

Residential Revalue

2012 Assessment Roll

Woodmont/Redondo

Area 52

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.

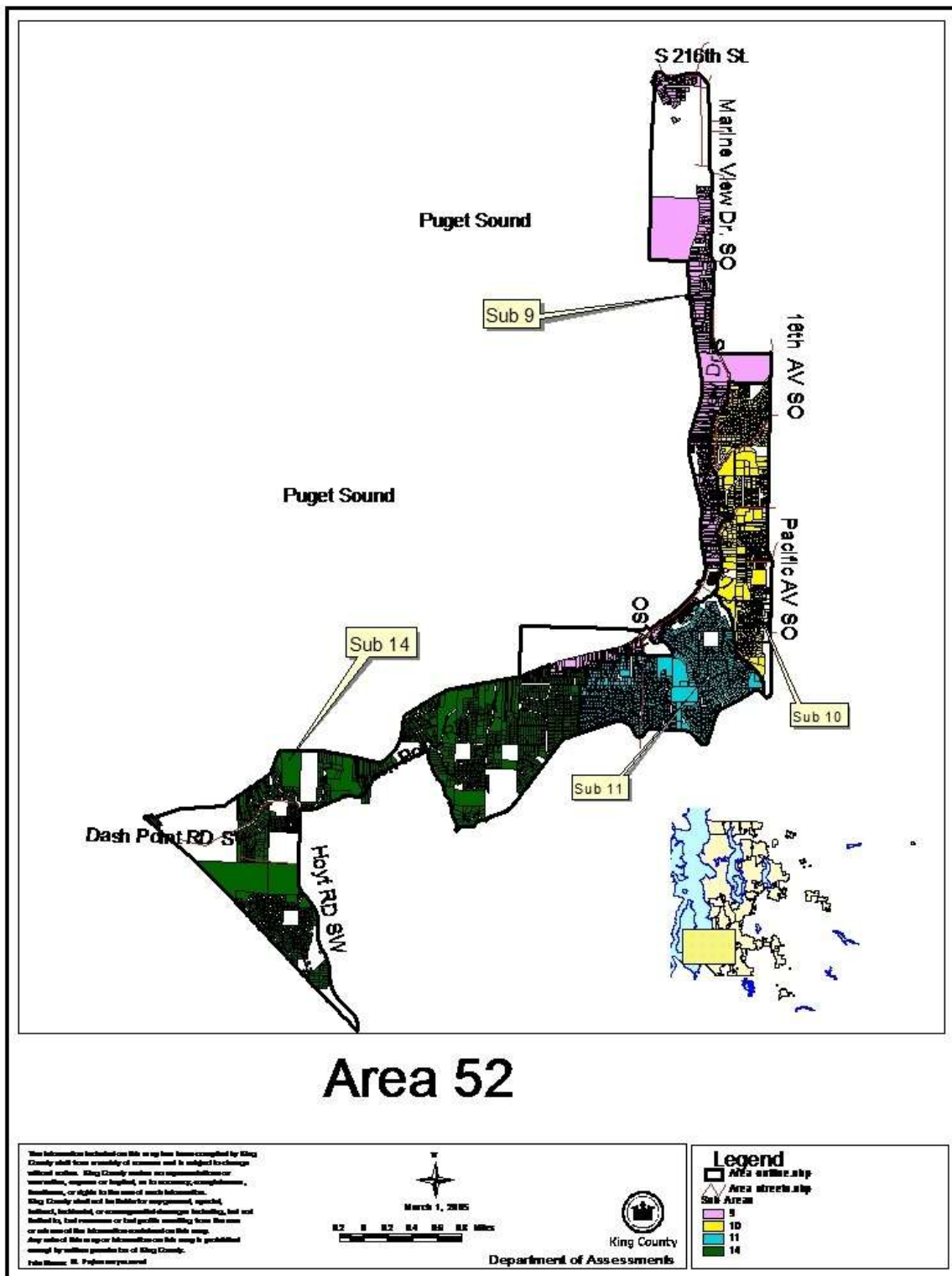
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Woodmont/Redondo

Housing



Grade06/ Year Built 1925/ Total Living Area 700



Grade 07/ Year Built 1976/Total Living Area 1,990



Grade 08/ Year Built 1985/ Total Living Area 1,810



Grade 09/ Year Built 1989/Total Living Area 2,430



Grade 10/ Year Built 2000/ Total Living Area 4,190



Grade 12/ Year Built 2008/Total Living Area 6,250

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: Woodmont/Redondo-52

Number of Improved Sales: 260

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	\$188,600	\$129,000	\$317,600			
2012 Value	\$176,300	\$121,300	\$297,600	\$327,200	91.0%	11.70%
Change	-\$12,300	-\$7,700	-\$20,000			
% Change	-6.5%	-6.0%	-6.3%			

*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	\$187,100	\$129,200	\$316,300
2012 Value	\$174,800	\$121,600	\$296,400
Percent Change	-6.6%	-5.9%	-6.3%

Number of one to three unit residences in the population: 4360

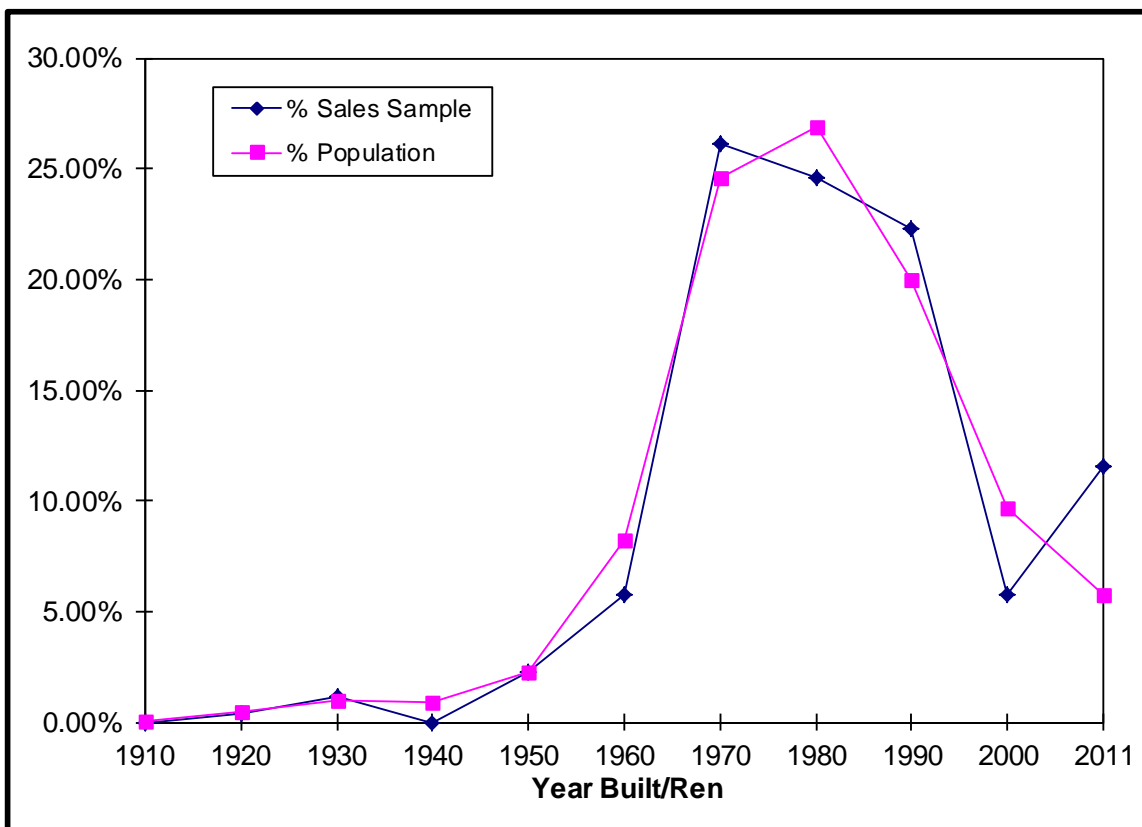
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

