \$196,000 | 1200 | 7 | 1962 | Avg | 8400 | N | N | 416 SW 130TH ST |
| 004 | 166740 | 0160 | 4/26/10 | \$188,000 | \$157,000 | 1220 | 7 | 1954 | Avg | 8023 | N | N | 13323 6TH AVE SW |
| 004 | 166740 | 0170 | 5/27/10 | \$180,636 | \$152,000 | 1230 | 7 | 1954 | Good | 8296 | N | N | 620 SW 134TH ST |
| 004 | 433880 | 0190 | 8/18/09 | \$212,000 | \$163,000 | 1230 | 7 | 1944 | Avg | 7410 | N | N | 644 SW 137TH ST |
| 004 | 122500 | 0065 | 5/3/10 | \$239,000 | \$200,000 | 1270 | 7 | 1953 | Avg | 8330 | N | N | 14617 3RD AVE SW |
| 004 | 240700 | 0010 | 7/14/10 | \$318,000 | \$272,000 | 1280 | 7 | 1942 | VGood | 8775 | N | N | 13210 2ND AVE SW |
| 004 | 182304 | 9162 | 10/19/09 | \$220,000 | \$172,000 | 1290 | 7 | 1953 | Good | 7747 | N | N | 1045 SW 132ND ST |
| 004 | 192304 | 9349 | 11/22/10 | \$275,000 | \$245,000 | 1350 | 7 | 1980 | Good | 7200 | N | N | 303 SW 144TH ST |
| 004 | 433760 | 0050 | 4/20/10 | \$249,000 | \$207,000 | 1370 | 7 | 1943 | VGood | 9075 | N | N | 13611 2ND AVE SW |

Improved Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 004 | 034980 | 0025 | 12/5/11 | \$230,000 | \$228,000 | 1400 | 7 | 1965 | Good | 9240 | N | N | 627 SW 128TH ST |
| 004 | 427300 | 0075 | 4/22/11 | \$179,000 | \$167,000 | 1410 | 7 | 1955 | Avg | 8088 | N | N | 14504 8TH AVE SW |
| 004 | 433180 | 0115 | 2/3/10 | \$320,000 | \$260,000 | 1440 | 7 | 1955 | Avg | 15510 | N | N | 642 SW 141ST ST |
| 004 | 433100 | 0265 | 6/17/10 | \$219,950 | \$187,000 | 1520 | 7 | 1949 | Good | 7456 | N | N | 623 SW 143RD ST |
| 004 | 122500 | 0015 | 5/17/11 | \$229,900 | \$216,000 | 1530 | 7 | 1954 | Avg | 9012 | N | N | 14640 3RD AVE SW |
| 004 | 008400 | 0260 | 12/20/11 | \$233,000 | \$232,000 | 1580 | 7 | 1945 | Good | 13500 | N | N | 226 SW 131ST ST |
| 004 | 122500 | 0045 | 6/30/09 | \$280,000 | \$211,000 | 1600 | 7 | 1954 | Good | 9407 | N | N | 14643 3RD AVE SW |
| 004 | 433060 | 0425 | 3/18/09 | \$265,000 | \$192,000 | 1720 | 7 | 1947 | Good | 17850 | N | N | 202 SW 143RD ST |
| 004 | 182304 | 9195 | 3/18/09 | \$225,000 | \$163,000 | 1750 | 7 | 1958 | Avg | 7200 | N | N | 310 SW 136TH ST |
| 004 | 182304 | 9279 | 4/28/10 | \$230,000 | \$192,000 | 1780 | 7 | 1965 | Avg | 9600 | N | N | 12920 8TH AVE SW |
| 004 | 339580 | 0125 | 6/21/11 | \$169,000 | \$160,000 | 1820 | 7 | 1953 | Avg | 8100 | N | N | 13215 5TH AVE SW |
| 004 | 670720 | 0090 | 8/14/09 | \$293,000 | \$224,000 | 1830 | 7 | 1991 | Avg | 8299 | N | N | 839 SW 135TH ST |
| 004 | 182304 | 9173 | 3/25/10 | \$260,500 | \$215,000 | 1910 | 7 | 1942 | Good | 10167 | N | N | 654 SW 130TH ST |
| 004 | 721200 | 0020 | 12/15/10 | \$215,000 | \$193,000 | 2060 | 7 | 1961 | Avg | 7478 | N | N | 119 SW 130TH ST |
| 004 | 433180 | 0126 | 11/30/09 | \$360,000 | \$286,000 | 2270 | 8 | 2009 | Avg | 7209 | N | N | 628 SW 141ST ST |
| 004 | 433100 | 0575 | 6/15/10 | \$369,000 | \$313,000 | 2300 | 8 | 2010 | Avg | 6875 | N | N | 611 SW 142ND ST |
| 004 | 182304 | 9050 | 12/27/10 | \$350,000 | \$315,000 | 2690 | 9 | 2008 | Avg | 9962 | N | N | 939 SW 130TH ST |
| 004 | 182304 | 9281 | 10/19/10 | \$370,000 | \$326,000 | 2690 | 9 | 2008 | Avg | 10927 | N | N | 929 SW 130TH ST |

Improved Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|-------------------------------------|
| 001 | 011100 | 0020 | 10/14/10 | \$135,000 | DIAGNOSTIC OUTLIER |
