

Residential Revalue

2012 Assessment Roll

Kentridge

Area 29

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 84.40.0300 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.

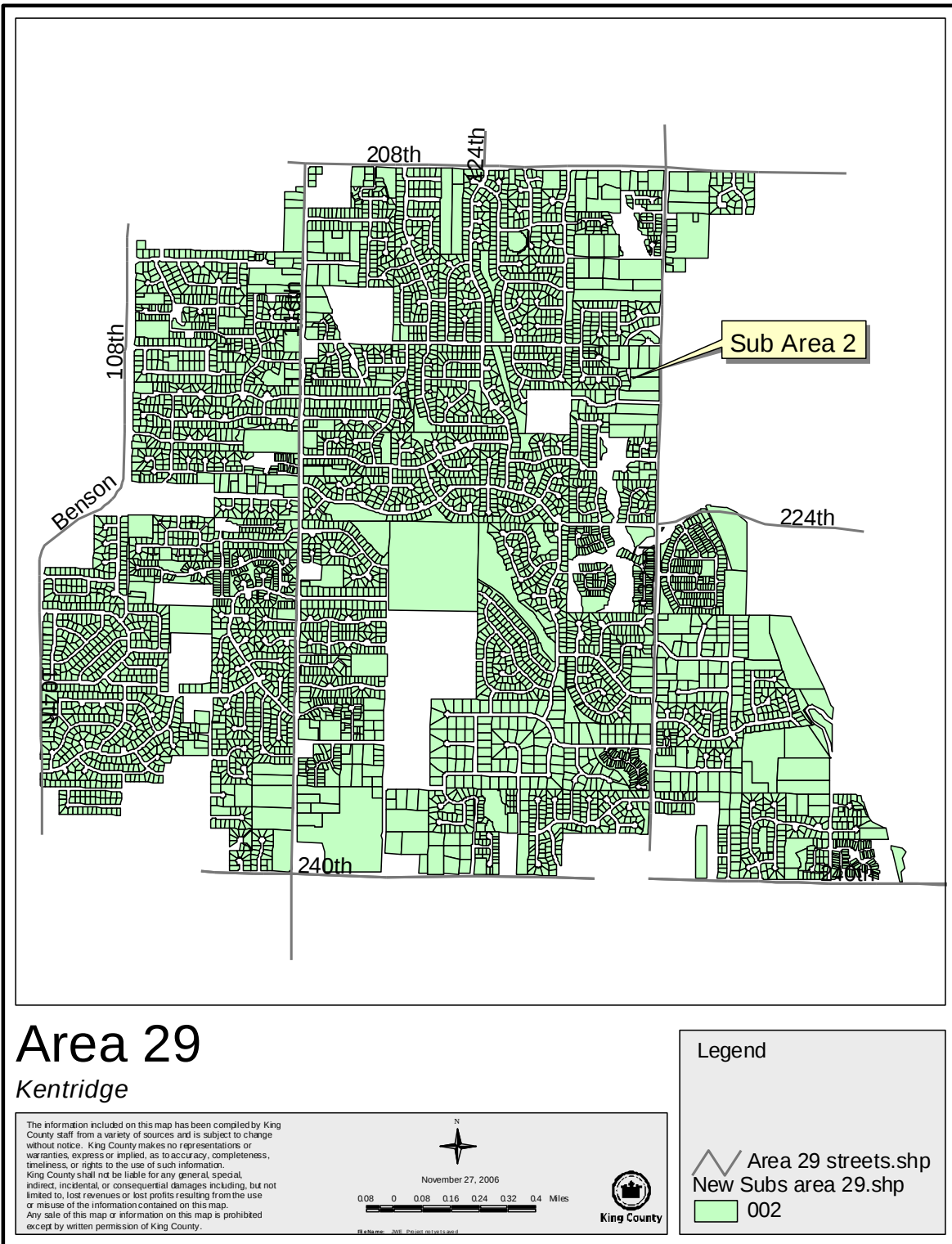
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Kentridge

Housing



Grade 6/ Year Built 1956/ Total Living Area 1,193 SF



Grade 8/ Year Built 1978/Total Living Area 2130 SF



Grade 7/ Year Built 1994/ Total Living Area 1150 SF



Grade 9/Year Built 1990/Total Living Area 2640



Grade 7/ Year Built 1988/ Total Living Area 1690 SF



Grade 10/Year Built 2009/Total Living Area 3485 SF

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: Kentridge/ Number: 29

Number of Improved Sales: 370

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	\$85,200	\$137,200	\$222,400			
2012 Value	\$73,700	\$120,100	\$193,800	\$211,900	91.5%	7.52%
Change	-\$11,500	-\$17,100	-\$28,600			
% Change	-13.5%	-12.5%	-12.9%			

*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	\$86,800	\$136,100	\$222,900
2012 Value	\$75,100	\$119,200	\$194,300
Percent Change	-13.5%	-12.4%	-12.8%

Number of one to three unit residences in the population: 5717

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 a 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 improvement grades greater than 8 had a lower average ratio (Assessed Value/Sale Price) than other parcels in the area and required less of an adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Appr II	Sr. Appraiser	Division Director	Assessor	Date
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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 decrease in sales prices of improved parcels, a 12.9% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis results showed that a 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 improvement grades greater than 8 had a lower average ratio (Assessed Value/Sale Price) than other parcels in the area and required less of an 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 370 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 not a sufficient number of verified sales of manufactured homes to complete an adequate analysis. The Mobile Homes received the Total % Change indicated by the overall sales sample.

Results

The resulting assessment level is 91.5%. 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 -12.8%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 29 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

-12.93%

High Grade > 8

Yes

% Adjustment

-6.10%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Grade greater than 8 parcel would *approximately* receive a -6.1% downward adjustment. 149 parcels in the improved population would receive this adjustment. There were 12 sales.

