

Residential Revalue

2012 Assessment Roll

Twin Lakes

Area 53

**King County Department of Assessments
Seattle, Washington**



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<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.

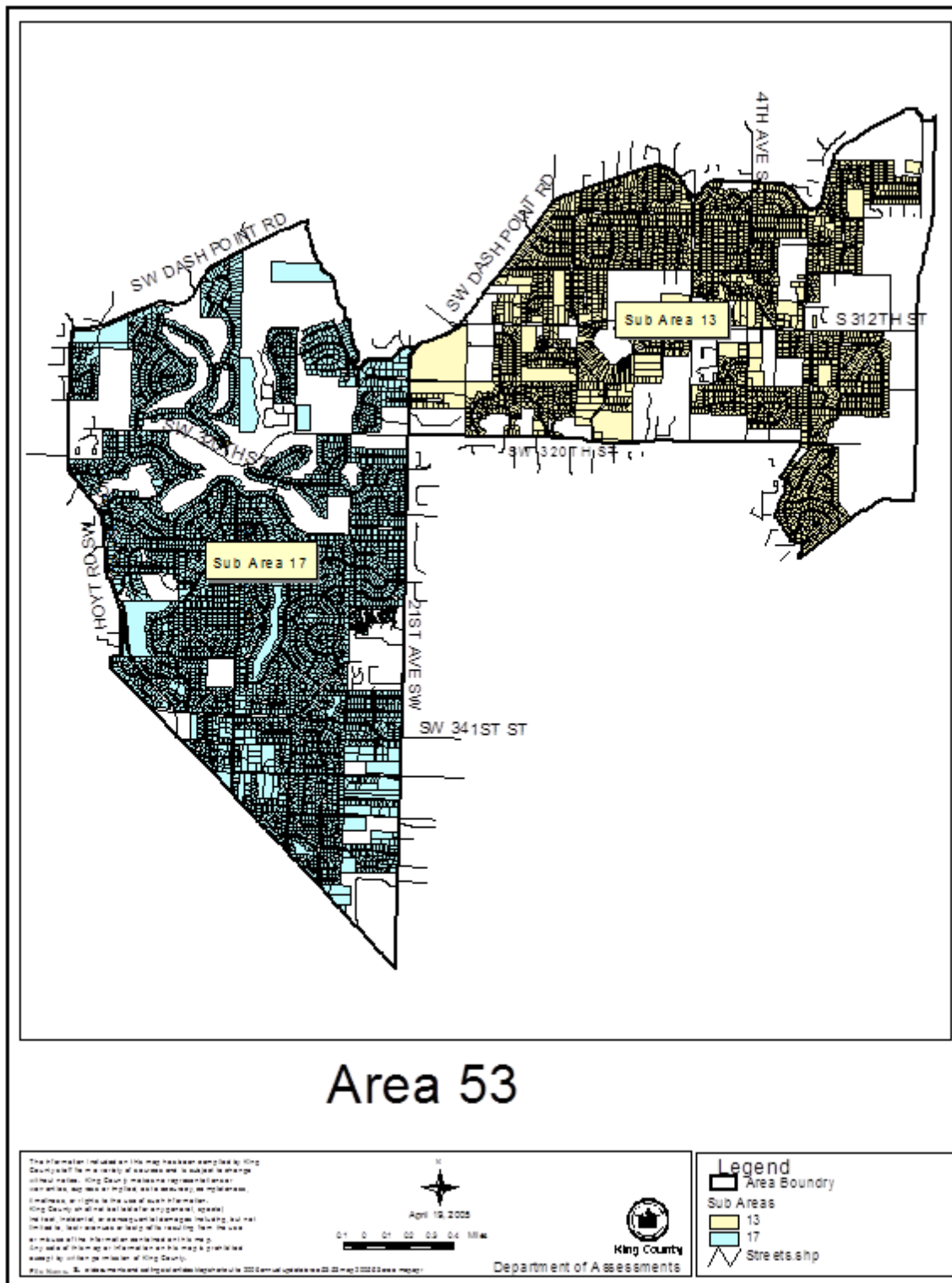
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Twin Lake's Housing



Grade 6/ Year Built 1971/ Total Living Area 970



Grade 7/ Year Built 1975/Total Living Area 1910



Grade 8/ Year Built 2007/ Total Living Area 2506



Grade 9/ Year Built 2006/Total Living Area 3080



Grade 10/ Year Built 2008/ Total Living Area 3510

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: Twin Lakes/53

Number of Improved Sales: 588

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	\$93,700	\$111,300	\$205,000			
2012 Value	\$77,900	\$94,200	\$172,100	\$190,400	90.4%	11.26%
Change	-\$15,800	-\$17,100	-\$32,900			
% Change	-16.9%	-15.4%	-16.0%			

*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	\$92,000	\$106,400	\$198,400
2012 Value	\$76,500	\$89,200	\$165,700
Percent Change	-16.8%	-16.2%	-16.5%

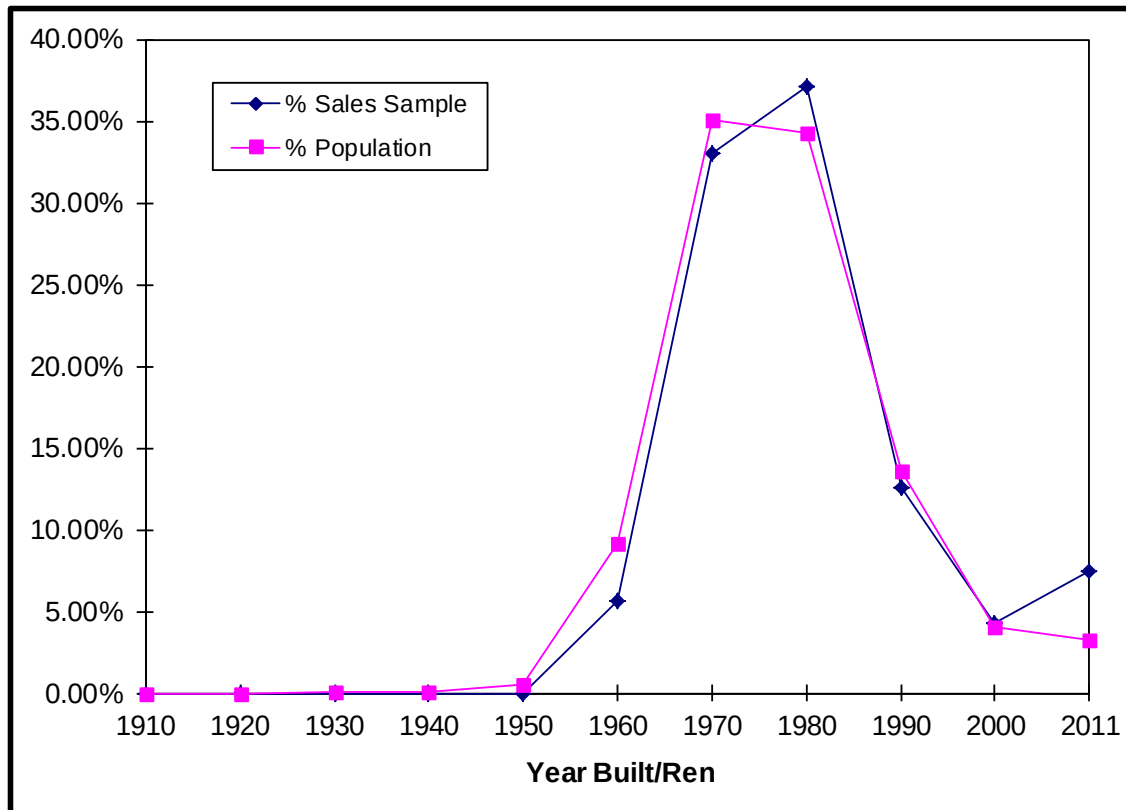
Number of one to three unit residences in the population: 7909

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 several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes built/renovated after 1999, Homes with grade classification of 8 or higher and built/renovated before 2000, and Homes on waterfront. All had higher AV ratios (Assessed value/Sale Price), therefore requiring less of a downward adjustment than the rest of the population.