| 001 | 011100 | 0165 | 10/13/11 | \$184,000 | IMP CHARS DON'T MATCH SALES CHARS |
| 001 | 011100 | 0172 | 6/26/09 | \$177,000 | QUIT CLAIM DEED |
| 001 | 011100 | 0180 | 4/9/10 | \$231,000 | NON-REPRESENTATIVE SALE |
| 001 | 011100 | 0345 | 9/15/09 | \$120,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 011100 | 0355 | 8/10/10 | \$122,000 | QUIT CLAIM DEED |
| 001 | 079700 | 0035 | 11/7/11 | \$130,485 | GOVERNMENT AGENCY |
| 001 | 098500 | 0704 | 11/7/11 | \$140,000 | NON REPRESENTATIVE |
| 001 | 098500 | 0833 | 8/24/11 | \$120,000 | IMP CHAR. DON'T MATCH SALES CHAR. |
| 001 | 098500 | 0960 | 9/13/10 | \$85,650 | IMP CHAR. DON'T MATCH SALES CHAR. |
| 001 | 098500 | 1068 | 2/13/09 | \$255,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 001 | 098500 | 1133 | 9/28/10 | \$271,654 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 144640 | 3435 | 9/30/09 | \$169,000 | DIAGNOSTIC OUTLIER |
| 001 | 144640 | 3435 | 8/4/09 | \$105,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 001 | 144640 | 3990 | 11/21/11 | \$189,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 144640 | 4031 | 9/30/09 | \$149,000 | NON REPRESENTATIVE |
| 001 | 144720 | 0080 | 6/23/10 | \$156,000 | OBSOL |
| 001 | 144720 | 0130 | 6/17/11 | \$115,000 | NON REPRESENTATIVE |
| 001 | 172304 | 9009 | 8/22/11 | \$94,000 | DOR RATIO;QUIT CLAIM DEED |
| 001 | 172304 | 9054 | 4/20/09 | \$76,437 | DOR RATIO;QUIT CLAIM DEED |
| 001 | 172304 | 9134 | 2/2/10 | \$175,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 001 | 172304 | 9196 | 4/26/11 | \$157,172 | GOVERNMENT AGENCY |
| 001 | 172304 | 9248 | 10/5/11 | \$106,900 | IMP CHAR. DON'T MATCH SALES CHAR. |
| 001 | 172304 | 9265 | 1/10/10 | \$241,917 | GOVERNMENT AGENCY |
| 001 | 172304 | 9313 | 7/4/11 | \$110,000 | QUIT CLAIM DEED |
| 001 | 172304 | 9383 | 6/11/09 | \$360,000 | IMP COUNT;STATEMENT TO DOR |
| 001 | 172304 | 9595 | 6/11/09 | \$250,000 | NON-REPRESENTATIVE SALE |
| 001 | 202304 | 9409 | 11/22/11 | \$149,628 | GOVERNMENT AGENCY |
| 001 | 280320 | 0010 | 1/29/10 | \$134,750 | QUIT CLAIM DEED; PARTIAL INTEREST |
| 001 | 302820 | 0081 | 3/31/09 | \$200,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 302820 | 0081 | 5/26/09 | \$130,000 | NON-REPRESENTATIVE SALE |
| 001 | 336140 | 0195 | 1/27/09 | \$176,550 | DIAGNOSTIC OUTLIER |
| 001 | 336140 | 0220 | 12/12/10 | \$75,000 | PREVIMP<=25K;STATEMENT TO DOR |
| 001 | 336140 | 0291 | 3/2/11 | \$108,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 336140 | 0291 | 8/17/11 | \$100,000 | NON-REPRESENTATIVE SALE |
| 001 | 336140 | 0432 | 5/15/11 | \$120,000 | NON-REPRESENTATIVE SALE |
| 001 | 336140 | 0446 | 6/8/09 | \$137,470 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 336140 | 0600 | 1/15/10 | \$112,380 | QUIT CLAIM DEED |
| 001 | 336140 | 0620 | 1/20/10 | \$85,471 | DOR RATIO;QUIT CLAIM DEED |
| 001 | 336140 | 0905 | 4/21/11 | \$104,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 336140 | 0905 | 11/14/11 | \$92,000 | IMP. CHARS. CHANGED SINCE SALE |
| 001 | 336140 | 1320 | 9/25/09 | \$115,000 | IMP. CHARS CHANGED SINCE SALE |

Improved Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|-----------------------------------|
| 001 | 336140 | 1813 | 10/11/11 | \$99,750 | DOR RATIO;FIN. INSTITUTION RESALE |
