

Residential Revalue

2012 Assessment Roll

S. Renton/Kent

Area 51

**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.

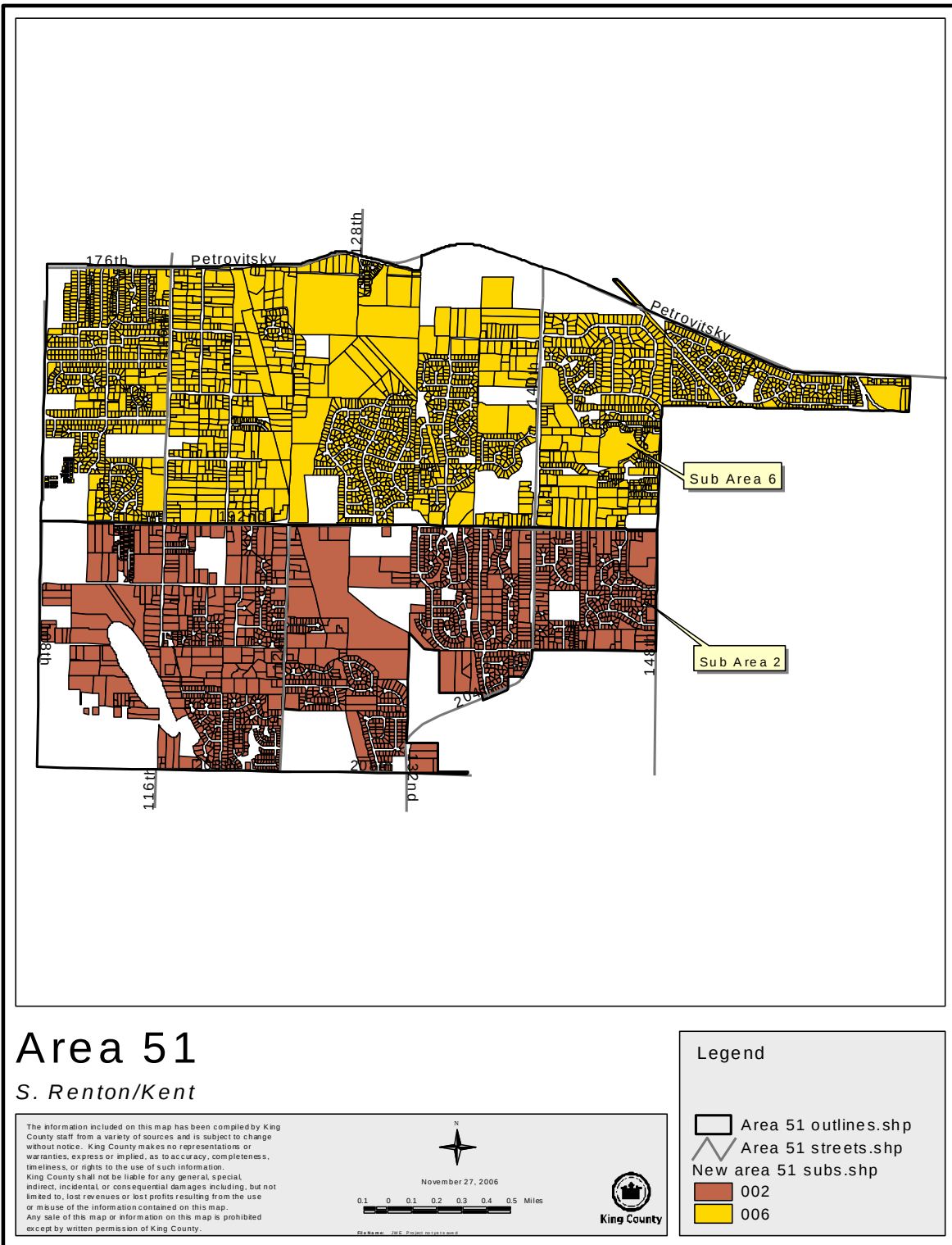
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



S. Renton/Kent

Housing



Grade 6/ Year Built 1958/ Total Living Area 990



Grade 9/ Year Built 1988/ Total Living Area 2350



Grade 7/ Year Built 1966/ Total Living Area 1510



Grade 10/ Year Built 1992/ Total Living Area 3610



Grade 8/ Year Built 1983/ Total Living Area 1650



Grade 11/ Year Built 2007/ Total Living Area 4320

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: S. Renton-Kent/ 51

Previous Physical Inspection: 2008

Number of Improved Sales: 352

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	\$152,800	\$96,200	\$249,000			
2012 Value	\$152,800	\$96,200	\$249,000	\$272,700	91.3%	6.21%
Change	+\$0	+\$0	+\$0			
% Change	+0.0%	+0.0%	+0.0%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$154,700	\$93,200	\$247,900
2012 Value	\$154,700	\$93,200	\$247,900
Percent Change	+0.0%	+0.0%	+0.0%

Number of one to three unit residences in the population: 5099

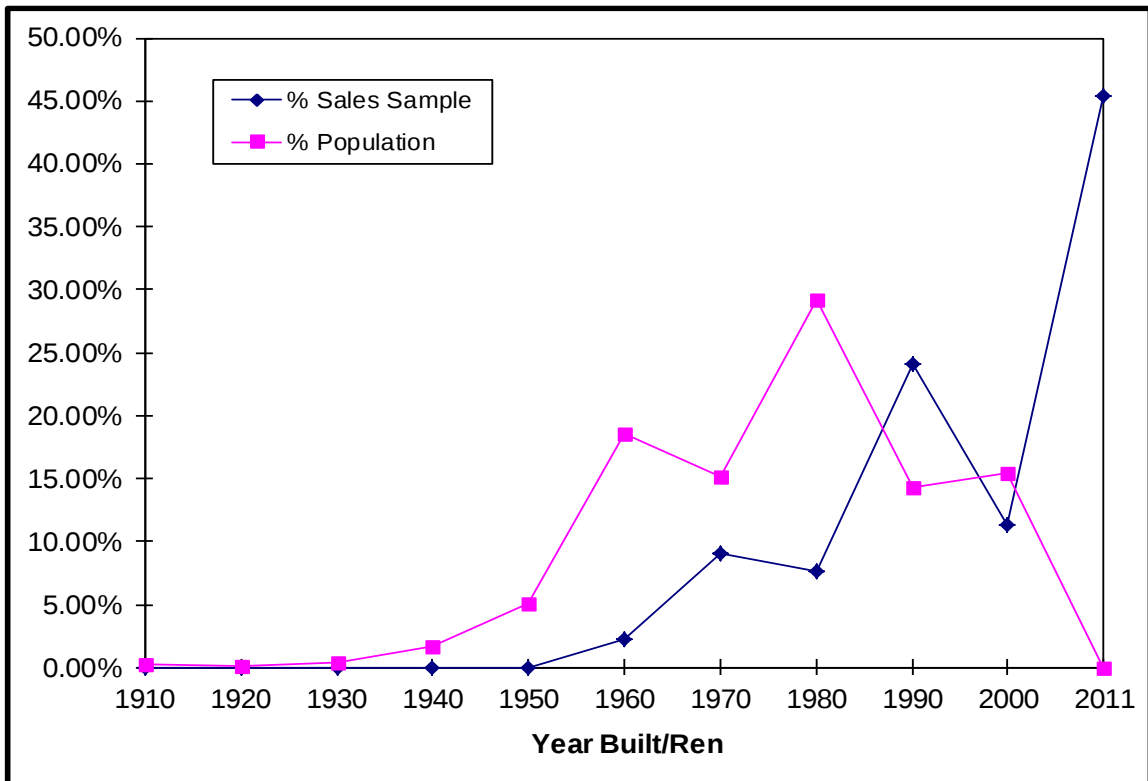
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no adjustment was needed.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	8	2.27%
1970	32	9.09%
1980	27	7.67%
1990	85	24.15%
2000	40	11.36%
2011	160	45.45%
	352	

Population		
Year Built/Ren	Frequency	% Population
1910-	11	0.22%
1920	7	0.14%
1930	19	0.37%
1940	85	1.67%
1950	256	5.02%
1960	945	18.53%
1970	772	15.14%
1980	1487	29.16%
1990	728	14.28%
2000	788	15.45%
2011	1	0.02%
	5099	

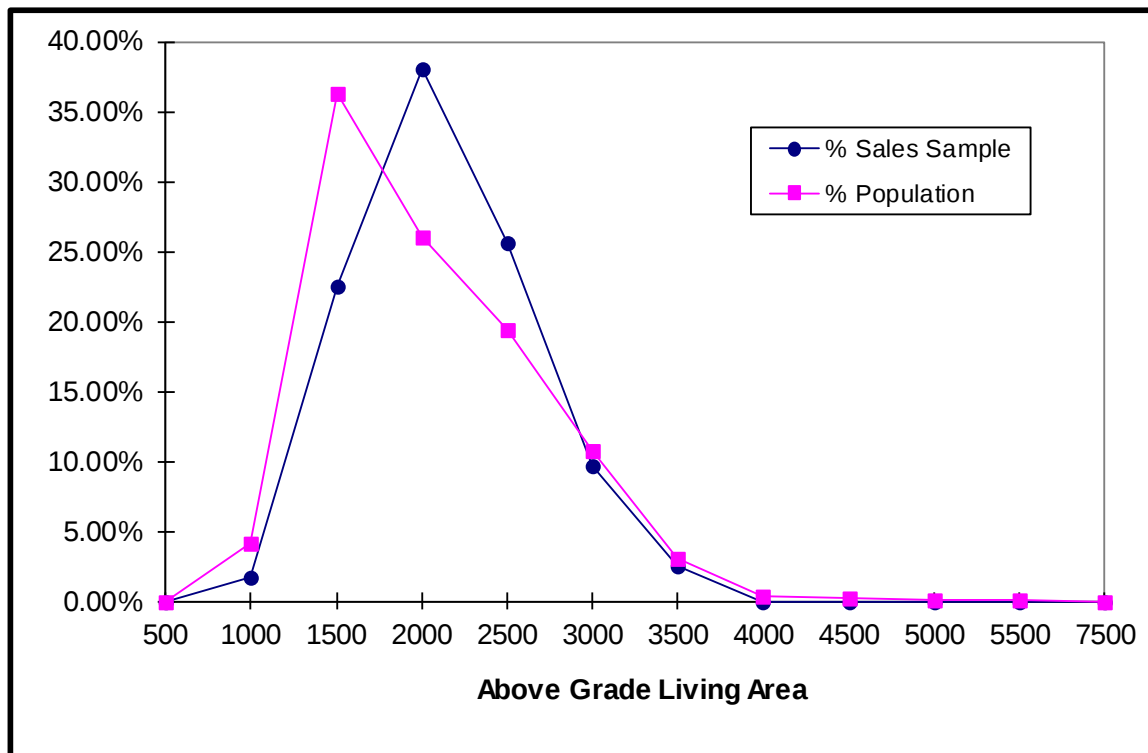


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	1.70%
1500	79	22.44%
2000	134	38.07%
2500	90	25.57%
3000	34	9.66%
3500	9	2.56%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	352	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	212	4.16%
1500	1849	36.26%
2000	1329	26.06%
2500	989	19.40%
3000	545	10.69%
3500	152	2.98%
4000	14	0.27%
4500	7	0.14%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5099	