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	33	5.61%
1970	194	32.99%
1980	218	37.07%
1990	74	12.59%
2000	25	4.25%
2011	44	7.48%
	588	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	0	0.00%
1930	5	0.06%
1940	8	0.10%
1950	39	0.49%
1960	727	9.19%
1970	2770	35.02%
1980	2707	34.23%
1990	1074	13.58%
2000	321	4.06%
2012	257	3.25%
	7909	



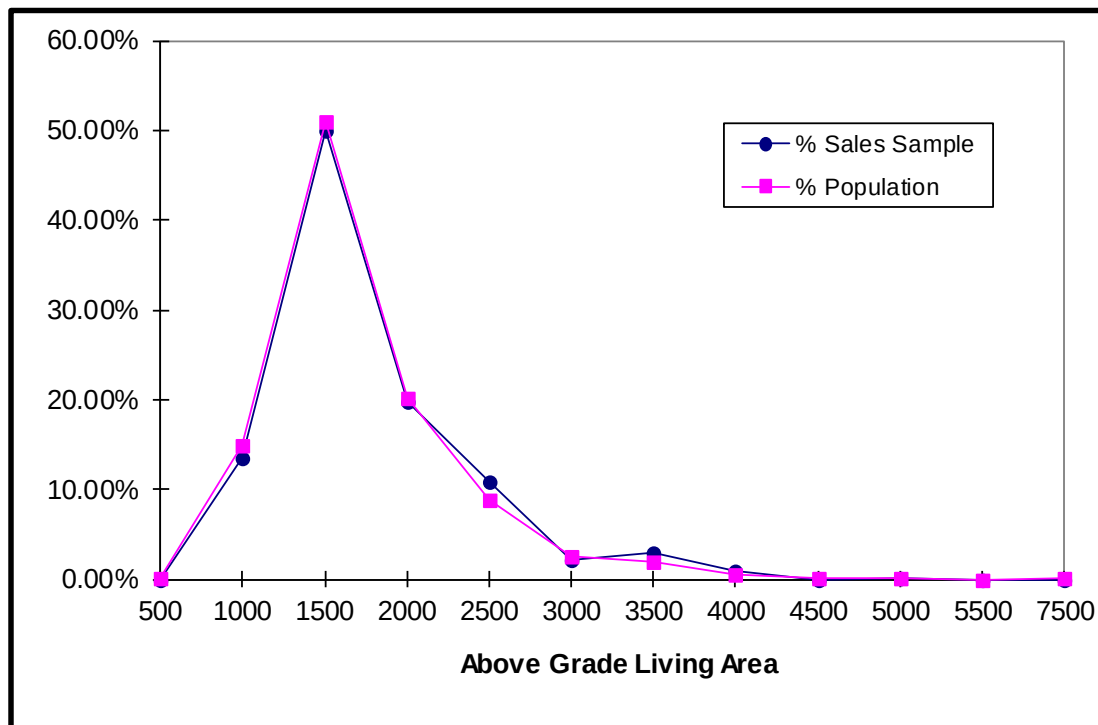
The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales 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 have statistical significance and results are reflected in the model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	79	13.44%
1500	294	50.00%
2000	116	19.73%
2500	64	10.88%
3000	12	2.04%
3500	17	2.89%
4000	5	0.85%
4500	0	0.00%
5000	1	0.17%
5500	0	0.00%
7500	0	0.00%
	588	

Population		
AGLA	Frequency	% Population
500	1	0.01%
1000	1186	15.00%
1500	4024	50.88%
2000	1598	20.20%
2500	696	8.80%
3000	206	2.60%
3500	148	1.87%
4000	39	0.49%
4500	6	0.08%
5000	4	0.05%
5500	0	0.00%
7500	1	0.01%
	7909	

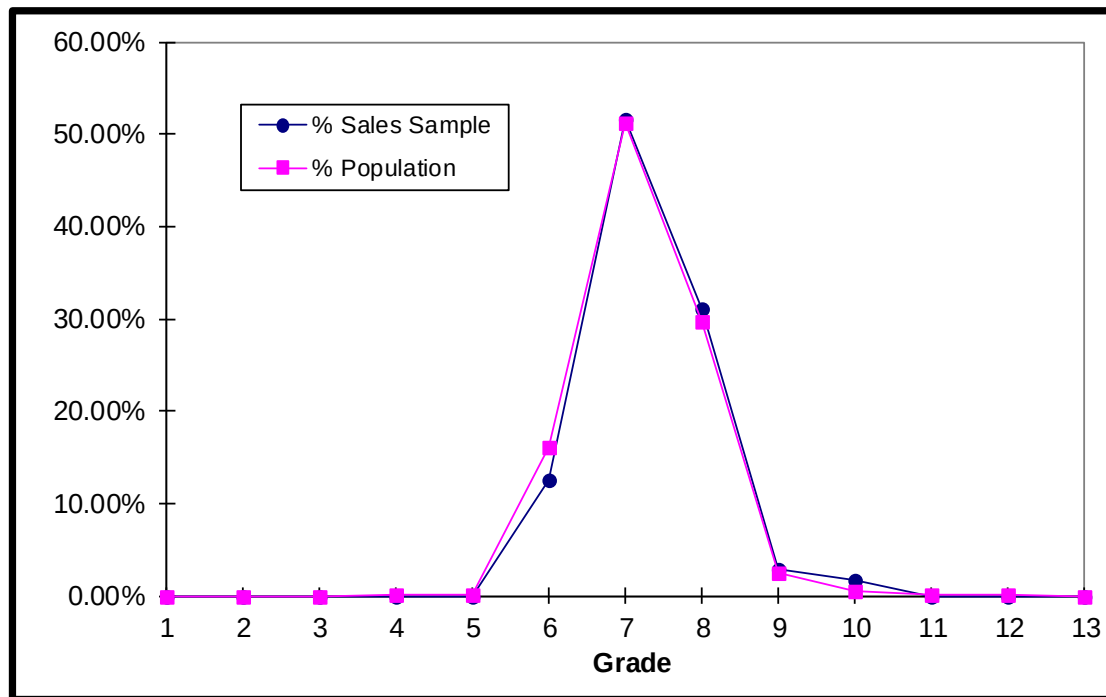


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	74	12.59%
7	304	51.70%
8	183	31.12%
9	17	2.89%
10	10	1.70%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	588	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	8	0.10%
6	1266	16.01%
7	4053	51.25%
8	2350	29.71%
9	188	2.38%
10	39	0.49%
11	2	0.03%
12	1	0.01%
13	0	0.00%
	7909	



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

Based on the 11 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -16.0% 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 several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes built/renovated after 1999, Homes with grade classification of 8 or higher and built/renovated before 2000, and Homes on waterfront. All had higher AV ratios (Assessed value/Sale Price), therefore requiring less of a downward adjustment than the rest of the population.

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 588 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 not enough 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 90.4%. 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 -16.5%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 53 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

-17.93%

YrBlt/Ren >1999 & No Wft	Yes
% Adjustment	-10.15%
Grade 8 & Higher & YrBltRen<2000 & No Wft	Yes
% Adjustment	-14.67%
Wft	Yes
% Adjustment	-7.94%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, Homes built/renovated after 1999, with no waterfront would *approximately* receive a -10.15% downward adjustment. 269 parcels in the improved population would receive this adjustment. There were 43 sales.

Homes with grade classification of 8 or higher, and built/renovated before 2000, with no waterfront would *approximately* receive a -14.67% downward adjustment. 2134 parcels in the improved population would receive this adjustment. There were 166 sales.

Waterfront homes would *approximately* receive a -7.94% downward adjustment. 133 parcels in the improved population would receive this adjustment. There were 11 sales.

