

**Residential Revalue**

**2012 Assessment Roll**

# **Steel Lake/Star Lake**

**Area 26**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

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

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 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.

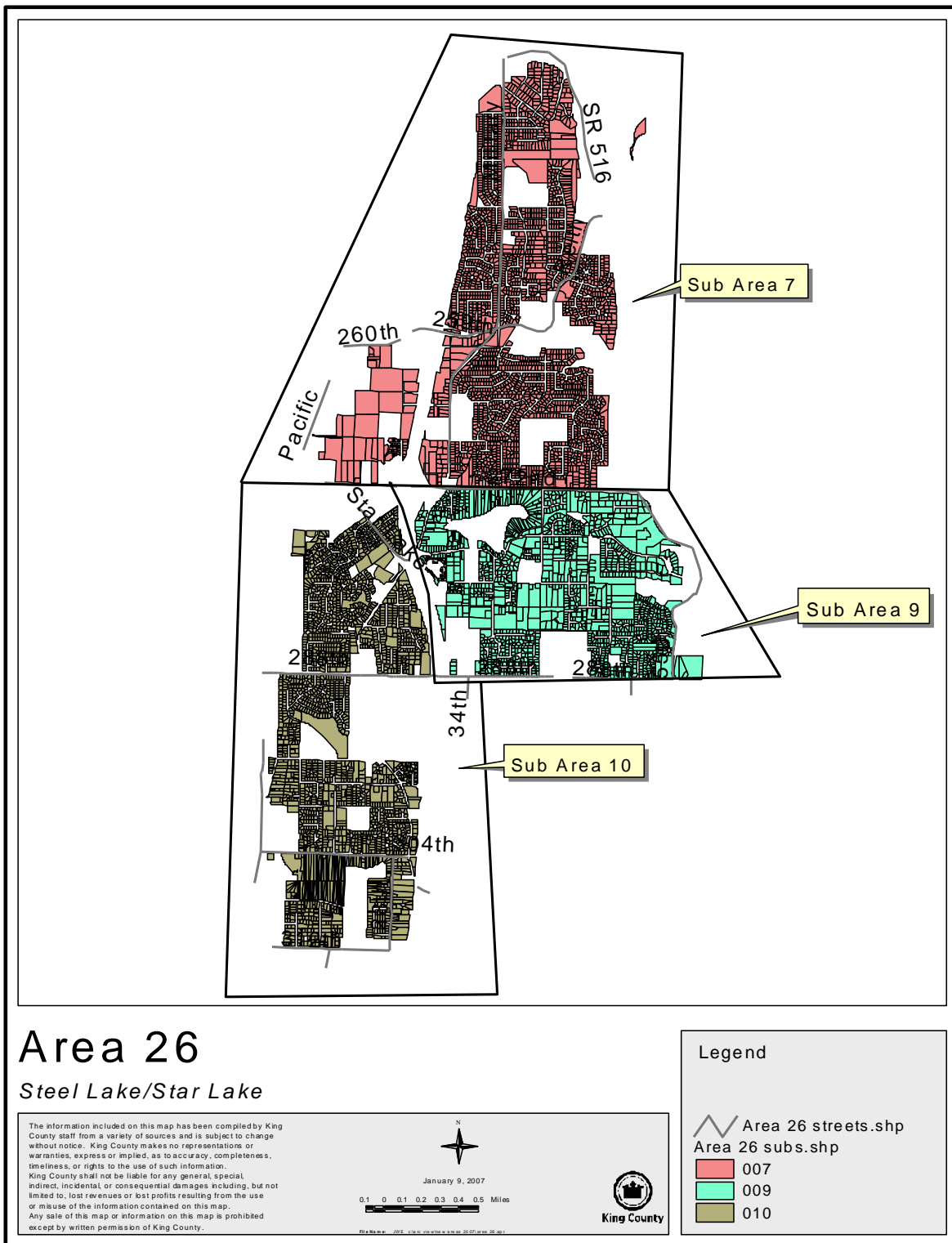
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



# Steel Lake/Star Lake

## Housing



Grade5/ Year Built 1946/ Total Living Area 930



Grade 6/ Year Built 1957/Total Living Area 1480



Grade 7/ Year Built 1967/ Total Living Area 2180



Grade 8/ Year Built 1988/Total Living Area 2350



Grade 9/ Year Built 2000/ Total Living Area 2730



Grade 10/ Year Built 1997/Total Living Area 3380

## ***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:** Steel Lake/Star Lake/Area 26

**Number of Improved Sales:** 414

**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	\$96,800	\$116,100	\$212,900			
2012 Value	\$90,600	\$108,700	\$199,300	\$218,700	91.1%	9.68%
Change	-\$6,200	-\$7,400	-\$13,600			
% Change	-6.4%	-6.4%	-6.4%			

\*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	\$96,200	\$111,100	\$207,300
2012 Value	\$90,000	\$103,600	\$193,600
Percent Change	-6.4%	-6.8%	-6.6%

Number of one to three unit residences in the population: 5,808

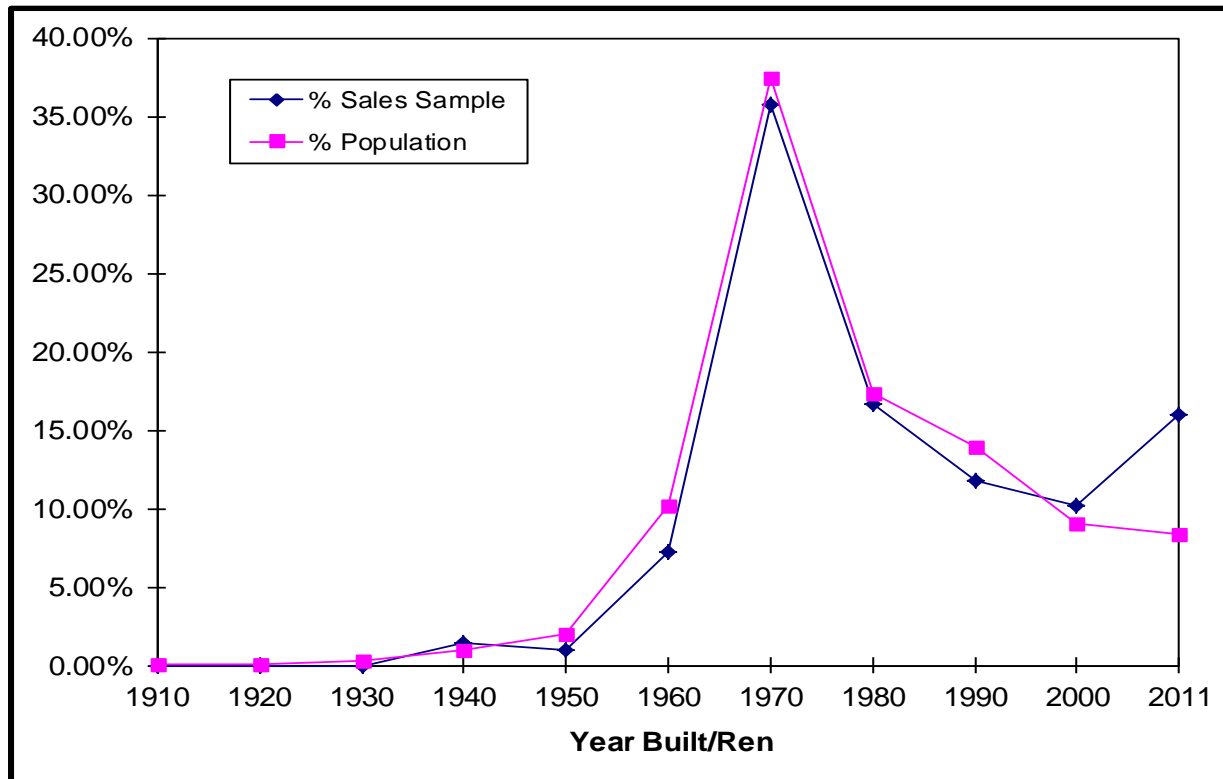
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with High Grade (Grades 9 or greater) had a lower ratio compared to the rest of the population resulting in a slightly lesser adjustment. The formula adjusts for these differences, thus improving equalization.

We recommend posting these values for the 2012 Assessment Roll.

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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	6	1.45%
1950	4	0.97%
1960	30	7.25%
1970	148	35.75%
1980	69	16.67%
1990	49	11.84%
2000	42	10.14%
2011	66	15.94%
	414	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.05%
1920	8	0.14%
1930	17	0.29%
1940	55	0.95%
1950	120	2.07%
1960	592	10.19%
1970	2175	37.45%
1980	1009	17.37%
1990	813	14.00%
2000	528	9.09%
2011	488	8.40%
	5808	



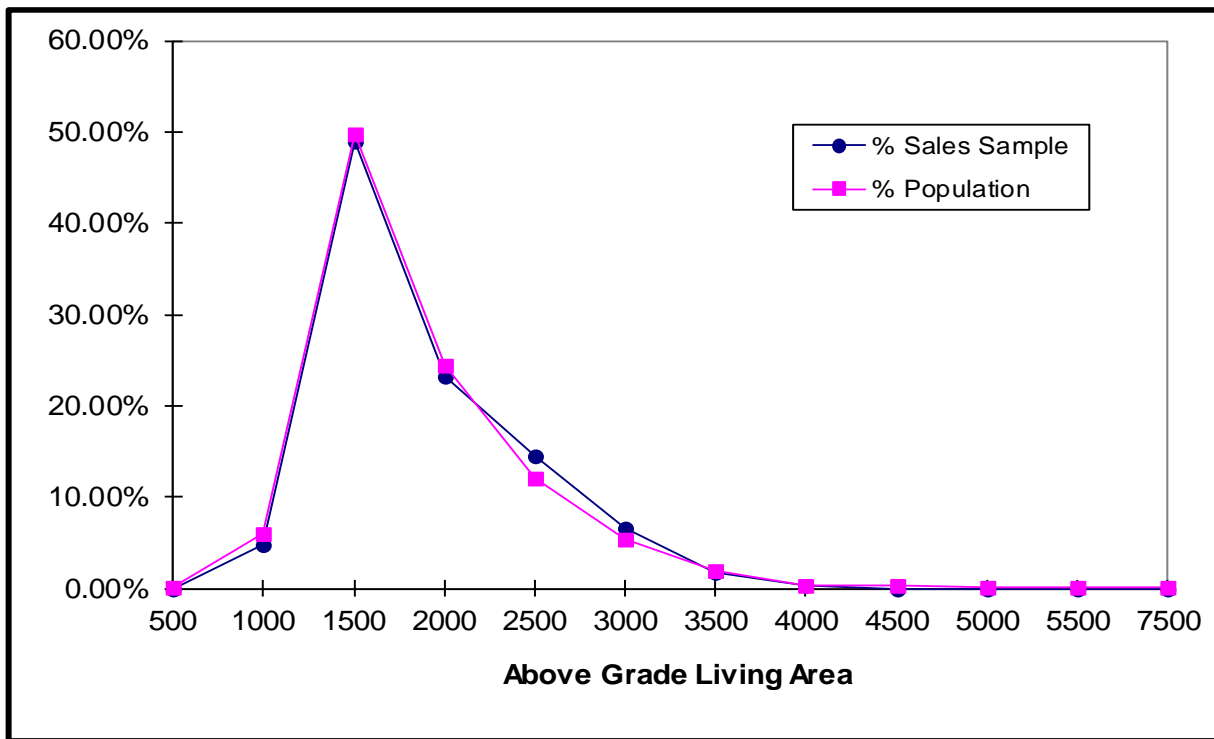
Sales of new homes built over the last few years are over represented in this sample.  
This is a common occurrence due to the fact that most new homes will sell shortly after completion.  
This over representation was found to lack statistical significance during the modeling process.



