

Residential Revalue

2012 Assessment Roll

Mercer Island

Area 34

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.

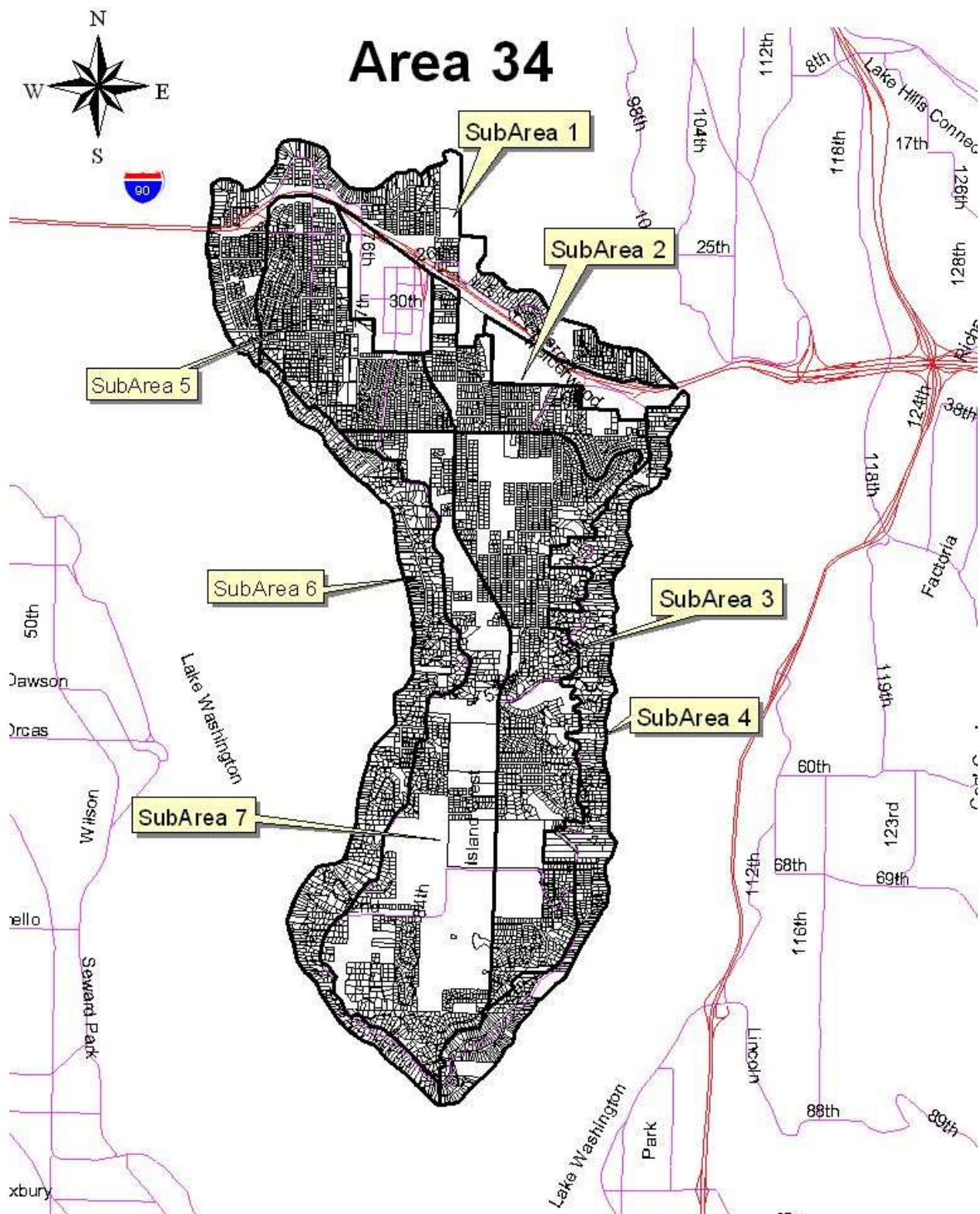
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Mercer Island's Housing



Grade 7/ Year Built 1961/ Total Living Area 1560



Grade 8/ Year Built 1956 / Total Living Area 3470



Grade 9/ Year Built 2008/ Total Living Area 3950



Grade 10/ Year Built 2007/ Total Living Area 3920



Grade 11/ Year Built 2001/ Total Living Area 5820



Grade 13/ Year Built 2007/ Total Living Area 13560

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: 34

Number of Improved Sales: 628

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	\$647,100	\$286,700	\$933,800			
2012 Value	\$614,900	\$318,800	\$933,700	\$1,024,500	91.1%	10.17%
Change	-\$32,200	+\$32,100	-\$100			
% Change	-5.0%	+11.2%	0.0%			

*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	\$699,300	\$264,300	\$963,600
2012 Value	\$664,600	\$294,700	\$959,300
Percent Change	-5.0%	+11.5%	-0.4%

Number of one to three unit residences in the population: 6981

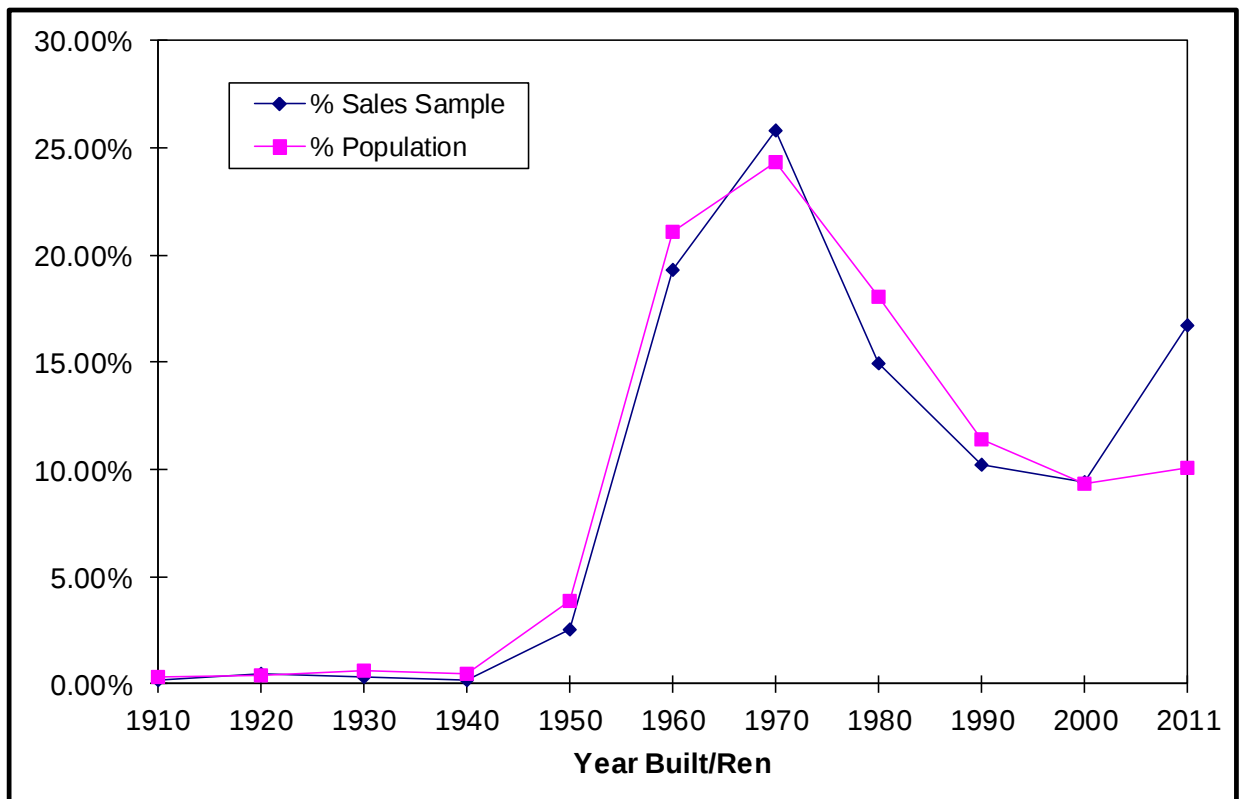
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Lake Washington waterfront properties were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.16%
1920	3	0.48%
1930	2	0.32%
1940	1	0.16%
1950	16	2.55%
1960	121	19.27%
1970	162	25.80%
1980	94	14.97%
1990	64	10.19%
2000	59	9.39%
2011	105	16.72%
	628	

Population		
Year Built/Ren	Frequency	% Population
1910	21	0.30%
1920	28	0.40%
1930	43	0.62%
1940	32	0.46%
1950	271	3.88%
1960	1470	21.06%
1970	1698	24.32%
1980	1261	18.06%
1990	798	11.43%
2000	654	9.37%
2012	705	10.10%
	6981	

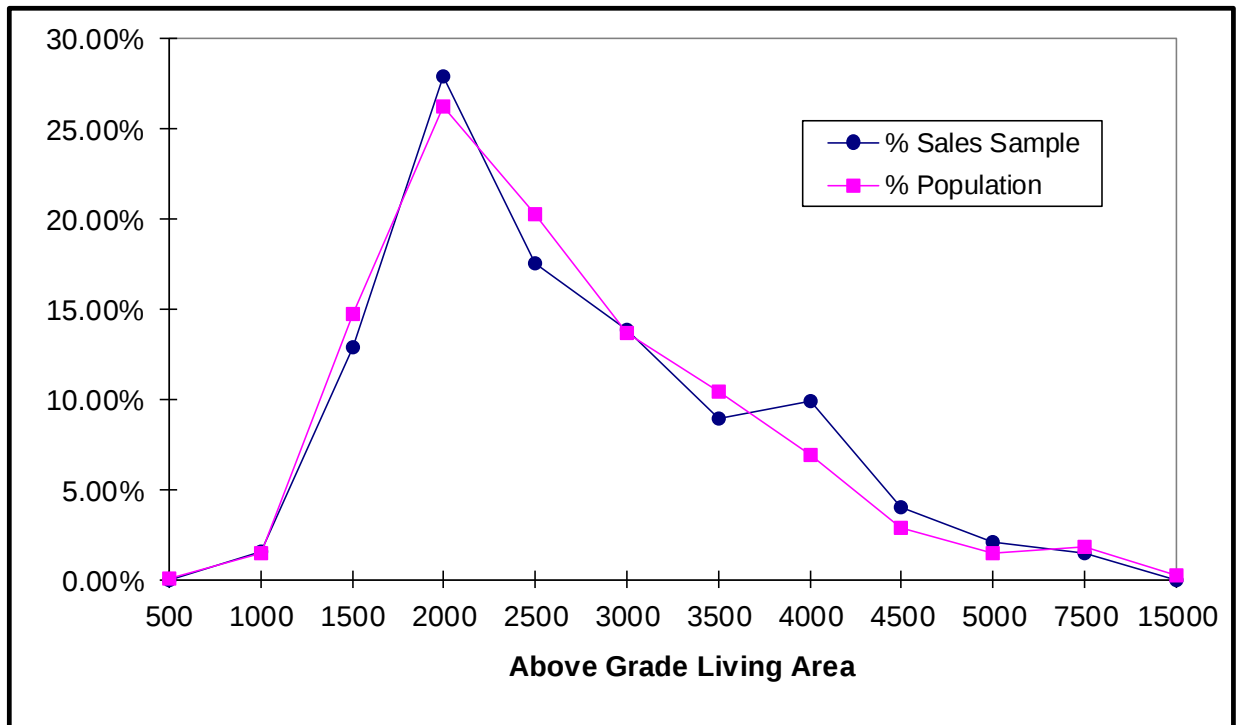


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	1.59%
1500	81	12.90%
2000	175	27.87%
2500	110	17.52%
3000	87	13.85%
3500	56	8.92%
4000	62	9.87%
4500	25	3.98%
5000	13	2.07%
7500	9	1.43%
15000	0	0.00%
	628	

Population		
AGLA	Frequency	% Population
500	3	0.04%
1000	102	1.46%
1500	1028	14.73%
2000	1830	26.21%
2500	1414	20.25%
3000	955	13.68%
3500	726	10.40%
4000	481	6.89%
4500	200	2.86%
5000	100	1.43%
7500	125	1.79%
15000	17	0.24%
	6981	



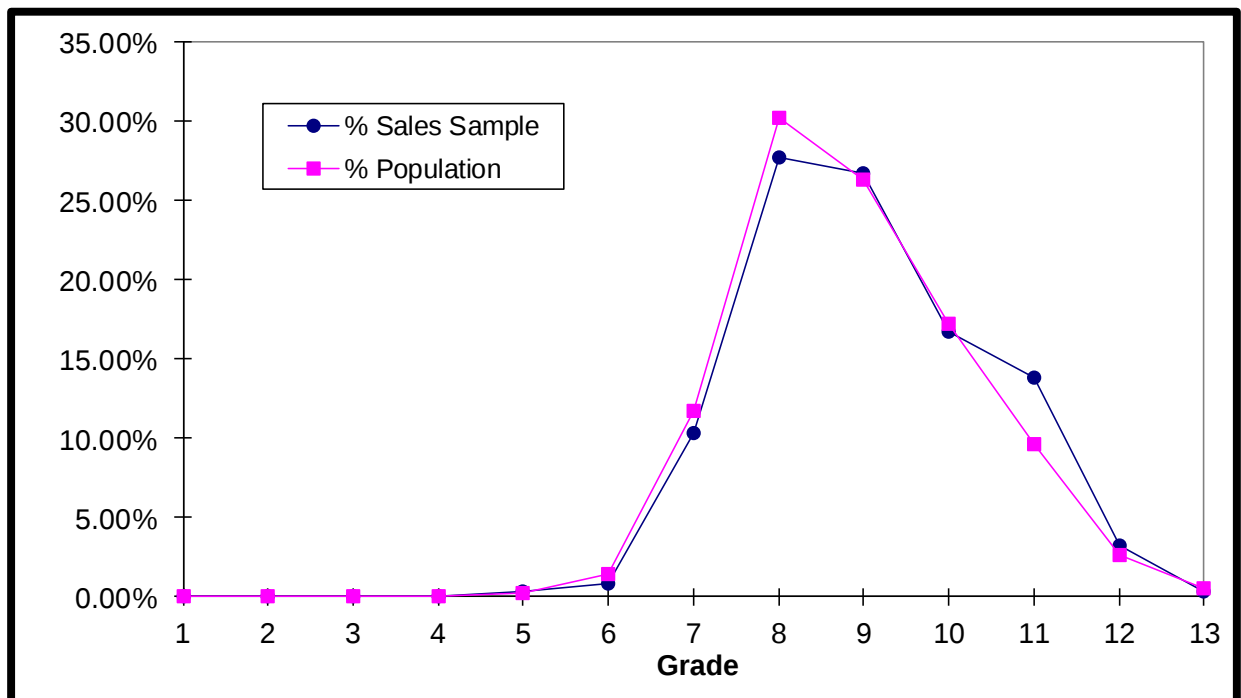
The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

(

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.32%
6	5	0.80%
7	65	10.35%
8	174	27.71%
9	168	26.75%
10	105	16.72%
11	87	13.85%
12	20	3.18%
13	2	0.32%
	628	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	3	0.04%
5	17	0.24%
6	102	1.46%
7	819	11.73%
8	2109	30.21%
9	1834	26.27%
10	1205	17.26%
11	671	9.61%
12	184	2.64%
13	36	0.52%
	6981	



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 land 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 11 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -5% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

For instance, Lake Washington waterfront properties were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 628 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.