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

61% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 53 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.844, resulting in an adjusted value of \$443,100 (\$525,000 X .844=\$443,100) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.770	-23.0%
2/1/2009	0.771	-22.9%
3/1/2009	0.773	-22.7%
4/1/2009	0.775	-22.5%
5/1/2009	0.777	-22.3%
6/1/2009	0.779	-22.1%
7/1/2009	0.782	-21.8%
8/1/2009	0.785	-21.5%
9/1/2009	0.789	-21.1%
10/1/2009	0.792	-20.8%
11/1/2009	0.796	-20.4%
12/1/2009	0.800	-20.0%
1/1/2010	0.805	-19.5%
2/1/2010	0.810	-19.0%
3/1/2010	0.814	-18.6%
4/1/2010	0.820	-18.0%
5/1/2010	0.826	-17.4%
6/1/2010	0.832	-16.8%
7/1/2010	0.838	-16.2%
8/1/2010	0.844	-15.6%
9/1/2010	0.851	-14.9%
10/1/2010	0.858	-14.2%
11/1/2010	0.866	-13.4%
12/1/2010	0.873	-12.7%
1/1/2011	0.882	-11.8%
2/1/2011	0.890	-11.0%
3/1/2011	0.898	-10.2%
4/1/2011	0.907	-9.3%
5/1/2011	0.916	-8.4%
6/1/2011	0.926	-7.4%
7/1/2011	0.935	-6.5%
8/1/2011	0.945	-5.5%
9/1/2011	0.956	-4.4%
10/1/2011	0.966	-3.4%
11/1/2011	0.977	-2.3%
12/1/2011	0.988	-1.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	072104	9223	2/18/11	\$129,000	\$115,000	580	6	1980	Avg	11325	N	N	521 SW 316TH ST
013	178890	0160	8/2/10	\$145,000	\$122,000	800	6	1960	Avg	9000	N	N	348 SW 305TH ST
013	178850	0085	10/22/09	\$193,500	\$154,000	820	6	1958	Good	9775	N	N	1028 SW 306TH ST
013	178890	0290	12/30/09	\$134,950	\$109,000	820	6	1960	Avg	8990	N	N	30573 5TH AVE SW
013	178870	0160	12/21/09	\$135,000	\$108,000	840	6	1977	Avg	8378	N	N	843 SW 306TH ST
013	178880	0040	11/11/09	\$148,000	\$118,000	840	6	1959	Avg	8661	N	N	621 SW 304TH ST
013	178880	0140	11/11/09	\$135,000	\$108,000	840	6	1959	Avg	9120	N	N	648 SW 305TH ST
013	178890	0200	8/18/11	\$145,000	\$138,000	840	6	1960	Avg	9600	N	N	30519 5TH AVE SW
013	178890	0740	4/29/09	\$165,000	\$128,000	840	6	1961	Avg	8400	N	N	30706 4TH AVE SW
013	556000	0480	7/21/09	\$148,000	\$116,000	840	6	1961	Good	8470	N	N	30610 3RD AVE SW
013	556000	1150	8/11/09	\$137,500	\$108,000	840	6	1961	Avg	8000	N	N	117 SW 307TH PL
013	326070	0570	9/16/09	\$140,000	\$111,000	860	6	1971	Avg	9500	N	N	32607 8TH CT S
013	259970	0080	1/26/11	\$159,900	\$142,000	880	6	1970	Avg	7820	N	N	30151 3RD PL SW
013	259970	0100	10/10/11	\$125,000	\$121,000	880	6	1969	Avg	7000	N	N	30161 3RD PL SW
013	259970	0110	4/23/10	\$155,950	\$129,000	880	6	1970	Avg	7000	N	N	30165 3RD PL SW
013	178880	0020	7/2/10	\$179,950	\$151,000	940	6	1959	Good	8653	N	N	633 SW 304TH ST
013	339180	0230	3/17/10	\$203,000	\$166,000	970	6	1961	Good	8040	N	N	30243 2ND AVE S
013	339210	0210	4/28/10	\$149,900	\$124,000	970	6	1963	Avg	8395	N	N	30603 2ND AVE S
013	339210	0270	4/7/10	\$227,500	\$187,000	970	6	1963	Avg	9000	N	N	30654 2ND AVE S
013	794160	0100	5/14/10	\$181,000	\$150,000	970	6	1968	Avg	7533	N	N	620 S 317TH ST
013	794160	0220	8/25/10	\$187,500	\$159,000	970	6	1967	Avg	7742	N	N	31715 6TH AVE S
013	178830	0135	9/29/09	\$146,000	\$116,000	990	6	1958	Good	9856	N	N	30605 12TH PL SW
013	794150	0150	1/12/10	\$185,000	\$149,000	1000	6	1967	Good	7560	N	N	31719 7TH PL S
013	178890	0620	10/8/09	\$145,000	\$115,000	1010	6	1960	Avg	8800	N	N	347 SW 305TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	556000	0710	11/10/09	\$135,000	\$108,000	1040	6	1961	Avg	8970	N	N	30516 2ND AVE SW
013	178880	0200	11/18/11	\$140,000	\$138,000	1080	6	1959	Good	8640	N	N	30527 7TH AVE SW
013	178890	0150	4/2/10	\$135,000	\$111,000	1110	6	1960	Avg	8400	N	N	340 SW 305TH ST
013	178890	0320	7/28/10	\$185,000	\$156,000	1110	6	1961	Avg	10950	N	N	30715 5TH AVE SW
013	556000	1070	3/29/10	\$216,500	\$177,000	1120	6	1962	Avg	9600	N	N	110 SW 307TH ST
013	556000	1080	4/20/10	\$197,700	\$163,000	1120	6	1962	Avg	10800	N	N	111 SW 307TH ST
013	178890	0380	1/7/11	\$133,900	\$118,000	1122	6	1960	Avg	9100	N	N	30528 5TH AVE SW
013	326070	0620	7/15/11	\$129,000	\$121,000	1200	6	1970	Avg	7192	N	N	811 S 327TH ST
013	178870	0055	6/24/11	\$169,950	\$159,000	1220	6	1959	Fair	8424	N	N	819 SW 304TH ST
013	339180	0220	7/5/09	\$155,000	\$121,000	1230	6	1961	Avg	8400	N	N	30237 2ND AVE S
013	339190	0040	10/6/11	\$159,000	\$154,000	1230	6	1962	Avg	9450	N	N	112 S 304TH PL
013	339210	0180	3/3/10	\$165,000	\$134,000	1230	6	1963	Avg	8395	N	N	30627 2ND AVE S
013	339210	0330	2/17/09	\$195,000	\$151,000	1280	6	1965	Avg	9000	N	N	135 S 308TH ST
013	794150	0160	1/28/09	\$230,000	\$177,000	1280	6	1967	Avg	7416	N	N	31727 7TH PL S
013	232970	0080	6/12/10	\$170,000	\$142,000	1300	6	1967	Avg	8400	N	N	30437 3RD AVE S
013	178850	0025	11/30/09	\$142,000	\$114,000	1380	6	1961	Avg	9750	N	N	30501 12TH PL SW
013	339180	0190	7/30/09	\$151,000	\$119,000	1450	6	1961	Avg	9200	N	N	30234 1ST PL S
013	555731	0150	11/9/09	\$217,508	\$173,000	810	7	1981	Avg	7256	N	N	828 SW 316TH CT
013	555731	0150	7/20/09	\$140,500	\$110,000	810	7	1981	Avg	7256	N	N	828 SW 316TH CT
013	556000	0550	8/9/10	\$190,000	\$161,000	820	7	1961	Good	8255	N	N	30663 2ND AVE SW
013	326070	0200	10/14/10	\$211,270	\$182,000	830	7	1969	Avg	6650	N	N	824 S 327TH ST
013	555730	0260	2/26/09	\$189,900	\$147,000	830	7	1980	Avg	7245	N	N	1010 SW 316TH PL
013	178870	0370	6/10/10	\$134,990	\$112,000	840	7	1959	Avg	9760	N	N	30524 8TH AVE SW
013	326070	0580	6/16/11	\$156,000	\$145,000	840	7	1970	Good	7938	N	N	32603 8TH CT S
013	326070	1060	10/26/11	\$145,000	\$141,000	840	7	1970	Avg	9152	N	N	818 S 326TH ST
013	555730	0400	8/27/10	\$206,000	\$175,000	850	7	1980	Avg	11000	N	N	31713 11TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	555731	0330	6/5/09	\$201,500	\$157,000	850	7	1981	Avg	7000	N	N	31625 9TH PL SW
