

**Residential Revalue**

**2012 Assessment Roll**

# **Enumclaw Plateau**

**Area 40**

**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](mailto: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.

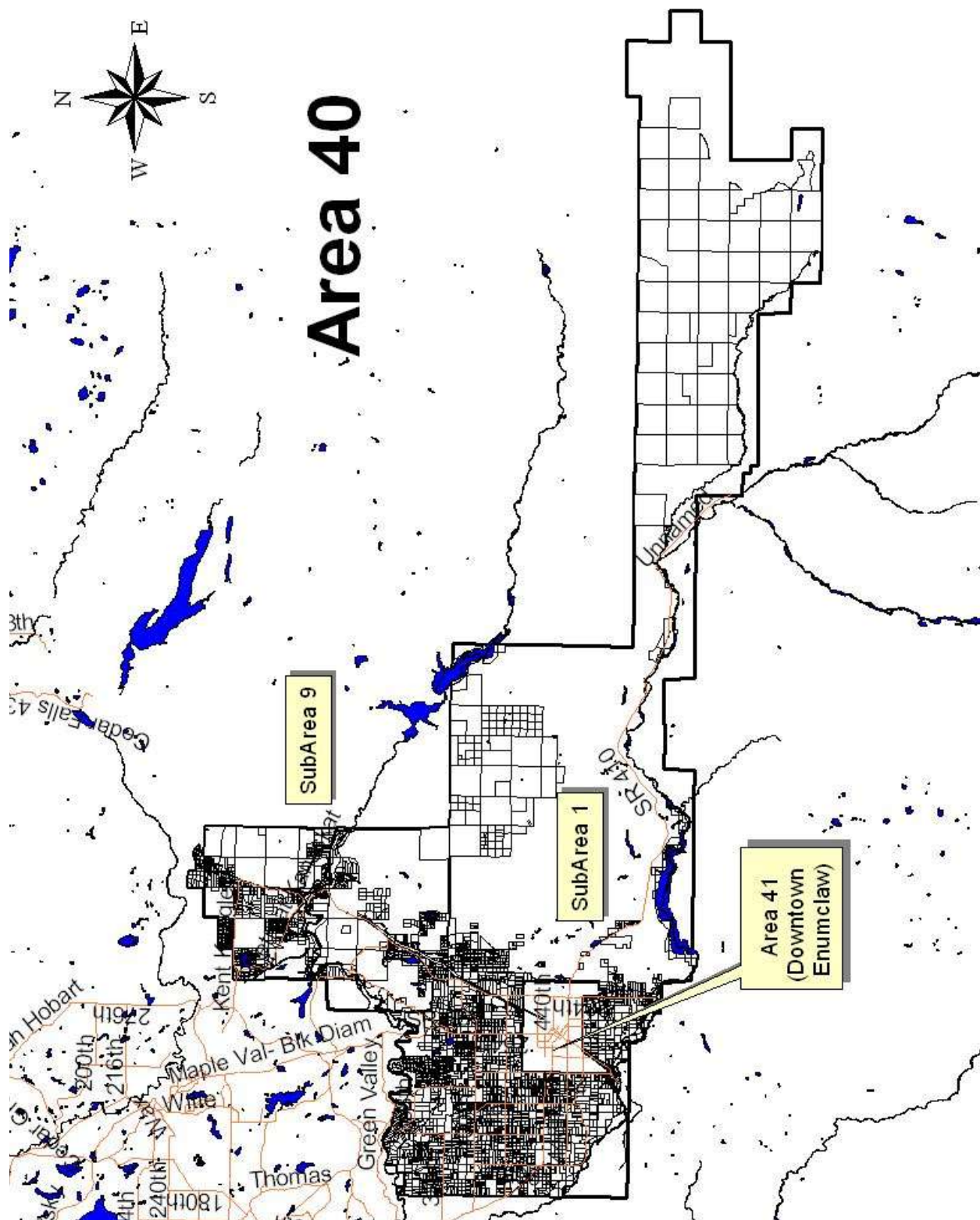
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



# Enumclaw Plateau

## Housing



Grade 4/ Year Built 1914/ Total Living Area 640



Grade 6/ Year Built 1960/ Total Living Area 980



Grade 7/ Year Built 1999/ Total Living Area 1400



Grade 8/Year Built 1975/Total Living Area 1830



Grade 10/ Year Built 2007/ Total Living Area 3610



Grade 13/Year Built 2005/Total Living Area 9990

## ***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:** Enumclaw Plateau/Area 40

**Number of Improved Sales:** 145

**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	\$144,500	\$192,000	\$336,500			
2012 Value	\$126,700	\$185,500	\$312,200	\$341,800	91.3%	10.29%
Change	-\$17,800	-\$6,500	-\$24,300			
% Change	-12.3%	-3.4%	-7.2%			

\*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	\$154,400	\$178,400	\$332,800
2012 Value	\$135,400	\$174,600	\$310,000
Percent Change	-12.3%	-2.1%	-6.9%

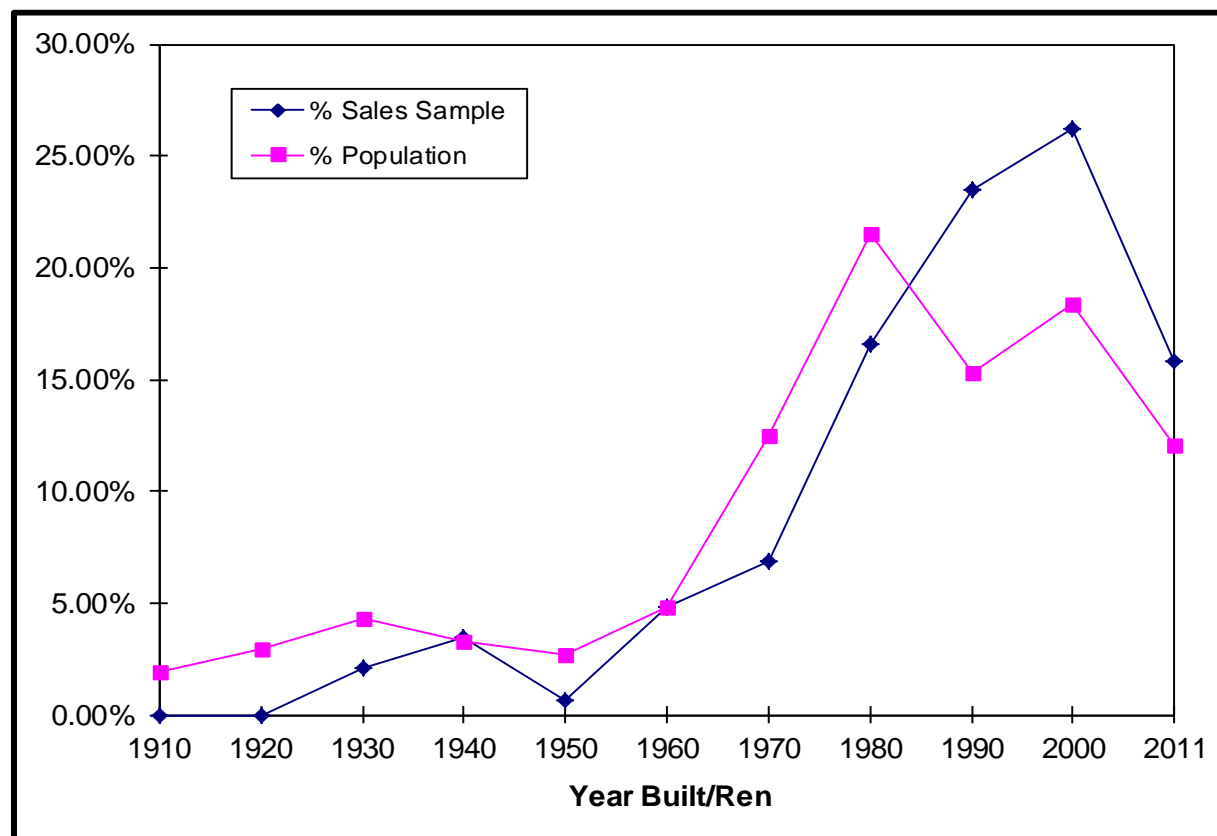
Number of one to three unit residences in the population: 3688