| 001 | 336140 | 1826 | 10/28/11 | \$150,000 | IMP. CHARS CHANGED SINCE SALE |
| 001 | 336140 | 1828 | 3/2/11 | \$150,000 | DIAGNOSTIC OUTLIER |
| 001 | 336140 | 1850 | 4/4/11 | \$108,000 | NON-REPRESENTATIVE SALE |
| 001 | 336140 | 1914 | 4/2/10 | \$310,000 | NON-REPRESENTATIVE SALE |
| 001 | 336140 | 2041 | 2/14/11 | \$119,000 | NONE REPRESENTATIVE SALE |
| 001 | 338811 | 0320 | 4/21/11 | \$149,000 | NONE REPRESENTATIVE SALE |
| 001 | 603140 | 0007 | 4/30/09 | \$117,000 | QUIT CLAIM DEED |
| 001 | 603140 | 0016 | 12/17/09 | \$167,818 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 603140 | 0016 | 2/15/10 | \$101,000 | IMP. CHARS CHANGED SINCE SALE |
| 001 | 603140 | 0071 | 10/29/09 | \$100,000 | NO MARKET EXPOSURE |
| 001 | 603140 | 0126 | 11/28/11 | \$339,303 | GOVERNMENT AGENCY |
| 001 | 746000 | 0050 | 11/1/10 | \$140,000 | BUILDER OR DEVELOPER SALES |
| 001 | 801860 | 0106 | 12/28/11 | \$67,900 | DOR RATIO;FIN INST. RESALE |
| 001 | 801860 | 0106 | 12/28/11 | \$67,900 | DOR RATIO;QUIT CLAIM DEED |
| 001 | 801860 | 0120 | 9/12/11 | \$99,000 | IMP. CHARS. CHANGED SINCE SALE |
| 001 | 801860 | 0355 | 9/2/11 | \$99,000 | IMP. CHARS. CHANGED SINCE SALE |
| 001 | 801860 | 0375 | 3/5/09 | \$112,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 801860 | 0433 | 5/22/09 | \$207,225 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 801860 | 0610 | 9/30/10 | \$196,500 | QUIT CLAIM DEED |
| 001 | 801860 | 0630 | 11/28/11 | \$136,000 | DIAGNOSTIC OUTLIER |
| 001 | 801860 | 0842 | 12/12/11 | \$182,884 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 801920 | 0060 | 10/10/11 | \$137,000 | NON-REPRESENTATIVE SALE |
| 001 | 801920 | 0280 | 12/29/11 | \$189,950 | RELOCATION - SALE TO SERVICE |
| 001 | 801920 | 0325 | 8/22/11 | \$49,900 | DOR RATIO;FIN. INSTITUTION RESALE |
| 001 | 801920 | 0350 | 7/27/11 | \$75,659 | DOR RATIO;FIN. INSTITUTION RESALE |
| 001 | 801920 | 0742 | 8/10/10 | \$106,000 | QUIT CLAIM DEED |
| 001 | 801920 | 0797 | 6/1/11 | \$99,000 | NON-REPRESENTATIVE SALE |
| 001 | 801920 | 0920 | 4/15/09 | \$115,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 001 | 911900 | 0030 | 4/4/11 | \$153,900 | IMP CHAR. DON'T MATCH SALES CHAR. |
| 002 | 052304 | 9032 | 11/22/11 | \$127,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 002 | 052304 | 9057 | 12/1/10 | \$324,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 002 | 062304 | 9126 | 10/13/11 | \$89,000 | IMP. CHARS CHANGED SINCE SALE |
| 002 | 062304 | 9132 | 7/29/10 | \$315,000 | PREVIMP<=25K;GOVERNMENT AGENCY |
| 002 | 062304 | 9158 | 11/18/09 | \$300,000 | NON REPRESENTATIVE |
| 002 | 062304 | 9168 | 11/18/11 | \$105,000 | NON-REPRESENTATIVE SALE |
| 002 | 062304 | 9186 | 11/12/09 | \$99,000 | DOR RATIO;NON-PROFIT ORG. |
| 002 | 062304 | 9186 | 11/12/09 | \$170,000 | NON-PROFIT ORGANIZATION |
| 002 | 062304 | 9193 | 3/15/11 | \$80,000 | IMP. CHARS CHANGED SINCE SALE |
| 002 | 062304 | 9233 | 10/27/11 | \$50,000 | DOR RATIO |
| 002 | 062304 | 9297 | 1/6/10 | \$176,500 | QUIT CLAIM DEED |
| 002 | 062304 | 9358 | 4/27/11 | \$150,000 | DIAGNOSTIC OUTLIER |

Improved Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|------------------------------------|
| 002 | 072304 | 9061 | 12/22/10 | \$150,000 | NON REPRESENTATIVE |