013	794300	0340	12/29/09	\$245,000	\$197,000	880	7	1981	Avg	7866	N	N	31421 4TH AVE S
013	039580	0020	3/23/10	\$217,000	\$178,000	910	7	1963	Good	9600	N	N	507 SW 302ND ST
013	515370	0020	3/14/11	\$164,950	\$149,000	940	7	1971	Avg	9450	N	N	30339 10TH AVE S
013	555730	0280	4/13/09	\$235,000	\$182,000	940	7	1980	Avg	7245	N	N	1022 SW 316TH PL
013	555731	0180	12/29/11	\$140,000	\$140,000	940	7	1981	Avg	6939	N	N	823 SW 316TH CT
013	794300	0330	1/7/10	\$170,000	\$137,000	940	7	1984	Avg	7700	N	N	331 S 314TH PL
013	555770	0190	12/31/09	\$185,950	\$150,000	970	7	1966	Avg	9750	N	N	708 SW 310TH ST
013	326070	0480	9/20/11	\$185,000	\$178,000	980	7	1973	Avg	7107	N	N	833 S 326TH ST
013	787520	0025	5/20/09	\$162,000	\$126,000	980	7	1955	Avg	12155	N	N	31320 13TH AVE S
013	609390	0290	9/6/10	\$160,000	\$136,000	990	7	1960	Avg	8400	N	N	32117 9TH AVE S
013	232950	0230	11/25/09	\$238,799	\$191,000	1010	7	1961	Good	9885	N	N	622 S 305TH ST
013	232960	0170	5/3/11	\$167,000	\$153,000	1010	7	1965	Avg	8960	N	N	30633 4TH AVE S
013	787500	0060	12/29/09	\$170,000	\$137,000	1010	7	1953	Fair	9031	N	N	1245 S 312TH ST
013	416810	0380	4/19/10	\$250,000	\$206,000	1020	7	1963	Avg	9856	N	N	31601 13TH AVE SW
013	326070	0010	5/28/09	\$200,000	\$156,000	1040	7	1975	Avg	7006	N	N	32507 7TH PL S
013	326070	0870	10/29/09	\$263,500	\$210,000	1040	7	1974	Avg	6100	N	N	32513 10TH PL S
013	515370	0030	7/21/10	\$185,000	\$156,000	1040	7	1973	Avg	7210	N	N	30331 10TH AVE S
013	024800	0250	2/27/09	\$184,900	\$143,000	1060	7	1961	Good	11600	N	N	858 SW 312TH ST
013	416810	0460	4/3/09	\$170,000	\$132,000	1060	7	1963	Avg	9984	N	N	31407 13TH AVE SW
013	745080	0140	5/11/11	\$175,000	\$161,000	1060	7	1977	Good	14884	N	N	539 SW 317TH PL
013	039580	0440	9/8/09	\$223,000	\$176,000	1070	7	1966	Good	9256	N	N	30200 8TH AVE SW
013	525980	0020	6/7/11	\$143,000	\$133,000	1070	7	1983	Avg	6250	N	N	31119 11TH PL SW
013	794300	0250	7/15/09	\$211,500	\$166,000	1070	7	1983	Avg	7684	N	N	31520 2ND CT S
013	326070	0980	8/16/11	\$145,000	\$138,000	1080	7	1974	Avg	6955	N	N	850 S 326TH ST
013	858800	0600	12/12/11	\$129,000	\$128,000	1090	7	1956	Avg	9375	N	N	31628 13TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	337530	0450	8/12/10	\$168,000	\$142,000	1100	7	1985	Avg	9739	N	N	111 S 317TH PL
013	555731	0140	5/22/09	\$210,000	\$163,000	1100	7	1986	Avg	7290	N	N	824 SW 316TH CT
013	555750	0040	6/16/09	\$229,950	\$180,000	1100	7	1962	Good	9628	N	N	31227 2ND AVE SW
013	515370	0080	2/22/11	\$164,500	\$147,000	1110	7	1968	Avg	7210	N	N	30225 10TH AVE S
013	515370	0170	10/12/11	\$149,900	\$145,000	1110	7	1977	Avg	7560	N	N	30340 10TH AVE S
013	326070	0970	5/5/10	\$205,000	\$169,000	1130	7	1974	Avg	6405	N	N	854 S 326TH ST
013	039580	0330	12/16/09	\$175,500	\$141,000	1150	7	1966	Good	8736	N	N	30319 6TH AVE SW
013	150241	0110	1/21/10	\$200,000	\$162,000	1150	7	1974	Avg	8424	N	N	32128 8TH AVE S
013	150241	0400	12/2/10	\$156,000	\$136,000	1150	7	1970	Avg	9944	N	N	32305 7TH PL S
013	232970	0290	3/5/10	\$255,000	\$208,000	1150	7	1967	Good	8800	N	N	30659 3RD PL S
013	787520	0015	11/2/09	\$166,500	\$133,000	1150	7	1955	Avg	7840	N	N	31308 13TH AVE S
013	039580	0270	3/12/10	\$217,000	\$177,000	1160	7	1966	Good	7872	N	N	30320 7TH AVE SW
013	082104	9253	2/20/09	\$195,000	\$151,000	1160	7	1977	Avg	12196	N	N	31113 5TH AVE S
013	416795	0280	10/12/09	\$247,000	\$196,000	1170	7	1992	Avg	7574	N	N	31622 13TH AVE SW
013	515390	0180	6/23/09	\$190,000	\$148,000	1180	7	1967	Good	7210	N	N	30127 10TH AVE S
013	515390	0380	4/10/09	\$180,000	\$140,000	1180	7	1967	Avg	5500	N	N	30206 11TH PL S
013	787520	0175	5/2/11	\$134,900	\$124,000	1190	7	1955	Avg	9375	N	N	31367 12TH PL S
013	150240	0150	9/7/11	\$165,000	\$158,000	1200	7	1967	Avg	8614	N	N	32424 10TH PL S
013	064300	0150	3/16/09	\$267,500	\$207,000	1220	7	1962	Avg	10500	N	N	30232 7TH AVE S
013	787500	0030	12/30/09	\$210,000	\$169,000	1220	7	1955	Avg	9375	N	N	1131 S 312TH ST
013	232970	0040	5/12/11	\$199,000	\$183,000	1230	7	1966	Good	9266	N	N	30405 3RD AVE S
013	081850	0190	7/30/10	\$152,000	\$128,000	1240	7	1986	Avg	5163	N	N	31049 9TH AVE S
013	081850	0330	5/19/10	\$179,000	\$148,000	1240	7	1986	Avg	3691	N	N	31066 9TH AVE S
013	039580	0530	6/18/10	\$185,000	\$154,000	1250	7	1966	Avg	8400	N	N	30303 7TH AVE SW
013	232960	0270	2/3/11	\$145,000	\$129,000	1250	7	1962	Good	8800	N	N	343 S 304TH PL
013	515365	0160	9/4/09	\$200,000	\$158,000	1260	7	1975	Fair	6840	N	N	30331 9TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	555732	0020	10/31/09	\$214,500	\$171,000	1260	7	1994	Avg	5018	N	N	927 SW 319TH PL
013	555780	0230	10/21/09	\$274,450	\$218,000	1260	7	1963	Good	10830	N	N	31201 1ST PL SW
013	327581	0110	11/1/10	\$157,000	\$136,000	1270	7	1987	Avg	4016	N	N	31250 10TH CT SW
013	358400	0330	5/23/09	\$175,000	\$136,000	1270	7	1968	Avg	8505	N	N	1041 S 317TH ST
013	416795	0100	12/23/11	\$156,362	\$156,000	1270	7	1991	Avg	7210	N	N	31827 14TH WAY SW
013	555732	0160	12/30/10	\$205,000	\$181,000	1270	7	1994	Avg	7192	N	N	829 SW 318TH PL
013	787540	0140	9/9/09	\$180,000	\$142,000	1270	7	1956	Good	12956	N	N	31324 11TH PL S
013	794300	0210	8/7/09	\$250,000	\$196,000	1280	7	1980	Avg	7276	N	N	223 S 315TH PL
013	794300	0060	8/24/11	\$175,000	\$167,000	1288	7	1984	Good	7200	N	N	310 S 314TH PL
013	064310	0240	10/4/11	\$196,000	\$190,000	1290	7	1967	Avg	10350	N	N	526 S 303RD ST
013	150241	0230	7/19/10	\$263,000	\$221,000	1320	7	1972	Avg	10164	N	N	32342 9TH AVE S
013	416810	0440	6/11/09	\$219,950	\$172,000	1320	7	1963	Avg	9856	N	N	31423 13TH AVE SW
013	787540	0225	10/21/11	\$227,000	\$221,000	1320	7	1962	Avg	10990	N	N	31314 10TH AVE S
013	358400	0260	10/26/11	\$139,900	\$136,000	1330	7	1968	Avg	8640	N	N	1079 S 316TH ST
