

Residential Revalue

2012 Assessment Roll

**North Central
West Seattle
Area 48**

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Seattle, WA 98104-2384

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.0305 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:

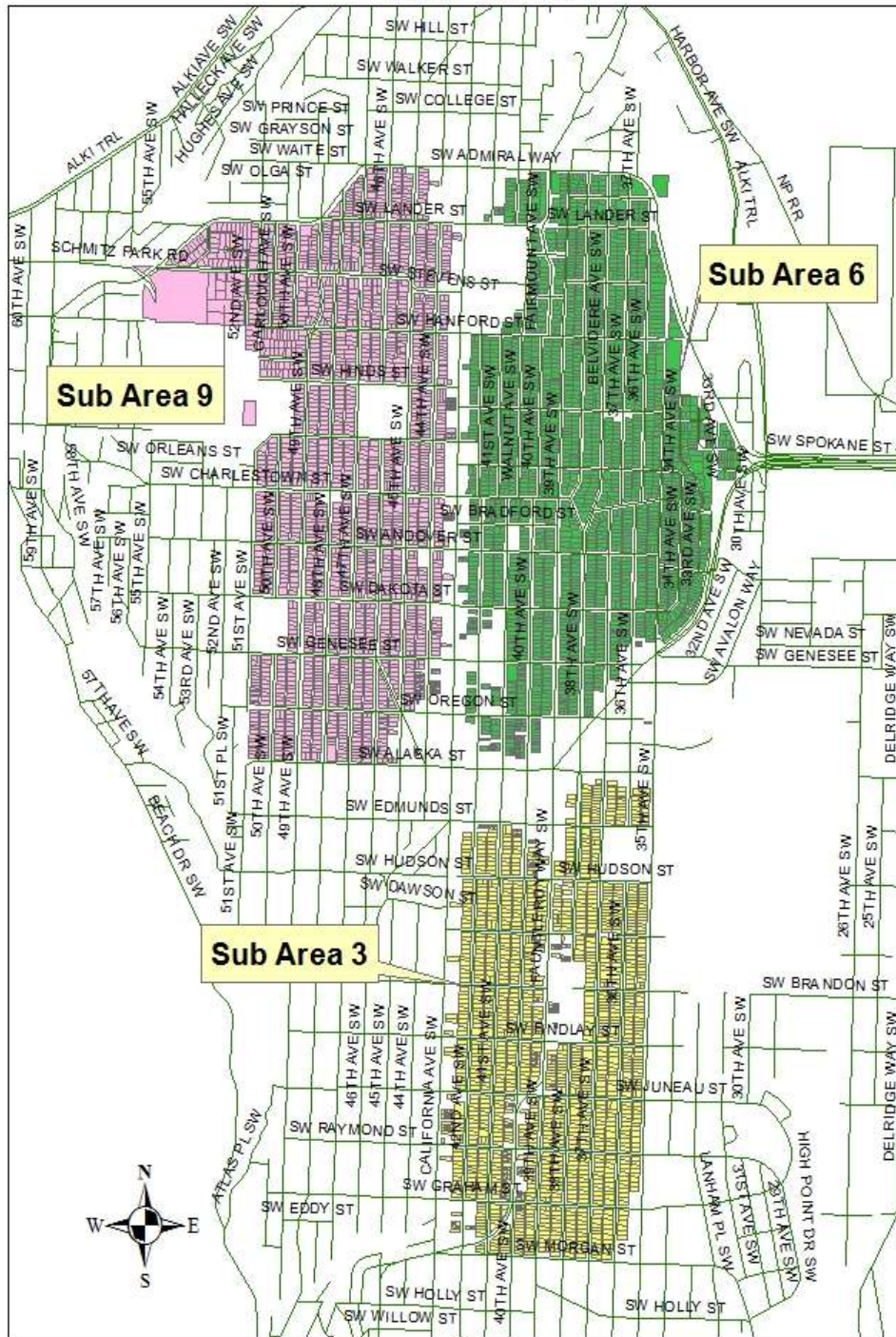
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

AREA 48



AREA 48

Neighborhood 4

This map shows Neighborhood 4 in Seattle, WA, which is highlighted in a dark purple color. The neighborhood is bounded by Alki Ave SW to the west, Harbor Ave SW to the east, and the Duwamish River to the south. Major streets shown include Alki Ave SW, Harbor Ave SW, Duwamish River, and various local streets like SW Holmes St, SW Hill St, SW Walker St, SW College St, SW Waite St, SW Admiral Way, SW Harbor Way, SW Edmonds St, SW Denny St, SW Eddy St, SW Holly St, SW Mills St, SW Myrtle St, SW Othello St, SW Webster St, SW Ida St, SW Kenyon St, SW Elm Grove St, SW Rose St, SW Cloverdale St, SW Trenton St, SW Graham St, SW 31st Ave SW, SW 32nd Ave SW, SW 33rd Ave SW, SW 34th Ave SW, SW 35th Ave SW, SW 36th Ave SW, SW 37th Ave SW, SW 38th Ave SW, SW 39th Ave SW, SW 40th Ave SW, SW 41st Ave SW, SW 42nd Ave SW, SW 43rd Ave SW, SW 44th Ave SW, SW 45th Ave SW, SW 46th Ave SW, SW 47th Ave SW, SW 48th Ave SW, SW 49th Ave SW, SW 50th Ave SW, SW 51st Ave SW, SW 52nd Ave SW, SW 53rd Ave SW, SW 54th Ave SW, SW 55th Ave SW, SW 56th Ave SW, SW 57th Ave SW, SW 58th Ave SW, SW 59th Ave SW, SW 60th Ave SW, SW 61st Ave SW, SW 62nd Ave SW, SW 63rd Ave SW, SW 64th Ave SW, SW 65th Ave SW, SW 66th Ave SW, SW 67th Ave SW, SW 68th Ave SW, SW 69th Ave SW, SW 70th Ave SW, SW 71st Ave SW, SW 72nd Ave SW, SW 73rd Ave SW, SW 74th Ave SW, SW 75th Ave SW, SW 76th Ave SW, SW 77th Ave SW, SW 78th Ave SW, SW 79th Ave SW, SW 80th Ave SW, SW 81st Ave SW, SW 82nd Ave SW, SW 83rd Ave SW, SW 84th Ave SW, SW 85th Ave SW, SW 86th Ave SW, SW 87th Ave SW, SW 88th Ave SW, SW 89th Ave SW, SW 90th Ave SW, SW 91st Ave SW, SW 92nd Ave SW, SW 93rd Ave SW, SW 94th Ave SW, SW 95th Ave SW, SW 96th Ave SW, SW 97th Ave SW, SW 98th Ave SW, SW 99th Ave SW, SW 100th Ave SW. The map also shows the Duwamish River, the Alki Trail, and the Harbor Ave SW bridge. A compass rose is located in the bottom left corner, and a yellow box with the text 'Neighborhood 4' is in the bottom right corner.

North Central West Seattle Housing



Grade 5/ Year Built 1947/ Total Living Area 590



Grade 6/ Year Built 1916/ Total Living Area 1080



Grade 7/ Year Built 1958/ Total Living Area 1900



Grade 8/ Year Built 1992/ Total Living Area 2180



Grade 9/ Year Built 2009/ Total Living Area 2260



Grade 10/ Year Built 2011/ Total Living Area 2830

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: North Central West Seattle/ Area 48

Number of Improved Sales: 553

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	\$185,000	\$198,000	\$383,000			
2012 Value	\$175,800	\$185,900	\$361,700	\$396,100	91.3%	7.90%
Change	-\$9,200	-\$12,100	-\$21,300			
% Change	-5.0%	-6.1%	-5.6%			

*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	\$196,200	\$177,900	\$374,100
2012 Value	\$186,500	\$167,100	\$353,600
Percent Change	-4.9%	-6.1%	-5.5%

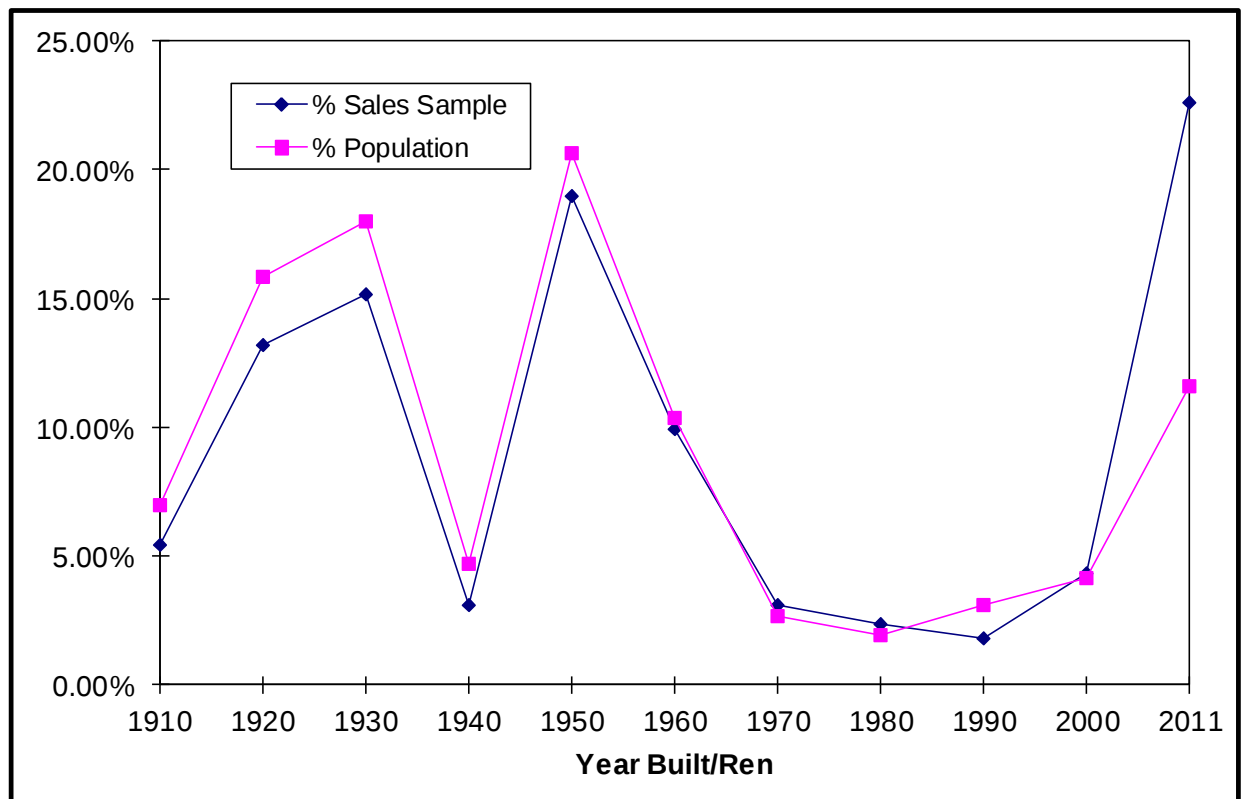
Number of one to three unit residences in the population: 5531

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except for Grade 9 Townhomes and parcels located in Neighborhood 4 which needed additional downward adjustments compared with the overall area standard adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	30	5.42%
1920	73	13.20%
1930	84	15.19%
1940	17	3.07%
1950	105	18.99%
1960	55	9.95%
1970	17	3.07%
1980	13	2.35%
1990	10	1.81%
2000	24	4.34%
2011	125	22.60%
	553	

Population		
Year Built/Ren	Frequency	% Population
1910	386	6.98%
1920	875	15.82%
1930	996	18.01%
1940	259	4.68%
1950	1140	20.61%
1960	573	10.36%
1970	148	2.68%
1980	108	1.95%
1990	173	3.13%
2000	231	4.18%
2011	642	11.61%
	5531	

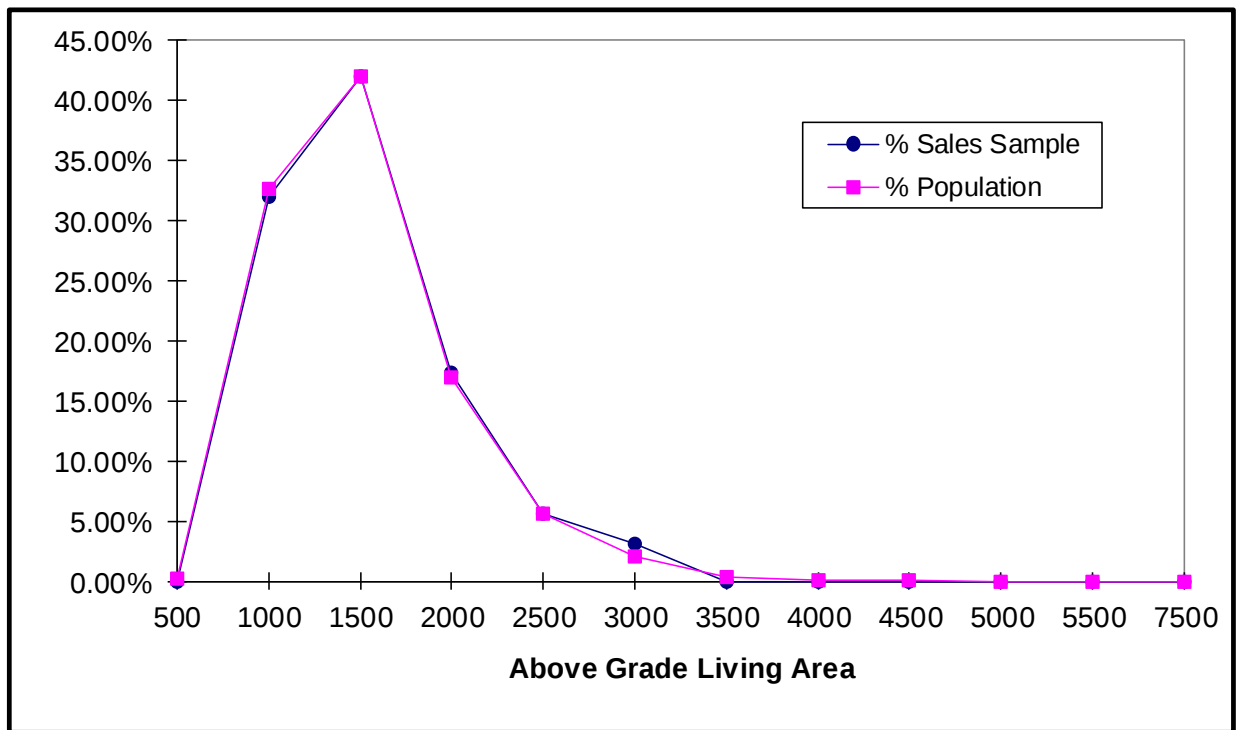


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	177	32.01%
1500	232	41.95%
2000	96	17.36%
2500	31	5.61%
3000	17	3.07%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	553	