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	1	0.38%
1930	3	1.15%
1940	0	0.00%
1950	6	2.31%
1960	15	5.77%
1970	68	26.15%
1980	64	24.62%
1990	58	22.31%
2000	15	5.77%
2011	30	11.54%
	260	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.05%
1920	23	0.53%
1930	45	1.03%
1940	40	0.92%
1950	101	2.32%
1960	359	8.23%
1970	1073	24.61%
1980	1172	26.88%
1990	872	20.00%
2000	422	9.68%
2011	251	5.76%
	4360	

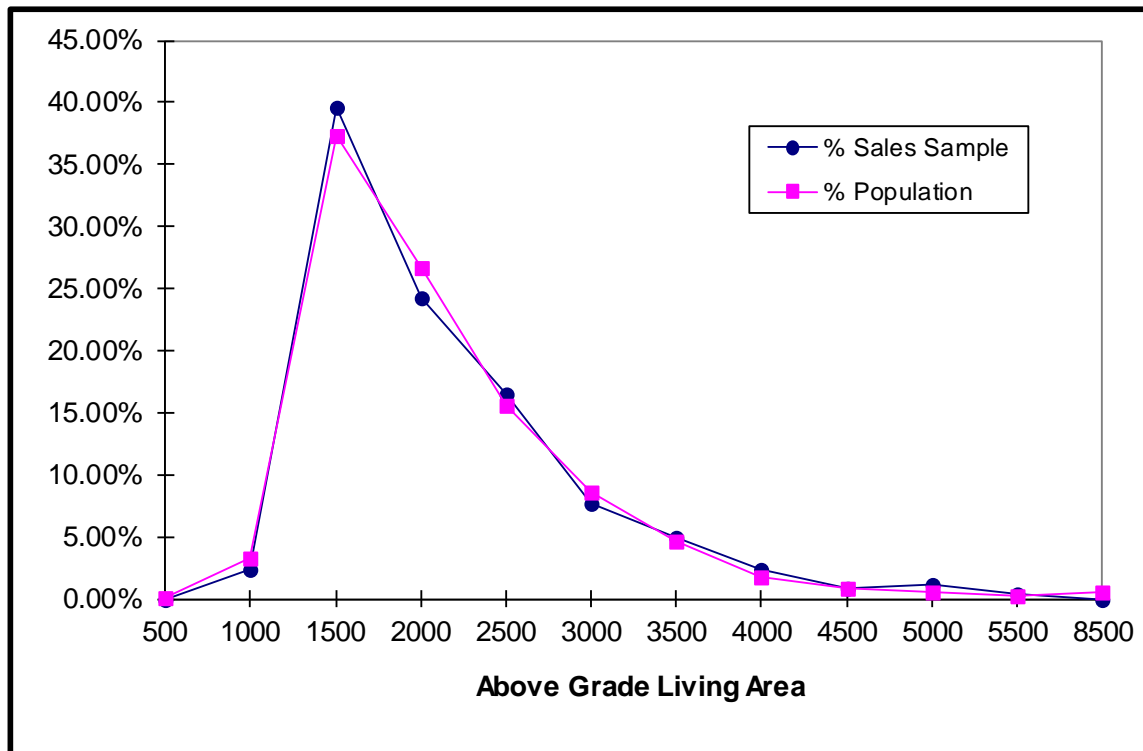


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	2.31%
1500	103	39.62%
2000	63	24.23%
2500	43	16.54%
3000	20	7.69%
3500	13	5.00%
4000	6	2.31%
4500	2	0.77%
5000	3	1.15%
5500	1	0.38%
8500	0	0.00%
	260	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	145	3.33%
1500	1628	37.34%
2000	1160	26.61%
2500	681	15.62%
3000	372	8.53%
3500	201	4.61%
4000	79	1.81%
4500	39	0.89%
5000	24	0.55%
5500	9	0.21%
8500	21	0.48%
	4360	

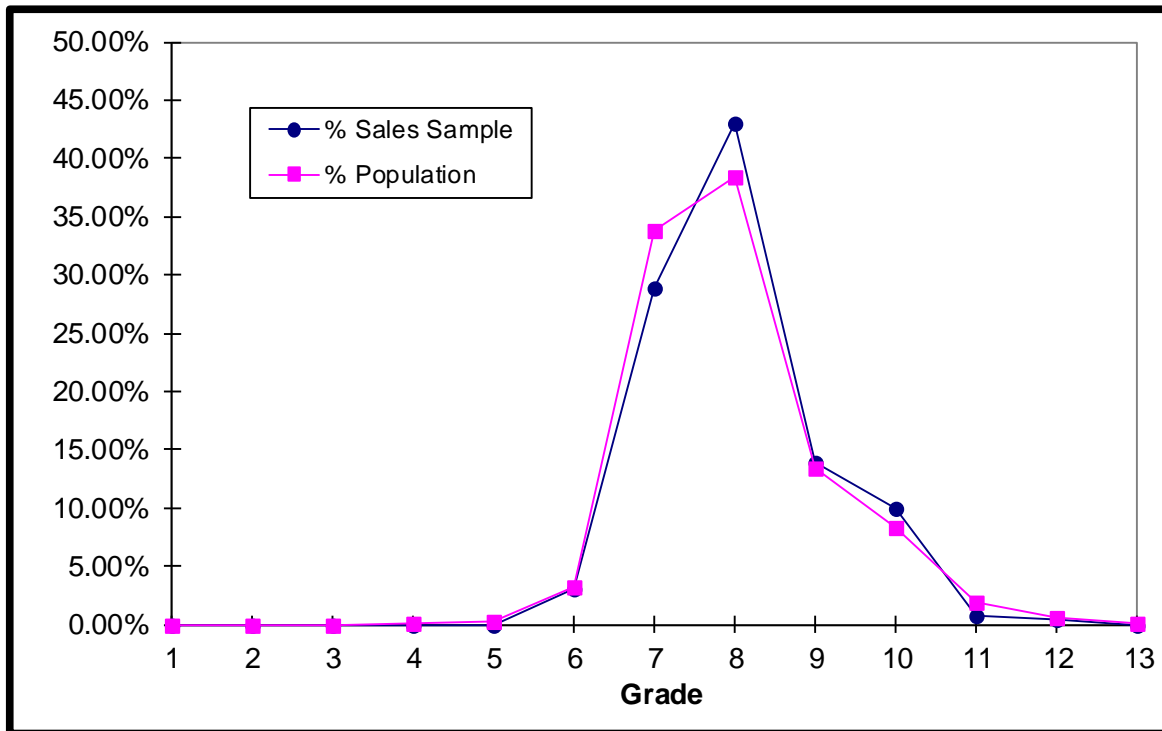


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	8	3.08%
7	75	28.85%
8	112	43.08%
9	36	13.85%
10	26	10.00%
11	2	0.77%
12	1	0.38%
13	0	0.00%
260		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	8	0.18%
6	142	3.26%
7	1476	33.85%
8	1675	38.42%
9	585	13.42%
10	364	8.35%
11	84	1.93%
12	22	0.50%
13	3	0.07%
4360		



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 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 6.3% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 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 260 useable residential sales in the area.

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

Mobile Home Update

There were no sales 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 91.0%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -6.3%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 52 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

-6.12%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, all parcels would *approximately* receive a -6.12% downward adjustment. 4360 parcels in the improved population would receive this adjustment. There were 260 sales.