013	525980	0490	6/9/11	\$199,900	\$186,000	1330	7	1983	Avg	5700	N	N	31120 11TH PL SW
013	858800	0070	3/10/10	\$150,000	\$122,000	1330	7	1955	Avg	10800	N	N	31507 8TH AVE S
013	858800	0070	9/28/11	\$139,500	\$135,000	1330	7	1955	Avg	10800	N	N	31507 8TH AVE S
013	025300	0380	7/13/10	\$150,000	\$126,000	1340	7	1984	Avg	8423	N	N	30311 13TH AVE S
013	232950	0340	4/27/10	\$212,500	\$175,000	1340	7	1962	Good	10774	N	N	404 S 305TH ST
013	794300	0170	4/26/10	\$179,950	\$148,000	1340	7	1984	Avg	8400	N	N	226 S 315TH PL
013	091900	0030	8/24/09	\$209,000	\$165,000	1350	7	1963	Good	9846	N	N	30617 10TH AVE S
013	326070	0830	9/8/11	\$159,000	\$152,000	1350	7	1974	Avg	6954	N	N	32510 10TH PL S
013	337530	0230	3/23/10	\$225,250	\$184,000	1350	7	1985	Good	7700	N	N	31627 4TH AVE S
013	337530	0510	11/3/11	\$186,000	\$182,000	1350	7	1985	Avg	7920	N	N	31708 2ND AVE S
013	525980	0080	3/24/11	\$145,000	\$131,000	1350	7	1983	Avg	7225	N	N	31011 11TH PL SW
013	555780	0090	3/24/10	\$260,000	\$213,000	1350	7	1963	Avg	9600	N	N	114 SW 313TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	931500	0060	7/24/09	\$192,000	\$151,000	1350	7	1965	Good	8858	N	N	812 S 309TH ST
013	232970	0100	7/1/11	\$147,000	\$137,000	1360	7	1966	Avg	8400	N	N	30451 3RD AVE S
013	150241	0370	7/21/11	\$219,950	\$207,000	1370	7	1973	Avg	8500	N	N	32417 7TH PL S
013	794300	0160	5/15/09	\$235,000	\$183,000	1370	7	1984	Good	7600	N	N	234 S 315TH PL
013	150240	0300	10/14/10	\$182,000	\$157,000	1380	7	1967	Avg	8362	N	N	32344 10TH AVE S
013	150240	0400	3/21/11	\$198,900	\$180,000	1380	7	1967	Good	14504	N	N	1017 S 324TH PL
013	555780	0010	8/26/09	\$250,000	\$197,000	1390	7	1962	Avg	18200	N	N	157 SW 313TH ST
013	064310	0100	8/27/09	\$189,000	\$149,000	1420	7	1967	Good	9545	N	N	505 S 303RD ST
013	233730	0040	11/9/11	\$155,000	\$152,000	1420	7	1961	Avg	9450	N	N	30107 2ND PL SW
013	787520	0050	5/20/11	\$197,000	\$182,000	1420	7	1955	Avg	9375	N	N	31350 13TH AVE S
013	081850	0480	7/28/11	\$159,000	\$150,000	1430	7	1986	Avg	3873	N	N	916 S 310TH PL
013	081850	0610	3/17/09	\$182,000	\$141,000	1430	7	1986	Avg	4984	N	N	804 S 310TH PL
013	082104	9205	8/24/11	\$155,000	\$148,000	1430	7	1966	Avg	10018	N	N	31011 8TH AVE S
013	091900	0075	1/12/10	\$200,000	\$161,000	1440	7	1964	Avg	11161	N	N	30423 10TH AVE S
013	064310	0220	8/1/11	\$230,000	\$217,000	1480	7	1967	Good	8800	N	N	30306 6TH AVE S
013	787520	0060	5/7/09	\$178,000	\$138,000	1480	7	1955	Avg	9375	N	N	31362 13TH AVE S
013	787520	0250	12/4/09	\$198,000	\$159,000	1480	7	1955	Good	9400	N	N	1264 S 315TH ST
013	337530	0250	2/24/11	\$182,000	\$163,000	1490	7	1985	Avg	7700	N	N	31611 4TH AVE S
013	337530	0560	6/9/09	\$288,000	\$225,000	1490	7	1985	Avg	8052	N	N	31718 2ND CT S
013	555770	0030	7/1/11	\$160,000	\$150,000	1490	7	1966	Avg	10500	N	N	30818 7TH AVE SW
013	326070	0990	2/17/09	\$248,500	\$192,000	1520	7	1975	Avg	7020	N	N	846 S 326TH ST
013	025300	0040	12/14/11	\$162,500	\$161,000	1540	7	1955	Avg	10560	N	N	30042 14TH AVE S
013	555780	0210	8/24/11	\$155,000	\$148,000	1560	7	1964	Avg	9628	N	N	130 SW 312TH PL
013	072104	9087	8/17/11	\$250,000	\$238,000	1570	7	1985	Good	67518	N	N	836 SW 312TH ST
013	555750	0230	3/14/11	\$215,000	\$194,000	1570	7	1964	Good	17352	Y	Y	313 SW 313TH ST
013	416810	0400	9/1/09	\$183,000	\$144,000	1600	7	1963	Avg	9856	N	N	31455 13TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	250160	0160	10/23/09	\$245,000	\$195,000	1620	7	1962	Avg	7253	N	N	30337 13TH AVE S
013	150240	0610	7/8/11	\$175,000	\$164,000	1680	7	1967	Avg	8320	N	N	32157 9TH AVE S
013	416795	0290	12/13/11	\$162,322	\$161,000	1690	7	1992	Avg	7314	N	N	31628 13TH AVE SW
013	858800	0240	5/3/10	\$190,000	\$157,000	1740	7	1968	Avg	10400	N	N	31619 10TH AVE S
013	555990	0070	1/7/10	\$260,000	\$210,000	1750	7	1994	Avg	6897	N	N	914 SW 313TH CT
013	084850	0030	7/14/10	\$219,750	\$185,000	1750	7	1999	Avg	2900	N	N	31182 3RD CT S
013	327581	0070	12/30/11	\$140,000	\$140,000	1760	7	1987	Avg	2914	N	N	31247 10TH CT SW
013	084850	0070	7/15/11	\$196,000	\$184,000	1780	7	1999	Avg	4560	N	N	31130 3RD CT S
013	084850	0090	4/28/09	\$244,500	\$190,000	1780	7	1999	Avg	5395	N	N	31110 3RD CT S
013	064310	0090	6/10/11	\$237,000	\$220,000	1790	7	1967	Good	10200	N	N	501 S 303RD ST
013	787540	0075	7/23/09	\$160,000	\$125,000	1800	7	1956	Avg	9289	N	N	31224 10TH AVE S
013	072104	9158	4/21/09	\$289,900	\$225,000	1830	7	1962	Good	14810	N	N	1323 SW 310TH ST
013	858800	0165	11/11/09	\$209,992	\$167,000	1860	7	1955	Good	10838	N	N	31416 8TH AVE S
013	150240	0390	8/19/09	\$168,500	\$133,000	1880	7	1967	Avg	10062	N	N	1021 S 324TH PL
013	232950	0050	7/6/10	\$159,000	\$133,000	1880	7	1962	Avg	9936	N	N	429 S 304TH ST
013	039580	0280	5/14/10	\$250,000	\$207,000	1990	7	1966	Avg	9660	N	N	614 SW 304TH ST
013	337530	0490	6/4/10	\$233,000	\$194,000	2110	7	1985	Good	9000	N	N	31713 2ND AVE S
013	554760	0040	4/12/10	\$295,950	\$243,000	2120	7	2010	Avg	7204	N	N	612 S 310TH CT
013	554760	0150	12/16/09	\$289,950	\$233,000	2120	7	2010	Avg	8070	N	N	31010 7TH PL S
013	858800	0045	6/10/09	\$219,900	\$172,000	2140	7	1955	Good	12150	N	N	31407 8TH AVE S
013	554760	0070	12/3/09	\$289,950	\$232,000	2171	7	2010	Avg	7200	N	N	603 S 310TH CT
013	326070	0550	5/19/10	\$236,950	\$196,000	2240	7	1974	Avg	9010	N	N	32614 8TH CT S
013	024800	0160	11/18/09	\$279,950	\$224,000	2260	7	1962	Avg	9900	N	N	30826 10TH AVE SW
013	554760	0020	9/15/10	\$296,000	\$253,000	2410	7	2010	Avg	7200	N	N	622 S 310TH CT
013	554760	0030	3/10/10	\$301,500	\$246,000	2410	7	2010	Avg	7216	N	N	616 S 310TH CT
013	554760	0060	2/11/10	\$302,950	\$246,000	2410	7	2010	Avg	7323	N	N	606 S 310TH CT