The derived adjustment formula is:

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -0.4%. 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 34 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

1.32%

Waterfront	Yes
% Adjustment	-4.77%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a waterfront parcel would *approximately* receive a -4.77% downward adjustment. 611 parcels in the improved population would receive this adjustment. There were 49 sales.

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

Generally waterfront parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

91% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 34 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, 2010 would be adjusted by the time trend factor of 0.963, resulting in an adjusted value of \$506000 (\$525000 X .963=\$505,575) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.922	-7.8%
2/1/2009	0.924	-7.6%
3/1/2009	0.926	-7.4%
4/1/2009	0.928	-7.2%
5/1/2009	0.930	-7.0%
6/1/2009	0.932	-6.8%
7/1/2009	0.934	-6.6%
8/1/2009	0.937	-6.3%
9/1/2009	0.939	-6.1%
10/1/2009	0.941	-5.9%
11/1/2009	0.943	-5.7%
12/1/2009	0.945	-5.5%
1/1/2010	0.948	-5.2%
2/1/2010	0.950	-5.0%
3/1/2010	0.952	-4.8%
4/1/2010	0.954	-4.6%
5/1/2010	0.956	-4.4%
6/1/2010	0.958	-4.2%
7/1/2010	0.961	-3.9%
8/1/2010	0.963	-3.7%
9/1/2010	0.965	-3.5%
10/1/2010	0.967	-3.3%
11/1/2010	0.969	-3.1%
12/1/2010	0.972	-2.8%
1/1/2011	0.974	-2.6%
2/1/2011	0.976	-2.4%
3/1/2011	0.978	-2.2%
4/1/2011	0.980	-2.0%
5/1/2011	0.982	-1.8%
6/1/2011	0.985	-1.5%
7/1/2011	0.987	-1.3%
8/1/2011	0.989	-1.1%
9/1/2011	0.991	-0.9%
10/1/2011	0.993	-0.7%
11/1/2011	0.996	-0.4%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	148330	0475	3/13/09	\$525,000	\$486,000	550	5	1948	VGood	6765	N	N	6314 SE 27TH ST
001	409950	0470	4/15/10	\$542,500	\$518,000	820	6	1920	VGood	6000	N	N	2413 63RD AVE SE
001	217450	4230	7/12/11	\$564,500	\$557,000	1070	7	1946	Good	6400	Y	N	2441 W MERCER WAY
001	148330	0515	4/27/10	\$665,000	\$636,000	1230	7	1946	VGood	6000	N	N	2447 64TH AVE SE
001	545230	1265	4/28/10	\$567,500	\$543,000	1260	7	1954	Good	11000	N	N	8251 SE 26TH ST
001	217450	0490	12/30/11	\$607,000	\$607,000	1360	7	1960	Good	6000	N	N	3011 62ND AVE SE
001	217450	3441	7/15/09	\$575,000	\$538,000	1380	7	1960	VGood	4500	N	N	2718 62ND AVE SE
001	217450	0475	2/14/11	\$665,000	\$650,000	1430	7	1946	Good	9000	N	N	6117 SE 30TH ST
001	217450	0520	4/18/11	\$443,500	\$435,000	1500	7	1959	VGood	6000	N	N	3029 62ND AVE SE
001	217450	2670	8/29/11	\$875,000	\$867,000	1520	7	1910	VGood	7500	Y	N	2800 60TH AVE SE
001	217450	3525	6/17/11	\$650,000	\$641,000	1590	7	1997	Avg	9000	N	N	2735 63RD AVE SE
001	217450	0675	6/16/09	\$600,000	\$560,000	1600	7	1981	Good	12615	N	N	3070 65TH PL SE
001	122404	9090	2/26/10	\$800,000	\$761,000	1640	7	1959	Good	10763	Y	N	2443 84TH AVE SE
001	217450	2695	6/8/09	\$800,000	\$746,000	2670	7	1966	Avg	9000	N	N	2801 61ST AVE SE
001	810610	0100	2/24/10	\$999,000	\$951,000	730	8	2011	Avg	23988	Y	Y	8636 N MERCER WAY
001	148330	0175	3/1/10	\$610,000	\$581,000	1380	8	1959	Avg	6860	Y	N	6016 SE 27TH ST
001	148330	0175	9/23/10	\$687,100	\$664,000	1380	8	1959	Avg	6860	Y	N	6016 SE 27TH ST
001	531510	1711	3/20/09	\$765,000	\$709,000	1510	8	1978	Avg	10890	N	N	2266 78TH AVE SE
001	531510	1696	11/11/09	\$690,000	\$651,000	1530	8	1978	Good	13068	N	N	2260 78TH AVE SE
001	413930	0042	6/10/11	\$726,000	\$715,000	2030	8	1998	Avg	7753	N	N	3421 97TH AVE SE
001	148330	0060	2/2/10	\$2,750,000	\$2,612,000	2100	8	1951	VGood	8039	Y	Y	2457 60TH AVE SE
001	217450	2470	12/1/11	\$700,000	\$698,000	2650	8	1986	Good	7500	N	N	2824 61ST AVE SE
001	531510	1680	11/24/09	\$906,000	\$856,000	2900	8	1991	Avg	10800	N	N	2205 80TH AVE SE
001	531510	0006	11/24/10	\$795,000	\$772,000	1940	9	1953	Good	16400	Y	N	7200 N MERCER WAY
001	072405	9100	9/13/10	\$600,000	\$580,000	2140	9	1958	Good	12269	N	N	7 EL DORADO BEACH CLUB DR
001	735570	0106	10/17/10	\$1,498,000	\$1,451,000	2250	9	1964	Good	13109	Y	Y	1835 W MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413930	0380	8/23/11	\$3,010,000	\$2,982,000	2420	9	1964	VGood	12387	Y	Y	9434 SE 33RD ST
001	810610	0220	8/23/10	\$2,125,000	\$2,049,000	2440	9	1978	Avg	19802	Y	Y	9030 N MERCER WAY
001	545260	0040	1/26/10	\$1,150,000	\$1,092,000	2470	9	1975	Good	10234	Y	N	8470 N MERCER WAY
001	148330	0200	5/20/10	\$1,520,000	\$1,456,000	2540	9	1994	Avg	16774	N	N	2464 60TH AVE SE
001	531510	1877	4/6/10	\$830,000	\$792,000	2600	9	1995	Avg	9358	N	N	2233 77TH AVE SE
001	531510	1877	9/16/11	\$877,000	\$870,000	2600	9	1995	Avg	9358	N	N	2233 77TH AVE SE
001	531510	0031	9/9/11	\$1,299,000	\$1,288,000	2620	9	1989	Avg	23509	Y	N	7214 N MERCER WAY
001	072405	9110	8/31/10	\$2,250,000	\$2,171,000	2700	9	1959	VGood	12813	Y	N	13 EL DORADO BEACH CLUB DR
001	735570	0171	9/14/09	\$1,117,000	\$1,050,000	3040	9	2001	Avg	7000	N	N	7032 SE 20TH ST
001	544930	0030	3/24/09	\$900,000	\$835,000	2000	10	1969	Good	13750	Y	N	7835 22ND PL SE
001	148330	0505	6/28/11	\$990,000	\$977,000	2058	10	2010	Avg	6000	N	N	2452 63RD AVE SE
001	531510	1865	2/20/09	\$1,100,000	\$1,018,000	2650	10	2007	Avg	8811	N	N	7646 N MERCER WAY
001	545230	1870	3/28/11	\$1,240,000	\$1,215,000	2650	10	1999	Avg	8401	Y	N	2241 82ND AVE SE
001	531510	0340	4/8/09	\$1,365,000	\$1,267,000	2720	10	2001	Avg	8600	Y	N	7265 N MERCER WAY
001	531510	0342	5/20/10	\$1,100,000	\$1,053,000	2730	10	1998	Avg	6824	Y	N	7275 N MERCER WAY
001	735570	0170	5/26/10	\$1,080,000	\$1,035,000	2770	10	2001	Avg	7565	N	N	1845 72ND AVE SE
001	531510	0045	2/17/11	\$2,464,800	\$2,409,000	2970	10	1956	Avg	13777	Y	Y	7240 N MERCER WAY
001	545230	2139	11/22/10	\$1,124,650	\$1,092,000	3060	10	2000	Avg	8800	N	N	2209 80TH AVE SE
001	810610	0080	9/15/10	\$3,800,000	\$3,671,000	3070	10	1954	Avg	28000	Y	Y	8618 N MERCER WAY
001	412900	0010	6/10/09	\$1,045,000	\$975,000	3210	10	1999	Avg	10006	N	N	9403 SE 33RD ST
001	072405	9129	7/7/11	\$1,290,000	\$1,274,000	3290	10	2001	Avg	9100	N	N	3418 97TH AVE SE
001	531510	1818	12/1/09	\$1,085,000	\$1,026,000	3380	10	1999	Avg	9768	N	N	2238 77TH AVE SE
001	412900	0020	9/2/09	\$1,175,000	\$1,103,000	3390	10	2000	Avg	10300	N	N	9407 SE 33RD ST
001	544930	0025	4/22/11	\$1,310,000	\$1,286,000	3660	10	1997	Avg	11000	N	N	2015 80TH AVE SE
001	140285	0070	11/24/09	\$1,100,000	\$1,039,000	3770	10	1996	Avg	12649	N	N	9201 SE 33RD ST
001	413930	0010	4/1/09	\$1,440,000	\$1,336,000	3770	10	2005	Avg	9975	N	N	9628 SE 34TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	531510	0014	1/26/11	\$5,925,000	\$5,781,000	2900	11	2009	Avg	20719	Y	Y	1640 72ND AVE SE
001	545260	0080	8/23/10	\$2,600,000	\$2,508,000	3000	11	1981	Avg	16890	Y	Y	8464 N MERCER WAY
001	545230	1915	10/6/09	\$1,180,000	\$1,111,000	3380	11	2000	Avg	8402	N	N	2242 81ST AVE SE
001	531510	1797	5/19/09	\$1,980,000	\$1,844,000	3740	11	2008	Avg	12123	N	N	2212 77TH AVE SE
001	544930	0105	6/24/09	\$3,400,000	\$3,176,000	4970	11	2007	Avg	15000	Y	N	2004 82ND AVE SE
001	243970	0036	4/29/11	\$5,955,500	\$5,850,000	2880	12	1940	Good	45176	Y	Y	2012 FABEN DR
001	810610	0011	10/28/11	\$1,600,000	\$1,593,000	3920	12	1993	Avg	15003	Y	N	8436 N MERCER WAY
001	800000	0010	1/7/11	\$1,705,000	\$1,661,000	4040	12	1991	Avg	20433	Y	N	8814 N MERCER WAY
001	545230	2220	3/29/11	\$2,500,000	\$2,450,000	4220	12	1984	Good	31140	Y	Y	8030 SE 20TH ST
001	544230	0665	10/14/10	\$6,750,000	\$6,535,000	5620	13	2004	Avg	33064	Y	Y	2205 60TH AVE SE
001	082405	9272	10/16/09	\$3,350,000	\$3,156,000	7000	13	1990	Good	17914	Y	Y	9830 SE 35TH PL
002	502190	0175	10/14/09	\$509,000	\$479,000	770	6	1947	VGood	10800	N	N	3721 88TH AVE SE
002	502190	0190	8/13/10	\$479,000	\$462,000	1190	6	1947	Good	10800	N	N	3745 88TH AVE SE
002	502190	0915	4/29/10	\$475,000	\$454,000	940	7	1951	Avg	11400	N	N	8834 SE 40TH ST
002	502190	0300	9/14/09	\$499,990	\$470,000	950	7	1951	Avg	12060	N	N	3640 86TH AVE SE
002	502190	0320	6/18/10	\$446,000	\$428,000	950	7	1951	VGood	12420	N	N	3616 86TH AVE SE
002	778500	0010	7/8/11	\$510,000	\$504,000	1010	7	1963	Avg	8400	N	N	3726 90TH AVE SE
002	502190	0076	6/24/09	\$625,000	\$584,000	1500	7	1951	Avg	15200	N	N	8446 SE 37TH ST
002	545600	0265	6/10/11	\$645,000	\$636,000	1580	7	1957	Good	8200	N	N	9740 MERCERWOOD DR
002	502190	0779	12/17/09	\$520,000	\$492,000	1600	7	1952	Good	9810	N	N	3915 86TH AVE SE
002	502190	0430	8/25/10	\$585,000	\$564,000	1650	7	1982	Good	8712	N	N	8844 SE 37TH ST
002	502190	0755	2/18/09	\$533,000	\$493,000	1680	7	1952	Good	11400	N	N	8439 SE 39TH ST
002	189750	0005	5/21/09	\$602,000	\$561,000	1790	7	1957	Good	9300	N	N	9015 SE 37TH ST
002	502190	0050	5/12/11	\$545,000	\$536,000	1870	7	1997	Avg	9040	N	N	3615 SE 86TH ST
002	502190	0680	11/6/09	\$616,800	\$582,000	1870	7	1948	Good	14204	N	N	8446 SE 39TH ST
002	545600	0210	4/23/09	\$514,500	\$478,000	1220	8	1957	Good	7600	N	N	9751 SE 41ST ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	545600	0065	6/1/09	\$635,000	\$592,000	1410	8	1957	Good	9500	N	N	4139 97TH AVE SE
002	265550	0252	6/17/10	\$663,000	\$636,000	1500	8	1960	Good	14322	N	N	3804 GREENBRIER LN
002	545600	0075	3/22/11	\$580,000	\$568,000	1540	8	1956	Good	9800	N	N	9703 SE 40TH ST
002	347500	0100	8/19/09	\$635,000	\$596,000	1780	8	1967	Avg	9765	N	N	8325 SE 34TH ST
002	778500	0210	5/17/11	\$758,000	\$746,000	1810	8	1964	Good	10332	N	N	3931 GREENBRIER LN
002	182405	9018	9/15/11	\$637,500	\$633,000	1960	8	1954	Good	14810	N	N	9829 SE 40TH ST
002	502190	0855	8/10/11	\$930,000	\$920,000	2130	8	2005	Avg	11400	N	N	8827 SE 39TH ST
002	502190	0865	8/19/09	\$708,000	\$664,000	2130	8	1995	Avg	8651	N	N	8837 SE 39TH ST
002	545600	0120	2/28/11	\$739,000	\$723,000	2130	8	1958	VGood	12500	N	N	9780 SE 41ST ST
002	502190	0657	10/11/10	\$650,000	\$629,000	2160	8	2007	Avg	8360	N	N	3711 86TH AVE SE
002	072405	9123	10/11/10	\$691,858	\$670,000	2380	8	1979	Avg	9989	N	N	9920 SE 40TH ST
002	122404	9082	11/28/11	\$1,162,000	\$1,159,000	3420	8	2007	Avg	10018	N	N	8253 SE 36TH ST
002	216241	0050	10/25/11	\$530,000	\$527,000	1350	9	1983	Avg	3023	N	N	3615 93RD AVE SE
002	216241	0120	5/12/09	\$536,000	\$499,000	1500	9	1982	Avg	2532	N	N	3666 93RD AVE SE
002	216241	0030	8/16/11	\$410,000	\$406,000	1610	9	1989	Avg	3313	N	N	3607 93RD AVE SE
002	640230	0020	10/19/11	\$601,750	\$599,000	1650	9	1976	Avg	9200	N	N	8230 SE 33RD PL
002	666680	0240	3/9/10	\$695,000	\$662,000	1770	9	1966	Good	8715	N	N	8425 SE 33RD PL
002	666680	0280	11/18/10	\$600,000	\$582,000	1800	9	1965	Avg	10000	N	N	8420 SE 33RD PL
002	182405	9104	5/28/09	\$680,000	\$634,000	1830	9	1957	Good	15246	Y	N	9304 MERCERWOOD DR
002	666680	0030	5/20/09	\$610,000	\$568,000	1840	9	1965	Avg	8400	N	N	8409 SE 34TH PL
002	545950	0125	6/14/11	\$617,000	\$608,000	1940	9	1977	Avg	9630	Y	N	9360 MERCERWOOD DR
002	122404	9085	3/1/11	\$662,500	\$648,000	2010	9	1996	Avg	12196	N	N	8209 SE 35TH ST
002	666680	0270	11/15/10	\$639,000	\$620,000	2080	9	1966	Avg	10125	N	N	8437 SE 33RD PL
002	545190	0010	7/19/11	\$739,000	\$730,000	2440	9	1977	Avg	10285	N	N	3219 84TH AVE SE
002	666690	0040	9/14/11	\$799,000	\$793,000	2500	9	1974	VGood	14280	N	N	8430 SE 35TH ST
002	122404	9048	8/16/11	\$875,000	\$866,000	2580	9	2001	Avg	10018	N	N	8245 SE 36TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	666690	0060	7/26/11	\$800,000	\$791,000	3140	9	1974	Avg	7760	N	N	8420 SE 35TH ST
002	545600	0171	6/2/10	\$1,100,000	\$1,054,000	3220	9	2007	Avg	8352	N	N	4026 97TH AVE SE
002	347500	0050	4/19/10	\$1,145,000	\$1,094,000	3290	9	2008	Avg	9765	N	N	8250 SE 34TH ST
002	265550	0278	9/14/09	\$843,000	\$792,000	3300	9	2000	Avg	13950	N	N	3630 GALLAGHER HILL RD
002	545600	0460	5/7/10	\$1,225,000	\$1,172,000	3370	9	2003	Avg	8460	Y	N	4248 MERCERWOOD DR
002	502190	0295	7/22/09	\$1,100,000	\$1,030,000	3540	9	2007	Avg	10800	N	N	3702 86TH AVE SE