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

97% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 29 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, 2010 would be adjusted by the time trend factor of 0.822, resulting in an adjusted value of \$431,000 (\$525,000 X .822=\$431,551– rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.781	-21.9%
2/1/2009	0.779	-22.1%
3/1/2009	0.777	-22.3%
4/1/2009	0.776	-22.4%
5/1/2009	0.775	-22.5%
6/1/2009	0.775	-22.5%
7/1/2009	0.776	-22.4%
8/1/2009	0.776	-22.4%
9/1/2009	0.778	-22.2%
10/1/2009	0.779	-22.1%
11/1/2009	0.781	-21.9%
12/1/2009	0.784	-21.6%
1/1/2010	0.787	-21.3%
2/1/2010	0.791	-20.9%
3/1/2010	0.795	-20.5%
4/1/2010	0.799	-20.1%
5/1/2010	0.804	-19.6%
6/1/2010	0.809	-19.1%
7/1/2010	0.815	-18.5%
8/1/2010	0.822	-17.8%
9/1/2010	0.829	-17.1%
10/1/2010	0.836	-16.4%
11/1/2010	0.844	-15.6%
12/1/2010	0.852	-14.8%
1/1/2011	0.860	-14.0%
2/1/2011	0.870	-13.0%
3/1/2011	0.878	-12.2%
4/1/2011	0.889	-11.1%
5/1/2011	0.899	-10.1%
6/1/2011	0.910	-9.0%
7/1/2011	0.921	-7.9%
8/1/2011	0.933	-6.7%
9/1/2011	0.946	-5.4%
10/1/2011	0.959	-4.1%
11/1/2011	0.972	-2.8%
12/1/2011	0.986	-1.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 29
(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	512695	0580	12/15/10	\$149,950	\$128,000	550	6	1981	Avg	9360	N	N	11718 SE 225TH ST
002	512695	0600	11/15/10	\$152,000	\$129,000	550	6	1981	Good	9666	N	N	11708 SE 225TH ST
002	802570	0100	12/16/10	\$165,000	\$141,000	1210	6	1976	Good	7905	N	N	22415 110TH AVE SE
002	802570	0840	12/1/10	\$165,000	\$141,000	1210	6	1976	Good	7200	N	N	22324 110TH PL SE
002	889260	0160	12/7/09	\$229,000	\$180,000	900	7	1966	Avg	11808	N	N	11212 SE 223RD PL
002	176130	0040	12/21/09	\$265,000	\$208,000	910	7	1975	Good	9225	N	N	22905 125TH AVE SE
002	176130	0230	10/23/09	\$257,500	\$201,000	910	7	1975	Good	8400	N	N	12545 SE 232ND ST
002	512695	0640	11/20/09	\$193,000	\$151,000	920	7	1981	Good	8470	N	N	11632 SE 225TH ST
002	873173	0610	4/28/11	\$182,500	\$164,000	970	7	1976	Avg	8148	N	N	13012 SE 237TH CT
002	873173	0510	9/28/09	\$199,000	\$155,000	970	7	1976	VGood	7300	N	N	23611 130TH AVE SE
002	873173	0530	7/20/11	\$185,500	\$172,000	970	7	1976	Good	7260	N	N	23709 130TH AVE SE
002	221221	0740	8/26/11	\$166,000	\$157,000	980	7	1980	Avg	8250	N	N	11220 SE 232ND ST
002	221221	0070	5/3/10	\$220,000	\$177,000	980	7	1979	Good	7200	N	N	23113 116TH AVE SE
002	221221	0200	3/23/10	\$210,000	\$168,000	980	7	1980	Good	7020	N	N	11418 SE 231ST PL
002	221221	0310	6/23/09	\$219,950	\$171,000	980	7	1980	Good	6898	N	N	11516 SE 230TH PL
002	221222	0170	9/22/11	\$164,900	\$157,000	980	7	1980	Good	7350	N	N	23238 113TH PL SE
002	664870	0700	12/6/10	\$180,000	\$154,000	990	7	1963	Avg	8237	N	N	10621 SE 236TH ST
002	338780	0100	6/17/09	\$195,000	\$151,000	990	7	1959	Good	8938	N	N	10536 SE 229TH PL
002	221221	0090	5/7/09	\$220,000	\$171,000	990	7	1979	Good	7200	N	N	23201 116TH AVE SE
002	338780	0560	5/28/10	\$175,000	\$142,000	990	7	1961	Good	7350	N	N	10609 SE 232ND ST
002	338800	0210	4/20/09	\$225,000	\$175,000	990	7	1961	Good	7630	N	N	23017 107TH PL SE
002	338800	0300	3/24/09	\$203,000	\$158,000	990	7	1962	Good	7350	N	N	22821 110TH AVE SE
002	664870	0920	7/12/10	\$190,000	\$155,000	990	7	1963	Good	7700	N	N	10630 SE 236TH ST
002	338800	0490	1/27/11	\$149,950	\$130,000	990	7	1961	Good	8050	N	N	22840 110TH AVE SE
002	311080	0270	5/3/11	\$165,000	\$148,000	1000	7	1967	Avg	9600	N	N	12035 SE 210TH ST
002	546670	0090	8/7/09	\$237,000	\$184,000	1000	7	1975	VGood	7704	N	N	22718 125TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(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	664825	0120	7/7/09	\$185,000	\$143,000	1010	7	1980	Avg	7038	N	N	11302 SE 228TH PL
002	338800	0430	7/27/09	\$206,000	\$160,000	1020	7	1961	Avg	14448	N	N	10848 SE 228TH ST
002	873173	0620	8/3/10	\$230,000	\$189,000	1040	7	1976	Good	7663	N	N	23614 130TH AVE SE
002	664870	0780	5/12/10	\$225,250	\$182,000	1050	7	1963	Good	8057	N	N	10809 SE 235TH ST
002	073810	0230	5/26/11	\$185,000	\$168,000	1050	7	1967	Good	7201	N	N	10717 SE 237TH ST
002	278746	0370	12/20/11	\$173,750	\$173,000	1070	7	1983	Good	7628	N	N	12354 SE 221ST ST
002	278730	0300	10/26/09	\$264,950	\$207,000	1080	7	1969	Good	10400	N	N	12414 SE 210TH PL
002	278731	0030	6/3/10	\$255,000	\$207,000	1080	7	1975	Good	7350	N	N	12210 SE 212TH PL
002	279610	0620	3/5/10	\$265,000	\$211,000	1080	7	1979	Avg	7630	N	N	12313 SE 219TH PL
002	802570	0640	3/31/09	\$195,000	\$151,000	1080	7	1976	Good	7275	N	N	11230 SE 225TH ST
002	873200	0500	4/28/11	\$184,950	\$166,000	1080	7	1974	Good	9775	N	N	11032 SE 217TH ST
002	338800	0320	12/15/09	\$182,000	\$143,000	1090	7	1961	Good	8500	N	N	22809 110TH AVE SE
002	546670	0340	12/6/11	\$183,991	\$182,000	1090	7	1977	Avg	7245	N	N	22932 126TH PL SE
002	278732	0510	11/4/09	\$220,000	\$172,000	1100	7	1980	Avg	9856	N	N	12611 SE 214TH ST
002	278732	0670	10/13/10	\$225,500	\$189,000	1100	7	1980	Avg	8500	N	N	12613 SE 215TH ST
002	311080	0130	4/4/11	\$179,000	\$159,000	1100	7	1966	Good	10480	N	N	12048 SE 209TH ST
002	221220	0050	3/23/11	\$220,000	\$195,000	1100	7	1977	Avg	7200	N	N	23212 115TH AVE SE
002	666915	0930	11/19/09	\$243,000	\$190,000	1100	7	1980	Good	5850	N	N	12535 SE 217TH ST
002	221222	0080	7/7/11	\$150,000	\$139,000	1100	7	1980	Avg	9430	N	N	11208 SE 233RD PL
002	941270	0570	6/26/09	\$241,000	\$187,000	1120	7	1975	Avg	8265	N	N	23262 132ND PL SE
002	073950	0270	6/27/11	\$162,500	\$149,000	1120	7	1963	Good	11430	N	N	21318 109TH AVE SE
002	311080	0310	5/18/10	\$189,000	\$153,000	1120	7	1967	Good	9600	N	N	12005 SE 210TH ST
002	383120	0160	11/4/11	\$224,900	\$219,000	1130	7	1979	Good	8162	N	N	11222 SE 235TH PL
002	383120	0200	3/25/11	\$206,370	\$183,000	1130	7	1979	Good	7134	N	N	11212 SE 235TH PL
002	135500	0080	5/17/11	\$212,000	\$192,000	1140	7	1978	Avg	8640	N	N	21055 120TH PL SE
002	186290	0690	1/5/10	\$244,000	\$192,000	1140	7	1991	Good	7078	N	N	11714 SE 219TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(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	221221	0130	1/27/10	\$215,000	\$170,000	1150	7	1979	Good	7374	N	N	23206 115TH AVE SE
002	073800	0270	5/7/10	\$229,900	\$185,000	1150	7	1967	Good	7076	N	N	23605 105TH PL SE
002	259715	0160	4/22/11	\$226,500	\$203,000	1160	7	1980	Avg	9928	N	N	11207 SE 218TH PL
002	894417	0150	4/29/11	\$228,000	\$205,000	1160	7	1978	Good	9100	N	N	11909 SE 210TH PL
002	279610	0160	2/7/11	\$195,000	\$170,000	1160	7	1978	Good	7560	N	N	12206 SE 217TH ST
002	278730	0560	6/7/10	\$240,000	\$195,000	1160	7	1969	Avg	7725	N	N	21020 125TH AVE SE
002	278731	1540	4/20/09	\$270,000	\$209,000	1160	7	1969	Good	7280	N	N	12518 SE 212TH PL
002	941270	0300	4/13/09	\$229,950	\$178,000	1160	7	1969	Avg	7462	N	N	13416 SE 233RD ST
002	102205	9188	3/1/11	\$217,500	\$191,000	1180	7	1985	Good	11200	N	N	21048 132ND AVE SE
002	941271	0290	4/7/09	\$245,000	\$190,000	1180	7	1976	Avg	7722	N	N	13606 SE 233RD ST
002	186291	0040	9/3/09	\$233,000	\$181,000	1190	7	1993	Good	6554	N	N	11712 SE 216TH CT
002	186291	0390	1/11/11	\$216,950	\$187,000	1190	7	1993	Avg	6847	N	N	21621 118TH PL SE
002	541220	0110	4/30/10	\$240,000	\$193,000	1190	7	1982	Good	6360	N	N	11730 SE 221ST ST
002	873200	0540	8/26/11	\$162,000	\$153,000	1200	7	1975	Avg	9600	N	N	21722 111TH AVE SE
002	941270	0620	10/30/09	\$239,900	\$187,000	1200	7	1974	Avg	8364	N	N	13204 SE 233RD ST
002	889250	0040	5/13/09	\$225,000	\$174,000	1200	7	1965	Good	8550	N	N	22309 115TH PL SE
002	186291	0500	3/11/11	\$207,500	\$183,000	1200	7	1994	Avg	7107	N	N	21606 117TH PL SE
002	073810	0050	8/1/09	\$229,000	\$178,000	1200	7	1968	Good	7220	N	N	10626 SE 237TH ST
002	645700	0010	12/23/09	\$190,000	\$149,000	1200	7	1966	Good	7500	N	N	10716 SE 224TH PL
002	541220	0060	4/1/09	\$240,000	\$186,000	1220	7	1982	Good	5888	N	N	11701 SE 221ST ST
002	809930	0090	9/11/09	\$296,000	\$230,000	1230	7	1968	Good	11880	N	N	11860 SE 227TH PL
002	541220	0280	10/26/09	\$235,000	\$184,000	1230	7	1984	Good	5025	N	N	22031 117TH AVE SE
002	135500	0020	6/3/10	\$220,000	\$178,000	1230	7	1970	Good	7560	N	N	21019 120TH PL SE
002	278731	0400	5/20/10	\$240,000	\$194,000	1240	7	1975	Good	11500	N	N	12213 SE 212TH PL
002	278732	0490	3/7/09	\$270,000	\$210,000	1240	7	1980	Good	10200	N	N	12603 SE 214TH ST
002	278731	0380	4/17/09	\$275,000	\$213,000	1240	7	1975	Good	7526	N	N	21200 122ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(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	278731	0950	9/2/11	\$200,000	\$189,000	1240	7	1975	Avg	7700	N	N	21128 124TH AVE SE
002	278731	1120	5/5/09	\$256,500	\$199,000	1240	7	1974	Good	5665	N	N	21501 125TH AVE SE
002	176130	0700	1/24/11	\$233,000	\$202,000	1250	7	1976	Avg	12880	N	N	23206 127TH AVE SE
002	073950	0310	2/10/09	\$237,500	\$185,000	1250	7	1976	Good	9960	N	N	10825 SE 213TH ST
002	664870	0100	11/18/09	\$211,000	\$165,000	1250	7	1967	Good	8879	N	N	23301 105TH AVE SE
002	664870	0200	12/12/11	\$180,000	\$178,000	1250	7	1967	Good	8207	N	N	10530 SE 233RD PL
002	278730	0440	7/28/10	\$235,000	\$193,000	1250	7	1969	Good	7210	N	N	21007 125TH AVE SE
002	541290	0180	10/29/09	\$265,000	\$207,000	1260	7	1978	Good	8689	N	N	10525 SE 232ND PL
002	807855	0320	3/19/09	\$259,100	\$201,000	1260	7	1987	Good	7346	N	N	22221 123RD PL SE
002	228740	0300	7/9/10	\$245,000	\$200,000	1260	7	2006	Avg	7248	N	N	21111 119TH PL SE
002	664870	1810	10/11/11	\$240,000	\$231,000	1270	7	1964	Good	8100	N	N	23604 108TH AVE SE
002	289300	0210	10/21/10	\$235,000	\$198,000	1270	7	1975	Avg	7000	N	N	12052 SE 212TH CT
002	541290	0190	6/25/09	\$280,000	\$217,000	1280	7	1978	Good	11691	N	N	10527 SE 232ND PL
002	807856	0060	6/7/11	\$230,000	\$210,000	1280	7	1988	Avg	6337	N	N	12519 SE 221ST PL
002	807856	0060	8/17/09	\$285,000	\$221,000	1280	7	1988	Avg	6337	N	N	12519 SE 221ST PL
002	279610	0390	4/22/10	\$290,000	\$233,000	1280	7	1979	Good	7700	N	N	12213 SE 217TH PL
002	546670	0290	5/4/10	\$257,000	\$207,000	1280	7	1977	Good	7500	N	N	12635 SE 231ST ST
002	666915	0070	10/19/10	\$242,500	\$204,000	1280	7	1978	Avg	6300	N	N	21843 124TH AVE SE
002	546635	0100	8/3/09	\$248,000	\$193,000	1290	7	1994	Avg	7830	N	N	13316 SE 236TH PL
002	546670	0150	10/21/11	\$205,000	\$198,000	1290	7	1977	Good	7200	N	N	22809 126TH PL SE
002	546670	0170	6/28/11	\$217,000	\$200,000	1290	7	1977	Good	7200	N	N	22825 126TH PL SE
002	546670	0250	10/4/11	\$216,000	\$207,000	1290	7	1977	Good	7200	N	N	12611 SE 231ST ST
002	186300	0100	12/17/10	\$175,000	\$150,000	1290	7	1968	Good	10800	N	N	11652 SE 218TH PL
002	278731	1340	5/26/10	\$249,900	\$202,000	1300	7	1976	Avg	7575	N	N	21318 125TH AVE SE
002	289300	0350	5/26/10	\$255,000	\$206,000	1300	7	1974	Avg	7161	N	N	21223 120TH PL SE
002	338790	0130	3/22/10	\$237,500	\$189,000	1300	7	1960	Good	7452	N	N	22665 108TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(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	186290	0220	9/3/09	\$340,000	\$264,000	1310	7	1992	Good	9260	N	N	12014 SE 219TH CT
002	889260	0070	6/23/10	\$220,000	\$179,000	1310	7	1966	Avg	9628	N	N	22301 113TH PL SE
002	186291	0100	6/25/10	\$235,000	\$191,000	1310	7	1992	Avg	6600	N	N	21629 117TH PL SE
002	186291	0110	8/28/11	\$210,000	\$198,000	1310	7	1993	Avg	6600	N	N	21635 117TH PL SE
002	664870	1600	11/2/09	\$230,000	\$180,000	1310	7	1966	Good	7128	N	N	10915 SE 235TH ST
002	279610	0770	10/21/09	\$256,000	\$200,000	1320	7	1979	Avg	7500	N	N	21744 123RD AVE SE
002	664870	1010	11/2/09	\$239,000	\$187,000	1320	7	1963	Good	7142	N	N	23314 108TH AVE SE
002	556172	0160	8/10/10	\$225,000	\$185,000	1330	7	1981	Good	8448	N	N	13125 SE 228TH PL
002	664870	1380	12/21/11	\$185,000	\$184,000	1330	7	1966	Good	9486	N	N	23236 109TH PL SE
002	278750	0110	9/3/10	\$245,000	\$203,000	1330	7	1981	Good	7200	N	N	21733 121ST PL SE
002	666915	0750	3/4/10	\$273,000	\$217,000	1330	7	1979	Good	7004	N	N	21609 127TH PL SE
002	073800	0160	9/10/09	\$235,000	\$183,000	1330	7	1966	Good	7114	N	N	10710 SE 236TH PL
002	278730	0430	12/14/11	\$230,500	\$229,000	1330	7	1969	Good	7210	N	N	21001 125TH AVE SE
002	664870	0400	4/21/10	\$242,500	\$195,000	1330	7	1967	Avg	7845	N	N	10547 SE 233RD PL
002	278730	0510	6/24/09	\$325,000	\$252,000	1330	7	1969	Good	7210	N	N	21125 125TH AVE SE
002	186290	0550	8/25/11	\$225,000	\$212,000	1340	7	1992	Good	7507	N	N	21729 120TH AVE SE
002	873173	0550	10/18/11	\$164,950	\$159,000	1340	7	1976	Good	7280	N	N	13011 SE 237TH CT
002	073960	0150	9/17/09	\$260,000	\$202,000	1350	7	1963	Good	8800	N	N	21220 113TH AVE SE
002	675260	0860	7/21/09	\$289,950	\$225,000	1350	7	1995	Avg	7844	N	N	12511 SE 226TH ST
002	807855	0160	3/2/11	\$218,900	\$192,000	1350	7	1987	Good	6799	N	N	22137 124TH PL SE
002	807855	0590	9/28/10	\$234,500	\$196,000	1350	7	1987	Avg	7103	N	N	12402 SE 221ST PL
002	666915	0450	6/11/09	\$295,000	\$229,000	1350	7	1980	Good	7475	N	N	21701 125TH AVE SE
002	701690	0150	6/9/09	\$261,900	\$203,000	1360	7	1985	Good	8889	N	N	23101 136TH PL SE
002	541290	0020	1/27/10	\$222,000	\$175,000	1360	7	1978	Good	7583	N	N	10726 SE 232ND PL
002	541290	0080	10/13/10	\$259,950	\$218,000	1360	7	1978	Good	7583	N	N	10532 SE 232ND PL
002	278732	0620	7/24/09	\$245,500	\$191,000	1370	7	1980	Good	8280	N	N	12618 SE 215TH ST

