

Residential Revalue

2012 Assessment Roll

Normandy Park

Area 49

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

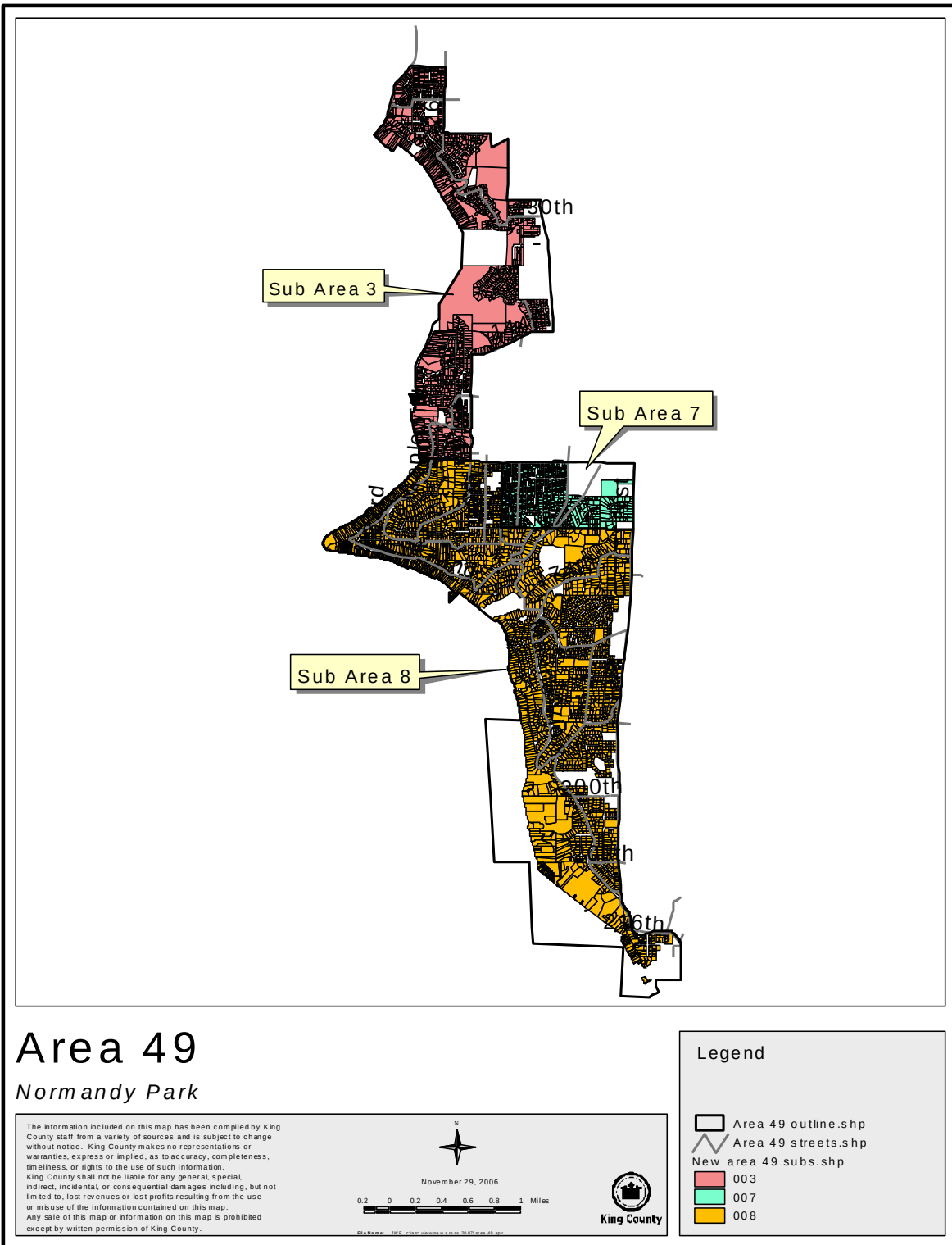
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Normandy Park's Housing



Grade 7/ Year Built 1949/ Total Living Area 1160



Grade 8/Year Built 1963/Total Living Area 1880



Grade 9/ Year Built 1988/ Total Living Area 3300



Grade 10/Year Built 1983/Total Living Area 5420



Grade 11/ Year Built 1989/ Total Living Area 3450



Grade 13/ Year Built 1998/ Total Living Area 13.350

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: Normandy Park /Area 49

Number of Improved Sales: 268

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	\$179,700	\$237,800	\$417,500			
2012 Value	\$172,100	\$229,500	\$401,600	\$442,600	90.7%	9.99%
Change	-\$7,600	-\$8,300	-\$15,900			
% Change	-4.2%	-3.5%	-3.8%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$194,100	\$224,500	\$418,600
2012 Value	\$186,000	\$216,700	\$402,700
Percent Change	-4.2%	-3.5%	-3.8%

Number of one to three unit residences in the population: 5339

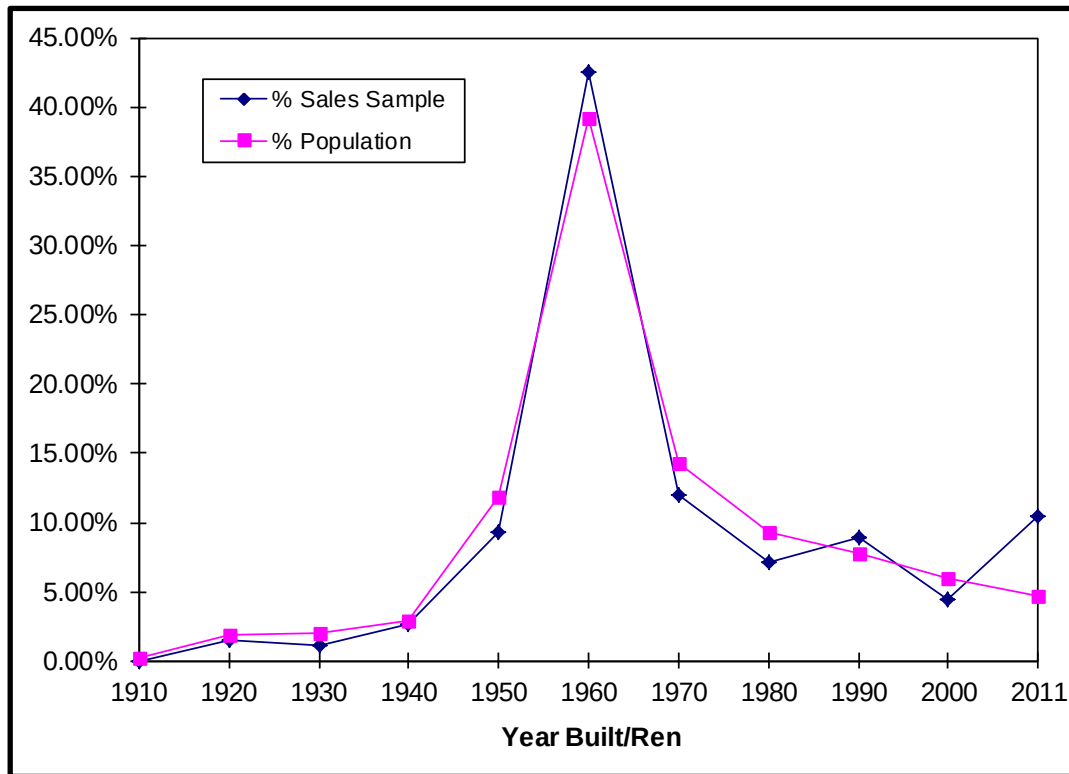
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	1.49%
1930	3	1.12%
1940	7	2.61%
1950	25	9.33%
1960	114	42.54%
1970	32	11.94%
1980	19	7.09%
1990	24	8.96%
2000	12	4.48%
2011	28	10.45%
	268	

Population		
Year Built/Ren	Frequency	% Population
1910	10	0.19%
1920	99	1.85%
1930	110	2.06%
1940	153	2.87%
1950	635	11.89%
1960	2090	39.15%
1970	765	14.33%
1980	493	9.23%
1990	416	7.79%
2000	316	5.92%
2011	252	4.72%
	5339	