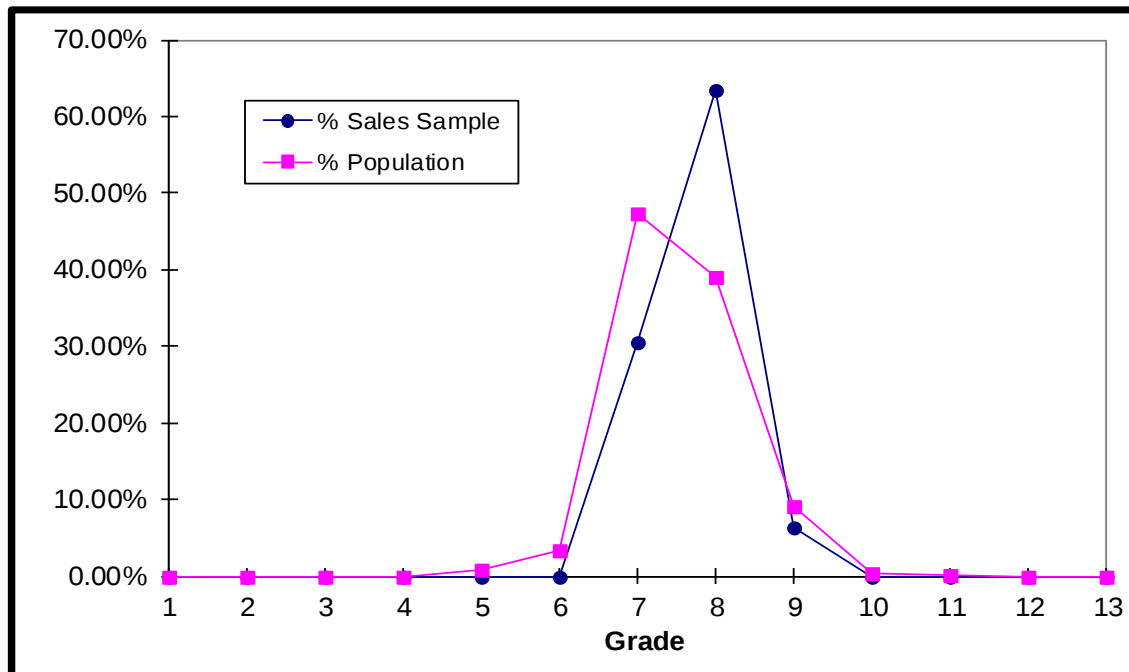


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	0	0.00%
7	107	30.40%
8	223	63.35%
9	22	6.25%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
352		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	37	0.73%
6	165	3.24%
7	2418	47.42%
8	1989	39.01%
9	466	9.14%
10	20	0.39%
11	4	0.08%
12	0	0.00%
13	0	0.00%
5099		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

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

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 352 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

Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

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

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in no change from the 2011 assessments. This lack of change 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 51 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

0.00%

Comments :

No adjustments were necessary.

Area 51 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 0.872, resulting in an adjusted value of \$458,000 (\$525,000 X .872=\$457,800 – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.841	-15.9%
2/1/2009	0.846	-15.4%
3/1/2009	0.850	-15.0%
4/1/2009	0.854	-14.6%
5/1/2009	0.859	-14.1%
6/1/2009	0.863	-13.7%
7/1/2009	0.867	-13.3%
8/1/2009	0.872	-12.8%
9/1/2009	0.876	-12.4%
10/1/2009	0.881	-11.9%
11/1/2009	0.885	-11.5%
12/1/2009	0.890	-11.0%
1/1/2010	0.894	-10.6%
2/1/2010	0.899	-10.1%
3/1/2010	0.903	-9.7%
4/1/2010	0.907	-9.3%
5/1/2010	0.912	-8.8%
6/1/2010	0.916	-8.4%
7/1/2010	0.920	-8.0%
8/1/2010	0.925	-7.5%
9/1/2010	0.929	-7.1%
10/1/2010	0.934	-6.6%
11/1/2010	0.938	-6.2%
12/1/2010	0.943	-5.7%
1/1/2011	0.947	-5.3%
2/1/2011	0.952	-4.8%
3/1/2011	0.956	-4.4%
4/1/2011	0.960	-4.0%
5/1/2011	0.964	-3.6%
6/1/2011	0.969	-3.1%
7/1/2011	0.973	-2.7%
8/1/2011	0.978	-2.2%
9/1/2011	0.982	-1.8%
10/1/2011	0.987	-1.3%
11/1/2011	0.991	-0.9%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	440600	0570	1/29/09	\$220,000	\$186,000	770	7	1971	Good	8400	N	N	19414 141ST AVE SE
002	440600	0050	11/5/10	\$215,000	\$202,000	910	7	1981	Good	9612	N	N	19219 142ND PL SE
002	440600	0460	7/27/10	\$255,000	\$236,000	970	7	1980	Avg	11304	N	N	19317 142ND PL SE
002	774870	0270	12/16/09	\$220,000	\$196,000	1010	7	1975	Good	12135	N	N	20204 127TH PL SE
002	287300	0840	6/22/09	\$199,950	\$173,000	1010	7	1970	Avg	7210	N	N	13018 SE 206TH PL
002	662402	0140	11/10/10	\$265,000	\$249,000	1020	7	1980	Good	9231	N	N	11805 SE 204TH ST
002	774870	0090	10/29/09	\$225,900	\$200,000	1060	7	1974	Good	8149	N	N	20229 125TH PL SE
002	440600	0610	11/10/09	\$275,000	\$244,000	1080	7	1981	Avg	7700	N	N	19310 141ST AVE SE
002	432455	0120	2/10/10	\$224,950	\$202,000	1090	7	1976	Avg	12173	N	N	20100 130TH AVE SE
002	746142	0840	5/4/10	\$192,200	\$175,000	1100	7	1979	Avg	7679	N	N	14603 SE 198TH ST
002	287300	0790	8/24/09	\$243,000	\$213,000	1120	7	1974	Avg	7210	N	N	20439 131ST PL SE
002	032205	9294	10/8/09	\$190,000	\$168,000	1120	7	1977	Avg	7330	N	N	19838 140TH AVE SE
002	245950	0020	2/7/11	\$208,000	\$198,000	1170	7	1985	Avg	12254	N	N	19218 135TH AVE SE
002	896020	0630	7/29/09	\$235,500	\$205,000	1180	7	1968	Avg	6947	N	N	12220 SE 200TH ST
002	440600	0240	11/22/10	\$208,000	\$196,000	1220	7	1971	Good	11492	N	N	14107 SE 195TH PL
002	222100	0080	12/3/11	\$234,950	\$234,000	1220	7	1974	Avg	8408	N	N	19312 140TH PL SE
002	019250	0040	10/19/10	\$274,000	\$257,000	1230	7	1965	Good	11475	N	N	19229 136TH PL SE
002	746142	0750	10/20/10	\$233,000	\$218,000	1240	7	1980	Good	7433	N	N	14412 SE 198TH CT
002	432421	0090	8/31/10	\$225,000	\$209,000	1250	7	1994	Avg	11172	N	N	12716 SE 202ND PL
002	287300	0120	2/25/11	\$189,950	\$181,000	1250	7	1970	Avg	10919	N	N	13002 SE 204TH PL
002	052205	9216	8/4/10	\$269,950	\$250,000	1260	7	1990	Avg	43560	N	N	11427 SE 196TH ST
002	795508	0240	12/15/09	\$290,000	\$259,000	1280	7	1982	Good	8805	N	N	13814 SE 195TH CT
002	795508	0270	5/24/11	\$229,000	\$222,000	1280	7	1981	Avg	6659	N	N	19504 138TH AVE SE
002	746142	0550	4/4/11	\$215,000	\$207,000	1290	7	1980	Good	7094	N	N	19735 143RD PL SE
002	786130	0090	9/8/11	\$270,000	\$265,000	1320	7	1987	Avg	9601	N	N	13719 SE 199TH PL
002	247295	0240	2/15/11	\$245,000	\$234,000	1410	7	1983	Good	7200	N	N	19419 144TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	937840	0330	11/17/09	\$298,500	\$265,000	1420	7	1989	Avg	7955	N	N	12209 SE 204TH ST
002	287300	0310	2/19/10	\$200,000	\$180,000	1450	7	1968	Good	8214	N	N	20712 130TH AVE SE
002	662400	0050	8/2/10	\$242,000	\$224,000	1460	7	1968	Good	9719	N	N	20624 120TH AVE SE
002	222100	0110	4/17/09	\$269,950	\$231,000	1470	7	1974	Avg	9820	N	N	19319 140TH PL SE
002	662402	0090	3/9/10	\$258,000	\$233,000	1480	7	1985	Avg	7260	N	N	11827 SE 206TH ST
002	281780	0150	7/27/11	\$266,750	\$261,000	1570	7	1979	Avg	7828	N	N	19226 121ST PL SE
002	937840	0060	7/22/09	\$309,500	\$269,000	1590	7	1989	Avg	7537	N	N	12300 SE 204TH ST
002	032205	9254	12/12/11	\$242,000	\$241,000	1590	7	1996	Avg	12308	N	N	19319 143RD PL SE
002	662402	0110	8/13/09	\$305,000	\$266,000	1592	7	1981	Avg	8660	N	N	11903 SE 206TH ST
002	216330	0160	5/15/09	\$267,000	\$230,000	1640	7	1990	Avg	6585	N	N	11806 SE 204TH ST
002	786130	0070	5/21/09	\$290,000	\$250,000	1657	7	1986	Avg	9746	N	N	13711 SE 199TH PL
002	032205	9158	9/21/09	\$355,000	\$312,000	1710	7	1960	Good	50529	N	N	19825 148TH AVE SE
002	786130	0110	5/22/09	\$270,000	\$233,000	1860	7	1987	Good	9602	N	N	13731 SE 199TH PL
002	937840	0190	5/29/09	\$262,000	\$226,000	1880	7	1989	Avg	8098	N	N	20321 122ND AVE SE
002	774870	0040	5/17/10	\$265,000	\$242,000	2240	7	1975	Good	9259	N	N	12423 SE 202ND PL
002	259769	0230	4/28/11	\$234,000	\$226,000	1290	8	1986	Avg	6395	N	N	19438 133RD AVE SE
002	259769	0330	4/23/09	\$295,000	\$253,000	1300	8	1987	Avg	6862	N	N	13303 SE 193RD ST
002	894360	0410	8/10/10	\$257,995	\$239,000	1350	8	2010	Avg	4226	N	N	20136 111TH WAY SE
002	894360	0440	11/5/10	\$249,995	\$235,000	1350	8	2010	Avg	3995	N	N	20112 111TH WAY SE
002	894360	0490	12/8/10	\$249,995	\$236,000	1350	8	2010	Avg	3987	N	N	20010 111TH WAY SE
002	894360	0940	2/8/11	\$249,995	\$238,000	1350	8	2010	Avg	3677	N	N	11018 SE 201ST PL
002	894360	0010	5/17/10	\$260,438	\$238,000	1351	8	2009	Avg	3224	N	N	11038 SE 204TH ST
002	894360	0060	5/27/10	\$257,995	\$236,000	1351	8	2009	Avg	3543	N	N	20323 111TH AVE SE
002	894360	0090	4/29/10	\$257,995	\$235,000	1351	8	2009	Avg	3719	N	N	20338 111TH AVE SE
002	894360	0160	8/2/10	\$269,995	\$250,000	1351	8	2009	Avg	3611	N	N	11157 SE 203RD PL
002	894360	0020	5/17/10	\$283,706	\$259,000	1413	8	2009	Avg	3403	N	N	11046 SE 204TH ST