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Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541980	0800	8/13/09	\$242,000	\$188,000	1370	7	1981	Good	7600	N	N	12020 SE 223RD DR
002	556171	0110	11/17/11	\$233,500	\$229,000	1370	7	1979	Good	7326	N	N	12910 SE 231ST WAY
002	666915	0910	7/28/09	\$259,000	\$201,000	1370	7	1978	Good	7840	N	N	12523 SE 217TH ST
002	873200	0310	8/27/09	\$264,950	\$206,000	1380	7	1977	Good	11600	N	N	11018 SE 218TH ST
002	278730	0710	11/12/09	\$240,000	\$188,000	1380	7	1969	Good	8586	N	N	20818 124TH AVE SE
002	802570	0950	7/15/09	\$190,700	\$148,000	1380	7	1970	Good	7344	N	N	11010 SE 225TH ST
002	809920	0030	3/17/09	\$235,000	\$182,000	1390	7	1963	Good	11340	N	N	11622 SE 227TH PL
002	889250	0010	8/4/09	\$215,000	\$167,000	1390	7	1964	Good	10384	N	N	22304 115TH PL SE
002	279610	0530	12/9/09	\$230,000	\$181,000	1390	7	1979	Avg	7521	N	N	12129 SE 219TH PL
002	073800	0020	10/13/09	\$207,000	\$161,000	1400	7	1965	Avg	7200	N	N	10412 SE 236TH PL
002	664870	0870	6/23/09	\$205,000	\$159,000	1400	7	1966	Avg	7811	N	N	10818 SE 236TH ST
002	546635	0140	4/19/09	\$270,000	\$209,000	1410	7	1993	Good	8463	N	N	13214 SE 236TH PL
002	664870	1560	3/24/09	\$232,500	\$180,000	1410	7	1963	Good	10488	N	N	10920 SE 235TH PL
002	073980	0100	8/27/10	\$262,500	\$217,000	1410	7	1983	Good	7201	N	N	11025 SE 220TH PL
002	807855	0140	6/12/09	\$235,000	\$182,000	1410	7	1988	Good	6120	N	N	22125 124TH AVE SE
002	666915	0140	5/20/10	\$268,500	\$217,000	1410	7	1978	Good	7446	N	N	12337 SE 219TH PL
002	858190	0060	5/21/09	\$299,950	\$233,000	1420	7	1984	Good	6535	N	N	11713 SE 231ST PL
002	858190	0010	9/24/09	\$295,000	\$230,000	1430	7	1984	Good	11058	N	N	11611 SE 231ST PL
002	664870	0070	7/22/10	\$234,950	\$193,000	1430	7	1967	Good	8211	N	N	23325 105TH AVE SE
002	807856	0090	6/8/11	\$245,000	\$224,000	1440	7	1988	Good	7335	N	N	12613 SE 221ST PL
002	221221	0790	8/3/10	\$199,000	\$164,000	1440	7	1979	Good	7665	N	N	23102 112TH PL SE
002	556172	0310	5/25/10	\$310,000	\$251,000	1450	7	1980	Avg	8100	N	N	22823 129TH AVE SE
002	541980	0130	10/28/09	\$230,000	\$180,000	1450	7	1984	Avg	7700	N	N	22314 117TH AVE SE
002	807855	0240	7/12/10	\$317,000	\$259,000	1460	7	1987	Good	6949	N	N	22216 123RD PL SE
002	541980	0820	4/24/09	\$235,000	\$182,000	1470	7	1985	Good	7200	N	N	12008 SE 223RD DR
002	541980	1400	7/28/11	\$212,000	\$198,000	1480	7	1985	Good	8954	N	N	11600 SE 223RD DR