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, High Grades homes (Grade 9 and above) had a higher average ratio compared to the rest of the population, resulting in a greater downward adjustment. The remaining improved properties in the population will receive a single downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	3	2.07%
1940	5	3.45%
1950	1	0.69%
1960	7	4.83%
1970	10	6.90%
1980	24	16.55%
1990	34	23.45%
2000	38	26.21%
2011	23	15.86%
	145	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	71	1.93%
1920	108	2.93%
1930	161	4.37%
1940	123	3.34%
1950	101	2.74%
1960	178	4.83%
1970	462	12.53%
1980	794	21.53%
1990	565	15.32%
2000	679	18.41%
2011	446	12.09%
	3688	



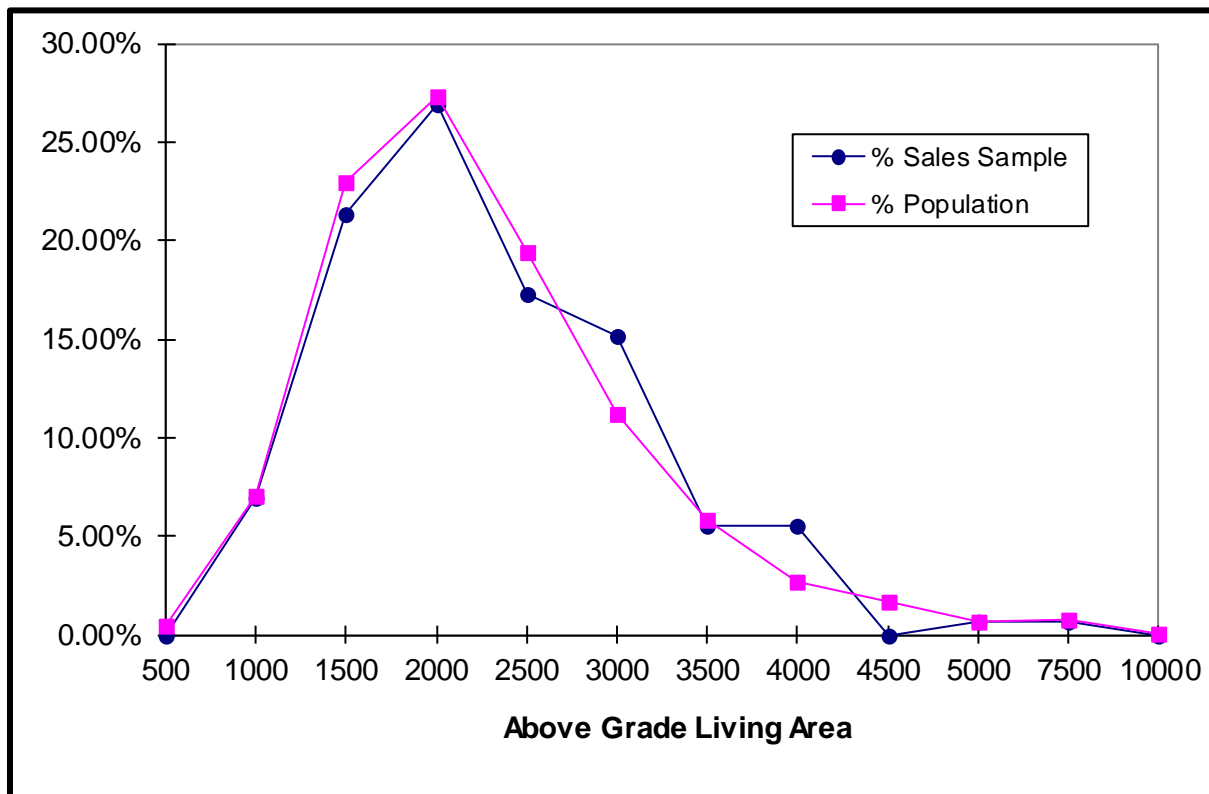
The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.



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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	6.90%
1500	31	21.38%
2000	39	26.90%
2500	25	17.24%
3000	22	15.17%
3500	8	5.52%
4000	8	5.52%
4500	0	0.00%
5000	1	0.69%
7500	1	0.69%
10000	0	0.00%
	145	

<b>Population</b>		
AGLA	Frequency	% Population
500	15	0.41%
1000	261	7.08%
1500	847	22.97%
2000	1009	27.36%
2500	715	19.39%
3000	414	11.23%
3500	214	5.80%
4000	98	2.66%
4500	60	1.63%
5000	24	0.65%
7500	28	0.76%
10000	3	0.08%
	3688	