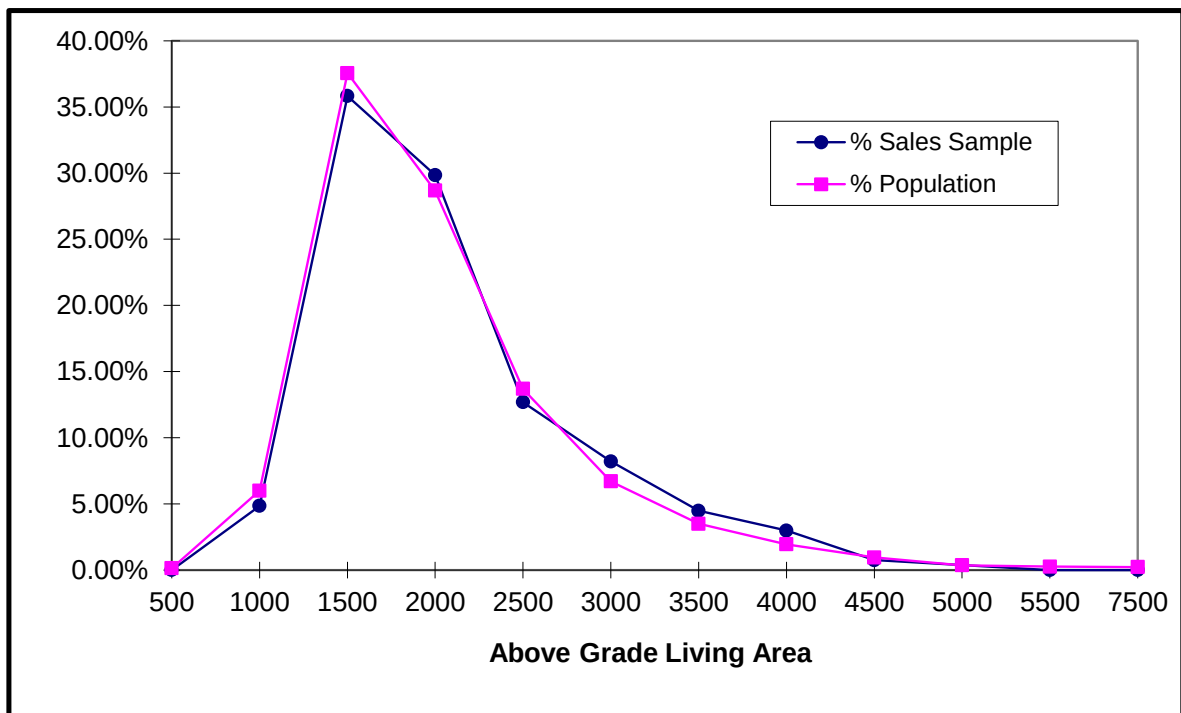


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	13	4.85%
1500	96	35.82%
2000	80	29.85%
2500	34	12.69%
3000	22	8.21%
3500	12	4.48%
4000	8	2.99%
4500	2	0.75%
5000	1	0.37%
5500	0	0.00%
7500	0	0.00%
	268	

Population		
AGLA	Frequency	% Population
500	7	0.13%
1000	320	5.99%
1500	2005	37.55%
2000	1531	28.68%
2500	731	13.69%
3000	358	6.71%
3500	187	3.50%
4000	104	1.95%
4500	51	0.96%
5000	19	0.36%
5500	14	0.26%
7500+	12	0.22%
	5339	

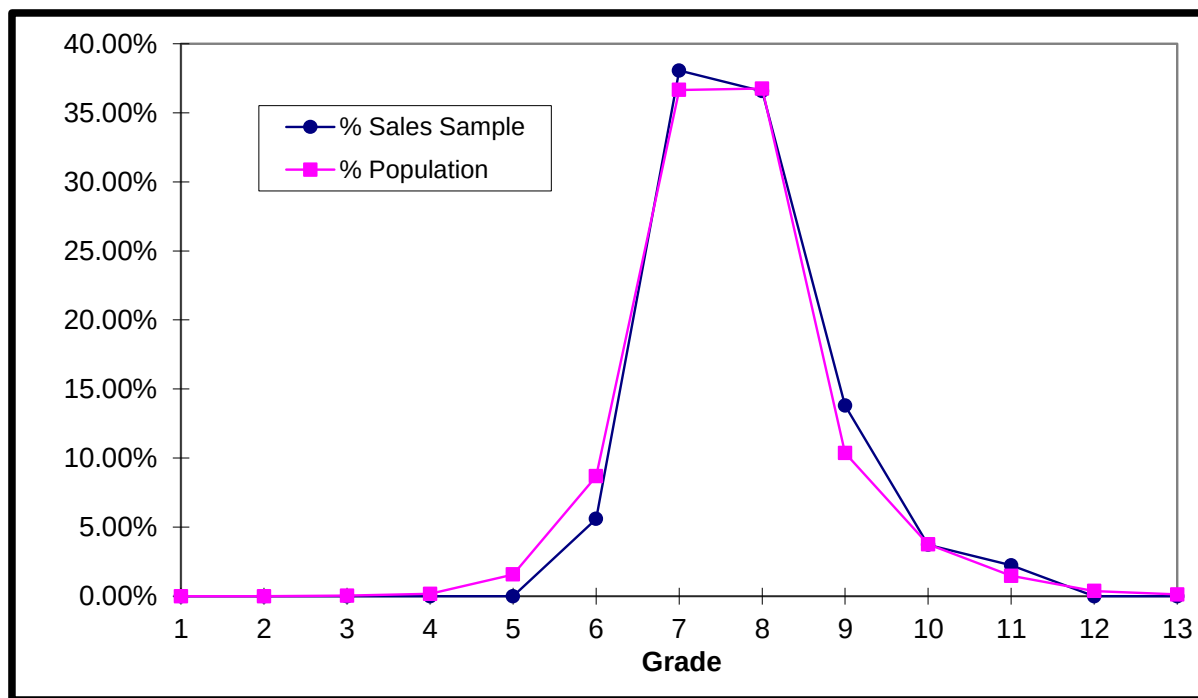


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	15	5.60%
7	102	38.06%
8	98	36.57%
9	37	13.81%
10	10	3.73%
11	6	2.24%
12	0	0.00%
13	0	0.00%
268		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	9	0.17%
5	84	1.57%
6	464	8.69%
7	1957	36.65%
8	1962	36.75%
9	554	10.38%
10	201	3.76%
11	79	1.48%
12	20	0.37%
13	7	0.13%
5339		



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 4 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 3.8% 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 the area required a single 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 268 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 an inadequate number of sales for an analysis (i.e. 1 sale) of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.7%. 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 -3.8%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Any properties excluded from the annual up-date process are noted in RealProperty.

Area 49 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

-3.69%

Comments :

The percentages listed are total adjustments not additive adjustments.