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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	4.83%
1500	203	49.03%
2000	96	23.19%
2500	60	14.49%
3000	27	6.52%
3500	7	1.69%
4000	1	0.24%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	414	

<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.02%
1000	347	5.97%
1500	2885	49.67%
2000	1421	24.47%
2500	702	12.09%
3000	311	5.35%
3500	107	1.84%
4000	15	0.26%
4500	12	0.21%
5000	1	0.02%
5500	5	0.09%
7500	1	0.02%
	5808	

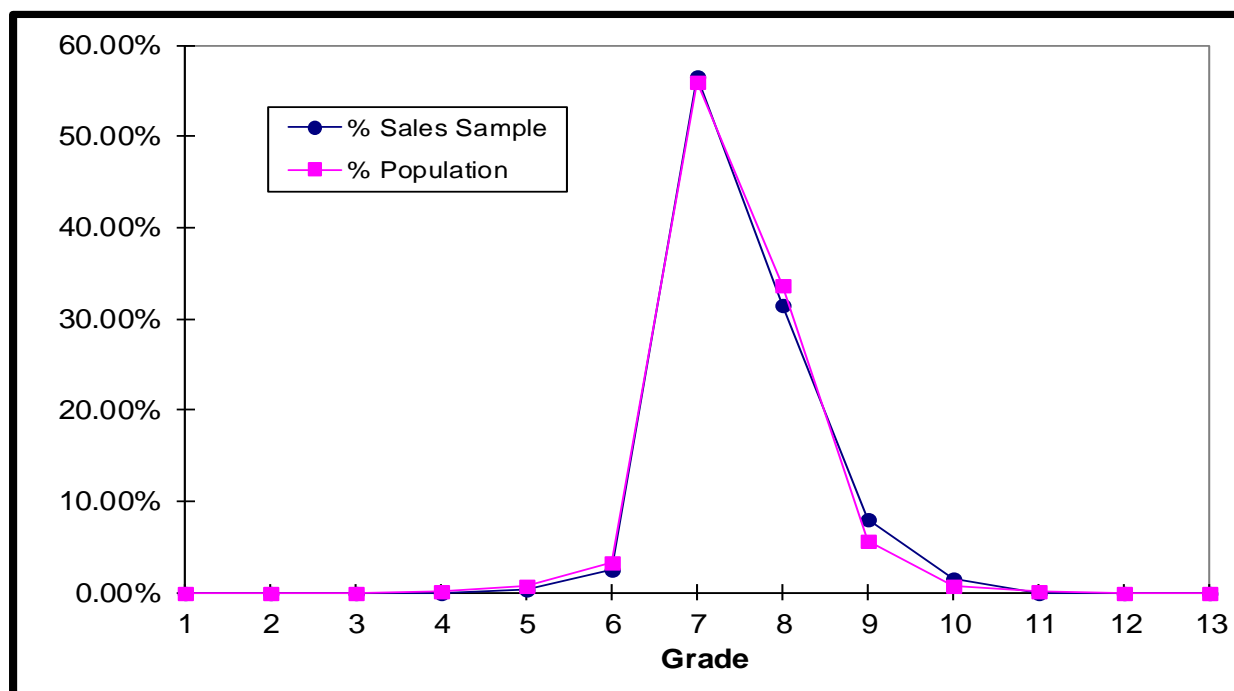


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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

<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.24%
6	10	2.42%
7	234	56.52%
8	130	31.40%
9	33	7.97%
10	6	1.45%
11	0	0.00%
12	0	0.00%
13	0	0.00%
414		

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.14%
5	37	0.64%
6	188	3.24%
7	3255	56.04%
8	1949	33.56%
9	321	5.53%
10	45	0.77%
11	5	0.09%
12	0	0.00%
13	0	0.00%
5808		



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 5 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -6.4% overall decrease (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 one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with High Grade (Grades 9 or greater) had a lower ratio compared to the rest of the population resulting in a slightly lesser adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 414 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 an inadequate number of 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 91.1%. 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 -6.6%. 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 26 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

-6.87%

**High Grade >=9**

**Yes**

% Adjustment

-2.08%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel that is Grade >=9 would *approximately* receive a -2.08% downward adjustment. 377 parcels in the improved population would receive this adjustment. There were 33 sales.

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

Generally, parcels that were Grade >=9 were at a lower assessment level than the rest of the population. This model corrects for this strata difference.

93.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### **Area 26 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, 2011 would be adjusted by the time trend factor of 0.966, resulting in an adjusted value of \$507,000 (\$525,000 X .966=\$507,150) – rounded to the nearest \$1,000.*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.758	-24.2%
2/1/2009	0.765	-23.5%
3/1/2009	0.771	-22.9%
4/1/2009	0.778	-22.2%
5/1/2009	0.785	-21.5%
6/1/2009	0.792	-20.8%
7/1/2009	0.798	-20.2%
8/1/2009	0.805	-19.5%
9/1/2009	0.812	-18.8%
10/1/2009	0.819	-18.1%
11/1/2009	0.825	-17.5%
12/1/2009	0.832	-16.8%
1/1/2010	0.839	-16.1%
2/1/2010	0.846	-15.4%
3/1/2010	0.852	-14.8%
4/1/2010	0.859	-14.1%
5/1/2010	0.865	-13.5%
6/1/2010	0.872	-12.8%
7/1/2010	0.879	-12.1%
8/1/2010	0.886	-11.4%
9/1/2010	0.893	-10.7%
10/1/2010	0.899	-10.1%
11/1/2010	0.906	-9.4%
12/1/2010	0.913	-8.7%
1/1/2011	0.919	-8.1%
2/1/2011	0.926	-7.4%
3/1/2011	0.932	-6.8%
4/1/2011	0.939	-6.1%
5/1/2011	0.946	-5.4%
6/1/2011	0.953	-4.7%
7/1/2011	0.959	-4.1%
8/1/2011	0.966	-3.4%
9/1/2011	0.973	-2.7%
10/1/2011	0.980	-2.0%
11/1/2011	0.987	-1.3%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	807540	0650	4/30/10	\$190,000	\$164,000	1250	6	1954	Avg	12500	N	N	23922 MILITARY RD S
007	677790	0010	3/17/10	\$210,000	\$180,000	1300	6	1962	Good	7197	N	N	4806 S 252ND PL
007	282204	9085	9/19/11	\$140,000	\$137,000	1340	6	1954	Avg	16552	N	N	26859 MILITARY RD S
007	796770	0680	3/5/11	\$222,500	\$208,000	880	7	1980	Good	7475	N	N	3512 S 269TH ST
007	155530	0010	11/20/10	\$140,000	\$127,000	920	7	1970	Good	7500	N	N	3401 S 248TH ST
007	796770	0140	7/21/11	\$193,000	\$186,000	960	7	1980	Good	7947	N	N	26905 36TH CT S
007	432450	0110	11/6/09	\$189,500	\$157,000	1000	7	1959	Good	8400	N	N	24517 36TH AVE S
007	155520	0270	3/12/10	\$245,200	\$209,000	1010	7	1963	Good	9120	N	N	24912 35TH AVE S
007	155530	0300	10/1/09	\$179,950	\$147,000	1010	7	1966	Avg	7600	N	N	25035 34TH AVE S
007	383220	0070	12/23/09	\$255,000	\$213,000	1010	7	1968	VGood	7140	N	N	4656 S 254TH ST
007	383250	0140	5/27/09	\$250,000	\$198,000	1020	7	1962	Good	8250	N	N	3609 S 263RD ST
007	796770	0280	2/23/09	\$223,500	\$172,000	1020	7	1981	Good	8296	N	N	3608 S 271ST ST
007	383271	0430	1/29/10	\$249,950	\$211,000	1060	7	1978	Good	7088	N	N	26224 46TH AVE S
007	432450	0130	5/21/10	\$144,500	\$126,000	1060	7	1959	Avg	7665	N	N	24502 35TH PL S
007	131099	0320	3/23/10	\$217,500	\$186,000	1080	7	1981	Avg	9600	N	N	25406 38TH PL S
007	383230	0230	5/17/10	\$199,000	\$173,000	1080	7	1967	Avg	15840	N	N	4720 S 256TH ST
007	011000	0050	11/9/10	\$186,300	\$169,000	1090	7	1960	Good	8712	N	N	25805 34TH AVE S
007	272204	9179	1/15/10	\$153,000	\$129,000	1100	7	1967	Avg	7840	N	N	25818 32ND PL S
007	383250	0210	1/20/11	\$230,000	\$212,000	1110	7	1962	Avg	8800	N	N	26242 33RD AVE S
007	383250	0540	9/9/09	\$228,500	\$186,000	1110	7	1962	Avg	7700	N	N	3436 S 263RD ST
007	383250	0410	1/6/10	\$279,950	\$235,000	1140	7	1968	Good	8000	N	N	3613 S 262ND ST
007	155520	0220	8/26/11	\$149,500	\$145,000	1150	7	1963	Good	7000	N	N	25010 35TH AVE S
007	383250	0490	10/19/09	\$189,900	\$156,000	1150	7	1962	Avg	9900	N	N	3534 S 263RD ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	155520	0320	3/16/09	\$249,000	\$193,000	1160	7	1992	Avg	6950	N	N	3508 S 249TH PL
007	796770	0360	1/4/10	\$188,000	\$158,000	1160	7	1981	Good	9250	N	N	27032 36TH PL S
007	155520	0480	6/1/09	\$225,000	\$178,000	1170	7	1966	Good	7700	N	N	25118 35TH AVE S
007	282204	9199	6/6/11	\$128,500	\$123,000	1170	7	1967	Avg	12196	N	N	26826 28TH AVE S
007	796770	0710	4/7/10	\$195,000	\$168,000	1170	7	1980	Avg	7650	N	N	3421 S 268TH ST
007	383220	0020	3/15/10	\$279,000	\$239,000	1200	7	1963	Good	7259	N	N	4618 S 254TH ST
007	131080	0110	7/10/09	\$220,000	\$176,000	1210	7	1968	Good	7000	N	N	3622 S 268TH ST
007	796770	0080	7/29/10	\$237,000	\$210,000	1210	7	1980	Good	7947	N	N	26906 36TH CT S
007	131080	0050	8/20/09	\$219,950	\$178,000	1220	7	1968	Good	9240	N	N	3510 S 268TH ST
007	383250	0370	10/20/10	\$150,000	\$136,000	1220	7	1963	Avg	7700	N	N	3533 S 262ND ST
007	432450	0120	5/17/10	\$150,000	\$130,000	1220	7	1959	Good	8520	N	N	24507 36TH AVE S
007	763340	0120	6/15/11	\$177,000	\$169,000	1220	7	1960	Avg	8613	N	N	25628 33RD AVE S
007	763340	0140	4/23/09	\$221,000	\$173,000	1220	7	1959	Avg	8613	N	N	25814 33RD AVE S
007	939250	0060	3/2/09	\$224,900	\$174,000	1220	7	1961	Good	9516	N	N	26843 37TH AVE S
007	939250	0130	9/29/10	\$260,000	\$234,000	1220	7	1962	Good	9576	N	N	3711 S 268TH ST
007	383271	0570	8/25/10	\$235,000	\$209,000	1230	7	1978	Avg	11263	N	N	4330 S 262ND ST
007	714940	0260	5/18/11	\$205,000	\$195,000	1240	7	1977	Avg	7015	N	N	3516 S 261ST PL
007	194140	0230	11/23/09	\$197,000	\$164,000	1250	7	1966	Avg	8033	N	N	4307 S 261ST ST
007	714941	0320	10/28/09	\$168,000	\$139,000	1250	7	1978	Avg	7171	N	N	4001 S 261ST ST
007	763350	0040	11/16/09	\$205,000	\$170,000	1250	7	1962	Avg	12080	N	N	25625 32ND PL S
007	807540	0260	11/19/09	\$155,000	\$129,000	1250	7	1954	Avg	12825	N	N	3932 S 238TH ST
007	939250	0050	7/16/09	\$250,000	\$200,000	1250	7	1961	Avg	9516	N	N	26835 37TH AVE S
007	272204	9204	12/22/09	\$210,000	\$176,000	1270	7	1979	Good	9147	N	N	26018 36TH PL S
007	383260	0050	11/29/11	\$208,000	\$206,000	1280	7	1975	Good	6600	N	N	26428 YALE CT



