

Residential Revalue

2012 Assessment Roll

Fairwood

Area 30

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

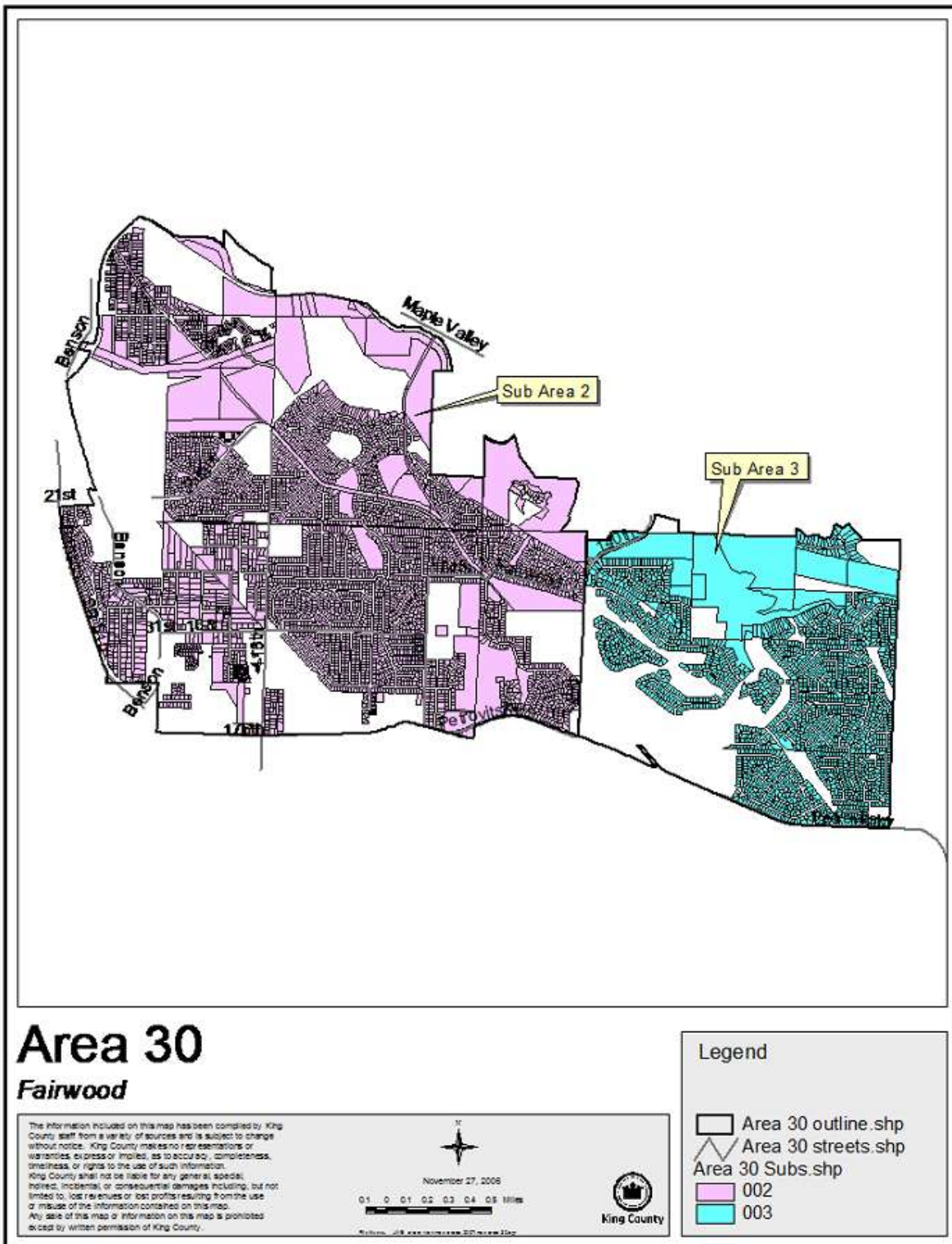
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor



Fairwood

Housing



Grade 5/ Year Built 1947/ Total Living Area 640



Grade 6/ Year Built 1959/Total Living Area 1230



Grade 7/ Year Built 1966/ Total Living Area 1360



Grade 8/ Year Built 1977/Total Living Area 2260



Grade 9/ Year Built 2007/ Total Living Area 2650



Grade 10/ Year Built 2003/Total Living Area 3490

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: Fairwood/Area 30

Number of Improved Sales: 228

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	\$97,800	\$150,600	\$248,400			
2012 Value	\$97,800	\$123,700	\$221,500	\$245,500	90.2%	9.64%
Change	\$0	-\$26,900	-\$26,900			
% Change	0.0%	-17.9%	-10.8%			

*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	\$95,400	\$139,800	\$235,200
2012 Value	\$95,400	\$114,300	\$209,700
Percent Change	0.0%	-18.2%	-10.8%

Number of one to three unit residences in the population: 6,682

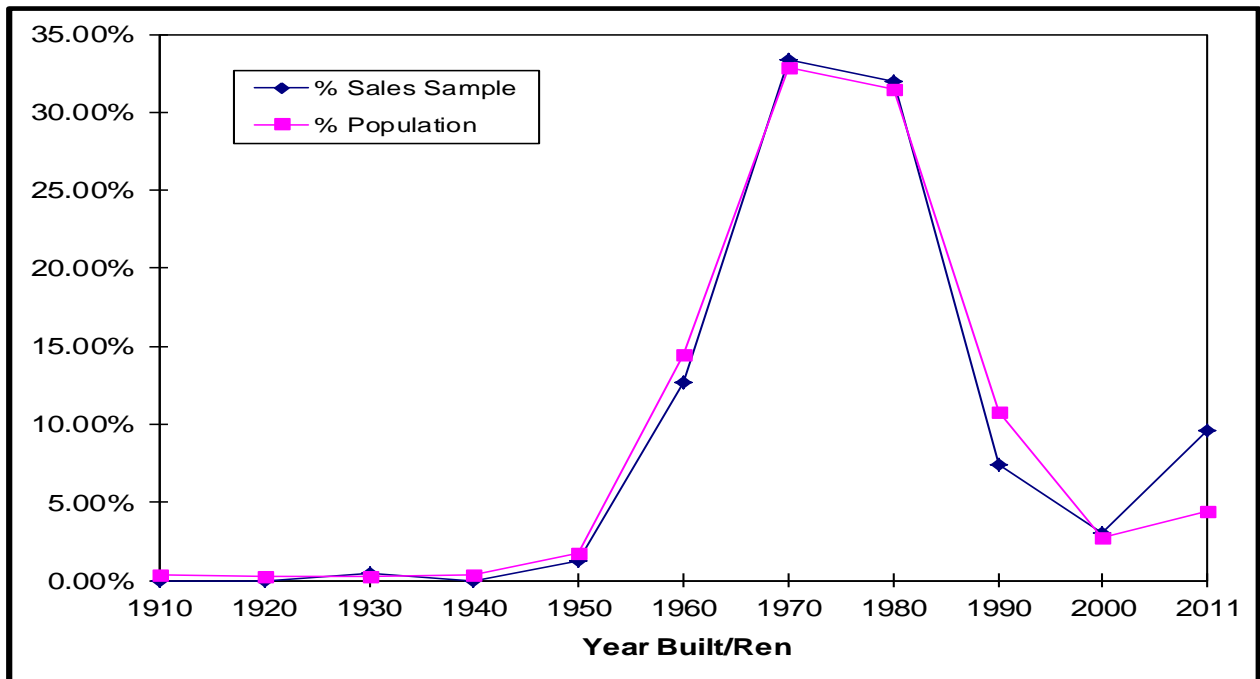
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.44%
1940	0	0.00%
1950	3	1.32%
1960	29	12.72%
1970	76	33.33%
1980	73	32.02%
1990	17	7.46%
2000	7	3.07%
2011	22	9.65%
	228	