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	554760	0130	3/2/10	\$305,000	\$248,000	2410	7	2010	Avg	7207	N	N	31022 7TH PL S
013	554760	0140	9/3/10	\$293,000	\$250,000	2410	7	2010	Avg	7201	N	N	31016 7TH PL S
013	554760	0090	7/7/11	\$299,950	\$281,000	2411	7	2010	Avg	7212	N	N	609 S 310TH CT
013	241330	0500	1/3/10	\$214,900	\$173,000	1230	8	1978	Avg	7140	N	N	30632 4TH AVE S
013	555920	0045	5/7/10	\$335,000	\$277,000	1280	8	1996	Avg	17475	Y	Y	545 SW 312TH ST
013	082104	9256	11/23/10	\$235,000	\$205,000	1290	8	1979	Avg	9147	N	N	929 S 312TH ST
013	241330	0970	2/18/11	\$219,950	\$197,000	1370	8	1977	Avg	6650	N	N	510 S 310TH PL
013	241330	0160	12/20/11	\$181,600	\$181,000	1420	8	1978	Avg	9482	N	N	30904 5TH PL S
013	241330	0350	12/12/11	\$205,000	\$203,000	1480	8	1979	Avg	7350	N	N	30610 5TH PL S
013	150241	0330	10/9/09	\$225,000	\$178,000	1500	8	1978	Avg	10332	N	N	709 S 325TH ST
013	609390	0020	4/5/10	\$203,000	\$167,000	1680	8	1965	Avg	8820	N	N	32102 10TH AVE S
013	555920	0115	1/27/10	\$358,000	\$290,000	1740	8	1968	Good	21526	Y	Y	31400 7TH PL SW
013	241330	0550	12/29/09	\$210,000	\$169,000	1780	8	1978	Avg	7210	N	N	412 S 308TH ST
013	416796	0330	10/12/10	\$230,000	\$198,000	1820	8	1992	Avg	7750	N	N	1203 SW 318TH ST
013	795450	0190	2/17/09	\$335,000	\$259,000	1940	8	1989	Avg	7066	N	N	324 S 302ND PL
013	667265	0160	12/15/09	\$240,000	\$193,000	1950	8	1994	Avg	6259	N	N	311 S 309TH ST
013	150240	0490	11/23/11	\$235,000	\$232,000	1960	8	1966	Avg	10208	N	N	32347 10TH AVE S
013	241330	0750	4/8/11	\$249,750	\$227,000	2040	8	1979	Good	6440	N	N	30650 4TH PL S
013	416796	0460	12/28/10	\$252,000	\$222,000	2080	8	1992	Avg	8550	N	N	31719 12TH PL SW
013	416680	0010	4/8/10	\$300,000	\$246,000	2114	8	2007	Avg	7580	N	N	31177 2ND AVE SW
013	416680	0220	11/7/11	\$265,000	\$260,000	2114	8	2007	Avg	7236	N	N	31046 1ST PL SW
013	667265	0260	8/10/11	\$227,500	\$216,000	2120	8	1994	Avg	8546	N	N	30919 5TH WAY S
013	416796	0390	6/16/09	\$289,950	\$226,000	2150	8	1993	Avg	6602	N	N	1238 SW 318TH ST
013	667265	0340	4/30/09	\$270,000	\$210,000	2170	8	1994	Avg	6396	N	N	141 S 309TH ST
013	667265	0270	9/7/10	\$251,000	\$214,000	2250	8	1996	Avg	7277	N	N	30818 2ND AVE S
013	667265	0290	8/17/11	\$238,000	\$226,000	2290	8	1996	Avg	6297	N	N	30830 2ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 53
(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
013	795450	0020	12/28/10	\$285,000	\$251,000	2310	8	1988	Avg	9066	N	N	352 S 302ND PL
013	416795	0470	4/9/10	\$259,000	\$213,000	2360	8	1990	Avg	6599	N	N	1431 SW 319TH CT
013	416680	0190	1/17/11	\$335,000	\$297,000	2441	8	2007	Avg	7838	N	N	118 SW 310TH PL
013	241330	0270	9/24/09	\$315,000	\$249,000	2450	8	1978	Avg	8000	N	N	447 S 308TH ST
013	416680	0110	6/24/11	\$330,000	\$308,000	2708	8	2007	Avg	8095	N	N	31027 2ND PL SW
013	416680	0200	1/23/09	\$433,000	\$334,000	2724	8	2007	Avg	10326	N	N	31004 1ST PL SW
013	416680	0240	10/19/10	\$368,000	\$317,000	2751	8	2007	Avg	7278	N	N	31076 1ST PL SW
013	554760	0110	2/15/11	\$375,000	\$335,000	3126	8	2010	Avg	7257	N	N	623 S 310TH CT
013	554760	0080	6/28/11	\$390,000	\$364,000	3154	8	2010	Avg	7648	N	N	605 S 310TH CT
013	554760	0120	8/1/11	\$385,000	\$364,000	3202	8	2010	Avg	7232	N	N	31028 7TH PL S
013	072104	9096	10/18/11	\$435,000	\$423,000	4850	10	2001	Avg	40902	N	N	31617 6TH AVE SW
017	894520	0200	10/21/11	\$145,000	\$141,000	720	6	1963	Good	7245	N	N	32919 26TH AVE SW
017	894500	0450	9/23/09	\$150,000	\$119,000	820	6	1962	Avg	8512	N	N	2245 SW 331ST ST
017	894510	0460	6/10/10	\$159,900	\$133,000	840	6	1962	Good	8563	N	N	2441 SW 328TH ST
017	894510	0020	11/9/11	\$115,900	\$114,000	860	6	1962	Avg	8400	N	N	2450 SW 328TH ST
017	894510	0420	2/5/10	\$151,500	\$123,000	860	6	1962	Good	8563	N	N	2409 SW 328TH ST
017	894510	0560	9/28/09	\$190,000	\$150,000	860	6	1962	Good	10842	N	N	2402 SW 329TH ST
017	894500	0970	10/20/09	\$160,000	\$127,000	900	6	1962	Fair	8483	N	N	2422 SW 330TH ST
017	932090	1120	3/3/09	\$128,000	\$99,000	900	6	1977	Good	2380	N	N	33318 24TH AVE SW
017	894530	0210	1/26/10	\$126,000	\$102,000	960	6	1963	Fair	8280	N	N	2715 SW 331ST ST
017	894430	0330	2/2/09	\$199,950	\$154,000	970	6	1967	Good	6622	N	N	2739 SW 332ND CT
017	894430	0470	8/28/09	\$191,475	\$151,000	970	6	1967	Avg	9350	N	N	2625 SW 332ND PL
017	894430	0730	10/16/09	\$230,000	\$183,000	970	6	1968	Good	6000	N	N	2620 SW 332ND PL
017	894520	0960	11/12/09	\$140,700	\$112,000	970	6	1963	Avg	9100	N	N	33008 27TH AVE SW
017	932090	0120	9/15/11	\$125,000	\$120,000	980	6	1977	Good	3526	N	N	33420 26TH AVE SW