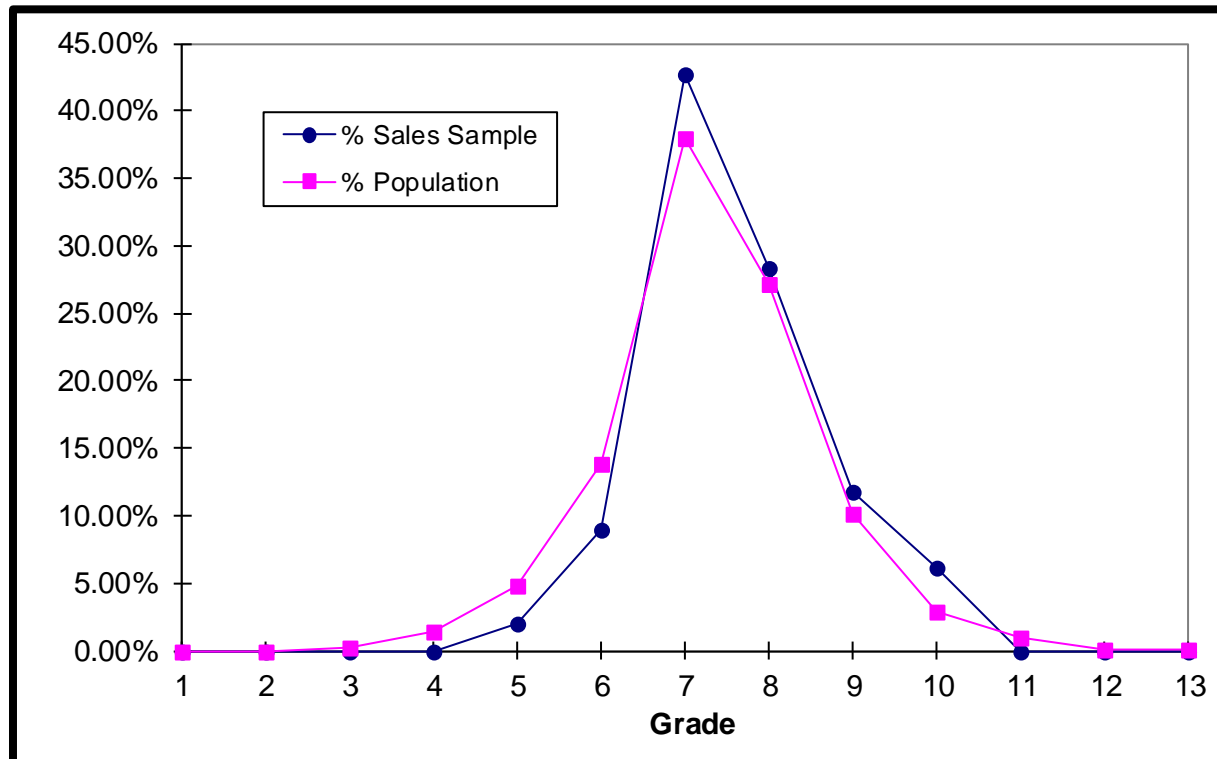


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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

<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	2.07%
6	13	8.97%
7	62	42.76%
8	41	28.28%
9	17	11.72%
10	9	6.21%
11	0	0.00%
12	0	0.00%
13	0	0.00%
145		

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	9	0.24%
4	54	1.46%
5	179	4.85%
6	510	13.83%
7	1402	38.02%
8	1004	27.22%
9	376	10.20%
10	109	2.96%
11	37	1.00%
12	4	0.11%
13	4	0.11%
3688		



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

## ***Sales Screening for Improved Parcel Analysis***

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)*

## ***Land Update***

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 24 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 12.3% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, High Grades homes (Grade 9 and above) had a higher average ratio compared to the rest of the population, resulting in a greater downward adjustment. The remaining improved properties in the population will receive a single downward adjustment as indicated by the standard 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 145 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

### ***Mobile Home Update***

There were 18 sales of Mobile Homes, within this area, that supported the Mobile Homes receiving the Total % Change indicated by the sales sample as reflected on the Summary page.

### ***Results***

The resulting assessment level is 91.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -6.9%. 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 40 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

-4.35%

**High Grade =>9**

**Yes**

% Adjustment

-14.31%

#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel with a house that the grade is equal or greater than 9, would *approximately* receive a -14.31% downward adjustment. 530 parcels in the improved population would receive this adjustment. There were 26 sales.

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

Generally parcels that had improvements that were >=9 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

85.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### **Area 40 Market Value Changes Over Time**