Population		
Year Built/Ren	Frequency	% Population
1910	25	0.37%
1920	20	0.30%
1930	17	0.25%
1940	24	0.36%
1950	121	1.81%
1960	970	14.52%
1970	2197	32.88%
1980	2105	31.50%
1990	723	10.82%
2000	185	2.77%
2011	295	4.41%
	6682	

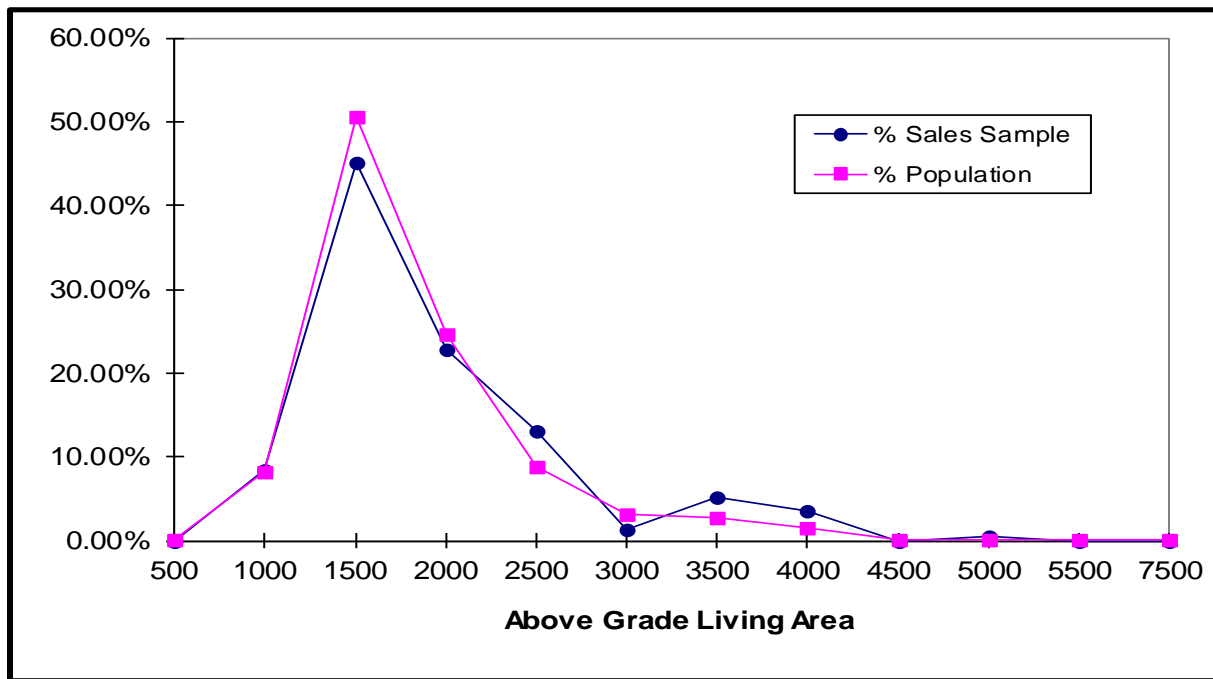


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	19	8.33%
1500	103	45.18%
2000	52	22.81%
2500	30	13.16%
3000	3	1.32%
3500	12	5.26%
4000	8	3.51%
4500	0	0.00%
5000	1	0.44%
5500	0	0.00%
7500	0	0.00%
	228	

Population		
AGLA	Frequency	% Population
500	3	0.04%
1000	552	8.26%
1500	3376	50.52%
2000	1649	24.68%
2500	593	8.87%
3000	210	3.14%
3500	188	2.81%
4000	99	1.48%
4500	8	0.12%
5000	1	0.01%
5500	2	0.03%
7500	1	0.01%
	6682	

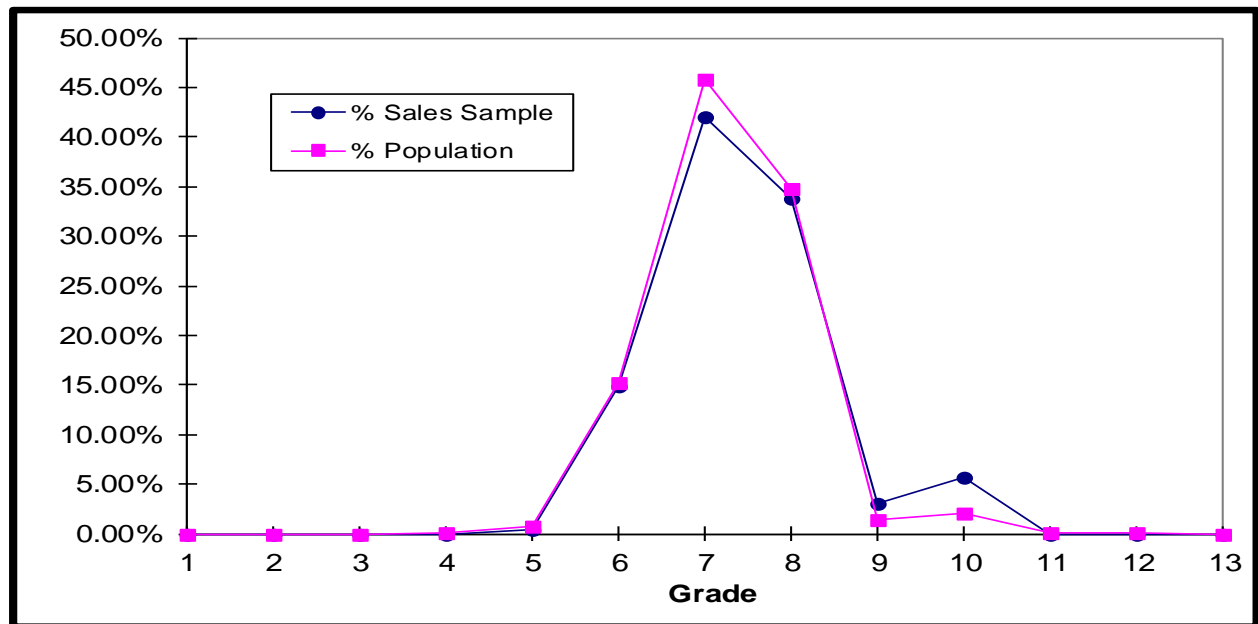


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.44%
6	34	14.91%
7	96	42.11%
8	77	33.77%
9	7	3.07%
10	13	5.70%
11	0	0.00%
12	0	0.00%
13	0	0.00%
228		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.07%
5	47	0.70%
6	1022	15.29%
7	3057	45.75%
8	2319	34.71%
9	93	1.39%
10	134	2.01%
11	4	0.06%
12	1	0.01%
13	0	0.00%
6682		



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

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

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 228 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 was an inadequate number of sales for an analysis, ie: 5 sales(1 estate settlement and 2 re-sales of the same) of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.2%. 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 -10.8%. 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 30 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

-10.64%

Comments :

The percentages listed are total adjustments not additive adjustments.