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Area 51
(1 to 3 Unit Residences)

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002	894360	0100	3/5/10	\$265,995	\$240,000	1413	8	2009	Avg	3475	N	N	11046 SE 204TH ST
002	894360	0340	2/1/11	\$267,500	\$255,000	1420	8	2010	Avg	3745	N	N	11145 SE 202ND CT
002	894360	0350	3/8/11	\$280,000	\$268,000	1420	8	2010	Avg	3860	N	N	11153 SE 202ND CT
002	894360	0460	10/17/10	\$267,500	\$250,000	1420	8	2009	Avg	3992	N	N	11046 SE 204TH ST
002	894360	0500	9/7/10	\$267,500	\$249,000	1420	8	2010	Avg	4349	N	N	20002 111TH WAY SE
002	894360	0610	10/21/10	\$267,500	\$251,000	1420	8	2010	Avg	3586	N	N	20205 111TH WAY SE
002	259768	0040	11/17/09	\$305,950	\$272,000	1440	8	1986	Avg	6781	N	N	13422 SE 200TH ST
002	259768	0150	10/17/09	\$330,000	\$291,000	1440	8	1986	Avg	7748	N	N	19720 133RD AVE SE
002	447500	0180	11/30/09	\$299,000	\$266,000	1570	8	1999	Avg	5600	N	N	11707 SE 193RD PL
002	259771	0410	12/7/09	\$325,000	\$289,000	1570	8	1989	Avg	8925	N	N	19438 134TH AVE SE
002	681775	0790	6/10/11	\$259,950	\$252,000	1710	8	2010	Avg	2935	N	N	11449 SE 194TH ST
002	730000	0010	6/16/09	\$270,000	\$234,000	1714	8	2005	Avg	3279	N	N	19546 113TH PL SE
002	730000	0180	11/25/09	\$259,950	\$231,000	1714	8	2005	Avg	3511	N	N	19390 113TH PL SE
002	730000	0610	4/21/11	\$240,000	\$231,000	1714	8	2005	Avg	3150	N	N	19341 113TH PL SE
002	730000	0620	6/17/10	\$238,000	\$219,000	1714	8	2005	Avg	3150	N	N	19335 113TH PL SE
002	681775	0060	9/28/09	\$299,950	\$264,000	1714	8	2010	Avg	4020	N	N	11450 115TH PL SE
002	681775	0100	3/18/10	\$279,950	\$253,000	1714	8	2009	Avg	3079	N	N	19382 114TH PL SE
002	681775	0110	4/23/10	\$279,950	\$255,000	1714	8	2009	Avg	3080	N	N	19376 114TH PL SE
002	681775	0160	2/14/11	\$249,000	\$237,000	1714	8	2010	Avg	3160	N	N	19346 114TH PL SE
002	681775	0200	2/14/11	\$256,000	\$244,000	1714	8	2010	Avg	3150	N	N	11427 SE 193RD TER
002	681775	0330	7/11/11	\$249,000	\$243,000	1714	8	2010	Avg	3150	N	N	11448 SE 193RD TER
002	681775	0370	5/20/11	\$252,000	\$244,000	1714	8	2009	Avg	3150	N	N	11424 SE 193RD TER
002	681775	0450	7/29/10	\$255,000	\$236,000	1714	8	2009	Avg	3250	N	N	19337 114TH PL SE
002	681775	0480	5/18/10	\$269,000	\$246,000	1714	8	2009	Avg	3250	N	N	19355 114TH PL SE
002	681775	0490	4/28/10	\$270,000	\$246,000	1714	8	2009	Avg	3250	N	N	19363 114TH PL SE
002	681775	0510	9/15/09	\$287,000	\$252,000	1714	8	2010	Avg	3250	N	N	19375 114TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681775	0540	6/22/09	\$309,000	\$268,000	1714	8	2009	Avg	3250	N	N	19393 114TH PL SE
002	681775	0630	4/15/09	\$295,000	\$253,000	1714	8	2008	Avg	3106	N	N	11428 SE 195TH PL
002	681775	0650	2/5/09	\$309,000	\$262,000	1714	8	2008	Avg	3115	N	N	11440 SE 195TH PL
002	681775	1010	6/21/10	\$257,000	\$236,000	1714	8	2008	Avg	3500	N	N	19454 115TH PL SE
002	681775	1020	3/17/09	\$312,000	\$266,000	1714	8	2008	Avg	3500	N	N	19448 115TH PL SE
002	681775	0750	9/17/10	\$282,500	\$263,000	1730	8	2010	Avg	4802	N	N	19419 115TH PL SE
002	681775	0130	1/25/10	\$319,950	\$287,000	1732	8	2009	Avg	8561	N	N	19364 114TH PL SE
002	894360	0310	11/10/10	\$284,995	\$268,000	1760	8	2009	Avg	4112	N	N	20216 111TH WAY SE
002	894360	0400	10/13/11	\$264,995	\$262,000	1760	8	2010	Avg	4040	N	N	20144 111TH WAY SE
002	894360	0480	12/9/10	\$291,500	\$275,000	1760	8	2010	Avg	3988	N	N	20018 111TH WAY SE
002	894360	0680	3/9/11	\$276,820	\$265,000	1760	8	2010	Avg	3600	N	N	20117 111TH WAY SE
002	894360	0740	4/8/11	\$287,695	\$277,000	1760	8	2010	Avg	3657	N	N	20130 110TH TER SE
002	894360	0030	5/5/10	\$289,995	\$265,000	1763	8	2009	Avg	3406	N	N	11054 SE 204TH ST
002	894360	0070	5/27/10	\$289,995	\$265,000	1763	8	2009	Avg	3824	N	N	20315 111TH AVE SE
002	894360	0130	4/16/10	\$289,995	\$264,000	1763	8	2009	Avg	3587	N	N	20315 111TH AVE SE
002	259769	0530	3/24/09	\$310,000	\$264,000	1770	8	1986	Avg	8161	N	N	19609 133RD AVE SE
002	259230	0240	9/3/10	\$285,000	\$265,000	1790	8	1986	Avg	7702	N	N	13717 SE 201ST ST
002	259230	0370	4/14/11	\$244,950	\$236,000	1790	8	1986	Avg	8340	N	N	13711 SE 200TH ST
002	178725	0120	3/4/10	\$270,450	\$244,000	1790	8	2001	Avg	4675	N	N	19916 142ND PL SE
002	250880	0190	4/21/10	\$265,000	\$241,000	1840	8	1994	Avg	6333	N	N	20417 121ST WAY SE
002	321690	0150	3/19/09	\$285,000	\$243,000	1880	8	1993	Avg	6808	N	N	11717 SE 203RD ST
002	250880	0460	2/12/10	\$300,000	\$270,000	1900	8	1997	Avg	5974	N	N	20507 122ND PL SE
002	681775	0050	11/11/09	\$344,000	\$305,000	1910	8	2009	Avg	4797	N	N	11456 SE 194TH ST
002	681775	0140	8/16/10	\$265,000	\$246,000	1910	8	2009	Avg	3481	N	N	19358 114TH PL SE
002	681775	0150	4/5/10	\$299,950	\$272,000	1910	8	2009	Avg	4272	N	N	19352 114TH PL SE
002	681775	0590	2/10/11	\$260,000	\$248,000	1910	8	2010	Avg	4478	N	N	19452 114TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681775	0760	3/24/11	\$263,300	\$252,000	1910	8	2010	Avg	3842	N	N	19413 115TH PL SE
002	681775	0770	3/24/11	\$257,800	\$247,000	1910	8	2010	Avg	3256	N	N	19407 115TH PL SE
002	681775	0780	3/24/11	\$260,000	\$249,000	1910	8	2010	Avg	3805	N	N	19401 115TH PL SE
002	681775	0010	11/5/09	\$309,950	\$275,000	1914	8	2010	Avg	4531	N	N	19398 115TH PL SE
002	681775	0030	4/4/11	\$262,000	\$252,000	1914	8	2010	Avg	4000	N	N	19386 115TH PL SE
002	681775	0240	4/20/10	\$287,000	\$261,000	1914	8	2010	Avg	3261	N	N	11451 SE 193RD TER
002	681775	0380	4/21/11	\$263,500	\$254,000	1914	8	2009	Avg	3167	N	N	11418 SE 193RD TER
002	681775	0440	3/11/10	\$289,950	\$262,000	1914	8	2009	Avg	3272	N	N	19331 114TH PL SE
002	681775	0520	2/26/10	\$299,950	\$271,000	1914	8	2009	Avg	3250	N	N	19381 114TH PL SE
002	681775	0550	6/14/10	\$287,500	\$264,000	1914	8	2009	Avg	4045	N	N	19399 114TH PL SE
002	681775	0570	7/8/11	\$259,000	\$252,000	1914	8	2010	Avg	3880	N	N	19440 114TH PL NE
002	681775	1070	6/3/09	\$310,000	\$268,000	1914	8	2008	Avg	4000	N	N	19418 115TH PL SE
002	730000	0600	1/6/09	\$315,000	\$265,000	1918	8	2005	Avg	3240	N	N	19347 113TH PL SE
002	894360	0320	2/8/11	\$299,995	\$286,000	1940	8	2010	Avg	4109	N	N	11131 SE 202ND CT
002	894360	0590	12/7/10	\$299,995	\$283,000	1940	8	2010	Avg	4082	N	N	20221 111TH WAY SE
002	894360	0660	3/1/11	\$303,030	\$290,000	1940	8	2010	Avg	3839	N	N	20133 111TH WAY SE
002	894360	0760	4/6/11	\$312,206	\$300,000	1940	8	2010	Avg	3695	N	N	20146 110TH TER SE
002	894360	0140	4/27/10	\$313,532	\$286,000	1945	8	2009	Avg	4481	N	N	11156 SE 204TH ST
002	894360	0200	3/20/10	\$309,995	\$281,000	1945	8	2009	Avg	3693	N	N	11156 SE 204TH ST
002	894360	0220	5/18/10	\$330,933	\$302,000	1945	8	2009	Avg	3916	N	N	20288 111TH WAY SE
002	894360	0270	8/10/10	\$311,995	\$289,000	1945	8	2009	Avg	3600	N	N	20248 111TH WAY SE
002	894360	0540	8/7/09	\$307,000	\$268,000	1953	8	2007	Avg	3600	N	N	20261 111TH WAY SE
002	321690	0220	1/10/11	\$317,800	\$301,000	1970	8	1993	Avg	6300	N	N	11913 SE 203RD ST
002	259768	0270	5/11/11	\$265,000	\$256,000	2000	8	1985	Avg	6522	N	N	19831 132ND PL SE
002	259769	0420	6/29/09	\$328,950	\$285,000	2030	8	1986	Avg	9100	N	N	19333 133RD AVE SE
002	563520	0090	5/14/10	\$318,000	\$290,000	2040	8	1998	Avg	7264	N	N	12449 SE 198TH PL