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

*For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.910, resulting in an adjusted value of \$478,000 ( $\$525,000 \times .910 = \$477,750$  – rounded to the nearest \$1,000).*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.810	-19.0%
2/1/2009	0.815	-18.5%
3/1/2009	0.820	-18.0%
4/1/2009	0.826	-17.4%
5/1/2009	0.831	-16.9%
6/1/2009	0.836	-16.4%
7/1/2009	0.841	-15.9%
8/1/2009	0.847	-15.3%
9/1/2009	0.852	-14.8%
10/1/2009	0.857	-14.3%
11/1/2009	0.863	-13.7%
12/1/2009	0.868	-13.2%
1/1/2010	0.873	-12.7%
2/1/2010	0.879	-12.1%
3/1/2010	0.884	-11.6%
4/1/2010	0.889	-11.1%
5/1/2010	0.894	-10.6%
6/1/2010	0.900	-10.0%
7/1/2010	0.905	-9.5%
8/1/2010	0.910	-9.0%
9/1/2010	0.915	-8.5%
10/1/2010	0.921	-7.9%
11/1/2010	0.926	-7.4%
12/1/2010	0.931	-6.9%
1/1/2011	0.937	-6.3%
2/1/2011	0.942	-5.8%
3/1/2011	0.947	-5.3%
4/1/2011	0.952	-4.8%
5/1/2011	0.957	-4.3%
6/1/2011	0.963	-3.7%
7/1/2011	0.968	-3.2%
8/1/2011	0.973	-2.7%
9/1/2011	0.979	-2.1%
10/1/2011	0.984	-1.6%
11/1/2011	0.989	-1.1%
12/1/2011	0.995	-0.5%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 40**  
**(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	312007	9099	10/29/10	\$209,000	\$193,000	770	5	1975	Avg	36325	N	N	47014 286TH AVE SE
001	222006	9037	1/29/10	\$165,000	\$145,000	900	5	1929	VGood	39600	Y	N	23205 SE 436TH ST
001	312007	9058	8/3/09	\$141,000	\$119,000	900	5	1954	Good	8400	N	N	28302 SE 472ND ST
001	152006	9064	11/11/09	\$240,000	\$207,000	800	6	1955	Good	45302	Y	N	42530 236TH AVE SE
001	932610	0150	9/12/11	\$200,000	\$196,000	880	6	1978	Good	10697	N	N	21322 SE 412TH PL
001	132006	9150	10/19/09	\$230,000	\$198,000	980	6	1960	Fair	83199	Y	N	42121 264TH AVE SE
001	342106	9017	5/25/11	\$190,000	\$183,000	1090	6	1950	Avg	203799	N	N	37530 236TH AVE SE
001	162006	9032	1/4/10	\$250,000	\$218,000	1100	6	1958	Good	91476	Y	N	43123 228TH AVE SE
001	312107	9021	4/27/11	\$205,000	\$196,000	1320	6	1951	Good	104108	Y	N	38327 292ND AVE SE
001	122006	9040	1/26/10	\$245,000	\$215,000	1650	6	1937	VGood	41802	Y	N	40929 264TH AVE SE
001	032006	9080	7/11/11	\$325,000	\$315,000	1830	6	1995	Avg	439956	Y	N	38707 236TH AVE SE
001	282006	9044	6/24/11	\$273,900	\$265,000	960	7	1934	VGood	17255	Y	N	44927 228TH AVE SE
001	142006	9005	3/12/10	\$330,000	\$292,000	1140	7	2000	Good	33124	Y	N	25015 SE 416TH ST
001	144330	0050	8/13/10	\$250,000	\$228,000	1180	7	1969	Avg	47916	Y	N	39323 303RD AVE SE
001	072006	9040	3/24/11	\$219,820	\$209,000	1250	7	1966	Avg	81892	Y	N	19107 SE 400TH ST
001	342106	9118	7/29/09	\$277,000	\$234,000	1280	7	1996	Avg	37373	N	N	24225 SE 376TH ST
001	212006	9056	9/17/09	\$347,500	\$297,000	1300	7	1969	VGood	66211	Y	N	22525 SE 444TH ST
001	072006	9033	5/9/11	\$380,000	\$364,000	1350	7	1963	Good	240887	Y	N	19412 SE 416TH ST
001	022006	9070	6/22/09	\$350,000	\$294,000	1380	7	1972	Good	55321	N	N	24629 SE 384TH ST
001	312107	9028	2/9/11	\$570,000	\$538,000	1430	7	1972	Good	872942	Y	N	37915 292ND WAY SE
001	062006	9078	9/11/09	\$430,000	\$367,000	1440	7	1995	Avg	436906	Y	N	39110 180TH AVE SE
001	342006	9056	4/19/10	\$399,900	\$357,000	1440	7	1925	Avg	152276	Y	N	23929 SE 468TH ST
001	312007	9060	2/22/10	\$390,000	\$344,000	1460	7	1971	Avg	424985	Y	N	47823 284TH AVE SE
001	012006	9043	5/24/10	\$260,000	\$234,000	1480	7	1965	Avg	175546	Y	N	39416 264TH AVE SE
001	061907	9090	1/4/10	\$385,000	\$336,000	1490	7	1973	Good	269200	Y	N	48521 282ND AVE SE
001	222006	9082	7/29/11	\$253,900	\$247,000	1540	7	2010	Avg	21736	Y	N	43804 228TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 40**  
**(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	172006	9148	12/27/10	\$362,500	\$339,000	1550	7	2001	Avg	132551	Y	N	20804 SE 424TH ST
001	172007	9006	10/5/09	\$446,000	\$383,000	1580	7	1978	Good	296208	N	N	41909 295TH PL SE
001	272006	9041	9/27/11	\$295,000	\$290,000	1590	7	1929	VGood	104979	Y	N	23225 SE 448TH ST
001	082007	9077	5/14/10	\$289,000	\$259,000	1600	7	1968	Good	214315	Y	N	41102 299TH AVE SE
001	222006	9127	9/13/11	\$349,900	\$343,000	1600	7	1961	Good	307098	Y	N	23322 SE 440TH ST
001	352106	9109	6/8/09	\$329,950	\$276,000	1610	7	1984	Good	48000	N	N	24510 SE 380TH ST
001	072007	9055	12/30/09	\$292,000	\$255,000	1630	7	1966	Avg	267022	Y	N	40120 278TH WAY SE
001	062006	9055	11/22/11	\$338,000	\$336,000	1860	7	1972	Avg	210394	Y	N	39002 191ST AVE SE
001	082007	9023	11/30/11	\$365,000	\$363,000	1860	7	1955	VGood	425581	Y	N	29926 SE 408TH ST
001	721550	0070	8/21/09	\$400,000	\$340,000	1880	7	1984	Good	88862	N	N	27226 SE 384TH ST
001	052006	9036	5/19/09	\$420,000	\$350,000	1900	7	1934	VGood	212137	N	N	39219 200TH AVE SE
001	072006	9075	2/23/11	\$365,000	\$345,000	1910	7	1978	Good	319290	Y	N	40306 185TH AVE SE
001	681770	0035	10/6/09	\$215,000	\$185,000	1970	7	1975	Avg	15400	N	N	41419 212TH AVE SE
001	092006	9035	6/6/09	\$281,000	\$235,000	2020	7	1998	Avg	100188	N	N	41214 212TH AVE SE
001	061907	9086	12/18/09	\$380,000	\$331,000	2060	7	1978	Good	174075	N	N	48906 284TH AVE SE
001	072007	9080	7/6/11	\$349,000	\$338,000	2140	7	1993	Avg	25027	Y	N	40010 278TH AVE SE
001	092006	9042	7/1/09	\$517,500	\$435,000	2170	7	1990	Good	209959	N	N	40224 228TH WAY SE
001	282106	9034	5/10/10	\$275,500	\$247,000	2200	7	1987	Good	53143	N	N	36514 212TH WAY SE
001	062006	9033	11/6/09	\$455,000	\$393,000	2580	7	1997	Avg	429501	Y	N	18723 SE 384TH ST
001	102006	9032	4/6/09	\$461,000	\$381,000	2610	7	1966	Good	198198	Y	N	40712 236TH AVE SE
001	980451	0200	7/9/11	\$335,000	\$325,000	2670	7	1983	Avg	28353	Y	N	25801 SE 396TH ST
001	332007	9038	9/22/09	\$385,000	\$329,000	2794	7	1998	Avg	368159	N	N	47802 323RD AVE SE
001	342106	9093	11/21/11	\$500,000	\$496,000	2900	7	1979	Good	607662	Y	N	23322 SE 380TH ST
001	032006	9063	9/15/11	\$400,000	\$393,000	1010	8	1981	Good	207781	N	N	39008 232ND AVE SE
001	012006	9074	10/22/10	\$385,000	\$356,000	1620	8	1981	Good	623779	Y	N	39114 260TH AVE SE
001	352106	9059	3/16/10	\$410,000	\$363,000	1680	8	1987	Good	53073	N	N	37901 247TH AVE SE