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

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 30 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 \$525000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.818, resulting in an adjusted value of \$429000 (\$525000 X .818=\$429450 – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.775	-22.5%
2/1/2009	0.781	-21.9%
3/1/2009	0.787	-21.3%
4/1/2009	0.793	-20.7%
5/1/2009	0.799	-20.1%
6/1/2009	0.806	-19.4%
7/1/2009	0.812	-18.8%
8/1/2009	0.818	-18.2%
9/1/2009	0.825	-17.5%
10/1/2009	0.831	-16.9%
11/1/2009	0.837	-16.3%
12/1/2009	0.843	-15.7%
1/1/2010	0.850	-15.0%
2/1/2010	0.856	-14.4%
3/1/2010	0.862	-13.8%
4/1/2010	0.868	-13.2%
5/1/2010	0.874	-12.6%
6/1/2010	0.881	-11.9%
7/1/2010	0.887	-11.3%
8/1/2010	0.893	-10.7%
9/1/2010	0.900	-10.0%
10/1/2010	0.906	-9.4%
11/1/2010	0.912	-8.8%
12/1/2010	0.918	-8.2%
1/1/2011	0.925	-7.5%
2/1/2011	0.931	-6.9%
3/1/2011	0.937	-6.3%
4/1/2011	0.943	-5.7%
5/1/2011	0.950	-5.0%
6/1/2011	0.956	-4.4%
7/1/2011	0.962	-3.8%
8/1/2011	0.968	-3.2%
9/1/2011	0.975	-2.5%
10/1/2011	0.981	-1.9%
11/1/2011	0.987	-1.3%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 30
(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	292305	9028	1/11/11	\$145,000	\$134,000	620	5	1925	Avg	16960	N	N	17014 108TH AVE SE
002	142340	0305	2/23/12	\$115,200	\$116,000	800	6	1958	Avg	9045	N	N	16110 120TH AVE SE
002	142320	0050	5/16/12	\$175,000	\$180,000	840	6	2008	Avg	9450	N	N	11667 SE 163RD ST
002	143240	1005	10/19/11	\$139,900	\$138,000	860	6	1958	Good	7200	N	N	11645 SE 170TH PL
002	723150	0505	4/26/11	\$275,000	\$261,000	860	6	1994	Avg	6000	Y	N	501 CEDAR AVE S
002	143240	0390	1/24/12	\$117,000	\$118,000	920	6	1958	Avg	7560	N	N	17004 122ND AVE SE
002	143240	0415	12/30/11	\$147,000	\$147,000	920	6	1958	Avg	7560	N	N	17040 122ND AVE SE
002	143240	0670	2/2/12	\$140,000	\$141,000	930	6	1958	Good	7560	N	N	16811 122ND AVE SE
002	143260	0320	11/21/11	\$179,500	\$178,000	960	6	1958	Good	7708	N	N	11860 SE 160TH ST
002	143240	1040	3/8/12	\$142,000	\$144,000	1030	6	1958	Avg	7200	N	N	11823 SE 170TH PL
002	142340	0055	2/28/12	\$150,000	\$152,000	1080	6	1958	Good	14059	N	N	11906 SE 161ST ST
002	142340	0160	2/11/11	\$165,700	\$155,000	1080	6	1958	Avg	9435	N	N	11923 SE 161ST ST
002	142350	0080	11/9/11	\$137,400	\$136,000	1080	6	1960	Good	9450	N	N	16155 121ST AVE SE
002	289260	0037	5/17/12	\$125,000	\$129,000	1120	6	1953	Avg	11700	N	N	11313 SE 168TH ST
002	008700	0240	7/8/11	\$169,000	\$163,000	1130	6	1948	Good	45372	N	N	16808 106TH AVE SE
002	142320	0070	3/20/12	\$193,500	\$197,000	1140	6	1957	Good	9297	N	N	16311 119TH AVE SE
002	143270	0640	4/17/12	\$175,000	\$179,000	1160	6	1959	Good	10434	N	N	12616 SE 170TH ST
002	143240	0720	4/7/11	\$195,000	\$184,000	1170	6	1958	VGood	7394	N	N	12028 SE 169TH PL
002	863710	0080	3/2/12	\$155,000	\$157,000	1190	6	1993	Avg	4110	N	N	10931 SE 169TH PL
002	863710	0280	11/1/11	\$155,000	\$153,000	1190	6	1993	Avg	4402	N	N	10918 SE 169TH PI
002	142340	0255	6/2/11	\$157,000	\$150,000	1200	6	1959	Good	9045	N	N	16300 120TH AVE SE
002	142350	0040	3/15/12	\$126,500	\$128,000	1200	6	1959	Avg	9045	N	N	16223 121ST AVE SE
002	142350	0310	8/26/11	\$145,500	\$142,000	1220	6	1959	Avg	8625	N	N	16128 121ST AVE SE
002	142350	0690	10/13/11	\$178,500	\$176,000	1230	6	1959	Good	10629	N	N	16203 123RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 30
(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	143270	1200	4/3/12	\$164,697	\$168,000	1230	6	1960	Good	8808	N	N	12527 SE 172ND ST
002	143260	0355	5/14/12	\$170,000	\$175,000	1250	6	1958	Avg	7560	N	N	15763 119TH PL SE
002	143270	1550	1/5/12	\$177,000	\$177,000	1250	6	1959	Good	13463	N	N	16937 125TH PL SE
002	863710	0430	12/13/11	\$200,000	\$199,000	1290	6	1994	Avg	4365	N	N	17010 110TH PL SE
002	142350	0670	3/23/11	\$195,000	\$184,000	1320	6	1959	VGood	16818	N	N	16206 123RD AVE SE
002	143260	0205	8/16/11	\$195,000	\$189,000	1320	6	1958	Good	9360	N	N	11975 SE 160TH ST
002	143270	1220	9/2/11	\$117,500	\$115,000	1340	6	1959	Avg	8865	N	N	12513 SE 172ND ST
002	143240	0505	1/25/11	\$142,000	\$132,000	1350	6	1958	Avg	7560	N	N	16811 123RD AVE SE
002	143240	0750	9/30/11	\$159,600	\$157,000	1410	6	1958	Good	7560	N	N	16819 121ST AVE SE
002	329470	0331	9/27/11	\$195,000	\$191,000	1730	6	1955	Avg	9966	N	N	709 HIGH AVE S
002	143270	1720	5/2/11	\$253,000	\$240,000	2100	6	1959	VGood	8178	N	N	16805 126TH PL SE
002	247336	0170	4/22/11	\$227,500	\$216,000	880	7	1981	Good	10737	N	N	13410 SE 171ST PL
002	247325	0660	12/14/11	\$170,000	\$169,000	900	7	1974	Avg	7070	N	N	13534 SE 163RD ST
002	142390	1120	12/9/11	\$163,000	\$162,000	910	7	1967	Good	8492	N	N	16617 123RD AVE SE
002	864550	0650	5/4/12	\$175,000	\$179,000	910	7	1977	Avg	9758	N	N	1821 LAKE YOUNGS WAY SE
002	142370	0220	3/3/11	\$204,900	\$192,000	960	7	1963	Avg	7700	N	N	11609 SE 166TH PL
002	864550	0120	9/8/11	\$200,000	\$195,000	980	7	1963	Good	7420	N	N	1401 LAKE YOUNGS WAY SE
002	247340	0120	4/6/12	\$173,000	\$176,000	990	7	1977	Avg	8400	N	N	16535 132ND PL SE
002	247342	0120	5/18/11	\$224,950	\$214,000	990	7	1981	Avg	16800	N	N	16805 135TH PL SE
002	247338	0480	1/7/11	\$230,000	\$213,000	1000	7	1976	Good	7210	N	N	16210 131ST AVE SE
002	142380	0840	5/23/11	\$219,000	\$209,000	1010	7	1966	VGood	7297	N	N	16517 121ST AVE SE
002	143150	0070	3/12/12	\$148,150	\$150,000	1010	7	1961	Avg	8330	N	N	15665 123RD AVE SE
002	143150	0480	11/7/11	\$186,000	\$184,000	1010	7	1962	Avg	8236	N	N	15812 124TH AVE SE
002	143290	0250	7/20/11	\$201,000	\$194,000	1010	7	1962	Avg	8550	N	N	12751 SE 164TH ST
002	143290	0310	3/23/11	\$250,000	\$235,000	1010	7	1962	Good	8474	N	N	16134 128TH AVE SE