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 52 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, 2011 would be adjusted by the time trend factor of 0.967, resulting in an adjusted value of \$508,000 ($\$525,000 \times .967 = \$507,675$ – rounded to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.763	-23.7%
2/1/2009	0.769	-23.1%
3/1/2009	0.775	-22.5%
4/1/2009	0.782	-21.8%
5/1/2009	0.789	-21.1%
6/1/2009	0.795	-20.5%
7/1/2009	0.802	-19.8%
8/1/2009	0.809	-19.1%
9/1/2009	0.815	-18.5%
10/1/2009	0.822	-17.8%
11/1/2009	0.829	-17.1%
12/1/2009	0.835	-16.5%
1/1/2010	0.842	-15.8%
2/1/2010	0.848	-15.2%
3/1/2010	0.855	-14.5%
4/1/2010	0.861	-13.9%
5/1/2010	0.868	-13.2%
6/1/2010	0.874	-12.6%
7/1/2010	0.881	-11.9%
8/1/2010	0.888	-11.2%
9/1/2010	0.894	-10.6%
10/1/2010	0.901	-9.9%
11/1/2010	0.908	-9.2%
12/1/2010	0.914	-8.6%
1/1/2011	0.921	-7.9%
2/1/2011	0.928	-7.2%
3/1/2011	0.934	-6.6%
4/1/2011	0.940	-6.0%
5/1/2011	0.947	-5.3%
6/1/2011	0.954	-4.6%
7/1/2011	0.960	-4.0%
8/1/2011	0.967	-3.3%
9/1/2011	0.974	-2.6%
10/1/2011	0.980	-2.0%
11/1/2011	0.987	-1.3%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	720360	0710	5/11/10	\$265,000	\$231,000	610	6	1923	VGood	1898	Y	N	28432 SOUNDVIEW DR S
009	953660	0060	2/17/10	\$395,000	\$337,000	790	6	1948	Avg	8760	Y	N	26409 8TH AVE S
009	720360	0535	4/27/11	\$369,000	\$349,000	1480	6	1978	Good	3360	Y	N	28620 6TH PL S
009	119600	0260	8/2/11	\$524,000	\$507,000	1950	6	2001	Avg	5030	Y	Y	328 SW 292ND ST
009	506840	0104	6/30/09	\$604,500	\$485,000	1200	8	1987	Good	12600	Y	N	26329 8TH AVE S
009	720360	0745	11/19/10	\$600,000	\$547,000	1730	8	1988	Good	4804	Y	N	28454 SOUND VIEW DR S
009	506740	0045	9/27/11	\$330,000	\$323,000	2473	8	1959	Good	15300	N	N	25657 MARINE VIEW DR S
009	953660	1245	11/22/11	\$700,000	\$694,000	1230	9	1974	Good	3840	Y	Y	27061 7TH PL S
009	720360	0670	1/26/10	\$708,000	\$600,000	2080	9	1994	Avg	3105	Y	N	28436 REDONDO BEACH DR S
009	720360	0670	9/2/11	\$735,000	\$716,000	2080	9	1994	Avg	3105	Y	N	28436 REDONDO BEACH DR S
009	322204	9139	11/23/10	\$727,000	\$663,000	2140	9	1966	Avg	15300	Y	Y	27915 10TH AVE S
009	953660	0300	9/21/09	\$445,000	\$365,000	2384	9	2008	Avg	3600	Y	N	805 S 264TH ST
009	119600	0664	2/18/11	\$415,000	\$386,000	2410	9	1986	Avg	10500	Y	N	29219 3RD AVE SW
009	953660	0470	8/24/11	\$715,000	\$695,000	2610	9	2000	Avg	8062	Y	N	26503 8TH AVE S
009	953660	0690	4/7/09	\$850,000	\$666,000	2908	10	2008	Avg	13340	Y	N	26902 9TH AVE S
009	953660	0679	7/13/09	\$860,000	\$692,000	3341	10	2007	Avg	13409	Y	N	26908 9TH AVE S
009	720360	0220	3/17/10	\$600,000	\$515,000	4657	10	2002	Avg	11910	Y	N	28754 5TH PL S
010	953660	1770	2/18/09	\$251,000	\$194,000	1060	6	1970	VGood	9248	N	N	27047 13TH AVE S
010	322204	9111	9/29/09	\$204,900	\$168,000	1100	6	1942	Good	10454	N	N	27403 16TH AVE S
010	953660	2056	9/3/10	\$150,000	\$134,000	1230	6	1952	Good	7595	N	N	1502 S 272ND ST
010	720540	0065	3/26/10	\$214,000	\$184,000	1340	6	1947	Good	18000	N	N	1356 S 279TH ST
010	720550	0140	10/27/09	\$209,000	\$173,000	940	7	1968	Avg	7210	N	N	1422 S 276TH PL
010	720300	0520	12/7/09	\$226,000	\$189,000	1000	7	1967	Good	8500	N	N	28406 14TH AVE S
010	752420	0070	12/30/09	\$231,800	\$195,000	1010	7	1967	Avg	7725	N	N	26236 14TH AVE S
010	720300	0550	3/13/09	\$249,900	\$194,000	1040	7	1975	Good	6000	N	N	28609 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 52
(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
010	720551	0470	1/8/10	\$238,500	\$201,000	1080	7	1975	Avg	7526	N	N	27502 13TH AVE S
010	720360	1470	10/27/09	\$387,500	\$321,000	1090	7	1970	Good	4000	Y	N	28112 9TH AVE S
010	752270	0170	8/26/09	\$264,500	\$215,000	1120	7	1969	Avg	7110	N	N	1420 S 262ND ST
010	720551	0010	12/20/10	\$180,000	\$165,000	1180	7	1974	Avg	7800	N	N	27506 15TH PL S
010	691810	0230	8/18/11	\$185,000	\$180,000	1190	7	1983	Avg	7209	N	N	25812 15TH AVE S
010	720550	0100	3/4/09	\$249,000	\$193,000	1200	7	1968	Avg	7210	N	N	1413 S 276TH PL
010	720550	0150	5/15/09	\$235,000	\$186,000	1200	7	1968	Avg	7210	N	N	1428 S 276TH PL
010	752300	0260	6/23/09	\$220,000	\$176,000	1210	7	1968	Good	7859	N	N	25715 13TH PL S
010	894730	0130	12/28/10	\$162,500	\$150,000	1230	7	1976	Avg	7237	N	N	1417 S 257TH PL
010	720300	0620	7/7/11	\$221,000	\$212,000	1250	7	1966	Good	7000	N	N	28705 14TH AVE S
010	087390	0200	12/24/09	\$240,000	\$202,000	1250	7	2002	Avg	5773	N	N	1335 S 277TH PL
010	720551	0550	4/13/10	\$284,950	\$246,000	1270	7	1975	Avg	8190	N	N	27504 14TH PL S
010	087390	0060	5/24/10	\$249,000	\$217,000	1270	7	2002	Avg	6615	N	N	1324 S 277TH PL
010	752400	0040	8/13/10	\$210,000	\$187,000	1290	7	1965	Good	9723	N	N	25820 13TH PL S
010	752260	0040	5/15/09	\$245,000	\$194,000	1300	7	1967	Good	8350	N	N	26104 14TH PL S
010	752420	0300	4/13/11	\$162,746	\$153,000	1300	7	1967	Good	9703	N	N	26230 13TH PL S
010	720300	0400	9/11/09	\$243,750	\$199,000	1380	7	1968	Good	9000	N	N	28632 14TH AVE S
010	953660	1040	3/18/09	\$255,000	\$199,000	1400	7	1960	Avg	9450	N	N	26817 15TH AVE S
010	752410	0080	1/27/10	\$259,000	\$219,000	1430	7	1966	Avg	6665	N	N	25912 14TH AVE S
010	720300	0465	3/10/11	\$160,000	\$150,000	1450	7	1972	Good	9333	N	N	28436 14TH AVE S
010	720540	0195	3/3/11	\$158,300	\$148,000	1520	7	1946	Good	7720	N	N	1321 S 279TH ST
010	953660	1045	8/27/10	\$207,000	\$185,000	1540	7	1960	Avg	9450	N	N	26809 15TH AVE S
010	720540	0120	2/17/10	\$425,000	\$362,000	1690	7	1948	VGood	15750	Y	N	27813 13TH AVE S
010	953680	0030	6/23/10	\$309,500	\$272,000	1750	7	1983	Avg	11527	N	N	1431 S 263RD PL
010	720540	0013	2/9/10	\$215,000	\$183,000	1770	7	2003	Avg	8812	N	N	27812 16TH PL S