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Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941271	0460	3/5/09	\$250,000	\$194,000	1480	7	1977	Avg	9240	N	N	23205 136TH PL SE
002	951390	0040	6/3/09	\$287,500	\$223,000	1480	7	2004	Avg	6497	N	N	11113 SE 214TH ST
002	796920	0170	9/24/10	\$271,500	\$226,000	1490	7	1966	Good	19608	N	N	13435 SE 231ST ST
002	807857	0380	4/23/09	\$319,950	\$248,000	1490	7	1989	Good	7666	N	N	12613 SE 222ND PL
002	541980	0290	6/29/09	\$250,000	\$194,000	1500	7	1981	Good	8906	N	N	22325 122ND AVE SE
002	541980	0330	5/24/11	\$195,000	\$177,000	1500	7	1981	Good	10652	N	N	22347 122ND AVE SE
002	541980	0370	7/14/09	\$254,900	\$198,000	1500	7	1981	Good	8400	N	N	22344 122ND AVE SE
002	666915	0280	10/21/11	\$242,000	\$234,000	1500	7	1978	Avg	7150	N	N	12415 SE 218TH PL
002	894417	0190	3/17/09	\$270,000	\$210,000	1500	7	1978	Good	5850	N	N	11928 SE 210TH PL
002	278731	1310	7/10/09	\$242,000	\$188,000	1510	7	1974	Good	10800	N	N	12514 SE 214TH PL
002	541980	0980	4/20/10	\$252,000	\$202,000	1510	7	1984	Good	7500	N	N	11932 SE 222ND PL
002	152205	9116	5/19/09	\$310,000	\$240,000	1540	7	1973	Good	71002	N	N	14045 SE 237TH PL
002	770825	0100	2/19/10	\$250,000	\$198,000	1560	7	1973	Good	10511	N	N	14033 SE 237TH PL
002	278732	0210	10/22/09	\$240,000	\$187,000	1560	7	1981	Good	6532	N	N	12617 SE 212TH PL
002	556170	0330	5/20/10	\$245,000	\$198,000	1560	7	1978	Good	7316	N	N	12831 SE 232ND PL
002	941271	0360	4/6/10	\$295,000	\$236,000	1560	7	1976	Good	7735	N	N	13622 SE 232ND ST
002	802570	0390	11/8/11	\$175,000	\$171,000	1580	7	1976	Good	8415	N	N	11201 SE 225TH ST
002	873200	0550	5/4/10	\$280,000	\$225,000	1580	7	1975	Good	9600	N	N	21730 111TH AVE SE
002	278746	0050	7/24/09	\$273,000	\$212,000	1590	7	1981	Good	7358	N	N	12027 SE 221ST ST
002	546635	0070	4/14/11	\$224,000	\$200,000	1600	7	1994	Good	9922	N	N	13323 SE 236TH PL
002	675260	0790	7/31/09	\$271,000	\$210,000	1600	7	1994	Good	6770	N	N	22525 126TH AVE SE
002	135500	0310	6/20/11	\$171,000	\$157,000	1600	7	1975	Good	8250	N	N	21028 121ST PL SE
002	338780	0250	4/27/09	\$243,000	\$188,000	1610	7	1959	Good	12264	N	N	22919 105TH PL SE
002	289300	0390	9/15/10	\$235,000	\$195,000	1610	7	1974	Avg	7200	N	N	12008 SE 213TH ST
002	278731	0350	12/16/09	\$194,000	\$152,000	1610	7	1970	Avg	7215	N	N	21310 122ND PL SE
002	087850	0040	2/23/10	\$225,000	\$179,000	1620	7	1992	Good	6695	N	N	11913 SE 209TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(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	289300	0760	4/20/10	\$217,500	\$174,000	1620	7	1975	Good	7770	N	N	12112 SE 216TH ST
002	087850	0200	3/10/10	\$259,000	\$206,000	1640	7	1993	Good	5935	N	N	20923 119TH AVE SE
002	338790	0170	12/29/09	\$193,000	\$152,000	1640	7	1960	Avg	7144	N	N	22820 108TH AVE SE
002	228740	0400	8/24/10	\$235,000	\$194,000	1650	7	1984	Good	7233	N	N	11920 SE 211TH PL
002	807855	0390	6/27/11	\$226,000	\$208,000	1680	7	1988	Good	6680	N	N	22327 123RD PL SE
002	546635	0030	3/15/11	\$234,500	\$207,000	1690	7	1993	Good	10159	N	N	13215 SE 236TH PL
002	701690	0050	5/13/10	\$275,000	\$222,000	1700	7	1985	Good	9114	N	N	13627 SE 231ST ST
002	338790	0230	5/15/09	\$215,000	\$167,000	1710	7	1960	Good	11716	N	N	10819 SE 229TH ST
002	802570	0870	7/16/09	\$160,000	\$124,000	1728	7	1976	Good	7344	N	N	11019 SE 224TH PL
002	162205	9095	10/20/10	\$259,950	\$218,000	1730	7	1972	Good	11325	N	N	23403 120TH AVE SE
002	807857	0520	8/9/10	\$245,900	\$202,000	1740	7	1989	Avg	7659	N	N	22211 126TH PL SE
002	556170	0470	10/5/09	\$289,000	\$225,000	1740	7	1978	Good	7000	N	N	13113 SE 231ST WAY
002	073810	0170	6/16/10	\$206,000	\$167,000	1740	7	1968	Avg	7201	N	N	10607 SE 237TH ST
002	338780	0630	3/23/11	\$182,000	\$161,000	1742	7	1960	Good	7350	N	N	10503 SE 232ND ST
002	670039	0110	3/2/11	\$205,000	\$180,000	1770	7	1992	Good	9780	N	N	11500 SE 221ST PL
002	541221	0200	6/5/09	\$240,000	\$186,000	1790	7	1984	Good	6031	N	N	11920 SE 220TH CT
002	289300	0030	12/28/09	\$250,000	\$197,000	1830	7	1976	Good	7104	N	N	21506 121ST PL SE
002	186290	0640	7/30/09	\$296,000	\$230,000	1840	7	1992	Avg	7078	N	N	11830 SE 219TH PL
002	942551	0030	3/13/09	\$260,000	\$202,000	1850	7	2001	Avg	4411	N	N	11244 SE 224TH PL
002	251700	0210	10/22/09	\$236,000	\$184,000	1868	7	2005	Avg	3660	N	N	13340 SE 227TH ST
002	251700	0240	6/22/11	\$220,000	\$202,000	1868	7	2005	Avg	3360	N	N	22547 134TH PL SE
002	251701	0320	9/17/11	\$209,000	\$199,000	1868	7	2006	Avg	4306	N	N	22416 133RD AVE SE
002	186290	0200	7/10/09	\$300,000	\$233,000	1870	7	1992	Good	7033	N	N	12020 SE 219TH CT
002	251710	0380	6/28/10	\$240,000	\$196,000	1871	7	2006	Avg	4446	N	N	12857 SE 225TH CT
002	942551	0020	10/12/09	\$279,950	\$218,000	1880	7	2001	Avg	4411	N	N	11240 SE 224TH PL
002	942551	0060	2/19/09	\$271,900	\$211,000	1880	7	2001	Avg	4410	N	N	11256 SE 224TH PL