Population		
AGLA	Frequency	% Population
500	9	0.16%
1000	1807	32.67%
1500	2324	42.02%
2000	936	16.92%
2500	312	5.64%
3000	113	2.04%
3500	21	0.38%
4000	6	0.11%
4500	2	0.04%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	5531	

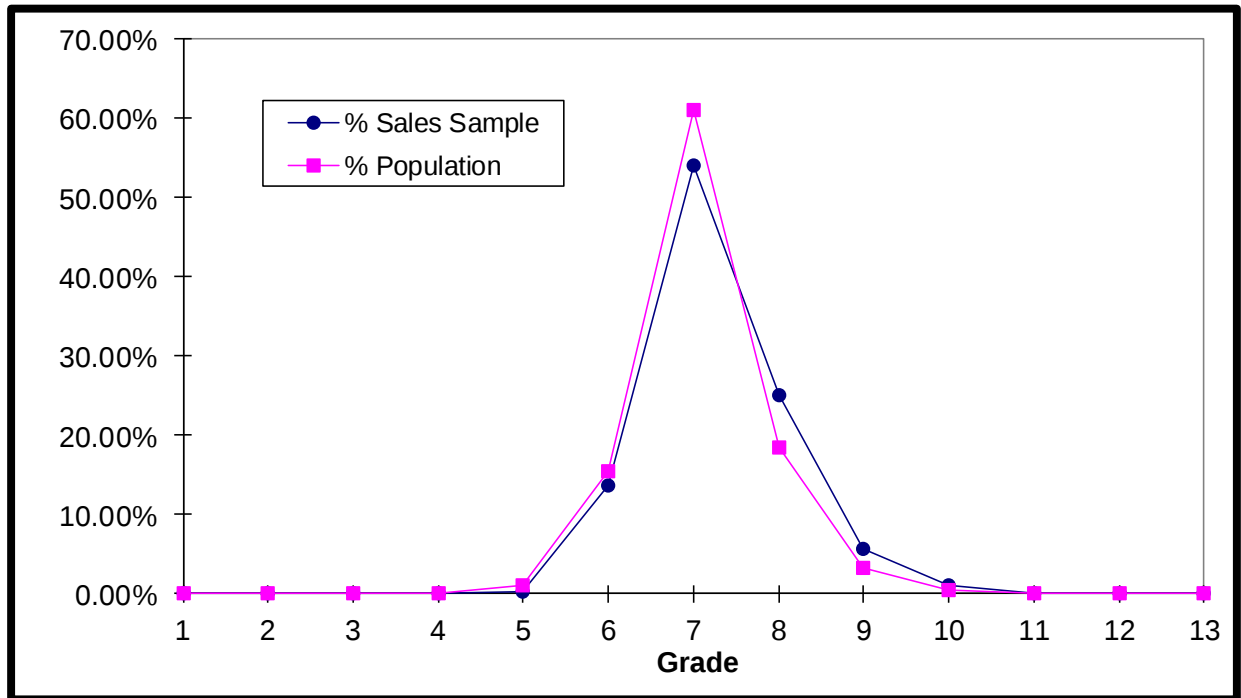


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0.36%
6	76	13.74%
7	299	54.07%
8	139	25.14%
9	31	5.61%
10	6	1.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
553		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	60	1.08%
6	854	15.44%
7	3377	61.06%
8	1018	18.41%
9	186	3.36%
10	30	0.54%
11	3	0.05%
12	1	0.02%
13	0	0.00%
5531		



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 11 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 4.9% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except for Grade 9 Townhomes and parcels located in Neighborhood 4 which needed additional downward adjustments compared with the overall area standard adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 553 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 no mobile homes in this area.

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 –5.5%. 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 48 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

-5.10%

Neighborhood 4	Yes
% Adjustment	-11.95%
Grade 9 Townhome	Yes
% Adjustment	-14.23%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an improvement located in Neighborhood 4 would *approximately* receive a -11.95% downward adjustment. 116 parcels in the improved population would receive this adjustment. There were 12 sales.

For instance, a Grade 9 Townhome would *approximately* receive a -14.23% downward adjustment. 31 parcels in the improved population would receive this adjustment. There were 8 sales.

There were no properties that would receive a multiple variable adjustment. There are no Grade 9 Townhomes in Neighborhood 4.