**Improved Sales Used in this Annual Update Analysis**  
**Area 40**  
**(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	072007	9042	3/2/09	\$399,900	\$328,000	1740	8	1983	Good	88842	Y	N	40921 278TH AVE SE
001	342006	9033	5/17/10	\$352,000	\$316,000	1800	8	1935	Good	103953	N	N	46919 244TH AVE SE
001	342106	9073	6/1/10	\$444,500	\$400,000	1820	8	1977	Good	217800	N	N	37806 236TH AVE SE
001	352106	9026	3/3/11	\$325,000	\$308,000	1820	8	2004	Avg	98000	N	N	24620 SE 372ND ST
001	085260	0030	7/9/09	\$310,000	\$261,000	1830	8	1975	Good	43725	N	N	19818 SE 370TH PL
001	980450	0230	8/13/10	\$315,000	\$287,000	1880	8	1974	Avg	176501	Y	N	38820 258TH AVE SE
001	312106	9082	6/18/09	\$499,000	\$419,000	1890	8	1987	Avg	203425	Y	N	37628 192ND AVE SE
001	012006	9004	12/15/09	\$550,000	\$479,000	1960	8	1985	Good	387684	Y	N	27420 SE 392ND ST
001	056150	0060	4/29/10	\$348,000	\$311,000	2010	8	1992	Avg	37482	N	N	24800 SE 387TH ST
001	312007	9133	1/4/10	\$349,000	\$305,000	2076	8	2001	Avg	48389	Y	N	47224 288TH AVE SE
001	082007	9070	9/6/11	\$415,000	\$407,000	2090	8	2001	Avg	220206	Y	N	40316 304TH AVE SE
001	022006	9050	10/14/10	\$660,000	\$609,000	2120	8	1974	Good	202118	Y	N	25404 SE 389TH ST
001	605500	0360	3/22/11	\$398,000	\$378,000	2310	8	1980	Good	35152	Y	N	27460 SE 403RD ST
001	052007	9055	9/2/11	\$386,000	\$378,000	2370	8	1996	Avg	50965	N	N	39415 302ND AVE SE
001	352106	9051	8/17/09	\$499,000	\$424,000	2380	8	1984	Good	122038	N	N	24503 SE 376TH ST
001	642700	0410	12/24/09	\$475,000	\$414,000	2410	8	2006	Avg	48801	N	N	24713 SE MUD MOUNTAIN RD
001	342106	9051	7/29/10	\$379,000	\$345,000	2540	8	1998	Avg	237402	Y	N	23710 SE 371ST ST
001	282106	9026	6/29/09	\$400,000	\$336,000	2620	8	2006	Avg	108900	N	N	36543 218TH AVE SE
001	342106	9062	2/4/09	\$498,000	\$406,000	2620	8	1981	Good	204732	N	N	24219 SE 374TH ST
001	172006	9147	8/3/11	\$432,500	\$421,000	2780	8	1999	Avg	87120	Y	N	42129 202ND PL SE
001	605500	0430	2/8/10	\$400,000	\$352,000	2780	8	1996	Avg	37193	Y	N	40123 273RD AVE SE
001	262106	9029	6/23/10	\$369,000	\$333,000	2860	8	2002	Avg	104108	Y	N	35922 249TH AVE SE
001	352106	9137	12/22/10	\$447,400	\$418,000	3210	8	1999	Avg	60250	Y	N	38301 252ND AVE SE
001	222006	9206	8/17/09	\$520,000	\$442,000	3510	8	1984	Avg	202989	Y	N	23316 SE 448TH ST
001	056150	0140	3/15/11	\$356,000	\$338,000	3630	8	1992	Avg	37958	Y	N	24511 SE 387TH ST
001	605500	0460	7/27/10	\$412,500	\$375,000	1740	9	2000	Avg	37279	Y	N	27326 SE 403RD ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 40**  
**(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	262106	9056	3/7/11	\$380,000	\$360,000	2290	9	1991	Avg	204296	N	N	35856 249TH AVE SE
001	022006	9088	1/4/11	\$399,000	\$374,000	2410	9	1988	Good	80150	Y	N	39715 253RD AVE SE
001	172006	9011	12/23/11	\$349,000	\$348,000	2420	9	1998	Avg	248292	Y	N	42230 200TH AVE SE
001	052007	9079	3/2/11	\$340,000	\$322,000	2440	9	2007	Avg	67953	N	N	39110 302ND AVE SE
001	282006	9041	11/12/10	\$412,000	\$382,000	2610	9	1990	Avg	29250	Y	N	21921 SE 456TH WAY
001	352106	9153	6/16/11	\$425,000	\$410,000	2620	9	1999	Avg	84000	N	N	24878 SE 372ND ST
001	162006	9050	1/21/11	\$384,800	\$362,000	2640	9	2003	Avg	24000	Y	N	22622 SE 419TH ST
001	342106	9156	6/24/11	\$426,000	\$412,000	2690	9	1994	Avg	47480	N	N	23721 SE 374TH ST
001	262106	9036	7/1/09	\$560,000	\$471,000	2710	9	2002	Avg	92782	N	N	35916 249TH AVE SE
001	082007	9091	1/12/11	\$458,000	\$430,000	2830	9	1992	Avg	204732	Y	N	40206 292ND AVE SE
001	022006	9081	1/15/10	\$665,000	\$582,000	2960	9	1977	Good	197762	Y	N	39704 254TH AVE SE
001	322106	9005	6/13/11	\$435,000	\$420,000	3010	9	1975	Avg	432393	Y	N	37010 200TH AVE SE
001	605500	0310	9/15/10	\$450,000	\$413,000	3260	9	1989	Avg	39478	Y	N	40121 278TH AVE SE
001	022006	9062	12/6/11	\$565,000	\$562,000	2540	10	1988	Good	100623	Y	N	25224 SE 392ND ST
001	122006	9091	5/5/11	\$700,000	\$671,000	3321	10	1999	Avg	202989	Y	N	26927 SE 407TH ST
001	322106	9087	12/19/11	\$350,000	\$349,000	3470	10	1981	Avg	118483	Y	N	20901 SE 379TH ST
001	061907	9093	1/6/11	\$795,000	\$745,000	3590	10	1998	Avg	220838	N	N	28635 SE 487TH ST
001	022006	9117	5/24/11	\$625,000	\$601,000	3610	10	2007	Avg	69300	Y	N	39922 249TH AVE SE
001	681783	0010	6/23/09	\$525,000	\$441,000	3650	10	2004	Avg	137779	N	N	24947 SE 367TH WAY
001	162006	9015	12/13/11	\$805,000	\$802,000	6770	10	2007	Avg	385941	Y	N	42830 212TH AVE SE
009	282207	9090	5/6/11	\$185,000	\$177,000	810	6	1985	Good	54689	N	N	27027 316TH AVE SE
009	187140	0255	10/26/09	\$215,950	\$186,000	1040	6	1971	Avg	11000	N	N	35517 VEAZIE-CUMBERLAND RD SE
009	342107	9046	9/21/11	\$210,000	\$206,000	1210	6	1980	Good	108900	N	N	37205 WEST LAKE WALKER DR SE
009	322107	9117	8/3/11	\$145,000	\$141,000	1280	6	1940	Avg	47480	N	N	37237 VEAZIE-CUMBERLAND RD SE
009	342107	9073	10/27/11	\$190,000	\$188,000	1430	6	1985	Avg	74052	Y	N	37636 EAST LAKE WALKER DR SE
009	322107	9059	5/19/11	\$217,000	\$208,000	950	7	1968	Avg	81021	N	N	29705 SE 370TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 40**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	342107	9077	1/7/09	\$375,000	\$304,000	980	7	1992	Avg	231750	Y	N	37630 EAST LAKE WALKER DR SE
009	322107	9119	7/19/10	\$350,000	\$318,000	1060	7	1974	Good	213444	N	N	29470 SE 371ST ST
009	187140	0680	5/12/09	\$195,000	\$162,000	1120	7	1984	Good	6215	N	N	30817 SE 352ND ST
009	322207	9111	12/2/09	\$300,400	\$261,000	1180	7	1982	Good	38306	N	N	27219 304TH AVE SE
009	042107	9147	2/18/09	\$279,500	\$229,000	1210	7	1989	Good	53143	N	N	32115 SE 293RD PL
009	282207	9083	10/29/09	\$295,000	\$254,000	1300	7	1985	Good	54640	N	N	26909 316TH AVE SE
009	262207	9124	7/13/09	\$328,000	\$277,000	1375	7	2004	Avg	216493	N	N	34330 S 270TH ST
009	042107	9100	9/9/11	\$265,000	\$260,000	1390	7	1991	Avg	101494	N	N	31925 SE 291ST ST
009	187140	0225	7/28/10	\$209,950	\$191,000	1400	7	1999	Avg	11000	N	N	35512 312TH WAY SE
009	042107	9126	3/26/10	\$299,950	\$266,000	1420	7	1989	Avg	43210	N	N	32104 SE 291ST ST
009	322207	9161	9/16/09	\$299,950	\$256,000	1530	7	1988	Avg	35555	N	N	30323 SE 273RD PL
009	282207	9039	12/5/11	\$313,000	\$312,000	1590	7	1978	Good	104574	N	N	27115 310TH PL SE
009	187140	0183	2/3/10	\$220,000	\$193,000	1630	7	2002	Avg	10800	N	N	35506 VEAZIE-CUMBERLAND RD SE
009	240880	0271	3/28/11	\$274,900	\$262,000	1680	7	1960	VGood	99316	N	N	32126 SE 270TH ST
009	322207	9156	12/20/10	\$474,000	\$443,000	1700	7	2000	Avg	276606	N	N	29209 SE KENT-KANGLEY RD
009	282207	9082	10/22/10	\$305,000	\$282,000	1780	7	1987	Avg	54656	N	N	26908 314TH AVE SE
009	042107	9144	1/27/11	\$287,000	\$270,000	1810	7	1991	Avg	48787	N	N	29435 322ND AVE SE
009	142107	9093	6/3/11	\$300,000	\$289,000	2040	7	2005	Avg	219229	Y	N	32523 342ND AVE SE
009	322207	9106	9/21/09	\$428,000	\$366,000	2080	7	1980	Good	222591	Y	N	28108 307TH AVE SE
009	240880	0330	9/23/10	\$380,000	\$349,000	2140	7	1998	Avg	99752	Y	N	32305 SE 266TH ST
009	332107	9065	12/23/11	\$350,000	\$349,000	2140	7	1981	Avg	205603	N	N	37120 316TH AVE SE
009	282207	9095	7/16/09	\$447,000	\$377,000	2200	7	1987	Avg	87507	N	N	26611 316TH AVE SE
009	282207	9088	8/6/09	\$325,000	\$275,000	2380	7	1988	Avg	54687	N	N	27014 314TH AVE SE
009	102107	9099	11/11/09	\$266,000	\$230,000	1410	8	1987	Good	20466	N	N	30462 KANASKAT-KANGLEY RD SE
009	122107	9046	8/28/09	\$315,000	\$268,000	1550	8	1984	Good	136662	N	N	35935 SE 311TH ST
009	282207	9098	2/26/10	\$425,000	\$375,000	1610	8	1995	Avg	217750	N	N	31004 SE 268TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 40**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	102107	9128	10/27/09	\$380,000	\$328,000	1790	8	1992	Avg	112174	N	N	30655 KANASKAT-KANGLEY RD SE
009	312107	9002	12/12/10	\$328,000	\$306,000	1870	8	1983	Avg	213008	N	N	28714 SE 371ST ST
009	142107	9100	7/20/11	\$329,950	\$321,000	1890	8	1999	Avg	212200	N	N	32610 343RD AVE SE
009	262207	9140	6/28/10	\$342,500	\$310,000	2430	8	1994	Avg	98881	N	N	34109 SE 257TH ST
009	042107	9046	12/19/10	\$399,950	\$374,000	2460	8	2004	Avg	53143	N	N	29328 318TH AVE SE
009	042107	9130	5/25/10	\$295,000	\$265,000	2720	8	1992	Avg	114127	Y	N	32302 SE 291ST ST
009	292107	9098	2/23/10	\$437,950	\$387,000	2770	8	2008	Avg	201247	Y	N	36137 307TH AVE SE
009	322107	9051	9/24/10	\$488,000	\$449,000	2950	8	1995	Avg	224334	N	N	30606 SE 384TH ST
009	042107	9055	12/16/10	\$490,000	\$458,000	3640	8	2000	Avg	92792	N	N	29714 318TH AVE SE
009	322207	9114	6/29/09	\$535,000	\$450,000	3950	8	2000	Avg	216057	N	N	29203 SE KENT-KANGLEY RD
009	322107	9128	12/6/11	\$390,000	\$388,000	3140	9	2003	Avg	220413	N	N	37624 297TH PL SE
009	032107	9034	3/10/11	\$615,000	\$583,000	3360	9	2008	Avg	233970	Y	N	KANASKAT-KANGLEY RD SE
009	142107	9092	9/23/09	\$400,000	\$342,000	3500	9	1994	Avg	217797	Y	N	32507 342ND AVE SE
009	292107	9089	9/9/10	\$760,000	\$697,000	3710	10	2008	Avg	271814	N	N	36708 293RD PL SE
009	352207	9035	3/21/11	\$694,000	\$660,000	4650	10	2008	Avg	201223	N	N	27850 340TH AVE SE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 40**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012006	9030	10/12/11	\$1,750	DOR RATIO
001	042006	9052	5/19/09	\$84,000	PREVIMP<=25K;RELATED PARTY/FRIEND/NEIGHBOR
001	042006	9052	9/28/10	\$195,000	PREVIMP<=25K
001	042006	9065	12/23/10	\$365,500	OPEN SPACE
001	052007	9081	6/10/09	\$573,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	052007	9118	8/3/10	\$200,000	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO
001	056150	0070	12/13/11	\$195,199	NON-REPRESENTATIVE SALE
001	056150	0160	7/14/10	\$585,000	OPEN SPACE/UNFIN AREA
001	061907	9087	12/1/10	\$446,500	WATERFRONT – LACK OF REPRESENTATION
001	062006	9085	3/9/10	\$345,000	OPEN SPACE /OK'D AFTER SALE; FINANCIAL INST RESALE
001	062006	9086	7/31/09	\$335,550	NON-REP SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
001	062007	9062	6/22/10	\$995,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	072007	9021	6/22/11	\$66,250	DOR RATIO; IMP COUNT; RELATED PARTY, FRIEND
001	072007	9021	8/22/11	\$170,000	DOR RATIO; IMP COUNT; RELATED PARTY, FRIEND
001	072007	9055	10/16/09	\$298,714	EXEMPT FROM EXCISE TAX
001	072007	9062	7/28/11	\$286,000	DIAGNOSTIC OUTLIER
001	072007	9075	5/5/11	\$900,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	082006	9039	8/30/10	\$418,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	082006	9057	2/25/09	\$250,000	DOR RATIO; UNFIN AREA
001	082006	9068	10/1/10	\$375,000	NON-REP SALE; ESTATE ADMIN OR EXECUTOR
001	082007	9030	2/8/10	\$130,000	%COMPL; MOBILE HOME
001	082007	9087	2/17/09	\$96,266	PREVIMP<=25K;QUIT CLAIM DEED
001	092006	9072	12/17/10	\$144,000	QCD; PART INTEREST; RELATED PARTY/FRIEND/NEIGHBOR
001	102006	9041	7/7/11	\$300,000	NON-REPRESENTATIVE SALE
001	102006	9047	10/2/10	\$675,000	DIAGNOSTIC OUTLIER
001	102006	9053	4/11/11	\$799,999	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	122006	9054	6/9/09	\$87,500	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
001	122006	9076	3/24/10	\$110,000	DIAGNOSTIC OUTLIER
001	142006	9009	6/6/11	\$333,000	DIAGNOSTIC OUTLIER
001	144330	0170	6/29/09	\$24,000	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	152006	9011	5/1/09	\$870,000	ESTATE ADMIN; OPEN SPACE OK'D AFTER SALE
001	152006	9029	2/8/11	\$250,000	DIAGNOSTIC OUTLIER
001	152006	9041	10/14/09	\$333,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	152006	9063	2/26/09	\$72,000	DOR RATIO;GOV AGENCY;EASEMENT OR RIGHT-OF-WAY
001	172006	9035	1/10/11	\$420,000	ESTATE ADMIN; OPEN SPACE OK'D AFTER SALE
001	172006	9133	1/21/09	\$270,000	DIAGNOSTIC OUTLIER
001	182006	9050	6/29/11	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE
001	222006	9136	4/17/09	\$42,000	DOR RATIO; BANKRUPTCY; NON-REP SALE
001	222006	9137	5/13/09	\$380,000	IMP CHAR DO NOT MATCH SALE CHAR