002	502190	0470	1/31/11	\$1,170,000	\$1,142,000	3670	9	2007	Avg	13311	N	N	3604 90TH AVE SE
002	122404	9094	7/27/10	\$1,165,000	\$1,121,000	3730	9	1991	Avg	17424	Y	N	3400 81ST AVE SE
002	546090	0170	11/1/11	\$660,000	\$657,000	2490	10	1990	Avg	11873	N	N	3920 96TH AVE SE
002	664815	0150	11/11/10	\$750,000	\$728,000	2730	10	1988	Avg	8131	N	N	3610 92ND AVE SE
002	265550	0239	12/12/11	\$1,050,000	\$1,048,000	3160	10	1996	Avg	25940	Y	N	3937 95TH AVE SE
002	502190	0105	4/11/10	\$1,200,000	\$1,146,000	3600	10	2000	Avg	13200	N	N	3630 84TH AVE SE
002	502190	0910	10/8/09	\$1,150,000	\$1,083,000	3670	10	2007	Avg	11400	N	N	8840 SE 40TH ST
002	183210	0005	6/28/10	\$1,345,000	\$1,292,000	3950	10	2007	Avg	11250	N	N	8410 SE 36TH ST
002	502190	0385	3/15/10	\$1,450,000	\$1,382,000	3950	10	2009	Avg	11070	N	N	3615 90TH AVE SE
002	502190	0435	6/15/10	\$1,275,000	\$1,223,000	4060	10	2009	Avg	11400	N	N	8836 SE 37TH ST
002	183210	0010	7/14/10	\$1,355,000	\$1,303,000	4080	10	2007	Avg	11250	N	N	8404 SE 36TH ST
002	664815	0050	5/18/11	\$874,000	\$860,000	2160	11	1989	Avg	8599	Y	N	9255 SE 36TH PL
002	265550	0237	5/8/11	\$937,990	\$922,000	2250	11	1996	Avg	29028	Y	N	3930 95TH AVE SE
002	289680	0060	9/16/09	\$1,265,000	\$1,189,000	2470	11	2006	Avg	14257	N	N	3721 GREENBRIER LN
002	072405	9121	7/17/09	\$880,000	\$823,000	2990	11	1979	Avg	11106	N	N	9980 SE 40TH ST
002	664815	0090	10/16/09	\$1,148,000	\$1,082,000	3360	11	1990	Avg	9517	Y	N	3635 92ND AVE SE
002	813565	0040	8/23/10	\$2,030,000	\$1,958,000	3390	11	2010	Avg	9767	Y	N	8206 SE 30TH ST
002	502190	0640	11/9/11	\$1,422,000	\$1,417,000	3670	11	2006	Avg	9773	N	N	8447 SE 37TH ST
002	664815	0040	11/10/11	\$1,295,000	\$1,290,000	3820	11	1989	Avg	23723	Y	N	9250 SE 36TH PL
002	813565	0030	12/17/10	\$1,890,000	\$1,839,000	3820	11	2009	Avg	9696	N	N	8210 SE 30TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	502190	0645	6/22/11	\$1,475,000	\$1,455,000	3840	11	2005	Avg	11517	N	N	8449 SE 37TH ST
003	182405	9141	8/16/10	\$470,000	\$453,000	1160	7	1967	Good	8875	N	N	4346 ISLAND CREST WAY
003	673590	0025	5/28/10	\$575,000	\$551,000	1200	7	1955	Good	7646	N	N	4035 90TH AVE SE
003	445730	0590	3/2/10	\$520,000	\$495,000	1530	7	1958	Avg	9429	N	N	4341 92ND AVE SE
003	445730	0590	10/13/11	\$525,000	\$522,000	1530	7	1958	Avg	9429	N	N	4341 92ND AVE SE
003	445730	0150	10/14/11	\$535,000	\$532,000	1550	7	1958	Good	10125	N	N	4218 90TH AVE SE
003	019110	0720	10/12/09	\$665,000	\$626,000	1910	7	1990	Avg	9525	N	N	4604 88TH AVE SE
003	192405	9139	5/14/10	\$699,000	\$669,000	1290	8	1999	Avg	16988	N	N	8833 SE 61ST ST
003	258190	0032	6/16/09	\$593,000	\$554,000	1290	8	1961	Avg	10800	N	N	9206 SE 70TH PL
003	258130	0007	9/1/09	\$625,000	\$587,000	1400	8	1977	Avg	9147	N	N	6811 93RD AVE SE
003	019110	0255	12/10/09	\$581,000	\$550,000	1430	8	1960	Good	9525	N	N	4521 89TH AVE SE
003	003100	0075	2/15/11	\$498,790	\$487,000	1490	8	1955	Good	7140	N	N	4130 92ND AVE SE
003	182405	9162	11/2/11	\$425,000	\$423,000	1510	8	1966	Avg	11361	N	N	4310 ISLAND CREST WAY
003	003100	0270	6/27/09	\$630,000	\$589,000	1530	8	1956	VGood	8736	N	N	4230 93RD AVE SE
003	545600	0385	6/9/09	\$765,000	\$714,000	1560	8	1957	Avg	12116	Y	N	4244 SHORECLUB DR
003	019110	0375	11/11/09	\$777,000	\$733,000	1580	8	1965	VGood	10125	N	N	4534 87TH AVE SE
003	003100	0220	7/13/09	\$594,000	\$556,000	1590	8	1955	Good	7565	N	N	4104 93RD AVE SE
003	003100	0305	5/20/10	\$510,000	\$488,000	1590	8	1955	Good	7140	N	N	4230 92ND AVE SE
003	003100	0120	10/7/10	\$475,000	\$460,000	1610	8	1954	Good	8670	N	N	4105 93RD AVE SE
003	228730	0250	1/3/11	\$545,000	\$531,000	1620	8	1960	Good	10080	N	N	8838 SE 59TH ST
003	003100	0095	9/13/10	\$535,000	\$517,000	1630	8	1954	Good	8670	N	N	4027 93RD AVE SE
003	258190	0125	9/8/11	\$655,000	\$650,000	1660	8	1990	Avg	15625	Y	N	7023 E MERCER WAY
003	228700	0220	8/30/10	\$666,000	\$643,000	1690	8	1959	Good	14518	N	N	9012 SE 58TH ST
003	258190	0284	5/18/11	\$710,000	\$698,000	1690	8	1967	Good	8476	N	N	6950 93RD AVE SE
003	258190	0240	7/18/11	\$512,500	\$506,000	1700	8	1966	Good	8100	N	N	7080 93RD AVE SE
003	182405	9044	10/26/10	\$632,500	\$613,000	1720	8	1947	VGood	15525	N	N	4125 86TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	445730	0070	12/15/09	\$608,350	\$576,000	1730	8	1961	Good	10125	N	N	4220 91ST AVE SE
003	545600	0465	11/1/11	\$660,000	\$657,000	1750	8	1956	Good	9196	Y	N	4204 SHORECLUB DR
003	345600	0290	10/14/10	\$630,000	\$610,000	1770	8	1964	Good	9938	N	N	7223 91ST AVE SE
003	545600	0310	4/27/11	\$625,000	\$614,000	1770	8	1960	Good	11040	N	N	9735 MERCERWOOD DR
003	019110	0245	7/14/09	\$567,000	\$530,000	1790	8	1961	Avg	9525	N	N	4503 89TH AVE SE
003	228700	0360	2/22/11	\$550,000	\$538,000	1790	8	1965	Good	13195	N	N	5654 89TH AVE SE
003	019110	1145	4/21/11	\$560,000	\$550,000	1850	8	1959	Avg	10125	N	N	4731 90TH AVE SE
003	003120	0055	11/20/09	\$585,000	\$553,000	1870	8	1956	Good	9025	N	N	4105 94TH AVE SE
003	445730	0240	11/14/11	\$499,950	\$498,000	1910	8	1959	Good	10550	N	N	4204 89TH AVE SE
003	019110	0585	8/27/10	\$795,000	\$767,000	1920	8	2004	Avg	10125	N	N	4629 88TH AVE SE
003	019110	0350	3/28/11	\$594,500	\$583,000	1930	8	1945	Good	11475	N	N	4545 88TH AVE SE
003	445730	0230	1/25/10	\$635,000	\$603,000	2000	8	1962	Good	10125	N	N	4216 89TH AVE SE
003	865100	0040	9/19/11	\$618,000	\$613,000	2000	8	1962	Good	19657	N	N	6127 92ND AVE SE
003	545600	0565	4/11/11	\$587,000	\$576,000	2020	8	1955	Good	13500	Y	N	4271 E MERCER WAY
003	865070	0020	6/27/09	\$815,000	\$761,000	2040	8	1961	Good	13560	N	N	8840 SE 60TH ST
003	019110	1076	5/16/11	\$580,000	\$570,000	2060	8	1964	Good	10160	N	N	4749 91ST AVE SE
003	258190	0036	6/16/10	\$600,000	\$576,000	2110	8	1961	Avg	11160	N	N	6925 93RD AVE SE
003	019110	1120	9/29/09	\$900,000	\$847,000	2160	8	2009	Avg	11430	N	N	9001 SE 47TH ST
003	435130	0249	3/16/09	\$765,000	\$709,000	2180	8	1961	VGood	7500	N	N	4817 91ST AVE SE
003	865070	0005	8/30/11	\$628,000	\$622,000	2180	8	1961	Avg	11330	N	N	8806 SE 60TH ST
003	445730	0435	3/18/11	\$940,000	\$921,000	2260	8	2002	Avg	10125	N	N	4351 90TH AVE SE
003	445730	0625	3/15/10	\$720,000	\$686,000	2260	8	1964	Good	9525	N	N	4330 91ST AVE SE
003	545600	0530	9/22/09	\$700,000	\$658,000	2310	8	1955	Avg	13256	Y	N	4237 MERCERWOOD DR
003	445730	0455	8/9/11	\$695,000	\$688,000	2340	8	1963	VGood	10125	N	N	4340 89TH AVE SE
003	865090	0010	11/16/09	\$750,000	\$708,000	2360	8	1958	Good	12495	N	N	9026 SE 60TH ST
003	865050	0050	1/22/10	\$700,000	\$664,000	2560	8	1958	VGood	14400	N	N	8804 SE 62ND ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	673570	0015	12/9/09	\$813,500	\$770,000	2700	8	1993	Avg	8807	N	N	4017 92ND AVE SE
003	865070	0025	7/14/10	\$705,000	\$678,000	2810	8	1960	Avg	13110	N	N	8864 SE 60TH ST
003	445730	0430	2/8/11	\$685,000	\$669,000	3290	8	1966	VGood	10125	N	N	4345 90TH AVE SE
003	302405	9044	11/22/10	\$814,400	\$791,000	930	9	1983	Avg	16800	Y	N	7960 ISLAND CREST WAY
003	019110	0445	11/28/11	\$435,000	\$434,000	1100	9	1977	Good	7240	N	N	4550 ISLAND CREST WAY
003	345600	0110	7/11/11	\$749,000	\$740,000	1420	9	1964	VGood	13716	N	N	7220 91ST PL SE
003	865090	0035	8/25/11	\$650,000	\$644,000	1620	9	1959	Good	11235	N	N	9039 SE 60TH ST
003	345600	0230	2/16/11	\$835,000	\$816,000	1640	9	1966	VGood	9947	N	N	7234 91ST AVE SE
003	856610	0165	5/5/11	\$600,000	\$590,000	1650	9	1966	VGood	10989	Y	N	7410 92ND PL SE
003	019110	1165	3/14/11	\$675,000	\$661,000	1690	9	1973	Avg	9180	N	N	4760 89TH AVE SE
003	345600	0210	8/25/09	\$715,000	\$671,000	1830	9	1968	Good	9947	N	N	7212 91ST AVE SE
003	019110	0065	10/2/09	\$920,000	\$866,000	1920	9	1972	Good	9525	N	N	4526 91ST AVE SE
003	758230	0060	6/8/11	\$501,000	\$494,000	1930	9	1969	Good	12980	N	N	4859 90TH PL SE
003	856610	0290	6/22/09	\$879,000	\$821,000	1970	9	1968	Good	11660	Y	N	7421 92ND PL SE
003	667290	0400	9/26/11	\$717,500	\$713,000	1990	9	1962	Avg	12500	N	N	8940 SE 56TH ST
003	257950	0027	3/2/11	\$705,000	\$690,000	2020	9	1973	VGood	10450	Y	N	9441 SE 70TH PL
003	667290	0060	10/22/09	\$735,000	\$693,000	2120	9	1962	Good	15343	N	N	8920 SE 54TH ST
003	758230	0070	8/24/11	\$608,000	\$602,000	2130	9	1975	Good	7140	N	N	4869 90TH PL SE
003	755480	0040	8/11/09	\$735,000	\$689,000	2150	9	1972	Avg	10776	N	N	4625 92ND AVE SE
003	302405	9148	7/27/11	\$660,000	\$653,000	2160	9	1968	Good	12632	N	N	7320 ISLAND CREST WAY
003	142500	0010	5/3/11	\$636,000	\$625,000	2240	9	1976	Avg	11250	N	N	9015 SE 51ST PL
003	184550	0030	1/16/09	\$650,000	\$600,000	2310	9	1969	Good	7885	N	N	6930 94TH AVE SE
003	856590	0160	6/17/11	\$599,000	\$590,000	2340	9	1963	Avg	13395	N	N	7202 ISLAND CREST WAY
003	257950	0152	11/23/11	\$755,000	\$753,000	2350	9	1982	Avg	15527	Y	N	7415 E MERCER WAY
003	667290	0220	4/7/09	\$900,000	\$836,000	2390	9	1962	Good	8925	N	N	8822 SE 56TH ST
003	003100	0180	1/9/09	\$915,000	\$844,000	2430	9	1961	Good	10000	Y	N	4044 94TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	667290	0290	4/7/11	\$783,000	\$768,000	2600	9	1966	Good	11070	N	N	8947 SE 54TH ST
003	302405	9152	9/25/09	\$730,000	\$687,000	2650	9	1974	Good	13500	N	N	7314 ISLAND CREST WAY
003	545050	0120	4/8/09	\$909,000	\$844,000	2690	9	1969	Good	14315	N	N	9209 SE 57TH ST
003	019110	0105	12/13/10	\$785,000	\$763,000	2700	9	1969	Good	9525	N	N	4535 91ST AVE SE
003	142500	0030	7/19/10	\$908,000	\$873,000	2760	9	1976	Avg	9360	N	N	9035 SE 51ST PL
003	142500	0090	8/22/11	\$722,000	\$715,000	2820	9	1976	Avg	11500	N	N	9007 SE 50TH ST
003	755480	0020	5/21/10	\$820,500	\$786,000	2830	9	1967	Good	9637	N	N	9115 SE 46TH ST
003	545050	0050	4/1/11	\$900,000	\$882,000	2950	9	2002	Avg	11480	N	N	5717 92ND AVE SE
003	257950	0012	7/1/11	\$820,000	\$809,000	2960	9	1965	Good	26600	N	N	6815 E MERCER WAY
003	219410	0080	11/2/09	\$712,000	\$672,000	3240	9	1978	Avg	18342	Y	N	4335 FERNBROOK DR
003	142500	0050	5/4/10	\$935,000	\$894,000	3260	9	1976	Good	10530	N	N	9020 SE 51ST PL
003	856590	0110	7/7/10	\$905,000	\$870,000	3540	9	1964	Good	10716	N	N	8845 SE 72ND PL
003	865121	0020	7/19/10	\$850,000	\$818,000	3630	9	1979	Avg	15611	N	N	6191 92ND AVE SE
003	228700	0240	6/11/10	\$960,000	\$921,000	3740	9	1959	Good	10920	N	N	5622 90TH AVE SE
003	545030	0205	9/21/11	\$1,300,000	\$1,290,000	3980	9	2009	Avg	13500	N	N	4113 86TH AVE SE
003	667290	0250	1/5/10	\$1,265,000	\$1,199,000	4050	9	2003	Avg	7150	N	N	8811 SE 56TH ST
003	192300	0270	10/7/09	\$1,625,000	\$1,530,000	1570	10	2006	Avg	11416	N	N	9221 SE 46TH ST
003	182405	9164	3/3/11	\$585,000	\$572,000	1750	10	1974	Avg	30492	N	N	4725 E MERCER WAY
003	192300	0060	7/11/11	\$855,000	\$844,000	1880	10	1976	Avg	10200	Y	N	9341 SE 46TH ST
003	667290	0420	12/20/11	\$845,000	\$844,000	2010	10	1966	Good	11600	N	N	8915 SE 56TH ST
003	216200	0240	5/18/11	\$770,000	\$757,000	2080	10	1967	Good	31845	Y	N	4907 E MERCER WAY
003	546060	0190	6/29/11	\$725,000	\$715,000	2080	10	1993	Avg	5024	Y	N	4128 94TH PL SE
003	751100	0050	6/23/09	\$850,000	\$794,000	2150	10	1963	Good	18200	N	N	6140 90TH AVE SE
003	545600	0485	5/14/10	\$878,000	\$840,000	2210	10	1955	Good	13446	Y	N	9839 MERCERWOOD DR
003	216200	0230	7/27/10	\$1,090,000	\$1,049,000	2220	10	1968	VGood	15675	Y	N	4909 E MERCER WAY
003	751100	0040	2/28/11	\$710,000	\$694,000	2340	10	1968	Good	25050	N	N	6120 90TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	362780	0140	12/4/09	\$928,000	\$878,000	2440	10	1976	Good	11550	N	N	7803 89TH PL SE
003	546050	0060	12/30/11	\$670,000	\$670,000	2550	10	1964	Good	10500	N	N	4289 SHORECLUB DR
003	258190	0265	10/18/10	\$700,000	\$678,000	2560	10	1974	VGood	6820	N	N	6920 93RD AVE SE
003	546050	0010	9/7/11	\$770,000	\$764,000	2560	10	1964	Avg	12150	Y	N	4295 SHORECLUB DR
003	257950	0187	4/6/10	\$987,500	\$943,000	2650	10	1997	Avg	14570	Y	N	7507 92ND AVE SE