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

Area 48 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, 2009 would be adjusted by the time trend factor of 0.881, resulting in an adjusted value of \$462,000 (\$525,000 X .881=\$462,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.852	-14.8%
2/1/2009	0.856	-14.4%
3/1/2009	0.860	-14.0%
4/1/2009	0.864	-13.6%
5/1/2009	0.868	-13.2%
6/1/2009	0.873	-12.7%
7/1/2009	0.877	-12.3%
8/1/2009	0.881	-11.9%
9/1/2009	0.885	-11.5%
10/1/2009	0.889	-11.1%
11/1/2009	0.893	-10.7%
12/1/2009	0.897	-10.3%
1/1/2010	0.901	-9.9%
2/1/2010	0.906	-9.4%
3/1/2010	0.909	-9.1%
4/1/2010	0.914	-8.6%
5/1/2010	0.918	-8.2%
6/1/2010	0.922	-7.8%
7/1/2010	0.926	-7.4%
8/1/2010	0.930	-7.0%
9/1/2010	0.934	-6.6%
10/1/2010	0.938	-6.2%
11/1/2010	0.943	-5.7%
12/1/2010	0.947	-5.3%
1/1/2011	0.951	-4.9%
2/1/2011	0.955	-4.5%
3/1/2011	0.959	-4.1%
4/1/2011	0.963	-3.7%
5/1/2011	0.967	-3.3%
6/1/2011	0.971	-2.9%
7/1/2011	0.975	-2.5%
8/1/2011	0.979	-2.1%
9/1/2011	0.984	-1.6%
10/1/2011	0.988	-1.2%
11/1/2011	0.992	-0.8%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 48
(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	234930	0215	12/16/11	\$289,000	\$288,000	530	6	1938	Good	5080	N	N	5648 38TH AVE SW
003	234930	0100	10/25/10	\$385,000	\$363,000	730	6	1943	Avg	4800	N	N	5617 38TH AVE SW
003	246190	0625	10/26/09	\$315,000	\$281,000	750	6	1911	Avg	6250	N	N	5606 41ST AVE SW
003	006600	0450	5/14/09	\$375,000	\$326,000	770	6	1914	Good	6550	N	N	6036 38TH AVE SW
003	762570	0117	11/1/11	\$279,000	\$277,000	770	6	1916	Avg	4000	N	N	3925 SW DAWSON ST
003	006600	0485	10/8/09	\$332,000	\$295,000	780	6	1918	VGood	6419	N	N	3717 SW RAYMOND ST
003	006600	0035	3/19/09	\$380,000	\$328,000	790	6	1944	VGood	6300	N	N	5927 37TH AVE SW
003	246190	0600	5/3/11	\$245,000	\$237,000	800	6	1944	Good	2191	N	N	5617 FAUNTLEROY WAY SW
003	762570	0370	10/10/09	\$345,000	\$307,000	830	6	1912	Good	6250	N	N	5207 42ND AVE SW
003	762570	2585	12/20/11	\$255,000	\$255,000	850	6	1917	Avg	6250	N	N	5916 42ND AVE SW
003	387490	0090	8/25/09	\$373,500	\$330,000	860	6	1919	Good	7772	N	N	6314 36TH AVE SW
003	246190	0825	10/12/09	\$365,500	\$325,000	910	6	1918	Good	6000	N	N	5633 41ST AVE SW
003	246190	0325	12/9/09	\$324,000	\$291,000	930	6	1911	Good	3751	N	N	4010 SW FINDLAY ST
003	246190	0810	9/26/09	\$367,000	\$326,000	950	6	1919	Good	6000	N	N	5647 41ST AVE SW
003	757920	1125	12/9/10	\$399,950	\$379,000	1010	6	1918	VGood	6095	N	N	4857 42ND AVE SW
003	762570	2695	2/5/09	\$408,500	\$350,000	1050	6	1925	Good	6250	N	N	5926 41ST AVE SW
003	762570	3130	1/6/11	\$340,000	\$323,000	1080	6	1910	Good	6000	N	N	6047 41ST AVE SW
003	633200	0235	6/2/10	\$315,000	\$290,000	1170	6	1966	Avg	6861	N	N	6306 39TH AVE SW
003	762570	0380	6/13/11	\$338,000	\$329,000	740	7	1921	Good	6250	Y	N	5217 42ND AVE SW
003	757920	0590	11/30/09	\$424,000	\$380,000	780	7	1956	Good	5750	Y	N	4840 41ST AVE SW
003	757920	0685	4/9/10	\$374,888	\$343,000	780	7	1922	Good	5750	N	N	4837 40TH AVE SW
003	006600	0375	5/19/11	\$304,650	\$295,000	790	7	1944	Avg	6450	N	N	6007 37TH AVE SW
003	139430	0085	9/23/11	\$294,700	\$291,000	790	7	1944	Avg	6400	N	N	6022 37TH AVE SW
003	139430	0115	11/23/10	\$355,000	\$336,000	800	7	1944	Good	6450	N	N	6052 37TH AVE SW
003	757920	0675	4/21/10	\$340,000	\$312,000	800	7	1918	Avg	5750	N	N	4843 40TH AVE SW
003	325940	0024	11/18/09	\$242,500	\$217,000	800	7	2000	Avg	700	N	N	5214 E FAUNTLEROY WAY SW
003	139430	0060	12/17/09	\$350,000	\$315,000	810	7	1944	Good	6656	N	N	5956 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	006600	0430	1/29/09	\$380,000	\$325,000	830	7	1943	Good	6943	N	N	6056 38TH AVE SW
003	762570	0065	4/13/10	\$439,000	\$402,000	830	7	1945	Avg	6000	N	N	5256 40TH AVE SW
003	762570	2731	3/18/09	\$370,000	\$319,000	830	7	1942	Good	4800	N	N	5911 39TH AVE SW
003	082600	0465	8/26/09	\$409,900	\$362,000	840	7	1915	Good	4800	Y	N	6316 40TH AVE SW
003	082600	0110	4/6/10	\$308,948	\$282,000	850	7	1950	VGood	2509	N	N	6325 42ND AVE SW
003	172580	0060	6/7/10	\$367,000	\$339,000	870	7	1927	Good	3500	N	N	5256 37TH AVE SW
003	757920	0600	8/28/09	\$428,000	\$379,000	870	7	1956	VGood	5750	Y	N	4846 41ST AVE SW
003	772360	0045	6/24/09	\$355,000	\$311,000	870	7	1918	Good	5500	N	N	5225 35TH AVE SW
003	612660	1425	10/1/09	\$380,000	\$338,000	880	7	1947	Avg	5405	Y	N	4842 38TH AVE SW
003	757920	1175	7/12/10	\$469,950	\$436,000	890	7	1940	Good	5750	Y	N	4833 42ND AVE SW
003	762570	2555	9/9/11	\$380,000	\$374,000	890	7	1949	Good	6250	N	N	5946 42ND AVE SW
003	232403	9158	10/7/09	\$287,500	\$256,000	910	7	2007	Avg	1540	N	N	5442 A FAUNTLEROY WAY SW
003	082600	0540	1/26/11	\$396,000	\$378,000	920	7	1919	Good	4800	Y	N	6345 39TH AVE SW
003	232403	9085	6/10/11	\$222,500	\$216,000	920	7	1944	Avg	5500	N	N	5040 FAUNTLEROY WAY SW
003	772360	0140	10/7/09	\$510,000	\$454,000	920	7	1951	Good	6250	N	N	5209 36TH AVE SW
003	762570	2635	1/6/09	\$246,000	\$210,000	930	7	2008	Avg	715	N	N	5935 B FAUNTLEROY WAY SW
003	612660	0920	11/30/10	\$375,000	\$355,000	940	7	1948	Good	4336	N	N	4854 40TH AVE SW
003	129730	0170	11/17/10	\$335,000	\$316,000	960	7	1914	Avg	6250	N	N	5050 42ND AVE SW
003	612660	1445	8/6/09	\$393,000	\$346,000	960	7	1947	Good	5405	Y	N	4832 38TH AVE SW
003	246190	0535	6/3/11	\$381,000	\$370,000	990	7	1976	Good	6000	N	N	5632 40TH AVE SW
003	731240	0040	8/4/09	\$435,000	\$383,000	1000	7	1919	Good	5000	Y	N	5401 36TH AVE SW
003	762570	3220	3/23/09	\$370,000	\$319,000	1030	7	1949	Good	6250	N	N	6017 42ND AVE SW
003	139280	0005	2/20/10	\$415,000	\$377,000	1050	7	1940	Good	6784	Y	N	3520 SW RAYMOND ST
003	172580	0015	8/27/10	\$440,000	\$411,000	1060	7	1955	Avg	6250	Y	N	5236 37TH AVE SW
003	762570	2970	3/10/10	\$425,000	\$387,000	1060	7	1942	VGood	2271	N	N	6007 FAUNTLEROY WAY SW
003	234930	0085	10/24/11	\$359,000	\$356,000	1070	7	2011	Avg	4800	N	N	3809 SW FINDLAY ST
003	006600	0410	8/11/11	\$350,000	\$343,000	1090	7	1944	Good	6500	N	N	6041 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	006600	0415	9/16/09	\$450,000	\$399,000	1090	7	1944	Good	6500	N	N	6047 37TH AVE SW
003	762570	0305	5/20/10	\$512,500	\$472,000	1090	7	1910	VGood	6250	Y	N	5256 42ND AVE SW
003	082600	0530	6/3/10	\$592,500	\$546,000	1100	7	1953	Good	4800	Y	N	6353 39TH AVE SW
003	234930	0256	12/7/11	\$330,000	\$329,000	1100	7	1952	Avg	8890	N	N	5627 37TH AVE SW
003	234930	0250	4/26/10	\$400,000	\$367,000	1110	7	1952	Avg	8942	N	N	5619 37TH AVE SW
003	762570	0296	10/14/09	\$439,000	\$391,000	1110	7	1939	Good	5400	N	N	4102 SW BRANDON ST
003	139430	0105	7/18/11	\$298,500	\$292,000	1130	7	1944	Avg	6450	N	N	6042 37TH AVE SW
003	762570	2395	9/25/09	\$326,000	\$290,000	1130	7	1961	Avg	6250	N	N	5939 42ND AVE SW
003	612660	0942	3/8/11	\$215,000	\$206,000	1130	7	1990	Avg	1226	N	N	4846 B 40TH AVE SW
003	139380	0060	5/19/09	\$385,000	\$335,000	1140	7	1940	Good	6400	Y	N	6000 36TH AVE SW
003	325940	0026	9/20/10	\$239,000	\$224,000	1140	7	2000	Avg	1045	N	N	5214 D FAUNTLEROY WAY SW
003	082600	0191	2/20/09	\$315,000	\$271,000	1154	7	2006	Avg	1241	N	N	6330 A 42ND AVE SW
003	082600	0191	6/10/11	\$312,000	\$303,000	1154	7	2006	Avg	1241	N	N	6330 A 42ND AVE SW
003	172580	0145	4/6/11	\$510,000	\$491,000	1160	7	1995	Good	6250	N	N	5236 36TH AVE SW
003	762570	2992	8/13/10	\$335,000	\$312,000	1160	7	2003	Avg	1444	N	N	6029 A FAUNTLEROY WAY SW
003	516670	0045	7/15/11	\$429,000	\$419,000	1170	7	1954	Avg	6350	Y	N	5043 37TH AVE SW
003	006600	0255	9/9/11	\$417,000	\$411,000	1180	7	1955	Avg	6550	N	N	6007 38TH AVE SW
003	309500	0075	8/18/09	\$465,000	\$411,000	1180	7	1921	Good	4956	N	N	5057 35TH AVE SW
003	516670	0066	1/13/11	\$450,000	\$429,000	1200	7	1959	Good	7056	N	N	5052 38TH AVE SW
003	612660	1390	10/10/11	\$360,800	\$357,000	1210	7	1951	Good	5040	Y	N	4857 37TH AVE SW
003	762570	0140	3/9/11	\$360,000	\$346,000	1210	7	1956	Good	6000	N	N	5217 40TH AVE SW
003	762570	2520	9/22/09	\$500,000	\$444,000	1220	7	1918	Good	4800	N	N	5937 41ST AVE SW
003	309500	0260	10/29/09	\$469,000	\$419,000	1240	7	1927	Good	5080	Y	N	5040 37TH AVE SW
003	325940	0085	10/8/09	\$462,000	\$411,000	1240	7	1962	Avg	7057	N	N	5214 38TH AVE SW
003	234930	0027	9/1/09	\$342,000	\$303,000	1240	7	2005	Avg	1823	N	N	5622 A FAUNTLEROY WAY SW
003	633200	0015	7/23/10	\$354,000	\$329,000	1260	7	1943	Avg	6550	N	N	6311 37TH AVE SW
003	082600	0480	10/28/09	\$395,000	\$353,000	1300	7	1912	Good	4800	Y	N	6330 40TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	006600	0435	6/22/10	\$405,000	\$374,000	1370	7	1920	Good	6550	N	N	6052 38TH AVE SW
003	082600	0380	8/21/09	\$467,000	\$413,000	1380	7	1914	VGood	4800	N	N	6351 40TH AVE SW
003	246190	0760	8/17/09	\$440,600	\$389,000	1380	7	1918	Good	6250	N	N	5622 42ND AVE SW
003	731240	0085	12/27/11	\$460,000	\$460,000	1400	7	1960	Good	4800	N	N	5410 36TH AVE SW
003	006600	0185	4/8/10	\$370,000	\$338,000	1420	7	1923	Avg	6288	N	N	5957 38TH AVE SW
003	516670	0150	3/2/09	\$510,500	\$439,000	1490	7	1958	Avg	6656	N	N	5059 38TH AVE SW
003	757920	0490	7/17/09	\$500,000	\$439,000	1700	7	1920	Avg	8437	Y	N	4017 SW EDMUNDS ST
003	612660	0880	6/29/10	\$450,000	\$417,000	1730	7	1952	Avg	6000	N	N	4841 FAUNTLEROY WAY SW
003	528820	0270	8/13/09	\$467,500	\$413,000	1740	7	1907	Good	5750	Y	N	4745 36TH AVE SW
003	129730	0070	3/5/10	\$550,000	\$500,000	1770	7	1912	VGood	6250	Y	N	5052 41ST AVE SW
003	309500	0010	4/22/10	\$397,500	\$364,000	1930	7	1926	Good	4480	N	N	5005 35TH AVE SW
003	129730	0200	11/3/10	\$405,000	\$382,000	2000	7	1924	Good	6250	Y	N	5037 42ND AVE SW
003	082600	0437	6/4/09	\$310,000	\$271,000	940	8	2007	Avg	991	N	N	6300 C FAUNTLEROY WAY SW
003	082600	0441	11/16/09	\$312,450	\$280,000	950	8	2007	Avg	1415	N	N	6306 D FAUNTLEROY WAY SW
003	082600	0433	9/3/09	\$312,000	\$276,000	960	8	2007	Avg	1351	N	N	6300 A FAUNTLEROY WAY SW
003	082600	0439	2/23/10	\$304,000	\$276,000	960	8	2007	Avg	1103	N	N	6300 D FAUNTLEROY WAY SW
003	772360	0200	4/12/10	\$610,000	\$558,000	1000	8	1952	Good	7440	Y	N	5212 37TH AVE SW
003	082600	0111	9/11/09	\$325,000	\$288,000	1140	8	2008	Avg	1225	N	N	6327 A 42ND AVE SW
003	082600	0112	1/6/09	\$340,000	\$290,000	1140	8	2008	Avg	1268	N	N	6327 B 42ND AVE SW
003	232403	9130	6/1/10	\$490,000	\$452,000	1160	8	1950	Good	10240	Y	N	5939 36TH AVE SW
003	762570	2940	8/14/09	\$350,000	\$309,000	1180	8	2007	Avg	1325	N	N	6020 B FAUNTLEROY WAY SW
003	762570	2941	3/14/11	\$304,000	\$292,000	1180	8	2007	Avg	1250	N	N	6026 B FAUNTLEROY WAY SW
003	232403	9143	11/23/11	\$455,000	\$453,000	1190	8	1948	Good	7800	Y	N	5903 36TH AVE SW
003	762570	2939	4/10/09	\$337,000	\$292,000	1200	8	2007	Avg	1325	N	N	6026 A FAUNTLEROY WAY SW
003	762570	2942	4/22/10	\$345,000	\$316,000	1200	8	2007	Avg	1250	N	N	6020 A FAUNTLEROY WAY SW
003	129730	0210	12/28/09	\$610,000	\$550,000	1220	8	2000	Avg	6250	Y	N	5047 42ND AVE SW
003	762570	2937	12/14/09	\$372,000	\$334,000	1240	8	2007	Avg	1425	N	N	6024 A FAUNTLEROY WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	762570	2944	5/21/09	\$370,000	\$322,000	1240	8	2007	Avg	1500	N	N	6022 A FAUNTLEROY WAY SW
003	762570	2946	8/23/10	\$350,000	\$327,000	1240	8	2007	Avg	1425	N	N	6022 B FAUNTLEROY WAY SW
003	232403	9109	12/9/09	\$472,460	\$424,000	1260	8	1958	Good	8960	Y	N	5933 36TH AVE SW
003	762570	2432	9/19/11	\$273,000	\$269,000	1270	8	2006	Avg	886	N	N	5942 D CALIFORNIA AVE SW
003	762570	2441	4/22/11	\$292,075	\$282,000	1270	8	2006	Avg	886	N	N	5940 E CALIFORNIA AVE SW
003	762570	2444	6/22/10	\$347,000	\$321,000	1270	8	2006	Avg	1250	N	N	5940 A CALIFORNIA AVE SW
003	612660	0922	11/16/10	\$324,000	\$306,000	1290	8	2010	Avg	1281	N	N	3916 SW HUDSON ST
003	232403	9120	2/25/11	\$515,000	\$493,000	1340	8	1954	Avg	10238	Y	N	5617 36TH AVE SW
003	612660	0923	11/15/10	\$304,000	\$287,000	1340	8	2010	Avg	1727	N	N	3914 SW HUDSON ST
003	612660	0956	1/11/11	\$305,000	\$290,000	1360	8	2007	Avg	1726	N	N	4840 B 40TH AVE SW
003	612660	0921	11/16/10	\$329,000	\$311,000	1360	8	2010	Avg	1551	N	N	3918 SW HUDSON ST
003	232403	9046	3/29/10	\$585,000	\$534,000	1380	8	1962	Avg	6125	Y	N	5451 36TH AVE SW
003	612660	0952	10/11/10	\$379,000	\$356,000	1380	8	2007	Avg	1712	N	N	4842 A 40TH AVE SW
003	172580	0045	8/28/11	\$480,000	\$472,000	1440	8	2005	Avg	6250	N	N	5252 37TH AVE SW
003	762570	2430	2/8/11	\$390,000	\$373,000	1640	8	1925	Good	3409	N	N	5948 CALIFORNIA AVE SW
003	757920	0695	6/9/11	\$384,500	\$374,000	1690	8	1913	Avg	5750	N	N	4831 40TH AVE SW
003	762570	0340	10/26/11	\$537,000	\$532,000	1750	8	1910	Good	6250	Y	N	5222 42ND AVE SW
003	246190	0805	7/6/10	\$652,500	\$605,000	2520	8	2010	Avg	6000	N	N	5651 41ST AVE SW
003	757920	0771	8/24/10	\$350,000	\$327,000	870	9	2004	Avg	1253	N	N	4117 SW EDMUNDS ST
003	757920	0995	9/23/10	\$392,500	\$368,000	1400	9	2009	Avg	1474	Y	N	4103 SW EDMUNDS ST