| 002 | 072304 | 9087 | 11/4/09 | \$250,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 072304 | 9088 | 6/17/10 | \$180,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 072304 | 9127 | 12/16/11 | \$90,343 | DOR RATIO |
| 002 | 072304 | 9175 | 7/23/09 | \$350,000 | IMP COUNT |
| 002 | 072304 | 9205 | 3/17/11 | \$2,300 | DOR RATIO;EASEMENT OR RIGHT-OF-WAY |
| 002 | 072304 | 9289 | 2/5/10 | \$144,000 | FULL SALES PRICE NOT REPORTED |
| 002 | 072304 | 9291 | 9/27/11 | \$84,000 | NON REPRESENTATIVE SALE |
| 002 | 072304 | 9310 | 9/24/10 | \$173,372 | NO MARKET EXPOSURE |
| 002 | 072304 | 9311 | 11/10/11 | \$78,546 | DOR RATIO |
| 002 | 072304 | 9323 | 8/27/09 | \$165,000 | IMP. CHARS. CHANGE SINCE SALE |
| 002 | 072304 | 9397 | 9/24/10 | \$150,000 | NO MARKET EXPOSURE |
| 002 | 072304 | 9401 | 10/22/09 | \$134,818 | QUIT CLAIM DEED; PARTIAL INTEREST |
| 002 | 072304 | 9423 | 10/3/11 | \$109,900 | NON REPRESENTATIVE |
| 002 | 072304 | 9539 | 3/26/09 | \$162,500 | NO MARKET EXPOSURE |
| 002 | 072304 | 9622 | 12/1/11 | \$104,500 | IMP CHARS DON'T MATCH SALES CHARS |
| 002 | 079500 | 2401 | 11/4/09 | \$174,125 | NO MARKET EXPOSURE |
| 002 | 156460 | 0010 | 6/2/10 | \$210,000 | IMP. CHARS. CHANGE SINCE SALE |
| 002 | 159100 | 0075 | 12/28/09 | \$93,859 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 159100 | 0075 | 12/4/09 | \$20,000 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 172180 | 0820 | 2/19/10 | \$175,235 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 002 | 172180 | 0860 | 12/12/11 | \$170,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 002 | 172180 | 1095 | 1/4/10 | \$210,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 172180 | 1170 | 6/10/11 | \$210,000 | NON-REPRESENTATIVE SALE |
| 002 | 172180 | 1655 | 3/23/10 | \$108,000 | NO MARKET EXPOSURE |
| 002 | 241460 | 0030 | 2/6/09 | \$32,000 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 241460 | 0161 | 11/30/11 | \$82,000 | DOR RATIO |
| 002 | 241460 | 0200 | 7/26/11 | \$159,000 | NON-REPRESENTATIVE SALE |
| 002 | 241460 | 0381 | 7/9/09 | \$131,950 | IMP. CHARS CHANGED SINCE SALE |
| 002 | 258680 | 0085 | 2/4/09 | \$81,340 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 258680 | 0265 | 4/22/11 | \$96,548 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 264180 | 0110 | 4/27/11 | \$90,000 | NON REPRESENTATIVE |
| 002 | 281680 | 0025 | 11/17/11 | \$155,500 | DIAGNOSTIC OUTLIER |
| 002 | 289580 | 0040 | 8/25/11 | \$274,900 | AFFORDABLE HOUSING SALES |
| 002 | 289580 | 0060 | 8/31/11 | \$240,000 | AFFORDABLE HOUSING SALES |
| 002 | 289860 | 0015 | 5/16/11 | \$235,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 002 | 289860 | 0075 | 8/24/09 | \$117,000 | DIAGNOSTIC OUTLIER |
| 002 | 289860 | 0075 | 4/4/11 | \$120,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 289860 | 0166 | 11/6/09 | \$310,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 002 | 289920 | 0010 | 12/16/11 | \$65,000 | DOR RATIO |
| 002 | 316360 | 0070 | 3/29/11 | \$94,039 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 316360 | 0305 | 5/26/09 | \$3,930 | DOR RATIO;QUIT CLAIM DEED |

Improved Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 002 | 316360 | 0350 | 2/4/09 | \$145,000 | DIAGNOSTIC OUTLIER |
| 002 | 345100 | 0165 | 10/17/11 | \$121,000 | IMP. CHARS CHANGED SINCE SALE |