**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	383271	0370	9/22/11	\$227,000	\$222,000	1300	7	1977	Avg	7657	N	N	4521 S 263RD ST
007	383250	0510	2/20/09	\$215,000	\$165,000	1320	7	1963	Avg	8250	N	N	3518 S 263RD ST
007	289470	0150	5/25/10	\$272,000	\$237,000	1330	7	1963	Good	10125	N	N	4219 S 249TH ST
007	289470	0300	8/10/09	\$230,000	\$186,000	1330	7	1966	Good	8128	N	N	24811 43RD AVE S
007	155530	0340	12/15/10	\$150,000	\$137,000	1340	7	1966	Avg	7740	N	N	3306 S 250TH PL
007	194140	0250	6/17/10	\$280,000	\$245,000	1340	7	1966	Good	12222	N	N	4321 S 261ST ST
007	383250	0550	3/30/10	\$219,000	\$188,000	1340	7	1962	Avg	8250	N	N	3428 S 263RD ST
007	383260	0240	1/7/10	\$255,000	\$214,000	1340	7	1978	Avg	11000	N	N	4013 S 262ND ST
007	383271	0540	5/10/11	\$270,000	\$256,000	1350	7	1977	VGood	9051	N	N	4422 S 262ND ST
007	807540	0030	6/7/11	\$265,000	\$253,000	1360	7	1958	VGood	21000	Y	N	23822 41ST AVE S
007	693370	0080	5/11/10	\$237,295	\$206,000	1394	7	2010	Avg	6638	N	N	25720 35TH PL S
007	533570	0080	10/24/11	\$160,000	\$158,000	1400	7	1961	Good	9000	N	N	3335 S 269TH ST
007	763340	0150	12/12/11	\$155,000	\$154,000	1400	7	1960	Avg	8613	N	N	25822 33RD AVE S
007	155520	0180	11/3/10	\$187,000	\$170,000	1410	7	1963	Avg	7000	N	N	25027 35TH PL S
007	383250	0390	5/10/11	\$157,900	\$150,000	1410	7	1967	Good	7700	N	N	3545 S 262ND ST
007	222204	9222	5/10/10	\$241,950	\$210,000	1416	7	2010	Avg	5304	N	N	4815 S 251ST CT
007	885760	0640	8/11/11	\$169,950	\$165,000	1440	7	1962	Avg	7350	N	N	24013 35TH PL S
007	289500	0160	9/21/09	\$275,000	\$225,000	1450	7	1979	Avg	16432	N	N	4230 S 245TH CT
007	983580	1180	10/19/11	\$197,000	\$194,000	1460	7	1967	Good	7000	N	N	3329 S 252ND PL
007	714940	0380	9/25/11	\$205,000	\$201,000	1467	7	1977	Avg	13090	N	N	3309 S 261ST PL
007	432450	0190	5/5/09	\$210,000	\$165,000	1470	7	1959	Good	6930	N	N	24610 35TH PL S
007	289460	0045	1/7/09	\$220,000	\$167,000	1480	7	1959	Avg	8625	N	N	3904 S 250TH ST
007	693370	0060	5/11/10	\$271,077	\$235,000	1499	7	2010	Avg	6892	N	N	3422 S 258TH PL
007	763350	0100	9/23/11	\$145,000	\$142,000	1500	7	1961	Avg	10400	N	N	25628 32ND PL S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	885760	0280	8/10/10	\$185,000	\$164,000	1510	7	1961	Good	7313	N	N	24118 35TH PL S
007	289500	0170	3/23/09	\$310,000	\$241,000	1530	7	1979	Avg	15476	Y	N	4224 S 245TH CT
007	290890	0170	2/25/10	\$220,000	\$187,000	1550	7	1998	Avg	3916	N	N	2717 S 268TH PL
007	282204	9110	11/18/09	\$275,000	\$228,000	1560	7	1988	Avg	30056	N	N	26415 MILITARY RD S
007	780630	0030	7/12/11	\$260,000	\$250,000	1610	7	1958	Good	19635	Y	N	3809 S 243RD ST
007	886020	0025	1/21/09	\$205,000	\$156,000	1620	7	1956	Good	14400	N	N	4130 S 239TH ST
007	289470	0620	12/5/11	\$172,000	\$171,000	1640	7	1968	Avg	10720	N	N	4211 S 251ST ST
007	538760	0020	9/24/09	\$215,750	\$176,000	1640	7	1967	Good	9652	N	N	27124 41ST PL S
007	693370	0100	4/26/10	\$268,449	\$232,000	1658	7	2010	Avg	6827	N	N	25804 35TH PL S
007	693370	0110	5/11/10	\$261,784	\$227,000	1658	7	2010	Avg	6781	N	N	25808 35TH PL S
007	131096	0020	12/21/10	\$255,850	\$235,000	1670	7	1977	Avg	8436	N	N	26922 46TH AVE S
007	290890	0010	7/22/11	\$220,000	\$212,000	1670	7	1998	Avg	4216	N	N	2728 S 268TH PL
007	290890	0100	9/8/10	\$235,000	\$210,000	1670	7	1998	Avg	4684	N	N	2702 S 269TH ST
007	677780	0020	11/4/10	\$173,000	\$157,000	1740	7	1978	Avg	11214	N	N	25231 LAKE FENWICK RD S
007	983580	1170	4/1/10	\$180,000	\$155,000	1750	7	1967	Good	7000	N	N	3321 S 252ND PL
007	222204	9227	11/11/10	\$295,000	\$268,000	1754	7	2010	Avg	6015	N	N	4808 S 251ST CT
007	194140	0150	5/20/10	\$230,000	\$200,000	1780	7	1965	Good	11920	N	N	4238 S 261ST ST
007	885760	0580	4/15/09	\$301,000	\$235,000	1790	7	1960	VGood	7575	N	N	24213 35TH PL S
007	144070	0180	9/3/10	\$237,000	\$212,000	1800	7	1977	Avg	8000	Y	N	25202 45TH AVE S
007	807540	0410	5/10/10	\$249,725	\$217,000	1806	7	1990	Avg	18000	N	N	3814 S 239TH ST
007	693370	0120	6/29/10	\$275,693	\$242,000	1884	7	2010	Avg	6365	N	N	25810 35TH PL S
007	272204	9170	6/8/09	\$185,000	\$147,000	1890	7	1952	Good	14374	N	N	3512 S 272ND ST
007	763340	0060	8/7/11	\$225,000	\$218,000	1900	7	1961	Good	9108	N	N	25817 33RD AVE S
007	222204	9220	9/4/09	\$292,000	\$237,000	1904	7	2009	Avg	4395	N	N	4807 S 251ST CT

Area 26

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**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	383231	0480	3/3/09	\$235,000	\$181,000	2020	7	1979	Good	8415	N	N	4533 S 256TH PL
007	693370	0130	6/16/10	\$289,616	\$254,000	2152	7	2010	Avg	6084	N	N	3427 S 258TH PL
007	693370	0050	5/29/10	\$291,325	\$254,000	2278	7	2010	Avg	6260	N	N	3412 S 258TH PL
007	693370	0040	5/10/10	\$292,825	\$254,000	2440	7	2010	Avg	6988	N	N	25719 35TH PL S
007	693370	0140	6/29/10	\$321,308	\$282,000	2440	7	2010	Avg	6360	N	N	3423 S 258TH PL
007	693370	0070	4/16/10	\$272,950	\$235,000	2548	7	2010	Avg	6634	N	N	25718 35TH PL S
007	289470	0190	10/15/09	\$242,000	\$199,000	2560	7	1963	Good	8875	N	N	24917 43RD AVE S
007	693370	0010	5/20/10	\$320,559	\$279,000	2961	7	2010	Avg	6250	N	N	3418 S 258TH PL
007	693370	0020	10/21/10	\$317,582	\$287,000	2961	7	2010	Avg	6738	N	N	25717 35TH PL S
007	693370	0030	5/21/10	\$322,720	\$281,000	2961	7	2010	Avg	6250	N	N	3416 S 258TH PL
007	693370	0090	5/21/10	\$311,013	\$271,000	2961	7	2010	Avg	6266	N	N	25724 35TH PL S
007	131080	0070	10/8/09	\$223,000	\$183,000	950	8	1968	Good	7350	N	N	3526 S 268TH ST
007	983610	0120	5/21/09	\$285,000	\$225,000	980	8	1975	Good	9625	N	N	25714 35TH PL S
007	131099	0310	3/18/10	\$217,274	\$186,000	1010	8	1981	Avg	7650	N	N	25402 38TH PL S
007	289500	0230	7/9/10	\$262,000	\$231,000	1120	8	1979	Good	7469	N	N	4217 S 245TH CT
007	289470	0370	8/19/10	\$205,000	\$182,000	1140	8	1959	Good	10285	N	N	4004 S 248TH ST
007	131091	0150	7/1/09	\$295,000	\$236,000	1170	8	1972	Good	7922	N	N	26862 CARDIFF AVE
007	983610	0110	6/23/10	\$250,000	\$219,000	1170	8	1976	Good	8750	N	N	25711 35TH PL S
007	666902	0200	9/4/09	\$339,950	\$276,000	1220	8	1979	Good	8540	N	N	25225 36TH PL S
007	666902	0220	4/23/10	\$294,000	\$254,000	1270	8	1978	Good	9240	N	N	25313 36TH PL S
007	983610	0160	4/2/10	\$215,000	\$185,000	1280	8	1975	Avg	8946	N	N	25612 35TH PL S
007	131097	0520	6/18/09	\$297,500	\$237,000	1290	8	1978	Good	7344	N	N	26624 CARNABY WAY
007	383271	0090	7/15/09	\$240,093	\$192,000	1294	8	1978	Avg	10437	Y	N	26316 42ND AVE S
007	131096	0230	7/27/09	\$265,000	\$213,000	1320	8	1977	Avg	7140	N	N	26726 CARNABY WAY