003	667300	0060	5/20/11	\$922,000	\$907,000	2730	10	1970	Avg	30300	Y	N	9220 PARKWOOD RIDGE RD
003	302405	9180	10/19/09	\$1,000,500	\$943,000	2770	10	1982	Avg	12204	N	N	7354 ISLAND CREST WAY
003	192405	9035	8/19/09	\$750,000	\$703,000	2810	10	1977	Avg	26000	Y	N	5655 E MERCER WAY
003	302405	9076	7/4/11	\$1,000,000	\$987,000	3070	10	1972	Avg	14374	Y	N	7860 ISLAND CREST WAY
003	257950	0005	7/6/10	\$982,000	\$944,000	3310	10	1999	Avg	10677	N	N	9335 SE 68TH ST
003	019110	0405	7/6/09	\$1,375,000	\$1,285,000	3410	10	2007	Avg	10125	N	N	8623 SE 45TH ST
003	673570	0055	7/6/09	\$1,275,000	\$1,192,000	3460	10	2007	Avg	8873	N	N	4050 91ST AVE SE
003	667290	0460	5/22/09	\$1,510,000	\$1,407,000	3570	10	2007	Avg	11730	N	N	9091 SE 56TH ST
003	019110	0230	5/28/09	\$1,175,000	\$1,095,000	3620	10	2008	Avg	10125	N	N	4520 89TH AVE SE
003	865110	0080	8/4/09	\$1,815,000	\$1,701,000	3770	10	2008	Avg	15787	Y	N	9217 SE 61ST ST
003	258190	0196	6/10/10	\$970,000	\$930,000	2320	11	1990	Avg	12437	Y	N	7214 94TH AVE SE
003	856640	0330	4/15/10	\$987,000	\$943,000	2410	11	1986	Avg	12261	N	N	8812 SE 74TH PL
003	856640	0020	8/11/11	\$950,000	\$940,000	2770	11	1985	Avg	9846	Y	N	8829 SE 77TH PL
003	856640	0010	5/3/10	\$1,160,000	\$1,109,000	3200	11	1985	Avg	11503	Y	N	8815 SE 77TH PL
003	019110	0840	6/30/11	\$1,192,000	\$1,176,000	3570	11	2004	Avg	9525	N	N	9020 SE 47TH ST
003	302405	9181	12/10/10	\$1,150,000	\$1,118,000	3610	11	1981	Avg	13394	N	N	7366 ISLAND CREST WAY
003	856640	0300	8/4/10	\$1,248,000	\$1,202,000	3650	11	1985	Avg	11797	N	N	8840 SE 74TH PL
003	545180	0015	4/16/09	\$1,700,000	\$1,579,000	3760	11	2007	Avg	11200	Y	N	8418 MAPLE LN
003	019110	0662	4/17/09	\$1,600,000	\$1,487,000	3790	11	2008	Avg	9525	N	N	4625 89TH AVE SE
003	667290	0310	6/11/10	\$839,000	\$805,000	3900	11	1963	VGood	12222	N	N	8933 SE 54TH ST
003	362250	0035	9/13/10	\$1,437,725	\$1,389,000	4438	11	2000	Avg	14280	Y	N	4312 86TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	257950	0176	4/27/11	\$1,729,750	\$1,699,000	5060	11	2008	Avg	19300	N	N	7536 92ND AVE SE
004	082405	9033	3/12/09	\$1,010,000	\$936,000	1780	5	1912	Good	19467	Y	Y	3806 E MERCER WAY
004	302405	9087	8/23/10	\$610,000	\$588,000	1140	7	1951	Good	10576	Y	N	6919 96TH AVE SE
004	192405	9255	4/18/11	\$1,400,000	\$1,374,000	1200	7	1952	Avg	12121	Y	Y	6226 E MERCER WAY
004	258070	0030	11/4/11	\$850,000	\$846,000	1330	7	1926	Good	13318	Y	Y	6827 96TH AVE SE
004	413190	0030	4/16/09	\$1,975,000	\$1,835,000	1470	7	1915	VGood	16384	Y	Y	4052 E MERCER WAY
004	192405	9177	4/20/11	\$787,500	\$773,000	1270	8	1964	Good	11000	Y	N	6008 E MERCER WAY
004	032110	0085	6/22/10	\$875,000	\$840,000	1350	8	1961	Good	19100	Y	N	8211 AVALON DR
004	192405	9138	6/21/10	\$805,000	\$773,000	1510	8	1956	VGood	16552	Y	N	5902 E MERCER WAY
004	082405	9237	4/15/11	\$575,000	\$564,000	1610	8	1958	Good	13000	Y	N	3836 E MERCER WAY
004	777670	0020	12/16/11	\$896,000	\$895,000	1810	8	1955	Good	22082	Y	N	9805 SE 42ND PL
004	073610	0051	3/10/11	\$695,000	\$680,000	1910	8	1968	VGood	9000	Y	N	8545 85TH AVE SE
004	258070	0035	9/10/09	\$830,000	\$780,000	2040	8	1953	VGood	12096	Y	N	6801 96TH AVE SE
004	777670	0025	7/19/11	\$2,073,900	\$2,049,000	1310	9	1954	Avg	28805	Y	Y	9815 SE 42ND PL
004	032110	0255	8/17/11	\$800,000	\$792,000	1490	9	1968	Avg	16100	Y	N	8360 AVALON DR
004	258070	0010	2/9/11	\$710,000	\$693,000	1690	9	1969	Good	9600	Y	N	6816 96TH AVE SE
004	215450	0080	5/4/11	\$718,000	\$706,000	1710	9	1972	Good	18780	Y	N	6202 E MERCER WAY
004	143870	0030	5/24/10	\$900,000	\$862,000	1870	9	1966	VGood	17382	Y	N	9420 SE 54TH ST
004	192405	9135	12/6/11	\$1,125,000	\$1,123,000	2000	9	1955	Avg	17860	Y	Y	5210 BUTTERWORTH RD
004	302405	9187	9/2/10	\$2,350,000	\$2,268,000	2100	9	1979	Avg	13213	Y	Y	7626 E MERCER WAY
004	413190	0032	4/21/11	\$2,485,000	\$2,440,000	2320	9	1985	VGood	16342	Y	Y	4056 E MERCER WAY
004	185600	0060	12/14/09	\$825,000	\$781,000	2450	9	1976	VGood	28000	Y	N	9705 SE 43RD ST
004	777670	0035	11/25/09	\$2,750,000	\$2,599,000	2460	9	1985	Good	15935	Y	Y	9831 SE 42ND PL
004	777670	0030	7/21/11	\$2,500,000	\$2,471,000	2690	9	1985	Avg	20206	Y	Y	9825 SE 42ND PL
004	004610	0453	4/8/11	\$1,550,000	\$1,520,000	2840	9	1958	VGood	9250	Y	Y	4456 FERNCROFT RD
004	302405	9218	10/6/09	\$1,020,000	\$960,000	3540	9	1995	Avg	10562	Y	N	7925 E MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
004	257950	0135	11/22/11	\$1,492,700	\$1,488,000	1610	10	1969	VGood	8558	Y	Y	7550 E MERCER WAY
004	143870	0020	4/12/11	\$870,000	\$854,000	1850	10	1974	VGood	14352	N	N	9412 SE 54TH ST
004	143870	0050	2/3/11	\$2,405,000	\$2,348,000	1900	10	1963	VGood	19521	Y	Y	5404 96TH AVE SE
004	312405	9015	8/3/11	\$2,375,000	\$2,349,000	2167	10	2002	Avg	12938	Y	Y	8048 AVALON PL
004	004610	0103	12/27/10	\$1,680,000	\$1,635,000	2540	10	1962	Good	20820	Y	Y	4348 E MERCER WAY
004	073610	0025	8/26/11	\$1,800,000	\$1,783,000	2555	10	2010	Avg	19000	Y	N	8559 85TH AVE SE
004	252400	0080	5/17/11	\$886,000	\$871,000	2760	10	1990	Avg	15012	N	N	4737 E MERCER WAY
004	192405	9097	10/12/10	\$2,050,000	\$1,984,000	2930	10	1960	Good	25650	Y	Y	5910 E MERCER WAY
004	032110	0170	3/29/10	\$1,200,000	\$1,145,000	2950	10	1991	Avg	18760	Y	N	8343 E MERCER WAY
004	147240	0070	8/23/10	\$795,000	\$767,000	3040	10	1979	Avg	13875	N	N	4455 E MERCER WAY
004	324080	0030	7/15/11	\$1,150,000	\$1,136,000	3040	10	1983	Good	16715	Y	N	6234 E MERCER WAY
004	302405	9155	6/1/09	\$2,485,000	\$2,317,000	3270	10	1973	VGood	14600	Y	Y	9625 SE 71ST ST
004	004610	0350	10/25/10	\$1,713,000	\$1,660,000	3410	10	2008	Avg	23940	Y	N	4421 FERNCROFT RD
004	147240	0010	12/10/10	\$930,000	\$904,000	3450	10	1977	VGood	9100	N	N	4463 E MERCER WAY
004	004610	0354	12/29/10	\$775,000	\$755,000	1690	11	1961	Good	37500	N	N	4445 E MERCER WAY
004	755870	0036	5/27/11	\$1,145,000	\$1,127,000	1790	11	1968	Avg	14205	Y	Y	4610 E MERCER WAY
004	302405	9084	6/7/11	\$2,450,000	\$2,413,000	1920	11	2006	Avg	8500	Y	Y	7912 E MERCER WAY
004	312405	9022	3/10/11	\$2,730,000	\$2,672,000	2420	11	1995	Avg	13254	Y	Y	8232 AVALON DR
004	032110	0100	8/16/11	\$1,320,000	\$1,307,000	3120	11	1990	Avg	13800	Y	N	8061 AVALON DR
004	755870	0040	3/11/11	\$2,308,000	\$2,259,000	3131	11	1996	Avg	24619	Y	Y	4612 E MERCER WAY
004	755870	0006	5/27/10	\$2,035,000	\$1,950,000	3290	11	1978	Good	20400	Y	Y	4640 E MERCER WAY
004	192200	0020	7/16/10	\$2,435,000	\$2,342,000	3580	11	1973	VGood	13141	Y	Y	9450 SE 52ND ST
004	919780	0050	12/10/09	\$1,223,000	\$1,157,000	3590	11	1995	Avg	14876	Y	N	9101 SE 78TH PL
004	252420	0020	12/20/10	\$1,100,000	\$1,070,000	3720	11	1981	Good	15019	Y	N	4408 E MERCER WAY
004	807920	0020	9/2/11	\$1,158,000	\$1,148,000	3810	11	1989	Avg	10325	Y	N	9040 SE 79TH ST
004	302405	9086	3/11/09	\$1,768,000	\$1,638,000	3900	11	2006	Avg	15400	Y	N	7900 E MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
004	413190	0042	8/19/11	\$1,240,000	\$1,228,000	3940	11	1991	Avg	10862	Y	N	4070 E MERCER WAY
004	185600	0010	4/13/11	\$1,900,000	\$1,864,000	3970	11	2007	Avg	18025	Y	N	9722 SE 43RD ST
004	312405	9078	5/20/09	\$4,300,000	\$4,005,000	4030	11	2008	Avg	18131	Y	Y	8066 AVALON PL
004	984550	0020	4/20/10	\$1,553,000	\$1,484,000	4170	11	2000	Avg	55939	N	N	4505 E MERCER WAY
004	252420	0030	1/24/11	\$1,100,000	\$1,073,000	4190	11	1979	Avg	15415	Y	N	4410 E MERCER WAY
004	192405	9165	4/21/11	\$3,850,000	\$3,780,000	4330	11	2006	Avg	14372	Y	Y	6236 E MERCER WAY
004	192405	9220	2/24/10	\$2,430,000	\$2,312,000	4367	11	1978	Avg	15644	Y	Y	5636 E MERCER WAY
004	073610	0196	2/8/10	\$3,790,000	\$3,602,000	2770	12	2007	Avg	9013	Y	Y	8435 SE 87TH ST
004	143870	0080	10/26/10	\$4,500,000	\$4,361,000	4190	12	2007	Avg	13373	Y	Y	5428 96TH AVE SE
004	312405	9001	4/13/10	\$3,070,000	\$2,932,000	4790	12	2000	Avg	13144	Y	Y	8020 AVALON PL
004	302405	9104	10/20/10	\$2,100,000	\$2,034,000	5330	12	2001	Avg	36700	Y	N	6434 E MERCER WAY
005	217450	3835	6/16/09	\$450,000	\$420,000	960	6	1951	Good	6000	N	N	2525 71ST AVE SE
005	531510	0744	4/15/10	\$487,500	\$466,000	1380	6	1976	Good	12160	N	N	2956 72ND AVE SE
005	409950	1241	6/30/10	\$455,750	\$438,000	990	7	2001	Avg	3200	N	N	2413 70TH AVE SE
005	531510	0632	10/8/10	\$575,000	\$556,000	1010	7	1972	Good	8400	N	N	7217 SE 27TH ST
005	935090	0376	9/1/11	\$725,000	\$719,000	1120	7	1954	Avg	7600	Y	N	3421 72ND AVE SE
005	509330	1110	3/11/11	\$644,000	\$630,000	1180	7	1960	Avg	6000	Y	N	6710 SE 30TH ST
005	330770	0405	5/11/09	\$463,333	\$431,000	1190	7	1946	Avg	6967	N	N	2273 72ND AVE SE
005	217450	1165	9/15/10	\$554,520	\$536,000	1280	7	1928	Good	4600	Y	N	3045 68TH AVE SE
005	509330	1300	11/24/09	\$770,000	\$728,000	1300	7	1959	Good	7000	Y	N	3015 69TH AVE SE
005	217450	0970	2/4/11	\$560,000	\$547,000	1390	7	1962	Avg	5500	Y	N	3064 67TH AVE SE
005	531510	0477	8/23/10	\$485,000	\$468,000	1430	7	1957	Good	11000	N	N	2460 74TH AVE SE
005	531510	0394	9/2/10	\$500,000	\$483,000	1440	7	1957	Good	13668	N	N	2463 74TH AVE SE
005	283770	0110	4/28/11	\$600,000	\$589,000	1500	7	1954	Good	5500	N	N	3627 73RD AVE SE
005	130030	1360	2/5/10	\$695,000	\$660,000	1520	7	1959	Good	7500	Y	N	3413 72ND PL SE
005	330770	0220	6/13/10	\$640,050	\$614,000	1520	7	1945	VGood	10842	Y	N	2222 70TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	130030	2351	2/9/11	\$535,000	\$522,000	1530	7	1953	Avg	8000	N	N	3442 72ND AVE SE
005	217450	2035	8/6/09	\$575,000	\$539,000	1570	7	1958	Avg	9147	N	N	2803 72ND AVE SE
005	509330	1225	10/12/09	\$717,300	\$676,000	1580	7	1959	Good	6000	Y	N	2831 68TH AVE SE
005	531510	0758	9/28/10	\$725,000	\$701,000	1590	7	1949	Good	19800	N	N	7226 SE 32ND ST
005	531510	0391	6/10/10	\$722,500	\$693,000	1620	7	1958	Avg	9180	Y	N	7248 SE 27TH ST
005	330770	0275	11/17/09	\$509,000	\$481,000	1680	7	1952	Good	7262	N	N	2257 71ST AVE SE
005	217450	2110	4/27/11	\$520,000	\$511,000	1710	7	1960	Good	7875	N	N	2752 70TH AVE SE
005	409950	1180	10/3/09	\$670,000	\$631,000	1860	7	1962	Good	8900	Y	N	2424 67TH AVE SE
005	217450	2130	4/13/11	\$840,000	\$824,000	2100	7	2000	Avg	9450	N	N	2748 70TH AVE SE
005	409950	1246	6/3/11	\$711,000	\$700,000	2510	7	1973	Good	8800	N	N	2407 70TH AVE SE
005	545880	0200	5/10/10	\$500,000	\$478,000	1120	8	1959	Avg	8400	N	N	3436 76TH PL SE
005	545900	0085	11/10/10	\$515,000	\$500,000	1190	8	1964	Good	8480	N	N	3731 79TH AVE SE
005	217510	0355	7/23/09	\$675,000	\$632,000	1280	8	1957	Good	6000	Y	N	3029 70TH AVE SE
005	130030	1590	9/6/11	\$675,000	\$669,000	1300	8	1953	Good	6000	Y	N	3440 72ND AVE SE
005	545880	0075	10/1/09	\$590,000	\$555,000	1320	8	1964	Good	10160	N	N	3420 76TH AVE SE
005	545880	0240	8/18/11	\$607,300	\$601,000	1320	8	1958	Good	7350	N	N	3419 77TH PL SE
005	545900	0005	8/2/11	\$566,000	\$560,000	1320	8	1961	Avg	8720	N	N	3401 79TH AVE SE
005	545880	0110	1/4/10	\$585,000	\$555,000	1350	8	1959	Avg	7350	N	N	3423 77TH AVE SE
005	362350	0046	1/26/11	\$580,000	\$566,000	1380	8	1955	Fair	11250	Y	N	3860 W MERCER WAY
005	545880	0580	7/27/11	\$585,000	\$578,000	1390	8	1958	Avg	7350	N	N	3749 77TH PL SE
005	545900	0100	8/19/09	\$615,500	\$577,000	1390	8	1963	Avg	9120	N	N	3751 79TH AVE SE
005	217450	1450	1/20/11	\$710,000	\$692,000	1430	8	1953	Avg	12000	Y	N	3045 71ST AVE SE
005	545880	0575	3/27/09	\$636,500	\$590,000	1460	8	1959	Good	7350	N	N	3741 77TH PL SE
005	409950	1020	9/2/10	\$646,000	\$623,000	1490	8	1961	Avg	8965	Y	N	2405 66TH AVE SE
005	545900	0035	5/25/11	\$635,000	\$625,000	1510	8	1961	Good	8470	N	N	3449 79TH AVE SE
005	283770	0090	5/13/11	\$536,250	\$527,000	1550	8	1948	Avg	11550	N	N	3617 73RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	545880	0545	12/21/10	\$663,000	\$645,000	1550	8	1961	Good	8633	N	N	7727 SE 39TH ST
005	531510	0705	6/7/10	\$670,000	\$642,000	1560	8	1952	Good	10200	Y	N	7249 SE 27TH ST
005	545900	0420	11/11/11	\$525,000	\$523,000	1560	8	1962	Avg	8550	N	N	3404 79TH AVE SE