| 002 | 374460 | 0107 | 3/30/10 | \$188,000 | DIAGNOSTIC OUTLIER |
| 002 | 374460 | 0350 | 11/29/10 | \$234,950 | UNFIN AREA |
| 002 | 374460 | 0430 | 10/19/09 | \$250,000 | IMP. CHARS. CHANGED SINCE SALE |
| 002 | 374460 | 0507 | 8/8/11 | \$295,000 | DIAGNOSTIC OUTLIER |
| 002 | 374460 | 0862 | 8/16/10 | \$84,000 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 388380 | 0006 | 11/22/11 | \$111,300 | OBSOL;FINANCIAL INSTITUTION RESALE |
| 002 | 514700 | 0010 | 3/1/11 | \$80,000 | IMP. CHARS CHANGED SINCE SALE |
| 002 | 514700 | 0025 | 10/26/09 | \$367,375 | NO MARKET EXPOSURE |
| 002 | 526920 | 0105 | 10/17/11 | \$88,000 | GOVERNMENT AGENCY |
| 002 | 620900 | 0100 | 2/22/10 | \$190,000 | IMP COUNT |
| 002 | 620900 | 0125 | 5/6/09 | \$95,000 | DOR RATIO |
| 002 | 634100 | 0060 | 2/1/10 | \$184,000 | IMP. CHARS. CHANGED SINCE SALE |
| 002 | 636700 | 0020 | 8/28/09 | \$225,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 002 | 638591 | 0290 | 9/1/10 | \$190,000 | IMP. CHARS. CHANGE SINCE SALE |
| 002 | 639500 | 0005 | 2/4/10 | \$116,750 | IMP. CHARS CHANGED SINCE SALE |
| 002 | 662040 | 0175 | 1/17/11 | \$125,000 | NON-REPRESENTATIVE SALE |
| 002 | 662040 | 0285 | 8/29/11 | \$99,000 | IMP. CHARS. CHANGE SINCE SALE |
| 002 | 662040 | 0455 | 6/10/10 | \$230,000 | UNFIN AREA |
| 002 | 662040 | 0455 | 12/24/09 | \$200,000 | UNFIN AREA |
| 002 | 662040 | 0455 | 6/30/09 | \$125,000 | UNFIN AREA;BANKRUPTCY - RECEIVER |
| 002 | 662040 | 0455 | 8/28/09 | \$125,000 | UNFIN AREA;NO MARKET EXPOSURE |
| 002 | 662040 | 0555 | 3/22/11 | \$129,900 | DIAGNOSTIC OUTLIER |
| 002 | 688380 | 0030 | 11/4/10 | \$127,300 | DIAGNOSTIC OUTLIER |
| 002 | 688380 | 0045 | 9/30/11 | \$164,000 | QUIT CLAIM DEED |
| 002 | 742130 | 0030 | 12/2/11 | \$110,699 | IMP. CHARS CHANGED SINCE SALE |
| 002 | 752000 | 0440 | 7/25/11 | \$95,000 | DOR RATIO;FIN. INSTITUTION RESALE |
| 002 | 752040 | 0030 | 11/14/11 | \$66,132 | DOR RATIO;QUIT CLAIM DEED |
| 002 | 778538 | 0040 | 10/21/09 | \$525,000 | IMP. CHARS. CHANGE SINCE SALE |
| 002 | 778538 | 0150 | 10/19/11 | \$428,000 | DIAGNOSTIC OUTLIER |
| 002 | 778538 | 0150 | 3/26/10 | \$212,000 | IMP. CHARS. CHANGE SINCE SALE |
| 002 | 778538 | 0180 | 11/10/09 | \$390,000 | IMP. CHARS. CHANGE SINCE SALE |
| 002 | 788960 | 0156 | 3/9/11 | \$209,551 | GOVERNMENT AGENCY |
| 002 | 788960 | 1055 | 8/18/10 | \$150,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 788960 | 1090 | 11/9/11 | \$95,000 | NON REPRESENTIVE SALE |
| 002 | 788960 | 1290 | 2/15/10 | \$82,000 | DOR RATIO;NO MARKET EXPOSURE |
| 002 | 788960 | 1290 | 1/30/10 | \$52,500 | DOR RATIO;NO MARKET EXPOSURE |
| 002 | 788960 | 1670 | 3/23/11 | \$194,000 | NON-REPRESENTATIVE SALE |
| 002 | 788960 | 2034 | 11/18/09 | \$96,112 | DOR RATIO;QUIT CLAIM DEED;RELATED PARTY |
| 002 | 788960 | 2034 | 11/18/09 | \$80,000 | DOR RATIO;QUIT CLAIM DEED;RELATED PARTY |
| 002 | 790760 | 0020 | 7/7/11 | \$125,000 | IMP. CHARS. CHANGE SINCE SALE |

Improved Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---------------------------------------|
| 002 | 796260 | 0030 | 11/30/11 | \$80,000 | NO MARKET EXPOSURE |
| 002 | 797320 | 2096 | 6/30/09 | \$272,500 | IMP CHAR DONT MATCH SALES CHAR. |
| 002 | 797320 | 2096 | 6/29/09 | \$272,500 | RELOCATION - SALE TO SERVICE |