003	757920	0996	1/18/11	\$349,950	\$334,000	1400	9	2009	Avg	1418	Y	N	4107 SW EDMUNDS ST
003	757920	0998	5/18/10	\$450,000	\$414,000	1430	9	2009	Avg	962	Y	N	4801 41ST AVE SW
003	757920	0999	11/12/10	\$415,000	\$392,000	1430	9	2009	Avg	1034	Y	N	4803 41ST AVE SW
003	757920	0997	11/18/10	\$375,000	\$354,000	1510	9	2009	Avg	857	Y	N	4805 41ST AVE SW
003	609520	0020	4/29/09	\$464,000	\$403,000	1520	9	2007	Avg	857	N	N	5920 B CALIFORNIA AVE SW
003	609520	0060	4/24/09	\$510,000	\$442,000	1790	9	2007	Avg	1911	N	N	5922 C CALIFORNIA AVE SW
003	246190	0330	5/13/10	\$619,000	\$569,000	1990	9	2010	Avg	4001	N	N	4006 SW FINDLAY ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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	633200	0075	12/6/10	\$629,000	\$596,000	2158	9	1998	Avg	6550	Y	N	6346 38TH AVE SW
003	246190	0327	4/6/10	\$679,575	\$621,000	2360	9	2010	Avg	4251	N	N	4000 SW FINDLAY ST
003	762570	0290	8/10/10	\$714,000	\$665,000	2524	9	2001	Avg	7200	N	N	5247 41ST AVE SW
003	309500	0285	6/1/10	\$799,950	\$737,000	2220	10	2009	Avg	5040	Y	N	5020 37TH AVE SW
003	246190	0195	7/17/09	\$1,002,500	\$881,000	2450	10	1910	VGood	12000	N	N	4106 SW FINDLAY ST
006	757770	0047	11/17/10	\$322,000	\$304,000	600	6	1918	Good	3350	N	N	4060 SW CHARLESTOWN ST
006	432120	0585	6/1/10	\$322,900	\$298,000	650	6	1917	Avg	4652	Y	N	3423 35TH AVE SW
006	231390	0760	6/1/11	\$276,500	\$269,000	690	6	1919	Good	2500	N	N	3422 40TH AVE SW
006	095200	3615	3/24/10	\$325,000	\$297,000	720	6	1943	VGood	4945	N	N	4119 37TH AVE SW
006	231390	0525	4/28/10	\$277,000	\$254,000	720	6	1930	Avg	3500	N	N	3413 WALNUT AVE SW
006	929730	0170	4/6/11	\$235,000	\$226,000	720	6	1923	Avg	4000	N	N	3709 34TH AVE SW
006	928580	0760	4/10/10	\$313,750	\$287,000	770	6	1944	Good	6100	N	N	3817 36TH AVE SW
006	095200	5165	3/24/10	\$363,000	\$331,000	780	6	1949	Avg	5750	Y	N	4434 39TH AVE SW
006	095200	1765	6/18/10	\$419,840	\$388,000	790	6	1910	VGood	5750	N	N	4055 41ST AVE SW
006	095200	3705	8/26/09	\$350,000	\$309,000	790	6	1951	Avg	5750	N	N	4106 37TH AVE SW
006	928580	0800	12/7/09	\$325,000	\$292,000	800	6	1944	Avg	4575	Y	N	3616 SW ANDOVER ST
006	095200	2430	10/25/10	\$290,000	\$273,000	890	6	1939	Good	4500	N	N	4115 SW DAKOTA ST
006	095200	4820	4/16/10	\$359,000	\$329,000	900	6	1944	Avg	5750	Y	N	4402 38TH AVE SW
006	095200	1985	6/25/10	\$262,500	\$243,000	910	6	1918	Good	4313	N	N	4031 42ND AVE SW
006	095200	1975	7/20/09	\$380,000	\$334,000	920	6	1919	Avg	4313	N	N	4027 42ND AVE SW
006	791510	0345	5/19/09	\$299,500	\$261,000	940	6	1912	Avg	5000	N	N	3232 WALNUT AVE SW
006	095200	0830	4/12/10	\$301,000	\$275,000	970	6	1924	Avg	5750	N	N	4007 38TH AVE SW
006	301630	0105	9/16/10	\$315,000	\$295,000	990	6	1910	VGood	3600	N	N	4209 SW HANFORD ST
006	095200	0165	3/10/11	\$274,000	\$263,000	1010	6	1923	Avg	5750	N	N	4010 36TH AVE SW
006	231390	0405	3/2/11	\$299,000	\$287,000	1150	6	1918	Avg	4000	N	N	3406 41ST AVE SW
006	501950	0215	8/3/10	\$425,000	\$395,000	730	7	1929	Good	4000	N	N	2644 WALNUT AVE SW
006	928580	0595	5/23/11	\$332,000	\$322,000	740	7	1928	Good	2796	N	N	3512 SW CHARLESTOWN ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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	095200	7080	8/23/11	\$259,500	\$255,000	800	7	1929	Good	1942	N	N	4508 40TH AVE SW
006	095200	6715	4/1/11	\$287,000	\$276,000	830	7	1945	Good	2594	Y	N	4531 41ST AVE SW
006	300980	0015	5/29/09	\$312,000	\$272,000	831	7	1946	Avg	4750	N	N	3006 39TH AVE SW
006	095200	1755	5/8/09	\$459,000	\$399,000	840	7	1923	VGood	5750	N	N	4049 41ST AVE SW
006	095200	1755	7/14/11	\$445,000	\$435,000	840	7	1923	VGood	5750	N	N	4049 41ST AVE SW
006	746590	0020	5/13/09	\$285,000	\$248,000	840	7	1921	Avg	5000	N	N	3260 39TH AVE SW
006	787250	0135	5/21/09	\$430,000	\$375,000	850	7	1918	VGood	5000	N	N	3417 42ND AVE SW
006	083800	0045	11/24/09	\$372,500	\$334,000	858	7	1923	Avg	3680	N	N	2720 39TH AVE SW
006	928580	0030	3/9/11	\$373,000	\$358,000	860	7	1949	VGood	5000	N	N	3514 SW MANNING ST
006	032400	0571	11/16/10	\$345,000	\$326,000	870	7	1918	Avg	5313	N	N	3711 42ND AVE SW
006	051300	0445	7/7/10	\$425,000	\$394,000	870	7	1942	Avg	4816	N	N	4000 SW HANFORD ST
006	231390	0085	10/14/10	\$320,000	\$301,000	870	7	1917	Good	4367	N	N	3271 39TH AVE SW
006	095200	3535	7/10/09	\$520,000	\$456,000	880	7	1947	Good	5750	Y	N	4140 38TH AVE SW
006	928580	0456	4/16/09	\$475,000	\$412,000	890	7	1942	Good	5627	Y	N	3734 BELVIDERE AVE SW
006	746590	0325	11/29/11	\$440,000	\$438,000	900	7	1928	VGood	5000	N	N	3414 38TH AVE SW
006	929730	0410	3/26/09	\$490,000	\$423,000	900	7	2001	Avg	4000	Y	N	3816 35TH AVE SW
006	757770	0101	5/13/11	\$457,000	\$443,000	910	7	1929	Avg	5180	N	N	3725 42ND AVE SW
006	928580	0515	11/20/09	\$400,000	\$358,000	910	7	1927	Good	4048	N	N	3723 36TH AVE SW
006	282460	0300	3/4/10	\$400,000	\$364,000	930	7	1942	Avg	4664	Y	N	3247 37TH AVE SW
006	928580	0375	7/25/11	\$462,500	\$453,000	940	7	1947	Good	6085	Y	N	3732 38TH AVE SW
006	051300	0725	4/28/09	\$367,900	\$319,000	950	7	1913	Avg	4830	N	N	2908 WALNUT AVE SW
006	928580	0710	5/4/10	\$464,500	\$426,000	950	7	1918	Good	4880	N	N	3828 36TH AVE SW
006	051300	0545	7/27/11	\$314,750	\$308,000	960	7	1971	Good	5750	N	N	3006 WALNUT AVE SW
006	432120	0700	5/4/09	\$485,000	\$421,000	960	7	1925	VGood	5000	N	N	3432 37TH AVE SW
006	791510	0185	4/22/09	\$413,500	\$359,000	960	7	1939	Avg	5562	N	N	3206 40TH AVE SW
006	928580	0240	1/7/10	\$369,000	\$333,000	970	7	1926	Avg	5000	N	N	3452 39TH AVE SW
006	928580	0970	8/29/11	\$500,000	\$492,000	980	7	1925	Good	5880	Y	N	3818 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	095200	5435	6/27/11	\$395,000	\$385,000	1010	7	1923	Avg	4313	N	N	4422 40TH AVE SW
006	501950	0120	11/9/10	\$365,000	\$344,000	1020	7	1962	Avg	2856	N	N	2659 WALNUT AVE SW
006	501950	0120	1/26/10	\$350,000	\$317,000	1020	7	1962	Avg	2856	N	N	2659 WALNUT AVE SW
006	422940	0015	11/21/11	\$374,950	\$373,000	1030	7	1927	Avg	4089	N	N	3256 42ND AVE SW
006	928580	0531	5/20/10	\$404,000	\$372,000	1030	7	1939	Avg	5500	Y	N	3728 37TH AVE SW
006	095200	6925	7/16/09	\$365,000	\$321,000	1040	7	1945	Good	3170	N	N	4511 40TH AVE SW
006	301630	0265	12/15/09	\$390,500	\$351,000	1050	7	1914	Avg	5000	N	N	3226 42ND AVE SW
006	929730	0295	9/2/11	\$325,000	\$320,000	1050	7	1940	Avg	4000	N	N	3845 34TH AVE SW
006	934540	0680	8/31/11	\$395,500	\$389,000	1050	7	1918	Good	4000	N	N	2610 39TH AVE SW
006	746590	0215	8/23/10	\$404,000	\$377,000	1070	7	1913	Good	5000	N	N	3437 38TH AVE SW
006	928580	0677	6/16/09	\$425,000	\$372,000	1070	7	1918	Good	4100	N	N	3508 SW ANDOVER ST
006	095200	3710	12/23/09	\$415,000	\$374,000	1090	7	1975	Avg	5750	N	N	4112 37TH AVE SW
006	095200	1565	7/25/11	\$399,000	\$390,000	1110	7	1910	Avg	5750	N	N	4026 41ST AVE SW
006	095200	1080	4/27/10	\$549,900	\$504,000	1120	7	1948	VGood	5750	Y	N	4054 39TH AVE SW
006	231390	0350	1/12/09	\$480,000	\$410,000	1130	7	1918	Good	5000	N	N	3269 WALNUT AVE SW
006	929730	1745	3/4/10	\$407,500	\$371,000	1130	7	1939	Avg	4000	Y	N	4002 35TH AVE SW
006	635600	0015	5/23/11	\$375,000	\$364,000	1140	7	1908	Avg	9100	N	N	2663 39TH AVE SW
006	095200	3575	2/17/09	\$350,000	\$300,000	1150	7	1943	Avg	4945	Y	N	4103 37TH AVE SW
006	757770	0485	12/27/10	\$284,000	\$270,000	1160	7	2007	Avg	1322	N	N	3910 A CALIFORNIA AVE SW
006	928580	0770	6/3/09	\$419,950	\$367,000	1160	7	1923	Avg	4880	N	N	3829 36TH AVE SW
006	757770	0482	9/28/11	\$309,990	\$306,000	1160	7	2007	Avg	1279	N	N	3912 A CALIFORNIA AVE SW
006	757770	0483	7/20/11	\$314,950	\$308,000	1160	7	2007	Avg	1253	N	N	3912 B CALIFORNIA AVE SW
006	757770	0477	3/17/11	\$307,000	\$295,000	1160	7	2007	Avg	1316	N	N	3906 B CALIFORNIA AVE SW
006	757770	0479	3/2/11	\$309,000	\$296,000	1160	7	2007	Avg	1320	N	N	3908 B CALIFORNIA AVE SW
006	870160	0060	3/4/11	\$380,000	\$364,000	1180	7	2002	Avg	5000	N	N	3228 39TH AVE SW
006	095200	5750	10/6/09	\$400,500	\$356,000	1190	7	1958	Avg	5750	N	N	4452 41ST AVE SW
006	300980	0175	5/21/10	\$330,000	\$304,000	1190	7	1946	Avg	4275	N	N	3021 38TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	870160	0030	9/2/09	\$478,000	\$423,000	1190	7	1929	Avg	5000	N	N	3212 39TH AVE SW
006	083800	0080	7/28/09	\$460,000	\$405,000	1210	7	1926	VGood	3680	N	N	2914 39TH AVE SW
006	791510	0145	11/24/10	\$375,000	\$355,000	1210	7	1915	Good	5562	N	N	3226 40TH AVE SW
006	757820	0140	4/11/11	\$403,000	\$389,000	1220	7	1908	VGood	4142	N	N	3462 WALNUT AVE SW
006	095200	6916	7/7/11	\$255,200	\$249,000	1220	7	2002	Avg	1469	N	N	4505 C 40TH AVE SW
006	746590	0145	5/20/10	\$369,000	\$340,000	1230	7	1916	Avg	5000	N	N	3406 39TH AVE SW
006	432120	0900	5/3/11	\$440,000	\$426,000	1260	7	1944	Good	5000	Y	N	3433 37TH AVE SW
006	095200	1120	1/9/09	\$565,000	\$482,000	1270	7	1909	Good	5750	Y	N	4013 39TH AVE SW
006	231390	0105	9/2/09	\$482,500	\$427,000	1270	7	1962	Avg	5821	N	N	3263 39TH AVE SW
006	095200	1265	8/17/11	\$540,000	\$530,000	1280	7	2011	Avg	5750	N	N	4018 40TH AVE SW
006	083800	0130	5/17/10	\$507,750	\$467,000	1290	7	1926	Avg	3680	N	N	2733 38TH AVE SW
006	095200	3370	11/23/10	\$437,800	\$414,000	1290	7	1922	Good	5175	Y	N	4125 38TH AVE SW
006	757770	0271	6/15/11	\$465,000	\$452,000	1290	7	1927	Good	5153	N	N	4001 SW CHARLESTOWN ST
006	300980	0150	7/23/09	\$544,000	\$479,000	1300	7	1927	Good	3515	N	N	3009 38TH AVE SW
006	928580	0540	1/20/11	\$370,000	\$353,000	1300	7	1936	Avg	5000	Y	N	3722 37TH AVE SW
006	929730	0465	2/11/10	\$399,950	\$363,000	1310	7	1926	Good	4000	Y	N	3827 33RD AVE SW
006	051300	0771	4/26/10	\$410,000	\$376,000	1370	7	1954	Good	5350	N	N	2712 WALNUT AVE SW
006	432120	0530	3/10/11	\$352,500	\$338,000	1390	7	1980	Avg	5000	Y	N	3432 36TH AVE SW
006	231390	0610	3/2/10	\$387,000	\$352,000	1420	7	1987	Avg	3750	N	N	3422 WALNUT AVE SW
006	432120	0890	4/15/09	\$415,000	\$359,000	1420	7	1929	Avg	5000	Y	N	3437 37TH AVE SW
006	928580	0015	7/10/09	\$490,000	\$430,000	1420	7	1927	Avg	4567	Y	N	3613 35TH AVE SW
006	928580	0140	6/25/09	\$380,000	\$333,000	1420	7	1921	Avg	5000	Y	N	3452 BELVIDERE AVE SW
006	929730	0580	2/18/11	\$335,000	\$321,000	1420	7	1926	Avg	4000	Y	N	3816 34TH AVE SW
006	095200	3855	5/15/09	\$449,000	\$391,000	1440	7	1910	VGood	2875	N	N	4121 36TH AVE SW
006	929730	0335	8/26/11	\$370,000	\$364,000	1440	7	1926	Good	4510	Y	N	3878 35TH AVE SW
006	095200	5105	7/9/09	\$620,000	\$544,000	1450	7	1910	Good	5750	Y	N	4402 39TH AVE SW
006	757820	0120	7/17/09	\$448,000	\$394,000	1470	7	1946	Avg	5000	N	N	3450 WALNUT AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	764590	0230	10/25/11	\$300,000	\$297,000	1470	7	1926	Avg	3680	N	N	3005 BELVIDERE AVE SW
006	929730	0480	9/9/09	\$275,250	\$244,000	1470	7	1926	Fair	4000	Y	N	3839 33RD AVE SW
006	422940	0320	4/26/10	\$505,000	\$463,000	1510	7	1923	Good	4161	N	N	3411 41ST AVE SW
006	095200	0755	5/5/09	\$549,000	\$477,000	1520	7	1979	Good	5175	Y	N	4034 38TH AVE SW
006	231390	0410	7/11/11	\$435,000	\$425,000	1530	7	1980	Good	4000	N	N	3410 41ST AVE SW
006	798740	0955	10/13/09	\$571,000	\$509,000	1530	7	1963	Avg	7500	Y	N	3316 SW SPOKANE ST
006	929730	0460	9/29/10	\$362,500	\$340,000	1540	7	1926	Avg	4000	Y	N	3823 33RD AVE SW
006	929730	0380	4/21/10	\$469,950	\$431,000	1560	7	1927	Good	4000	Y	N	3836 35TH AVE SW
006	095200	5015	9/21/09	\$415,000	\$368,000	1600	7	1925	Avg	5750	Y	N	4417 38TH AVE SW
006	764590	0135	7/21/10	\$535,000	\$497,000	1600	7	1926	Good	3588	Y	N	3034 37TH AVE SW
006	929730	0575	12/28/11	\$378,000	\$378,000	1600	7	1925	Avg	4000	Y	N	3820 34TH AVE SW
006	929730	0570	12/7/11	\$460,000	\$458,000	1620	7	1990	Avg	4000	Y	N	3824 34TH AVE SW
006	095200	5340	4/13/11	\$350,000	\$338,000	1630	7	1963	Avg	5750	N	N	4437 39TH AVE SW
006	296090	0045	7/30/09	\$509,450	\$449,000	1630	7	1940	Good	6000	N	N	3031 37TH AVE SW
006	095200	1690	3/28/11	\$308,000	\$296,000	1640	7	1912	Avg	5750	N	N	4023 41ST AVE SW
006	548920	0135	3/5/10	\$478,000	\$435,000	1650	7	1914	Avg	5000	N	N	2753 BELVIDERE AVE SW
006	746590	0205	8/31/11	\$457,500	\$450,000	1710	7	1919	Good	5000	N	N	3436 39TH AVE SW
006	746590	0490	12/17/09	\$660,000	\$594,000	1750	7	1923	VGood	6073	N	N	3268 38TH AVE SW
006	928580	0315	5/2/11	\$637,000	\$616,000	1830	7	1912	Good	5501	Y	N	3717 BELVIDERE AVE SW
006	746590	0295	12/17/10	\$485,000	\$460,000	1840	7	1990	Good	4942	N	N	3763 SW HINDS ST
006	928580	0625	8/28/09	\$499,000	\$441,000	2150	7	1988	Avg	6337	Y	N	3801 35TH AVE SW
006	095200	1385	7/28/10	\$630,000	\$586,000	2190	7	1927	VGood	5750	N	N	4007 40TH AVE SW
006	928580	1011	10/15/09	\$625,000	\$557,000	2300	7	1920	Avg	9064	Y	N	3918 39TH AVE SW
006	757770	0241	4/4/11	\$410,000	\$395,000	2540	7	1979	Avg	5175	N	N	3816 41ST AVE SW
006	132403	9079	5/19/09	\$433,880	\$378,000	760	8	1980	Avg	4188	Y	N	3822 33RD AVE SW
006	095200	3459	6/2/11	\$470,000	\$456,000	780	8	2007	Avg	4600	Y	N	4106 38TH AVE SW