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	289490	0050	4/26/10	\$312,500	\$270,000	1320	8	1967	VGood	7350	Y	N	4227 S 247TH CT
007	983580	0320	5/5/11	\$226,500	\$214,000	1330	8	1967	Good	8750	N	N	25301 32ND PL S
007	131090	0380	7/29/10	\$276,500	\$245,000	1350	8	1968	Avg	12600	N	N	26407 SOMERSET LN
007	131070	0080	5/21/09	\$308,450	\$243,000	1370	8	1968	Good	8439	N	N	26618 PRINCETON AVE
007	131050	0170	3/18/11	\$205,000	\$192,000	1390	8	1976	Avg	7280	N	N	26503 MANCHESTER AVE
007	666901	0020	6/17/09	\$221,000	\$176,000	1400	8	1978	Avg	7125	N	N	3712 S 256TH CT
007	666902	0660	8/31/11	\$200,000	\$195,000	1420	8	1979	Good	8400	N	N	3705 S 253RD ST
007	131050	0410	5/17/10	\$240,000	\$209,000	1430	8	1963	Good	6840	N	N	3535 STRATTFORD CT
007	131091	0050	9/1/11	\$300,000	\$292,000	1430	8	1972	Good	10560	N	N	26828 DOWNING AVE
007	796770	0120	12/29/10	\$188,000	\$173,000	1430	8	1985	Avg	10397	N	N	26919 36TH CT S
007	131050	0400	5/20/09	\$231,500	\$183,000	1440	8	1963	Avg	7080	N	N	3543 STRATTFORD CT
007	666901	0250	6/10/10	\$239,950	\$210,000	1440	8	1978	Good	10044	N	N	25729 36TH PL S
007	666901	0320	11/24/09	\$299,950	\$249,000	1440	8	1977	Avg	8800	N	N	3713 S 257TH ST
007	983580	0690	7/20/09	\$189,500	\$152,000	1450	8	1968	Avg	7070	N	N	3232 S 256TH ST
007	939250	0300	3/19/09	\$261,000	\$202,000	1477	8	1961	VGood	12360	N	N	3906 S 269TH ST
007	289510	0140	5/19/10	\$325,000	\$283,000	1480	8	1978	Good	9100	Y	N	25312 42ND PL S
007	131099	0090	7/20/10	\$212,000	\$187,000	1510	8	1984	Avg	8496	N	N	3909 S 255TH PL
007	666902	0320	12/1/10	\$215,000	\$196,000	1520	8	1978	Good	8214	N	N	3705 S 254TH PL
007	005950	0110	4/5/10	\$345,000	\$297,000	1540	8	1988	Good	7546	N	N	27100 37TH AVE S
007	131060	0240	2/19/10	\$230,000	\$195,000	1550	8	1965	Avg	9380	N	N	26520 HIGHLAND AVE
007	983580	0040	8/18/09	\$250,000	\$202,000	1560	8	1967	Good	10220	N	N	25508 35TH PL S
007	983580	0480	4/2/10	\$178,000	\$153,000	1560	8	1968	Good	7070	N	N	3231 S 255TH ST
007	983580	0810	11/17/10	\$221,500	\$201,000	1560	8	1967	Good	8300	N	N	3329 S 253RD ST
007	131097	0310	4/15/11	\$201,950	\$190,000	1580	8	1978	Avg	7650	N	N	26817 AVON CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	926590	0040	3/24/10	\$269,950	\$231,000	1590	8	1966	Good	12600	Y	N	3630 S 243RD ST
007	983580	0980	1/25/10	\$200,000	\$169,000	1600	8	1968	Good	6325	N	N	25411 34TH PL S
007	383271	0110	3/11/09	\$318,000	\$246,000	1648	8	1978	Good	8250	N	N	26302 42ND AVE S
007	131097	0510	10/17/11	\$249,950	\$246,000	1650	8	1978	Good	7210	N	N	26626 CARNABY WAY
007	666902	0290	4/13/10	\$239,800	\$207,000	1720	8	1978	Avg	9775	N	N	3617 S 254TH PL
007	272204	9110	5/13/09	\$245,955	\$194,000	1750	8	1996	Avg	13814	N	N	4412 S 272ND ST
007	807540	0770	2/25/11	\$259,950	\$242,000	1850	8	1959	Good	14600	N	N	23904 39TH AVE S
007	289510	0470	12/4/10	\$275,000	\$251,000	1868	8	1968	Good	8100	N	N	4212 S 252ND PL
007	131096	0560	9/2/11	\$200,000	\$195,000	1980	8	1977	Good	7211	N	N	4524 CARNABY ST
007	289480	0040	6/3/09	\$345,000	\$273,000	2000	8	1967	Good	9600	Y	N	4227 S 252ND ST
007	131098	0210	4/5/10	\$275,000	\$236,000	2020	8	1983	Avg	6960	N	N	4517 SOMERSET CT
007	131097	0010	6/22/09	\$252,000	\$201,000	2040	8	1978	Avg	7350	N	N	4405 CARNABY ST
007	666902	0010	11/23/11	\$270,000	\$268,000	2070	8	1978	Good	8400	N	N	25226 37TH PL S
007	131096	0060	8/18/09	\$306,000	\$248,000	2080	8	1977	Good	7208	N	N	26828 CARNABY WAY
007	289500	0060	10/21/09	\$360,500	\$297,000	2130	8	1978	Good	13600	Y	N	24612 43RD AVE S
007	948578	0080	8/13/10	\$260,000	\$231,000	2130	8	1992	Avg	9530	N	N	27024 CARDIFF AVE
007	131096	0200	4/6/09	\$310,000	\$242,000	2250	8	1977	Good	8050	N	N	26814 ARDEN CT
007	131098	0150	5/4/10	\$335,000	\$290,000	2420	8	1980	Good	7548	N	N	4510 HAMPTON CT
007	289500	0120	3/17/09	\$319,000	\$247,000	2520	8	1985	Avg	25974	Y	N	24506 43RD AVE S
007	131096	0170	4/19/11	\$228,000	\$215,000	2620	8	1977	Good	7210	N	N	26902 ARDEN CT
007	222204	9189	6/25/09	\$375,000	\$299,000	2670	8	2001	Avg	14213	N	N	3805 S 251ST ST
007	272204	9230	4/21/10	\$360,000	\$311,000	1840	9	1992	Good	10500	N	N	27113 46TH AVE S
007	272204	9229	7/28/11	\$265,000	\$256,000	1900	9	1988	Avg	9450	N	N	27111 46TH AVE S
007	272204	9224	8/25/09	\$365,000	\$296,000	2240	9	1984	Avg	26640	N	N	25817 LAKE FENWICK RD S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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	289500	0050	11/4/10	\$399,000	\$362,000	3240	9	1980	Good	20250	Y	N	24618 43RD AVE S
007	222204	9160	11/10/11	\$387,500	\$383,000	2470	10	1967	Good	22651	Y	N	25238 38TH AVE S
009	720590	0020	5/24/11	\$125,000	\$119,000	830	6	1946	Good	10000	N	N	4421 S 272ND ST
009	342204	9134	11/16/10	\$219,000	\$199,000	840	6	1940	Avg	18696	Y	Y	3713 S 272ND ST
009	796760	0221	4/3/09	\$208,000	\$162,000	1510	6	1944	Avg	36777	N	N	27660 42ND AVE S
009	387390	0140	5/25/10	\$137,000	\$119,000	970	7	1962	Good	9600	N	N	4004 S 288TH ST
009	387390	0260	2/20/09	\$189,900	\$146,000	970	7	1961	Avg	9514	N	N	28723 37TH PL S
009	026940	0090	9/1/10	\$179,000	\$160,000	980	7	1964	Avg	9775	N	N	28100 45TH AVE S
009	796760	0069	7/9/09	\$164,700	\$132,000	980	7	1955	Avg	9135	N	N	28104 34TH AVE S
009	026940	0070	5/18/11	\$149,950	\$142,000	1020	7	1966	Avg	12540	N	N	28123 45TH AVE S
009	163460	0081	3/29/11	\$207,000	\$194,000	1030	7	1959	VGood	11475	N	N	27823 37TH AVE S
009	387400	0070	6/13/11	\$148,500	\$142,000	1060	7	1962	Avg	9767	N	N	3704 S 286TH ST
009	796720	0390	4/8/09	\$219,000	\$171,000	1160	7	1978	Avg	11700	N	N	4312 S 275TH CT
009	796760	0226	8/12/10	\$195,000	\$173,000	1170	7	1962	Good	9472	N	N	4207 S STAR LAKE RD
009	796778	0020	11/21/11	\$165,500	\$164,000	1180	7	1993	Avg	6267	N	N	4123 S 277TH PL
009	546210	0160	6/30/09	\$231,992	\$185,000	1190	7	1966	VGood	10360	N	N	28503 50TH AVE S
009	397760	0220	5/29/09	\$210,000	\$166,000	1200	7	1968	Avg	8075	N	N	28703 47TH PL S
009	397760	0320	1/16/09	\$193,000	\$147,000	1200	7	1968	Avg	7107	N	N	28624 47TH PL S
009	387401	0470	5/7/09	\$195,000	\$153,000	1210	7	1981	Avg	7411	N	N	3611 S 285TH PL
009	397760	0310	10/2/10	\$162,500	\$146,000	1210	7	1968	Avg	7107	N	N	28702 47TH PL S
009	397760	0470	1/21/09	\$212,000	\$162,000	1210	7	1968	Avg	7350	N	N	28723 48TH AVE S
009	743620	0120	8/30/10	\$185,000	\$165,000	1250	7	1967	Avg	9483	N	N	28610 51ST PL S
009	342204	9101	2/9/09	\$271,400	\$208,000	1280	7	1966	Good	16215	N	N	27225 42ND AVE S
009	387401	0800	8/9/10	\$247,900	\$220,000	1280	7	1988	Avg	11646	N	N	28511 40TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	546210	0300	7/29/10	\$150,000	\$133,000	1320	7	1962	Avg	9345	N	N	28430 48TH AVE S
009	397760	0110	7/20/10	\$199,900	\$177,000	1370	7	1968	Avg	7200	N	N	4619 S 285TH PL
009	796720	0360	5/6/09	\$268,400	\$211,000	1410	7	1978	Good	13776	N	N	27508 43RD AVE S
009	026940	0030	12/2/11	\$145,000	\$144,000	1440	7	1965	Avg	10560	N	N	28025 45TH AVE S
009	572900	0130	4/11/11	\$255,000	\$240,000	1460	7	1985	Good	11234	N	N	27226 33RD PL S
009	397760	0480	4/14/11	\$190,000	\$179,000	1480	7	1968	Good	7350	N	N	28731 48TH AVE S
009	332204	9147	6/28/11	\$160,000	\$153,000	1500	7	1962	Avg	16117	N	N	27529 MILITARY RD S
009	546220	0010	6/9/10	\$233,250	\$204,000	1530	7	1963	Avg	9250	N	N	28510 50TH AVE S
009	026950	0060	3/22/10	\$190,000	\$163,000	1540	7	1966	Good	8700	N	N	4504 S 282ND ST
009	723759	0320	12/23/10	\$179,900	\$165,000	1650	7	2004	Avg	2250	N	N	27936 31ST PL S
009	723759	0450	11/23/09	\$242,500	\$201,000	1650	7	2004	Avg	3025	N	N	3043 S 278TH PL
009	796760	0252	6/18/10	\$215,000	\$188,000	1700	7	1935	Good	22757	N	N	4449 S STAR LAKE RD
009	026950	0040	7/31/09	\$259,950	\$209,000	1870	7	1966	Good	7000	N	N	4518 S 282ND ST
009	723759	0360	9/24/10	\$220,000	\$197,000	1880	7	2004	Avg	2200	N	N	27912 31ST PL S
009	342204	9178	3/30/11	\$260,000	\$244,000	1950	7	2011	Avg	21030	N	N	3438 S 288TH ST
009	342204	9190	7/1/11	\$175,000	\$168,000	1960	7	1967	Avg	15681	N	N	4417 S 272ND ST
009	342204	9227	11/6/10	\$385,000	\$349,000	2040	7	1987	Avg	16625	Y	Y	3918 S STAR LAKE RD
009	720590	0050	11/30/11	\$209,950	\$208,000	2040	7	1973	Avg	32890	N	N	27229 45TH PL S
009	735100	0070	9/8/11	\$250,000	\$244,000	1280	8	1979	Avg	11280	N	N	27831 38TH PL S
009	259565	0050	3/17/09	\$335,000	\$260,000	1720	8	1993	Avg	11337	N	N	27807 48TH AVE S
009	259565	0150	9/14/09	\$310,000	\$253,000	1720	8	1993	Avg	11360	N	N	27722 48TH AVE S
009	259565	0300	4/29/11	\$300,000	\$284,000	1720	8	1993	Avg	11244	N	N	27829 50TH PL S
009	259565	0410	7/14/10	\$310,000	\$273,000	1730	8	1993	Avg	11336	N	N	27815 49TH AVE S
009	330404	0030	6/7/10	\$303,000	\$265,000	1793	8	1994	Avg	8922	N	N	5270 S 285TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	887400	0090	10/3/10	\$215,000	\$193,000	1900	8	1998	Avg	5418	N	N	3226 S 272ND PL
009	259565	0010	8/25/11	\$289,900	\$282,000	1920	8	1993	Good	11338	N	N	27831 48TH AVE S
009	735100	0015	4/26/11	\$420,000	\$397,000	1960	8	1987	Avg	7200	Y	Y	3802 S STAR LAKE RD
009	298950	0080	5/16/11	\$299,000	\$284,000	1990	8	2001	Avg	7275	N	N	27645 44TH PL S
009	259565	0240	5/1/09	\$318,500	\$250,000	2020	8	1993	Avg	12184	N	N	27803 50TH PL S
009	796790	0290	4/22/10	\$314,000	\$271,000	2140	8	1990	Avg	13474	N	N	3703 S 279TH PL
009	259565	0210	3/31/11	\$230,000	\$216,000	2170	8	1994	Avg	9970	N	N	27732 49TH AVE S
009	327591	0040	2/22/11	\$250,000	\$233,000	2181	8	2006	Avg	5970	N	N	3318 S 280TH PL
009	259565	0170	6/15/09	\$349,500	\$278,000	2190	8	1993	Avg	14937	N	N	4816 S 277TH PL
009	259565	0270	7/21/10	\$319,950	\$283,000	2190	8	1993	Avg	11065	N	N	27818 50TH PL S
009	259565	0480	5/5/09	\$339,500	\$267,000	2190	8	1993	Avg	11337	N	N	27814 48TH AVE S