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

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

Area 49 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 0.883, resulting in an adjusted value of \$463,000 ($\$525,000 \times .883 = \$463,575$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.854	-14.6%
2/1/2009	0.859	-14.1%
3/1/2009	0.862	-13.8%
4/1/2009	0.866	-13.4%
5/1/2009	0.870	-13.0%
6/1/2009	0.875	-12.5%
7/1/2009	0.879	-12.1%
8/1/2009	0.883	-11.7%
9/1/2009	0.887	-11.3%
10/1/2009	0.891	-10.9%
11/1/2009	0.895	-10.5%
12/1/2009	0.899	-10.1%
1/1/2010	0.903	-9.7%
2/1/2010	0.907	-9.3%
3/1/2010	0.911	-8.9%
4/1/2010	0.915	-8.5%
5/1/2010	0.919	-8.1%
6/1/2010	0.923	-7.7%
7/1/2010	0.927	-7.3%
8/1/2010	0.931	-6.9%
9/1/2010	0.935	-6.5%
10/1/2010	0.939	-6.1%
11/1/2010	0.943	-5.7%
12/1/2010	0.947	-5.3%
1/1/2011	0.951	-4.9%
2/1/2011	0.956	-4.4%
3/1/2011	0.959	-4.1%
4/1/2011	0.963	-3.7%
5/1/2011	0.967	-3.3%
6/1/2011	0.972	-2.8%
7/1/2011	0.976	-2.4%
8/1/2011	0.980	-2.0%
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 49
(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	233880	0180	2/10/11	\$245,000	\$234,000	870	6	1947	Avg	7847	N	N	15427 21ST AVE SW
003	433140	0065	6/28/10	\$235,000	\$218,000	1130	6	1950	Good	8320	N	N	14322 11TH AVE SW
003	433140	0085	1/5/10	\$300,000	\$271,000	1400	6	1952	Good	8960	N	N	14234 11TH AVE SW
003	763580	1162	9/14/10	\$335,000	\$314,000	1570	6	1947	Good	10400	N	N	2415 SW 146TH ST
003	233880	0190	11/13/09	\$297,000	\$266,000	1580	6	2002	Avg	7847	N	N	15445 21ST AVE SW
003	447580	0035	8/14/09	\$410,000	\$363,000	1660	6	1918	Good	12000	Y	N	15245 22ND AVE SW
003	632600	0216	9/27/10	\$270,000	\$253,000	910	7	1962	Avg	11087	N	N	2910 SW 119TH ST
003	783580	0345	8/12/11	\$255,000	\$250,000	930	7	1955	Avg	8277	N	N	1127 SW 134TH ST
003	763580	1412	7/9/10	\$369,850	\$343,000	980	7	1955	Avg	8680	N	N	2402 SW 150TH ST
003	810300	0125	9/8/09	\$330,000	\$293,000	1070	7	1953	Avg	7500	N	N	2709 SW 114TH ST
003	632700	0135	5/21/10	\$395,000	\$364,000	1150	7	1954	Good	8700	N	N	11556 30TH PL SW
003	777380	0020	7/27/09	\$485,000	\$428,000	1150	7	1949	Good	13341	Y	N	12009 26TH AVE SW
003	632700	0065	12/10/09	\$330,000	\$297,000	1160	7	1953	Avg	13446	N	N	11507 30TH PL SW
003	632700	0075	3/22/11	\$362,250	\$349,000	1160	7	1954	Good	13236	N	N	11433 30TH PL SW
003	632700	0140	5/12/10	\$360,000	\$331,000	1190	7	1954	Good	9700	N	N	11550 30TH PL SW
003	610240	0070	11/12/10	\$296,000	\$280,000	1200	7	1957	Avg	14109	N	N	15212 26TH AVE SW
003	632600	0045	8/10/10	\$305,000	\$284,000	1210	7	2006	Avg	7200	N	N	11515 29TH AVE SW
003	763580	1024	12/9/11	\$319,000	\$318,000	1220	7	1955	Good	7500	N	N	14415 22ND AVE SW
003	777420	0095	9/22/10	\$495,000	\$464,000	1230	7	1948	Good	15901	Y	N	12122 25TH AVE SW
003	354160	0110	4/7/10	\$331,000	\$303,000	1250	7	1971	Avg	11700	N	N	13908 15TH PL SW
003	810300	0007	9/10/09	\$308,000	\$273,000	1270	7	1961	Avg	7800	N	N	2605 SW 112TH ST
003	763740	0140	6/23/10	\$379,000	\$351,000	1330	7	1946	Avg	21814	N	N	2010 SW 146TH ST
003	777420	0160	6/24/09	\$655,000	\$575,000	1330	7	1948	Good	26149	Y	N	12240 25TH CT SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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	242303	9148	8/8/11	\$395,000	\$387,000	1380	7	1957	Avg	12240	Y	N	2424 SW 152ND ST
003	763740	0150	9/24/09	\$450,000	\$400,000	1400	7	1957	VGood	24482	N	N	2002 SW 146TH ST
003	354170	0170	11/13/09	\$330,000	\$296,000	1420	7	1966	Avg	16000	N	N	13843 17TH AVE SW
003	184200	0005	4/15/11	\$260,000	\$251,000	1430	7	1948	Good	6280	N	N	11503 26TH AVE SW
003	763680	0202	1/21/11	\$425,250	\$406,000	1450	7	1924	VGood	12319	Y	N	14615 25TH AVE SW
003	763580	1032	7/31/09	\$335,000	\$296,000	1470	7	1953	Good	6500	N	N	14429 22ND AVE SW
003	447700	0115	2/2/11	\$330,000	\$315,000	1490	7	1983	Avg	13200	N	N	15732 23RD AVE SW
003	233880	0120	10/8/10	\$389,990	\$367,000	1520	7	1948	Avg	14364	N	N	15418 22ND AVE SW
003	777920	0045	11/19/09	\$555,000	\$498,000	1545	7	1954	VGood	10176	Y	N	12666 SHOREWOOD DR SW
003	354160	0475	7/11/11	\$445,000	\$435,000	1560	7	1970	Good	13800	Y	N	13607 17TH AVE SW
003	783580	0072	9/26/11	\$332,500	\$328,000	1593	7	1958	Good	8100	N	N	1420 SW 130TH ST
003	783580	0072	9/23/10	\$325,000	\$305,000	1593	7	1958	Good	8100	N	N	1420 SW 130TH ST
003	433140	0210	2/2/10	\$275,000	\$249,000	1640	7	1955	Good	9550	N	N	14204 12TH AVE SW
003	763580	1426	3/19/09	\$447,000	\$387,000	1660	7	1920	Good	11400	Y	N	2459 SW 150TH ST
003	763580	1420	6/8/10	\$375,000	\$346,000	1780	7	1915	VGood	10850	N	N	2457 SW 150TH ST
003	763580	1301	10/20/11	\$460,000	\$456,000	1803	7	1940	VGood	23100	N	N	2501 SW 149TH ST
003	763580	1301	6/25/09	\$575,000	\$505,000	1803	7	1940	VGood	23100	N	N	2501 SW 149TH ST
003	632700	0045	4/22/10	\$445,000	\$408,000	1920	7	1985	Good	33070	N	N	11510 SEOLA BEACH DR SW
003	763680	0220	5/24/10	\$535,000	\$493,000	1940	7	1923	Avg	46000	Y	N	14625 25TH AVE SW
003	632700	0040	7/29/10	\$350,000	\$326,000	1950	7	1986	Good	28644	N	N	11520 SEOLA BEACH DR SW
003	777420	0240	5/3/11	\$471,500	\$456,000	2970	7	1983	Good	15600	N	N	12032 21ST AVE SW
003	250900	0080	11/18/09	\$339,000	\$304,000	920	8	1977	Avg	7140	N	N	3044 SW 116TH PL
003	777420	0050	6/12/09	\$530,000	\$464,000	1090	8	1942	Good	13050	Y	N	12230 MARINE VIEW DR SW
003	777920	0190	4/2/09	\$707,000	\$613,000	1330	8	1956	Good	9750	Y	N	1810 SW SHOREVIEW LN
003	354160	0340	12/16/09	\$408,550	\$368,000	1380	8	1965	Good	11500	N	N	13749 16TH AVE SW

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(1 to 3 Unit Residences)