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(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	143320	0150	2/13/12	\$220,000	\$222,000	1010	7	1967	Good	10049	N	N	12511 SE 164TH PL
002	684300	0350	10/3/11	\$138,500	\$136,000	1010	7	1962	Avg	9212	N	N	2508 SE 16TH ST
002	143170	0490	8/17/11	\$182,990	\$178,000	1030	7	1962	Avg	12768	N	N	12835 SE 160TH ST
002	142390	0130	12/28/11	\$157,000	\$157,000	1050	7	1967	Good	7350	N	N	16409 125TH AVE SE
002	142390	0130	5/24/12	\$251,999	\$259,000	1050	7	1967	Good	7350	N	N	16409 125TH AVE SE
002	247340	0170	2/16/11	\$255,000	\$238,000	1060	7	1978	Good	8400	N	N	16625 132ND PL SE
002	864551	1740	1/9/12	\$238,000	\$238,000	1080	7	1977	Good	7488	N	N	1408 HARRINGTON AVE SE
002	864552	0010	11/23/11	\$245,000	\$243,000	1080	7	1980	VGood	7597	N	N	3111 SE 20TH CT
002	142360	0120	1/5/12	\$137,000	\$137,000	1090	7	1967	Good	7278	N	N	16728 125TH AVE SE
002	142360	0270	10/28/11	\$170,000	\$168,000	1090	7	1967	Good	7171	N	N	12519 SE 166TH ST
002	864550	0600	1/25/11	\$208,550	\$194,000	1090	7	1977	Avg	8330	N	N	1734 GLENNWOOD AVE SE
002	142380	0960	10/13/11	\$246,500	\$242,000	1100	7	1966	Good	8142	N	N	16512 121ST AVE SE
002	864550	0410	10/10/11	\$216,000	\$212,000	1120	7	1963	Good	9322	N	N	2548 SE 16TH ST
002	289260	0056	1/23/12	\$190,000	\$191,000	1130	7	1953	Good	12500	N	N	11516 SE 169TH ST
002	142380	0320	3/11/11	\$184,500	\$173,000	1140	7	1963	Good	11853	N	N	16554 119TH AVE SE
002	739930	0210	5/25/11	\$235,000	\$224,000	1180	7	1976	Avg	6300	N	N	2023 ABERDEEN AVE SE
002	864550	1520	4/26/12	\$239,000	\$245,000	1220	7	1980	Avg	8250	Y	N	1807 FERNDAL AVE SE
002	142370	0590	5/10/11	\$173,000	\$165,000	1230	7	1963	Avg	7614	N	N	11706 SE 166TH PL
002	142380	1050	6/28/11	\$205,000	\$197,000	1230	7	1966	Good	9060	N	N	16404 120TH AVE SE
002	142391	0010	2/22/11	\$182,700	\$171,000	1230	7	1966	Good	7416	N	N	12758 SE 168TH ST
002	247310	0600	7/14/11	\$180,000	\$174,000	1240	7	1967	Avg	8840	N	N	17124 139TH PL SE
002	247310	0635	5/17/11	\$278,000	\$265,000	1240	7	2010	Avg	10800	N	N	17104 139TH PL SE
002	739930	0800	12/14/11	\$234,500	\$234,000	1240	7	1968	Good	7680	N	N	2009 DAYTON CT SE
002	889870	0910	11/23/11	\$205,000	\$203,000	1240	7	1983	Avg	8364	N	N	1112 S 23RD ST
002	247338	0300	5/25/11	\$220,000	\$210,000	1250	7	1969	Avg	7175	N	N	16111 131ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 30
(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	246070	0270	7/26/11	\$230,000	\$222,000	1280	7	1981	Good	6396	N	N	15712 129TH PL SE
002	246070	0440	9/1/11	\$221,500	\$216,000	1280	7	1981	Good	14515	N	N	15630 129TH PL SE
002	246070	0560	7/22/11	\$202,000	\$195,000	1280	7	1981	Good	8508	N	N	15653 129TH CT SE
002	246070	0810	3/25/11	\$224,950	\$212,000	1280	7	1979	Good	7750	N	N	12921 SE 160TH ST
002	247520	0630	11/4/11	\$185,000	\$183,000	1280	7	1989	Avg	4000	N	N	2038 SE 8TH DR
002	864554	0330	8/12/11	\$233,000	\$226,000	1280	7	1980	Avg	7320	N	N	1720 PIERCE AVE SE
002	381130	0090	5/1/12	\$250,000	\$256,000	1290	7	1983	Good	8048	N	N	17210 109TH PL SE
002	247325	0240	11/2/11	\$209,000	\$206,000	1330	7	1979	Good	11172	N	N	16111 135TH AVE SE
002	247325	0820	1/26/11	\$240,000	\$223,000	1340	7	1968	VGood	7650	N	N	13632 SE FAIRWOOD BLVD
002	142390	0910	5/21/12	\$208,000	\$214,000	1360	7	1966	Good	8054	N	N	16605 123RD AVE SE
002	292305	9025	7/5/11	\$325,000	\$313,000	1370	7	1950	Avg	38134	N	N	11410 SE 176TH ST
002	142390	0410	4/27/11	\$218,500	\$207,000	1390	7	1966	Avg	8250	N	N	12212 SE 166TH ST
002	142390	0600	9/13/11	\$206,000	\$201,000	1390	7	1966	VGood	8250	N	N	12410 SE 168TH ST
002	864553	0230	4/8/11	\$259,900	\$246,000	1390	7	1980	Avg	14750	N	N	1402 OLYMPIA AVE SE
002	864550	1290	3/14/12	\$204,200	\$207,000	1400	7	1963	Good	8140	N	N	1724 BEACON WAY SE
002	142380	0340	2/4/11	\$244,000	\$227,000	1430	7	1965	VGood	7995	N	N	16544 119TH AVE SE
002	247310	0060	5/19/12	\$231,000	\$238,000	1440	7	1966	Good	11656	N	N	17002 138TH PL SE
002	247325	0110	10/24/11	\$245,000	\$242,000	1440	7	1967	VGood	10500	N	N	13800 SE 161ST PL
002	722920	0090	9/30/11	\$242,000	\$237,000	1440	7	1967	Good	7435	N	N	17017 130TH AVE SE
002	247325	0450	1/23/12	\$150,000	\$151,000	1450	7	1976	Avg	7810	N	N	13501 SE 161ST PL
002	247325	0650	10/21/11	\$220,000	\$217,000	1480	7	1969	Good	7210	N	N	13540 SE 163RD ST
002	247339	0430	4/4/11	\$208,000	\$196,000	1480	7	1968	Good	8125	N	N	13305 SE FAIRWOOD BLVD
002	739930	0430	8/10/11	\$220,000	\$213,000	1480	7	1969	Good	7920	N	N	2106 SE 20TH CT
002	739930	0910	2/4/11	\$239,950	\$224,000	1480	7	1968	Good	7663	N	N	2409 SE 19TH ST
002	864551	0710	6/12/11	\$265,000	\$254,000	1490	7	1977	Good	7455	N	N	1661 INDEX AVE SE