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894360	0700	9/14/10	\$265,000	\$247,000	2045	8	2007	Avg	3916	N	N	20101 111TH WAY SE
002	894360	0670	4/18/11	\$314,995	\$303,000	2150	8	2011	Avg	3869	N	N	20125 111TH WAY SE
002	894360	0820	7/1/11	\$315,000	\$307,000	2150	8	2011	Avg	6319	N	N	20239 110TH PL SE
002	894360	0950	5/4/11	\$295,000	\$285,000	2150	8	2011	Avg	4339	N	N	11024 SE 201ST PL
002	259767	0020	4/26/10	\$319,950	\$291,000	2150	8	1987	Avg	7434	N	N	19811 133RD PL SE
002	259767	0060	6/15/10	\$318,000	\$292,000	2150	8	1987	Avg	8411	N	N	19835 133RD PL SE
002	259767	0170	3/9/10	\$319,000	\$288,000	2150	8	1987	Avg	7392	N	N	13404 SE 198TH ST
002	894360	0050	5/20/10	\$329,390	\$301,000	2152	8	2009	Avg	3550	N	N	20331 111TH AVE SE
002	894360	0120	4/16/10	\$319,995	\$291,000	2152	8	2009	Avg	3590	N	N	11140 SE 204TH ST
002	894360	0170	10/22/10	\$330,000	\$309,000	2152	8	2009	Avg	3600	N	N	11149 SE 203RD PL
002	894360	0240	6/8/10	\$324,839	\$298,000	2152	8	2009	Avg	3600	N	N	20272 111TH AVE SE
002	894360	0290	8/2/10	\$340,334	\$315,000	2152	8	2009	Avg	3651	N	N	20232 111TH AVE SE
002	894360	0560	6/10/10	\$325,491	\$299,000	2152	8	2010	Avg	3600	N	N	20245 111TH WAY SE
002	894360	0600	8/11/10	\$343,183	\$318,000	2152	8	2010	Avg	4076	N	N	20213 111TH WAY SE
002	894360	0630	8/5/10	\$332,874	\$308,000	2152	8	2010	Avg	3772	N	N	20157 111TH WAY SE
002	793260	0130	6/1/10	\$420,000	\$385,000	2160	8	1964	Good	35070	N	N	19821 121ST AVE SE
002	894360	1270	9/21/09	\$306,950	\$270,000	2182	8	2007	Avg	3400	N	N	11043 SE 200TH ST
002	894360	1280	10/14/09	\$299,950	\$265,000	2182	8	2007	Avg	3415	N	N	11035 SE 200TH ST
002	259771	0180	9/17/09	\$360,000	\$316,000	2210	8	1988	Avg	6058	N	N	13331 SE 194TH CT
002	250880	0420	5/12/10	\$292,000	\$267,000	2270	8	1999	Avg	6433	N	N	20547 122ND PL SE
002	894360	0530	8/18/09	\$325,000	\$284,000	2283	8	2007	Avg	3600	N	N	20269 111TH WAY SE
002	894360	0380	9/9/10	\$331,808	\$309,000	2290	8	2010	Avg	4167	N	N	20160 111TH WAY SE
002	894360	0690	12/14/10	\$331,995	\$314,000	2290	8	2010	Avg	3600	N	N	20109 111TH WAY SE
002	894360	1010	6/17/11	\$302,995	\$294,000	2290	8	2010	Avg	3600	N	N	11041 SE 201ST ST
002	894360	0040	6/28/10	\$328,581	\$302,000	2292	8	2009	Avg	3884	N	N	20339 111TH AVE SE
002	894360	0180	6/25/10	\$321,038	\$295,000	2292	8	2009	Avg	3600	N	N	11141 SE 203RD PL