009	298950	0110	9/7/10	\$358,000	\$320,000	2290	8	2002	Avg	10305	N	N	27657 44TH PL S
009	298950	0130	4/14/09	\$350,000	\$273,000	2310	8	2002	Avg	6760	N	N	27630 44TH PL S
009	796790	0160	4/28/11	\$300,000	\$284,000	2370	8	1990	Avg	9500	N	N	27847 37TH AVE S
009	440115	0080	3/15/11	\$306,000	\$286,000	2430	8	1998	Avg	6146	N	N	27519 44TH PL S
009	327591	0090	3/11/10	\$295,000	\$252,000	2494	8	2006	Avg	4612	N	N	3317 S 280TH PL
009	796790	0180	8/17/09	\$290,000	\$235,000	2860	8	1990	Avg	9500	N	N	27831 37TH AVE S
009	951093	0210	2/12/10	\$345,000	\$293,000	1550	9	2000	Avg	8699	Y	N	5308 S 283RD PL
009	951096	0420	9/15/11	\$389,950	\$381,000	1780	9	2004	Avg	10472	N	N	5115 S 282ND WAY
009	330404	0130	11/29/10	\$336,000	\$306,000	1824	9	2010	Avg	7120	N	N	5253 S 285TH ST
009	330403	0040	6/10/10	\$475,000	\$415,000	2210	9	2006	Avg	7644	Y	N	28436 53RD AVE S
009	330404	0040	10/4/10	\$410,467	\$369,000	2234	9	2010	Avg	4976	N	N	5264 S 285TH ST
009	951093	0430	3/29/10	\$374,000	\$321,000	2250	9	2001	Avg	9387	N	N	4802 S 283RD PL
009	796760	0062	9/16/11	\$390,000	\$381,000	2290	9	2007	Avg	34000	N	N	28221 37TH AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	951093	0260	12/10/10	\$354,000	\$324,000	2300	9	2000	Avg	8263	N	N	5331 S 283RD PL
009	330404	0020	10/6/10	\$364,059	\$328,000	2301	9	2010	Avg	6452	N	N	5276 S 285TH ST
009	330404	0010	9/8/10	\$359,900	\$322,000	2350	9	2010	Avg	5935	Y	N	5282 S 285TH ST
009	330404	0090	2/7/11	\$356,000	\$330,000	2362	9	2010	Avg	6211	N	N	5234 S 285TH ST
009	330403	0250	10/22/10	\$350,000	\$316,000	2380	9	2006	Avg	7759	N	N	5239 S 286TH CT
009	330404	0160	5/5/11	\$379,500	\$359,000	2409	9	2010	Avg	4800	Y	N	5271 S 285TH ST
009	330404	0180	12/14/10	\$399,500	\$366,000	2409	9	2010	Avg	5448	Y	N	5283 S 285TH ST
009	951093	0130	2/11/11	\$420,000	\$390,000	2650	9	2001	Avg	7556	N	N	28215 54TH AVE S
009	951093	0560	9/8/11	\$425,000	\$414,000	2650	9	2000	Avg	7615	N	N	5109 S 283RD PL
009	330403	0320	11/17/09	\$405,000	\$336,000	2650	9	2006	Avg	9356	N	N	28537 53RD AVE S
009	951096	0350	12/9/09	\$410,000	\$342,000	2660	9	2003	Avg	8623	N	N	5136 S 282ND WAY
009	330403	0170	5/3/10	\$377,000	\$326,000	2660	9	2006	Avg	9550	N	N	28657 53RD AVE S
009	342204	9033	3/24/11	\$349,950	\$328,000	2690	9	1993	Avg	103672	Y	N	28329 41ST AVE S
009	951093	0140	8/16/10	\$373,000	\$332,000	2730	9	2001	Avg	7951	N	N	28223 54TH AVE S
009	330403	0340	12/2/11	\$385,000	\$382,000	2780	9	2007	Avg	6054	N	N	28427 53RD AVE S
009	330403	0350	4/13/09	\$430,000	\$336,000	2930	9	2007	Avg	6095	N	N	28419 53RD AVE S
009	951096	0320	10/19/09	\$432,500	\$356,000	2940	9	2004	Avg	7198	N	N	28210 51ST PL S
009	951096	0370	10/29/10	\$385,000	\$349,000	2940	9	2004	Avg	6707	N	N	5124 S 282ND WAY
009	951112	0060	5/13/09	\$415,000	\$327,000	3020	9	2005	Avg	12784	N	N	28457 54TH AVE S
009	330404	0140	4/27/11	\$432,735	\$409,000	3052	9	2011	Avg	5725	N	N	5259 S 285TH ST
009	330403	0180	5/16/11	\$370,000	\$351,000	3060	9	2006	Avg	7675	N	N	28653 53RD AVE S
009	796795	0040	2/12/09	\$667,500	\$512,000	2130	10	2005	Avg	15935	N	N	27850 53RD PL S
009	796795	0040	5/26/09	\$575,000	\$454,000	2130	10	2005	Avg	15935	N	N	27850 53RD PL S
009	796795	0090	9/7/10	\$525,000	\$469,000	3053	10	2005	Avg	13596	N	N	27880 53RD PL S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
009	796795	0010	7/9/09	\$500,000	\$400,000	3365	10	2005	Avg	19724	Y	N	27836 53RD PL S
009	796795	0080	10/21/09	\$765,000	\$630,000	3835	10	2006	Avg	13418	N	N	27874 53RD PL S
010	720480	0016	1/12/09	\$196,000	\$149,000	1300	5	1947	Avg	11600	N	N	2600 S STAR LAKE RD
010	053700	0200	11/19/10	\$257,500	\$234,000	960	6	1939	Good	8774	Y	Y	2230 S 308TH ST
010	332204	9035	3/23/10	\$169,000	\$145,000	1140	6	1936	Good	11761	N	N	2614 S 288TH ST
010	422231	0650	6/15/10	\$152,000	\$133,000	1300	6	1970	Avg	7169	N	N	28319 20TH AVE S
010	092104	9076	2/16/10	\$240,000	\$204,000	1440	6	1940	Good	12632	Y	Y	2619 S 304TH ST
010	798310	0070	12/22/10	\$193,000	\$177,000	770	7	1969	Good	8850	N	N	2038 S 299TH ST
010	422250	0240	4/19/10	\$185,000	\$160,000	860	7	1963	Avg	8085	N	N	28831 23RD PL S
010	422250	0370	4/15/11	\$174,000	\$164,000	860	7	1963	Avg	7350	N	N	28844 23RD PL S
010	422270	0080	10/8/09	\$219,900	\$180,000	960	7	1965	Avg	7532	N	N	28825 22ND AVE S
010	367440	0035	6/27/11	\$120,000	\$115,000	970	7	1959	Avg	8580	N	N	29621 18TH AVE S
010	768380	0191	6/13/11	\$167,000	\$160,000	1000	7	1962	Good	10125	N	N	2210 S 300TH ST
010	798300	0170	2/10/11	\$165,000	\$153,000	1000	7	1968	Good	7194	N	N	2024 S 301ST ST
010	053700	0645	5/21/09	\$188,500	\$149,000	1010	7	1964	Good	11660	N	N	31055 22ND AVE S
010	365500	0070	9/1/10	\$175,000	\$156,000	1010	7	1968	Avg	7840	N	N	30204 26TH PL S
010	365500	0130	6/16/09	\$200,000	\$159,000	1010	7	1968	Good	7210	N	N	2514 S 302ND PL
010	365500	0340	6/2/10	\$240,000	\$209,000	1010	7	1968	Avg	10880	N	N	30235 26TH PL S
010	798310	0110	7/8/11	\$185,000	\$178,000	1010	7	1969	Good	9000	N	N	2015 S 299TH ST
010	092104	9199	5/24/10	\$210,000	\$183,000	1040	7	1961	Avg	9147	Y	N	1931 S 304TH ST
010	422210	0370	7/14/11	\$185,000	\$178,000	1040	7	1967	Good	8436	N	N	2132 S 286TH ST
010	304020	0112	3/3/10	\$187,028	\$159,000	1040	7	1995	Avg	8509	N	N	29316 18TH AVE S
010	422250	0220	5/24/10	\$207,500	\$181,000	1070	7	1963	Avg	8633	N	N	28820 23RD AVE S
010	053700	0346	5/19/10	\$211,000	\$183,000	1080	7	1963	Good	8900	N	N	30816 20TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
010	730320	0300	12/16/09	\$200,000	\$167,000	1080	7	1980	Avg	7102	N	N	2833 S 285TH PL
010	027120	0160	6/27/09	\$267,000	\$213,000	1090	7	1969	Avg	7700	N	N	2212 S 287TH ST
010	422290	0080	7/14/09	\$212,500	\$170,000	1100	7	1968	Good	7209	N	N	2200 S 292ND ST
010	798380	0020	10/18/10	\$195,000	\$176,000	1110	7	1985	Avg	7798	N	N	30132 29TH AVE S
010	422231	0070	10/8/09	\$160,000	\$131,000	1120	7	1970	Good	7622	N	N	28236 20TH AVE S
010	768220	0310	1/19/11	\$213,000	\$197,000	1120	7	1966	Avg	7500	N	N	29902 26TH AVE S
010	422230	0220	8/22/10	\$215,800	\$192,000	1140	7	1977	Avg	7904	Y	N	28037 22ND AVE S
010	422260	0140	1/7/09	\$216,000	\$164,000	1140	7	1964	Avg	7350	N	N	29126 23RD PL S
010	092104	9251	6/24/10	\$160,000	\$140,000	1150	7	1954	Avg	42488	N	N	30802 28TH AVE S
010	365500	0300	5/23/09	\$255,000	\$201,000	1150	7	1968	Avg	7800	N	N	2537 S 302ND PL
010	422231	0530	12/13/11	\$146,000	\$145,000	1160	7	1976	Avg	7936	N	N	28101 20TH AVE S
010	422231	0630	2/24/11	\$229,950	\$214,000	1160	7	1976	Avg	7245	N	N	28305 20TH AVE S
010	798380	0270	7/30/09	\$218,000	\$175,000	1160	7	1985	Avg	10031	N	N	30308 29TH CT S
010	798380	0270	4/14/10	\$198,000	\$171,000	1160	7	1985	Avg	10031	N	N	30308 29TH CT S
010	042104	9191	7/8/11	\$156,000	\$150,000	1170	7	1965	Good	11325	N	N	30205 23RD AVE S
010	422230	0160	10/26/09	\$240,000	\$198,000	1170	7	1977	Avg	7560	Y	N	27937 22ND AVE S
010	422230	0160	11/21/11	\$184,000	\$182,000	1170	7	1977	Avg	7560	Y	N	27937 22ND AVE S
010	768380	0081	8/26/10	\$175,000	\$156,000	1180	7	1947	Good	20460	N	N	2234 S 298TH ST
010	941480	0040	11/24/09	\$239,000	\$199,000	1190	7	1980	Avg	9660	N	N	29706 24TH AVE S
010	422210	0390	7/21/09	\$215,000	\$173,000	1200	7	1967	Avg	8510	N	N	2116 S 286TH ST
010	660250	0020	9/18/09	\$195,000	\$159,000	1210	7	1962	Avg	12600	N	N	29811 MILITARY RD
010	660250	0060	6/25/10	\$199,000	\$175,000	1210	7	1962	Avg	10350	N	N	2801 S 299TH PL
010	422200	0150	12/14/11	\$169,900	\$169,000	1220	7	1967	Good	7848	N	N	28615 21ST AVE S
010	798310	0040	7/7/10	\$199,975	\$176,000	1220	7	1969	Avg	8400	N	N	2041 S 298TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
010	422200	0120	9/21/10	\$198,000	\$178,000	1230	7	1967	Avg	11700	N	N	2100 S 287TH PL
010	422270	0050	7/29/10	\$170,000	\$150,000	1230	7	1965	Avg	7574	N	N	28847 22ND AVE S
010	672050	0040	11/2/09	\$184,370	\$152,000	1230	7	1965	Good	8100	N	N	29422 18TH AVE S
010	768220	0300	12/21/10	\$232,000	\$213,000	1230	7	1965	Avg	7500	N	N	29908 26TH AVE S
010	422200	0190	1/26/10	\$173,000	\$146,000	1240	7	1966	Avg	7950	N	N	2004 S 287TH PL
010	730320	0230	6/12/09	\$275,000	\$218,000	1240	7	1980	Good	8000	N	N	2806 S 285TH PL
010	798320	0030	11/18/09	\$194,000	\$161,000	1250	7	1969	Good	9769	N	N	29918 21ST AVE S
010	422280	0240	5/4/09	\$194,900	\$153,000	1270	7	1966	Good	7567	N	N	2015 S 291ST ST
010	422300	0180	9/23/09	\$230,000	\$188,000	1290	7	1966	Avg	7920	N	N	29002 19TH AVE S
010	730320	0090	4/25/11	\$160,500	\$152,000	1290	7	1979	Avg	7200	N	N	2808 S 284TH PL
010	730320	0310	10/16/09	\$242,500	\$199,000	1290	7	1980	Good	7392	N	N	2837 S 285TH PL
010	746690	0030	12/18/09	\$221,000	\$185,000	1290	7	1966	Good	9440	N	N	28701 26TH AVE S
010	111700	0050	4/29/11	\$221,000	\$209,000	1300	7	1961	Avg	9990	N	N	28232 27TH AVE S
010	422200	0300	6/23/11	\$182,950	\$175,000	1300	7	1966	Good	7920	N	N	28503 20TH AVE S
010	798310	0140	7/27/09	\$196,500	\$158,000	1300	7	1969	Avg	8850	N	N	2037 S 299TH ST
010	422260	0200	12/8/10	\$153,000	\$140,000	1310	7	1964	Avg	7260	N	N	29110 23RD AVE S
010	422300	0240	6/17/10	\$250,000	\$219,000	1310	7	1966	Good	7437	N	N	28904 19TH AVE S
010	399900	0160	6/24/10	\$155,000	\$136,000	1320	7	1954	Avg	7666	N	N	2806 S 288TH ST
010	422270	0060	4/16/10	\$234,000	\$202,000	1330	7	1966	Good	7251	N	N	28839 22ND AVE S
010	422300	0060	11/25/09	\$224,900	\$187,000	1340	7	1966	Avg	8902	N	N	1816 S 290TH ST
010	422280	0270	5/20/09	\$247,500	\$195,000	1350	7	1966	Avg	10557	N	N	2001 S 291ST ST
010	422280	0340	12/16/10	\$197,000	\$180,000	1350	7	1965	Good	7812	N	N	28818 21ST AVE S
010	768380	0216	5/14/10	\$189,000	\$164,000	1350	7	1962	Good	10200	N	N	29844 23RD AVE S
010	422260	0120	3/4/11	\$179,900	\$168,000	1380	7	1966	Avg	7810	N	N	29138 23RD PL S