| 002 | 797320 | 2250 | 10/4/11 | \$101,000 | NON-REPRESENTATIVE SALE |
| 002 | 862760 | 0060 | 1/20/11 | \$118,000 | NON REPRESENTATIVE |
| 002 | 886200 | 0035 | 8/15/11 | \$123,725 | GOVERNMENT AGENCY |
| 003 | 052304 | 9195 | 10/2/09 | \$126,200 | NON-REPRESENTATIVE SALE |
| 003 | 079500 | 0315 | 7/26/11 | \$89,250 | IMP. CHARS. CHANGE SINCE SALE |
| 003 | 079500 | 0560 | 6/4/10 | \$100,000 | IMP. CHARS. CHANGE SINCE SALE |
| 003 | 079500 | 0665 | 4/14/09 | \$136,000 | IMP. CHARS CHANGED SINCE SALE |
| 003 | 079500 | 0875 | 8/3/10 | \$145,000 | IMP. CHARS. CHANGE SINCE SALE |
| 003 | 079500 | 0885 | 1/5/09 | \$129,222 | QUIT CLAIM DEED |
| 003 | 079500 | 1335 | 12/14/09 | \$170,000 | IMP. CHARS. CHANGE SINCE SALE |
| 003 | 079500 | 1385 | 5/13/11 | \$65,100 | IMP. CHARS CHANGED SINCE SALE |
| 003 | 079500 | 1495 | 7/14/09 | \$160,000 | IMP. CHARS CHANGED SINCE SALE |
| 003 | 079500 | 2600 | 4/29/11 | \$132,000 | NO MARKET EXPOSURE |
| 003 | 079500 | 2630 | 11/8/10 | \$160,000 | DIAGNOSTIC OUTLIER |
| 003 | 079500 | 2635 | 4/23/09 | \$199,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 003 | 079700 | 0375 | 6/3/11 | \$133,000 | DIAGNOSTIC OUTLIER |
| 003 | 079700 | 0375 | 6/30/11 | \$66,898 | DOR RATIO;QUIT CLAIM DEED |
| 003 | 079800 | 0080 | 4/9/10 | \$216,046 | NO MARKET EXPOSURE |
| 003 | 079800 | 0115 | 7/28/10 | \$133,964 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 003 | 079800 | 0271 | 11/14/11 | \$123,363 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 003 | 079800 | 0286 | 2/24/11 | \$270,773 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 003 | 079800 | 0338 | 7/17/09 | \$144,000 | NO MARKET EXPOSURE |
| 003 | 079800 | 0561 | 3/3/10 | \$70,000 | PREVIMP<=25K |
| 003 | 079800 | 0561 | 12/23/11 | \$60,000 | PREVIMP<=25K;QUIT CLAIM DEED |
| 003 | 144640 | 0070 | 6/15/11 | \$108,916 | NO MARKET EXPOSURE |
| 003 | 144640 | 0150 | 11/21/11 | \$102,000 | NON-REPRESENTATIVE SALE |
| 003 | 144640 | 0216 | 4/27/09 | \$133,500 | IMP CHAR DONT MATCH SALES CHAR. |
| 003 | 144640 | 0395 | 12/11/09 | \$119,000 | DIAGNOSTIC OUTLIER |
| 003 | 144640 | 0675 | 10/23/11 | \$81,600 | QUIT CLAIM DEED |
| 003 | 144640 | 0915 | 4/22/11 | \$95,000 | IMP. CHARS. CHANGE SINCE SALE |
| 003 | 144640 | 0965 | 11/6/09 | \$145,000 | NON-REPRESENTATIVE SALE |
| 003 | 144640 | 0965 | 11/5/09 | \$145,000 | CORPORATE AFFILIATES; QUIT CLAIM DEED |
| 003 | 144640 | 1065 | 12/19/11 | \$238,000 | IMP CHAR. DON'T MATCH SALES CHAR. |
| 003 | 144640 | 1156 | 2/8/10 | \$286,253 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 003 | 144640 | 1210 | 7/15/09 | \$245,000 | IMP. CHARS. CHANGE SINCE SALE |
| 003 | 144640 | 1380 | 6/15/10 | \$215,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 003 | 144640 | 1616 | 8/11/10 | \$160,000 | DIAGNOSTIC OUTLIER |
| 003 | 144640 | 1616 | 2/26/10 | \$187,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 003 | 144640 | 1780 | 10/4/11 | \$150,000 | NO MARKET EXPOSURE |

Improved Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---------------------------------------|
| 003 | 144640 | 2310 | 7/25/11 | \$110,000 | NON-REPRESENTATIVE SALE |
| 003 | 144680 | 0485 | 8/18/11 | \$103,000 | NON-REPRESENTATIVE SALE |
| 003 | 144680 | 0650 | 2/18/09 | \$170,000 | IMP. CHARS CHANGED SINCE SALE |