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894360	0210	4/19/10	\$329,995	\$300,000	2292	8	2009	Avg	3401	N	N	20322 111TH AVE SE
002	894360	0250	8/9/10	\$331,995	\$307,000	2292	8	2009	Avg	3600	N	N	20264 111TH WAY SE
002	894360	0570	10/12/10	\$331,995	\$311,000	2292	8	2010	Avg	3600	N	N	20237 111TH WAY SE
002	321690	0200	9/21/09	\$329,500	\$290,000	2340	8	1993	Avg	8056	N	N	11901 SE 203RD ST
002	178725	0230	9/22/11	\$299,950	\$296,000	2410	8	2001	Avg	5400	N	N	19832 142ND AVE SE
002	894360	0110	7/21/10	\$339,995	\$314,000	2420	8	2009	Avg	3712	N	N	11132 SE 204TH ST
002	894360	0190	7/16/10	\$335,995	\$310,000	2420	8	2009	Avg	3519	N	N	11133 SE 203RD PL
002	894360	0230	6/14/10	\$339,995	\$312,000	2420	8	2009	Avg	3600	N	N	20280 111TH WAY SE
002	894360	0260	8/17/10	\$339,995	\$315,000	2420	8	2009	Avg	3600	N	N	20256 111TH WAY SE
002	894360	0370	4/7/11	\$324,995	\$312,000	2420	8	2011	Avg	4076	N	N	11146 SE 202ND CT
002	894360	0580	7/1/10	\$355,995	\$328,000	2420	8	2010	Avg	4089	N	N	20229 111TH WAY SE
002	894360	0650	5/6/11	\$324,995	\$314,000	2420	8	2011	Avg	3652	N	N	20141 111TH WAY SE
002	894360	0770	6/7/11	\$309,995	\$301,000	2420	8	2011	Avg	3602	N	N	20154 110TH TER SE
002	259771	0310	3/17/10	\$360,000	\$326,000	2600	8	1989	Avg	8268	N	N	13324 SE 196TH ST
002	894360	0520	10/23/09	\$337,500	\$298,000	2631	8	2007	Avg	3600	N	N	20277 111TH WAY SE
002	894360	0510	2/19/09	\$424,950	\$360,000	2690	8	2007	Avg	3926	N	N	20285 111TH WAY SE
002	894360	0710	6/15/09	\$325,200	\$281,000	2690	8	2007	Avg	3916	N	N	20106 110TH TER SE
002	894360	1000	6/25/09	\$340,000	\$295,000	2690	8	2007	Avg	3916	N	N	11049 SE 201ST ST
002	894360	1150	1/5/10	\$284,950	\$255,000	2690	8	2007	Avg	3600	N	N	11050 SE 201ST ST
002	412795	0030	3/12/10	\$405,000	\$366,000	2780	8	1998	Avg	6984	N	N	14702 SE 195TH PL
002	412795	0090	4/22/09	\$395,000	\$339,000	2780	8	1998	Avg	8330	N	N	14624 SE 195TH PL
002	793680	0040	8/12/09	\$420,000	\$367,000	3002	8	2004	Avg	7267	N	N	19926 117TH PL SE
002	293700	0100	6/23/10	\$339,000	\$312,000	1560	9	1992	Avg	10890	N	N	20300 131ST PL SE
002	383070	0030	12/14/09	\$310,000	\$276,000	2130	9	1998	Avg	7049	N	N	20033 139TH WAY SE
002	793390	0310	10/23/09	\$360,000	\$318,000	2280	9	1992	Avg	7956	N	N	19900 118TH AVE SE
002	793390	0060	8/26/09	\$399,900	\$350,000	2530	9	1992	Avg	7372	N	N	19906 119TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	042205	9086	9/30/10	\$435,000	\$406,000	2700	9	1966	Good	86248	N	N	11825 SE 200TH ST
002	793390	0140	4/23/10	\$389,000	\$354,000	3040	9	1992	Avg	7635	N	N	11902 SE 199TH CT
006	322305	9276	3/20/09	\$229,950	\$196,000	940	7	1975	Good	10018	N	N	11510 SE 178TH PL
006	269820	0170	3/10/09	\$225,000	\$191,000	980	7	1981	Avg	7237	N	N	18811 110TH CT SE
006	074090	0110	12/23/10	\$185,000	\$175,000	990	7	1959	Avg	11970	N	N	10811 SE 180TH PL
006	327690	0010	10/14/09	\$249,950	\$221,000	1010	7	1968	Good	9514	N	N	17703 113TH PL SE
006	071200	0100	4/13/09	\$235,000	\$201,000	1010	7	1981	Avg	8108	N	N	17727 114TH PL SE
006	098400	0790	4/28/10	\$220,000	\$200,000	1040	7	1967	Avg	8750	N	N	12735 SE 191ST PL
006	327620	0160	2/22/10	\$200,000	\$180,000	1050	7	1961	Avg	18036	N	N	11025 SE 176TH ST
006	098421	0740	7/2/09	\$242,000	\$210,000	1080	7	1976	Good	7000	N	N	12813 SE 184TH PL
006	619840	0203	6/23/10	\$218,500	\$201,000	1100	7	1959	Good	10132	N	N	11845 SE 188TH ST
006	111610	0120	5/22/09	\$239,950	\$207,000	1130	7	1959	Good	9792	N	N	17844 109TH AVE SE
006	327620	0310	8/25/11	\$194,200	\$191,000	1140	7	1961	Good	10428	N	N	11032 SE 180TH ST
006	619720	0380	2/15/11	\$254,000	\$242,000	1180	7	1968	Avg	11262	N	N	18031 120TH AVE SE
006	619720	0360	9/14/11	\$245,000	\$241,000	1210	7	1968	Avg	11979	N	N	18017 120TH AVE SE
006	098423	0450	4/13/11	\$260,000	\$250,000	1240	7	1977	Good	6050	N	N	13018 SE 189TH CT
006	890610	0065	5/27/10	\$260,000	\$238,000	1250	7	1959	VGood	11815	N	N	11214 SE 182ND ST
006	342305	9112	12/13/10	\$218,000	\$206,000	1250	7	1964	Good	21038	N	N	17804 140TH AVE SE
006	098400	0110	1/8/09	\$320,000	\$270,000	1250	7	1967	Good	10455	N	N	12725 SE 190TH PL
006	074110	0090	7/28/09	\$262,000	\$228,000	1250	7	1959	Good	8505	N	N	18116 110TH AVE SE
006	098420	0760	8/21/09	\$247,200	\$216,000	1300	7	1968	Good	8800	N	N	12910 SE 189TH PL
006	098400	0610	10/26/10	\$265,000	\$248,000	1300	7	1967	Good	7571	N	N	18865 127TH PL SE
006	911710	0080	10/18/10	\$288,000	\$270,000	1340	7	1966	Good	9360	N	N	11001 SE 186TH ST
006	051170	0150	8/29/11	\$256,000	\$251,000	1340	7	1963	Avg	9975	N	N	11414 SE 180TH PL
006	322305	9348	7/29/11	\$237,000	\$232,000	1360	7	1997	Avg	7778	N	N	19131 114TH PL SE
006	051170	0030	5/12/09	\$262,500	\$226,000	1380	7	1967	Good	9988	N	N	11437 SE 180TH PL

Improved Sales Used in this Annual Update Analysis
Area 51
(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	111610	0150	3/3/09	\$235,000	\$200,000	1410	7	1973	VGood	9960	N	N	10905 SE 179TH PL
006	911710	0060	3/15/10	\$230,000	\$208,000	1420	7	1968	Avg	9360	N	N	10927 SE 186TH ST
006	140210	0220	1/6/11	\$277,500	\$263,000	1470	7	1965	VGood	30056	N	N	17832 146TH AVE SE
006	619720	0300	6/23/10	\$229,900	\$211,000	1550	7	1954	Avg	21282	N	N	18029 118TH AVE SE
006	098420	0260	7/29/10	\$249,950	\$231,000	1550	7	1968	Good	10296	N	N	12804 SE 186TH PL
006	342305	9166	4/24/09	\$295,000	\$253,000	1570	7	1977	Avg	18513	N	N	13807 SE 180TH ST
006	564860	0060	6/7/10	\$255,000	\$234,000	1580	7	1995	Avg	6044	N	N	11409 SE 177TH PL
006	564860	0070	1/11/11	\$237,000	\$225,000	1580	7	1995	Avg	5580	N	N	17710 114TH PL SE
006	074150	0070	5/25/11	\$239,950	\$232,000	1580	7	2011	Avg	3284	N	N	18301 121ST PL SE
006	322305	9281	8/3/10	\$314,500	\$291,000	1620	7	1993	Avg	20037	N	N	18619 114TH AVE SE
006	327620	0120	3/9/09	\$260,000	\$221,000	1624	7	1962	Good	9379	N	N	17832 111TH AVE SE
006	564860	0170	11/4/09	\$275,000	\$244,000	1640	7	1995	Avg	5733	N	N	11411 SE 178TH PL
006	064691	0010	3/5/10	\$237,000	\$214,000	1650	7	2004	Avg	2653	N	N	18929 108TH LN SE
006	327620	0240	2/5/09	\$271,900	\$230,000	1660	7	1963	Good	10032	N	N	17801 111TH AVE SE
006	098420	0780	6/29/09	\$315,000	\$273,000	1670	7	1968	Good	10593	N	N	12922 SE 189TH PL
006	098400	0630	6/24/11	\$309,950	\$301,000	1670	7	1967	Avg	8750	N	N	18909 127TH PL SE
006	074150	0110	5/9/11	\$244,950	\$237,000	1670	7	2011	Avg	4314	N	N	18318 121ST PL SE
006	332305	9037	10/8/09	\$250,000	\$220,000	1690	7	1990	Avg	16250	N	N	18415 124TH AVE SE
006	232985	0140	3/23/10	\$267,250	\$242,000	1700	7	1999	Avg	4864	N	N	18538 114TH AVE SE
006	074070	0005	4/29/10	\$284,000	\$259,000	1730	7	1959	VGood	8400	N	N	18104 110TH AVE SE
006	073940	0110	2/25/10	\$279,950	\$253,000	1800	7	2000	Avg	5541	N	N	17811 112TH AVE SE
006	073940	0230	10/21/10	\$280,000	\$262,000	1800	7	2000	Avg	4000	N	N	17723 112TH AVE SE
006	245996	0040	2/1/11	\$255,000	\$243,000	1810	7	2002	Avg	5023	N	N	14742 SE 185TH PL
006	073940	0070	4/14/11	\$273,000	\$263,000	1810	7	2000	Avg	4000	N	N	17823 112TH AVE SE
006	073940	0250	10/5/09	\$287,000	\$253,000	1810	7	2000	Avg	5535	N	N	17719 112TH AVE SE
006	245996	0210	4/24/09	\$317,214	\$272,000	1820	7	2002	Avg	4456	N	N	14457 SE 185TH PL

Improved Sales Used in this Annual Update Analysis
Area 51
(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	245996	0060	2/25/11	\$260,000	\$248,000	1850	7	2002	Avg	4950	N	N	14730 SE 185TH PL
006	640271	0020	3/12/10	\$310,000	\$280,000	1870	7	1994	Avg	6794	N	N	17840 112TH AVE SE
006	090800	0280	8/5/09	\$271,000	\$236,000	1870	7	2004	Avg	4733	N	N	14514 SE 188TH WAY
006	926650	0070	2/17/10	\$293,000	\$264,000	1900	7	2006	Avg	3903	N	N	11452 SE 191ST CT
006	245996	0280	1/26/11	\$259,950	\$247,000	1910	7	2002	Avg	4385	N	N	14631 SE 185TH PL
006	619900	0080	8/28/09	\$390,000	\$342,000	1947	7	1997	Avg	47250	N	N	12131 SE 188TH ST
006	245996	0180	10/16/11	\$257,000	\$254,000	2060	7	2002	Avg	5456	N	N	14439 SE 185TH PL
006	090800	0340	4/16/10	\$274,000	\$249,000	2080	7	2004	Avg	5828	N	N	14727 SE 188TH WAY
006	911710	0290	10/10/11	\$253,000	\$250,000	2090	7	1967	Good	12870	N	N	11044 SE 186TH ST
006	098423	0110	12/23/09	\$315,000	\$281,000	2090	7	1977	Good	7524	N	N	13017 SE 191ST ST
006	245997	0120	7/14/10	\$329,000	\$303,000	2100	7	2005	Avg	8082	N	N	14728 SE 187TH CT
006	233323	0200	3/9/11	\$289,000	\$277,000	2270	7	2002	Avg	6106	N	N	17618 128TH AVE SE
006	245996	0390	11/11/09	\$335,000	\$297,000	2410	7	2002	Avg	5049	N	N	14723 SE 185TH PL
006	233323	0150	10/2/09	\$336,000	\$296,000	2450	7	2002	Avg	4061	N	N	17526 128TH AVE SE
006	090800	0060	10/18/11	\$285,000	\$282,000	2470	7	2004	Avg	4858	N	N	14629 SE 188TH WAY
006	232983	0010	11/10/11	\$360,000	\$357,000	2750	7	1966	Good	13359	N	N	13227 SE 188TH PL
006	746140	0330	4/21/10	\$250,000	\$228,000	1180	8	1978	Good	10005	N	N	11047 SE 187TH CT
006	140260	0570	12/22/11	\$235,500	\$235,000	1200	8	1981	Avg	6561	N	N	18325 152ND AVE SE
006	508970	0570	4/6/09	\$291,000	\$249,000	1210	8	1978	Good	8000	N	N	10912 SE 183RD CT
006	140210	0080	2/16/10	\$410,000	\$369,000	1230	8	1966	VGood	23653	N	N	17825 145TH AVE SE
006	259180	0220	9/4/09	\$300,000	\$263,000	1260	8	1982	Avg	7350	N	N	13410 SE 187TH PL
006	508970	0370	9/25/09	\$285,000	\$251,000	1360	8	1978	Avg	7700	N	N	18311 108TH PL SE
006	259180	0540	7/17/09	\$300,000	\$261,000	1400	8	1981	Avg	7905	N	N	18515 132ND PL SE
006	261940	0100	7/29/10	\$220,000	\$203,000	1500	8	1990	Avg	21679	N	N	18315 130TH AVE SE
006	140266	0060	8/11/11	\$320,000	\$313,000	1530	8	1986	Good	12136	N	N	15706 SE 182ND PL
006	259183	0130	6/30/09	\$345,000	\$299,000	1570	8	1988	Good	7350	N	N	13414 SE 182ND ST