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**Area 26**  
**(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
010	332204	9140	5/19/11	\$190,000	\$180,000	1390	7	1988	Avg	10800	N	N	28212 29TH AVE S
010	111700	0070	5/15/09	\$212,000	\$167,000	1420	7	1960	Good	9990	N	N	28248 27TH AVE S
010	746690	0130	6/28/09	\$249,950	\$199,000	1450	7	1962	Avg	9516	N	N	28423 26TH AVE S
010	422200	0100	6/11/10	\$185,000	\$162,000	1460	7	1967	Avg	9025	N	N	28606 21ST AVE S
010	422290	0180	12/6/11	\$161,000	\$160,000	1470	7	1968	Avg	9240	N	N	2201 S 292ND ST
010	798440	0175	6/12/09	\$212,350	\$169,000	1480	7	1957	Avg	11250	N	N	30931 26TH AVE S
010	798380	0080	8/25/11	\$223,000	\$217,000	1500	7	1985	Good	7853	N	N	30121 29TH AVE S
010	356820	0050	6/4/10	\$250,000	\$218,000	1510	7	1988	Avg	9600	N	N	28118 29TH AVE S
010	356820	0070	1/6/11	\$249,950	\$230,000	1510	7	1987	Avg	12411	N	N	28106 29TH AVE S
010	422210	0140	2/24/09	\$252,000	\$194,000	1510	7	1967	Avg	9020	N	N	2144 S 285TH ST
010	356820	0040	1/9/09	\$219,000	\$166,000	1520	7	1988	Avg	9600	N	N	28124 29TH AVE S
010	092104	9260	7/10/09	\$281,500	\$225,000	1532	7	1974	Good	19166	N	N	30518 28TH AVE S
010	356820	0150	11/5/10	\$285,000	\$258,000	1590	7	1988	Avg	12079	N	N	28128 28TH AVE S
010	422280	0190	1/6/10	\$195,000	\$164,000	1610	7	1966	Avg	8998	N	N	29212 20TH AVE S
010	422270	0250	6/16/11	\$208,000	\$199,000	1650	7	1966	Good	8069	N	N	2222 S 291ST ST
010	422260	0040	1/6/11	\$197,000	\$181,000	1660	7	1964	Avg	10789	N	N	2305 S 292ND ST
010	422280	0020	2/16/11	\$195,000	\$181,000	1670	7	1965	Avg	7200	N	N	28811 21ST AVE S
010	422280	0250	7/7/10	\$220,000	\$194,000	1670	7	1966	Good	7519	N	N	2021 S 291ST ST
010	746690	0260	9/26/11	\$175,000	\$171,000	1690	7	1961	VGood	9796	N	N	28604 26TH AVE S
010	053700	0085	7/26/11	\$396,500	\$383,000	1700	7	1936	VGood	9600	Y	Y	2111 S 304TH ST
010	332204	9135	7/2/09	\$187,000	\$149,000	1740	7	1960	Avg	11761	N	N	2630 S 288TH ST
010	798440	0055	12/7/09	\$176,500	\$147,000	1750	7	1956	Avg	11100	N	N	2619 S 309TH ST
010	332204	9202	2/25/11	\$204,500	\$191,000	1890	7	1979	Avg	15808	N	N	28613 30TH AVE S
010	042104	9164	8/7/09	\$279,000	\$225,000	1930	7	1963	Good	12000	N	N	30217 23RD AVE S