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003	250900	0040	2/25/09	\$475,000	\$409,000	1400	8	1963	Good	7200	N	N	3020 SW 116TH PL
003	179500	0020	4/29/11	\$425,500	\$412,000	1420	8	1975	Avg	9000	Y	N	1909 SW COVE POINT RD
003	763580	1191	6/29/10	\$355,000	\$329,000	1450	8	1959	Good	12000	N	N	14430 25TH AVE SW
003	778400	0200	3/14/11	\$400,000	\$384,000	1450	8	1950	Good	9750	Y	N	12129 MARINE VIEW DR SW
003	885900	0035	9/6/11	\$398,000	\$392,000	1490	8	1955	Good	6504	Y	N	11914 26TH PL SW
003	354160	0125	7/22/09	\$353,000	\$311,000	1540	8	1969	Good	11000	N	N	13926 15TH PL SW
003	354160	0300	12/14/09	\$380,000	\$342,000	1570	8	1974	Avg	20100	N	N	13827 16TH AVE SW
003	273160	0080	6/18/09	\$410,000	\$359,000	1580	8	1975	Good	9200	N	N	14981 22ND AVE SW
003	777920	0445	4/20/09	\$457,000	\$397,000	1600	8	1962	Avg	16900	N	N	12816 SHOREWOOD PL SW
003	354160	0020	11/3/11	\$440,000	\$437,000	1670	8	1969	Avg	12500	Y	N	1434 SW 137TH ST
003	763580	1100	12/28/09	\$382,000	\$345,000	1670	8	1940	Good	9100	N	N	14656 24TH AVE SW
003	778440	0110	4/16/10	\$631,500	\$579,000	1730	8	1955	Good	9450	Y	N	12249 MARINE VIEW DR SW
003	632600	0300	6/23/11	\$365,000	\$356,000	1820	8	1953	Good	7800	Y	N	11922 30TH AVE SW
003	777920	0280	3/12/09	\$567,000	\$490,000	1870	8	1959	Avg	8786	Y	N	12863 SHORE CREST DR SW
003	273160	0055	8/2/10	\$478,000	\$445,000	1940	8	1946	VGood	9200	N	N	15108 24TH AVE SW
003	447580	0025	4/15/09	\$410,000	\$356,000	1970	8	1997	Avg	7936	N	N	15250 22ND AVE SW
003	273160	0091	9/14/10	\$345,800	\$324,000	2260	8	1965	Avg	4600	N	N	14961 22ND AVE SW
003	763580	1401	9/1/10	\$599,950	\$561,000	2700	8	1998	Avg	18370	N	N	2428 SW 150TH ST
003	777920	0355	10/12/09	\$732,500	\$654,000	3610	8	1954	Good	17483	Y	N	13111 SHOREWOOD DR SW
003	763240	0277	2/2/11	\$900,000	\$860,000	3910	8	1993	Avg	15490	Y	Y	15929 MAPLEWILD AVE SW
003	447700	0290	10/10/11	\$415,000	\$410,000	1130	9	1975	Avg	15400	Y	N	15911 25TH AVE SW
003	778400	0300	12/9/09	\$860,000	\$774,000	1309	9	1977	Good	21300	Y	Y	12209 SHOREWOOD DR SW
003	296680	0035	7/14/10	\$745,000	\$692,000	2190	9	1992	Avg	9943	Y	N	15240 MAPLEWILD AVE SW
003	777920	0035	2/27/09	\$670,000	\$578,000	2240	9	1977	Avg	11610	Y	N	12654 SHOREWOOD DR SW
003	233880	0045	9/26/10	\$650,000	\$610,000	3138	10	2005	Avg	12135	Y	N	2240 SW 156TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
(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	447700	0005	3/13/09	\$875,000	\$756,000	3471	10	2008	Avg	27929	N	N	15685 21ST AVE SW
003	447700	0280	4/13/11	\$910,000	\$878,000	2040	11	2002	Avg	11800	Y	N	15889 25TH AVE SW
007	296880	1605	9/23/09	\$299,000	\$266,000	720	6	1954	VGood	6720	N	N	16227 8TH AVE SW
007	296880	0125	8/2/11	\$205,000	\$201,000	880	6	1946	Good	7620	N	N	16024 10TH AVE SW
007	296880	0830	3/12/10	\$244,000	\$223,000	900	6	1948	Good	7620	N	N	16245 15TH AVE SW
007	296880	0576	9/1/10	\$235,000	\$220,000	1010	6	1952	VGood	7440	N	N	1419 SW 160TH ST
007	296880	0115	4/12/10	\$272,000	\$249,000	1080	6	1954	VGood	7620	N	N	16012 10TH AVE SW
007	121400	0085	4/1/10	\$265,000	\$242,000	1180	6	1951	Good	8532	N	N	16004 6TH AVE SW
007	296880	1165	11/3/10	\$255,000	\$241,000	900	7	1972	Avg	8370	N	N	16233 12TH AVE SW
007	296880	0846	9/24/10	\$255,000	\$239,000	920	7	1954	VGood	6968	N	N	1502 SW 164TH ST
007	296880	1360	7/9/09	\$277,000	\$244,000	1030	7	1955	Good	7620	N	N	16250 11TH AVE SW
007	024300	0060	4/14/10	\$285,000	\$261,000	1070	7	1953	VGood	8100	N	N	16431 12TH AVE SW
007	441560	0045	6/23/09	\$349,000	\$306,000	1090	7	1953	VGood	7599	N	N	16660 14TH AVE SW
007	024300	0536	7/21/09	\$265,000	\$234,000	1120	7	1953	Good	9720	N	N	16629 14TH AVE SW
007	296880	1085	4/29/09	\$282,000	\$245,000	1180	7	1965	Good	7620	N	N	16204 13TH AVE SW
007	419740	0149	4/9/09	\$310,000	\$269,000	1204	7	1985	Good	18121	N	N	16627 6TH AVE SW
007	024300	0380	11/17/10	\$340,000	\$321,000	1220	7	1955	VGood	7800	N	N	16620 16TH AVE SW
007	816760	0035	4/14/10	\$305,000	\$280,000	1370	7	1958	VGood	11200	N	N	16619 SYLVESTER RD SW
007	024300	0365	5/27/09	\$317,500	\$277,000	1410	7	1954	Avg	8645	N	N	16604 16TH AVE SW
007	093600	0166	8/26/09	\$465,000	\$412,000	1430	7	1936	VGood	18522	N	N	132 SW 166TH ST
007	296880	1005	5/7/10	\$271,500	\$250,000	1440	7	2009	Avg	7620	N	N	16238 14TH AVE SW
007	121700	0383	9/16/09	\$307,500	\$273,000	1510	7	1947	Good	10800	N	N	16429 11TH AVE SW
007	296880	1225	5/12/09	\$333,000	\$290,000	1680	7	1955	Good	7620	N	N	16232 12TH AVE SW
007	093600	0105	4/27/11	\$410,000	\$396,000	1370	8	1961	VGood	36261	N	N	16437 3RD AVE SW
007	296880	1135	10/28/09	\$445,000	\$398,000	1502	8	2009	Avg	8854	N	N	1284 SW 164TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	296880	1560	7/2/09	\$500,000	\$439,000	1860	8	2000	Avg	7620	Y	N	16232 9TH AVE SW
007	093600	0055	12/28/09	\$475,000	\$429,000	2390	8	2008	Avg	26028	N	N	16439 2ND AVE SW
007	093600	0164	8/9/10	\$512,000	\$477,000	2450	8	2005	Avg	9702	N	N	148 SW 166TH PL
008	763180	0065	1/26/10	\$360,000	\$326,000	620	6	1923	Good	10800	Y	Y	16507 MAPLEWILD AVE SW
008	857640	0090	11/15/11	\$275,000	\$273,000	750	6	1920	Good	8700	Y	N	18317 2ND AVE SW
008	809600	0205	11/11/11	\$576,000	\$572,000	1020	6	1974	Avg	4520	Y	Y	2825 SW 172ND ST
008	611750	1630	3/26/11	\$670,000	\$645,000	940	7	1950	Good	30838	Y	Y	19203 EDGECLIFF DR SW
008	611750	1775	9/24/10	\$365,000	\$342,000	1070	7	1952	Good	13129	N	N	17924 RIVIERA PL SW
008	611750	1580	6/1/11	\$465,000	\$452,000	1080	7	1956	Good	19143	N	N	18958 EDGECLIFF DR SW
008	645620	0005	6/21/10	\$325,000	\$301,000	1080	7	1952	Avg	7847	N	N	1654 SW 168TH ST
008	305600	0015	11/22/11	\$315,000	\$313,000	1140	7	1956	Good	8316	N	N	1946 SW 167TH ST
008	611920	0010	6/15/11	\$340,000	\$331,000	1140	7	1954	Good	12700	N	N	527 SW 181ST ST
008	305560	0025	10/19/09	\$317,000	\$283,000	1160	7	1956	Avg	7920	N	N	1933 SW 166TH ST
008	312304	9150	10/15/10	\$229,000	\$216,000	1180	7	1955	Good	9600	N	N	105 SW 186TH ST
008	305600	0030	4/12/10	\$334,950	\$307,000	1210	7	1957	Good	8316	N	N	1926 SW 167TH ST
008	611750	0140	3/27/09	\$430,000	\$372,000	1210	7	1954	Good	8651	Y	N	18153 RIVIERA PL SW
008	293460	0005	8/2/11	\$230,000	\$225,000	1230	7	1955	Good	8546	N	N	1655 SW 165TH ST
008	611750	2330	10/7/10	\$407,500	\$383,000	1240	7	1957	Good	15189	N	N	1122 NORMANDY TER SW
008	440680	0045	5/20/10	\$360,000	\$332,000	1250	7	1956	Good	9567	Y	N	255 SW 184TH ST
008	512240	0065	5/25/10	\$475,000	\$438,000	1260	7	1952	Avg	14625	Y	N	2923 SW 164TH PL
008	941440	0015	5/5/10	\$330,000	\$303,000	1260	7	1954	Good	8900	N	N	1945 SW 165TH ST
008	293480	0015	6/17/09	\$325,000	\$285,000	1270	7	1956	Avg	7704	N	N	1620 SW 166TH ST
008	252303	9148	12/23/11	\$310,000	\$310,000	1300	7	1951	Avg	10643	N	N	16753 MARINE VIEW DR SW
008	292760	0181	12/8/10	\$230,000	\$218,000	1300	7	1950	Avg	9750	N	N	2811 SW 169TH ST
008	611750	0910	9/1/11	\$412,500	\$406,000	1300	7	1953	Good	11895	N	N	18921 8TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	292760	0281	2/24/11	\$300,000	\$288,000	1340	7	1949	Good	8600	N	N	2822 SW 169TH ST
008	611650	0195	1/12/11	\$415,000	\$395,000	1350	7	1953	Avg	57934	Y	N	17045 16TH AVE SW
008	433500	0020	3/23/11	\$339,000	\$326,000	1380	7	1955	Good	11900	N	N	16912 26TH AVE SW
008	293480	0010	10/27/11	\$369,000	\$366,000	1390	7	1956	Good	7490	N	N	1612 SW 166TH ST
008	061600	0175	3/22/10	\$365,000	\$333,000	1400	7	1956	Good	12800	N	N	20821 2ND PL SW
008	611650	0120	5/18/10	\$261,000	\$240,000	1470	7	1951	Avg	9500	N	N	16824 19TH AVE SW
008	611750	1440	4/4/11	\$392,000	\$378,000	1480	7	1939	VGood	23202	N	N	18951 MARINE VIEW DR SW
008	611750	2380	6/29/10	\$370,000	\$343,000	1490	7	1958	Good	12324	N	N	17820 MARINE VIEW DR SW
008	300180	0024	11/8/10	\$480,000	\$453,000	1500	7	1954	VGood	8100	N	N	16424 21ST AVE SW
008	374160	0035	10/11/10	\$353,000	\$332,000	1580	7	1952	Avg	9335	N	N	2621 SW 167TH PL
008	427640	0040	8/31/10	\$335,000	\$313,000	1590	7	1952	Good	11340	N	N	16904 22ND AVE SW
008	293460	0010	12/8/11	\$246,610	\$246,000	1600	7	1955	Good	8176	N	N	1647 SW 165TH ST
008	061600	0115	9/17/09	\$379,000	\$337,000	1610	7	1953	Good	13000	N	N	20858 2ND PL SW
008	374160	0055	9/9/11	\$285,000	\$281,000	1630	7	1950	Avg	10054	N	N	16717 MARINE VIEW DR SW
008	611650	0332	3/11/10	\$341,000	\$311,000	1630	7	1957	Good	19100	N	N	1239 SW 168TH ST
008	776470	0020	11/30/11	\$299,000	\$298,000	1700	7	1949	Avg	22800	Y	N	17220 SYLVESTER RD SW
008	512240	0070	9/24/09	\$520,000	\$463,000	1770	7	1955	Good	16537	Y	N	2921 SW 164TH PL
008	440680	0060	3/22/10	\$315,000	\$288,000	1790	7	1958	Avg	8475	N	N	233 SW 184TH ST
008	292760	0025	4/19/10	\$369,000	\$338,000	1810	7	1954	Good	11250	N	N	16901 26TH AVE SW
008	611750	2370	9/15/10	\$471,000	\$441,000	1850	7	1953	VGood	11988	N	N	1002 NORMANDY TER SW
008	300180	0021	11/2/11	\$410,000	\$407,000	1860	7	1953	Avg	18630	N	N	16418 21ST AVE SW
008	611750	0255	5/26/11	\$401,000	\$389,000	1860	7	1955	Good	12000	Y	N	18194 BRITTANY DR SW
008	611540	0081	1/13/09	\$435,000	\$372,000	1920	7	1953	VGood	13872	N	N	107 SW 194TH PL
008	062204	9092	4/8/10	\$370,000	\$339,000	2030	7	1960	Good	15246	N	N	20205 MARINE VIEW DR SW
008	312304	9080	12/12/11	\$370,000	\$369,000	2040	7	1960	Good	14810	Y	N	235 SW 186TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	292860	0220	12/9/09	\$531,000	\$478,000	2110	7	1934	VGood	10672	N	N	2656 SW 172ND ST
008	302304	9265	7/10/09	\$454,950	\$400,000	2220	7	1952	Good	14652	N	N	1348 SW 175TH ST
008	611340	0046	7/14/11	\$317,000	\$310,000	2220	7	1968	Good	15770	N	N	19422 NORMANDY PARK DR SW
008	776570	0030	7/13/11	\$585,000	\$572,000	2430	7	1952	VGood	51400	N	N	824 SW 174TH ST
008	252303	9046	11/4/10	\$360,000	\$340,000	2550	7	1960	Avg	25700	N	N	1619 SW 160TH ST
008	374160	0030	4/26/10	\$395,000	\$363,000	1140	8	1951	VGood	10231	N	N	2633 SW 167TH PL
008	611750	0960	5/8/09	\$565,000	\$492,000	1200	8	2008	Avg	11504	N	N	18968 MARINE VIEW DR SW
008	061800	0030	3/3/09	\$585,000	\$505,000	1260	8	1969	Good	21600	Y	N	430 SW 206TH ST
008	763120	0185	9/14/11	\$475,000	\$468,000	1300	8	1989	Good	7800	Y	N	3539 SW 170TH ST
008	252303	9131	8/24/09	\$620,000	\$549,000	1335	8	1947	Good	10853	Y	N	2803 SW 167TH PL
008	507240	0461	5/24/10	\$419,500	\$387,000	1340	8	1961	Good	10200	N	N	17476 7TH AVE SW
008	611750	1200	1/24/09	\$471,500	\$404,000	1340	8	1953	Good	21857	Y	N	19644 MARINE VIEW DR SW
008	519410	0020	10/21/09	\$700,000	\$625,000	1350	8	1953	Good	21683	Y	N	19679 MARINE VIEW DR SW
008	612090	0010	5/29/09	\$471,000	\$412,000	1350	8	1976	Avg	10454	Y	N	18216 4TH AVE SW
008	768040	0180	7/12/10	\$649,250	\$603,000	1350	8	1956	Avg	28278	Y	N	16617 25TH AVE SW
008	611750	1980	8/19/10	\$406,000	\$379,000	1380	8	1948	Good	11711	Y	N	17962 BRITTANY DR SW
008	292860	0020	3/31/09	\$650,000	\$563,000	1400	8	1959	VGood	9000	Y	N	3148 SW 171ST ST
008	279200	0060	11/7/11	\$447,500	\$444,000	1450	8	1966	Good	9761	Y	N	425 SW 183RD ST
008	507240	0450	4/8/10	\$405,500	\$371,000	1460	8	1961	Good	12800	N	N	648 SW 175TH ST
008	507190	0040	12/5/11	\$392,000	\$391,000	1490	8	1957	Good	8800	Y	N	17711 3RD PL SW
008	302304	9357	8/4/11	\$450,000	\$441,000	1500	8	1971	VGood	20908	N	N	525 SW 171ST PL
008	188850	0030	6/17/10	\$385,000	\$356,000	1510	8	1976	Good	15000	N	N	106 SW 194TH ST
008	507220	0075	9/27/10	\$465,000	\$437,000	1510	8	1959	Good	10300	Y	N	17833 3RD PL SW
008	611200	0025	10/27/11	\$310,000	\$307,000	1530	8	1959	Good	15498	N	N	20036 3RD PL SW
008	767840	0025	8/17/10	\$430,000	\$401,000	1530	8	1947	Avg	9277	Y	N	2822 SW 167TH PL