Improved Sales Used in this Annual Update Analysis
Area 52
(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
010	720300	0430	6/18/10	\$259,500	\$228,000	1820	7	1976	Avg	5000	N	N	1405 S 286TH ST
010	292204	9096	9/13/10	\$270,000	\$242,000	1910	7	1969	Good	10019	N	N	26305 WOODMONT DR S
010	953680	0110	10/13/09	\$305,000	\$251,000	1954	7	1983	Avg	12596	N	N	1404 S 263RD PL
010	087390	0020	8/6/09	\$340,000	\$275,000	2020	7	2001	Avg	6237	N	N	1306 S 277TH PL
010	752410	0060	10/29/09	\$205,000	\$170,000	2060	7	1967	Avg	8215	N	N	1409 S 259TH ST
010	638511	0210	9/21/11	\$219,000	\$214,000	1080	8	1980	Avg	7466	N	N	26028 11TH PL S
010	691810	0260	11/30/11	\$207,000	\$206,000	1090	8	1985	Avg	9680	N	N	25813 15TH AVE S
010	638510	0030	6/16/09	\$322,500	\$258,000	1190	8	1977	Good	7619	N	N	933 S 262ND PL
010	292204	9097	8/18/11	\$239,950	\$233,000	1260	8	1990	Avg	9675	N	N	25720 14TH PL S
010	953660	0378	6/17/09	\$400,000	\$320,000	1280	8	1979	Good	10643	Y	N	26468 MARINE VIEW DR S
010	516210	0820	4/20/11	\$267,800	\$253,000	1370	8	1985	Avg	11481	N	N	29015 13TH AVE S
010	638511	0030	5/11/11	\$279,950	\$266,000	1430	8	1980	Avg	7208	Y	N	915 S 261ST PL
010	720551	0280	3/23/11	\$293,445	\$275,000	1440	8	1974	Avg	7300	Y	N	27517 12TH PL S
010	691810	0160	7/2/09	\$275,000	\$221,000	1450	8	1987	Good	9073	N	N	25805 15TH PL S
010	691810	0200	4/14/10	\$304,000	\$263,000	1456	8	1984	Good	8886	N	N	25832 15TH AVE S
010	516210	0410	8/27/09	\$340,000	\$277,000	1550	8	1986	Avg	7368	N	N	28906 13TH AVE S
010	953660	0810	6/23/10	\$352,000	\$309,000	1564	8	1962	Avg	32400	N	N	26856 12TH AVE S
010	709000	0070	4/18/09	\$510,000	\$401,000	1570	8	1977	Avg	16000	Y	N	1135 S 276TH PL
010	516210	0440	2/1/11	\$290,000	\$269,000	2030	8	1986	Avg	7249	N	N	1407 S 289TH PL
010	953660	0880	12/20/10	\$310,000	\$285,000	2044	8	2005	Avg	8100	N	N	26914 13TH AVE S
010	025130	0320	2/28/11	\$218,000	\$203,000	2070	8	1989	Fair	9515	N	N	28221 15TH AVE S
010	516210	0790	10/12/11	\$289,950	\$285,000	2230	8	1985	Avg	9747	N	N	28925 13TH AVE S
010	322204	9005	3/17/10	\$750,000	\$644,000	4051	8	2004	Avg	23565	N	N	28116 10TH AVE S
010	322204	9145	11/16/09	\$769,000	\$640,000	2800	9	1959	VGood	13939	Y	N	1124 S 274TH PL
010	953720	0061	7/28/11	\$468,000	\$452,000	2960	9	2000	Avg	35000	N	N	1115 WOODMONT BEACH RD S

Improved Sales Used in this Annual Update Analysis
Area 52
(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
010	720300	0435	6/17/11	\$370,500	\$355,000	3510	9	2005	Avg	8000	N	N	28401 15TH AVE S
010	322204	9186	3/24/10	\$590,000	\$507,000	2470	10	2006	Avg	10855	N	N	1224 S 274TH ST
010	953660	1652	2/11/10	\$580,000	\$493,000	3026	10	2008	Avg	7800	Y	N	27155 11TH PL S
010	953660	1505	6/28/10	\$625,000	\$550,000	3150	10	2007	Avg	14416	Y	N	27014 10TH AVE S
010	953660	1545	9/14/10	\$630,000	\$565,000	3171	10	2006	Avg	15465	Y	N	27062 10TH AVE S
010	953660	1650	10/10/11	\$620,000	\$609,000	3244	10	2008	Avg	7800	Y	N	27145 11TH PL S
010	322204	9172	5/15/11	\$900,000	\$855,000	5070	12	1996	Avg	33062	Y	N	1107 S 274TH PL
011	119600	3597	8/21/09	\$260,000	\$211,000	900	7	1980	Avg	12750	Y	N	29504 2ND AVE SW
011	692860	0090	5/18/10	\$210,000	\$183,000	980	7	1962	Avg	10500	N	N	232 S 301ST ST
011	119600	1690	12/9/09	\$399,990	\$335,000	1030	7	1961	VGood	6500	Y	N	537 SW 293RD ST
011	233690	0140	9/29/10	\$180,000	\$162,000	1220	7	1966	Avg	9588	N	N	639 SW 299TH PL
011	062104	9109	9/16/10	\$190,000	\$171,000	1310	7	1966	Avg	12632	N	N	30022 8TH AVE SW
011	515160	0485	11/22/11	\$213,500	\$212,000	1320	7	1960	VGood	12000	N	N	1112 S 299TH PL
011	692860	0040	6/15/09	\$194,000	\$155,000	1320	7	1962	Good	11625	N	N	301 S 301ST ST
011	720500	0160	11/18/10	\$249,900	\$228,000	1380	7	1966	Good	10764	N	N	29914 4TH AVE SW
011	720533	0030	2/22/10	\$265,000	\$226,000	1380	7	1975	Good	10980	N	N	29921 3RD AVE SW
011	720530	0190	9/15/10	\$220,000	\$197,000	1450	7	1969	Avg	10080	N	N	30005 2ND PL SW
011	720530	0180	6/28/10	\$245,000	\$216,000	1580	7	1971	Good	12000	N	N	29933 2ND PL SW
011	720500	0140	8/13/09	\$375,000	\$304,000	1640	7	1964	Good	10508	Y	N	29930 4TH AVE SW
011	233700	0070	12/17/10	\$575,000	\$528,000	1980	7	1975	VGood	13910	Y	N	500 SW 298TH ST
011	513710	0080	2/25/09	\$287,000	\$222,000	1250	8	1965	Good	10416	Y	N	106 SW 299TH PL
011	515160	0375	4/27/09	\$249,950	\$197,000	1250	8	1957	Avg	16953	N	N	1031 S 296TH PL
011	515200	0280	7/23/09	\$239,900	\$194,000	1330	8	1968	Fair	13000	N	N	30221 8TH AVE S
011	515210	0110	9/27/10	\$369,950	\$333,000	1330	8	1966	Avg	13860	Y	N	29505 9TH PL S
011	516200	0050	7/16/09	\$305,000	\$246,000	1340	8	1977	Good	10500	N	N	1212 S 293RD PL