005	330770	0135	12/7/09	\$785,000	\$743,000	1570	8	1953	Good	13250	Y	N	2255 70TH AVE SE
005	362350	0061	7/27/11	\$600,000	\$593,000	1590	8	1964	Avg	13310	N	N	3837 76TH AVE SE
005	122404	9058	12/1/10	\$415,000	\$403,000	1630	8	1953	Good	9583	N	N	3633 ISLAND CREST WAY
005	935910	0180	9/23/11	\$1,225,000	\$1,216,000	1690	8	1959	VGood	7500	Y	N	6932 SE 33RD ST
005	217450	1210	5/24/11	\$1,080,000	\$1,063,000	1700	8	2007	Avg	10028	Y	N	3075 68TH AVE SE
005	545880	0660	7/21/11	\$566,500	\$560,000	1705	8	1962	Good	7875	N	N	3728 77TH PL SE
005	445790	0070	8/27/10	\$550,000	\$531,000	1750	8	1956	VGood	11392	N	N	3827 83RD AVE SE
005	445820	0150	6/19/09	\$712,000	\$665,000	1750	8	1961	Avg	11645	N	N	3853 82ND AVE SE
005	509330	0370	8/26/10	\$998,000	\$963,000	1750	8	1968	VGood	20250	Y	N	2707 68TH AVE SE
005	445770	0140	4/26/10	\$500,000	\$478,000	1760	8	1957	Avg	9775	Y	N	3643 81ST AVE SE
005	545880	0040	4/13/11	\$480,000	\$471,000	1770	8	1959	Avg	7210	N	N	7636 SE 34TH ST
005	445790	0080	11/24/09	\$530,000	\$501,000	1780	8	1957	Good	9022	N	N	8215 SE 38TH PL
005	545880	0260	11/2/11	\$515,000	\$513,000	1780	8	1960	Avg	7350	N	N	3447 77TH PL SE
005	445790	0100	5/26/10	\$452,788	\$434,000	1790	8	1956	Avg	10000	N	N	8224 SE 38TH PL
005	130030	1345	9/29/11	\$845,000	\$839,000	1800	8	1962	VGood	8200	Y	N	3405 72ND PL SE
005	545900	0330	2/25/09	\$630,000	\$583,000	1820	8	1961	Good	9598	N	N	3419 80TH AVE SE
005	935910	0225	6/18/09	\$900,000	\$840,000	2030	8	1959	Good	10000	Y	N	3215 72ND AVE SE
005	545880	0295	5/12/10	\$817,000	\$782,000	2100	8	1958	VGood	7350	N	N	3460 77TH PL SE
005	531510	0257	7/8/11	\$876,000	\$865,000	2110	8	1996	Avg	11780	Y	N	2244 72ND AVE SE
005	130030	0740	11/16/09	\$540,000	\$510,000	2350	8	1966	VGood	7200	N	N	3211 74TH AVE SE
005	545900	0195	10/13/10	\$865,000	\$837,000	2400	8	1967	VGood	12445	N	N	7929 SE 37TH ST
005	217450	3760	4/19/10	\$720,000	\$688,000	2450	8	1946	Good	12390	N	N	2502 70TH AVE SE
005	330770	0110	4/9/09	\$980,000	\$910,000	2680	8	2003	Avg	7498	N	N	6608 SE 24TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330770	0110	11/11/11	\$1,023,000	\$1,019,000	2680	8	2003	Avg	7498	N	N	6608 SE 24TH ST
005	531510	0380	1/9/09	\$980,000	\$904,000	3765	8	1998	Avg	12700	N	N	7204 SE 27TH ST
005	409950	1120	9/16/09	\$652,000	\$613,000	1220	9	1998	Avg	8400	Y	N	2411 67TH AVE SE
005	217510	0405	5/28/10	\$650,000	\$623,000	1240	9	1965	Good	6000	Y	N	3065 70TH AVE SE
005	217510	0125	8/10/11	\$1,140,000	\$1,128,000	1700	9	1961	Good	10350	Y	N	3029 69TH AVE SE
005	935090	0330	11/22/11	\$995,000	\$992,000	1960	9	1961	Good	12500	Y	N	6930 SE 35TH ST
005	130030	1842	6/17/11	\$875,950	\$864,000	2000	9	1961	VGood	11200	N	N	3437 74TH AVE SE
005	217450	4205	6/16/11	\$850,000	\$838,000	2150	9	1996	Avg	5400	Y	N	2455 65TH PL SE
005	130030	1314	9/10/09	\$1,165,000	\$1,095,000	2620	9	2007	Avg	10272	N	N	3204 72ND AVE SE
005	362350	0228	10/22/10	\$828,000	\$802,000	2660	9	1977	Avg	9775	N	N	7411 SE 36TH ST
005	509330	0848	9/15/10	\$935,000	\$903,000	2700	9	1965	Good	8692	Y	N	2820 69TH AVE SE
005	217450	4005	4/9/10	\$594,000	\$567,000	2760	9	1998	VGood	6000	N	N	2402 71ST AVE SE
005	509330	1040	5/12/10	\$1,589,000	\$1,521,000	3020	9	1964	Good	13815	Y	N	2811 69TH AVE SE
005	409950	1297	8/24/11	\$1,170,000	\$1,159,000	3200	9	2005	Avg	7700	N	N	2426 70TH AVE SE
005	409950	1285	7/15/10	\$1,300,000	\$1,250,000	3900	9	2007	Avg	10300	N	N	2416 70TH AVE SE
005	362350	0014	8/22/11	\$976,500	\$967,000	2130	10	1967	Good	20068	Y	N	3621 72ND AVE SE
005	217450	0980	8/5/10	\$936,500	\$902,000	2720	10	1990	Avg	6000	Y	N	3056 67TH AVE SE
005	217450	4050	5/23/11	\$960,000	\$945,000	2820	10	2006	Avg	7500	N	N	2423 72ND AVE SE
005	935090	0095	2/10/11	\$1,362,500	\$1,331,000	2885	10	2002	Avg	9200	Y	N	6924 SE ALLEN ST
005	330770	0260	11/24/10	\$1,330,000	\$1,292,000	2920	10	2005	Avg	7235	N	N	2237 71ST AVE SE
005	531510	0799	3/22/10	\$1,070,900	\$1,021,000	2920	10	1995	Avg	11020	N	N	2957 74TH AVE SE
005	330770	0250	4/27/11	\$1,185,000	\$1,164,000	3030	10	2005	Avg	7217	N	N	2223 71ST AVE SE
005	217450	1515	7/14/11	\$1,842,500	\$1,820,000	4590	10	2001	Avg	12000	Y	N	3072 71ST AVE SE
005	531510	0895	12/21/10	\$900,000	\$876,000	1770	11	2000	Avg	20305	Y	N	7450 SE 32ND ST
005	214126	0040	9/14/09	\$1,100,000	\$1,034,000	2480	11	1995	Avg	12935	Y	N	3216 74TH PL SE
005	531510	0432	11/9/11	\$1,388,040	\$1,383,000	3470	11	2003	Avg	10960	N	N	7235 SE 24TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	531510	0432	12/3/10	\$1,490,000	\$1,448,000	3470	11	2003	Avg	10960	N	N	7235 SE 24TH ST
005	283770	0100	3/23/11	\$1,275,000	\$1,249,000	3660	11	2007	Avg	8800	N	N	3614 72ND PL SE
005	509330	0355	5/15/09	\$1,304,650	\$1,215,000	3970	11	1992	Avg	21000	N	N	2708 65TH PL SE
005	531510	0407	12/2/11	\$1,595,000	\$1,592,000	4160	11	2005	Avg	12596	N	N	2435 74TH AVE SE
005	409950	1035	12/1/09	\$1,850,000	\$1,749,000	4500	11	2004	Avg	12000	Y	N	2402 66TH AVE SE
005	130030	1810	11/24/09	\$1,850,000	\$1,748,000	4570	11	2004	Avg	16650	N	N	3417 74TH AVE SE
005	130030	1860	8/10/11	\$1,800,000	\$1,781,000	5320	11	2002	Avg	26000	N	N	3449 74TH AVE SE
005	531510	0251	10/17/11	\$1,595,000	\$1,586,000	3260	12	2004	Avg	9801	Y	N	2226 72ND AVE SE
005	130030	2350	7/14/09	\$1,850,000	\$1,731,000	3620	12	2007	Avg	8000	N	N	7226 SE 36TH ST
005	531510	0356	6/18/10	\$1,795,000	\$1,723,000	3980	12	2007	Avg	20246	N	N	2414 72ND AVE SE
006	157410	0570	12/1/09	\$462,500	\$437,000	1350	7	1977	Avg	3124	N	N	5700 80TH AVE SE
006	294890	0010	11/30/09	\$865,000	\$818,000	1250	8	1960	Good	21000	Y	N	5270 FOREST AVE SE
006	362350	0202	10/4/10	\$659,000	\$638,000	1430	8	1952	VGood	11050	Y	N	4133 W MERCER WAY
006	132404	9019	4/15/11	\$2,025,000	\$1,987,000	1480	8	1963	Avg	17688	Y	Y	4625 FOREST AVE SE
006	362350	0425	11/18/09	\$1,366,500	\$1,291,000	1780	8	1994	Avg	15050	Y	N	4103 BOULEVARD PL
006	252404	9092	10/12/11	\$1,325,000	\$1,317,000	1840	8	1955	Good	23054	Y	N	19 HOLLY HILL DR
006	294890	0721	5/6/11	\$864,000	\$849,000	1870	8	1961	Good	20445	Y	N	5905 80TH AVE SE
006	548680	0020	12/7/10	\$650,000	\$632,000	2400	8	1976	Avg	15000	N	N	8131 SE 44TH ST
006	252404	9016	8/14/09	\$880,000	\$825,000	1700	9	1966	Avg	15800	Y	N	7271 W MERCER WAY
006	257490	0185	2/5/10	\$2,600,000	\$2,470,000	1850	9	1957	Good	19967	Y	Y	4837 FOREST AVE SE
006	814330	0050	12/10/10	\$1,050,000	\$1,021,000	1880	9	1972	VGood	15000	Y	N	5411 W MERCER WAY
006	252404	9164	4/7/11	\$870,000	\$853,000	2080	9	1958	Good	14350	N	N	7251 W MERCER WAY
006	113700	0100	12/27/10	\$1,450,000	\$1,412,000	2110	9	2001	Avg	17725	Y	N	10 BROOK BAY RD
006	252404	9189	2/8/11	\$1,020,000	\$996,000	2120	9	1960	VGood	15550	Y	N	7435 W MERCER WAY
006	252404	9139	8/15/09	\$1,225,000	\$1,149,000	2236	9	1957	VGood	15961	N	N	7235 W RIDGE RD
006	192280	0480	6/15/11	\$777,000	\$766,000	2330	9	1976	Good	17507	N	N	6021 W MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	936570	0366	3/23/11	\$1,412,000	\$1,383,000	2340	9	1953	Good	34450	Y	N	8128 SE 44TH ST
006	409480	0400	5/16/11	\$799,000	\$786,000	2370	9	1965	Good	12840	N	N	6130 79TH AVE SE
006	545130	0035	6/22/11	\$1,050,000	\$1,035,000	2410	9	1986	Avg	17000	Y	N	7705 W MERCER WAY
006	404510	0180	3/12/10	\$1,550,000	\$1,477,000	2520	9	2006	Avg	14700	Y	N	4710 81ST AVE SE
006	548680	0070	12/21/10	\$1,275,000	\$1,241,000	2640	9	2003	Avg	15235	Y	N	8105 SE 44TH ST
006	252404	9023	4/6/11	\$1,137,000	\$1,115,000	2900	9	1968	VGood	13939	Y	N	6711 W MERCER WAY
006	257730	0030	10/2/09	\$1,000,000	\$941,000	3120	9	1988	VGood	19200	Y	N	4805 84TH AVE SE
006	362350	0306	6/29/10	\$1,385,000	\$1,330,000	3900	9	2007	Avg	10338	Y	N	3807 W MERCER WAY
006	536800	0010	3/23/11	\$945,000	\$926,000	1700	10	1968	Good	15350	Y	N	7434 SE 71ST ST
006	536800	0220	4/15/11	\$1,415,000	\$1,389,000	1740	10	1977	VGood	14390	Y	N	7432 SE 71ST ST
006	252404	9251	5/23/11	\$1,420,000	\$1,397,000	1930	10	1998	Avg	16667	Y	N	6751 W MERCER WAY
006	113700	0140	8/26/11	\$1,620,000	\$1,605,000	2160	10	1977	Good	15304	Y	N	14 BROOK BAY RD
006	335850	0765	6/3/10	\$1,995,000	\$1,912,000	2190	10	2005	Avg	25925	Y	N	8487 W MERCER WAY
006	536800	0240	10/12/11	\$1,115,000	\$1,109,000	2500	10	1976	Good	14806	Y	N	7409 SE 71ST ST
006	252404	9215	1/12/10	\$1,420,000	\$1,347,000	2820	10	1986	Good	17000	Y	N	7431 W MERCER WAY
006	404500	0120	4/19/11	\$1,899,000	\$1,864,000	3050	10	2008	Avg	8100	Y	N	4702 FOREST AVE SE
006	545130	0025	9/15/10	\$1,580,000	\$1,526,000	3180	10	1984	Good	15014	Y	Y	7815 W MERCER WAY
006	409480	0390	12/9/11	\$865,000	\$864,000	3400	10	1966	Good	12840	N	N	6120 79TH AVE SE
006	252404	9194	5/24/10	\$1,785,000	\$1,710,000	3640	10	1973	VGood	35719	Y	N	6845 W MERCER WAY
006	404500	0146	8/19/11	\$3,100,000	\$3,070,000	4900	10	2009	Avg	15547	Y	N	4808 FOREST AVE SE
006	805700	0011	12/1/09	\$1,300,000	\$1,229,000	4910	10	1985	Good	19851	N	N	8150 EVERGREEN LN
006	894422	0050	12/2/10	\$1,590,000	\$1,545,000	2540	11	1982	Good	11363	Y	N	7321 W MERCER WAY
006	933270	0010	11/18/11	\$1,345,925	\$1,342,000	3230	11	1994	Avg	11693	N	N	8396 SE 50TH PL
006	776700	0060	11/11/11	\$1,600,000	\$1,594,000	3250	11	1980	Good	16560	Y	N	3809 W MERCER WAY
006	362350	0403	12/16/09	\$2,096,000	\$1,984,000	3750	11	2001	VGood	15893	Y	N	4055 W MERCER WAY
006	335850	0154	8/31/11	\$2,780,000	\$2,755,000	4220	11	2002	Avg	23001	Y	Y	8055 W MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	157410	0335	2/26/10	\$1,411,200	\$1,343,000	4250	11	2008	Avg	12480	N	N	8009 SE 58TH ST
006	113700	0060	4/18/10	\$3,625,000	\$3,463,000	4340	11	1969	VGood	12452	Y	Y	6 BROOK BAY RD
006	335850	0475	7/9/09	\$2,150,000	\$2,010,000	4480	11	2004	Avg	20553	Y	N	8241 W MERCER WAY
006	933270	0040	11/9/10	\$1,470,400	\$1,426,000	4480	11	1991	Avg	15202	N	N	8384 SE 50TH PL
006	132404	9025	4/27/10	\$2,100,000	\$2,008,000	4850	11	2001	Avg	18480	Y	N	4608 FOREST AVE SE
006	113700	0040	12/11/09	\$2,033,000	\$1,924,000	4500	12	1980	VGood	23249	Y	N	4 BROOK BAY RD
006	404500	0015	10/6/10	\$4,150,000	\$4,016,000	4670	12	1987	Good	19970	Y	Y	4737 FOREST AVE SE
006	335850	0670	11/1/10	\$4,100,000	\$3,975,000	5440	12	1995	Avg	23200	Y	Y	8463 W MERCER WAY
006	362350	0278	4/26/10	\$3,525,000	\$3,370,000	5830	12	2008	Avg	25050	Y	N	3665 W MERCER WAY
007	362350	0126	6/29/09	\$589,000	\$550,000	1280	7	1950	Good	14630	N	N	7655 SE 40TH ST
007	936570	0082	10/29/09	\$505,000	\$476,000	1340	7	1950	Avg	17365	N	N	8251 SE 41ST ST
007	362350	0117	7/31/09	\$490,000	\$459,000	1360	7	1953	Avg	9063	Y	N	7529 SE 40TH ST
007	019110	0545	2/9/11	\$450,000	\$439,000	1630	7	1952	VGood	10125	N	N	4624 86TH AVE SE
007	362350	0187	11/16/10	\$625,000	\$607,000	1750	7	1961	Avg	11935	Y	N	4145 80TH AVE SE
007	362650	0045	7/14/09	\$650,000	\$608,000	1980	7	1959	VGood	13964	N	N	8325 SE 42ND ST
007	362650	0010	4/13/10	\$535,000	\$511,000	2080	7	1957	Avg	14085	N	N	4113 ISLAND CREST WAY
007	192405	9197	5/16/11	\$567,000	\$558,000	1200	8	1962	Good	10018	N	N	8429 SE 62ND ST
007	362350	0196	12/9/09	\$560,000	\$530,000	1250	8	1967	VGood	11500	N	N	4131 80TH AVE SE
007	132404	9001	8/19/09	\$670,000	\$628,000	1350	8	1976	Avg	12196	N	N	4005 80TH AVE SE
007	252404	9094	4/26/11	\$600,000	\$589,000	1350	8	1955	VGood	9700	N	N	7224 78TH AVE SE
007	545280	0500	1/13/09	\$835,000	\$770,000	1400	8	1975	Avg	15300	N	N	6750 81ST AVE SE
007	362350	0198	5/13/11	\$725,000	\$713,000	1420	8	1980	Good	12632	N	N	4135 80TH AVE SE
007	873220	0080	9/22/10	\$521,750	\$504,000	1440	8	1959	Good	13056	N	N	8246 SE 72ND ST
007	759810	0511	2/9/11	\$675,000	\$659,000	1450	8	1959	Avg	9630	N	N	2 WEMBLEY LN
007	759810	0521	6/16/11	\$745,000	\$734,000	1450	8	1959	Good	9630	N	N	12 WEMBLEY LN
007	759810	0533	6/27/11	\$635,000	\$626,000	1450	8	1959	Avg	9600	N	N	8 WEMBLEY LN