Improved Sales Used in this Annual Update Analysis
Area 51
(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	140260	0280	11/12/10	\$290,000	\$273,000	1590	8	1982	Avg	7223	N	N	15321 SE 183RD DR
006	259181	0320	5/19/10	\$350,000	\$320,000	1610	8	1983	Good	10162	N	N	18449 135TH PL SE
006	259180	0300	2/9/11	\$296,000	\$282,000	1610	8	1982	Good	7776	N	N	18508 134TH AVE SE
006	140260	0600	3/10/10	\$296,000	\$268,000	1610	8	1981	Avg	9273	N	N	18313 152ND AVE SE
006	074150	0100	7/22/10	\$265,000	\$245,000	1618	8	2010	Avg	3092	N	N	18312 121ST PL SE
006	140264	0090	6/3/09	\$401,000	\$346,000	1660	8	1986	Good	8080	N	N	14921 SE 184TH ST
006	140266	0310	12/8/10	\$275,000	\$259,000	1670	8	1986	Good	7881	N	N	18224 157TH AVE SE
006	140264	0250	4/23/10	\$324,000	\$295,000	1670	8	1985	Good	8248	N	N	15008 SE 184TH ST
006	259181	0360	12/21/09	\$282,000	\$252,000	1680	8	1983	Avg	7530	N	N	18505 135TH PL SE
006	746140	0400	5/26/09	\$310,000	\$267,000	1750	8	1979	Avg	6720	N	N	18636 111TH PL SE
006	144286	0100	10/8/11	\$240,000	\$237,000	1760	8	1987	Avg	8149	N	N	13531 SE 189TH PL
006	419310	0070	7/29/11	\$267,750	\$262,000	1790	8	2002	Avg	3779	N	N	18485 114TH AVE SE
006	140220	0350	11/16/09	\$307,000	\$272,000	1800	8	1967	Good	18000	N	N	14616 SE 181ST ST
006	662340	0137	6/22/10	\$290,000	\$267,000	1860	8	1994	Avg	8349	N	N	11205 SE 190TH PL
006	342305	9198	12/7/09	\$350,000	\$312,000	1870	8	2002	Avg	9750	N	N	18715 134TH AVE SE
006	259180	0260	7/27/09	\$294,500	\$257,000	1880	8	1981	Good	8030	N	N	18610 134TH AVE SE
006	419310	0020	10/27/09	\$315,800	\$279,000	1900	8	2002	Avg	4087	N	N	18430 114TH AVE SE
006	769730	0310	7/13/09	\$300,000	\$261,000	1910	8	2002	Avg	3299	N	N	17805 110TH PL SE
006	370960	0290	4/29/09	\$330,000	\$283,000	1932	8	2008	Avg	3780	N	N	11711 SE 189TH PL
006	370960	0350	2/25/10	\$294,950	\$266,000	1932	8	2009	Avg	4140	N	N	19119 117TH LN SE
006	419310	0080	9/7/11	\$270,000	\$265,000	1960	8	2002	Avg	3463	N	N	18481 114TH AVE SE
006	259181	0260	8/7/11	\$249,900	\$245,000	1990	8	1985	Good	9513	N	N	18427 135TH PL SE
006	140266	0020	10/22/09	\$293,000	\$259,000	2000	8	1986	Avg	12000	N	N	15810 SE 182ND PL
006	259181	0170	4/25/11	\$269,800	\$260,000	2010	8	1985	Avg	7310	N	N	18432 135TH PL SE
006	769730	0150	12/23/10	\$260,000	\$246,000	2030	8	2002	Avg	3312	N	N	17768 110TH PL SE
006	140260	0080	12/16/09	\$318,000	\$284,000	2030	8	1983	Avg	12000	N	N	18217 152ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 51
(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	140260	0640	3/9/10	\$315,000	\$285,000	2070	8	1983	Good	7802	N	N	18302 151ST CT SE
006	156595	0890	6/11/10	\$349,000	\$320,000	2080	8	1993	Avg	7383	N	N	11244 SE 189TH CT
006	508970	0140	4/28/10	\$299,900	\$273,000	2100	8	1980	Good	7700	N	N	11047 SE 182ND ST
006	370960	0110	6/8/10	\$301,995	\$277,000	2100	8	2009	Avg	3600	N	N	11662 SE 189TH PL
006	370960	0180	4/7/10	\$306,000	\$278,000	2100	8	2009	Avg	3916	N	N	11708 SE 189TH PL
006	370960	0270	3/12/10	\$302,480	\$274,000	2100	8	2009	Avg	3780	N	N	11657 SE 189TH PL
006	370960	0370	3/9/10	\$299,950	\$271,000	2100	8	2009	Avg	5013	N	N	11719 SE 191ST ST
006	156595	0680	11/6/09	\$325,000	\$288,000	2100	8	1994	Avg	9654	N	N	11250 SE 190TH CT
006	140261	0260	11/18/09	\$300,000	\$266,000	2100	8	1983	Good	7986	N	N	15003 SE 181ST ST
006	259183	0140	5/12/10	\$365,000	\$333,000	2110	8	1987	Good	7350	N	N	13408 SE 182ND ST
006	370960	0090	7/22/10	\$289,950	\$268,000	2130	8	2009	Avg	3716	N	N	11652 SE 189TH PL
006	370960	0190	4/8/10	\$304,550	\$277,000	2130	8	2009	Avg	4750	N	N	11714 SE 189TH PL
006	370960	0260	1/20/10	\$300,000	\$269,000	2130	8	2009	Avg	3780	N	N	11669 SE 189TH PL
006	259182	0080	10/8/09	\$350,000	\$309,000	2130	8	1986	Good	10375	N	N	13442 SE 184TH ST
006	030550	0130	4/28/09	\$343,000	\$294,000	2130	8	2005	Avg	4079	N	N	12140 SE 186TH ST
006	342305	9171	4/25/11	\$410,000	\$395,000	2190	8	1988	Avg	26498	N	N	13817 SE 180TH ST
006	370960	0050	7/22/09	\$312,000	\$272,000	2217	8	2008	Avg	4282	N	N	11639 SE 189TH PL
006	370960	0280	12/3/10	\$292,950	\$276,000	2217	8	2009	Avg	3780	N	N	11706 SE 189TH PL
006	259181	0150	4/15/11	\$295,000	\$284,000	2290	8	1985	Good	8000	N	N	18448 135TH PL SE
006	140265	0350	4/16/10	\$320,000	\$291,000	2300	8	1986	Good	8596	N	N	15418 SE 183RD DR
006	370960	0340	6/2/10	\$309,950	\$284,000	2308	8	2009	Avg	4708	N	N	11668 SE 189TH PL
006	370960	0220	1/11/10	\$348,229	\$312,000	2310	8	2009	Avg	6530	N	N	11738 SE 189TH PL
006	370960	0460	5/19/09	\$330,000	\$284,000	2310	8	2007	Avg	4670	N	N	11829 SE 191ST ST
006	140260	0170	3/3/10	\$332,000	\$300,000	2310	8	1983	Avg	7768	N	N	18240 152ND AVE SE
006	140260	0460	3/15/11	\$314,500	\$301,000	2310	8	1983	Good	7200	N	N	15219 SE 183RD DR
006	030550	0010	7/8/10	\$329,950	\$304,000	2310	8	2004	Avg	4532	N	N	12006 SE 186TH ST

Improved Sales Used in this Annual Update Analysis
Area 51
(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	140260	0330	6/1/10	\$345,000	\$316,000	2320	8	1982	Avg	7000	N	N	18317 153RD PL SE
006	259186	0010	12/9/10	\$336,000	\$317,000	2330	8	1988	Avg	9879	N	N	13214 SE 189TH PL
006	140266	0320	4/9/10	\$310,000	\$282,000	2330	8	1985	Avg	7108	N	N	18216 157TH AVE SE
006	140260	0110	9/30/09	\$330,000	\$291,000	2360	8	1983	Avg	7733	N	N	18202 152ND AVE SE
006	140262	0120	8/26/11	\$329,950	\$324,000	2410	8	1983	Good	7517	N	N	14919 SE 183RD ST
006	140262	0110	7/27/11	\$315,500	\$308,000	2460	8	1983	Good	7440	N	N	14913 SE 183RD ST
006	140263	0260	5/25/10	\$320,000	\$293,000	2470	8	1986	Avg	8410	N	N	15341 SE 182ND ST
006	619840	0188	1/23/09	\$415,950	\$351,000	2564	8	2008	Avg	7420	N	N	19152 117TH PL SE
006	259182	0180	7/22/11	\$339,950	\$332,000	2580	8	1987	Good	7700	N	N	13417 SE 183RD ST
006	140262	0040	6/9/11	\$370,000	\$359,000	2650	8	1984	Good	15000	N	N	18145 149TH AVE SE
006	370960	0390	8/17/09	\$330,000	\$289,000	2651	8	2009	Avg	4686	N	N	11731 SE 191ST ST
006	370960	0430	6/24/09	\$335,000	\$290,000	2651	8	2008	Avg	4677	N	N	11811 SE 191ST ST
006	370960	0400	3/10/10	\$340,000	\$307,000	2684	8	2009	Avg	4684	N	N	11737 SE 191ST ST
006	370960	0440	10/27/09	\$340,000	\$301,000	2684	8	2008	Avg	4674	N	N	11817 SE 191ST ST
006	370960	0480	4/9/10	\$340,000	\$309,000	2684	8	2008	Avg	4665	N	N	11841 SE 191ST ST
006	370960	0060	9/23/09	\$339,925	\$299,000	2690	8	2009	Avg	5806	N	N	11645 SE 189TH PL
006	370960	0070	7/22/09	\$379,950	\$331,000	2690	8	2007	Avg	4463	N	N	11610 SE 189TH PL
006	140265	0030	3/1/10	\$405,000	\$366,000	2730	8	1986	Good	7620	N	N	15333 SE 183RD DR
006	140260	0090	6/22/11	\$348,000	\$338,000	2760	8	1983	Avg	14552	N	N	18211 152ND AVE SE
006	140262	0080	10/2/09	\$410,000	\$361,000	2790	8	1983	Avg	15000	N	N	18231 149TH AVE SE
006	156595	0120	4/17/09	\$385,000	\$330,000	3000	8	1993	Good	7614	N	N	18937 114TH CT SE
006	140270	0080	7/12/11	\$369,950	\$361,000	3040	8	2000	Avg	4619	N	N	18339 160TH PL SE
006	619840	0185	4/23/09	\$429,950	\$369,000	3046	8	2008	Avg	7420	N	N	19134 117TH PL SE
006	619840	0187	3/12/09	\$465,000	\$396,000	3046	8	2008	Avg	7420	N	N	19146 117TH PL SE
006	140266	0140	7/22/11	\$329,950	\$322,000	1620	9	1986	Good	7866	N	N	18241 157TH AVE SE
006	247292	0190	3/1/11	\$350,000	\$334,000	1700	9	1987	Good	7433	N	N	14213 SE 183RD ST