Improved Sales Used in this Annual Update Analysis
Area 52
(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
011	720530	0160	1/13/10	\$225,000	\$190,000	1380	8	1974	Good	9856	N	N	29907 2ND PL SW
011	515200	0020	10/11/11	\$278,500	\$274,000	1390	8	1962	Good	11400	N	N	29832 6TH AVE S
011	513730	0100	10/20/09	\$397,950	\$329,000	1400	8	1968	VGood	11592	Y	N	29626 2ND AVE SW
011	515160	0430	7/10/09	\$310,000	\$249,000	1410	8	1961	Good	12000	N	N	1129 S 299TH PL
011	718300	0110	4/13/10	\$377,500	\$326,000	1410	8	1964	Good	9900	Y	N	29607 2ND PL S
011	186270	0060	8/11/10	\$255,000	\$227,000	1430	8	1983	Good	11175	N	N	29514 4TH AVE S
011	513730	0040	4/14/09	\$350,000	\$275,000	1430	8	1978	Avg	10062	Y	N	29816 2ND AVE SW
011	515160	0185	10/13/10	\$342,000	\$309,000	1440	8	1963	Good	17424	N	N	828 S 299TH PL
011	515160	0395	9/24/10	\$230,000	\$207,000	1450	8	1956	Good	13272	N	N	29620 10TH PL S
011	515160	0470	6/7/10	\$270,000	\$236,000	1460	8	1963	Good	12400	N	N	1134 S 299TH PL
011	718300	0130	3/10/11	\$315,750	\$295,000	1460	8	1965	Good	11070	Y	N	29616 2ND PL S
011	515296	0220	1/6/10	\$400,000	\$337,000	1480	8	1980	Good	9700	Y	N	915 S MARINE HILLS WAY
011	515220	0010	5/22/09	\$250,000	\$198,000	1500	8	1962	Avg	11050	N	N	30032 8TH AVE S
011	515180	0060	9/22/11	\$275,000	\$269,000	1540	8	1962	Good	17576	Y	N	29512 9TH PL S
011	513720	0120	6/10/10	\$369,900	\$324,000	1650	8	1968	Good	9840	N	N	29610 2ND PL SW
011	186270	0130	1/1/12	\$357,000	\$357,000	1660	8	1980	Avg	17000	Y	N	29411 4TH AVE S
011	515160	0055	4/14/09	\$290,000	\$228,000	1660	8	1963	Good	12672	N	N	811 S 299TH PL
011	186270	0220	3/13/09	\$480,000	\$373,000	1740	8	1980	Good	8034	Y	N	29507 3RD AVE S
011	233700	0160	9/4/09	\$272,000	\$222,000	1780	8	1989	Good	9630	N	N	567 SW 298TH ST
011	515296	0460	3/25/10	\$325,200	\$280,000	1780	8	1975	Good	12300	Y	N	1119 S 287TH PL
011	515160	0025	6/12/09	\$250,000	\$199,000	1800	8	1959	Good	12000	N	N	1011 S 299TH PL
011	515190	0300	5/31/11	\$300,000	\$286,000	1810	8	1961	Good	11840	N	N	621 S 298TH ST
011	515190	0300	4/27/09	\$415,000	\$327,000	1810	8	1961	Good	11840	N	N	621 S 298TH ST
011	515296	0260	6/26/09	\$382,000	\$306,000	1890	8	1977	Avg	9603	Y	N	28641 11TH AVE S
011	513700	0070	11/16/11	\$340,000	\$337,000	1920	8	1966	VGood	9440	Y	N	29916 2ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 52
(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
011	720580	0020	8/13/10	\$300,000	\$267,000	1950	8	1968	Good	13350	Y	N	28817 11TH AVE S
011	513710	0110	9/30/11	\$399,500	\$391,000	2100	8	1969	Good	12800	Y	N	121 SW 299TH PL
011	720580	0060	4/28/09	\$445,000	\$351,000	2230	8	1965	Good	10800	Y	N	28844 11TH AVE S
011	543720	0050	6/14/11	\$300,000	\$287,000	2240	8	1976	Avg	8750	Y	N	135 S 294TH PL
011	515200	0060	2/8/11	\$270,000	\$251,000	2263	8	1961	Good	10450	N	N	29848 6TH AVE S
011	720510	0050	12/22/11	\$330,699	\$330,000	2280	8	1982	Good	9540	Y	N	415 SW 297TH ST
011	515296	0440	4/14/10	\$300,000	\$259,000	2390	8	1975	Good	10500	Y	N	1107 S 287TH PL
011	516201	0030	12/3/09	\$345,000	\$288,000	2770	8	1977	Good	9750	N	N	28931 12TH AVE S
011	516200	0350	7/25/11	\$305,000	\$294,000	2820	8	1977	Good	9350	N	N	29336 13TH AVE S
011	720532	0160	11/9/10	\$455,000	\$414,000	2850	8	1969	Good	9576	Y	N	29806 2ND PL SW
011	515296	0160	3/25/10	\$520,000	\$447,000	1400	9	1976	Avg	9250	Y	N	28609 9TH AVE S
011	776420	0150	1/13/09	\$430,000	\$329,000	1438	9	1984	Good	11250	Y	N	103 S 297TH PL
011	720510	0070	4/21/09	\$515,000	\$405,000	1500	9	1977	VGood	13540	N	N	400 SW 297TH ST
011	052104	9102	9/24/10	\$450,000	\$405,000	1580	9	1984	Avg	16117	Y	N	29810 1ST AVE S
011	515240	0120	5/27/10	\$535,000	\$467,000	1670	9	2002	Avg	15730	Y	N	917 S 294TH PL
011	720510	0090	9/27/10	\$539,950	\$486,000	1750	9	1985	Avg	12800	Y	N	416 SW 297TH ST
011	720532	0180	9/10/10	\$365,000	\$327,000	1810	9	1978	Good	8400	Y	N	29832 2ND PL SW
011	515270	0030	7/22/11	\$405,000	\$391,000	1870	9	1968	Good	20000	Y	N	29311 7TH PL S
011	515280	0260	10/3/11	\$309,000	\$303,000	1870	9	1967	Good	14000	N	N	29317 9TH PL S
011	515290	0060	9/8/10	\$528,000	\$473,000	1970	9	1970	Good	16480	Y	N	611 S 291ST ST
011	515250	0100	7/1/09	\$400,000	\$321,000	2050	9	1969	Good	15750	Y	N	726 S 294TH PL
011	515293	0040	11/20/09	\$500,000	\$416,000	2210	9	1987	Avg	9833	Y	N	813 S MARINE HILLS WAY
011	515280	0110	10/28/09	\$495,000	\$410,000	2400	9	1973	Good	13708	N	N	912 S 293RD ST
011	515250	0020	10/6/10	\$440,000	\$397,000	2430	9	1963	Good	24200	Y	N	29417 7TH PL S
011	515230	0020	1/22/09	\$621,000	\$476,000	3500	9	2004	Avg	14915	Y	N	963 S 293RD ST