| 003 | 144760 | 0151 | 12/21/10 | \$123,378 | QUIT CLAIM DEED |
| 003 | 144760 | 0170 | 10/11/10 | \$186,900 | IMP COUNT |
| 003 | 144760 | 0170 | 3/17/10 | \$138,500 | IMP COUNT |
| 003 | 304620 | 0070 | 10/13/11 | \$79,000 | IMP. CHARS. CHANGE SINCE SALE |
| 004 | 008400 | 0245 | 4/7/11 | \$125,000 | DIAGNOSTIC OUTLIER |
| 004 | 008400 | 0320 | 8/16/11 | \$157,000 | NON-REPRESENTATIVE SALE |
| 004 | 114800 | 0085 | 3/19/10 | \$185,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 004 | 122500 | 0035 | 1/6/09 | \$240,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 004 | 122500 | 0070 | 7/6/10 | \$3,000 | DOR RATIO;NO MARKET EXPOSURE |
| 004 | 122800 | 0215 | 2/19/10 | \$105,999 | DOR RATIO;NO MARKET EXPOSURE |
| 004 | 122800 | 0215 | 1/19/10 | \$136,440 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 004 | 166540 | 0020 | 6/6/11 | \$265,000 | IMP CHAR. DON'T MATCH SALES CHAR. |
| 004 | 182304 | 9009 | 11/14/11 | \$218,000 | LACK OF REPRESENTATION - LOT > 1 ACRE |
| 004 | 182304 | 9147 | 1/28/10 | \$120,000 | IMP. CHARS CHANGED SINCE SALE |
| 004 | 192304 | 9149 | 6/9/11 | \$335,000 | NO MARKET EXPOSURE; PLOTTAGE |
| 004 | 192304 | 9181 | 4/22/11 | \$90,000 | DOR RATIO;QUIT CLAIM DEED |
| 004 | 192304 | 9181 | 6/9/11 | \$400,000 | NO MARKET EXPOSURE |
| 004 | 192304 | 9182 | 6/9/11 | \$390,000 | NO MARKET EXPOSURE |
| 004 | 192304 | 9200 | 8/22/11 | \$400,000 | NO MARKET EXPOSURE |
| 004 | 192304 | 9248 | 6/9/11 | \$400,000 | OBSOL |
| 004 | 192304 | 9381 | 6/28/11 | \$335,000 | PARCEL KILLED |
| 004 | 240700 | 0025 | 6/1/11 | \$132,000 | DIAGNOSTIC OUTLIER |
| 004 | 240700 | 0355 | 6/15/11 | \$164,800 | NON-REPRESENTATIVE SALE |
| 004 | 240700 | 0360 | 10/25/11 | \$135,000 | NON-REPRESENTATIVE SALE |
| 004 | 315460 | 0040 | 4/27/10 | \$257,000 | NO MARKET EXPOSURE |
| 004 | 325640 | 0025 | 3/22/10 | \$269,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 004 | 325640 | 0060 | 12/15/10 | \$286,000 | IMP. CHARS. CHANGE SINCE SALE |
| 004 | 325640 | 0060 | 5/25/10 | \$155,000 | NO MARKET EXPOSURE |
| 004 | 339580 | 0106 | 11/29/11 | \$98,000 | IMP. CHARS. CHANGE SINCE SALE |
| 004 | 339580 | 0495 | 3/2/09 | \$139,900 | OBSOL;BANKRUPTCY - RECEIVER |
| 004 | 339580 | 0791 | 2/2/10 | \$185,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 004 | 339580 | 0791 | 4/14/10 | \$182,000 | IMP CHAR. DON'T MATCH SALES CHAR. |
| 004 | 427300 | 0100 | 10/20/09 | \$243,000 | UNFIN AREA |
| 004 | 433060 | 0275 | 4/1/10 | \$205,000 | NO MARKET EXPOSURE |
| 004 | 433060 | 0301 | 9/8/11 | \$52,150 | DOR RATIO |
| 004 | 433100 | 0030 | 7/21/09 | \$150,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 004 | 433100 | 0185 | 12/27/10 | \$100,000 | NO MARKET EXPOSURE |
| 004 | 433100 | 0390 | 10/13/11 | \$163,000 | DIAGNOSTIC OUTLIER |
| 004 | 433180 | 0033 | 3/24/10 | \$43,652 | DOR RATIO;QUIT CLAIM DEED |

Improved Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|------------------------------------|
| 004 | 433180 | 0061 | 4/17/09 | \$140,000 | NON-REPRESENTATIVE SALE |
| 004 | 433180 | 0105 | 8/15/11 | \$119,900 | NON-REPRESENTATIVE SALE |
| 004 | 433700 | 0180 | 5/17/11 | \$80,000 | DOR RATIO |
| 004 | 433700 | 0245 | 9/27/10 | \$196,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 004 | 433700 | 0270 | 4/13/09 | \$239,900 | NO MARKET EXPOSURE |