Improved Sales Used in this Annual Update Analysis
Area 30
(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	247310	1090	10/4/11	\$198,900	\$195,000	1500	7	1967	Avg	8690	N	N	17201 137TH AVE SE
002	143170	0280	5/11/11	\$255,000	\$243,000	1510	7	1962	VGood	7344	N	N	12630 SE 160TH ST
002	329470	0430	7/21/11	\$296,000	\$286,000	1540	7	1969	Good	10075	N	N	901 JONES AVE S
002	864551	0170	4/22/11	\$223,000	\$211,000	1560	7	1978	Avg	8820	N	N	1706 LAKE YOUNGS WAY SE
002	142380	0820	1/26/12	\$211,600	\$213,000	1570	7	1966	Good	9174	N	N	12001 SE 165TH ST
002	864550	0590	1/26/12	\$229,950	\$231,000	1600	7	1977	Avg	8260	N	N	1728 GLENNWOOD AVE SE
002	739930	1140	3/8/11	\$275,000	\$258,000	1680	7	1968	Good	8288	N	N	2212 CAMAS CIR SE
002	143150	0430	3/16/12	\$162,000	\$165,000	1720	7	1961	Avg	7700	N	N	12342 SE 158TH ST
002	247339	0780	2/28/11	\$194,000	\$182,000	1720	7	1969	Avg	8551	N	N	13241 SE 162ND PL
002	142370	0770	10/24/11	\$236,950	\$234,000	1760	7	1963	Avg	9590	N	N	11632 SE 165TH ST
002	247325	0390	1/12/11	\$199,950	\$185,000	1760	7	1968	Good	7119	N	N	13525 SE 162ND ST
002	289260	0015	10/27/11	\$219,500	\$217,000	1780	7	1985	Good	8976	N	N	16803 113TH AVE SE
002	142380	0030	10/12/11	\$191,250	\$188,000	1800	7	1966	Good	7700	N	N	11833 SE 164TH ST
002	142390	0820	11/6/11	\$190,000	\$188,000	1800	7	1966	Good	8154	N	N	12313 SE 167TH ST
002	247520	0150	5/14/12	\$285,000	\$293,000	1810	7	1994	Avg	5013	Y	N	2470 SE 8TH PL
002	142390	0970	8/23/11	\$177,251	\$172,000	1880	7	1966	Good	8738	N	N	16640 122ND AVE SE
002	143170	0250	2/14/12	\$235,000	\$237,000	1980	7	1962	Avg	7991	N	N	12652 SE 160TH ST
002	864551	0510	9/28/11	\$252,000	\$247,000	2000	7	1977	Avg	7035	N	N	1606 LAKE YOUNGS WAY SE
002	080600	0095	4/23/12	\$250,000	\$256,000	2030	7	1966	Good	14700	N	N	16501 115TH AVE SE
002	247344	0240	8/23/11	\$265,000	\$258,000	2030	7	1973	Good	8931	N	N	15907 132ND PL SE
002	143310	0270	10/5/11	\$155,000	\$152,000	2080	7	1985	Avg	14054	N	N	16301 127TH AVE SE
002	247338	0060	5/13/11	\$220,000	\$209,000	2080	7	1969	Good	7875	N	N	16028 131ST PL SE
002	722910	0040	8/18/11	\$225,000	\$219,000	2093	7	1963	VGood	10350	N	N	17022 128TH AVE SE
002	864550	0790	4/5/12	\$190,000	\$194,000	2120	7	1977	Avg	7700	N	N	1727 GLENNWOOD AVE SE
002	739930	0540	12/15/11	\$290,000	\$289,000	2170	7	1968	VGood	8112	N	N	2201 BLAINE CIR SE