Improved Sales Used in this Annual Update Analysis
Area 52
(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
011	515298	0180	12/10/09	\$637,500	\$534,000	3520	9	1976	VGood	13200	Y	N	421 S 289TH ST
011	062104	9064	3/4/10	\$525,000	\$449,000	3640	9	1989	Good	13003	Y	N	29628 8TH AVE SW
011	119600	0905	6/7/10	\$660,000	\$578,000	4650	9	1954	VGood	16000	Y	N	29219 2ND AVE SW
011	515296	0010	1/7/09	\$530,000	\$405,000	2040	10	1980	Good	10025	Y	N	833 S MARINE HILLS WAY
011	515293	0080	11/9/11	\$675,000	\$667,000	2100	10	1978	Avg	23486	Y	N	842 S MARINE HILLS WAY
011	119600	1045	6/6/11	\$550,000	\$525,000	3320	10	1999	Avg	17000	Y	N	29222 2ND AVE SW
011	515298	0140	5/20/11	\$899,000	\$855,000	2550	11	1981	Good	10660	Y	N	401 S 289TH ST
011	119600	1580	1/15/09	\$880,000	\$674,000	4685	11	2008	Avg	11900	Y	N	501 SW 293RD ST
014	195460	0021	7/27/11	\$219,950	\$212,000	1070	7	1962	Avg	18000	N	N	29638 11TH AVE SW
014	321020	0340	6/6/11	\$230,000	\$220,000	1100	7	1978	Good	15840	N	N	5344 SW 316TH PL
014	515320	0566	4/21/09	\$259,950	\$204,000	1160	7	1994	Avg	15246	N	N	30426 16TH AVE SW
014	321020	0376	7/20/09	\$234,500	\$189,000	1180	7	1978	Avg	11468	N	N	5100 SW 316TH PL
014	416790	0060	6/7/10	\$184,950	\$162,000	1180	7	1979	Avg	9030	N	N	2126 SW 309TH CT
014	189870	0120	9/4/09	\$219,250	\$179,000	1200	7	1972	Good	7920	N	N	31438 50TH AVE SW
014	416660	0350	8/12/11	\$300,000	\$291,000	1200	7	1954	Avg	9464	Y	N	30002 30TH AVE SW
014	195460	0140	9/23/11	\$315,000	\$308,000	1240	7	1962	Good	13500	Y	N	1007 SW 298TH ST
014	515320	0502	8/25/09	\$267,500	\$218,000	1270	7	1959	Avg	27000	N	N	30021 8TH AVE SW
014	184080	0065	8/5/09	\$243,000	\$197,000	1280	7	1973	Avg	15200	N	N	31008 50TH AVE SW
014	416730	0330	7/18/11	\$180,000	\$173,000	1280	7	1976	Avg	7700	N	N	2119 SW 306TH PL
014	416770	0170	12/19/11	\$250,500	\$250,000	1300	7	1966	Avg	10680	Y	N	2451 SW 307TH ST
014	515320	0180	7/20/09	\$300,000	\$242,000	1350	7	1950	Avg	23300	Y	N	1248 SW 300TH PL
014	122103	9166	6/26/09	\$215,200	\$172,000	1360	7	1983	Good	16555	N	N	30430 21ST AVE SW
014	195460	0180	2/4/11	\$240,000	\$223,000	1360	7	1994	Avg	13950	N	N	29880 9TH AVE SW
014	416730	0340	6/18/09	\$264,000	\$211,000	1370	7	1977	Avg	7350	N	N	2111 SW 306TH PL
014	515320	0646	8/17/09	\$239,900	\$195,000	1380	7	1957	Good	18000	N	N	1346 SW DASH POINT RD

Improved Sales Used in this Annual Update Analysis
Area 52
(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
014	195460	0111	8/20/10	\$367,500	\$328,000	1400	7	1971	Good	13020	Y	N	29864 11TH AVE SW
014	195460	0181	4/27/10	\$220,000	\$191,000	1410	7	1957	Avg	13950	N	N	29877 8TH AVE SW
014	416730	0140	4/5/10	\$230,000	\$198,000	1430	7	1976	Avg	7548	N	N	2408 SW 306TH PL
014	416790	0180	7/1/09	\$269,000	\$216,000	1430	7	1976	Avg	8625	N	N	2239 SW 309TH ST
014	211650	0070	8/17/09	\$290,000	\$235,000	1620	7	1982	Avg	12420	N	N	4461 SW 313TH ST
014	142103	9053	7/22/10	\$230,000	\$204,000	1810	7	2008	Avg	26872	N	N	4327 SW 335TH ST
014	515320	0410	1/22/10	\$289,800	\$245,000	2087	7	1962	Good	15500	N	N	30037 10TH AVE SW
014	195460	0101	4/29/10	\$377,000	\$327,000	2287	7	1961	VGood	13485	Y	N	29876 12TH AVE SW
014	416710	0330	10/6/11	\$639,000	\$627,000	2360	7	1918	Good	12580	Y	Y	3112 SW 300TH PL
014	195460	0096	8/12/11	\$280,000	\$271,000	2610	7	1961	Avg	13485	Y	N	29866 12TH AVE SW
014	416660	0200	9/1/11	\$670,000	\$652,000	2960	7	1925	Good	50325	Y	Y	3006 SW 300TH PL
014	189831	0310	9/29/10	\$230,000	\$207,000	1130	8	1987	Avg	7741	N	N	5305 SW 324TH PL
014	189832	0350	4/29/09	\$245,000	\$193,000	1220	8	1986	Avg	10962	N	N	32616 51ST PL SW
014	873218	0230	10/21/10	\$298,950	\$271,000	1240	8	1985	Avg	77101	N	N	32604 45TH CT SW
014	873219	0460	3/30/11	\$210,000	\$197,000	1240	8	1978	Avg	7500	N	N	32429 50TH CT SW
014	873219	0660	6/8/11	\$200,000	\$191,000	1330	8	1979	Avg	7500	N	N	32617 50TH PL SW
014	211572	0240	3/16/10	\$173,000	\$148,000	1340	8	1986	Avg	5000	N	N	4745 SW 315TH PL
014	873219	0190	7/20/09	\$255,000	\$206,000	1340	8	1978	Good	7200	N	N	4910 SW 324TH PL
014	873219	0740	11/22/10	\$247,000	\$225,000	1360	8	1979	Avg	7725	N	N	4923 SW 327TH PL
014	873219	0670	6/28/11	\$197,500	\$189,000	1390	8	1979	Avg	7500	N	N	32625 50TH PL SW
014	873219	1020	9/9/09	\$285,000	\$233,000	1390	8	1979	Good	8625	N	N	32619 49TH CT SW
014	189832	0220	2/10/09	\$270,000	\$208,000	1410	8	1986	Avg	9600	N	N	5131 SW 327TH PL
014	893750	0160	4/19/10	\$340,000	\$294,000	1420	8	1964	Good	17856	N	N	30040 24TH AVE SW
014	416660	0658	2/3/10	\$490,000	\$416,000	1500	8	1986	Good	19601	Y	N	30525 26TH AVE SW
014	873219	0720	5/19/09	\$284,000	\$225,000	1500	8	1979	Avg	8100	N	N	32719 50TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 52
(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
014	893760	0070	7/21/11	\$316,000	\$305,000	1520	8	1976	Good	13342	N	N	30168 25TH AVE SW
014	211572	0250	3/31/09	\$275,000	\$215,000	1530	8	1986	Avg	5000	N	N	4739 SW 315TH PL
014	515320	0141	1/6/11	\$405,000	\$373,000	1530	8	1963	Good	20090	Y	N	29856 MARINE VIEW DR SW
014	211572	0270	5/19/10	\$273,000	\$238,000	1540	8	1986	Avg	5000	N	N	4727 SW 315TH PL
014	189830	0040	11/12/10	\$240,250	\$219,000	1550	8	1983	Avg	7754	N	N	32421 51ST AVE SW
014	416660	0470	6/22/11	\$290,000	\$278,000	1620	8	1978	Good	11250	N	N	30202 30TH AVE SW
014	873218	0160	2/9/11	\$235,000	\$218,000	1620	8	1986	Avg	7245	N	N	32622 46TH CT SW
014	189830	0100	4/27/10	\$252,900	\$219,000	1630	8	1983	Good	8623	N	N	32524 52ND PL SW
014	211572	0440	4/28/09	\$257,500	\$203,000	1660	8	1986	Avg	5900	N	N	4720 SW 315TH PL
014	189832	0030	9/8/11	\$255,500	\$249,000	1700	8	1987	Avg	8586	N	N	5134 SW 326TH PL
014	211572	0540	4/6/09	\$287,500	\$225,000	1720	8	1987	Avg	5000	N	N	4743 SW 314TH ST
014	661350	0020	8/10/11	\$470,000	\$455,000	1730	8	1978	Avg	43752	Y	Y	3608 SW DASH POINT RD
014	184090	0055	4/25/11	\$420,000	\$397,000	1800	8	1977	Avg	17324	Y	N	5017 SW 310TH ST
014	416780	0130	11/8/10	\$418,000	\$380,000	1810	8	1969	Good	9600	Y	N	2442 SW 308TH PL
014	893750	0140	4/28/09	\$294,000	\$232,000	1810	8	1970	Avg	17222	N	N	30200 24TH AVE SW
014	189831	0380	12/2/09	\$249,950	\$209,000	1850	8	1984	Good	9066	N	N	5225 SW 324TH PL
014	195460	0025	8/11/10	\$399,000	\$355,000	1850	8	1977	Avg	24400	Y	N	1002 SW 298TH ST
014	515320	0135	7/24/09	\$431,000	\$348,000	1860	8	1962	Good	12700	Y	N	29848 MARINE VIEW DR SW
014	178990	0020	4/16/10	\$440,000	\$380,000	1890	8	1960	Avg	27000	N	N	2266 SW 313TH ST
014	211572	0040	2/4/11	\$250,000	\$232,000	1920	8	1987	Avg	5000	N	N	4724 SW 314TH PL
014	211572	0550	6/24/09	\$295,000	\$236,000	1920	8	1987	Avg	5000	N	N	4737 SW 314TH PL
014	189890	0180	1/27/09	\$450,000	\$346,000	1930	8	1999	Avg	14897	N	N	4622 SW 330TH CT
014	189832	0210	11/8/11	\$245,000	\$242,000	1940	8	1986	Avg	11546	N	N	5135 SW 327TH PL
014	122103	9128	11/9/10	\$245,655	\$223,000	1960	8	1986	Avg	9583	N	N	30836 26TH AVE SW
014	012103	9073	7/17/09	\$835,000	\$672,000	1978	8	1989	Avg	34419	Y	Y	3140 SW 302ND PL