006	095200	2250	2/3/10	\$319,950	\$290,000	940	8	2008	Avg	999	N	N	4134 B CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	928580	1015	6/9/09	\$615,000	\$537,000	1070	8	1945	Good	7923	Y	N	3924 39TH AVE SW
006	095200	2486	8/11/09	\$364,000	\$321,000	1140	8	2007	Avg	1436	N	N	4120 A 42ND AVE SW
006	095200	2346	7/20/10	\$346,000	\$321,000	1160	8	2006	Avg	1437	N	N	4115 A 42ND AVE SW
006	095200	2356	8/30/11	\$390,000	\$383,000	1160	8	2006	Avg	1436	N	N	4121 A 42ND AVE SW
006	095200	6783	8/9/10	\$355,000	\$331,000	1180	8	2006	Avg	1722	N	N	4506 C 41ST AVE SW
006	095200	6945	4/25/10	\$395,000	\$362,000	1240	8	2003	Avg	1387	N	N	4523 B 40TH AVE SW
006	301630	0490	8/24/10	\$420,000	\$392,000	1240	8	1956	Avg	5400	N	N	3236 41ST AVE SW
006	764590	0075	9/9/09	\$520,000	\$461,000	1260	8	1953	Good	4416	Y	N	3057 36TH AVE SW
006	095200	6941	5/19/10	\$399,950	\$368,000	1260	8	2003	Avg	1537	N	N	4523 A 40TH AVE SW
006	095200	6943	3/10/10	\$375,000	\$341,000	1280	8	2003	Avg	1415	N	N	4521 B 40TH AVE SW
006	301630	0145	11/16/09	\$469,450	\$420,000	1290	8	1935	Good	5000	N	N	3223 42ND AVE SW
006	347580	0025	5/27/10	\$572,500	\$527,000	1320	8	2010	Avg	3567	N	N	3119 WALNUT AVE SW
006	870160	0210	10/11/11	\$375,000	\$371,000	1330	8	1987	Avg	2500	N	N	3203 38TH AVE SW
006	095200	1140	7/13/09	\$635,000	\$558,000	1350	8	1918	Good	5750	Y	N	4021 39TH AVE SW
006	032400	0230	12/13/10	\$460,000	\$436,000	1370	8	1926	Good	4000	N	N	3451 41ST AVE SW
006	095200	1341	6/3/10	\$485,000	\$447,000	1370	8	1964	Avg	5175	Y	N	4060 40TH AVE SW
006	095200	6959	4/5/10	\$392,000	\$358,000	1380	8	2005	Avg	1439	N	N	4527 B 40TH AVE SW
006	764590	0260	10/5/09	\$629,950	\$560,000	1440	8	1927	Good	3680	Y	N	3031 BELVIDERE AVE SW
006	432120	0780	10/24/11	\$510,000	\$505,000	1450	8	1956	Avg	5000	Y	N	3415 36TH AVE SW
006	501950	0075	5/17/11	\$632,500	\$613,000	1460	8	1920	VGood	5200	N	N	2637 WALNUT AVE SW
006	608710	1085	9/16/10	\$695,000	\$651,000	1550	8	1908	VGood	4403	N	N	2625 41ST AVE SW
006	282460	0105	3/24/11	\$500,000	\$481,000	1560	8	1956	Avg	6500	Y	N	3246 37TH AVE SW
006	870160	0110	8/16/11	\$565,000	\$554,000	1610	8	1930	Good	4140	N	N	3247 38TH AVE SW
006	432120	0065	9/6/11	\$495,000	\$487,000	1670	8	1907	VGood	3000	Y	N	3262 BELVIDERE AVE SW
006	301630	0450	11/1/10	\$585,000	\$551,000	1680	8	1922	Good	5353	N	N	3216 41ST AVE SW
006	757770	0395	7/9/10	\$599,000	\$555,000	1690	8	1929	Good	5175	N	N	3923 40TH AVE SW
006	764590	0345	7/22/09	\$570,000	\$501,000	1730	8	2000	Avg	3680	N	N	3022 38TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	798740	1085	6/25/09	\$460,000	\$403,000	1730	8	1999	Avg	2500	Y	N	3303 34TH AVE SW
006	791510	0435	7/9/10	\$456,250	\$423,000	1730	8	1999	Avg	2328	N	N	3201 WALNUT AVE SW
006	095200	5545	3/30/10	\$495,000	\$452,000	1730	8	2005	Avg	3075	N	N	4413 40TH AVE SW
006	095200	5550	10/11/10	\$485,000	\$456,000	1730	8	2005	Avg	3075	N	N	4415 40TH AVE SW
006	095200	3245	7/16/10	\$561,000	\$521,000	1750	8	1994	Avg	4313	Y	N	4132 39TH AVE SW
006	929730	0305	8/25/11	\$505,000	\$496,000	1760	8	1986	Avg	4000	Y	N	3853 34TH AVE SW
006	231390	0630	10/14/09	\$695,000	\$619,000	1770	8	1917	VGood	5500	N	N	3436 WALNUT AVE SW
006	301630	0500	11/18/11	\$540,000	\$537,000	1790	8	1907	Avg	5412	N	N	3240 41ST AVE SW
006	934540	0295	11/23/11	\$589,998	\$587,000	1790	8	1931	Good	6000	Y	N	2615 37TH AVE SW
006	051300	0615	6/28/10	\$520,000	\$481,000	1800	8	1977	Avg	5750	N	N	2929 FAIRMOUNT AVE SW
006	798740	0840	3/22/10	\$519,000	\$473,000	1800	8	2009	Avg	4426	N	N	3420 33RD AVE SW
006	798740	0810	5/26/10	\$497,500	\$458,000	1800	8	2009	Avg	2994	N	N	3418 33RD AVE SW
006	798740	0770	3/3/10	\$539,000	\$490,000	1830	8	2009	Avg	2618	N	N	3412 33RD AVE SW
006	764590	0165	10/28/11	\$682,000	\$676,000	1850	8	1926	Good	3588	Y	N	3022 37TH AVE SW
006	798740	0780	4/2/10	\$532,000	\$486,000	1900	8	2009	Avg	2540	N	N	3414 33RD AVE SW
006	798740	0790	6/24/10	\$507,000	\$469,000	1900	8	2009	Avg	2916	N	N	3416 33RD AVE SW
006	934540	0170	7/2/09	\$710,000	\$623,000	1950	8	1929	VGood	5000	Y	N	2672 37TH AVE SW
006	957780	0180	10/6/10	\$275,000	\$258,000	1980	8	1912	Fair	5000	N	N	2742 BELVIDERE AVE SW
006	501950	0055	3/19/10	\$528,000	\$481,000	2000	8	1937	Avg	5200	N	N	2625 WALNUT AVE SW
006	501950	0205	12/24/09	\$615,000	\$554,000	2030	8	1905	Good	5500	N	N	2640 WALNUT AVE SW
006	095200	1835	5/24/11	\$649,900	\$630,000	2090	8	2002	Avg	5750	N	N	4022 42ND AVE SW
006	095200	2885	12/3/11	\$429,000	\$427,000	2110	8	1996	Avg	2875	N	N	4135 40TH AVE SW
006	928580	0845	12/28/10	\$687,000	\$653,000	2130	8	2002	Avg	5230	Y	N	3804 37TH AVE SW
006	095200	1795	5/18/11	\$625,000	\$606,000	2160	8	1909	VGood	5750	N	N	4000 42ND AVE SW
006	231390	0829	8/26/09	\$718,000	\$635,000	2440	8	2009	Avg	4307	N	N	3419 39TH AVE SW
006	422940	0115	3/17/11	\$591,000	\$568,000	2660	8	2003	Avg	4917	N	N	3265 41ST AVE SW
006	032400	0100	7/8/11	\$645,000	\$630,000	1500	9	1910	VGood	5000	N	N	3701 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	432120	0450	1/28/10	\$810,000	\$733,000	1640	9	2006	Avg	4810	Y	N	3259 35TH AVE SW
006	548920	0155	11/28/11	\$509,000	\$507,000	1770	9	1980	Avg	5000	N	N	2741 BELVIDERE AVE SW
006	301630	0106	8/10/11	\$635,000	\$623,000	2050	9	2010	Avg	3900	N	N	3205 42ND AVE SW
006	764590	0330	6/27/11	\$756,000	\$737,000	2140	9	2002	Avg	3680	N	N	3032 38TH AVE SW
006	757820	0141	9/29/11	\$635,000	\$627,000	2230	9	2011	Avg	3350	N	N	3468 WALNUT AVE SW
006	691120	0160	10/25/10	\$777,000	\$732,000	2290	9	1990	Avg	10000	Y	N	3022 36TH AVE SW
006	762870	0030	9/30/09	\$600,000	\$533,000	2360	9	2008	Avg	4120	N	N	3042 SW MANNING ST
006	928580	0470	11/14/11	\$754,000	\$749,000	2410	9	1998	Avg	5150	Y	N	3722 BELVIDERE AVE SW
006	934540	0355	8/17/11	\$799,000	\$784,000	2410	9	2011	Avg	5000	N	N	2624 BELVIDERE AVE SW
006	934540	0700	8/3/09	\$750,000	\$661,000	2470	9	2009	Avg	4000	N	N	2614 39TH AVE SW
006	934540	0650	4/13/11	\$549,000	\$530,000	2650	9	2011	Avg	3236	N	N	3815 SW ADMIRAL WAY
006	231390	0451	9/17/10	\$840,000	\$787,000	2790	9	2004	Avg	5500	N	N	3427 WALNUT AVE SW
006	432120	0200	7/20/10	\$865,000	\$803,000	2840	9	2007	Avg	5000	Y	N	3258 37TH AVE SW
006	929730	0020	8/11/11	\$792,500	\$777,000	2690	10	2000	Avg	4000	Y	N	3612 35TH AVE SW
006	132403	9096	6/30/09	\$1,000,000	\$877,000	2710	10	2007	Avg	4850	Y	N	3252 35TH AVE SW
006	798740	0975	7/20/11	\$827,000	\$809,000	2710	10	2005	Avg	7500	Y	N	3315 33RD AVE SW
006	300980	0025	7/5/11	\$765,000	\$746,000	2830	10	2011	Avg	4750	N	N	3010 39TH AVE SW
009	570850	0325	5/4/10	\$262,000	\$241,000	560	5	1908	Avg	4180	N	N	3222 44TH AVE SW
009	927820	0165	5/11/10	\$273,000	\$251,000	650	5	1912	Good	5600	N	N	5019 SW HANFORD ST
009	001000	0140	3/4/10	\$318,000	\$289,000	700	6	1909	Avg	4600	N	N	4119 47TH AVE SW
009	927820	0040	6/16/10	\$290,000	\$268,000	700	6	1926	Avg	6072	N	N	3234 48TH AVE SW
009	927820	0025	6/22/10	\$303,000	\$280,000	740	6	1920	Avg	6075	N	N	3237 47TH AVE SW
009	019400	0475	7/19/10	\$325,000	\$302,000	770	6	1942	VGood	5750	N	N	4115 45TH AVE SW
009	348780	0155	9/29/09	\$324,900	\$289,000	770	6	1916	Avg	5850	N	N	4417 45TH AVE SW
009	501350	0235	5/28/09	\$325,000	\$283,000	770	6	1952	Avg	6466	N	N	3424 49TH AVE SW
009	916110	0595	12/10/09	\$299,600	\$269,000	790	6	1948	Avg	5500	N	N	4057 49TH AVE SW
009	239160	0330	4/29/10	\$310,000	\$284,000	810	6	1941	Avg	5060	N	N	4443 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	239160	0455	1/25/11	\$263,500	\$251,000	840	6	1947	Good	5750	N	N	4446 49TH AVE SW
009	239160	0475	12/2/10	\$313,500	\$297,000	840	6	1947	Avg	5750	N	N	4456 49TH AVE SW
009	239160	2210	9/8/09	\$337,000	\$299,000	840	6	1947	Good	5750	N	N	4508 49TH AVE SW
009	239160	2230	8/27/09	\$327,500	\$290,000	840	6	1947	Avg	5750	N	N	4516 49TH AVE SW
009	272670	0040	4/8/09	\$338,500	\$293,000	860	6	1952	Good	6661	N	N	3238 49TH AVE SW
009	501350	0275	9/11/09	\$317,000	\$281,000	860	6	1950	Avg	6519	N	N	3451 48TH AVE SW
009	501350	0290	8/27/09	\$348,500	\$308,000	860	6	1950	Avg	6519	N	N	3435 48TH AVE SW
009	501400	0070	3/6/09	\$315,000	\$271,000	860	6	1950	Good	6413	N	N	3443 49TH AVE SW
009	501400	0090	5/15/09	\$469,000	\$408,000	860	6	1950	VGood	6413	N	N	3423 49TH AVE SW
009	570850	0208	6/3/11	\$310,000	\$301,000	860	6	1909	Good	3873	N	N	3211 44TH AVE SW
009	239160	2105	4/15/09	\$346,500	\$300,000	870	6	1947	Avg	5750	N	N	4513 49TH AVE SW
009	239160	2185	7/30/09	\$329,000	\$290,000	870	6	1947	Avg	5750	N	N	4553 49TH AVE SW
009	927770	0040	10/28/09	\$325,000	\$290,000	870	6	1926	Good	7140	N	N	3635 49TH AVE SW
009	239160	2635	11/10/09	\$320,000	\$286,000	880	6	1921	Avg	5175	N	N	4539 47TH AVE SW
009	301030	0115	5/28/10	\$334,680	\$308,000	880	6	1943	Avg	5850	N	N	4036 47TH AVE SW
009	150130	0145	7/21/10	\$399,900	\$371,000	900	6	1917	VGood	5750	Y	N	3206 46TH AVE SW
009	239160	2135	6/2/10	\$327,000	\$301,000	910	6	1947	Avg	5750	N	N	4527 49TH AVE SW
009	638450	0690	7/27/11	\$314,950	\$308,000	920	6	2011	Avg	6625	N	N	3813 50TH AVE SW
009	019400	0365	6/9/10	\$387,000	\$357,000	970	6	1909	Good	3393	N	N	4154 46TH AVE SW
009	800960	0110	3/16/11	\$287,500	\$276,000	1000	6	1902	Avg	4255	N	N	2771 44TH AVE SW
009	348830	0075	1/20/09	\$428,500	\$366,000	1010	6	1918	Good	5600	N	N	4411 46TH AVE SW
009	790520	0228	12/6/11	\$365,000	\$364,000	1010	6	1919	Good	4095	N	N	3646 46TH AVE SW
009	301030	0135	7/23/10	\$399,000	\$371,000	1020	6	1918	Good	4680	N	N	4046 47TH AVE SW
009	942440	0170	8/31/09	\$339,500	\$300,000	1030	6	1910	Avg	4480	N	N	4114 49TH AVE SW
009	149330	0200	10/27/10	\$390,000	\$367,000	1040	6	1914	Good	5850	N	N	3456 45TH AVE SW
009	281310	0055	11/17/10	\$295,000	\$279,000	1080	6	1916	Avg	6250	N	N	3032 48TH AVE SW
009	916110	0025	1/25/11	\$310,000	\$296,000	1170	6	1909	Avg	5750	N	N	4013 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	790520	0350	11/2/09	\$332,000	\$297,000	1330	6	1951	Good	6201	N	N	3808 47TH AVE SW
009	790520	0155	9/16/09	\$402,000	\$357,000	1400	6	1923	Avg	4563	N	N	3611 44TH AVE SW
009	927720	0131	10/7/09	\$504,950	\$449,000	1660	6	1957	Avg	17550	N	N	5237 SW STEVENS ST
009	150130	0165	11/22/10	\$415,000	\$392,000	710	7	1914	VGood	5750	N	N	3201 46TH AVE SW
009	927720	0195	2/20/09	\$333,500	\$286,000	740	7	1950	Avg	5000	N	N	3045 GARLOUGH AVE SW
009	539860	0075	11/17/09	\$417,000	\$373,000	800	7	1950	Good	5969	N	N	3837 48TH AVE SW
009	916110	0460	2/5/10	\$330,000	\$299,000	800	7	1948	Avg	4950	N	N	4046 49TH AVE SW
009	916110	0530	9/27/11	\$369,950	\$365,000	800	7	1948	Avg	4840	N	N	4019 49TH AVE SW
009	001000	0027	4/14/10	\$399,490	\$366,000	810	7	1947	Good	5750	N	N	4118 48TH AVE SW
009	239160	0775	6/12/09	\$408,000	\$357,000	810	7	1947	Avg	5750	Y	N	4427 50TH AVE SW
009	239160	0775	5/6/11	\$370,000	\$358,000	810	7	1947	Avg	5750	Y	N	4427 50TH AVE SW
009	942440	0095	6/25/09	\$415,000	\$363,000	810	7	1947	Avg	5115	Y	N	4141 49TH AVE SW
009	790520	0381	9/15/09	\$399,950	\$355,000	820	7	1927	Good	4720	N	N	4620 SW CHARLESTOWN ST
009	790470	0035	8/31/09	\$295,000	\$261,000	820	7	2005	Avg	1188	N	N	4439 C 44TH AVE SW
009	927770	0065	10/15/09	\$362,000	\$323,000	840	7	1952	Avg	6720	N	N	3638 50TH AVE SW
009	150180	0160	7/22/11	\$315,000	\$308,000	850	7	1924	Avg	4255	N	N	3029 44TH AVE SW
009	239160	0025	6/12/09	\$399,000	\$349,000	850	7	1942	Avg	4600	N	N	4413 47TH AVE SW
009	501350	0240	1/2/10	\$300,000	\$270,000	860	7	1950	Avg	6466	N	N	3430 49TH AVE SW
009	501400	0100	10/5/09	\$449,950	\$400,000	860	7	1950	Good	6413	N	N	3415 49TH AVE SW
009	916110	0326	5/16/11	\$364,000	\$353,000	860	7	1948	Good	5280	N	N	4041 48TH AVE SW
009	916110	0346	4/15/09	\$330,000	\$286,000	860	7	1948	Avg	5280	N	N	4051 48TH AVE SW
009	916110	0390	3/17/11	\$335,000	\$322,000	860	7	1948	Avg	5500	N	N	4012 49TH AVE SW
009	916110	0670	2/23/09	\$350,000	\$301,000	860	7	1948	Good	5500	N	N	4032 50TH AVE SW
009	927820	0100	10/22/10	\$390,000	\$367,000	860	7	1949	Good	6750	N	N	3212 48TH AVE SW
009	239160	0115	4/8/11	\$360,000	\$347,000	880	7	1942	Avg	4600	N	N	4457 47TH AVE SW
009	927620	0875	4/23/09	\$380,000	\$330,000	880	7	1923	Good	3700	N	N	2634 48TH AVE SW
009	019400	0265	5/27/09	\$412,750	\$360,000	890	7	1949	Good	5750	N	N	4108 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	239160	0625	6/22/10	\$410,000	\$379,000	890	7	1947	Avg	5750	Y	N	4412 50TH AVE SW
009	501400	0200	4/9/10	\$490,000	\$448,000	890	7	1950	Good	6731	N	N	3843 49TH AVE SW
009	338990	0715	10/13/10	\$541,500	\$509,000	900	7	1948	VGood	5850	N	N	4532 46TH AVE SW
009	574260	0050	12/2/10	\$300,000	\$284,000	900	7	1951	Avg	5700	N	N	3828 48TH AVE SW
009	957180	0060	5/18/09	\$360,000	\$313,000	910	7	1947	Avg	7250	N	N	3015 49TH AVE SW
009	019400	0255	5/27/09	\$425,000	\$371,000	920	7	1946	Good	6670	N	N	4102 46TH AVE SW
009	149330	0125	4/21/11	\$385,000	\$372,000	920	7	1927	Avg	4692	N	N	3430 44TH AVE SW