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	545120	0730	7/13/11	\$794,000	\$784,000	1460	8	1970	Good	9840	N	N	7495 85TH AVE SE
007	545120	0220	8/21/09	\$740,000	\$694,000	1540	8	1972	Avg	10800	N	N	7634 85TH PL SE
007	545120	0450	10/12/09	\$697,500	\$657,000	1540	8	1968	Avg	7500	N	N	8645 SE 75TH PL
007	546360	0080	6/17/11	\$960,000	\$946,000	1590	8	1963	VGood	15716	N	N	4859 86TH AVE SE
007	546360	0080	3/9/09	\$967,000	\$896,000	1590	8	1963	VGood	15716	N	N	4859 86TH AVE SE
007	545280	0620	11/11/11	\$740,000	\$737,000	1610	8	1975	Good	13112	N	N	6540 W MERCER WAY
007	915970	0080	6/29/10	\$705,000	\$677,000	1620	8	1962	Good	13278	N	N	8056 SE 72ND ST
007	545121	0250	3/8/10	\$613,500	\$584,000	1640	8	1974	Avg	8625	N	N	7420 87TH PL SE
007	759810	0523	9/30/10	\$625,000	\$604,000	1640	8	1959	Avg	9630	N	N	14 WEMBLEY LN
007	056550	0096	5/27/10	\$925,000	\$886,000	1730	8	1962	Good	15194	N	N	7930 SE 70TH ST
007	545280	0665	12/24/09	\$630,000	\$597,000	1730	8	1975	Avg	13285	N	N	6511 80TH AVE SE
007	192405	9140	7/28/09	\$1,010,000	\$946,000	1750	8	1960	Good	40510	Y	N	5005 88TH AVE SE
007	545120	0780	10/11/10	\$750,000	\$726,000	1750	8	1969	VGood	11400	N	N	7474 85TH PL SE
007	545280	0600	2/9/11	\$712,000	\$695,000	1770	8	1973	Avg	14214	N	N	7901 SE 65TH ST
007	865160	0150	12/14/09	\$675,000	\$639,000	1790	8	1970	Good	8034	N	N	8531 SE 61ST ST
007	873230	0200	9/15/11	\$625,000	\$620,000	1820	8	1961	Avg	9900	N	N	6875 83RD AVE SE
007	545360	0330	6/15/11	\$690,000	\$680,000	1830	8	1964	Avg	12436	N	N	7449 MERCER TERRACE DR
007	545121	0330	12/14/11	\$652,000	\$651,000	1850	8	1973	Avg	11050	N	N	7235 87TH AVE SE
007	759810	0683	2/24/10	\$647,000	\$616,000	1850	8	1977	Avg	11250	N	N	8465 SE 45TH ST
007	435130	0675	2/17/11	\$514,000	\$502,000	1900	8	1960	Avg	10000	N	N	4824 88TH AVE SE
007	873230	0090	11/10/09	\$624,950	\$590,000	1900	8	1962	Avg	9680	N	N	6868 83RD AVE SE
007	545120	0550	10/9/09	\$690,000	\$650,000	1950	8	1970	VGood	10800	N	N	7410 85TH AVE SE
007	192405	9182	3/10/11	\$835,000	\$817,000	2020	8	1959	Good	20320	N	N	4810 W MERCER WAY
007	545110	0150	10/17/09	\$700,000	\$660,000	2170	8	1967	Avg	8280	N	N	8450 SE 72ND PL
007	545122	0190	11/22/10	\$698,000	\$678,000	2210	8	1973	Good	10200	N	N	8518 SE 78TH ST
007	545280	0100	2/4/11	\$715,000	\$698,000	2210	8	1963	Good	9605	N	N	6844 83RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	545110	0100	5/11/11	\$670,000	\$659,000	2270	8	1966	Good	10800	N	N	7151 86TH AVE SE
007	545280	0745	4/18/10	\$739,000	\$706,000	2360	8	1973	Avg	13154	N	N	7000 80TH AVE SE
007	545120	0010	3/13/10	\$799,000	\$761,000	2390	8	1975	Good	12600	N	N	7325 85TH PL SE
007	915970	0075	9/22/11	\$850,000	\$844,000	2520	8	2006	Avg	13278	N	N	8046 SE 72ND ST
007	252404	9083	8/16/10	\$765,000	\$737,000	2550	8	1973	Good	17124	N	N	7709 RIDGECREST LN
007	545280	0650	7/26/11	\$717,250	\$709,000	2670	8	1973	Good	13600	N	N	6541 80TH AVE SE
007	252404	9081	12/1/09	\$1,074,000	\$1,015,000	2910	8	1974	Good	20388	N	N	7646 RIDGECREST LN
007	545120	0090	3/23/11	\$849,000	\$832,000	2950	8	1973	VGood	10500	N	N	7559 85TH PL SE
007	873220	0060	9/23/09	\$960,000	\$903,000	3730	8	2008	Avg	11750	N	N	7109 84TH AVE SE
007	548270	0046	8/5/10	\$1,070,000	\$1,031,000	4660	8	2003	Avg	18290	N	N	8241 MERRIMOUNT DR
007	019110	0495	12/4/09	\$420,000	\$397,000	1310	9	1979	Avg	5400	N	N	4615 ISLAND CREST WAY
007	362350	0195	3/22/11	\$790,000	\$774,000	1460	9	1967	Good	10000	N	N	7843 SE 40TH ST
007	418840	0040	11/7/11	\$849,000	\$846,000	1510	9	1972	Good	13650	Y	N	8412 SE 53RD PL
007	546360	0130	11/30/10	\$638,000	\$620,000	1520	9	1966	Good	13485	Y	N	4820 86TH AVE SE
007	545280	0465	9/6/11	\$675,000	\$669,000	1540	9	1964	Avg	16738	N	N	8110 SE 70TH ST
007	132404	9036	11/11/10	\$737,500	\$716,000	1570	9	1965	Good	11250	N	N	7831 SE 40TH ST
007	664872	0060	12/16/10	\$630,000	\$613,000	1580	9	1977	Good	7650	N	N	8620 SE 60TH ST
007	865160	0140	8/24/11	\$676,500	\$670,000	1590	9	1972	Good	9592	N	N	6110 86TH AVE SE
007	545360	0160	7/22/11	\$770,000	\$761,000	1700	9	1963	Avg	11666	N	N	7440 MERCER TERRACE DR
007	192405	9239	5/14/10	\$674,000	\$645,000	1720	9	1966	Avg	14810	N	N	5030 W MERCER WAY
007	192280	0010	3/9/10	\$807,000	\$769,000	1750	9	1973	Avg	10094	N	N	6001 84TH AVE SE
007	666920	0150	9/22/09	\$840,000	\$790,000	1750	9	1975	Avg	9360	Y	N	6540 82ND AVE SE
007	545420	0360	3/28/11	\$840,650	\$824,000	1770	9	1962	VGood	16848	Y	N	6237 82ND AVE SE
007	545400	0050	12/15/10	\$625,000	\$608,000	1830	9	1962	Good	10617	N	N	7635 SE 72ND PL
007	545122	0170	8/13/09	\$725,000	\$680,000	1920	9	1973	Good	10450	N	N	8540 SE 78TH ST
007	545360	0130	11/29/11	\$710,000	\$708,000	1940	9	1964	Avg	12416	N	N	7452 MERCER TERRACE DR