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Area 29
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	251710	1160	5/15/09	\$255,000	\$198,000	1882	7	2007	Avg	10703	N	N	22765 129TH PL SE
002	556172	0410	6/29/09	\$325,000	\$252,000	1900	7	1984	Good	5712	N	N	23014 128TH PL SE
002	251701	0590	1/13/10	\$262,500	\$207,000	1920	7	2006	Avg	4380	N	N	22455 132ND PL SE
002	807857	0480	3/5/11	\$228,360	\$201,000	1940	7	1989	Avg	9102	N	N	22208 126TH PL SE
002	894433	0090	7/8/09	\$342,500	\$266,000	1990	7	1993	Avg	3694	N	N	23819 141ST LN SE
002	541221	0240	5/26/10	\$262,650	\$212,000	2010	7	1985	Good	7405	N	N	11904 SE 220TH CT
002	073960	0400	11/11/09	\$265,000	\$207,000	2020	7	1962	Good	12831	N	N	11038 SE 213TH ST
002	675260	0410	9/2/10	\$285,214	\$236,000	2020	7	1994	Avg	6214	N	N	12622 SE 226TH ST
002	807856	0020	5/5/11	\$235,000	\$212,000	2030	7	1987	Good	7331	N	N	12415 SE 221ST PL
002	809920	0050	12/30/11	\$215,500	\$215,000	2050	7	1963	Avg	11340	N	N	11636 SE 227TH PL
002	176130	0430	4/23/09	\$277,950	\$216,000	2050	7	1975	VGood	6600	N	N	22912 125TH AVE SE
002	541221	0310	8/4/09	\$249,900	\$194,000	2070	7	1985	Good	8126	N	N	22015 120TH AVE SE
002	618710	0180	10/19/11	\$242,000	\$234,000	2070	7	1980	Avg	8930	N	N	23613 137TH AVE SE
002	176130	0750	4/14/10	\$255,000	\$204,000	2080	7	1975	Good	7200	N	N	23124 126TH AVE SE
002	251700	0430	11/10/10	\$235,000	\$199,000	2087	7	2005	Avg	4560	N	N	13271 SE 227TH PL
002	251700	0540	6/18/09	\$287,500	\$223,000	2088	7	2005	Avg	5318	N	N	22613 132ND PL SE
002	251710	1260	9/4/09	\$250,000	\$194,000	2090	7	2007	Avg	5627	N	N	22711 129TH PL SE
002	251710	0170	4/30/10	\$280,000	\$225,000	2091	7	2006	Avg	4431	N	N	12888 SE 225TH CT
002	251710	0200	6/9/09	\$289,000	\$224,000	2091	7	2007	Avg	4482	N	N	22415 129TH PL SE
002	251701	0350	7/17/09	\$276,000	\$214,000	2109	7	2006	Avg	3960	N	N	22438 133RD AVE SE
002	251701	0490	8/31/10	\$279,900	\$232,000	2109	7	2006	Avg	3960	N	N	13253 SE 225TH PL
002	541980	1200	10/22/10	\$242,000	\$204,000	2110	7	1985	Avg	8800	N	N	11819 SE 222ND CT
002	894433	0010	2/24/11	\$279,000	\$245,000	2110	7	1993	Avg	4344	N	N	23824 141ST LN SE
002	894433	0040	11/18/09	\$330,000	\$258,000	2110	7	1993	Avg	4455	N	N	23818 141ST LN SE
002	894432	0360	11/24/10	\$289,950	\$246,000	2110	7	1989	Avg	4323	N	N	23850 140TH LN SE
002	894432	0430	5/9/11	\$285,000	\$257,000	2110	7	1989	Avg	4041	N	N	14125 SE 238TH LN