**Improved Sales Removed in this Annual Update Analysis**  
**Area 40**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	222006	9146	11/15/10	\$255,000	FULL SALES PRICE NOT REPORTED; NON-REP SALE
001	248240	0030	7/15/10	\$159,000	DOR RATIO;QUIT CLAIM DEED
001	252006	9026	12/10/09	\$830,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	262106	9029	11/9/09	\$381,650	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	272006	9004	7/9/09	\$455,000	ESTATE ADMIN; OPEN SPACE OK'D AFTER SALE
001	272006	9039	8/4/09	\$330,000	PRESENT CHAR DO NOT MATCH SALE CHAR
001	272006	9070	11/23/09	\$630,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	272006	9071	4/11/11	\$460,000	OPEN SPACE
001	282006	9026	8/10/11	\$369,600	UNFIN AREA
001	292106	9079	4/19/11	\$150,000	NO MARKET EXPOSURE
001	312007	9059	10/29/09	\$8,000	DOR RATIO;QUIT CLAIM DEED
001	312007	9091	9/9/11	\$270,000	NON-REPRESENTATIVE SALE
001	312007	9096	5/9/11	\$123,375	DOR RATIO;NON-REP SALE; FINANCIAL INST RESALE
001	312007	9124	9/8/11	\$384,500	DOR RATIO; IMP COUNT; FINANCIAL INST RESALE
001	312106	9093	6/24/10	\$915,000	PRESENT CHAR DO NOT MATCH SALE CHAR
001	312107	9034	11/5/10	\$350,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	322007	9029	8/27/09	\$350,000	NON-REP SALE; ESTATE ADMIN, OR EXECUTOR
001	322106	9042	3/19/10	\$518,400	OPEN SPACE
001	322106	9045	9/7/10	\$450,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	322106	9087	12/14/09	\$636,783	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	342006	9079	11/16/11	\$575,000	DIAGNOSTIC OUTLIER
001	342106	9048	4/26/11	\$319,000	OBSOL;ESTATE ADMIN; MOBILE HOME
001	352106	9005	5/13/10	\$565,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	352106	9055	6/19/09	\$165,000	DOR RATIO;NO MARKET EXPOSURE;FINANCIAL INST RESALE
001	352106	9153	5/15/11	\$425,000	RELOCATION - SALE TO SERVICE
001	362006	9015	10/7/11	\$579,000	GOVERNMENT AGENCY
001	362006	9028	6/17/11	\$195,200	DIAGNOSTIC OUTLIER
001	362006	9036	11/11/11	\$205,000	FINANCIAL INSTITUTION RESALE
001	606100	0130	4/2/09	\$24,333	DOR RATIO; QUIT CLAIM DEED
001	642700	0400	6/22/10	\$539,900	UNFIN AREA; FINANCIAL INSTITUTION RESALE
001	713580	0100	10/17/09	\$45,778	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	721550	0010	9/17/10	\$466,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	721550	0010	7/6/11	\$240,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	732770	0030	6/17/10	\$405,900	OPEN SPACE/NON-REP SALE; FINANCIAL INST RESALE
001	941340	0110	4/22/10	\$55,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	941340	0180	9/27/11	\$190,000	WATERFRONT – LACK OF REPRESENTATION
001	941340	0180	9/27/11	\$190,000	WATERFRONT – LACK OF REPRESENTATION
001	980450	0280	8/26/10	\$195,000	NO MARKET EXPOSURE
001	980451	0130	3/19/09	\$139,600	DOR RATIO; EASEMENT OR RIGHT-OF-WAY