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	545370	0070	4/22/11	\$781,000	\$767,000	1940	9	1966	Avg	10244	N	N	7842 SE 75TH PL
007	546350	0040	1/5/11	\$650,000	\$633,000	1950	9	1962	Good	9900	N	N	4805 88TH AVE SE
007	546350	0060	6/1/11	\$629,000	\$619,000	1950	9	1961	Avg	10800	N	N	4809 88TH AVE SE
007	545420	0090	7/7/09	\$885,000	\$827,000	1990	9	1961	Avg	9645	N	N	8312 SE 64TH ST
007	546360	0120	4/15/11	\$645,000	\$633,000	1990	9	1974	Avg	14630	N	N	4830 86TH AVE SE
007	056550	0060	5/5/11	\$630,000	\$619,000	2030	9	1963	Avg	15750	N	N	7965 SE 67TH ST
007	865160	0220	4/9/10	\$700,000	\$668,000	2070	9	1967	Good	9595	N	N	8401 SE 61ST ST
007	275700	0020	10/28/10	\$740,751	\$718,000	2110	9	1964	Avg	10180	N	N	8740 SE 48TH ST
007	545360	0270	5/13/09	\$980,000	\$912,000	2170	9	1965	Good	15088	N	N	7405 MERCER TERRACE DR
007	666920	0290	9/27/10	\$821,500	\$794,000	2170	9	1967	Avg	19800	Y	N	8221 SE 67TH ST
007	321090	0070	6/29/10	\$557,000	\$535,000	2180	9	1967	Avg	12160	N	N	8363 WOODBROOK LN
007	545120	0740	3/30/11	\$783,800	\$768,000	2210	9	1970	Good	9600	N	N	7515 85TH AVE SE
007	545280	0472	5/7/10	\$700,000	\$670,000	2210	9	1974	Avg	14725	N	N	7001 82ND AVE SE
007	545430	0070	9/16/11	\$628,000	\$623,000	2220	9	1966	Good	10625	N	N	8662 SE 63RD ST
007	331750	0050	6/22/11	\$1,125,000	\$1,109,000	2240	9	1963	Avg	12118	Y	N	4727 86TH AVE SE
007	545370	0150	6/21/10	\$822,000	\$789,000	2290	9	1969	VGood	10291	N	N	7818 SE 76TH ST
007	252404	9235	10/27/09	\$850,000	\$801,000	2370	9	1965	VGood	16789	N	N	7340 W MERCER WAY
007	362920	0190	6/17/11	\$670,000	\$660,000	2440	9	1978	Avg	9750	N	N	8545 SE 79TH PL
007	362291	0210	12/2/09	\$665,000	\$629,000	2460	9	1973	Good	11363	N	N	5610 W MERCER WAY
007	546360	0140	11/22/10	\$645,000	\$626,000	2460	9	1988	Avg	13300	N	N	4810 86TH AVE SE
007	362291	0040	6/6/11	\$770,000	\$758,000	2510	9	1972	Avg	11794	N	N	8360 SE 57TH ST
007	928840	0010	6/29/10	\$840,000	\$807,000	2520	9	1977	Avg	20250	N	N	5039 88TH AVE SE
007	545400	0020	6/18/09	\$903,000	\$843,000	2590	9	1966	Avg	9477	N	N	7209 76TH AVE SE
007	545120	0160	9/15/10	\$810,000	\$783,000	2660	9	1969	Good	10920	N	N	7749 85TH PL SE
007	865160	0180	6/9/11	\$800,000	\$788,000	2720	9	1968	Good	10350	N	N	6121 85TH PL SE
007	362290	0150	6/1/11	\$915,000	\$901,000	2880	9	1970	Avg	12704	N	N	8245 SE 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362290	0210	8/23/11	\$870,000	\$862,000	2960	9	1971	Good	10417	N	N	8305 SE 59TH ST
007	865160	0030	5/17/11	\$930,000	\$915,000	2990	9	1968	VGood	9317	N	N	8424 SE 61ST ST
007	545360	0110	7/30/10	\$810,000	\$780,000	3000	9	1965	Good	12827	N	N	7510 MERCER TERRACE DR
007	545122	0150	4/14/10	\$829,000	\$792,000	3010	9	1973	VGood	9800	N	N	8612 SE 78TH ST
007	192280	0070	7/9/09	\$1,100,000	\$1,029,000	3030	9	1974	VGood	14689	N	N	8320 SE 61ST ST
007	252404	9018	9/30/10	\$1,054,000	\$1,019,000	3580	9	1966	VGood	16789	N	N	7320 W MERCER WAY
007	252404	9325	7/28/10	\$1,215,000	\$1,170,000	3690	9	2007	Avg	9600	N	N	7222 78TH AVE SE
007	283600	0100	9/20/11	\$828,000	\$822,000	3700	9	1963	Avg	12477	N	N	8021 SE 71ST ST
007	545370	0110	7/1/11	\$1,200,000	\$1,184,000	3780	9	2008	Avg	9717	N	N	7825 SE 75TH PL
007	019110	0540	5/19/09	\$1,450,000	\$1,351,000	3950	9	2008	Avg	10125	N	N	4632 86TH AVE SE
007	302405	9105	4/29/11	\$1,775,000	\$1,744,000	4520	9	2004	Avg	12954	Y	N	8580 SE 80TH ST
007	362570	0070	7/23/09	\$754,000	\$706,000	1600	10	1974	Good	13384	N	N	8310 SE 83RD ST
007	731490	0020	3/4/09	\$1,177,000	\$1,090,000	1690	10	1963	Good	13455	Y	N	7711 RIDGECREST LN
007	335850	1004	8/12/11	\$929,000	\$920,000	1870	10	1969	Good	16000	Y	N	8330 84TH AVE SE
007	056550	0040	6/11/10	\$1,045,000	\$1,002,000	1960	10	1972	VGood	20700	N	N	6740 W MERCER WAY
007	362570	0130	6/22/11	\$896,081	\$884,000	2240	10	1968	Avg	12850	N	N	8405 SE 83RD ST
007	414720	0080	9/29/10	\$1,007,500	\$974,000	2290	10	1977	Good	17925	N	N	6230 W MERCER WAY
007	545401	0070	3/11/11	\$912,500	\$893,000	2350	10	2002	Avg	5878	N	N	8443 SE 69TH PL
007	362310	0080	6/7/11	\$865,000	\$852,000	2430	10	1970	Good	9600	Y	N	8761 ISLAND CREST WAY
007	192405	9311	6/24/11	\$749,000	\$739,000	2630	10	1980	Avg	14810	N	N	5222 W MERCER WAY
007	362570	0220	5/29/09	\$1,020,000	\$951,000	2810	10	1969	Avg	12446	N	N	8420 SE 83RD ST
007	283600	0050	8/19/09	\$922,000	\$865,000	3080	10	1988	Avg	9760	Y	N	7841 SE 71ST ST
007	362550	0030	3/19/10	\$1,100,000	\$1,049,000	3130	10	1965	VGood	14131	Y	N	8521 SE 82ND ST
007	770010	0005	11/15/11	\$1,267,500	\$1,263,000	3400	10	1998	Avg	15358	N	N	8360 SE 46TH ST
007	362571	0040	5/23/10	\$1,380,000	\$1,322,000	3410	10	1976	Good	15550	Y	N	8450 W MERCER WAY
007	362570	0120	9/27/10	\$1,520,000	\$1,470,000	3500	10	1970	Avg	20780	Y	N	8320 84TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	362550	0230	5/6/11	\$1,061,200	\$1,043,000	3530	10	1965	Avg	10500	N	N	8540 SE 82ND ST
007	335850	0966	5/20/10	\$1,465,000	\$1,403,000	3930	10	1988	Good	17586	Y	N	7947 LAKEVIEW LN
007	445880	0100	10/11/11	\$1,115,000	\$1,108,000	4190	10	1967	Good	11970	N	N	8518 SE 80TH ST
007	548270	0055	6/3/09	\$1,837,000	\$1,713,000	4800	10	1996	Good	33263	Y	N	8288 MERRIMOUNT DR
007	414101	0180	11/30/10	\$935,000	\$908,000	2690	11	1987	Good	11041	N	N	7760 81ST PL SE
007	414100	0160	11/9/10	\$900,000	\$873,000	2740	11	1986	Avg	10625	N	Y	7530 80TH PL SE
007	414100	0310	1/13/09	\$995,000	\$918,000	2800	11	1986	Avg	10448	N	Y	7465 81ST PL SE
007	414167	0030	7/8/10	\$1,270,000	\$1,221,000	2850	11	1989	Avg	29253	Y	N	8178 W MERCER WAY
007	414101	0090	2/9/11	\$1,115,000	\$1,089,000	2920	11	1988	Avg	17668	Y	N	8101 SE 79TH ST
007	414101	0020	8/27/09	\$1,050,000	\$985,000	2990	11	1988	Good	11468	N	N	7575 80TH PL SE
007	414100	0280	4/16/09	\$1,024,000	\$951,000	3070	11	1987	Avg	12632	N	Y	7405 81ST PL SE
007	414101	0450	4/20/11	\$900,000	\$883,000	3270	11	1988	Good	10362	N	Y	7730 80TH PL SE
007	414100	0230	8/4/11	\$1,055,000	\$1,044,000	3360	11	1986	Avg	14326	N	Y	7330 80TH PL SE
007	414100	0150	9/15/09	\$1,110,000	\$1,043,000	3410	11	1986	Good	12786	N	Y	8108 SE 76TH ST
007	414101	0310	6/2/09	\$1,175,000	\$1,096,000	3600	11	1987	Avg	15338	N	Y	8115 SE 77TH PL
007	335850	0952	7/10/09	\$1,300,000	\$1,216,000	3660	11	1991	Avg	21950	Y	N	7910 LAKEVIEW LN
007	414101	0460	6/14/11	\$900,000	\$887,000	3730	11	1988	Avg	10411	N	Y	7710 80TH PL SE
007	283710	0010	5/10/10	\$1,375,000	\$1,316,000	3750	11	2001	Avg	14271	Y	N	4088 W MERCER WAY
007	414101	0380	4/29/11	\$1,500,000	\$1,473,000	3840	11	1987	Good	13498	N	Y	7880 80TH PL SE
007	414167	0180	6/1/11	\$967,700	\$953,000	3940	11	1984	Avg	15999	N	N	8292 SE 82ND ST
007	414101	0250	12/5/11	\$1,322,112	\$1,320,000	3980	11	1986	Good	14244	N	Y	8113 SE 76TH ST
007	915970	0055	7/19/11	\$1,368,000	\$1,352,000	4010	11	2001	Avg	11802	N	N	8002 SE 72ND ST
007	414100	0220	4/23/09	\$1,430,000	\$1,329,000	4070	11	1986	VGood	10877	N	Y	7350 80TH PL SE
007	362650	0103	5/17/10	\$1,350,000	\$1,293,000	4210	11	2001	Avg	15553	N	N	4228 W MERCER WAY
007	252404	9014	8/19/11	\$2,330,000	\$2,307,000	5330	11	1996	Avg	23571	Y	N	7909 78TH AVE SE
007	414167	0070	7/25/11	\$1,450,000	\$1,433,000	3940	12	1990	Avg	15976	Y	N	8162 W MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	414167	0130	1/19/11	\$1,825,000	\$1,780,000	4490	12	1988	Avg	12988	Y	N	8285 SE 82ND ST
007	335850	0955	8/10/10	\$1,848,000	\$1,781,000	4590	12	1987	Avg	41560	Y	N	7926 LAKEVIEW LN
007	192280	0450	5/22/11	\$1,610,000	\$1,584,000	4750	12	2002	Avg	16169	Y	N	6014 W MERCER WAY
007	192405	9335	2/18/10	\$1,500,000	\$1,427,000	5940	12	1991	Avg	15513	N	N	5055 88TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072405	9006	7/27/10	\$1,650,000	%NETCOND;NO MARKET EXPOSURE
001	072405	9006	8/10/10	\$1,687,500	%NETCOND;NO MARKET EXPOSURE; QUIT CLAIM DEED
001	072405	9092	9/23/09	\$233,000	DOR RATIO
001	148330	0515	4/27/10	\$665,000	RELOCATION - SALE TO SERVICE
001	217450	0520	1/21/10	\$350,000	NO MARKET EXPOSURE
001	217450	2655	3/1/11	\$1,125,000	DIAGNOSTIC OUTLIER
001	217450	3060	11/21/11	\$100,000	DOR RATIO;QUIT CLAIM DEED
001	217450	3425	6/4/10	\$250,000	DOR RATIO;QUIT CLAIM DEED
001	409950	0295	10/22/09	\$200,000	DOR RATIO;QUIT CLAIM DEED
001	409950	0330	7/15/10	\$449,950	NON-REPRESENTATIVE SALE
001	409950	0470	8/7/09	\$380,000	FORECLOSURE; NO MARKET EXPOSURE
001	409950	0470	11/9/09	\$407,000	NO MARKET EXP.; IMP. CHAR CHANGED SINCE SALE
001	409950	0480	12/19/11	\$215,000	DIAGNOSTIC OUTLIER
001	413930	0031	7/9/09	\$704,500	TEAR DOWN
001	531510	0012	10/25/11	\$4,207,500	NON REPRESENTATIVE
001	531510	0013	3/17/10	\$618,000	NO MARKET EXPOSURE; STATEMENT TO DOR
001	531510	0042	7/27/10	\$2,500,000	DIAGNOSTIC OUTLIER
001	531510	0085	6/5/09	\$5,950,000	IMP COUNT
001	531510	0342	11/9/09	\$1,436,667	RELOCATION - SALE TO SERVICE
001	531510	1727	8/15/11	\$403,000	DIAGNOSTIC OUTLIER
001	531510	1877	4/1/10	\$830,000	RELOCATION - SALE TO SERVICE
001	531510	1877	9/16/11	\$877,000	RELOCATION - SALE TO SERVICE
001	531510	2106	6/9/10	\$4,650,000	DOR RATIO;TEAR DOWN
001	544230	0455	12/14/11	\$275,000	IMP CHARS DON'T MATCH SALES CHARS
001	544930	0130	1/8/10	\$1,400,000	DIAGNOSTIC OUTLIER
001	544930	0150	4/27/10	\$2,500,000	OBSOL
001	735570	0095	6/25/10	\$12,000,000	GRADE 20
001	735570	0171	9/14/09	\$1,117,000	RELOCATION - SALE TO SERVICE
002	122404	9095	11/22/10	\$313,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	206355	0020	5/27/09	\$1,800,000	IMP CHAR DONT MATCH SALES CHAR.
002	265550	0003	5/21/10	\$800,000	NON-REPRESENTATIVE SALE
002	502190	0050	3/18/11	\$545,000	RELOCATION - SALE TO SERVICE
002	502190	0170	5/11/09	\$367,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
002	502190	0225	1/29/10	\$182,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	502190	0449	5/20/11	\$350,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
002	545600	0090	2/3/11	\$740,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	545600	0220	6/24/10	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	813565	0020	8/26/11	\$1,800,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	813565	0050	10/21/09	\$521,250	DOR RATIO;NO MARKET EXPOSURE
003	003100	0120	3/10/10	\$583,467	NO MARKET EXPOSURE; FORECLOSURE