009	239160	2570	1/4/11	\$390,000	\$371,000	930	7	1947	Avg	5750	N	N	4507 47TH AVE SW
009	916110	0480	10/20/10	\$382,000	\$359,000	930	7	1948	Good	6160	N	N	4056 49TH AVE SW
009	790520	0170	11/23/09	\$357,500	\$320,000	940	7	1924	Avg	4680	N	N	3645 44TH AVE SW
009	149280	0205	7/15/10	\$375,000	\$348,000	960	7	1954	Avg	6000	N	N	4930 SW FORNEY ST
009	239160	0835	7/20/11	\$331,500	\$324,000	960	7	1947	Avg	5750	N	N	4457 50TH AVE SW
009	272670	0005	4/15/09	\$410,000	\$355,000	960	7	1952	Good	5758	N	N	3202 49TH AVE SW
009	501350	0305	5/19/11	\$375,000	\$364,000	960	7	1952	Avg	6466	N	N	3419 48TH AVE SW
009	574260	0140	9/3/10	\$348,000	\$325,000	960	7	1951	Avg	5700	N	N	3837 47TH AVE SW
009	019400	0455	4/6/11	\$503,250	\$485,000	980	7	1915	VGood	5800	N	N	4121 45TH AVE SW
009	239160	0635	10/7/11	\$445,000	\$440,000	980	7	1947	Avg	5750	Y	N	4416 50TH AVE SW
009	501400	0120	5/14/11	\$360,000	\$349,000	980	7	1950	Good	7200	N	N	3609 49TH AVE SW
009	942440	0125	11/16/10	\$340,000	\$321,000	990	7	1947	Avg	5892	N	N	4121 49TH AVE SW
009	019400	0565	9/28/11	\$299,950	\$296,000	1000	7	1915	Avg	4640	Y	N	4122 45TH AVE SW
009	301030	0515	9/21/10	\$425,000	\$398,000	1000	7	1952	Good	4255	Y	N	4031 45TH AVE SW
009	441810	0050	4/8/11	\$426,000	\$411,000	1010	7	1918	Avg	5348	N	N	4315 SW HINDS ST
009	638500	0055	7/14/10	\$324,500	\$301,000	1010	7	1950	Avg	5700	N	N	3640 51ST AVE SW
009	441810	0045	5/2/10	\$402,000	\$369,000	1020	7	1918	Avg	5634	N	N	4317 SW HINDS ST
009	501400	0175	6/21/10	\$350,000	\$324,000	1020	7	1950	Good	6731	N	N	3842 50TH AVE SW
009	927720	0377	8/17/11	\$360,000	\$353,000	1030	7	1960	Avg	6150	N	N	3027 47TH AVE SW
009	348780	0065	12/7/09	\$420,000	\$377,000	1040	7	1946	Good	5250	Y	N	4431 GLENN WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	001000	0115	4/20/10	\$389,950	\$357,000	1060	7	1920	Good	4600	N	N	4139 47TH AVE SW
009	301030	0386	7/19/11	\$375,000	\$367,000	1060	7	1953	Avg	5175	N	N	4022 46TH AVE SW
009	338990	0830	9/30/10	\$380,000	\$357,000	1060	7	1954	Avg	5850	N	N	4517 46TH AVE SW
009	927720	0368	5/24/10	\$470,000	\$433,000	1070	7	1975	VGood	5280	N	N	3035 47TH AVE SW
009	790520	0121	9/14/09	\$468,750	\$416,000	1080	7	1927	Good	4680	N	N	3839 44TH AVE SW
009	790520	0126	3/11/10	\$395,000	\$360,000	1080	7	1924	Avg	4680	N	N	3855 44TH AVE SW
009	149330	0135	7/20/10	\$335,000	\$311,000	1090	7	1940	Avg	5850	N	N	3431 44TH AVE SW
009	574260	0045	7/23/10	\$385,000	\$358,000	1090	7	1954	Avg	5700	N	N	3824 48TH AVE SW
009	019400	0245	4/22/11	\$365,000	\$352,000	1100	7	1961	Avg	3835	N	N	4101 46TH AVE SW
009	338990	0945	5/26/11	\$396,000	\$384,000	1100	7	1951	Good	5850	N	N	4512 47TH AVE SW
009	441810	0030	7/22/11	\$354,000	\$346,000	1100	7	1924	Avg	5546	N	N	3407 44TH AVE SW
009	916110	0090	4/27/09	\$501,000	\$435,000	1110	7	1929	VGood	5750	N	N	4045 47TH AVE SW
009	239160	2010	12/19/11	\$355,000	\$354,000	1120	7	1958	Avg	5750	N	N	4526 50TH AVE SW
009	570850	0250	12/17/10	\$330,000	\$313,000	1120	7	1928	Good	3150	N	N	3201 44TH AVE SW
009	638450	0573	9/13/10	\$429,950	\$402,000	1120	7	1958	Good	6000	N	N	3844 51ST AVE SW
009	677520	0040	8/3/10	\$425,000	\$395,000	1120	7	1955	Good	6100	N	N	3237 48TH AVE SW
009	239160	2460	6/9/11	\$380,000	\$369,000	1130	7	1918	Avg	5750	N	N	4512 48TH AVE SW
009	301030	0705	5/5/10	\$402,000	\$369,000	1130	7	1938	Avg	4343	Y	N	4050 45TH AVE SW
009	570850	0045	10/20/09	\$490,000	\$437,000	1130	7	1906	Good	5850	N	N	3222 45TH AVE SW
009	677520	0056	7/26/11	\$460,000	\$450,000	1140	7	1965	Avg	5412	N	N	4802 SW HINDS ST
009	149280	0107	10/1/10	\$399,000	\$374,000	1150	7	1953	Avg	6725	N	N	3217 49TH AVE SW
009	348830	0015	7/9/10	\$559,950	\$519,000	1150	7	1907	Good	5600	Y	N	4410 47TH AVE SW
009	019400	0685	4/27/11	\$352,000	\$340,000	1160	7	1916	Good	5800	Y	N	4139 44TH AVE SW
009	638500	0015	3/18/10	\$337,500	\$308,000	1160	7	1950	Avg	5700	N	N	3620 51ST AVE SW
009	927820	0120	10/22/10	\$299,000	\$281,000	1160	7	1949	Avg	7425	N	N	3213 47TH AVE SW
009	301030	0376	9/24/09	\$567,000	\$504,000	1180	7	1954	Good	5750	N	N	4018 46TH AVE SW
009	800960	0141	4/20/11	\$485,000	\$468,000	1190	7	1929	VGood	3480	N	N	4415 SW STEVENS ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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	790520	0310	1/19/10	\$470,000	\$425,000	1210	7	1953	Good	6731	N	N	3831 46TH AVE SW
009	927720	0250	5/16/11	\$394,000	\$382,000	1210	7	1956	Avg	7500	N	N	3034 GARLOUGH AVE SW
009	927770	0070	5/11/10	\$396,500	\$364,000	1210	7	1952	Good	6720	N	N	3642 50TH AVE SW
009	790520	0190	7/16/09	\$485,000	\$426,000	1220	7	1949	Avg	7605	N	N	3626 45TH AVE SW
009	550570	0068	7/27/09	\$330,000	\$290,000	1230	7	1946	Avg	5400	N	N	4808 SW CHARLESTOWN ST
009	927620	0601	3/30/11	\$355,000	\$342,000	1230	7	1930	Good	2765	N	N	4610 SW LANDER ST
009	957180	0040	5/26/11	\$380,000	\$369,000	1240	7	1946	Avg	6721	N	N	3033 48TH AVE SW
009	570850	0315	3/29/10	\$355,000	\$324,000	1270	7	1926	Avg	4180	N	N	3220 44TH AVE SW
009	800960	0145	10/26/11	\$395,000	\$391,000	1270	7	1929	Avg	3400	N	N	3008 45TH AVE SW
009	957180	0075	6/18/09	\$440,000	\$385,000	1270	7	1955	Avg	8476	N	N	3033 49TH AVE SW
009	570850	0165	5/9/11	\$283,950	\$275,000	1280	7	1922	Avg	5850	N	N	3235 44TH AVE SW
009	927720	0360	12/8/09	\$550,000	\$494,000	1320	7	1947	Good	8053	N	N	3045 48TH AVE SW
009	301030	0240	11/16/10	\$415,000	\$392,000	1330	7	1976	Avg	5750	N	N	4045 46TH AVE SW
009	019400	0575	6/1/11	\$356,000	\$346,000	1340	7	1914	Avg	5800	Y	N	4126 45TH AVE SW
009	501350	0185	5/20/11	\$455,000	\$441,000	1340	7	1950	VGood	6678	N	N	3431 47TH AVE SW
009	574260	0180	11/2/10	\$400,000	\$377,000	1360	7	1951	Avg	5700	N	N	3823 47TH AVE SW
009	790520	0295	6/6/11	\$478,800	\$465,000	1390	7	1917	Good	8509	Y	N	3802 46TH AVE SW
009	757220	0095	10/17/11	\$350,000	\$346,000	1400	7	1951	Avg	4400	N	N	2736 50TH AVE SW
009	301030	0930	9/24/09	\$400,000	\$355,000	1440	7	1925	VGood	5750	N	N	4010 44TH AVE SW
009	790520	0290	4/11/11	\$505,000	\$487,000	1490	7	1921	Avg	9525	Y	N	3814 46TH AVE SW
009	500850	0135	8/24/10	\$435,500	\$406,000	1510	7	1913	Avg	9375	N	N	3057 45TH AVE SW
009	916110	0535	11/17/10	\$420,000	\$397,000	1510	7	2009	Avg	5508	N	N	4027 49TH AVE SW
009	501350	0210	9/13/10	\$458,000	\$429,000	1530	7	1950	Avg	7056	N	N	4705 SW HINDS ST
009	790520	0241	12/14/11	\$454,000	\$453,000	1540	7	1927	Avg	4680	Y	N	3622 46TH AVE SW
009	801010	0400	4/9/09	\$486,000	\$421,000	1540	7	1996	Avg	5672	N	N	2738 44TH AVE SW
009	239160	0845	3/30/11	\$525,000	\$505,000	1550	7	2010	Avg	6250	Y	N	5015 SW GENESEE ST
009	239160	0395	11/23/11	\$374,500	\$373,000	1560	7	1947	Good	5750	N	N	4416 49TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	790520	0166	5/20/10	\$465,000	\$428,000	1560	7	1993	Avg	4680	N	N	3629 44TH AVE SW
009	855990	0110	5/25/10	\$469,000	\$432,000	1570	7	1947	Good	5586	N	N	2719 48TH AVE SW
009	501400	0080	2/18/10	\$435,000	\$395,000	1580	7	1950	Good	6413	N	N	3433 49TH AVE SW
009	239160	0940	9/22/10	\$425,000	\$398,000	1650	7	1997	Avg	2875	N	N	4448 51ST AVE SW
009	927770	0035	3/25/10	\$567,000	\$517,000	1730	7	1926	VGood	7140	N	N	3619 49TH AVE SW
009	239160	2300	9/1/11	\$325,000	\$320,000	1840	7	1956	Avg	5500	N	N	4816 SW ALASKA ST
009	239160	2310	3/8/10	\$387,500	\$353,000	1860	7	1956	Avg	6000	N	N	4820 SW ALASKA ST
009	239160	1820	4/16/10	\$440,000	\$403,000	1920	7	1994	Avg	2875	Y	N	4546 51ST AVE SW
009	301030	0260	8/18/10	\$390,000	\$364,000	2000	7	1996	Avg	5750	N	N	4037 46TH AVE SW
009	239160	0295	7/12/11	\$419,000	\$409,000	2010	7	1941	Good	5060	N	N	4427 48TH AVE SW
009	019400	0390	10/25/11	\$510,403	\$506,000	2250	7	1991	Avg	5850	N	N	4153 45TH AVE SW
009	927620	0365	6/3/10	\$489,900	\$452,000	2440	7	1985	Avg	6000	N	N	2652 46TH AVE SW
009	239160	0945	3/30/10	\$509,000	\$465,000	920	8	1956	Good	5750	N	N	4450 51ST AVE SW
009	927620	0706	3/25/11	\$350,000	\$337,000	990	8	1948	Avg	4550	N	N	4621 SW ADMIRAL WAY
009	013600	0270	7/26/11	\$485,000	\$475,000	1090	8	1970	VGood	6000	N	N	5015 SW ADMIRAL WAY
009	790470	0112	3/31/10	\$391,500	\$358,000	1100	8	2006	Avg	1151	N	N	4438 A 44TH AVE SW
009	790470	0118	10/6/11	\$340,000	\$336,000	1100	8	2006	Avg	855	N	N	4438 C 44TH AVE SW
009	790470	0122	3/2/11	\$410,000	\$393,000	1100	8	2006	Avg	1451	N	N	4438 D 44TH AVE SW
009	790470	0128	9/24/09	\$367,000	\$326,000	1100	8	2006	Avg	1540	N	N	4428 D 44TH AVE SW
009	790470	0034	8/17/11	\$375,000	\$368,000	1150	8	2006	Avg	1187	N	N	4433 C 44TH AVE SW
009	790520	0060	6/25/09	\$360,000	\$315,000	1200	8	2006	Avg	1099	N	N	3819 C CALIFORNIA AVE SW
009	757220	0025	11/4/10	\$564,500	\$532,000	1250	8	1965	Avg	5500	N	N	2737 50TH AVE SW
009	239160	1930	2/18/11	\$394,000	\$377,000	1320	8	1965	Avg	4830	N	N	4543 50TH AVE SW
009	239160	1935	2/11/10	\$402,000	\$365,000	1320	8	1964	Avg	4830	N	N	4547 50TH AVE SW
009	129430	0040	7/9/09	\$384,950	\$338,000	1360	8	2008	Avg	1233	N	N	3421 A CALIFORNIA AVE SW
009	129430	0034	7/9/09	\$384,950	\$338,000	1360	8	2008	Avg	1211	N	N	3421 D CALIFORNIA AVE SW
009	129430	0025	1/13/10	\$375,000	\$339,000	1360	8	2008	Avg	1216	N	N	3411 A CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	129430	0031	5/5/10	\$390,000	\$358,000	1360	8	2008	Avg	1216	N	N	3411 D CALIFORNIA AVE SW
009	129430	0031	9/21/09	\$384,950	\$342,000	1360	8	2008	Avg	1216	N	N	3411 D CALIFORNIA AVE SW
009	129430	0036	10/21/09	\$379,950	\$339,000	1380	8	2008	Avg	912	N	N	3421 C CALIFORNIA AVE SW
009	129430	0038	10/26/09	\$379,950	\$339,000	1380	8	2008	Avg	914	N	N	3421 B CALIFORNIA AVE SW
009	129430	0027	1/13/10	\$374,950	\$339,000	1380	8	2008	Avg	910	N	N	3411 B CALIFORNIA AVE SW
009	129430	0029	2/16/10	\$374,950	\$340,000	1380	8	2008	Avg	908	N	N	3411 C CALIFORNIA AVE SW
009	301030	0960	7/19/10	\$445,000	\$413,000	1390	8	1964	Avg	5750	N	N	4026 44TH AVE SW
009	129430	0026	8/23/09	\$379,950	\$336,000	1560	8	2008	Avg	871	N	N	3423 B CALIFORNIA AVE SW
009	129430	0028	8/25/09	\$379,950	\$336,000	1560	8	2008	Avg	874	N	N	3423 C CALIFORNIA AVE SW
009	129430	0021	9/21/09	\$379,950	\$337,000	1560	8	2008	Avg	871	N	N	3409 B CALIFORNIA AVE SW
009	129430	0022	8/7/09	\$379,950	\$335,000	1560	8	2008	Avg	874	N	N	3409 C CALIFORNIA AVE SW
009	129430	0020	7/22/09	\$379,950	\$334,000	1620	8	2008	Avg	1227	N	N	3409 A CALIFORNIA AVE SW
009	927620	1015	10/28/09	\$463,000	\$413,000	1620	8	1948	Avg	6900	N	N	2651 48TH AVE SW
009	129430	0024	7/22/09	\$379,950	\$334,000	1620	8	2008	Avg	1266	N	N	3423 A CALIFORNIA AVE SW
009	129430	0032	6/22/09	\$379,950	\$333,000	1620	8	2008	Avg	1271	N	N	3423 D CALIFORNIA AVE SW
009	129430	0023	5/26/09	\$379,950	\$331,000	1620	8	2008	Avg	1309	N	N	3409 D CALIFORNIA AVE SW
009	005900	0114	10/4/11	\$425,000	\$420,000	1660	8	1990	Avg	2500	Y	N	5345 SW ADMIRAL WAY
009	927620	0255	7/17/09	\$615,000	\$540,000	1670	8	1909	Good	6250	N	N	2613 45TH AVE SW
009	790520	0145	11/3/11	\$575,000	\$570,000	1780	8	1926	Good	7605	N	N	3816 45TH AVE SW
009	916110	0800	8/31/11	\$465,000	\$457,000	1800	8	1998	Avg	2879	N	N	4039 50TH AVE SW
009	013600	0220	1/29/09	\$560,000	\$479,000	1810	8	1994	Avg	2500	Y	N	2712 GARLOUGH AVE SW
009	239160	0848	11/28/11	\$456,000	\$454,000	1860	8	2007	Avg	3770	Y	N	4408 51ST AVE SW
009	019400	0800	9/15/09	\$657,000	\$583,000	1870	8	2006	Avg	4640	N	N	4114 44TH AVE SW
009	570850	0285	1/3/11	\$515,000	\$490,000	1920	8	2002	Avg	5500	N	N	3206 44TH AVE SW
009	239160	1825	10/23/11	\$380,000	\$376,000	1920	8	1994	Avg	2875	Y	N	4548 51ST AVE SW
009	790520	0085	3/26/10	\$567,000	\$518,000	1950	8	1927	Good	4563	N	N	3840 44TH AVE SW
009	927620	0535	5/1/09	\$538,000	\$467,000	1980	8	1908	Avg	5750	N	N	2631 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	916110	0550	8/12/09	\$550,000	\$485,000	2150	8	2001	Avg	5511	N	N	4035 49TH AVE SW
009	149280	0460	12/20/10	\$545,000	\$517,000	2180	8	1992	Avg	5000	N	N	5014 SW HINDS ST
009	916110	0533	5/12/11	\$539,950	\$523,000	2250	8	2011	Avg	2753	N	N	4023 49TH AVE SW
009	239160	2240	5/1/09	\$499,950	\$434,000	2340	8	1997	Avg	5750	N	N	4522 49TH AVE SW
009	338990	0960	5/17/11	\$659,000	\$639,000	2510	8	2003	Avg	4420	N	N	4520 47TH AVE SW
009	239160	1895	11/10/09	\$665,000	\$595,000	2670	8	1997	Avg	5750	Y	N	4529 50TH AVE SW
009	927620	2090	10/14/11	\$700,000	\$693,000	2670	8	2011	Avg	5491	N	N	2740 47TH AVE SW
009	574260	0120	12/9/11	\$485,000	\$483,000	2900	8	1980	Avg	5750	N	N	3853 47TH AVE SW
009	239160	2507	12/9/09	\$675,000	\$606,000	2240	9	2009	Avg	4393	N	N	4540 48TH AVE SW
009	239160	2507	9/19/11	\$665,000	\$656,000	2240	9	2009	Avg	4393	N	N	4540 48TH AVE SW
009	239160	2505	10/20/09	\$699,000	\$623,000	2260	9	2009	Avg	4389	N	N	4536 48TH AVE SW
009	150180	0070	9/10/09	\$802,000	\$711,000	2600	9	2009	Avg	5600	N	N	3038 44TH AVE SW
009	539860	0095	9/25/09	\$733,000	\$651,000	2870	9	2006	Avg	5969	N	N	3855 48TH AVE SW