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	507230	0005	4/21/10	\$450,000	\$413,000	1550	8	1960	Good	10450	Y	N	398 SW 176TH PL
008	188850	0070	4/27/11	\$500,000	\$483,000	1560	8	1969	VGood	15767	Y	N	140 SW 194TH ST
008	612090	0080	10/12/10	\$315,000	\$296,000	1560	8	1974	Avg	9000	N	N	18221 3RD PL SW
008	061900	0125	9/8/09	\$400,000	\$355,000	1590	8	1959	Good	20600	N	N	20721 2ND AVE SW
008	507190	0050	4/14/10	\$590,000	\$541,000	1590	8	1959	Good	12750	Y	N	210 SW 178TH ST
008	507210	0035	3/6/09	\$575,000	\$496,000	1590	8	1957	Good	9900	Y	N	17805 6TH AVE SW
008	519410	0045	11/17/11	\$559,000	\$556,000	1600	8	1952	VGood	10093	Y	N	19815 MARINE VIEW DR SW
008	611540	0008	4/16/09	\$450,000	\$391,000	1600	8	1956	Avg	20868	Y	N	159 SW 192ND ST
008	507240	0380	7/21/09	\$410,000	\$361,000	1640	8	1966	Good	11000	Y	N	449 SW 175TH ST
008	061900	0095	2/11/10	\$387,000	\$352,000	1650	8	1960	Good	15030	N	N	20449 2ND AVE SW
008	302304	9248	8/27/09	\$456,000	\$404,000	1670	8	1950	Avg	22651	N	N	255 SW 171ST ST
008	512240	0150	2/28/10	\$725,000	\$660,000	1700	8	1952	VGood	18266	Y	N	2734 SW 167TH ST
008	302304	9343	3/10/10	\$315,000	\$287,000	1710	8	1963	Avg	20037	N	N	103 SW 171ST ST
008	512240	0055	3/24/11	\$737,500	\$710,000	1710	8	1958	Avg	16394	Y	N	16429 29TH PL SW
008	507210	0095	9/13/10	\$345,000	\$323,000	1720	8	1958	Good	12900	Y	N	17817 5TH AVE SW
008	507220	0100	12/21/11	\$375,000	\$374,000	1740	8	1964	Good	9450	Y	N	17804 3RD PL SW
008	310200	0060	5/24/09	\$520,000	\$454,000	1750	8	1979	Good	8400	N	N	18129 6TH PL SW
008	512240	0105	5/5/11	\$660,000	\$639,000	1760	8	1960	VGood	14398	Y	N	2651 SW 164TH PL
008	236560	0020	4/24/09	\$485,000	\$422,000	1820	8	1959	Good	16730	Y	N	230 SW 191ST ST
008	611750	1010	1/27/09	\$410,000	\$352,000	1840	8	1953	Good	15089	N	N	18967 MARINE VIEW DR SW
008	312304	9191	4/29/10	\$375,000	\$344,000	1850	8	1967	Good	14722	N	N	141 SW 186TH ST
008	302304	9322	6/16/09	\$465,000	\$408,000	1860	8	1965	Good	25115	N	N	238 SW 176TH ST
008	028265	0260	8/9/10	\$433,500	\$404,000	1900	8	1966	Good	14926	N	N	19620 1ST PL SW
008	611230	0150	8/25/11	\$494,500	\$486,000	1950	8	1969	Avg	15002	N	N	408 SW 197TH ST
008	768040	0010	3/5/10	\$345,000	\$314,000	1950	8	1949	Good	16200	N	N	16405 MARINE VIEW DR SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	292860	0325	10/16/09	\$685,000	\$612,000	1960	8	1961	Avg	33502	Y	N	3107 SW 171ST ST
008	507240	0280	11/17/11	\$459,000	\$456,000	1980	8	1959	Good	9900	Y	N	602 SW 175TH PL
008	262303	9032	3/23/11	\$1,400,000	\$1,347,000	2010	8	1963	Avg	24065	Y	Y	3760 SW 171ST ST
008	611750	0800	1/16/09	\$475,000	\$407,000	2010	8	1957	VGood	10260	N	N	18654 MARINE VIEW DR SW
008	061600	0200	7/11/11	\$390,000	\$381,000	2040	8	1959	Good	13860	N	N	20818 MARINE VIEW DR SW
008	611860	0045	12/2/11	\$385,000	\$383,000	2060	8	1957	Good	13400	Y	N	511 SW 182ND ST
008	302304	9087	8/29/11	\$455,000	\$447,000	2080	8	1957	Good	19166	N	N	16846 2ND AVE SW
008	770155	0020	11/9/10	\$475,000	\$449,000	2100	8	1982	Avg	15195	N	N	617 SW 189TH ST
008	507241	0020	8/23/10	\$425,000	\$397,000	2120	8	1978	Avg	10330	N	N	17823 7TH PL SW
008	611750	1560	7/30/09	\$550,000	\$485,000	2180	8	1966	Good	25690	N	N	19230 EDGECLIFF DR SW
008	611750	2435	3/3/11	\$528,000	\$507,000	2180	8	1952	Good	19376	N	N	253 SW 191ST ST
008	611340	0060	4/22/10	\$560,000	\$514,000	2210	8	1992	Avg	15048	Y	N	19452 NORMANDY PARK DR SW
008	507190	0075	4/1/10	\$500,000	\$457,000	2220	8	1956	Good	15600	Y	N	17820 3RD AVE SW
008	507230	0220	7/14/11	\$427,285	\$418,000	2240	8	1958	Good	11000	Y	N	325 SW 177TH ST
008	300180	0135	2/12/10	\$385,000	\$350,000	2340	8	2000	Avg	7223	N	N	1642 SW 166TH ST
008	611750	0325	11/1/10	\$730,000	\$689,000	2360	8	1931	Good	12600	Y	N	18135 BRITTANY DR SW
008	611480	0045	9/14/11	\$479,000	\$472,000	2710	8	1962	Good	41600	N	N	17159 6TH PL SW
008	611440	0141	10/12/10	\$528,350	\$497,000	2860	8	1953	Good	41250	N	N	17124 4TH AVE SW
008	300180	0153	12/3/09	\$463,000	\$416,000	2880	8	1989	Avg	8712	N	N	16417 16TH AVE SW
008	252303	9044	1/5/10	\$560,000	\$506,000	2890	8	1999	Avg	12104	N	N	2025 SW 163RD CT
008	611750	1790	11/5/09	\$715,000	\$640,000	2900	8	2009	Avg	12611	N	N	835 NORMANDY TER SW
008	302304	9354	7/1/09	\$550,000	\$483,000	3220	8	1973	Good	28314	N	N	17200 2ND AVE SW
008	062204	9098	6/25/09	\$525,000	\$461,000	3330	8	1968	Good	15300	N	N	20206 MARINE VIEW DR SW
008	061800	0170	11/9/10	\$745,000	\$704,000	3518	8	2008	Avg	17200	N	N	20605 MARINE VIEW DR
008	302304	9076	7/27/09	\$507,000	\$447,000	1110	9	1981	Avg	24460	N	N	1213 SW 174TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	767840	0060	4/15/11	\$575,000	\$555,000	1370	9	1956	Good	12892	Y	N	2648 SW 167TH PL
008	292960	0127	10/6/09	\$450,000	\$401,000	1410	9	1971	Avg	18235	Y	N	17226 HILLCREST TER SW
008	664180	0040	7/21/10	\$499,000	\$464,000	1500	9	1969	Good	17560	Y	N	21553 1ST CT S
008	611750	1262	4/20/11	\$499,998	\$483,000	1570	9	1987	Avg	22902	N	N	19420 MARINE VIEW DR SW
008	611750	1655	9/24/10	\$750,000	\$704,000	1740	9	1958	Good	31554	Y	Y	19253 EDGECLIFF DR SW
008	611440	0035	4/1/11	\$524,000	\$505,000	1780	9	1955	Good	34950	N	N	17438 6TH AVE SW
008	763120	0040	9/24/09	\$615,000	\$547,000	1890	9	1981	Avg	12080	Y	N	16751 MAPLEWILD AVE SW
008	611750	2795	8/21/09	\$700,000	\$620,000	2130	9	1977	Avg	20065	Y	N	18507 NORMANDY TER SW
008	000120	0013	12/8/11	\$657,000	\$655,000	2312	9	2005	Avg	20156	N	N	1148 SW SHOREBROOK DR
008	786570	0030	8/5/10	\$500,000	\$466,000	2330	9	1986	Avg	10085	N	N	420 SW 185TH PL
008	611340	0050	2/12/09	\$700,000	\$602,000	2420	9	1989	VGood	22361	N	N	19436 NORMANDY PARK DR SW
008	292760	0692	12/23/11	\$700,000	\$699,000	2430	9	1996	Avg	9740	Y	N	16750 MAPLEWILD AVE SW
008	611750	1420	3/13/09	\$550,000	\$475,000	2470	9	1983	Avg	14091	N	N	835 CHANNON DR
008	324000	0090	3/23/11	\$462,500	\$445,000	2600	9	1988	Avg	9700	N	N	455 SW 191ST ST
008	611650	0420	10/26/09	\$649,500	\$581,000	2610	9	1957	Good	30900	Y	N	1400 SW 171ST PL
008	611970	0040	2/9/10	\$508,500	\$462,000	2640	9	1986	Avg	12500	Y	N	18647 5TH AVE SW
008	302304	9247	9/19/10	\$635,000	\$595,000	2680	9	1951	Good	17034	N	N	1335 SW 174TH ST
008	611750	1845	10/18/11	\$450,000	\$446,000	2680	9	1989	Good	9454	Y	N	1042 SHOREMONT AVE
008	292960	0045	6/15/11	\$570,000	\$555,000	2760	9	2008	Avg	9880	Y	N	17435 SYLVESTER RD SW
008	611750	2555	9/16/10	\$542,500	\$508,000	2780	9	1965	Good	13773	N	N	19010 2ND PL SW
008	182720	0250	4/28/10	\$605,000	\$556,000	2800	9	1988	Avg	14314	Y	N	17515 16TH AVE SW
008	028250	0080	7/14/09	\$725,000	\$638,000	2825	9	1987	Good	17576	N	N	19432 4TH AVE SW
008	612020	0040	12/12/11	\$620,000	\$618,000	2970	9	2003	Avg	20551	N	N	855 SW NORMANDY TER
008	312304	9328	4/7/09	\$680,000	\$590,000	3270	9	2008	Avg	7980	N	N	127 SW 186TH ST
008	252303	9346	4/30/10	\$750,000	\$689,000	3276	9	2008	Avg	10801	N	N	16045 21ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	252303	9347	6/30/09	\$750,000	\$659,000	3276	9	2008	Avg	10802	N	N	16055 21ST AVE SW
008	611750	2080	9/29/11	\$675,000	\$667,000	3300	9	1990	Avg	13923	Y	N	17973 BRITTANY DR SW
008	302304	9390	2/22/10	\$695,000	\$632,000	3398	9	2006	Avg	21780	N	N	17215 2ND AVE SW
008	611750	2150	7/18/11	\$807,000	\$789,000	3840	9	2001	Avg	9282	Y	N	17916 NORMANDY TER SW
008	611790	0140	12/20/11	\$650,000	\$649,000	3920	9	1990	Avg	15000	N	N	19431 4TH AVE SW
008	252303	9083	12/29/09	\$637,000	\$575,000	3924	9	2005	Avg	10890	N	N	2121 SW 162ND CT
008	611340	0061	6/2/11	\$824,000	\$801,000	4060	9	2007	Avg	27525	N	N	19462 NORMANDY PARK DR SW
008	386450	0030	7/1/09	\$1,250,000	\$1,098,000	2140	10	2010	Avg	20465	Y	N	1645 SW MILLER CREEK RD
008	292860	0272	5/4/11	\$679,000	\$657,000	2210	10	1995	Avg	5576	Y	N	3157 SW 171ST ST
008	611750	1700	11/8/10	\$1,150,000	\$1,086,000	2600	10	1957	Good	44346	Y	Y	19603 MARINE VIEW DR SW
008	386450	0040	1/26/09	\$1,000,000	\$858,000	2800	10	1985	Avg	23300	Y	N	1635 SW MILLER CREEK RD
008	611750	0105	5/13/10	\$600,000	\$552,000	3000	10	1987	Good	12783	Y	N	18110 RIVIERA PL SW
008	776520	0006	4/22/11	\$760,000	\$734,000	3300	10	1992	Avg	22000	N	N	1315 SW 175TH ST
008	611790	0500	2/18/10	\$650,000	\$591,000	3560	10	2003	Avg	15074	N	N	19244 NORMANDY PARK DR SW
008	167860	0090	8/3/10	\$875,000	\$815,000	4820	10	2002	Avg	17000	N	N	611 SW COLEWOOD LN
008	611790	0260	2/25/09	\$790,000	\$681,000	2870	11	1992	Avg	15160	N	N	210 SW 194TH PL
008	768040	0140	10/28/09	\$750,000	\$671,000	3100	11	1990	Avg	136915	N	N	16469 MARINE VIEW DR SW
008	374670	0260	7/22/09	\$1,300,000	\$1,146,000	3388	11	2009	Avg	9644	Y	N	405 SW 185TH ST
008	374670	0010	8/5/09	\$1,075,000	\$949,000	3938	11	2008	Avg	10798	Y	N	404 SW 185TH ST
008	374670	0240	7/14/10	\$1,000,000	\$929,000	4232	11	2008	Avg	10830	Y	N	413 SW 185TH ST