Improved Sales Used in this Annual Update Analysis
Area 30
(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	247338	1040	5/18/12	\$262,750	\$270,000	2440	7	1970	Good	8261	N	N	16353 129TH AVE SE
002	739910	0150	9/20/11	\$138,500	\$136,000	840	8	1966	Avg	1848	N	N	1605 BLAINE CT SE
002	667305	0170	3/14/11	\$217,900	\$205,000	1220	8	1978	Avg	7500	N	N	1901 SE 22ND PL
002	722140	0165	2/7/12	\$385,000	\$388,000	1220	8	1950	Good	6750	Y	N	501 RENTON AVE S
002	739920	0730	4/27/11	\$247,000	\$234,000	1290	8	1976	Avg	9213	N	N	1928 JONES CT SE
002	739900	0010	6/15/11	\$242,000	\$232,000	1340	8	1966	Good	12132	N	N	1749 JONES DR SE
002	739900	0040	6/28/11	\$236,500	\$227,000	1430	8	1965	Good	7000	N	N	1709 JONES DR SE
002	667305	0040	11/8/11	\$240,000	\$237,000	1490	8	1978	Avg	7500	N	N	2203 JONES PL SE
002	739920	0600	9/26/11	\$285,000	\$279,000	1610	8	1975	Good	7600	N	N	1719 SE 18TH PL
002	739900	0580	1/25/11	\$240,000	\$223,000	1680	8	1969	Avg	7000	N	N	2002 SE 17TH CT
002	723150	0350	8/18/11	\$369,000	\$359,000	1720	8	1970	VGood	8625	Y	N	433 CEDAR AVE S
002	292305	9074	11/21/11	\$285,000	\$283,000	1940	8	2011	Avg	8260	N	N	11417 SE 169TH ST
002	739920	0580	5/12/11	\$235,000	\$224,000	1970	8	1969	Avg	9800	N	N	1707 SE 18TH PL
002	008700	0283	1/26/11	\$320,000	\$298,000	1980	8	1999	Avg	7800	N	N	17030 106TH AVE SE
002	147306	0110	8/15/11	\$537,500	\$522,000	3170	10	2004	Avg	10679	N	N	13522 SE 156TH PL
002	326057	0440	3/30/12	\$378,000	\$385,000	3290	10	2003	Avg	4750	N	N	1835 SE 8TH PL
002	147306	0100	8/5/11	\$538,000	\$521,000	3300	10	2005	Avg	11444	Y	N	13534 SE 159TH PL
002	326057	0220	6/28/11	\$498,250	\$479,000	3420	10	2004	Avg	4750	N	N	826 LINCOLN AVE SE
002	326057	0320	1/23/12	\$416,000	\$418,000	3500	10	2003	Avg	7494	N	N	712 LINCOLN AVE SE
002	326057	0350	4/8/11	\$482,000	\$455,000	3520	10	2004	Avg	6600	N	N	1834 SE 8TH PL
002	147306	0020	10/27/11	\$565,000	\$557,000	3520	10	2004	Avg	10318	N	N	13559 SE 159TH PL
002	326057	0160	3/24/11	\$515,000	\$485,000	3530	10	2003	Avg	10229	N	N	837 LINCOLN AVE SE
002	147306	0070	7/1/11	\$550,000	\$529,000	3580	10	2004	Avg	9846	Y	N	13552 SE 159TH PL
003	132833	0620	11/15/11	\$220,500	\$218,000	1020	7	1980	Avg	7412	N	N	15319 SE 178TH ST
003	132835	0160	11/3/11	\$246,000	\$243,000	1020	7	1985	Avg	8614	N	N	18008 158TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132834	0600	1/10/12	\$240,000	\$240,000	1150	7	1983	Avg	7350	N	N	17649 152ND PL SE
003	132835	0070	3/16/11	\$220,000	\$207,000	1160	7	1983	Avg	9005	N	N	15830 SE 180TH CT
003	247346	0350	9/12/11	\$208,000	\$203,000	1350	7	1977	Good	8640	N	N	16072 SE 172ND PL
003	132834	0490	5/10/11	\$227,000	\$216,000	1370	7	1983	Avg	7350	N	N	15233 SE 176TH PL
003	132834	0410	6/7/11	\$242,000	\$232,000	1030	8	1980	Good	7413	N	N	15210 SE 178TH ST
003	132830	0560	5/27/12	\$218,000	\$225,000	1080	8	1977	Avg	6804	N	N	17702 160TH AVE SE
003	132830	1210	4/4/11	\$255,000	\$241,000	1180	8	1977	Good	7930	N	N	15914 SE 178TH ST
003	132833	0040	6/21/11	\$260,000	\$250,000	1230	8	1978	Good	7210	N	N	15512 SE 179TH ST
003	247351	0330	6/24/11	\$285,000	\$274,000	1230	8	1977	Good	7350	N	N	15226 SE 176TH ST
003	247337	0840	12/5/11	\$228,000	\$227,000	1300	8	1977	Avg	8400	N	N	16910 159TH PL SE
003	132833	0570	10/13/11	\$250,000	\$246,000	1350	8	1978	Good	9501	N	N	17726 153RD CT SE
003	247346	0030	5/25/11	\$287,000	\$274,000	1370	8	1978	Good	9010	N	N	16015 SE 175TH PL
003	247352	0540	4/4/11	\$280,000	\$264,000	1450	8	1979	Avg	9239	N	N	16646 158TH PL SE
003	132830	0450	6/2/11	\$285,000	\$273,000	1470	8	1977	Avg	6732	N	N	17834 160TH AVE SE
003	247335	0270	3/3/11	\$218,750	\$205,000	1470	8	1970	Good	11250	N	N	14325 SE 164TH ST
003	132830	0990	5/29/12	\$224,900	\$232,000	1530	8	1977	Good	7650	N	N	17705 160TH AVE SE
003	132832	0660	4/25/12	\$228,000	\$233,000	1530	8	1979	Avg	6860	N	N	16221 SE 178TH ST
003	247347	0140	1/30/12	\$273,000	\$275,000	1530	8	1980	Good	7210	N	N	16554 162ND PL SE
003	247345	0720	4/16/12	\$224,900	\$230,000	1540	8	1979	Avg	11200	N	N	16528 163RD PL SE
003	247346	0160	3/17/11	\$300,000	\$282,000	1560	8	1978	Good	7490	N	N	17416 161ST AVE SE
003	247335	1030	2/23/12	\$195,000	\$197,000	1610	8	1968	Avg	7592	N	N	16512 147TH AVE SE
003	247335	0560	4/17/12	\$199,950	\$204,000	1620	8	1968	Avg	8025	N	N	14330 SE 163RD ST
003	247345	0070	5/31/11	\$262,950	\$251,000	1620	8	1980	Avg	9576	N	N	16039 SE 167TH PL
003	247345	0750	10/19/11	\$245,000	\$241,000	1620	8	1979	Avg	8374	N	N	16307 SE 165TH ST
003	132832	0550	12/11/11	\$252,000	\$251,000	1640	8	1983	Good	5950	N	N	16213 SE 178TH PL

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247352	0130	5/9/11	\$339,000	\$322,000	1640	8	1979	Avg	12598	N	N	15843 SE 167TH PL
003	247300	2950	4/27/12	\$188,000	\$193,000	1690	8	1967	Avg	8400	N	N	14682 SE FAIRWOOD BLVD
003	247335	0350	2/15/11	\$288,500	\$269,000	1690	8	1968	Good	8400	N	N	14318 SE 164TH ST
003	132832	0700	4/12/11	\$255,000	\$241,000	1700	8	1979	Avg	12187	N	N	16224 SE 178TH ST
003	247337	0080	9/26/11	\$259,000	\$254,000	1750	8	1973	Good	11988	N	N	15010 SE 170TH ST
003	247351	0260	3/22/12	\$384,300	\$391,000	1750	8	1978	VGood	9760	N	N	15218 SE 175TH PL
003	132831	0570	3/23/12	\$270,000	\$275,000	1770	8	1978	Avg	7770	N	N	15617 SE 178TH PL
003	247300	0910	3/15/12	\$225,000	\$228,000	1790	8	1967	Avg	7875	N	N	16922 143RD AVE SE
003	247337	2420	2/9/11	\$312,500	\$292,000	1800	8	1973	Good	10800	N	N	16931 155TH PL SE
003	247300	3300	11/2/11	\$216,000	\$213,000	1810	8	1967	Avg	8162	N	N	16704 145TH AVE SE
003	247352	0760	4/25/11	\$290,000	\$275,000	1840	8	1978	Good	9525	N	N	16641 157TH AVE SE
003	247352	0350	4/3/12	\$229,000	\$233,000	1870	8	1978	Avg	9180	N	N	16642 157TH AVE SE
003	247335	1380	4/25/11	\$237,415	\$225,000	1890	8	1968	Avg	14250	N	N	14336 SE 162ND PL
003	247337	1160	10/20/11	\$215,000	\$212,000	1920	8	1973	Good	7560	N	N	17039 158TH AVE SE
003	247335	0320	6/28/11	\$227,000	\$218,000	1940	8	1968	Avg	8400	N	N	14406 SE 165TH ST
003	247352	0560	1/23/12	\$265,000	\$266,000	1950	8	1979	Good	7700	N	N	16638 158TH PL SE
003	247352	0800	4/7/11	\$303,000	\$286,000	1990	8	1978	Good	14000	N	N	15419 SE 167TH PL
003	247345	0700	12/6/11	\$346,000	\$344,000	2050	8	1979	Avg	11200	N	N	16610 163RD PL SE
003	247348	0250	8/5/11	\$336,000	\$326,000	2050	8	1986	Avg	7350	N	N	17120 161ST AVE SE
003	247341	1170	6/29/11	\$277,000	\$266,000	2060	8	1975	Good	7208	N	N	16024 SE 172ND PL
003	247341	0820	3/12/12	\$235,000	\$238,000	2080	8	1976	Good	7208	N	N	17400 159TH AVE SE
003	247335	0280	6/22/11	\$272,750	\$262,000	2140	8	1969	Good	13156	N	N	14331 SE 164TH ST
003	247345	0280	5/10/12	\$272,000	\$279,000	2140	8	1980	Good	9844	N	N	16205 SE 165TH ST
003	132831	0600	3/4/11	\$350,000	\$328,000	2150	8	1977	Avg	7493	N	N	17837 157TH AVE SE
003	247348	0280	4/18/12	\$325,000	\$332,000	2190	8	1984	Good	8925	N	N	17102 161ST AVE SE