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	006600	0210	9/24/09	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	006600	0240	10/5/11	\$233,000	DOR RATIO;IMP COUNT
003	006600	0250	7/9/09	\$255,000	NON-REPRESENTATIVE SALE
003	006600	0350	8/29/11	\$230,000	DIAGNOSTIC OUTLIER
003	082600	0191	6/3/11	\$312,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
003	082600	0433	7/20/09	\$2,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
003	129130	0020	5/18/09	\$358,200	IMP CHARACTERISTICS CHANGED SINCE SALE
003	129730	0125	3/9/10	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	139280	0025	2/3/09	\$372,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	139430	0120	10/19/11	\$250,000	DIAGNOSTIC OUTLIER
003	232403	9104	12/29/11	\$300,000	IMP CHARACTERISTICS DON'T MATCH SALES CHAR.
003	232403	9119	11/12/10	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	232403	9130	10/1/09	\$230,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	234930	0105	6/21/11	\$190,000	DIAGNOSTIC OUTLIER
003	246190	0040	6/24/10	\$529,000	IMP COUNT
003	246190	0260	5/5/10	\$141,249	DOR RATIO;QUIT CLAIM DEED
003	246190	0365	4/2/09	\$310,000	NON-REPRESENTATIVE SALE
003	246190	0380	5/18/10	\$679,000	IMP COUNT
003	246190	0480	11/19/09	\$507,800	IMP COUNT
003	246190	0505	12/6/10	\$315,000	NON-REPRESENTATIVE SALE
003	246190	0609	11/1/10	\$237,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	246190	0805	9/18/09	\$216,250	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	309500	0010	11/11/09	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	309500	0025	4/1/11	\$453,784	NO MARKET EXPOSURE; FORCED SALE
003	309500	0195	9/10/10	\$274,995	PREVIMP<=25K
003	309500	0215	12/22/09	\$355,610	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	309500	0285	5/22/09	\$245,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	528820	0070	5/26/11	\$329,000	ACTIVE PERMIT BEFORE SALE>25K
003	528820	0150	6/30/09	\$410,350	PREVIMP<=25K
003	528820	0379	1/13/10	\$141,642	DOR RATIO;QUIT CLAIM DEED
003	528820	0379	1/13/10	\$141,642	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	528820	0394	10/4/11	\$481,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	609520	0040	8/16/11	\$207,381	QUIT CLAIM DEED
003	612660	0200	11/15/11	\$210,000	IMP CHARACTERISTICS DON'T MATCH SALES CHAR.
003	612660	0940	7/29/11	\$197,000	DIAGNOSTIC OUTLIER
003	612660	0946	11/3/11	\$154,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	612660	0970	6/8/11	\$333,000	UNFIN AREA
003	612660	1004	1/21/11	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	633200	0060	6/4/10	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	757920	0560	2/10/10	\$79,121	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	757920	0740	7/31/09	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	762470	0020	4/19/11	\$335,000	UNFIN AREA