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	323541	0100	10/7/11	\$265,000	\$255,000	2120	7	1993	Good	7561	N	N	11324 SE 237TH PL
002	618710	0510	6/10/10	\$307,000	\$249,000	2150	7	1983	Good	9618	N	N	23912 137TH AVE SE
002	675260	1150	2/25/10	\$327,000	\$260,000	2190	7	1997	Avg	11528	N	N	22923 127TH AVE SE
002	251700	0400	10/8/09	\$240,000	\$187,000	2190	7	2005	Avg	4524	N	N	13313 SE 227TH PL
002	251710	0660	5/12/09	\$265,000	\$205,000	2194	7	2006	Avg	4108	N	N	12836 SE 227TH ST
002	796920	0050	6/1/11	\$279,950	\$255,000	2252	7	1966	Avg	19608	N	N	13252 SE 231ST ST
002	251700	0130	4/22/09	\$271,000	\$210,000	2256	7	2005	Avg	5104	N	N	13314 SE 226TH ST
002	251700	0580	5/25/10	\$279,000	\$225,000	2256	7	2005	Avg	3969	N	N	13225 SE 226TH ST
002	251700	0580	11/10/09	\$270,000	\$211,000	2256	7	2005	Avg	3969	N	N	13225 SE 226TH ST
002	251702	0120	1/12/11	\$246,000	\$212,000	2446	7	2007	Avg	5287	N	N	22749 135TH AVE SE
002	251700	0160	11/10/09	\$320,000	\$250,000	2446	7	2005	Avg	4326	N	N	22618 133RD PL SE
002	251710	1000	1/28/11	\$248,000	\$215,000	2480	7	2007	Avg	4848	N	N	22700 129TH PL SE
002	323541	0020	3/30/10	\$310,000	\$248,000	2540	7	1993	Good	10045	N	N	11211 SE 237TH PL
002	251710	0150	9/6/11	\$238,000	\$226,000	2549	7	2006	Avg	4013	N	N	12874 SE 225TH CT
002	251710	0530	2/23/09	\$277,400	\$216,000	2549	7	2006	Avg	4229	N	N	12839 SE 227TH ST
002	251710	0550	4/17/09	\$270,000	\$209,000	2549	7	2006	Avg	3886	N	N	22682 128TH PL SE
002	251710	0670	7/14/09	\$262,650	\$204,000	2549	7	2006	Avg	4115	N	N	12830 SE 227TH PL
002	251710	0680	4/10/09	\$260,000	\$202,000	2549	7	2006	Avg	4127	N	N	12824 SE 227TH ST
002	251710	1080	8/11/11	\$228,500	\$214,000	2550	7	2007	Avg	4840	N	N	22748 129TH PL SE
002	251701	0310	9/20/11	\$248,000	\$237,000	2580	7	2006	Avg	4309	N	N	22411 134TH PL SE
002	251710	0430	4/21/11	\$269,950	\$242,000	2760	7	2006	Avg	4524	N	N	12745 SE 226TH PL
002	251701	0190	7/19/11	\$274,000	\$254,000	3296	7	2006	Avg	5940	Y	N	22532 134TH PL SE
002	894429	0050	9/8/11	\$185,000	\$176,000	1220	8	1985	Avg	4062	N	N	23419 130TH AVE SE
002	894429	0080	1/16/09	\$237,000	\$185,000	1220	8	1985	Good	4287	N	N	23427 130TH AVE SE
002	894429	0320	2/24/09	\$235,000	\$183,000	1220	8	1985	Good	4379	N	N	23408 131ST AVE SE
002	894429	0390	12/22/10	\$210,000	\$180,000	1220	8	1985	Avg	4297	N	N	23420 130TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(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	186490	0210	4/14/10	\$300,000	\$240,000	1272	8	1977	Good	10200	N	N	20820 135TH AVE SE
002	215455	0080	11/17/10	\$285,000	\$242,000	1280	8	1991	Avg	9149	N	N	11036 SE 214TH ST
002	951310	0030	6/22/10	\$229,159	\$186,000	1288	8	2010	Avg	4684	N	N	23825 134TH PL SE
002	951310	0080	6/28/10	\$225,900	\$184,000	1288	8	2010	Avg	4433	N	N	23721 134TH PL SE
002	073800	0250	11/10/10	\$207,500	\$176,000	1310	8	1967	Good	7220	N	N	10705 SE 236TH PL
002	951310	0040	7/6/10	\$235,654	\$192,000	1499	8	2010	Avg	4433	N	N	23817 134TH PL SE
002	186490	0010	5/13/11	\$254,650	\$230,000	1550	8	1978	Avg	10200	N	N	20803 135TH AVE SE
002	186490	0110	5/6/09	\$249,900	\$194,000	1550	8	1976	Good	11700	N	N	20924 134TH PL SE
002	894429	0350	12/8/11	\$175,000	\$173,000	1570	8	1985	Avg	3731	N	N	23436 130TH AVE SE
002	951310	0060	12/10/10	\$225,000	\$192,000	1621	8	2011	Avg	4433	N	N	23803 134TH PL SE
002	796910	0160	6/24/11	\$275,000	\$253,000	1690	8	1962	Good	23920	N	N	22830 135TH AVE SE
002	951310	0020	6/11/10	\$246,448	\$200,000	1691	8	2010	Avg	5001	N	N	23901 134TH PL SE
002	951310	0120	10/5/10	\$238,750	\$200,000	1691	8	2010	Avg	4526	N	N	23812 134TH PL SE
002	946160	0190	7/27/09	\$312,000	\$242,000	1720	8	1992	Good	8255	N	N	12915 SE 217TH PL
002	946160	0100	5/12/10	\$266,000	\$214,000	1720	8	1992	Good	6838	N	N	12910 SE 217TH PL
002	352920	0240	5/27/10	\$294,950	\$238,000	1730	8	1990	Avg	7226	N	N	11910 SE 228TH PL
002	215455	0090	3/24/10	\$300,000	\$239,000	1770	8	1991	Avg	9149	N	N	11042 SE 214TH ST
002	152205	9049	9/23/11	\$281,500	\$269,000	1770	8	1960	Avg	54450	N	N	13222 SE 235TH ST
002	556173	0200	4/7/11	\$232,000	\$207,000	1790	8	1988	Avg	8961	N	N	22971 130TH PL SE
002	073998	0360	2/19/09	\$280,000	\$218,000	1810	8	1999	Avg	4871	N	N	11135 SE 216TH ST
002	520181	0340	5/11/10	\$330,000	\$266,000	1820	8	1996	Avg	6963	N	N	22305 131ST AVE SE
002	770825	0060	6/23/09	\$318,000	\$247,000	1830	8	1995	Avg	7091	N	N	14034 SE 237TH PL
002	679930	0030	8/17/11	\$220,000	\$207,000	1840	8	2004	Avg	5045	N	N	11821 SE 23RD PL
002	082205	9330	4/25/11	\$269,950	\$242,000	1889	8	2011	Avg	4012	N	N	11237 SE 214TH CT
002	267650	0190	4/29/10	\$260,000	\$209,000	1895	8	2006	Avg	4989	N	N	23704 124TH AVE SE
002	661970	0020	4/14/11	\$270,000	\$241,000	1900	8	2011	Avg	4245	N	N	21156 131ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(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	323539	0030	12/17/10	\$222,000	\$190,000	1900	8	1992	Avg	7636	N	N	23909 114TH PL SE
002	661970	0100	7/15/11	\$275,000	\$255,000	1906	8	2011	Avg	5420	N	N	21141 131ST PL SE
002	661970	0070	7/26/11	\$279,950	\$261,000	1906	8	2011	Avg	4122	N	N	21132 131ST PL SE
002	948530	0440	12/27/10	\$314,450	\$270,000	1910	8	1992	Avg	9650	N	N	23750 126TH PL SE
002	366240	0120	10/1/09	\$329,777	\$257,000	1930	8	1990	Avg	10191	N	N	13823 SE 237TH PL
002	948530	0530	6/1/11	\$259,950	\$237,000	1940	8	1992	Avg	7280	N	N	23811 127TH PL SE
002	082205	9326	8/20/10	\$265,000	\$219,000	1950	8	2010	Avg	4521	N	N	21422 112TH AVE SE
002	559170	0190	9/21/09	\$281,500	\$219,000	1960	8	1991	Avg	6902	N	N	11203 SE 219TH PL
002	421660	0290	7/22/11	\$262,950	\$244,000	1980	8	2004	Avg	4636	N	N	21009 131ST PL SE
002	172205	9349	11/29/10	\$289,900	\$247,000	2017	8	2010	Avg	8709	N	N	11121 SE 234TH PL
002	145975	0100	6/5/09	\$300,000	\$233,000	2040	8	2001	Avg	5098	N	N	21530 117TH AVE SE
002	951310	0010	6/28/10	\$253,436	\$206,000	2065	8	2010	Avg	5584	N	N	23905 134TH PL SE
002	951310	0090	8/23/10	\$255,001	\$211,000	2065	8	2010	Avg	5661	N	N	23720 134TH PL SE
002	807857	0650	7/28/11	\$219,500	\$205,000	2070	8	1990	Avg	6715	N	N	22226 125TH CT SE
002	352930	0360	10/24/11	\$229,000	\$222,000	2090	8	1992	Good	8750	N	N	11819 SE 229TH PL
002	267650	0080	1/22/10	\$225,000	\$178,000	2097	8	2006	Avg	4237	N	N	12525 SE 236TH PL
002	520180	0180	3/28/11	\$285,000	\$253,000	2100	8	1996	Avg	7766	N	N	12816 SE 223RD PL
002	546970	0430	12/14/09	\$395,000	\$310,000	2110	8	1970	VGood	24700	N	N	12330 SE 235TH ST
002	948530	0080	12/4/09	\$309,280	\$243,000	2110	8	1992	Good	6900	N	N	23628 127TH CT SE
002	082700	0130	2/11/10	\$270,000	\$214,000	2120	8	2004	Avg	4599	N	N	11731 SE 233RD PL
002	082700	0200	7/24/09	\$270,000	\$210,000	2120	8	2004	Avg	4034	N	N	11708 SE 233RD PL
002	082205	9327	4/25/11	\$299,950	\$269,000	2137	8	2011	Avg	6075	N	N	11223 SE 214TH CT
002	082205	9325	7/8/10	\$285,000	\$233,000	2147	8	2010	Avg	4973	N	N	21416 112TH AVE SE
002	807810	0030	2/10/10	\$310,000	\$246,000	2170	8	1991	Good	10078	N	N	12809 SE 221ST PL
002	807810	0060	7/31/09	\$309,000	\$240,000	2170	8	1991	Avg	8612	N	N	12821 SE 221ST PL
002	145975	0120	4/2/10	\$308,500	\$247,000	2170	8	2001	Avg	5061	N	N	21518 117TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(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	267650	0180	3/17/09	\$275,000	\$214,000	2178	8	2006	Avg	5077	N	N	23630 124TH AVE SE
002	267650	0130	6/29/09	\$255,000	\$198,000	2178	8	2006	Avg	4919	N	N	12402 SE 236TH ST
002	352930	0290	2/10/11	\$278,885	\$243,000	2190	8	1992	Good	7624	N	N	11703 SE 229TH PL
002	559170	0210	9/9/09	\$300,000	\$233,000	2190	8	1991	Avg	6852	N	N	11217 SE 219TH PL
002	154170	0150	8/19/11	\$279,000	\$262,000	2230	8	2003	Avg	5487	N	N	23512 117TH AVE SE
002	162205	9135	8/29/11	\$275,000	\$260,000	2233	8	2011	Avg	7680	N	N	23320 117TH AVE SE
002	337450	0070	1/20/09	\$339,950	\$265,000	2280	8	1990	Good	8502	N	N	21413 131ST CT SE
002	951310	0070	1/13/11	\$261,839	\$226,000	2295	8	2011	Avg	4433	N	N	23727 134TH PL SE
002	221090	0050	11/18/11	\$235,000	\$230,000	2300	8	2000	Avg	6426	N	N	22015 131ST PL SE
002	247440	0220	12/29/11	\$235,000	\$235,000	2320	8	1990	Good	7200	N	N	11023 SE 219TH PL
002	951310	0100	6/29/10	\$276,995	\$226,000	2325	8	2010	Avg	4527	N	N	23730 134TH PL SE
002	951310	0130	6/23/10	\$266,254	\$217,000	2348	8	2010	Avg	4622	N	N	13420 SE 239TH ST
002	780080	0140	6/23/10	\$379,000	\$308,000	2350	8	1983	Good	11845	N	N	12852 SE 235TH PL
002	421510	0090	2/11/09	\$290,000	\$226,000	2358	8	2006	Avg	4895	N	N	13034 SE 209TH CT
002	520180	0220	6/28/10	\$310,000	\$253,000	2360	8	1995	Avg	6779	N	N	12807 SE 223RD PL
002	520180	0010	9/21/11	\$290,000	\$277,000	2370	8	1995	Avg	9041	N	N	22306 129TH PL SE
002	770194	0020	2/14/11	\$275,000	\$240,000	2410	8	1989	Good	9625	N	N	20813 126TH AVE SE
002	770194	0290	9/22/10	\$320,000	\$267,000	2420	8	1989	Good	9450	N	N	21004 126TH AVE SE
002	352920	0200	6/10/10	\$320,000	\$260,000	2440	8	1990	Avg	6601	N	N	11909 SE 228TH PL
002	352930	0160	6/24/10	\$315,000	\$256,000	2440	8	1990	Avg	6750	N	N	22821 117TH PL SE
002	162205	9133	10/13/11	\$275,000	\$265,000	2442	8	2011	Avg	6137	N	N	23330 117TH AVE SE
002	232974	0010	11/29/11	\$232,000	\$228,000	2452	8	2003	Avg	5459	N	N	22577 116TH PL SE
002	337450	0520	3/3/11	\$257,500	\$226,000	2460	8	1990	Good	8049	N	N	21429 130TH AVE SE
002	267650	0140	5/28/09	\$290,000	\$225,000	2464	8	2006	Avg	9189	N	N	12406 SE 236TH ST
002	661970	0030	4/6/11	\$320,390	\$285,000	2474	8	2011	Avg	4173	N	N	21150 131ST PL SE
002	520180	0250	7/24/09	\$275,000	\$213,000	2500	8	1995	Good	7034	N	N	12823 SE 223RD PL