Improved Sales Removed in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	122303	9078	6/10/10	\$10,000	DOR RATIO;OBSOL;EASEMENT OR RIGHT-OF-WAY
003	122303	9127	3/6/09	\$542,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	179500	0020	4/29/11	\$425,500	RELOCATION - SALE TO SERVICE
003	182304	9176	2/22/11	\$133,000	DOR RATIO;GOVERNMENT AGENCY;
003	233880	0050	4/9/09	\$509,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	242303	9144	10/5/11	\$575,000	IMP COUNT
003	250900	0150	10/28/09	\$390,000	NON-REPRESENTATIVE SALE
003	273160	0085	2/4/11	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	296680	0100	9/24/10	\$393,000	IMP COUNT
003	354160	0175	1/16/09	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	354160	0240	8/27/09	\$280,000	Diagnostic Outlier-SAS
003	360660	0020	9/30/11	\$320,000	Diagnostic Outlier-SAS
003	360660	0055	4/7/11	\$317,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	433140	0135	3/11/10	\$249,000	Diagnostic Outlier-SAS
003	433140	0375	4/26/10	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	433220	0036	1/26/11	\$350,000	Diagnostic Outlier-SAS
003	433220	0075	7/22/10	\$283,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	447580	0070	2/14/11	\$100,000	DOR RATIO;GOVERNMENT AGENCY;
003	610240	0160	5/27/11	\$350,000	Diagnostic Outlier-SAS
003	610240	0175	9/23/09	\$202,416	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	632600	0110	7/18/11	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763240	0035	6/5/09	\$910,000	MULTI-PARCEL SALE; SHORT SALE
003	763580	1112	3/11/10	\$187,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763580	1112	3/11/10	\$187,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	763580	1349	6/3/10	\$800,000	FINANCIAL INSTITUTION RESALE
003	763580	1360	10/28/11	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763580	1540	5/18/10	\$210,000	Diagnostic Outlier-SAS
003	763680	0100	6/13/11	\$487,618	QUIT CLAIM DEED
003	773660	0070	11/10/09	\$400,000	FORCED SALE
003	777420	0045	1/21/10	\$520,000	FINANCIAL INSTITUTION RESALE
003	777420	0130	5/24/11	\$274,950	DOR RATIO;%COMPL;FINANCIAL INSTITUTION RESALE
003	777420	0186	3/29/10	\$345,000	FINANCIAL INSTITUTION RESALE
003	777420	0187	1/21/11	\$352,500	FINANCIAL INSTITUTION RESALE
003	777420	0240	12/15/09	\$270,500	FINANCIAL INSTITUTION RESALE
003	777920	0320	7/29/11	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	778160	0035	6/3/11	\$1,850,000	Diagnostic Outlier-SAS
003	778160	0050	8/15/11	\$715,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	778160	0100	9/24/10	\$1,525,000	Diagnostic Outlier-SAS
003	778440	0065	7/24/09	\$447,500	Lack of Representation-Fair Condition
003	783580	0040	12/4/09	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	783580	0042	1/10/11	\$345,000	Diagnostic Outlier-SAS
003	783580	0080	3/28/11	\$240,000	Diagnostic Outlier-SAS
003	783580	0135	1/27/10	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	783580	0135	11/6/09	\$271,123	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	783580	0191	8/4/10	\$60,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR