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Area 30
(1 to 3 Unit Residences)

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003	247337	2440	6/5/12	\$357,000	\$368,000	2230	8	1973	Good	14060	N	N	17003 156TH AVE SE
003	247337	0230	4/26/12	\$288,500	\$295,000	2250	8	1973	Avg	11049	N	N	15437 SE FAIRWOOD BLVD
003	132831	0620	5/8/12	\$307,750	\$316,000	2260	8	1977	Avg	7770	N	N	17849 157TH AVE SE
003	132833	0100	8/9/11	\$354,000	\$343,000	2320	8	1979	Avg	7210	N	N	15515 SE 178TH PL
003	247300	2610	8/10/11	\$322,000	\$312,000	2320	8	1968	Good	9600	N	N	14829 SE 172ND PL
003	247337	2040	10/21/11	\$295,000	\$291,000	2320	8	1973	Avg	7350	N	N	15646 SE FAIRWOOD BLVD
003	247300	1320	2/13/12	\$260,000	\$262,000	2360	8	1967	Avg	8640	N	N	14311 SE FAIRWOOD BLVD
003	247300	0100	9/1/11	\$500,000	\$487,000	2710	8	1967	Good	9600	N	N	14211 SE 165TH PL
003	247337	0760	5/17/12	\$345,000	\$355,000	2910	8	1974	Good	8400	N	N	17036 159TH PL SE
003	247320	0190	2/24/12	\$352,000	\$356,000	3220	8	1973	Good	11340	N	N	15037 SE 171ST ST
003	247337	2350	9/2/11	\$295,000	\$288,000	3220	8	1972	Good	9600	N	N	16809 155TH PL SE
003	247351	0170	8/16/11	\$378,000	\$367,000	3220	8	1977	VGood	13300	N	N	15524 SE 176TH ST
003	247337	0850	1/19/11	\$285,000	\$265,000	3460	8	1977	Avg	8400	N	N	16900 159TH PL SE
003	247337	0870	8/16/11	\$339,950	\$330,000	3490	8	1976	Good	8400	N	N	16812 159TH PL SE
003	247300	2240	4/1/11	\$430,000	\$406,000	3550	8	1968	VGood	9600	N	N	14667 SE 173RD ST
003	247337	1310	3/10/11	\$340,000	\$319,000	3630	8	1975	Good	8925	N	N	15841 SE 169TH PL
003	247337	2540	1/31/11	\$495,000	\$461,000	3680	8	1973	VGood	14408	N	N	17026 154TH PL SE
003	247300	2380	5/16/11	\$349,950	\$333,000	3870	8	1967	Avg	10500	N	N	17206 146TH AVE SE
003	951220	0330	10/22/11	\$342,490	\$337,000	1983	9	2011	Avg	4000	N	N	15926 SE 164TH PL
003	951220	0280	3/1/11	\$345,000	\$323,000	2180	9	2010	Avg	4000	N	N	15956 SE 164TH PL
003	951220	0350	4/3/12	\$329,950	\$336,000	2213	9	2011	Avg	4000	N	N	15914 SE 164TH PL
003	951220	0350	3/27/12	\$329,950	\$336,000	2213	9	2011	Avg	4000	N	N	15914 SE 164TH PL
003	951220	0300	5/9/11	\$339,000	\$322,000	2276	9	2010	Avg	4000	N	N	15944 SE 164TH PL
003	951220	0270	5/17/11	\$339,000	\$323,000	2280	9	2010	Avg	4000	N	N	15962 SE 164TH PL
003	951220	0500	1/18/12	\$326,205	\$327,000	2448	9	2008	Avg	3770	N	N	16423 159TH CT SE

Improved Sales Used in this Annual Update Analysis
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003	951220	0060	2/23/11	\$434,000	\$406,000	2810	10	2010	Avg	4638	N	N	15526 SE 160TH PL
003	951220	0050	2/23/11	\$459,000	\$430,000	3090	10	2010	Avg	4943	N	N	15534 SE 160TH PL
003	951220	0070	5/25/11	\$459,000	\$438,000	3090	10	2010	Avg	5146	N	N	15518 SE 160TH PL
003	247300	0520	7/14/11	\$615,000	\$593,000	4580	10	1992	Avg	9600	N	N	14333 SE 170TH ST