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	762570	0110	5/21/09	\$319,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	762570	0130	4/26/10	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
003	762570	0200	10/12/09	\$417,000	NON-REPRESENTATIVE SALE
003	762570	0290	8/3/10	\$714,000	RELOCATION - SALE TO SERVICE
003	762570	2428	12/22/11	\$254,000	%COMPL
003	762570	2616	12/22/11	\$165,000	NON-REPRESENTATIVE SALE;SHORT SALE
003	762570	2990	5/25/11	\$105,000	HOMESTEAD COMM. LAND TRUST; FIN. INSTITUTION RESALE
003	762570	2990	5/25/11	\$142,198	AFFORDABLE HOUSING SALE-IMP ONLY
003	762570	3175	2/22/10	\$370,000	IMP COUNT
003	762570	3255	3/18/09	\$315,000	SHORT SALE; NON-REPRESENTATIVE SALE
006	032400	0080	3/7/11	\$239,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
006	051300	0005	11/13/11	\$430,000	IMP CHARACTERISTICS DON'T MATCH SALES CHAR.
006	051300	0515	1/15/09	\$156,224	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	083800	0115	1/14/10	\$69,024	DOR RATIO;QUIT CLAIM DEED
006	095200	0075	2/22/10	\$369,950	NON-REPRESENTATIVE SALE
006	095200	0246	12/15/09	\$167,724	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	095200	0485	6/27/11	\$280,300	DIAGNOSTIC OUTLIER
006	095200	0805	6/1/09	\$314,250	DIAGNOSTIC OUTLIER
006	095200	0915	5/6/11	\$314,900	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
006	095200	1080	5/17/10	\$549,900	RELOCATION - SALE TO SERVICE
006	095200	1265	4/8/11	\$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	1385	7/26/10	\$630,000	RELOCATION - SALE TO SERVICE
006	095200	1805	10/1/09	\$438,000	IMP COUNT
006	095200	2935	10/29/09	\$38,243	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	095200	2995	11/15/11	\$232,500	DIAGNOSTIC OUTLIER
006	095200	3405	9/21/10	\$230,000	DOR RATIO
006	095200	3545	8/20/09	\$199,477	DOR RATIO;QUIT CLAIM DEED
006	095200	3630	5/14/10	\$320,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	3630	10/22/09	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	3630	8/25/10	\$663,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	095200	3665	6/1/09	\$250,000	PREVIMP<=25K
006	095200	3676	12/29/10	\$230,000	NON-REPRESENTATIVE SALE
006	095200	4905	10/27/09	\$350,000	NON-REPRESENTATIVE SALE
006	095200	5230	8/18/09	\$226,500	NON-REPRESENTATIVE SALE
006	095200	5280	4/9/10	\$621,000	NON-REPRESENTATIVE SALE
006	095200	5940	6/22/09	\$375,000	IMP COUNT;NO MARKET EXPOSURE
006	095200	6040	6/22/09	\$375,000	NO MARKET EXPOSURE
006	095200	6055	6/22/09	\$375,000	IMP COUNT;NO MARKET EXPOSURE
006	095200	6510	10/11/11	\$1,000,000	NO MARKET EXPOSURE
006	095200	6725	9/2/10	\$255,000	NON-REPRESENTATIVE SALE
006	095200	6835	11/8/11	\$270,000	DIAGNOSTIC OUTLIER
006	095200	6945	12/21/10	\$138,986	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	231390	0085	4/28/10	\$278,500	NON-REPRESENTATIVE SALE ; FINANCIAL INSTITUTION RESALE
006	296090	0035	5/27/10	\$110,000	NO MARKET EXPOSURE
006	300980	0250	1/21/10	\$237,274	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	301630	0330	7/16/10	\$572,000	NO MARKET EXPOSURE
006	347580	0025	11/22/09	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
006	432120	0840	8/31/10	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	432120	0870	12/23/10	\$298,004	NO MARKET EXPOSURE
006	501950	0035	8/29/11	\$584,000	IMP CHARACTERISTICS DON'T MATCH SALES CHAR.
006	548920	0455	6/10/10	\$329,000	DOR RATIO;%COMPL;NO MARKET EXPOSURE
006	746590	0080	2/16/11	\$310,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
006	746590	0295	12/17/10	\$485,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
006	757770	0271	9/24/10	\$291,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	757770	0531	7/20/09	\$382,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	757820	0105	12/31/09	\$395,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
006	757820	0400	9/9/11	\$325,686	DIAGNOSTIC OUTLIER
006	762870	0225	2/1/11	\$90,225	DOR RATIO;QUIT CLAIM DEED
006	764590	0005	8/23/10	\$390,000	DIAGNOSTIC OUTLIER
006	798740	0760	8/25/10	\$516,000	NON-REPRESENTATIVE SALE
006	798740	0865	4/12/09	\$340,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	798740	1080	11/10/11	\$541,500	%COMPL
006	798740	1275	12/3/10	\$112,000	DOR RATIO;NO MARKET EXPOSURE
006	928580	0375	7/22/09	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	928580	0415	8/11/11	\$275,000	UNFIN AREA
006	928580	0715	4/19/10	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	928580	0841	11/5/09	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	928580	1020	5/18/11	\$280,000	DOR RATIO;QUIT CLAIM DEED
006	929730	0131	1/18/11	\$293,000	DIAGNOSTIC OUTLIER
006	929730	0270	12/24/09	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	929730	0365	10/13/10	\$385,000	UNFIN AREA
006	929730	1535	3/4/09	\$323,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	929730	1660	6/9/09	\$321,650	UNFIN AREA
006	934540	0160	5/10/10	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	934540	0295	9/15/09	\$495,000	DIAGNOSTIC OUTLIER
006	934540	0295	7/13/11	\$589,998	RELOCATION - SALE TO SERVICE
006	934540	0350	12/1/09	\$340,000	NON-REPRESENTATIVE SALE
006	934540	0660	7/27/10	\$100,000	DOR RATIO;NO MARKET EXPOSURE
006	957780	0180	11/22/11	\$610,000	ACTIVE PERMIT BEFORE SALE>25K
009	005900	0080	9/9/09	\$289,000	NON-REPRESENTATIVE SALE
009	019400	0455	4/6/11	\$503,250	RELOCATION - SALE TO SERVICE
009	019400	0475	2/23/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	019400	0485	3/17/09	\$500,000	DIAGNOSTIC OUTLIER
009	019400	0637	12/27/11	\$68,878	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	019400	0890	6/9/11	\$360,000	NON-REPRESENTATIVE SALE
009	120800	0035	5/24/11	\$300,000	DIAGNOSTIC OUTLIER
009	120800	0035	11/18/11	\$514,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	239160	0020	7/18/11	\$201,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	239160	0185	6/29/10	\$220,000	NO MARKET EXPOSURE
009	239160	0295	4/8/11	\$289,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
009	239160	0375	1/11/11	\$401,000	IMP CHARACTERISTICS DON'T MATCH SALES CHAR.
009	239160	0375	1/6/11	\$401,000	RELOCATION - SALE TO SERVICE
009	239160	0615	8/24/10	\$329,274	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
009	239160	0845	1/13/10	\$442,997	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
009	239160	0845	10/14/10	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	239160	1905	2/2/11	\$474,000	NON-REPRESENTATIVE SALE
009	239160	2010	4/28/11	\$225,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	239160	2340	6/9/11	\$355,000	DIAGNOSTIC OUTLIER
009	239160	2590	10/22/11	\$205,000	NO MARKET EXPOSURE
009	239160	2640	3/10/09	\$383,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	294010	0045	7/13/11	\$525,000	ACTIVE PERMIT BEFORE SALE>25K
009	301030	1130	4/20/10	\$848,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
009	329770	0085	11/2/10	\$143,500	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
009	338990	0735	11/10/09	\$467,000	DIAGNOSTIC OUTLIER
009	348830	0095	7/23/09	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	385290	0075	9/29/11	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	501350	0230	12/21/11	\$180,000	DIAGNOSTIC OUTLIER
009	501400	0090	5/14/09	\$469,000	RELOCATION - SALE TO SERVICE
009	501400	0120	7/8/10	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE
009	501400	0130	6/13/11	\$209,000	NON-REPRESENTATIVE SALE
009	539860	0120	9/25/10	\$299,950	NON-REPRESENTATIVE SALE
009	570850	0265	10/18/11	\$289,000	NON-REPRESENTATIVE SALE
009	638450	0690	12/21/10	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	677520	0010	5/23/11	\$190,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	790470	0007	7/20/11	\$415,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	790520	0047	11/10/11	\$451,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	790520	0136	3/21/11	\$515,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	790520	0161	5/12/10	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	790520	0366	6/16/11	\$595,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	790520	0366	6/7/11	\$595,000	RELOCATION - SALE TO SERVICE
009	801010	0080	3/28/11	\$302,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	855990	0020	2/1/11	\$301,964	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	855990	0035	9/13/11	\$439,888	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	855990	0075	8/6/10	\$386,251	RELATED PARTY, FRIEND, OR NEIGHBOR
009	916110	0165	12/27/11	\$300,000	DIAGNOSTIC OUTLIER
009	916110	0326	5/16/11	\$364,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	916110	0535	9/22/10	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	0135	2/4/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	927620	0230	6/10/11	\$267,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	927620	0265	7/8/09	\$582,350	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	927620	0295	9/19/11	\$297,500	DIAGNOSTIC OUTLIER
009	927620	0395	9/17/10	\$709,374	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	0395	4/20/10	\$481,500	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE
009	927620	0395	6/10/10	\$405,000	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE
009	927620	0555	11/13/09	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	0601	11/19/10	\$220,000	DIAGNOSTIC OUTLIER
009	927620	0665	9/8/09	\$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	927620	0780	12/29/10	\$356,000	NON-REPRESENTATIVE SALE
009	927620	1570	9/16/09	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	2090	11/4/10	\$260,000	DOR RATIO
009	927620	2350	6/17/11	\$500,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	927720	0010	11/17/10	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927720	0360	12/8/09	\$550,000	RELOCATION - SALE TO SERVICE
009	927820	0080	5/11/11	\$207,000	DIAGNOSTIC OUTLIER
009	927830	0045	12/22/10	\$285,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
009	942440	0215	5/6/10	\$150,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	942440	0240	6/2/11	\$395,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
009	957180	0075	5/23/11	\$155,860	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	095200	5280	12/3/2009	\$225,000	5750	N	N
006	300980	0025	7/26/2010	\$255,000	4750	N	N
006	635600	0005	10/1/2009	\$245,000	4000	N	N
006	798740	0520	8/13/2009	\$140,000	5415	Y	N
006	798740	0550	3/19/2009	\$140,000	5000	Y	N
006	934540	0355	11/19/2010	\$210,000	5000	N	N
006	934540	0355	12/2/2009	\$200,000	5000	N	N
009	019400	0695	10/6/2010	\$250,000	5800	Y	N
009	152403	9067	11/23/2011	\$210,000	9000	N	N
009	294010	0040	6/24/2009	\$275,000	9324	Y	N
009	927620	1680	12/5/2011	\$300,000	5900	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	762570	0450	12/21/2011	\$700,000	MULTI PARCEL
009	348780	0035	3/26/2010	\$25,000	NO MARKET EXPOSURE;