**Improved Sales Removed in this Annual Update Analysis**  
**Area 40**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	042107	9017	1/11/11	\$505,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	042107	9161	8/12/11	\$315,000	MOBILE HOME
009	082107	9019	12/7/10	\$127,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	102107	9042	7/13/09	\$15,371	%NETCOND;PREVIMP<=25K;QUIT CLAIM DEED
009	102107	9042	7/31/09	\$12,230	%NETCOND;PREVIMP<=25K;QUIT CLAIM DEED
009	102107	9042	7/13/09	\$10,890	%NETCOND;PREVIMP<=25K;QUIT CLAIM DEED
009	102107	9099	7/9/09	\$145,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	122107	9014	12/15/10	\$850,000	GOVERNMENT AGENCY
009	187140	0181	11/8/11	\$213,427	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX
009	187140	0385	6/9/09	\$225,000	DIAGNOSTIC OUTLIER
009	187140	0385	11/9/11	\$90,000	ACTIVE PERMIT PRE SALE>25K;FINANCIAL INST RESALE
009	187140	0395	1/29/09	\$52,804	PREVIMP<=25K;QCD; RELATED PARTY/FRIEND/NEIGHBOR
009	187140	0495	9/22/09	\$81,000	NON-REP SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
009	187140	1075	3/16/09	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN
009	232207	9033	10/26/11	\$205,000	PRESENT CHAR DO NOT MATCH SALE CHAR
009	240880	0545	3/9/09	\$430,500	NO MARKET EXPOSURE; BANKRUPTCY/RECEIVER/TRUSTEE
009	282207	9071	11/2/10	\$227,000	REAL MH
009	292107	9050	1/31/11	\$565,000	TIMBER AND FOREST LAND; FINANCIAL INST RESALE
009	292107	9073	5/25/11	\$625,000	OPEN SPACE OK'D AFTER SALE; FINANCIAL INST RESALE
009	292107	9074	10/14/09	\$850,000	OPEN SPACE/TIMBER AND FOREST LAND
009	322107	9005	3/7/11	\$529,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
009	322207	9028	5/24/11	\$150,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
009	322207	9039	3/26/10	\$555,000	WATERFRONT – LACK OF REPRESENTATION
009	322207	9070	8/17/09	\$450,000	WATERFRONT – LACK OF REPRESENTATION
009	322207	9092	5/3/11	\$8,340	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
009	322207	9100	11/16/11	\$160,000	DOR RATIO;MOBILE HOME
009	322207	9108	11/10/11	\$325,000	EXEMPT FROM EXCISE TAX
009	322207	9160	7/22/09	\$126,474	DOR RATIO;OBSOL;QCD; RELATED PARTY/FRIEND
009	322207	9161	5/11/09	\$234,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	342107	9019	11/4/09	\$194,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	342107	9026	10/20/10	\$60,000	PREVIMP<=25K
009	342207	9023	3/4/10	\$105,000	DOR RATIO;NON-REP SALE; RELATED PARTY
009	342207	9069	5/9/11	\$325,000	ACTIVE PERMIT BEFORE SALE>25K
009	352207	9030	10/14/09	\$499,900	OPEN SPACE/TIMBER AND FOREST LAND; NON-REP SALE
009	352207	9032	10/19/09	\$750,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
009	405800	0040	3/16/10	\$285,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	410200	0020	12/4/09	\$350,000	WATERFRONT – LACK OF REPRESENTATION