Improved Sales Used in this Annual Update Analysis
Area 52
(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
014	119600	4381	10/24/11	\$432,500	\$426,000	2080	8	1979	Good	15000	Y	N	715 SW 295TH ST
014	189890	0230	8/25/10	\$322,000	\$288,000	2100	8	1999	Avg	10609	N	N	33003 47TH AVE SW
014	211570	0090	5/22/09	\$299,900	\$238,000	2160	8	1979	Avg	8750	N	N	4742 SW 313TH PL
014	515320	0055	11/11/09	\$611,500	\$508,000	2170	8	1996	Avg	32400	Y	N	29865 MARINE VIEW DR SW
014	515320	0046	9/29/10	\$425,000	\$383,000	2180	8	1961	Good	15030	Y	N	1425 SW 296TH ST
014	515320	0310	9/15/09	\$550,000	\$450,000	2190	8	1961	Good	45302	Y	N	1295 SW 301ST ST
014	189832	0010	11/19/09	\$285,000	\$237,000	2300	8	1987	Avg	7402	N	N	5122 SW 326TH PL
014	321020	0300	4/5/11	\$269,900	\$254,000	2420	8	2002	Avg	15000	N	N	5404 SW DASH POINT RD
014	102103	9019	12/7/09	\$370,000	\$309,000	2470	8	1989	Avg	43560	N	N	5207 SW 318TH CT
014	893760	0020	7/20/09	\$347,500	\$280,000	2490	8	1971	Avg	13616	N	N	30244 25TH AVE SW
014	189832	0020	10/25/11	\$299,000	\$295,000	2660	8	1987	Avg	7805	N	N	5128 SW 326TH PL
014	102103	9046	12/16/10	\$330,000	\$303,000	2760	8	1986	Avg	25145	N	N	31704 53RD AVE SW
014	416660	0140	12/17/10	\$736,000	\$675,000	2180	9	1930	Good	51609	Y	Y	2820 SW 300TH PL
014	802950	0370	7/17/09	\$375,000	\$302,000	2470	9	1989	Avg	9739	N	N	4809 SW 329TH WAY
014	802951	0120	4/15/11	\$375,000	\$354,000	2560	9	1990	Avg	15798	Y	N	4902 SW 330TH ST
014	802950	0040	4/22/11	\$320,000	\$302,000	2660	9	1989	Avg	8258	N	N	4622 SW 328TH PL
014	802950	0040	7/31/09	\$429,000	\$347,000	2660	9	1989	Avg	8258	N	N	4622 SW 328TH PL
014	802950	0410	12/21/10	\$375,000	\$344,000	2990	9	1989	Avg	16507	N	N	4814 SW 330TH CT
014	802952	0230	8/20/09	\$424,000	\$345,000	3000	9	1993	Avg	15665	N	N	4922 SW 329TH WAY
014	416660	0477	6/17/10	\$500,000	\$439,000	3405	9	2007	Avg	11250	N	N	30304 30TH AVE SW
014	758200	0070	8/13/10	\$1,080,000	\$962,000	2300	10	1966	VGood	66155	Y	Y	31008 39TH PL SW
014	195460	0071	12/14/11	\$540,000	\$538,000	2350	10	1995	Avg	13483	Y	N	29816 12TH AVE SW
014	893760	0150	8/25/09	\$925,000	\$753,000	2374	10	2008	Avg	11727	Y	N	30225 25TH AVE SW
014	058755	0230	7/14/09	\$625,000	\$503,000	2510	10	1989	Avg	25180	Y	N	3517 SW 310TH CT
014	515320	0107	3/8/10	\$650,000	\$556,000	2650	10	1989	Avg	14163	Y	N	29821 12TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 52
(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
014	005070	0120	3/18/11	\$525,000	\$492,000	2830	10	1992	Avg	15311	Y	N	30124 17TH AVE SW
014	058755	0040	11/18/11	\$518,800	\$514,000	3110	10	1991	Avg	13670	Y	N	30937 37TH PL SW
014	889420	0170	4/28/10	\$527,000	\$457,000	3186	10	2005	Avg	10853	Y	N	2415 SW 305TH ST
014	889420	0070	3/9/10	\$410,000	\$351,000	3297	10	2005	Avg	9773	N	N	30512 24TH AVE SW
014	889420	0050	1/19/10	\$610,000	\$516,000	3336	10	2006	Avg	9773	Y	N	30502 24TH AVE SW
014	889420	0010	2/7/11	\$530,000	\$492,000	3413	10	2005	Avg	11359	N	N	30406 24TH AVE SW
014	416660	0218	4/1/11	\$550,000	\$517,000	3580	10	1974	Avg	21750	Y	N	3005 SW 300TH PL
014	416660	0400	11/17/10	\$475,000	\$433,000	3977	10	2006	Avg	17094	N	N	2836 SW 302ND PL
014	062104	9003	9/24/10	\$825,000	\$742,000	4000	10	1990	Avg	30056	Y	N	1439 SW 296TH ST
014	889420	0090	11/4/09	\$630,000	\$522,000	4471	10	2005	Avg	9609	N	N	30519 24TH AVE SW