Improved Sales Used in this Annual Update Analysis
Area 51
(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	247292	0360	2/14/11	\$370,000	\$353,000	2470	9	1987	Avg	13468	N	N	14254 SE 180TH PL
006	259184	0430	5/11/11	\$319,000	\$308,000	2510	9	1988	Avg	7155	N	N	13313 SE 183RD ST
006	247292	0110	7/7/09	\$418,000	\$363,000	2530	9	1987	Avg	7644	N	N	18219 141ST AVE SE
006	247292	0150	5/1/09	\$407,000	\$349,000	2580	9	1988	Avg	7273	N	N	18315 142ND AVE SE
006	147312	0680	1/12/11	\$380,000	\$360,000	2690	9	1990	Avg	8493	N	N	18714 136TH PL SE
006	147312	0280	10/7/09	\$430,000	\$379,000	2770	9	1991	Avg	9066	N	N	13619 SE 188TH ST
006	247293	0110	7/14/09	\$430,000	\$374,000	2800	9	1990	Avg	11165	N	N	14524 SE 184TH PL
006	147312	0220	11/5/09	\$445,000	\$394,000	2860	9	1991	Avg	7560	N	N	18713 136TH PL SE
006	247292	0740	11/16/09	\$380,000	\$337,000	2880	9	1987	Good	7386	N	N	14139 SE 182ND ST
006	147312	0550	10/22/10	\$440,000	\$412,000	2930	9	1991	Good	9898	N	N	13714 SE 188TH ST
006	147312	0350	8/23/11	\$395,000	\$387,000	3060	9	1991	Avg	9070	N	N	13817 SE 188TH ST
006	247293	0270	11/16/09	\$430,000	\$382,000	3110	9	1990	Avg	9015	N	N	14511 SE 184TH PL
006	147312	0010	8/12/09	\$409,000	\$357,000	3130	9	1992	Avg	10206	N	N	18534 139TH WAY SE
006	147312	0430	12/16/09	\$414,800	\$370,000	3260	9	1992	Avg	9121	N	N	18630 139TH WAY SE