***Vacant Sales Used in this Annual Update Analysis  
Area 40  
(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	022006	9130	3/28/2011	\$305,000	217800	Y	N
001	032006	9072	6/25/2009	\$180,000	137649	Y	N
001	052006	9076	6/14/2011	\$114,000	427759	Y	N
001	052007	9123	10/5/2011	\$207,500	222361	N	N
001	056150	0160	1/16/2009	\$240,000	219542	N	N
001	056150	0345	7/9/2009	\$150,000	82231	N	N
001	061907	9083	8/14/2009	\$125,000	533610	Y	N
001	202006	9044	8/9/2011	\$10,000	208216	N	N
001	312007	9095	10/7/2010	\$70,000	36319	Y	N
001	312106	9107	3/8/2009	\$75,000	327571	Y	N
001	352106	9033	5/6/2010	\$70,000	787881	Y	N
001	352106	9074	3/2/2010	\$235,000	207345	N	N
001	980451	0020	4/22/2010	\$133,750	44174	Y	N
001	980451	0140	6/22/2009	\$165,000	44548	Y	N
009	042107	9190	2/14/2011	\$142,500	217710	N	N
009	082107	9004	7/12/2010	\$145,000	442134	N	N
009	082107	9106	8/9/2010	\$85,000	442570	N	N
009	102107	9153	7/23/2009	\$90,000	29230	N	N
009	142107	9040	11/3/2011	\$17,000	25911	Y	Y
009	142107	9053	11/12/2010	\$135,000	32400	N	N
009	222107	9019	7/15/2011	\$130,000	871200	N	N
009	332107	9049	10/19/2010	\$40,000	53578	N	N
009	410200	0090	8/4/2009	\$70,000	24597	Y	Y
009	514650	0023	3/5/2010	\$375,000	90898	N	N



***Vacant Sales Removed in this Annual Update Analysis***  
***Area 40***  
***(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	022006	9008	10/24/2011	\$307,000	GOVERNMENT AGENCY
001	052007	9041	5/21/2010	\$50,000	NON-REPRESENTATIVES SALE
001	061907	9044	9/23/2011	\$39,632	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	062007	9015	7/19/2011	\$125,000	NEIGHBOR; NON-REP SALE; OPEN SPACE
001	092006	9040	4/14/2009	\$225,000	MERGE AFTER SALE; MULTI-PARCEL SALE
001	152006	9043	4/6/2009	\$135,000	OPEN SPACE OK'D AFTER SALE; RELATED PARTY
001	222006	9122	5/19/2011	\$79,992	QUIT CLAIM DEED; PART INTEREST; FRIEND
001	278133	0100	3/23/2009	\$40,000	OPEN SPACE OK'D AFTER SALE; SALE TO NEIGHBOR
001	282006	9010	4/29/2010	\$110,000	NON-PERC; PRESENT CHAR ARE NOT SALE CHAR
001	282106	9033	10/26/2011	\$140,000	GOVERNMENT AGENCY
001	312107	9011	6/7/2010	\$90,000	PRESENT CHAR DO NOT MATCH SALE CHAR
001	352006	9025	12/18/2009	\$35,000	CORPORATE AFFILIATES
001	352106	9074	1/14/2011	\$235,000	GOVERNMENT AGENCY
001	352106	9083	1/12/2010	\$407,800	GOVERNMENT AGENCY
001	362106	9007	12/21/2011	\$258,310	GOVERNMENT AGENCY
001	732771	0122	12/24/2011	\$135,000	GOVERNMENT AGENCY
009	042107	9053	2/1/2011	\$10,000	ESTATE ADMINISTRATOR OR EXECUTOR
009	082107	9085	9/9/2010	\$36,000	NO MARKET EXPOSURE
009	102107	9040	8/14/2009	\$61,348	QUIT CLAIM DEED
009	102107	9151	5/23/2011	\$25,000	NO MARKET EXPOSURE
009	102107	9159	10/29/2010	\$42,500	QCD; BUYING COSTS AFFECT SALES PRICE
009	112107	9051	6/4/2010	\$15,000	EASEMENT FOR INGRESS, EGRESS, & UTILITIES
009	112107	9057	7/17/2009	\$60,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
009	142107	9095	6/3/2010	\$50,000	NO MARKET EXPOSURE
009	292107	9093	2/10/2011	\$140,583	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	322107	9022	3/8/2011	\$71,000	NEIGHBOR; RIGHT-OF WAY; ESTATE ADMIN
009	322107	9022	6/23/2010	\$12,000	QUIT CLAIM DEED
009	422440	0160	4/30/2009	\$80,500	QUIT CLAIM DEED
009	712340	0146	11/4/2010	\$385,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
009	712340	0146	11/4/2010	\$385,000	POSTED TO WRONG ACCOUNT

**Mobile Home Sales Used in this Annual Update Analysis  
Area 40**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	012006	9001	6/28/2010	\$299,000	352836	Y	N
001	092006	9046	9/11/2011	\$230,000	429937	N	N
001	122006	9036	10/9/2011	\$190,000	368082	Y	N
001	182007	9046	3/21/2011	\$235,000	208413	Y	N
001	222006	9098	6/16/2011	\$208,000	30624	N	N
001	272006	9077	3/10/2010	\$345,000	1089000	Y	N
001	342106	9052	1/30/2009	\$235,000	44431	Y	N
001	352106	9070	11/13/2009	\$180,000	212183	N	N
009	042107	9061	8/3/2010	\$250,000	371131	N	N
009	042107	9168	5/27/2010	\$152,200	53143	N	N
009	042107	9174	7/15/2009	\$206,000	66559	N	N
009	222107	9037	2/15/2011	\$210,000	871200	N	N
009	240880	0020	3/10/2011	\$200,000	99316	N	N
009	240880	0070	8/30/2011	\$130,000	58785	N	N
009	282207	9065	9/15/2009	\$200,000	87556	N	N
009	282207	9079	12/3/2009	\$191,000	303698	N	N
009	322107	9151	5/19/2011	\$155,000	45738	N	N
009	422440	0050	5/15/2009	\$259,000	43264	N	N

**Mobile Home Sales Removed in this Annual Update Analysis  
Area 40**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	062007	9063	4/19/2010	\$259,000	NO MARKET EXPOSURE; OPEN SPACE
001	122006	9083	9/1/2009	\$120,000	FULL SALES PRICE NOT REPORTED
001	132006	9103	8/17/2011	\$800,000	IMP & MH ON PROPERTY; OPEN SPACE
001	182007	9025	2/20/2009	\$335,000	HOUSE & MH; BANKRUPTCY; QCD
001	352106	9040	12/30/2011	\$100,000	MULTIPLE MH'S ON THE PROPERTY
009	122107	9040	11/10/2009	\$130,000	CONTRACT OR CASH SALE; SHORT SALE
009	142107	9072	1/12/2009	\$123,500	FULL SALES PRICE NOT RPTD;RELATED PARTY
009	282107	9049	10/3/2011	\$64,576	DOR RATIO; GOV AGENCY; EXEMPT EXCISE TAX
009	282107	9049	11/4/2011	\$64,576	BANKRUPTCY; CORRECTION DEED
009	282207	9011	8/16/2011	\$46,064	QCD; RELATED PARTY/FRIEND/NEIGHBOR
009	342207	9037	8/27/2009	\$130,000	ESTATE ADMIN; NON-REP SALE