Improved Sales Removed in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	052104	9073	9/24/09	\$465,000	PREVIMP<=25K
009	052104	9083	6/2/11	\$364,500	NON-REPRESENTATIVE SALE
009	052104	9083	12/2/10	\$393,000	NON-REPRESENTATIVE SALE
009	119600	0035	4/1/10	\$278,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	322204	9133	6/22/09	\$810,000	DIAGNOSTIC OUTLIER
009	506740	0030	11/22/11	\$908,000	PREVIMP<=25K
009	506740	0031	12/21/10	\$750,000	PREVIMP<=25K
009	506840	0075	7/20/11	\$343,298	QUIT CLAIM DEED
009	720360	0005	11/3/09	\$253,000	QUIT CLAIM DEED
009	720360	0135	8/29/11	\$225,040	DIAGNOSTIC OUTLIER
009	720360	0315	10/8/09	\$624,950	IMP COUNT
009	720360	0510	9/6/11	\$230,000	DIAGNOSTIC OUTLIER
009	720360	0655	2/8/10	\$668,864	FORCED SALE
009	720360	0720	2/14/11	\$233,000	NON-REPRESENTATIVE SALE
009	953660	0650	7/2/10	\$235,000	%NETCOND;PREVIMP<=25K
010	025130	0210	12/9/11	\$217,062	GOVERNMENT AGENCY
010	322204	9060	7/15/09	\$725,000	NON-REPRESENTATIVE SALE
010	322204	9153	8/19/11	\$3,500	QUIT CLAIM DEED
010	322204	9153	8/19/11	\$10,000	QUIT CLAIM DEED
010	691810	0100	5/24/11	\$171,300	NON-REPRESENTATIVE SALE
010	720300	0420	12/23/11	\$182,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	720540	0112	11/17/11	\$199,000	GOVERNMENT AGENCY
010	720540	0195	10/11/10	\$82,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	720551	0100	1/5/11	\$81,836	QUIT CLAIM DEED
010	752300	0060	8/18/10	\$266,007	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	752400	0280	9/8/09	\$156,650	FORCED SALE
010	752410	0100	8/24/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	752420	0230	6/2/11	\$140,000	NON-REPRESENTATIVE SALE
010	894730	0150	12/2/11	\$136,000	NON-REPRESENTATIVE SALE
010	953660	0340	5/1/09	\$260,000	QUIT CLAIM DEED
010	953660	1115	8/26/10	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	953660	1115	11/6/09	\$140,250	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
010	953660	1960	11/30/09	\$175,000	PREVIMP<=25K;CONTRACT OR CASH SALE
011	039600	0010	9/23/11	\$50,000	NON-REPRESENTATIVE SALE
011	052104	9135	8/11/09	\$551,250	AUCTION SALE
011	062104	9026	12/6/11	\$170,535	BANKRUPTCY - RECEIVER OR TRUSTEE
011	062104	9111	9/7/11	\$154,500	NON-REPRESENTATIVE SALE
011	119600	3900	5/28/09	\$20,000	EASEMENT OR RIGHT-OF-WAY
011	186270	0130	7/14/11	\$162,000	NON-REPRESENTATIVE SALE
011	506880	0010	1/26/10	\$184,900	NON-REPRESENTATIVE SALE
011	514980	0050	10/8/10	\$172,900	DIAGNOSTIC OUTLIER
011	515160	0140	3/9/11	\$158,000	NON-REPRESENTATIVE SALE
011	515160	0485	4/6/11	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	515230	0060	11/4/11	\$300,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	515230	0070	6/14/10	\$360,000	OBSOL
011	515270	0060	12/2/09	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	515270	0120	2/17/09	\$475,000	NON-REPRESENTATIVE SALE
011	515280	0260	6/13/09	\$79,341	QUIT CLAIM DEED
011	515296	0460	12/14/09	\$405,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	515296	0500	1/27/09	\$490,000	SHORT SALE
011	515296	0780	7/9/09	\$623,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	515330	0050	6/10/10	\$518,950	FULL SALES PRICE NOT REPORTED
011	515330	0180	7/28/10	\$370,000	SHORT SALE
011	543720	0050	6/22/11	\$300,000	QUIT CLAIM DEED
011	692860	0020	3/9/11	\$107,000	NON-REPRESENTATIVE SALE
011	692860	0380	4/19/10	\$344,186	BANKRUPTCY - RECEIVER OR TRUSTEE
011	692860	0380	7/26/10	\$170,000	NON-REPRESENTATIVE SALE
011	692860	0490	9/15/09	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	692870	0030	12/5/11	\$106,000	NON-REPRESENTATIVE SALE
011	720250	0030	2/9/10	\$436,000	NON-REPRESENTATIVE SALE
011	720520	0160	12/28/11	\$333,000	EXEMPT FROM EXCISE TAX
011	720535	0050	2/12/10	\$123,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	776420	0030	12/1/10	\$295,000	DIAGNOSTIC OUTLIER
011	776420	0050	7/2/09	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	891420	0250	6/16/09	\$440,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	891420	0250	3/2/09	\$380,000	QUIT CLAIM DEED
014	012103	9038	4/19/11	\$125,400	AUCTION SALE
014	012103	9109	2/4/10	\$120,000	PREVIMP<=25K
014	058755	0040	12/1/11	\$535,000	RELOCATION - SALE TO SERVICE
014	058755	0360	5/28/10	\$563,011	BANKRUPTCY - RECEIVER OR TRUSTEE
014	058755	0360	3/31/11	\$354,000	NON-REPRESENTATIVE SALE
014	102103	9018	11/23/09	\$400,000	NON-REPRESENTATIVE SALE
014	112103	9014	6/9/09	\$590,000	BANKRUPTCY - RECEIVER OR TRUSTEE
014	112103	9058	4/20/10	\$581,050	DIAGNOSTIC OUTLIER
014	112103	9078	2/4/10	\$279,000	PREVIMP<=25K
014	122103	9001	2/22/11	\$395,000	DIAGNOSTIC OUTLIER
014	142103	9060	3/18/10	\$112,000	DIAGNOSTIC OUTLIER
014	142103	9067	2/9/10	\$168,500	FINANCIAL INSTITUTION RESALE
014	184080	0085	5/11/10	\$2,000	DOR RATIO
014	184080	0110	6/15/09	\$293,500	INCORRECT DATA
014	184090	0045	5/15/09	\$375,000	NON-REPRESENTATIVE SALE
014	189832	0060	7/2/10	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	189870	0310	7/2/11	\$99,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	189890	0180	1/27/09	\$450,000	RELOCATION - SALE TO SERVICE
014	195460	0025	8/12/10	\$414,834	RELOCATION - SALE TO SERVICE
014	195460	0071	10/21/11	\$562,500	RELOCATION - SALE TO SERVICE
014	211570	0030	4/20/10	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	211572	0320	3/1/10	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	211572	0450	2/16/11	\$181,900	DIAGNOSTIC OUTLIER
014	211600	0020	1/20/11	\$100,000	QUIT CLAIM DEED
014	321020	0160	3/24/11	\$370,000	PREVIMP<=25K
014	321020	0382	5/9/11	\$269,900	INCORRECT DATA
014	321020	0405	2/19/10	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	416710	0155	10/19/11	\$150,000	PREVIMP<=25K
014	416770	0180	3/23/11	\$217,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
014	515320	0107	3/8/10	\$650,000	RELOCATION - SALE TO SERVICE
014	515320	0345	12/6/11	\$264,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
014	515320	0410	12/2/09	\$50,000	EXEMPT FROM EXCISE TAX
014	515320	0415	12/27/10	\$235,000	DIAGNOSTIC OUTLIER
014	515320	0441	1/26/09	\$24,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
014	515320	0587	4/1/11	\$250,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	515320	0655	11/17/11	\$140,000	NON-REPRESENTATIVE SALE
014	802952	0050	10/21/09	\$405,000	DIAGNOSTIC OUTLIER
014	873218	0020	9/24/09	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	873219	0200	3/24/11	\$168,000	NON-REPRESENTATIVE SALE
014	873219	0310	11/15/11	\$160,000	FINANCIAL INSTITUTION RESALE
014	873219	0680	1/30/09	\$120,000	QUIT CLAIM DEED
014	889420	0160	3/28/11	\$795,000	FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
010	542800	0060	7/6/2009	\$400,000	8,801	Y	N
010	720360	1430	1/26/2011	\$214,000	3,899	Y	N
010	953660	1585	6/25/2010	\$150,000	14,548	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
0010	953660	2065	9/20/2010	\$207,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;