Improved Sales Removed in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	810300	0106	12/7/11	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	810360	0056	9/26/11	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	810360	0165	5/3/11	\$219,950	Diagnostic Outlier-SAS
003	885900	0035	9/6/11	\$398,000	RELOCATION - SALE TO SERVICE
007	024300	0100	6/9/11	\$166,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	093600	0025	5/27/11	\$417,000	FINANCIAL INSTITUTION RESALE
007	121700	0340	7/23/09	\$165,250	QUIT CLAIM DEED
007	296880	0005	6/30/09	\$120,000	NON-REPRESENTATIVE SALE
007	296880	0025	9/26/11	\$220,000	FINANCIAL INSTITUTION RESALE
007	296880	0106	6/27/11	\$165,000	FINANCIAL INSTITUTION RESALE
007	296880	0175	1/13/11	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	296880	0206	4/5/11	\$239,500	Diagnostic Outlier-SAS
007	296880	0220	11/30/11	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	296880	0484	1/28/11	\$112,749	DOR RATIO;QUIT CLAIM DEED;
007	296880	0595	11/14/11	\$86,500	PREVIMP<=25K
007	296880	0720	1/19/11	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	296880	0725	3/23/11	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	296880	1005	8/5/09	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	296880	1025	7/21/11	\$207,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	296880	1055	10/18/10	\$206,500	FINANCIAL INSTITUTION RESALE
007	296880	1175	12/21/11	\$169,200	DOR RATIO;EXEMPT FROM EXCISE TAX;
007	296880	1210	9/10/09	\$130,000	%NETCOND;PREVIMP<=25K;
007	296880	1265	10/27/11	\$209,000	Diagnostic Outlier-SAS
007	296880	1350	10/21/09	\$240,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	296880	1450	10/7/10	\$225,000	FINANCIAL INSTITUTION RESALE
007	296880	1485	11/16/09	\$320,000	NO MARKET EXPOSURE;
007	296880	1600	9/20/11	\$142,000	FINANCIAL INSTITUTION RESALE
007	302304	9241	7/29/09	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	302304	9285	1/31/11	\$375,000	Diagnostic Outlier
007	419740	0011	11/30/11	\$88,900	%NETCOND;PREVIMP<=25K
007	419740	0013	8/18/11	\$257,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	419740	0098	8/6/10	\$210,000	Diagnostic Outlier-SAS
007	419740	0147	10/21/10	\$383,500	FINANCIAL INSTITUTION RESALE
008	028250	0050	4/8/11	\$660,000	FINANCIAL INSTITUTION RESALE
008	028265	0090	3/3/10	\$432,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
008	028265	0160	7/1/09	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	028265	0170	1/19/11	\$310,000	Diagnostic Outlier-SAS
008	061600	0150	3/9/10	\$99,975	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
008	061800	0060	12/21/11	\$462,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	062204	9104	4/29/11	\$302,400	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	182720	0095	6/26/09	\$500,000	NO MARKET EXPOSURE;
008	182720	0275	6/10/10	\$1,500,000	Diagnostic Outlier-SAS
008	200900	0820	6/10/09	\$100,000	DOR RATIO;NO MARKET EXPOSURE
008	200900	0830	12/13/11	\$290,126	FINANCIAL INSTITUTION RESALE
008	252303	9037	10/19/09	\$1,975,000	Lack of Representation-Grade12