Improved Sales Removed in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	008700	0028	4/26/12	\$236,000	DIAGNOSTIC OUTLIER
002	008700	0028	9/8/11	\$126,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	008700	0116	1/26/12	\$265,000	%COMPLETE
002	008700	0117	11/23/11	\$265,000	%COMPLETE
002	008700	0122	2/1/12	\$267,000	%COMPLETE
002	008700	0123	12/12/11	\$272,000	%COMPLETE
002	008700	0162	1/31/12	\$97,500	DOR RATIO; FINANCIAL INSTITUTION RESALE
002	008700	0203	1/4/12	\$116,000	DOR RATIO
002	008700	0325	10/27/11	\$136,643	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	008800	0240	1/25/12	\$137,000	FINANCIAL INSTITUTION RESALE
002	008800	0381	3/1/12	\$65,000	DOR RATIO
002	008800	0510	3/24/11	\$185,000	%NET CONDITION
002	080600	0090	10/3/11	\$125,000	FINANCIAL INSTITUTION RESALE
002	142340	0040	12/16/11	\$130,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	142350	0690	5/17/11	\$110,000	NON-REPRESENTATIVE SALE
002	142360	0190	1/21/11	\$166,500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	142380	0300	11/2/11	\$185,000	EXEMPT FROM EXCISE TAX
002	142380	0480	10/5/11	\$235,199	STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
002	142380	0920	4/14/11	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	142391	0570	8/16/11	\$110,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN,
002	143150	0070	8/18/11	\$221,000	QUIT CLAIM DEED
002	143240	0415	11/2/11	\$85,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	143240	0420	12/28/11	\$110,000	STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
002	143240	0560	1/11/12	\$154,300	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	143240	0600	10/27/11	\$132,625	EXEMPT FROM EXCISE TAX
002	143240	0600	2/10/12	\$95,000	NON-REPRESENTATIVE SALE
002	143240	0670	7/6/11	\$108,900	DIAGNOSTIC OUTLIER
002	143240	0805	1/9/12	\$103,000	NON-REPRESENTATIVE SALE
002	143240	0970	11/9/11	\$169,500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	143260	0030	7/20/11	\$148,000	STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
002	143260	0350	1/14/11	\$278,861	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	143260	0510	2/10/12	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143270	0280	6/2/11	\$234,950	UNFINISHED AREA
002	143270	1080	3/31/11	\$141,300	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	143270	1250	2/7/12	\$114,427	EXEMPT FROM EXCISE TAX
002	143280	0140	3/23/11	\$263,361	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	143290	0100	2/3/12	\$184,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	143310	0020	2/22/12	\$265,046	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	143310	0390	11/1/11	\$190,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	143320	0030	1/23/12	\$148,357	EXEMPT FROM EXCISE TAX
002	147306	0010	11/18/11	\$36,000	DOR RATIO
002	147306	0030	1/12/12	\$3,000	DOR RATIO
002	162680	0060	12/29/11	\$118,650	OBSOL; GOVT AGENCY; EXEMPT FROM EXCISE TAX
002	246070	0240	2/2/12	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	247310	1200	10/24/11	\$286,331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	247325	0370	10/27/11	\$231,814	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	247325	1150	1/5/11	\$215,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	247336	0110	1/10/12	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	247338	0320	4/19/11	\$314,786	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	247338	0320	11/21/11	\$226,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	247520	0660	5/11/11	\$215,500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	278128	0290	11/16/11	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	278128	0290	2/10/12	\$197,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	278129	0050	12/7/11	\$147,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	282305	9074	5/10/12	\$113,000	DIAGNOSTIC OUTLIER
002	282305	9074	11/3/11	\$130,000	EXEMPT FROM EXCISE TAX
002	289260	0015	3/24/11	\$165,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	289260	0030	3/21/12	\$100,000	DIAGNOSTIC OUTLIER
002	329470	0180	3/22/11	\$335,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	329470	0251	5/22/12	\$147,000	DIAGNOSTIC OUTLIER
002	667306	0210	6/5/12	\$152,900	DOR RATIO
002	722140	0160	4/16/12	\$117,000	DOR RATIO
002	722140	0191	5/22/12	\$370,000	DIAGNOSTIC OUTLIER
002	722140	0421	3/25/11	\$239,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	722140	0475	5/21/12	\$669,950	DIAGNOSTIC OUTLIER
002	722140	0478	5/1/12	\$624,750	DIAGNOSTIC OUTLIER
002	723150	0355	4/4/12	\$275,950	DIAGNOSTIC OUTLIER
002	723150	0355	11/29/11	\$105,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN,
002	723150	0370	2/29/12	\$105,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN,
002	739900	0030	5/16/12	\$183,000	DIAGNOSTIC OUTLIER
002	739910	0010	3/17/11	\$167,281	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	864550	0650	12/23/11	\$186,575	EXEMPT FROM EXCISE TAX
002	864550	1290	1/5/12	\$137,308	EXEMPT FROM EXCISE TAX; FINANCE INSTIT RESALE
002	864551	1330	3/14/12	\$156,000	DIAGNOSTIC OUTLIER
002	864552	0040	4/18/11	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	864552	0180	12/28/11	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	864553	0340	11/15/11	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	889870	1070	7/14/11	\$142,500	DOR RATIO; FINANCIAL INSTITUTION RESALE
002	889870	1370	1/30/12	\$42,500	DOR RATIO
002	889870	1400	11/21/11	\$307,000	EXEMPT FROM EXCISE TAX; FINANCE INSTIT RESALE
002	889870	1400	1/11/12	\$307,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132830	0380	1/6/12	\$230,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132830	0480	1/2/11	\$190,000	STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
003	132830	0610	4/5/11	\$185,548	QUIT CLAIM;RELATED PARTY, FRIEND OR NEIGHBOR
003	132832	0320	1/17/12	\$264,350	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132833	0770	2/8/12	\$179,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132834	0190	3/22/12	\$180,000	DIAGNOSTIC OUTLIER
003	132834	0410	1/6/11	\$143,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132834	0490	3/15/11	\$161,800	EXEMPT FROM EXCISE TAX
003	132834	0600	11/9/11	\$180,000	EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	247300	2600	11/10/11	\$240,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	247320	0190	2/22/12	\$340,000	RELOCATION - SALE TO SERVICE
003	247335	0430	11/22/11	\$90,941	DOR RATIO;RELATED PARTY, FRIEND,OR NEIGHBOR
003	247337	1430	6/10/11	\$376,353	GOVERNMENT AGENCY; FINANCIAL INSTIT. RESALE
003	247337	1700	12/2/11	\$473,955	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	247341	0750	12/28/11	\$335,462	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	247348	0090	4/11/12	\$118,277	DOR RATIO
003	247351	0320	2/16/11	\$239,000	DIAGNOSTIC OUTLIER
003	951220	0080	9/19/11	\$420,000	%COMPLETE
003	951220	0100	9/26/11	\$419,760	%COMPLETE
003	951220	0110	9/26/11	\$414,000	%COMPLETE
003	951220	0130	11/15/11	\$424,000	%COMPLETE
003	951220	0340	1/25/12	\$343,000	%COMPLETE
003	951220	0360	5/15/12	\$329,950	%COMPLETE
003	951220	0390	3/22/12	\$329,950	%COMPLETE
003	951220	0410	10/31/11	\$345,950	%COMPLETE
003	951220	0500	1/7/12	\$342,500	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	212305	9043	3/9/2012	\$189,000	212,572	N	N
002	292305	9023	11/14/2011	\$210,000	53,578	N	N
002	394360	0010	11/30/2011	\$85,000	7,712	N	N
002	864550	0110	5/25/2012	\$62,000	7,480	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	143150	0091	9/22/2011	\$149,900	MULTI-PARCELS
002	394360	0070	10/20/2011	\$448,750	MULTI-PARCELS
002	394360	0080	7/6/2011	\$460,000	MULTI-PARCELS
002	394360	0090	7/6/2011	\$460,000	MULTI-PARCELS

Mobile Home Sales Used in this Annual Update Analysis
Area 30

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	008800	0026	2/10/2012	\$117,000	11,048	N	N
002	008800	0026	9/26/2011	\$119,500	11,048	N	N
002	008800	0018	9/27/2011	\$159,950	11,048	N	N
002	008800	0026	8/16/2011	\$119,500	11,048	N	N
002	793840	0080	5/17/2011	\$154,650	8,775	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 30

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	008800	0406	3/23/2011	\$65,000	NON-REPRESENTATIVE SALE