| 004 | 433700 | 0310 | 10/21/11 | \$218,000 | IMP CHAR DONT MATCH SALES CHAR. |
| 004 | 433700 | 0345 | 5/18/11 | \$103,000 | IMP. CHARS. CHANGE SINCE SALE |
| 004 | 433760 | 0165 | 3/19/09 | \$175,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 004 | 433760 | 0275 | 3/3/10 | \$130,000 | NO MARKET EXPOSURE |
| 004 | 433760 | 0300 | 9/21/11 | \$123,700 | NON-REPRESENTATIVE SALE |
| 004 | 433820 | 0275 | 1/19/11 | \$128,666 | GOVERNMENT AGENCY |
| 004 | 433820 | 0295 | 11/5/10 | \$135,000 | AFFORDABLE HOUSING SALES |
| 004 | 433820 | 0295 | 11/5/10 | \$65,000 | DOR RATIO;AFFORDABLE HOUSING SALES |
| 004 | 433880 | 0515 | 4/10/11 | \$108,000 | GOVERNMENT AGENCY |
| 004 | 433880 | 0740 | 11/16/10 | \$290,978 | BANKRUPTCY - RECEIVER OR TRUSTEE |

***Vacant Sales Used in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)***

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 001 | 098500 | 0792 | 9/28/2011 | \$50,000 | 12923 | N | N |
| 001 | 603140 | 0113 | 3/14/2011 | \$63,000 | 7200 | N | N |
| 001 | 603140 | 0113 | 11/2/2010 | \$50,000 | 7200 | N | N |
| 001 | 957200 | 0050 | 8/19/2010 | \$75,000 | 4662 | N | N |
| 002 | 289860 | 0005 | 5/10/2011 | \$70,000 | 7620 | N | N |
| 002 | 316360 | 0261 | 4/19/2011 | \$85,000 | 4800 | N | N |
| 002 | 316360 | 0261 | 9/13/2010 | \$75,000 | 4800 | N | N |
| 002 | 316360 | 0266 | 9/8/2011 | \$90,000 | 6000 | N | N |
| 002 | 316360 | 0266 | 9/10/2010 | \$80,000 | 6000 | N | N |
| 002 | 634100 | 0054 | 10/7/2011 | \$75,000 | 5180 | N | N |
| 002 | 662040 | 0415 | 12/28/2011 | \$59,000 | 6490 | N | N |
| 002 | 662040 | 0415 | 5/25/2009 | \$100,000 | 12816 | N | N |
| 002 | 778538 | 0010 | 8/28/2009 | \$90,000 | 9225 | Y | N |
| 002 | 778538 | 0050 | 11/25/2009 | \$90,000 | 8564 | Y | N |
| 002 | 778538 | 0060 | 10/15/2009 | \$90,000 | 9495 | Y | N |
| 003 | 144640 | 1950 | 3/22/2010 | \$75,000 | 6607 | N | N |
| 004 | 433100 | 0575 | 8/21/2009 | \$82,000 | 6875 | N | N |
| 004 | 433180 | 0126 | 2/6/2009 | \$87,000 | 7209 | N | N |

Vacant Sales Removed in this Annual Update Analysis
Area 23
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 001 | 156183 | 0160 | 12/14/2011 | \$274,950 | NEW IMP-IMP CHAR HAVE NOT BEEN PICKED UP |
| 001 | 156183 | 0170 | 10/26/2011 | \$315,950 | NEW IMP-IMP CHAR HAVE NOT BEEN PICKED UP |
| 001 | 336140 | 0427 | 6/15/2010 | \$35,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 001 | 336140 | 1231 | 9/16/2010 | \$7,000 | STATEMENT TO DOR; |
| 001 | 801920 | 0003 | 11/16/2011 | \$15,000 | NON REPRESENTATIVE |
| 001 | 801920 | 0430 | 4/20/2009 | \$27,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 001 | 801920 | 1040 | 12/7/2011 | \$162,500 | MULTI-PARCEL SALE; |
| 002 | 072304 | 9289 | 2/5/2010 | \$111,000 | NON-PROFIT ORGANIZATION; |
| 002 | 316360 | 0261 | 8/29/2011 | \$295,000 | NEW IMP-IMP CHAR HAVE NOT BEEN PICKED UP |
| 002 | 316360 | 0266 | 12/22/2011 | \$295,000 | NEW IMP-IMP CHAR HAVE NOT BEEN PICKED UP |
| 002 | 374460 | 0118 | 10/17/2011 | \$348,800 | NEW IMP-IMP CHAR HAVE NOT BEEN PICKED UP |
| 002 | 778538 | 0080 | 3/11/2009 | \$250,000 | MULTI-PARCEL SALE; |
| 003 | 052304 | 9195 | 10/2/2009 | \$89,000 | NON-PROFIT ORGANIZATION |
| 003 | 052304 | 9204 | 2/25/2009 | \$7,800 | NO MARKET EXPOSURE; |