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	003100	0320	5/22/09	\$825,000	NO MARKET EXPOSURE
003	019110	0145	7/6/11	\$120,000	DOR RATIO;QUIT CLAIM DEED
003	019110	0215	9/1/09	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	019110	0350	8/8/11	\$297,500	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	019110	0690	7/11/11	\$400,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
003	182405	9049	10/28/09	\$359,000	NON-REPRESENTATIVE SALE
003	192300	0060	6/30/11	\$855,000	RELOCATION - SALE TO SERVICE
003	192405	9015	7/23/09	\$954,100	DIAGNOSTIC OUTLIER
003	216200	0040	11/4/11	\$667,500	RELOCATION - SALE TO SERVICE
003	216200	0110	5/26/10	\$758,000	IMP CHARS DON'T MATCH SALES CHARS
003	228700	0370	10/5/10	\$719,000	IMP CHARS DON'T MATCH SALES CHARS
003	257950	0012	7/1/11	\$820,000	RELOCATION - SALE TO SERVICE
003	302405	9152	8/20/09	\$750,000	RELOCATION - SALE TO SERVICE
003	362250	0035	9/13/10	\$1,457,500	RELOCATION - SALE TO SERVICE
003	435130	1232	12/28/10	\$600,000	NON-REPRESENTATIVE SALE
003	445730	0195	11/29/11	\$161,334	DOR RATIO;QUIT CLAIM DEED
003	445730	0590	10/6/11	\$525,000	RELOCATION - SALE TO SERVICE
003	545050	0120	4/8/09	\$909,000	RELOCATION - SALE TO SERVICE
003	545090	0120	11/3/11	\$620,000	DIAGNOSTIC OUTLIER
003	545180	0005	9/8/11	\$530,000	IMP CHAR DON'T MATCH SALE CHAR
003	545990	0045	6/15/10	\$995,000	IMP CHAR DON'T MATCH SALE CHAR
003	546030	0005	9/3/10	\$5,913	DOR RATIO
003	546110	0040	8/31/09	\$214,667	DOR RATIO;QUIT CLAIM DEED
003	673570	0040	11/10/11	\$675,000	IMP CHARS DON'T MATCH SALES CHARS
003	673570	0090	5/5/09	\$260,000	DOR RATIO;QUIT CLAIM DEED
003	751100	0180	12/16/11	\$245,000	DOR RATIO;EXEMPT FROM EXCISE TAX
003	759810	0221	5/5/11	\$1,295,000	IMP CHAR DON'T MATCH SALE CHAR
003	856590	0060	12/4/09	\$732,500	%COMPL
003	856610	0170	7/19/11	\$635,000	DIAGNOSTIC OUTLIER
003	865050	0010	12/20/10	\$950,000	IMP CHAR DON'T MATCH SALE CHAR
003	865070	0050	5/21/09	\$760,000	IMP CHARS DON'T MATCH SALES CHARS
003	865090	0035	6/11/10	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865100	0010	12/8/09	\$730,000	IMP CHARS DON'T MATCH SALES CHARS
003	865120	0240	7/25/11	\$611,000	NON-REPRESENTATIVE SALE
004	073610	0100	11/21/11	\$1,512,500	DIAGNOSTIC OUTLIER
004	073610	0180	9/10/10	\$3,515,000	IMP COUNT; FORCED SALE;
004	082405	9312	6/10/10	\$500,000	DOR RATIO;PREVIMP<=25K
004	143870	0020	5/11/09	\$819,000	FORCED SALE
004	182405	9170	3/16/10	\$1,273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	192200	0030	4/13/10	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	192405	9215	4/22/10	\$925,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	192405	9267	10/8/09	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	210700	0070	6/8/10	\$396,500	OBSOL;NO MARKET EXPOSURE
004	215450	0050	12/17/10	\$1,785,000	IMP CHAR DON'T MATCH SALE CHAR
004	413190	0015	3/21/11	\$1,375,000	DIAGNOSTIC OUTLIER
004	413190	0022	6/1/11	\$700,000	NO MARKET EXPOSURE
004	919780	0050	12/9/09	\$1,223,000	RELOCATION - SALE TO SERVICE
005	130030	0435	11/2/10	\$1,037,000	IMP CHAR DON'T MATCH SALE CHAR
005	130030	0730	3/20/09	\$32,000	DOR RATIO;QUIT CLAIM DEED
005	130030	0730	3/7/11	\$390,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
005	130030	2335	4/19/11	\$650,000	IMP CHARS DON'T MATCH SALES CHARS
005	217450	1405	7/20/11	\$467,500	NO MARKET EXPOSURE; FORECLOSURE
005	217450	1615	5/25/11	\$694,950	IMP CHARS DON'T MATCH SALES CHARS
005	217450	2050	10/18/11	\$420,000	NON REPRESENTATIVE
005	217450	2130	3/29/11	\$840,000	RELOCATION - SALE TO SERVICE
005	217450	2220	6/28/11	\$500,000	IMP COUNT
005	330770	0260	12/17/10	\$1,330,000	RERECORDING OF SALE PRICE
005	409950	0901	10/20/11	\$1,055,000	DIAGNOSTIC OUTLIER
005	445770	0020	7/1/10	\$601,000	NON-REPRESENTATIVE SALE
005	445830	0190	7/14/10	\$715,000	IMP CHAR DON'T MATCH SALE CHAR
005	509330	0355	5/15/09	\$1,304,650	RELOCATION - SALE TO SERVICE
005	531510	0495	7/13/09	\$845,000	DIAGNOSTIC OUTLIER
005	531510	0496	6/10/10	\$563,500	NON-REPRESENTATIVE SALE
005	531510	0716	7/19/10	\$424,900	%COMPL
005	531510	0765	6/4/09	\$800,000	DOR RATIO
005	531510	0847	7/20/09	\$725,000	DOR RATIO;TEAR DOWN
005	545880	0210	10/12/10	\$695,000	IMP CHAR DON'T MATCH SALE CHAR
006	113700	0040	12/11/09	\$2,033,000	RELOCATION - SALE TO SERVICE
006	132404	9012	11/22/10	\$1,200,000	DIAGNOSTIC OUTLIER
006	141030	0034	10/15/09	\$735,000	DIAGNOSTIC OUTLIER
006	141030	0034	10/19/09	\$735,000	RELOCATION - SALE TO SERVICE
006	157470	0095	4/13/10	\$561,000	DOR RATIO;TEAR DOWN;
006	225100	0020	9/14/09	\$775,000	DIAGNOSTIC OUTLIER
006	252404	9092	5/18/11	\$1,325,000	RELOCATION - SALE TO SERVICE
006	252404	9215	1/12/10	\$1,420,000	RELOCATION - SALE TO SERVICE
006	257490	0085	8/19/09	\$391,000	DOR RATIO;QUIT CLAIM DEED
006	257490	0176	7/2/10	\$2,380,000	IMP COUNT
006	294890	0403	7/30/09	\$915,000	DOR RATIO
006	335850	0145	6/1/10	\$350,126	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
006	335850	0350	8/6/10	\$794,223	FORCLOSURE; NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	335850	0350	3/3/11	\$850,000	NON-REPRESENTATIVE SALE;
006	335850	0355	9/11/11	\$983,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	335850	0480	8/12/10	\$2,710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	362350	0205	3/23/11	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	362350	0208	11/28/11	\$1,000,000	DIAGNOSTIC OUTLIER
006	362350	0380	9/29/10	\$1,650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	362350	0395	7/13/10	\$600,000	%NETCOND;CHANGE OF USE
006	414167	0280	3/8/10	\$4,195,000	UNFINISHED AREA
006	536800	0180	6/16/10	\$1,630,000	IMP CHAR DON'T MATCH SALE CHAR
006	738900	0010	10/24/11	\$6,125,000	NON-REPRESENTATIVE SALE
006	776700	0040	6/10/09	\$31,421	DOR RATIO;NO MARKET EXPOSURE
006	778600	0020	6/1/10	\$376,348	DOR RATIO;QUIT CLAIM DEED
006	894422	0020	3/22/11	\$1,640,000	IMP CHAR DON'T MATCH SALE CHAR
006	936200	0020	7/12/09	\$375,912	DOR RATIO;QUIT CLAIM DEED
007	019110	0500	5/11/09	\$450,000	NO MARKET EXPOSURE; RELATED PARTY
007	019110	0555	12/7/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	132404	9005	9/28/10	\$550,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
007	192280	0010	3/3/10	\$807,000	RELOCATION - SALE TO SERVICE
007	192280	0180	3/1/11	\$1,260,000	IMP CHAR DON'T MATCH SALE CHAR
007	192405	9234	8/4/10	\$640,000	UNFINISHED AREA
007	252404	9021	10/12/09	\$1,725,000	DIAGNOSTIC OUTLIER
007	252404	9071	12/8/09	\$639,000	DIAGNOSTIC OUTLIER
007	252404	9175	4/14/10	\$591,700	NO MARKET EXPOSURE; RELATED PARTY
007	283600	0070	7/7/11	\$925,000	UNFINISHED AREA
007	283710	0010	5/10/10	\$1,375,000	RELOCATION - SALE TO SERVICE
007	283710	0036	8/24/09	\$785,000	DOR RATIO
007	335850	0966	5/20/10	\$1,465,000	RELOCATION - SALE TO SERVICE
007	362350	0138	6/24/11	\$500,000	FULL SALES PRICE NOT REPORTED
007	362350	0185	2/25/09	\$380,000	IMP. CHAR CHANGED SINCE SALE; MULTI-PARCEL SALE
007	362550	0210	6/12/09	\$750,000	DIAGNOSTIC OUTLIER
007	362650	0020	12/15/11	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	362650	0045	2/2/09	\$309,500	DOR RATIO;QUIT CLAIM DEED
007	362650	0090	5/14/10	\$750,000	DIAGNOSTIC OUTLIER
007	414101	0020	8/27/09	\$1,050,000	RELOCATION - SALE TO SERVICE
007	418840	0080	2/1/10	\$570,000	NO MARKET EXPOSURE
007	435130	0735	11/21/11	\$625,000	FORCLOSURE; NO MARKET EXPOSURE
007	545120	0220	6/14/09	\$745,000	RELOCATION - SALE TO SERVICE
007	545120	0240	12/21/11	\$1,296,000	IMP CHAR DON'T MATCH SALE CHAR
007	545280	0660	11/20/09	\$641,000	OBSOL/REMOD AFTER SALE
007	546370	0100	12/10/09	\$600,000	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	936570	0261	3/28/11	\$700,000	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	531510	0046	2/17/2011	535200	13042	Y	N
002	502190	0746	10/28/2011	422500	8656	N	N
002	502190	0747	10/28/2011	422500	8441	N	N
003	019110	0645	9/18/2009	485000	9525	N	N
003	258190	0031	8/5/2011	335000	11160	N	N
003	545600	0525	1/7/2010	735000	15000	Y	N
006	536800	0190	6/30/2010	1260000	22397	Y	N
007	056550	0140	6/2/2011	365000	15003	N	N
007	157470	0170	8/11/2011	300000	15033	N	N
007	283600	0060	11/11/2011	450000	9760	Y	N
007	335850	1012	9/27/2010	455000	16814	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	279800	0020	11/7/2011	200000	NON REPRESENTITVE SALE
006	536800	0190	6/16/2011	950000	NO MARKET EXPOSURE; RELATED PARTY OR NEIGHBOR
007	335850	0974	12/20/2011	235000	NON REPRESENTITVE SALE
007	362350	0136	6/24/2011	500000	FULL SALES PRICE NOT REPORTED