Improved Sales Used in this Annual Update Analysis
Area 29
(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	337450	0640	2/1/11	\$325,000	\$283,000	2510	8	1991	Good	10607	N	N	13111 SE 214TH WAY
002	926580	0290	10/11/11	\$250,000	\$241,000	2510	8	1992	Avg	7380	N	N	21602 113TH PL SE
002	172205	9344	3/29/11	\$280,000	\$249,000	2510	8	2007	Avg	6878	N	N	23819 114TH AVE SE
002	926580	0490	12/22/09	\$332,000	\$261,000	2530	8	1991	Avg	6560	N	N	21619 113TH PL SE
002	082700	0070	6/4/10	\$323,000	\$262,000	2550	8	2004	Avg	8048	N	N	11707 SE 233RD PL
002	543760	0100	11/18/10	\$312,000	\$265,000	2564	8	2002	Avg	5001	N	N	13238 SE 234TH ST
002	178663	0210	9/25/09	\$362,500	\$282,000	2590	8	2000	Avg	5820	N	N	13916 SE 239TH ST
002	951310	0140	6/4/10	\$275,762	\$223,000	2598	8	2010	Avg	5281	N	N	23902 134TH PL SE
002	421510	0060	12/20/11	\$276,002	\$274,000	2653	8	2006	Avg	4510	N	N	13035 SE 209TH CT
002	951310	0150	9/30/10	\$295,001	\$246,000	2670	8	2010	Avg	5268	N	N	23906 134TH PL SE
002	679930	0110	9/10/09	\$279,900	\$218,000	2680	8	2004	Avg	4959	N	N	23218 118TH PL SE
002	679930	0230	5/19/09	\$335,000	\$260,000	2680	8	2004	Avg	4997	N	N	23227 118TH AVE SE
002	745726	0030	3/25/09	\$300,000	\$233,000	2735	8	2007	Avg	4513	N	N	11678 SE 217TH PL
002	546970	0130	12/10/10	\$304,000	\$260,000	2770	8	1970	Good	31500	N	N	23320 127TH AVE SE
002	926580	0340	7/21/10	\$315,950	\$259,000	2850	8	1992	Avg	6566	N	N	11228 SE 216TH ST
002	162205	9144	3/21/11	\$280,500	\$248,000	2860	8	2011	Avg	5729	N	N	23417 119TH AVE SE
002	664870	1630	11/27/09	\$279,000	\$219,000	2870	8	1965	VGood	8556	N	N	10933 SE 235TH ST
002	546970	0370	4/8/09	\$450,000	\$349,000	2910	8	1967	Good	22000	N	N	12222 SE 234TH ST
002	172205	9345	8/21/09	\$360,000	\$280,000	2920	8	2007	Avg	7155	N	N	23823 114TH AVE SE
002	546970	0560	11/9/09	\$519,000	\$406,000	3240	8	1967	Good	24440	N	N	12451 SE 235TH ST
002	172205	9331	3/24/11	\$320,000	\$284,000	2218	9	2011	Avg	7604	N	N	11125 SE 233RD PL
002	162205	9147	8/23/10	\$320,000	\$264,000	2486	9	2010	Avg	5731	N	N	23431 119TH AVE SE
002	352840	0174	7/19/10	\$355,000	\$291,000	2600	9	2001	Avg	10331	N	N	11662 SE 230TH PL
002	162205	9146	3/3/11	\$300,000	\$264,000	2850	9	2009	Avg	5711	N	N	23429 119TH AVE SE
002	064250	0020	8/11/11	\$345,000	\$323,000	2960	9	2002	Avg	5000	N	N	21606 129TH AVE SE
002	162205	9125	2/5/10	\$470,000	\$372,000	3140	9	1997	Avg	44800	Y	N	12322 SE 238TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(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	064250	0120	5/26/09	\$412,000	\$319,000	3247	9	2004	Avg	4952	N	N	12931 SE 216TH PL
002	064250	0210	10/12/09	\$399,000	\$311,000	3260	9	2003	Avg	5503	N	N	21607 129TH AVE SE
002	064250	0040	12/16/11	\$330,000	\$328,000	3280	9	2003	Avg	5271	N	N	12920 SE 216TH PL
002	092205	9194	7/28/09	\$485,000	\$376,000	3327	9	2008	Avg	5250	N	N	13118 SE 210TH ST
002	092205	9193	5/22/09	\$485,000	\$376,000	3339	9	2008	Avg	5250	N	N	13124 SE 210TH ST
002	162205	9126	5/20/09	\$529,500	\$410,000	3550	9	1991	Avg	46689	Y	N	12308 SE 238TH PL