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**Area 26**  
**(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
010	365500	0010	10/28/09	\$260,000	\$214,000	2000	7	2005	Avg	7800	N	N	30248 26TH PL S
010	422300	0030	5/2/11	\$179,000	\$169,000	2040	7	1966	Avg	10294	N	N	28819 19TH AVE S
010	053700	0170	12/27/10	\$390,000	\$358,000	2090	7	1985	Avg	11200	Y	Y	2329 S 304TH ST
010	029450	0010	5/26/11	\$184,000	\$175,000	2290	7	1979	Avg	6675	N	N	28825 28TH PL S
010	042104	9059	5/27/10	\$210,000	\$183,000	2580	7	1984	Avg	12632	N	N	28805 28TH PL S
010	798500	0040	3/25/09	\$265,000	\$206,000	1120	8	1966	Good	9720	N	N	2662 S 300TH ST
010	757562	0660	2/26/10	\$265,000	\$226,000	1190	8	1987	Avg	8050	Y	N	27908 21ST AVE S
010	798510	0100	10/23/09	\$260,000	\$214,000	1190	8	1988	Good	8061	N	N	30312 24TH PL S
010	768380	0205	2/12/09	\$300,000	\$230,000	1200	8	2007	Avg	9752	N	N	29829 23RD AVE S
010	365500	0200	3/15/11	\$194,950	\$182,000	1210	8	2008	Avg	7200	N	N	30229 25TH PL S
010	757561	0240	2/17/10	\$200,000	\$170,000	1220	8	1988	Avg	8707	N	N	27700 23RD AVE S
010	757561	0280	11/18/11	\$232,500	\$230,000	1220	8	1987	Avg	7269	N	N	27729 23RD AVE S
010	798500	0300	6/28/11	\$162,200	\$156,000	1250	8	1967	Avg	8100	N	N	30020 26TH PL S
010	798500	0310	3/4/09	\$210,000	\$162,000	1250	8	1967	Avg	7950	N	N	30012 26TH PL S
010	720440	0010	9/22/11	\$225,400	\$220,000	1250	8	2000	Avg	11809	N	N	27605 21ST PL S
010	231240	0210	4/28/10	\$220,000	\$190,000	1290	8	1991	Avg	14250	N	N	28224 MILITARY RD S
010	757561	0250	1/10/11	\$219,500	\$202,000	1290	8	1986	Avg	7739	N	N	27701 23RD AVE S
010	798490	0140	12/16/09	\$265,000	\$221,000	1290	8	1966	Avg	7050	N	N	30103 27TH AVE S
010	757561	0290	2/5/10	\$277,000	\$235,000	1360	8	1987	Avg	8138	N	N	27745 23RD AVE S
010	757560	0520	9/14/09	\$220,000	\$179,000	1410	8	1987	Avg	6144	N	N	2643 S 276TH ST
010	326080	0410	10/22/10	\$300,000	\$271,000	1460	8	1999	Avg	8250	N	N	27935 25TH PL S
010	757560	0270	11/24/09	\$200,000	\$166,000	1500	8	1988	Avg	5255	N	N	27617 26TH AVE S
010	042104	9143	7/15/11	\$171,077	\$165,000	1560	8	1960	Good	11880	N	N	2226 S 304TH ST
010	757561	0630	5/1/11	\$259,950	\$246,000	1560	8	1987	Avg	5691	Y	N	2518 S 279TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(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
010	757562	0020	10/28/10	\$245,000	\$222,000	1560	8	1987	Avg	5046	N	N	2162 S 278TH ST
010	798500	0020	6/17/11	\$210,000	\$201,000	1600	8	1966	Good	9720	N	N	2676 S 300TH ST
010	757560	0610	5/12/11	\$232,000	\$220,000	1660	8	1988	Good	5250	N	N	2628 S 276TH ST
010	757562	0590	6/13/11	\$260,000	\$248,000	1690	8	1989	Avg	6661	Y	N	27931 21ST AVE S
010	757561	0050	10/27/10	\$218,000	\$197,000	1720	8	1988	Avg	5905	N	N	27727 25TH DR S
010	757561	0690	6/8/10	\$225,000	\$197,000	1770	8	1986	Avg	5235	N	N	27818 25TH DR S
010	757562	0200	10/27/09	\$274,000	\$226,000	1800	8	1989	Avg	6908	N	N	27719 21ST PL S
010	326080	0110	3/8/11	\$267,000	\$249,000	1850	8	1997	Avg	7266	N	N	28132 24TH PL S
010	757562	0320	6/18/09	\$236,000	\$188,000	1990	8	1991	Avg	13984	N	N	27808 20TH PL S
010	326081	0640	12/8/11	\$285,000	\$283,000	2000	8	2000	Avg	8420	N	N	27982 25TH PL S
010	326080	0150	5/3/11	\$311,000	\$294,000	2010	8	1998	Avg	8394	N	N	28143 24TH PL S
010	326081	0160	4/21/10	\$280,000	\$242,000	2010	8	2000	Avg	9969	N	N	2372 S 284TH CT
010	947760	0030	9/1/09	\$297,000	\$241,000	2050	8	2007	Avg	8921	N	N	2625 S 296TH PL
010	947760	0050	7/24/09	\$302,500	\$243,000	2050	8	2007	Avg	8372	N	N	2631 S 296TH PL
010	326081	0130	4/23/10	\$307,500	\$266,000	2080	8	2000	Avg	8297	N	N	2412 S 284TH PL
010	868040	0460	3/15/10	\$232,500	\$199,000	2140	8	2003	Avg	5001	N	N	2928 S 298TH ST
010	757561	0350	4/5/10	\$291,000	\$250,000	2160	8	1988	Avg	6941	N	N	2319 S 278TH ST
010	326081	0150	7/1/10	\$354,000	\$311,000	2160	8	2000	Avg	8091	N	N	2380 S 284TH CT
010	042104	9113	3/9/11	\$245,000	\$229,000	2170	8	1954	Avg	15246	N	N	30224 23RD AVE S
010	326081	0580	12/22/10	\$320,000	\$294,000	2190	8	2000	Avg	7258	N	N	2511 S 283RD PL
010	326081	0060	10/6/09	\$340,000	\$279,000	2240	8	2000	Avg	8645	N	N	28310 26TH AVE S
010	326081	0340	9/9/09	\$385,000	\$313,000	2240	8	1999	Avg	7205	N	N	28164 23RD AVE S
010	326081	0570	9/29/09	\$362,500	\$297,000	2240	8	2000	Avg	7257	N	N	2499 S 283RD PL
010	131000	0030	1/23/09	\$359,950	\$275,000	2250	8	1991	Avg	8265	N	N	29416 19TH PL S