017	932090	0850	5/13/10	\$140,000	\$116,000	980	6	1976	Good	3400	N	N	2512 SW 333RD ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	894510	0150	5/11/10	\$180,000	\$149,000	990	6	1962	Good	8760	N	N	2112 SW 328TH ST
017	330630	0170	8/2/11	\$143,000	\$135,000	1010	6	1967	Avg	9750	N	N	34039 22ND PL SW
017	894530	0130	11/10/09	\$190,000	\$151,000	1040	6	1963	Avg	7650	N	N	2736 SW 331ST ST
017	010060	0190	11/13/09	\$149,900	\$120,000	1050	6	1969	Good	10561	N	N	2611 SW 333RD PL
017	894510	0520	7/21/09	\$143,000	\$112,000	1050	6	1962	Avg	8568	N	N	2434 SW 329TH ST
017	894510	0440	11/6/09	\$200,000	\$159,000	1060	6	1962	Good	8563	N	N	2425 SW 328TH ST
017	109960	0540	7/29/09	\$198,000	\$155,000	1120	6	1970	Good	6600	N	N	33581 36TH AVE SW
017	894500	1070	6/27/11	\$175,000	\$163,000	1140	6	1962	VGood	9546	N	N	2401 SW 329TH ST
017	894510	0130	8/18/11	\$180,000	\$171,000	1140	6	1962	Avg	8760	N	N	2210 SW 328TH ST
017	894520	0660	11/22/10	\$139,000	\$121,000	1170	6	1963	Good	7920	N	N	32819 28TH AVE SW
017	894500	0730	11/9/11	\$192,761	\$189,000	1200	6	1962	Good	9450	N	N	32842 22ND AVE SW
017	330630	0500	3/25/09	\$160,000	\$124,000	1210	6	1967	Avg	9750	N	N	2357 SW 342ND ST
017	894500	0610	10/29/09	\$155,000	\$123,000	1220	6	1962	Good	10486	N	N	33006 26TH AVE SW
017	330630	0410	6/25/09	\$199,000	\$156,000	1230	6	1968	Avg	11224	N	N	2320 SW 342ND ST
017	330630	0390	3/16/10	\$219,950	\$180,000	1310	6	1968	Avg	10010	N	N	2313 SW 341ST PL
017	894500	0520	11/23/09	\$160,000	\$128,000	1344	6	1962	Good	8460	N	N	2238 SW 331ST ST
017	330630	0040	2/13/09	\$155,000	\$120,000	1360	6	1968	Avg	9750	N	N	2334 SW 341ST PL
017	894500	0630	7/14/09	\$195,000	\$153,000	2500	6	1962	Avg	8487	N	N	2419 SW 330TH ST
017	502945	0030	3/31/10	\$237,000	\$194,000	850	7	1980	Good	7400	N	N	34416 27TH AVE SW
017	502945	0590	6/27/11	\$145,000	\$135,000	850	7	1980	Avg	6750	N	N	34914 26TH CT SW
017	327900	0220	9/15/09	\$247,000	\$195,000	890	7	1979	Avg	9440	N	N	33421 41ST AVE SW
017	010060	0230	12/7/10	\$158,000	\$138,000	900	7	1976	Avg	7500	N	N	2650 SW 334TH PL
017	010060	0630	5/15/09	\$170,100	\$132,000	900	7	1976	Avg	7878	N	N	2653 SW 333RD PL
017	109961	1030	12/15/10	\$131,000	\$115,000	940	7	1975	Good	6400	N	N	33210 37TH PL SW
017	109961	1350	5/10/10	\$154,500	\$128,000	940	7	1976	Good	6400	N	N	33220 36TH AVE SW
017	109960	0480	7/26/11	\$135,000	\$127,000	960	7	1969	Avg	8858	N	N	33550 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	010060	0250	9/8/10	\$147,130	\$125,000	970	7	1969	Avg	7500	N	N	2658 SW 334TH PL
017	010060	0880	11/22/10	\$188,750	\$164,000	970	7	1968	Good	7622	N	N	33515 28TH AVE SW
017	502945	0550	4/7/11	\$153,800	\$140,000	970	7	1980	Avg	7000	N	N	2616 SW 349TH PL
017	502945	1100	11/16/09	\$195,000	\$156,000	970	7	1981	Good	7500	N	N	2703 SW 347TH ST
017	502945	1270	9/4/09	\$224,000	\$177,000	970	7	1980	Good	8176	N	N	2702 SW 344TH PL
017	894430	0160	11/25/09	\$159,950	\$128,000	970	7	1967	Avg	7215	N	N	2901 SW 332ND PL
017	894430	0180	4/7/09	\$186,000	\$144,000	970	7	1967	Good	7992	N	N	2811 SW 332ND PL
017	894430	0340	7/22/11	\$130,000	\$122,000	970	7	1967	Avg	8692	N	N	2731 SW 332ND CT
017	894520	0690	12/12/11	\$213,000	\$211,000	970	7	1966	Avg	8436	N	N	32778 29TH AVE SW
017	330620	0225	8/13/09	\$239,950	\$189,000	980	7	1968	Good	9606	N	N	2144 SW 339TH ST
017	896590	0020	4/25/11	\$153,000	\$140,000	1010	7	1968	Avg	9411	N	N	2412 SW 326TH ST
017	010060	1200	1/7/10	\$185,000	\$149,000	1030	7	1974	Avg	7440	N	N	2661 SW 335TH PL
017	010060	0640	12/22/11	\$185,000	\$184,000	1040	7	1976	Avg	9100	N	N	2652 SW 333RD PL
017	010060	0670	4/18/11	\$175,000	\$160,000	1040	7	1975	Good	7300	N	N	2664 SW 333RD PL
017	438800	0100	8/17/09	\$181,220	\$143,000	1040	7	1977	Avg	6440	N	N	31419 32ND AVE SW
017	438800	0120	5/5/10	\$223,500	\$185,000	1040	7	1977	Avg	6906	N	N	31435 32ND AVE SW
017	502945	0340	8/31/09	\$236,000	\$186,000	1040	7	1980	Good	7425	N	N	2626 SW 348TH PL
017	858120	0320	10/27/10	\$185,000	\$160,000	1040	7	1977	Avg	7350	N	N	34006 32ND AVE SW
017	010060	0080	7/21/11	\$190,000	\$179,000	1050	7	1975	Avg	9100	N	N	33430 26TH PL SW
017	010060	0620	1/27/10	\$227,000	\$184,000	1050	7	1976	Avg	7000	N	N	2657 SW 333RD PL
017	010061	0010	4/12/10	\$210,000	\$173,000	1050	7	1977	Good	7480	N	N	33429 29TH PL SW
017	109976	0140	12/16/10	\$155,000	\$136,000	1050	7	1975	Avg	7200	N	N	3310 SW 332ND ST
017	858120	0470	9/22/10	\$145,000	\$124,000	1060	7	1976	Good	7350	N	N	3402 SW 340TH PL
017	921151	0720	8/17/09	\$230,000	\$181,000	1080	7	1978	Avg	7000	N	N	3919 SW 337TH ST
017	109960	0200	9/6/11	\$213,200	\$204,000	1090	7	1976	Avg	6400	N	N	33408 35TH AVE SW