Improved Sales Removed in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	252303	9077	9/20/11	\$645,000	Diagnostic Outlier-SAS
008	252303	9158	7/13/09	\$370,000	OBSOL
008	252303	9268	5/26/09	\$268,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	252303	9279	11/15/11	\$235,000	Diagnostic Outlier-SAS
008	252303	9287	5/12/11	\$230,000	Diagnostic Outlier-SAS
008	252303	9342	12/30/11	\$700,000	DOR RATIO
008	262303	9055	5/12/11	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	279180	0060	2/11/11	\$222,000	FINANCIAL INSTITUTION RESALE
008	292760	0150	6/30/11	\$350,000	Diagnostic Outlier
008	293160	0010	11/19/10	\$114,290	DOR RATIO;QUIT CLAIM DEED
008	302304	9128	11/18/09	\$594,000	SHORT SALE
008	302304	9247	8/16/10	\$246,402	DOR RATIO
008	302304	9300	3/1/11	\$290,000	Diagnostic Outlier
008	302304	9320	9/28/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	312304	9070	10/22/10	\$373,900	Lack of Representation-Grade5
008	312304	9098	10/13/10	\$160,325	DOR RATIO;QUIT CLAIM DEED
008	312304	9171	9/14/11	\$345,000	EXEMPT FROM EXCISE TAX
008	312304	9175	11/11/10	\$287,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
008	362303	9006	11/3/10	\$625,000	PREVIMP<=25K
008	374670	0030	3/31/10	\$1,075,000	FINANCIAL INSTITUTION RESALE
008	374670	0040	9/13/10	\$965,000	FINANCIAL INSTITUTION RESALE
008	374670	0050	10/12/10	\$932,000	FINANCIAL INSTITUTION RESALE
008	374670	0060	7/20/10	\$237,000	DOR RATIO;%COMPL
008	395670	0030	12/15/10	\$1,140,000	Diagnostic Outlier-SAS
008	427400	0010	12/1/09	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	432820	0005	8/22/11	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	433460	0055	4/9/10	\$342,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	433460	0075	7/17/09	\$320,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	433500	0120	11/17/11	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	443840	0015	3/16/10	\$136,500	FINANCIAL INSTITUTION RESALE
008	507190	0090	11/24/09	\$217,000	NO MARKET EXPOSURE;
008	507210	0025	12/9/11	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	507210	0035	7/14/09	\$485,000	NO MARKET EXPOSURE
008	507220	0025	7/22/11	\$370,000	Diagnostic Outlier-SAS
008	507241	0010	11/10/11	\$493,913	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	509780	0090	12/7/11	\$5,217	DOR RATIO
008	512240	0195	7/1/09	\$696,395	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	611140	0015	7/15/11	\$220,000	Diagnostic Outlier-SAS
008	611140	0020	5/8/09	\$408,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	611140	0055	5/14/09	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	611200	0005	9/23/11	\$260,000	Diagnostic Outlier-SAS
008	611200	0060	2/25/10	\$270,000	Diagnostic Outlier-SAS
008	611440	0051	12/8/11	\$790,000	Diagnostic Outlier-SAS
008	611440	0070	4/5/10	\$450,000	OBSOL
008	611440	0091	12/20/11	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	611440	0131	6/3/10	\$795,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	611460	0040	12/29/09	\$355,300	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	611540	0240	12/22/10	\$375,000	FINANCIAL INSTITUTION RESALE
008	611540	0327	8/2/11	\$77,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	611650	0016	8/3/11	\$110,000	DOR RATIO
008	611650	0458	11/19/10	\$271,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	611650	0490	11/12/10	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	0565	3/10/09	\$483,333	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	611750	0590	6/8/09	\$200,000	EXEMPT FROM EXCISE TAX;
008	611750	0770	12/19/11	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	0785	4/9/10	\$673,953	EXEMPT FROM EXCISE TAX
008	611750	0785	7/6/10	\$410,000	FINANCIAL INSTITUTION RESALE
008	611750	0790	6/19/09	\$451,000	OBSOL;SHORT SALE
008	611750	0885	7/12/10	\$640,000	ACTIVE PERMIT BEFORE SALE>25K
008	611750	2241	5/19/09	\$1,650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	611750	2356	11/23/09	\$517,000	NO MARKET EXPOSURE;
008	611750	2555	8/19/09	\$542,500	NO MARKET EXPOSURE;
008	611750	2786	8/31/09	\$1,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	611750	2795	8/17/09	\$700,000	RELOCATION - SALE TO SERVICE;
008	612020	0015	3/10/11	\$373,725	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	612020	0027	7/16/09	\$360,000	SHORT SALE
008	763120	0075	7/19/10	\$691,100	Diagnostic Outlier-SAS
008	767840	0020	5/13/10	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	768040	0080	5/12/10	\$467,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	768040	0140	12/17/09	\$50,400	DOR RATIO;SEGREGATION AND/OR MERGER;
008	768040	0160	6/10/11	\$799,950	QUIT CLAIM DEED
008	768040	0171	4/26/10	\$645,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	768040	0200	11/10/11	\$160,000	DOR RATIO
008	786570	0030	2/22/10	\$225,000	DOR RATIO
008	788870	0050	5/14/10	\$471,500	OBSOL
008	809600	0140	8/8/11	\$635,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	885775	0060	12/8/10	\$261,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	929080	0015	8/9/11	\$490,000	Diagnostic Outlier-SAS
008	929080	0070	8/31/11	\$319,995	Diagnostic Outlier-SAS

Vacant Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	296880	1590	7/15/11	\$80,000	6,780	N	N
8	62204	9145	10/14/09	\$209,500	15,200	N	N
8	374670	0020	4/6/10	\$325,000	10,822	Y	N
8	374670	0220	3/25/11	\$200,000	9,959	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	783580	0001	4/1/2010	\$25,000	FINANCIAL INSTITUTION RESALE;
007	024300	0590	5/26/2009	\$5,000	NO MARKET EXPOSURE;
008	061700	0105	1/27/2011	\$60,000	NO MARKET EXPOSURE;
008	061700	0110	12/9/2010	\$70,000	NO MARKET EXPOSURE;
008	061700	0120	5/28/2009	\$50,000	NO MARKET EXPOSURE;
008	061700	0125	1/11/2011	\$50,000	NO MARKET EXPOSURE;
008	061700	0140	5/15/2009	\$50,000	NO MARKET EXPOSURE;
008	061700	0150	6/4/2009	\$50,000	NO MARKET EXPOSURE;
008	061700	0160	12/20/2010	\$50,000	NO MARKET EXPOSURE;
008	061700	0170	3/22/2010	\$70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	061700	0190	12/21/2010	\$50,000	NO MARKET EXPOSURE;
008	061700	0230	9/23/2009	\$70,000	EASEMENT OR RIGHT-OF-WAY;
008	061700	0240	8/3/2009	\$50,000	NO MARKET EXPOSURE;
008	062204	9026	6/2/2009	\$42,500	NO MARKET EXPOSURE;
008	374670	0230	9/22/2011	\$150,000	NO MARKET EXPOSURE;