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	010100	0010	9/16/11	\$185,000	Diagnostic Outlier-SAS
002	073800	0050	11/8/11	\$50,000	DOR RATIO
002	073950	0060	9/28/09	\$93,254	DOR RATIO;QUIT CLAIM DEED;
002	073950	0170	3/30/11	\$1,000	DOR RATIO
002	073950	0350	3/2/10	\$189,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	073960	0060	2/2/10	\$177,328	Diagnostic Outlier-SAS
002	073960	0070	3/1/11	\$160,000	FINANCIAL INSTITUTION RESALE
002	073960	0130	12/5/10	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	073980	0070	2/7/11	\$181,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	073980	0200	11/16/09	\$332,799	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	073980	0200	3/26/10	\$265,000	FINANCIAL INSTITUTION RESALE
002	073981	0250	2/3/10	\$200,000	FINANCIAL INSTITUTION RESALE
002	073982	0050	3/8/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	073982	0080	10/21/09	\$204,000	EXEMPT FROM EXCISE TAX
002	073982	0080	1/14/10	\$239,900	FINANCIAL INSTITUTION RESALE
002	073985	0040	1/25/10	\$299,900	FINANCIAL INSTITUTION RESALE
002	073998	0130	11/30/11	\$117,400	QUIT CLAIM DEED;
002	082205	9069	9/25/09	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	082205	9230	6/1/09	\$148,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINA
002	082205	9231	6/29/10	\$207,777	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	082205	9325	5/17/11	\$80,000	DOR RATIO
002	082205	9328	5/17/11	\$283,000	FINANCIAL INSTITUTION RESALE
002	092205	9045	6/29/10	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	092205	9110	3/18/09	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092205	9140	1/7/09	\$135,000	PREVIMP<=25K;QUIT CLAIM DEED
002	102205	9059	4/6/11	\$145,000	Lack of Representation-Grade4
002	135460	0040	2/14/10	\$194,000	FINANCIAL INSTITUTION RESALE
002	135460	0220	8/23/11	\$165,000	Diagnostic Outlier-SAS
002	135500	0370	3/30/11	\$134,493	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	145090	0050	2/16/11	\$199,900	FINANCIAL INSTITUTION RESALE
002	152205	9138	1/14/10	\$458,954	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	152205	9157	12/15/10	\$290,500	FINANCIAL INSTITUTION RESALE
002	154170	0140	6/30/10	\$235,000	FINANCIAL INSTITUTION RESALE
002	162205	9029	10/11/11	\$135,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	162205	9134	8/30/11	\$284,640	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	162205	9136	10/20/11	\$305,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	162205	9139	9/15/11	\$289,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	162205	9143	6/25/10	\$80,000	DOR RATIO
002	172205	9269	7/5/11	\$110,000	Lack of Representation-Age 1920
002	172205	9307	1/21/11	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	172205	9331	7/7/10	\$87,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	172205	9332	4/8/11	\$340,000	BUILDER OR DEVELOPER SALES
002	172205	9332	7/9/10	\$87,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	172205	9335	5/14/09	\$550,000	Lack of Representation-Grd10
002	172205	9337	12/1/11	\$460,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	176130	0200	9/2/10	\$167,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	178664	0100	11/21/11	\$345,000	Diagnostic Outlier-SAS
002	221220	0180	1/12/11	\$78,324	DOR RATIO;QUIT CLAIM DEED;
002	221220	0360	8/11/09	\$354,351	BANKRUPTCY - RECEIVER OR TRUSTEE
002	221220	0380	1/18/11	\$155,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	221221	0010	5/11/11	\$164,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	221221	0070	3/23/10	\$155,950	FINANCIAL INSTITUTION RESALE
002	221221	0100	12/6/11	\$305,681	EXEMPT FROM EXCISE TAX;
002	221221	0200	2/5/10	\$146,500	FINANCIAL INSTITUTION RESALE
002	221221	0240	4/22/11	\$168,900	FINANCIAL INSTITUTION RESALE
002	221221	0880	7/20/11	\$146,000	Diagnostic Outlier-SAS
002	228740	0100	11/29/11	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	247440	0130	8/16/10	\$210,000	FINANCIAL INSTITUTION RESALE
002	251700	0350	8/12/09	\$88,414	DOR RATIO;QUIT CLAIM DEED;
002	251700	0560	4/2/10	\$370,000	QUIT CLAIM DEED;
002	251701	0500	1/28/11	\$195,000	FINANCIAL INSTITUTION RESALE
002	251710	0050	2/10/10	\$243,000	FINANCIAL INSTITUTION RESALE
002	251710	0150	3/22/11	\$183,152	EXEMPT FROM EXCISE TAX
002	251710	0680	1/13/09	\$254,958	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	251710	0800	12/16/10	\$315,000	FINANCIAL INSTITUTION RESALE
002	251710	0990	3/6/10	\$174,160	QUIT CLAIM DEED;
002	251710	1170	3/22/11	\$227,000	FINANCIAL INSTITUTION RESALE
002	259715	0080	4/20/09	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	267650	0190	1/12/10	\$279,950	FINANCIAL INSTITUTION RESALE
002	267650	0190	1/12/10	\$279,950	GOVERNMENT AGENCY
002	278730	0060	4/25/09	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	278731	0290	1/27/10	\$195,000	FINANCIAL INSTITUTION RESALE
002	278731	0300	4/21/11	\$175,000	Diagnostic Outlier-SAS
002	278731	0370	2/22/11	\$138,700	Diagnostic Outlier-SAS
002	278731	0740	2/3/09	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	278731	1230	5/25/10	\$230,000	FINANCIAL INSTITUTION RESALE
002	278731	1320	6/2/11	\$191,575	FINANCIAL INSTITUTION RESALE
002	278732	0450	9/19/11	\$136,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	278732	0470	10/13/11	\$199,950	PREVIMP<=25K
002	278732	0470	8/3/11	\$77,000	PREVIMP<=25K
002	278746	0330	5/6/09	\$214,000	NON-REPRESENTATIVE SALE
002	278746	0530	10/15/10	\$160,000	Diagnostic Outlier-SAS
002	278750	0160	6/9/11	\$142,000	FINANCIAL INSTITUTION RESALE
002	278750	0260	5/22/09	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	279610	0050	3/31/11	\$136,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	289300	0210	4/27/10	\$248,000	RELOCATION - SALE TO SERVICE
002	289300	0270	10/28/11	\$200,000	EXEMPT FROM EXCISE TAX
002	289300	0350	11/23/09	\$131,250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	289300	0650	4/20/11	\$174,449	FINANCIAL INSTITUTION RESALE
002	289300	0750	11/23/11	\$178,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	311080	0180	5/16/11	\$150,000	Diagnostic Outlier-SAS
002	311080	0200	3/5/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	311080	0260	11/28/11	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	337450	0540	12/4/09	\$300,000	NON-REPRESENTATIVE SALE
002	338780	0110	4/12/11	\$113,000	FINANCIAL INSTITUTION RESALE
002	338780	0410	11/9/11	\$178,407	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	338780	0630	11/27/09	\$95,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE;
002	338790	0200	5/20/09	\$117,865	QUIT CLAIM DEED;
002	338790	0430	1/12/11	\$155,000	FINANCIAL INSTITUTION RESALE
002	338800	0080	9/8/11	\$150,000	FINANCIAL INSTITUTION RESALE
002	338800	0150	6/18/09	\$190,000	NON-REPRESENTATIVE SALE
002	338800	0310	7/23/09	\$167,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	338800	0450	6/10/11	\$132,500	Diagnostic Outlier-SAS
002	338800	0580	8/26/10	\$151,500	Diagnostic Outlier-SAS
002	338800	0660	7/20/11	\$144,900	FINANCIAL INSTITUTION RESALE
002	338800	0860	12/14/11	\$140,000	Diagnostic Outlier-SAS
002	352920	0160	7/21/11	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	352930	0020	6/1/10	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	352930	0290	11/30/10	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	367100	0060	2/18/11	\$168,419	FINANCIAL INSTITUTION RESALE
002	367100	0410	8/4/10	\$140,000	FINANCIAL INSTITUTION RESALE
002	512695	0220	5/14/10	\$214,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	512695	0220	1/29/10	\$253,357	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	512695	0310	5/17/09	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	512695	0340	5/4/10	\$190,000	EXEMPT FROM EXCISE TAX
002	512695	0340	10/15/10	\$144,000	FINANCIAL INSTITUTION RESALE
002	512695	0400	5/9/11	\$149,900	FINANCIAL INSTITUTION RESALE
002	512695	0480	3/1/10	\$140,000	Diagnostic Outlier-SAS
002	512695	0480	10/28/09	\$70,284	DOR RATIO;EXEMPT FROM EXCISE TAX;
002	512695	0670	11/21/09	\$75,458	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;
002	541220	0340	9/28/11	\$217,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	541221	0050	11/6/09	\$191,500	NON-REPRESENTATIVE SALE;
002	541221	0200	6/4/09	\$215,000	NON-REPRESENTATIVE SALE
002	541221	0230	12/5/11	\$343,330	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	541290	0180	8/12/09	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	541980	0640	7/7/11	\$213,000	FINANCIAL INSTITUTION RESALE
002	541980	0870	3/7/11	\$350,731	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	541980	0870	7/18/11	\$148,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	546600	0060	11/28/11	\$202,275	EXEMPT FROM EXCISE TAX;
002	546635	0060	7/28/11	\$205,000	FINANCIAL INSTITUTION RESALE
002	546638	0170	3/17/11	\$243,000	FINANCIAL INSTITUTION RESALE
002	546670	0340	2/15/11	\$165,293	FINANCIAL INSTITUTION RESALE
002	546970	0140	7/1/11	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	546970	0400	3/25/11	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	546970	0640	4/1/11	\$227,000	Diagnostic Outlier-SAS
002	546970	0920	12/7/11	\$268,400	EXEMPT FROM EXCISE TAX;
002	556170	0260	11/10/11	\$191,250	EXEMPT FROM EXCISE TAX
002	556170	0290	8/22/11	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	556170	0410	11/29/10	\$110,000	DOR RATIO
002	556172	0310	1/12/10	\$184,001	EXEMPT FROM EXCISE TAX
002	556172	0480	12/17/09	\$141,000	QUIT CLAIM DEED;
002	618710	0120	9/21/11	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	618710	0120	1/14/11	\$426,037	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	618710	0150	8/15/11	\$279,950	Diagnostic Outlier-SAS
002	618710	0250	12/3/10	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	618710	0390	10/29/10	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	630590	0180	9/21/10	\$430,000	Lack of Representation-Grd10
002	630590	0330	6/11/10	\$430,000	Lack of Representation-Grd10
002	645700	0280	6/27/11	\$165,000	FINANCIAL INSTITUTION RESALE
002	645700	0310	2/1/10	\$160,000	FINANCIAL INSTITUTION RESALE
002	645700	0810	1/12/11	\$288,948	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	664825	0030	3/4/09	\$185,000	NO MARKET EXPOSURE
002	664825	0050	7/29/11	\$139,500	Diagnostic Outlier-SAS
002	664870	0070	5/18/10	\$234,950	RELOCATION - SALE TO SERVICE
002	664870	0130	12/15/10	\$110,000	FINANCIAL INSTITUTION RESALE
002	664870	0200	9/27/11	\$127,100	EXEMPT FROM EXCISE TAX;
002	664870	0210	3/28/11	\$139,125	FINANCIAL INSTITUTION RESALE
002	664870	0510	1/14/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	664870	0650	5/7/09	\$177,000	Diagnostic Outlier-SAS
002	664870	1140	6/7/11	\$138,000	Diagnostic Outlier-SAS
002	664870	1690	12/1/10	\$164,900	FINANCIAL INSTITUTION RESALE
002	666915	0010	2/8/11	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	666915	0160	11/24/10	\$147,348	QUIT CLAIM DEED;
002	666915	0640	12/22/10	\$141,583	QUIT CLAIM DEED
002	666915	0710	6/2/11	\$185,000	FINANCIAL INSTITUTION RESALE
002	670039	0210	11/6/09	\$255,000	Lack of Representation-Lot<3000
002	675260	0150	6/1/10	\$286,000	FINANCIAL INSTITUTION RESALE
002	743720	0080	2/25/10	\$247,600	FINANCIAL INSTITUTION RESALE
002	745726	0020	11/22/11	\$313,849	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	745726	0060	8/26/11	\$380,000	FINANCIAL INSTITUTION RESALE
002	745726	0130	7/29/09	\$339,000	QUIT CLAIM DEED
002	745726	0140	8/28/09	\$329,000	QUIT CLAIM DEED
002	745726	0150	8/28/09	\$323,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
002	745726	0160	7/30/09	\$329,000	QUIT CLAIM DEED
002	745726	0170	8/28/09	\$326,000	QUIT CLAIM DEED
002	770825	0010	5/18/09	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	770825	0082	11/14/11	\$299,500	Diagnostic Outlier-SAS
002	796900	0091	9/28/11	\$174,900	FINANCIAL INSTITUTION RESALE
002	796910	0121	12/7/11	\$255,000	EXEMPT FROM EXCISE TAX;
002	802570	0060	6/27/11	\$108,900	FINANCIAL INSTITUTION RESALE
002	802570	0270	5/31/11	\$199,500	NO MARKET EXPOSURE
002	802570	0330	7/19/10	\$149,000	FINANCIAL INSTITUTION RESALE
002	802570	0440	4/29/11	\$171,000	FINANCIAL INSTITUTION RESALE
002	802570	0500	2/16/10	\$158,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	802570	0510	1/25/10	\$180,000	FINANCIAL INSTITUTION RESALE
002	802570	0650	6/24/09	\$268,000	Diagnostic Outlier-SAS
002	802570	0750	4/19/10	\$162,599	EXEMPT FROM EXCISE TAX
002	802570	0920	9/27/11	\$130,000	FINANCIAL INSTITUTION RESALE
002	807810	0030	10/1/09	\$310,000	RELOCATION - SALE TO SERVICE;
002	807855	0340	12/8/09	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	807856	0330	10/27/09	\$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	873200	0140	11/14/11	\$183,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	873200	0310	5/12/09	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	889250	0070	8/4/09	\$115,976	RELATED PARTY, FRIEND, OR NEIGHBOR
002	889260	0010	4/8/11	\$137,500	FINANCIAL INSTITUTION RESALE
002	926580	0020	5/27/09	\$305,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	946160	0160	5/11/11	\$208,000	FINANCIAL INSTITUTION RESALE
002	948530	0110	4/7/11	\$221,000	EXEMPT FROM EXCISE TAX
002	951310	0050	4/11/11	\$204,500	BUILDER OR DEVELOPER SALES
002	951310	0110	9/27/10	\$237,501	%COMPL

***Vacant Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
NONE							

Vacant Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082205	9325	7/8/2010	\$150,000	BUILDER OR DEVELOPER SALE
002	082205	9326	8/20/2010	\$150,000	BUILDER OR DEVELOPER SALE
002	082205	9327	4/22/2011	\$150,000	BUILDER OR DEVELOPER SALE
002	082205	9330	4/25/2011	\$150,000	FINANCIAL INSTITUTION RESALE;
002	082205	9328	5/10/2011	\$150,000	BUILDER OR DEVELOPER SALE
002	092205	9142	1/7/2009	\$102,000	QUIT CLAIM DEED;
002	092205	9192	7/12/2011	\$63,750	IMPROVEMENT INCLUDED
002	092205	9073	7/12/2011	\$127,500	IMPROVEMENT INCLUDED
002	152205	9168	8/5/2010	\$15,000	UNBUILDABLE PARCEL
002	162205	9145	2/1/2011	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	661970	0080	11/9/2011	\$321,950	IMPROVEMENT INCLUDED