Area 26

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**Improved Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	326080	0390	6/24/09	\$335,000	\$267,000	2390	8	1998	Avg	11171	N	N	27989 25TH PL S
010	947760	0040	8/31/09	\$330,000	\$268,000	2580	8	2007	Avg	8929	N	N	2629 S 296TH PL
010	868040	0180	3/15/10	\$302,000	\$258,000	2620	8	2003	Avg	5255	N	N	2964 S 296TH ST
010	367440	0115	6/4/09	\$348,500	\$276,000	2960	8	2007	Avg	7200	N	N	29624 18TH AVE S
010	092104	9191	4/20/10	\$292,000	\$252,000	3000	8	1978	Avg	18295	Y	N	30631 28TH AVE S
010	785360	0037	8/23/11	\$349,000	\$339,000	3130	8	1983	Avg	11220	N	N	1847 S 310TH ST
010	332204	9223	11/4/09	\$385,000	\$318,000	2960	9	2008	Avg	10956	Y	N	28524 24TH AVE S



**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	011000	0030	8/3/11	\$110,000	NON-REPRESENTATIVE SALE
007	125320	0150	2/5/09	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	125320	0255	5/29/09	\$220,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	131050	0540	7/19/10	\$160,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	131090	0380	3/5/10	\$181,350	NON-REPRESENTATIVE SALE
007	131091	0220	9/9/09	\$438,636	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	131098	0420	11/13/09	\$294,301	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	155520	0040	6/15/11	\$132,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	155520	0150	11/9/11	\$222,857	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	222204	9212	10/29/09	\$275,000	QUIT CLAIM DEED
007	272204	9170	3/6/09	\$157,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	272204	9218	1/18/11	\$195,000	DIAGNOSTIC OUTLIER
007	289460	0050	10/12/11	\$136,900	NON-REPRESENTATIVE SALE
007	289470	0100	11/10/11	\$159,060	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	289480	0020	2/19/10	\$156,320	RELATED PARTY, FRIEND, OR NEIGHBOR
007	290890	0100	9/8/10	\$235,000	RELOCATION - SALE TO SERVICE
007	290890	0170	9/30/09	\$250,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	383230	0190	6/23/11	\$119,900	DIAGNOSTIC OUTLIER
007	383250	0890	5/22/09	\$113,087	DOR RATIO; QUIT CLAIM DEED
007	383250	0950	4/7/10	\$277,950	IMP CHARACTERISTICS DO NOT MATCH SALE CHAR.
007	383260	0290	8/24/11	\$122,000	NON-REPRESENTATIVE SALE
007	383271	0520	3/18/09	\$182,000	FORCED SALE; SHORT SALE
007	383271	0540	1/26/11	\$176,550	RELATED PARTY, FRIEND, OR NEIGHBOR
007	383271	0700	6/11/09	\$29,972	DOR RATIO;QUIT CLAIM; RELATED PARTY, FRIEND,
007	383271	1000	12/14/11	\$172,628	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	432450	0260	12/5/11	\$137,000	DIAGNOSTIC OUTLIER
007	432450	0340	12/16/11	\$239,228	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	432450	0410	8/18/11	\$149,950	DIAGNOSTIC OUTLIER
007	432450	0460	5/24/10	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	432450	0500	10/20/09	\$145,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
007	666901	0250	5/27/10	\$205,000	NON-REPRESENTATIVE SALE
007	666902	0130	6/17/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	666902	0320	10/3/10	\$367,788	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	666902	0500	10/25/11	\$299,000	DIAGNOSTIC OUTLIER
007	714640	0030	5/26/10	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	714941	0050	12/14/11	\$115,000	NON-REPRESENTATIVE SALE
007	714941	0100	11/19/11	\$145,000	DIAGNOSTIC OUTLIER
007	714941	0120	2/3/11	\$129,950	NON-REPRESENTATIVE SALE
007	714941	0310	7/18/11	\$114,000	NON-REPRESENTATIVE SALE
007	768280	0207	12/2/11	\$127,050	NON-REPRESENTATIVE SALE
007	796770	0640	12/12/11	\$242,292	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	796860	0015	7/1/11	\$65,200	DOR RATIO;QUIT CLAIM; RELATED PARTY, FRIEND,
007	807540	0320	9/17/09	\$300,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	807540	0490	8/31/09	\$195,000	OBSOL; IMP. CHAR.CHANGED SINCE SALE
007	807540	0640	11/18/11	\$80,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	807540	0650	8/11/09	\$95,000	NON-REPRESENTATIVE SALE
007	885760	0340	9/8/11	\$167,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	885760	0650	10/3/11	\$130,500	NON-REPRESENTATIVE SALE
007	886000	0010	10/18/11	\$119,000	DIAGNOSTIC OUTLIER
007	886000	0130	3/2/09	\$356,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	894639	0160	10/6/11	\$268,126	IMP CHARACTERISTICS DO NOT MATCH SALE CHAR.
007	894639	0170	11/23/11	\$269,178	IMP CHARACTERISTICS DO NOT MATCH SALE CHAR.
007	894639	0180	12/14/11	\$260,521	IMP CHARACTERISTICS DO NOT MATCH SALE CHAR.
007	894639	0190	10/12/11	\$271,381	IMP CHARACTERISTICS DO NOT MATCH SALE CHAR.
007	926600	0020	11/23/09	\$185,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	948578	0030	8/6/11	\$219,074	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	983580	0260	12/13/11	\$138,700	NON-REPRESENTATIVE SALE
007	983580	0890	10/13/11	\$178,110	DIAGNOSTIC OUTLIER
007	983580	0980	10/21/09	\$225,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	983610	0160	3/2/10	\$199,991	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	026940	0050	8/2/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	026950	0100	4/13/09	\$31,481	DOR RATIO;QUIT CLAIM; RELATED PARTY, FRIEND,
009	163460	0060	6/13/11	\$256,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
009	259565	0270	6/9/10	\$319,950	RELOCATION - SALE TO SERVICE
009	327591	0090	1/11/10	\$221,000	NON-REPRESENTATIVE SALE
009	327591	0190	1/26/10	\$299,642	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	327591	0190	1/26/10	\$299,642	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	330403	0040	6/10/10	\$475,000	RELOCATION - SALE TO SERVICE
009	332204	9095	2/21/09	\$41,580	QUIT CLAIM DEED; PARTIAL INTEREST
009	332204	9100	8/10/09	\$12,303	DOR RATIO;QUIT CLAIM; RELATED PARTY, FRIEND,
009	342204	9102	3/26/09	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	342204	9178	2/18/10	\$125,000	DOR RATIO; IMP. CHAR.CHANGED SINCE SALE
009	342204	9267	1/12/10	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	387390	0010	6/15/11	\$77,946	DOR RATIO;QUIT CLAIM; RELATED PARTY, FRIEND,
009	387390	0220	11/5/09	\$131,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	387400	0070	3/10/11	\$153,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	387400	0300	6/15/09	\$97,920	QUIT CLAIM DEED; PARTIAL INTEREST
009	387400	0330	8/22/11	\$148,000	DIAGNOSTIC OUTLIER
009	387401	0340	9/9/10	\$162,000	DIAGNOSTIC OUTLIER
009	397760	0020	1/19/09	\$84,250	DOR RATIO; QUIT CLAIM DEED
009	397760	0250	3/6/09	\$155,000	DIAGNOSTIC OUTLIER
009	397760	0250	1/21/09	\$161,366	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	546210	0060	11/9/11	\$153,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
009	723759	0400	11/17/11	\$151,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
009	735100	0080	8/31/11	\$205,000	BOX PLOTS
009	796760	0252	2/12/10	\$121,800	NON-REPRESENTATIVE SALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
009	796760	0263	1/21/11	\$159,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	796775	0180	4/14/10	\$57,031	DOR RATIO;QUIT CLAIM; RELATED PARTY, FRIEND,
009	796795	0090	3/23/10	\$650,000	RELOCATION - SALE TO SERVICE
009	951093	0210	2/12/10	\$425,000	RELOCATION - SALE TO SERVICE
009	951093	0430	11/13/09	\$12,503	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	951096	0140	11/23/09	\$162,403	DOR RATIO;QUIT CLAIM; RELATED PARTY, FRIEND,
010	029450	0070	8/25/09	\$77,000	DOR RATIO; IMP CHAR.CHANGED SINCE SALE
010	029450	0080	7/23/10	\$136,500	NON-REPRESENTATIVE SALE
010	029450	0130	12/14/10	\$125,000	NON-REPRESENTATIVE SALE
010	042104	9059	12/4/09	\$208,250	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	053700	0130	7/29/09	\$280,000	NON-REPRESENTATIVE SALE
010	053700	0390	12/30/09	\$388,720	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	053700	0670	10/11/10	\$292,607	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	092104	9199	12/1/11	\$210,000	DIAGNOSTIC OUTLIER
010	092104	9245	4/1/09	\$174,900	QUIT CLAIM; ASSUMPTION OF MORTGAGE
010	092104	9314	6/23/09	\$150,000	NON-REPRESENTATIVE SALE
010	231240	0150	7/25/11	\$107,900	NON-REPRESENTATIVE SALE
010	304020	0107	3/25/09	\$175,000	NON-REPRESENTATIVE SALE
010	304020	0120	6/16/10	\$180,000	NON-REPRESENTATIVE SALE
010	332204	9035	9/24/09	\$118,600	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	332204	9077	12/9/11	\$114,900	IMP COUNT
010	332204	9137	10/6/10	\$115,000	DOR RATIO; IMP CHAR.CHANGED SINCE SALE.
010	356820	0080	12/29/11	\$149,100	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	367430	0030	11/14/11	\$95,000	NON-REPRESENTATIVE SALE
010	422210	0200	7/7/11	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	422210	0330	6/6/11	\$146,500	DIAGNOSTIC OUTLIER
010	422220	0170	12/1/09	\$110,000	NON-REPRESENTATIVE SALE
010	422220	0250	12/9/11	\$300,947	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	422220	0480	6/2/11	\$168,000	DIAGNOSTIC OUTLIER
010	422230	0020	1/5/11	\$145,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	422231	0510	12/12/11	\$236,618	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	422260	0040	7/6/10	\$197,000	RELOCATION - SALE TO SERVICE
010	422260	0130	11/2/09	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	422270	0300	8/30/11	\$110,000	NON-REPRESENTATIVE SALE
010	422280	0240	1/21/09	\$184,400	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	422280	0360	12/2/11	\$128,350	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	546280	0056	11/15/11	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	552900	0150	1/22/10	\$219,601	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	720440	0010	8/31/10	\$247,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	730320	0180	3/14/11	\$135,050	DIAGNOSTIC OUTLIER
010	730320	0390	9/13/10	\$227,608	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	757560	0580	10/22/09	\$289,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
010	757560	0640	7/23/09	\$109,679	DOR RATIO;QUIT CLAIM DEED; ASSUMPTION OF MTG

**Improved Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	757560	0670	6/3/10	\$162,500	BOX PLOTS
010	757561	0260	11/8/11	\$169,900	NON-REPRESENTATIVE SALE
010	757561	0310	9/9/09	\$154,865	NON-REPRESENTATIVE SALE
010	757562	0460	3/30/10	\$315,165	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	757562	0580	8/19/11	\$166,000	NON-REPRESENTATIVE SALE
010	757562	0660	2/26/10	\$265,000	RELOCATION - SALE TO SERVICE
010	768220	0290	12/18/09	\$273,715	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	768380	0192	5/27/10	\$133,600	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	768380	0192	3/22/11	\$89,000	NON-REPRESENTATIVE SALE
010	768380	0200	9/29/11	\$125,000	NON-REPRESENTATIVE SALE
010	768380	0214	5/18/11	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	768380	0270	11/22/11	\$92,000	DOR RATIO; IMPROVEMENTS COUNT
010	785360	0008	11/4/10	\$114,950	NON-REPRESENTATIVE SALE
010	785360	0025	8/30/11	\$117,000	NON-REPRESENTATIVE SALE
010	785360	0065	10/7/10	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	785360	0096	12/5/11	\$108,800	NON-REPRESENTATIVE SALE
010	785360	0105	2/27/09	\$161,550	NON-REPRESENTATIVE SALE
010	798300	0230	5/18/11	\$126,000	NON-REPRESENTATIVE SALE
010	798300	0260	6/16/11	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	798310	0110	2/15/11	\$107,411	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	798380	0040	7/22/11	\$129,900	NON-REPRESENTATIVE SALE
010	798380	0080	8/25/11	\$223,000	RELOCATION - SALE TO SERVICE
010	798440	0030	4/14/09	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	798490	0130	4/25/11	\$171,000	DIAGNOSTIC OUTLIER
010	798500	0280	1/22/10	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	798510	0100	5/20/09	\$204,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	868040	0080	10/12/11	\$195,000	BOX PLOTS
010	868040	0290	5/3/11	\$227,627	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	868040	0400	10/8/09	\$235,000	DIAGNOSTIC OUTLIER
010	868040	0470	11/17/10	\$313,810	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	868040	0470	6/15/11	\$200,000	NON-REPRESENTATIVE SALE
010	879800	0075	6/14/11	\$132,199	DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
010	042104	9265	6/28/2010	\$60,000	7930	N	N
010	332204	9023	12/6/2011	\$80,000	39008	N	N
010	768380	0206	6/10/2010	\$68,250	10105	N	N
010	768380	0207	11/9/2009	\$80,000	10130	N	N
010	768380	0208	3/23/2010	\$85,000	9971	N	N

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 26**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	000200	0006	9/9/2009	\$82,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	222204	9225	1/28/2009	\$130,000	BUILDER OR DEVELOPER SALES;
007	282204	9041	4/14/2011	\$58,000	NO MARKET EXPOSURE
007	282204	9083	11/29/2011	\$13,500	DOR RATIO
007	282204	9177	6/4/2010	\$81,000	NO MARKET EXPOSURE
007	768280	0150	9/30/2009	\$48,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	768280	0150	11/19/2009	\$111,926	BANKRUPTCY - RECEIVER OR TRUSTEE
009	332204	9205	1/7/2010	\$3,135	NO MARKET EXPOSURE
009	342204	9203	5/0/2010	\$50,000	DOR RATIO
010	332204	9225	3/1/2010	\$40,000	NO MARKET EXPOSURE
010	757560	0130	6/22/2009	\$28,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	757562	0620	9/18/2009	\$70,000	QUIT CLAIM DEED;

**Mobile Home Sales Used in this Annual Update Analysis**  
**Area 26**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
007	538760	0080	1/5/2011	\$115,000	10,800	N	N
009	342204	9272	11/11/2011	\$110,000	61,568	N	N
010	516000	0070	11/5/2010	\$76,000	15,624	N	N

**Mobile Home Sales Removed in this Annual Update Analysis**  
**Area 26**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
009	026950	0240	10/28/2009	\$87,000	NO MARKET EXPOSURE
009	352204	9089	10/5/2009	\$190,000	NO MKT EXPOSURE; RELATED PARTY, FRIEND
010	399900	0150	9/12/2009	\$194,000	QUIT CLAIM; ASSUMPTION OF MORTGAGE