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032205	9005	8/20/09	\$206,000	Diagnostic Outlier-SAS
002	032205	9212	1/31/11	\$200,000	PREVIMP<=25K
002	032205	9292	12/12/11	\$217,062	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	042205	9010	5/3/11	\$137,250	FINANCIAL INSTITUTION RESALE
002	042205	9033	6/15/11	\$300,000	OBSOL;PREVIMP<=25K;QUIT CLAIM DEED
002	042205	9039	11/15/11	\$137,000	DOR RATIO;%NETCOND;PREVIMP<=25K;
002	042205	9066	9/20/09	\$705,000	Lack of Representation-Grade11
002	042205	9109	10/15/10	\$277,450	Diagnostic Outlier-SAS
002	042205	9125	2/17/10	\$330,000	MOBILE HOME
002	052205	9036	12/22/09	\$385,884	EXEMPT FROM EXCISE TAX
002	052205	9036	10/4/10	\$270,000	FINANCIAL INSTITUTION RESALE
002	052205	9066	11/9/10	\$980,000	PREVIMP<=25K;GOVERNMENT AGENCY;
002	052205	9211	9/27/10	\$537,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
002	052205	9360	7/16/10	\$490,000	FINANCIAL INSTITUTION RESALE
002	245950	0100	11/29/10	\$210,000	FINANCIAL INSTITUTION RESALE
002	245950	0170	7/12/11	\$189,000	Diagnostic Outlier-SAS
002	245950	0280	3/29/10	\$255,000	FINANCIAL INSTITUTION RESALE
002	247295	0240	4/29/10	\$192,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	247295	0320	3/9/10	\$257,900	FINANCIAL INSTITUTION RESALE
002	247295	0330	1/31/09	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247295	0470	4/20/09	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	250880	0270	10/29/09	\$237,000	Diagnostic Outlier-SAS
002	250880	0270	7/15/11	\$175,000	QUIT CLAIM DEED
002	259767	0020	4/26/10	\$319,950	RELOCATION - SALE TO SERVICE
002	259767	0220	9/14/10	\$275,000	Diagnostic Outlier-SAS
002	259768	0090	10/28/09	\$250,000	Diagnostic Outlier-SAS
002	259768	0180	12/30/10	\$221,200	Diagnostic Outlier-SAS
002	259768	0310	12/21/10	\$285,000	FINANCIAL INSTITUTION RESALE
002	287300	0250	8/17/11	\$110,000	FINANCIAL INSTITUTION RESALE
002	287300	0290	8/17/10	\$145,000	EXEMPT FROM EXCISE TAX
002	287300	0290	5/10/11	\$154,700	FINANCIAL INSTITUTION RESALE
002	287300	0640	3/7/11	\$125,000	FINANCIAL INSTITUTION RESALE
002	287300	0750	11/14/11	\$120,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	287300	0890	6/22/09	\$175,000	NON-REPRESENTATIVE SALE
002	412795	0090	4/22/09	\$395,000	RELOCATION - SALE TO SERVICE
002	412795	0120	6/1/09	\$379,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	432421	0070	1/29/09	\$220,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	432421	0090	1/21/10	\$172,000	FINANCIAL INSTITUTION RESALE
002	432455	0060	2/25/10	\$196,000	Diagnostic Outlier-SAS
002	432455	0280	3/19/09	\$205,000	Diagnostic Outlier-SAS
002	440600	0140	6/23/10	\$292,621	FINANCIAL INSTITUTION RESALE
002	440600	0200	2/23/09	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	440600	0320	12/23/11	\$250,294	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	440600	0500	2/14/11	\$259,000	Diagnostic Outlier-SAS
002	447500	0220	3/28/11	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	516470	0060	12/30/10	\$149,500	FINANCIAL INSTITUTION RESALE
002	662340	0163	9/16/10	\$208,000	Diagnostic Outlier-SAS
002	662340	0323	9/11/10	\$276,170	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	662340	0323	3/1/11	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	662340	0340	8/18/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	662340	0352	9/9/09	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	662340	0353	9/8/10	\$213,000	FINANCIAL INSTITUTION RESALE
002	662340	0385	7/27/10	\$455,000	FINANCIAL INSTITUTION RESALE
002	662401	0040	6/1/11	\$175,000	Diagnostic Outlier-SAS
002	662401	0190	1/21/09	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	662402	0030	7/27/11	\$172,000	Diagnostic Outlier-SAS
002	662402	0140	9/1/10	\$265,000	RELOCATION - SALE TO SERVICE
002	662403	0060	11/12/10	\$240,000	Diagnostic Outlier-SAS
002	662403	0080	9/22/11	\$324,900	Diagnostic Outlier-SAS
002	681775	0120	5/19/10	\$274,950	BUILDER OR DEVELOPER SALES
002	681775	0340	12/1/10	\$270,000	PREVIMP<=25K
002	681775	0650	4/13/09	\$123,600	DOR RATIO;QUIT CLAIM DEED;
002	681775	0780	3/24/11	\$260,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
002	681775	0810	11/9/11	\$249,950	PREVIMP<=25K
002	730000	0680	2/9/10	\$265,000	FINANCIAL INSTITUTION RESALE
002	730000	0750	9/25/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	746142	0330	10/23/09	\$275,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	746142	0600	11/24/09	\$268,000	EXEMPT FROM EXCISE TAX
002	746142	0600	10/7/10	\$243,000	FINANCIAL INSTITUTION RESALE
002	746142	0740	10/22/09	\$48,900	DOR RATIO;QUIT CLAIM DEED;
002	746142	0740	10/22/09	\$81,570	DOR RATIO;QUIT CLAIM DEED;
002	746142	0770	11/30/10	\$180,000	FINANCIAL INSTITUTION RESALE
002	774870	0470	2/17/09	\$179,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	793200	0010	12/9/11	\$169,000	EXEMPT FROM EXCISE TAX;
002	793200	0026	5/18/09	\$182,812	OBSOL;PREVIMP<=25K;QUIT CLAIM DEED
002	793200	0036	8/22/11	\$385,000	PREVIMP<=25K
002	793200	0079	9/1/11	\$89,000	DOR RATIO;PREVIMP<=25K
002	793390	0140	4/12/10	\$389,000	RELOCATION - SALE TO SERVICE
002	793390	0400	4/25/11	\$305,000	Diagnostic Outlier-SAS
002	894360	0280	10/1/10	\$291,500	PREVIMP<=25K
002	894360	0360	4/6/11	\$249,995	PREVIMP<=25K
002	894360	0450	12/7/09	\$299,950	FINANCIAL INSTITUTION RESALE
002	894360	0470	12/14/09	\$292,950	Diagnostic Outlier-SAS
002	894360	0830	9/17/11	\$249,995	Diagnostic Outlier-SAS
002	894360	0840	10/13/11	\$264,995	PREVIMP<=25K
002	894360	0960	12/7/11	\$314,995	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
002	894360	1060	9/2/11	\$284,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	894360	1070	12/9/11	\$249,995	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	894360	1160	8/12/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	894360	1180	12/14/09	\$291,950	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	894360	1230	12/21/09	\$279,950	FINANCIAL INSTITUTION RESALE
002	894360	1250	11/24/09	\$284,950	Diagnostic Outlier-SAS
002	896020	0200	6/30/11	\$134,000	Diagnostic Outlier-SAS
002	896020	0390	1/12/11	\$121,600	FINANCIAL INSTITUTION RESALE
006	051170	0060	10/13/09	\$275,000	Diagnostic Outlier-SAS
006	064691	0350	9/28/10	\$190,000	Diagnostic Outlier-SAS
006	064691	0500	7/16/10	\$225,000	FINANCIAL INSTITUTION RESALE
006	064691	0520	6/24/09	\$230,000	Diagnostic Outlier-SAS
006	064691	0630	12/20/10	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	071200	0130	2/4/09	\$129,915	QUIT CLAIM DEED;
006	071200	0140	12/20/11	\$163,964	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	073900	0090	5/4/10	\$149,000	PREVIMP<=25K
006	074150	0160	10/31/11	\$254,000	PREVIMP<=25K
006	090800	0010	9/9/11	\$235,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	090800	0090	5/5/11	\$235,000	Diagnostic Outlier-SAS
006	090800	0110	3/29/10	\$298,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	090800	0220	6/13/11	\$211,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	098400	0310	11/18/09	\$340,060	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	098400	0350	9/29/10	\$209,100	Diagnostic Outlier-SAS
006	098400	0620	8/3/09	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	098400	0680	5/3/11	\$237,000	Diagnostic Outlier-SAS
006	098410	0130	12/9/11	\$164,800	EXEMPT FROM EXCISE TAX;
006	098410	0170	6/30/10	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	098420	0060	3/20/09	\$195,000	Diagnostic Outlier-SAS
006	098420	0120	8/10/11	\$165,000	Diagnostic Outlier-SAS
006	098420	0330	3/23/11	\$204,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	098420	0580	9/27/11	\$127,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	098420	0580	4/4/11	\$168,000	EXEMPT FROM EXCISE TAX
006	098420	0800	10/12/09	\$234,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	098421	0080	9/2/10	\$199,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	098421	0170	3/11/09	\$248,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	098421	0460	11/5/10	\$204,000	FINANCIAL INSTITUTION RESALE
006	098422	0100	3/28/11	\$213,000	Diagnostic Outlier-SAS
006	098422	0180	8/24/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	098422	0220	1/6/10	\$220,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	098423	0190	7/21/09	\$110,017	DOR RATIO;QUIT CLAIM DEED;
006	098423	0230	3/3/09	\$246,380	BANKRUPTCY - RECEIVER OR TRUSTEE
006	098423	0300	1/6/10	\$235,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
006	098423	0440	4/20/09	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	098423	0480	8/19/11	\$180,000	FINANCIAL INSTITUTION RESALE
006	098423	0630	12/29/10	\$258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	140200	0220	10/26/10	\$376,000	IMP COUNT;STATEMENT TO DOR
006	140260	0070	11/2/09	\$295,000	Diagnostic Outlier-SAS
006	140260	0090	3/21/11	\$348,000	RELOCATION - SALE TO SERVICE
006	140263	0360	1/12/11	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	140264	0010	7/20/11	\$439,000	Diagnostic Outlier-SAS
006	140265	0120	7/9/09	\$402,500	RELOCATION - SALE BY SERVICE; STATEMENT TO DOR
006	140265	0120	7/9/09	\$402,500	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
006	140266	0140	7/22/11	\$329,950	RELOCATION - SALE TO SERVICE
006	140267	0170	3/29/11	\$259,000	Diagnostic Outlier-SAS
006	140267	0270	6/22/10	\$235,000	Diagnostic Outlier-SAS
006	147312	0630	12/3/10	\$301,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	156595	0310	7/9/10	\$14,000	DOR RATIO;QUIT CLAIM DEED;
006	156595	0310	6/4/09	\$14,000	DOR RATIO;QUIT CLAIM DEED;
006	156595	0310	6/4/09	\$180,000	NON-REPRESENTATIVE SALE
006	233323	0030	4/18/11	\$269,000	EXEMPT FROM EXCISE TAX
006	233323	0180	3/11/11	\$249,950	FINANCIAL INSTITUTION RESALE
006	247292	0360	10/31/10	\$360,000	RELOCATION - SALE TO SERVICE
006	247292	0510	10/21/11	\$275,000	Diagnostic Outlier-SAS
006	247292	0730	4/23/10	\$283,900	FINANCIAL INSTITUTION RESALE
006	253841	0080	10/21/09	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	253841	0170	11/2/11	\$215,000	Diagnostic Outlier-SAS
006	253841	0250	11/10/11	\$373,795	EXEMPT FROM EXCISE TAX;
006	259180	0210	12/2/11	\$198,000	EXEMPT FROM EXCISE TAX;
006	259180	0310	10/6/11	\$203,000	FINANCIAL INSTITUTION RESALE
006	259180	0470	2/22/11	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	259180	0590	12/14/11	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	259183	0130	6/30/09	\$345,000	RELOCATION - SALE TO SERVICE
006	322305	9109	11/27/09	\$180,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
006	322305	9130	9/28/10	\$165,000	QUIT CLAIM DEED
006	322305	9133	1/25/10	\$192,500	PREVIMP<=25K
006	322305	9189	3/31/11	\$156,000	Diagnostic Outlier-SAS
006	322305	9195	1/3/11	\$170,000	Diagnostic Outlier-SAS
006	322305	9196	1/14/10	\$256,765	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
006	322305	9283	5/12/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	327690	0060	10/24/11	\$161,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	332305	9009	8/28/09	\$310,000	Lack of Representation-LotSize>3AC
006	332305	9047	3/12/10	\$230,000	Diagnostic Outlier-SAS
006	342305	9075	4/13/10	\$455,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
006	342305	9080	10/14/09	\$161,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	342305	9087	8/3/10	\$205,000	Diagnostic Outlier-SAS
006	342305	9115	9/28/10	\$139,000	Diagnostic Outlier-SAS
006	342305	9115	12/15/09	\$199,014	BANKRUPTCY - RECEIVER OR TRUSTEE
006	342305	9115	3/22/10	\$120,000	DOR RATIO
006	342305	9122	3/19/09	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	370960	0030	5/4/11	\$303,000	FINANCIAL INSTITUTION RESALE
006	370960	0080	7/21/11	\$275,000	FINANCIAL INSTITUTION RESALE
006	370960	0100	7/21/11	\$275,000	FINANCIAL INSTITUTION RESALE
006	370960	0130	9/12/11	\$289,950	FINANCIAL INSTITUTION RESALE
006	370960	0140	6/10/11	\$255,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	370960	0310	3/29/11	\$275,390	FINANCIAL INSTITUTION RESALE
006	370960	0320	2/16/10	\$330,270	BUILDER OR DEVELOPER SALES
006	370960	0380	1/5/11	\$330,000	FINANCIAL INSTITUTION RESALE
006	508970	0450	7/6/10	\$240,000	Diagnostic Outlier-SAS
006	508970	0470	12/7/11	\$225,188	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	508970	0510	12/22/10	\$136,350	DOR RATIO
006	519800	0020	3/8/10	\$170,000	FINANCIAL INSTITUTION RESALE
006	543800	0300	11/19/10	\$47,597	DOR RATIO;QUIT CLAIM DEED;
006	619660	0020	2/2/09	\$156,700	BANKRUPTCY - RECEIVER OR TRUSTEE
006	619660	0300	8/31/09	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	619660	0421	6/24/11	\$195,000	Diagnostic Outlier-SAS
006	619660	0440	8/21/09	\$170,000	DOR RATIO;PERS MH;OBSOL;PREVIMP<=25K
006	619720	0023	4/26/11	\$67,500	DOR RATIO;OBSOL;PREVIMP<=25K
006	619720	0040	6/26/09	\$205,900	OBSOL;PREVIMP<=25K;BANKRUPTCY -
006	619720	0040	3/23/09	\$248,000	OBSOL;PREVIMP<=25K;EXEMPT FROM EXCISE TAX
006	619720	0080	12/23/10	\$169,000	PREVIMP<=25K
006	619720	0301	3/24/11	\$126,500	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
006	619720	0360	4/30/10	\$156,000	EXEMPT FROM EXCISE TAX
006	619720	0381	9/20/11	\$165,000	Diagnostic Outlier-SAS
006	619720	0401	3/17/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	619780	0100	7/23/09	\$235,000	Diagnostic Outlier-SAS
006	619780	0342	8/2/11	\$121,800	PREVIMP<=25K;
006	619960	0020	3/1/11	\$269,500	Lack of Representation-LotSize>3AC
006	640271	0070	5/7/09	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	662340	0020	10/18/11	\$254,500	Lack of Representation-Grade5
006	662340	0132	4/21/11	\$7,000	DOR RATIO
006	769730	0370	5/4/10	\$250,000	FINANCIAL INSTITUTION RESALE
006	911710	0180	7/29/09	\$126,100	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
006	911710	0200	8/3/09	\$98,538	DOR RATIO;QUIT CLAIM DEED;

Vacant Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
002	032205	9033	9/15/2009	\$250,000	84,942	0	0
002	793200	0014	10/13/2010	\$170,000	55,588	0	0
006	619780	0120	10/12/2009	\$48,500	45,738	0	0
006	619840	0300	4/20/2011	\$300,000	91,911	0	0

Vacant Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	052205	9337	3/11/2010	\$150,000	NO MARKET EXPOSURE;
006	619720	0060	12/13/2010	\$37,500	NON-REPRESENTATIVE SALE;