017	109961	0270	11/1/10	\$229,000	\$198,000	1090	7	1976	Avg	8550	N	N	33510 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	109961	0400	4/26/10	\$220,000	\$181,000	1090	7	1976	Good	7500	N	N	3733 SW 335TH CT
017	109961	0440	12/2/09	\$171,000	\$137,000	1090	7	1976	Avg	7000	N	N	3709 SW 335TH CT
017	858120	0190	11/20/09	\$210,000	\$168,000	1090	7	1977	Avg	7140	N	N	3009 SW 341ST ST
017	638670	0430	11/16/11	\$195,000	\$192,000	1100	7	1972	Good	8265	N	N	32514 24TH AVE SW
017	894720	0090	3/22/11	\$176,000	\$159,000	1120	7	1978	Good	12150	N	N	2303 SW 344TH ST
017	109960	0150	10/22/09	\$263,900	\$210,000	1130	7	1976	Avg	6400	N	N	33510 35TH AVE SW
017	109975	0610	3/16/09	\$210,000	\$162,000	1130	7	1973	Avg	7900	N	N	32800 35TH AVE SW
017	438800	0410	2/2/11	\$150,000	\$134,000	1140	7	1969	Good	8801	N	N	3013 SW 316TH ST
017	615100	0040	12/18/09	\$199,000	\$160,000	1140	7	1990	Avg	7539	N	N	34229 38TH PL SW
017	438800	0260	3/10/11	\$139,500	\$126,000	1150	7	1970	Good	10132	N	N	3003 SW 317TH PL
017	109961	1250	3/22/10	\$176,525	\$144,000	1160	7	1976	Good	6400	N	N	33221 36TH AVE SW
017	176110	0360	5/25/10	\$230,000	\$191,000	1160	7	1984	Avg	7881	N	N	2332 SW 350TH PL
017	242103	9011	6/6/09	\$245,000	\$191,000	1160	7	1998	Good	13526	N	N	2641 SW 335TH CT
017	954280	0910	12/1/09	\$277,000	\$222,000	1160	7	1978	Avg	8190	N	N	33007 30TH AVE SW
017	109975	0430	1/12/11	\$179,900	\$159,000	1170	7	1974	Good	7700	N	N	3316 SW 329TH CT
017	109961	0480	11/8/10	\$245,000	\$213,000	1180	7	1976	Avg	8400	N	N	3716 SW 336TH ST
017	873213	0590	4/24/09	\$249,950	\$194,000	1180	7	1978	Avg	8625	N	N	33040 38TH AVE SW
017	954280	1780	12/4/09	\$258,000	\$207,000	1180	7	1977	Good	8510	N	N	33416 30TH AVE SW
017	954280	1830	2/5/10	\$227,000	\$184,000	1180	7	1977	Avg	7520	N	N	2918 SW 333RD ST
017	954280	1940	6/20/11	\$257,500	\$240,000	1180	7	1978	Avg	7275	N	N	33024 30TH AVE SW
017	954280	1950	11/21/11	\$169,000	\$166,000	1180	7	1978	Avg	7275	N	N	33018 30TH AVE SW
017	921150	0380	7/23/10	\$247,900	\$209,000	1190	7	1978	VGood	6860	N	N	33902 38TH PL SW
017	921151	0280	6/17/10	\$251,000	\$210,000	1190	7	1979	Good	7227	N	N	33612 39TH AVE SW
017	011470	0240	6/17/10	\$269,950	\$225,000	1200	7	1970	Avg	9585	N	N	2217 SW 346TH ST
017	873213	1330	9/24/10	\$279,999	\$240,000	1200	7	1978	Avg	7840	N	N	3803 SW 330TH PL
017	921150	0060	10/1/10	\$158,000	\$136,000	1200	7	1978	Good	4750	N	N	33804 35TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	921151	0400	1/7/10	\$210,000	\$169,000	1200	7	1979	Avg	6000	N	N	33613 39TH AVE SW
017	921151	0400	9/16/11	\$165,000	\$159,000	1200	7	1979	Avg	6000	N	N	33613 39TH AVE SW
017	951090	0040	8/19/09	\$223,950	\$176,000	1200	7	1968	Good	7200	N	N	3312 SW 327TH ST
017	951090	0220	11/16/09	\$226,000	\$180,000	1200	7	1968	Good	7275	N	N	3330 SW 327TH PL
017	951090	0390	3/29/11	\$140,000	\$127,000	1200	7	1968	Good	7700	N	N	32719 32ND AVE SW
017	932430	0100	12/20/11	\$161,178	\$160,000	1210	7	1961	Avg	11401	N	N	2125 SW 322ND ST
017	954280	0360	6/30/10	\$219,800	\$184,000	1210	7	1978	Avg	7500	N	N	3305 SW 335TH ST
017	638670	0340	6/23/09	\$180,000	\$141,000	1220	7	1973	Good	10350	N	N	32515 24TH AVE SW
017	858120	0030	10/1/09	\$212,000	\$168,000	1220	7	1970	VGood	9100	N	N	3403 SW 340TH PL
017	921150	0430	6/7/10	\$247,000	\$206,000	1220	7	1978	Avg	7000	N	N	3721 SW 338TH PL
017	951090	0080	2/23/09	\$211,000	\$163,000	1220	7	1969	Avg	7600	N	N	32744 35TH AVE SW
017	176110	0300	1/11/10	\$165,000	\$133,000	1230	7	1986	Avg	7200	N	N	34915 23RD AVE SW
017	954280	1660	10/7/09	\$190,000	\$151,000	1230	7	1978	Avg	7125	N	N	2931 SW 337TH ST
017	109975	0050	10/25/10	\$255,000	\$220,000	1250	7	1975	Avg	7081	N	N	33017 35TH AVE SW
017	330620	0170	1/28/09	\$200,000	\$154,000	1250	7	1959	Good	9619	N	N	2133 SW 338TH ST
017	010921	0440	8/29/11	\$175,000	\$167,000	1260	7	1986	Avg	7200	N	N	2732 SW 342ND ST
017	951090	0160	5/7/09	\$230,000	\$179,000	1260	7	1968	Avg	7280	N	N	3313 SW 327TH ST
017	954280	0890	11/8/11	\$186,500	\$183,000	1260	7	1978	Avg	7810	N	N	32921 30TH AVE SW
017	858120	0130	4/12/11	\$199,950	\$182,000	1270	7	1976	Good	7000	N	N	3205 SW 341ST ST
017	921150	0120	4/7/11	\$160,000	\$145,000	1270	7	1979	Avg	7650	N	N	3516 SW 339TH PL
017	954280	1730	9/8/10	\$262,900	\$224,000	1270	7	1978	Avg	9200	N	N	2932 SW 337TH ST
017	873213	1230	11/9/10	\$222,000	\$193,000	1280	7	1978	Fair	10500	N	N	3909 SW 328TH PL
017	873213	1230	5/5/10	\$185,000	\$153,000	1280	7	1978	Fair	10500	N	N	3909 SW 328TH PL
017	109960	0090	10/15/10	\$144,500	\$125,000	1290	7	1976	Avg	6566	N	N	33614 35TH AVE SW
017	109961	0520	9/7/10	\$199,900	\$170,000	1290	7	1976	Avg	6400	N	N	3804 SW 336TH ST
017	438800	0060	11/16/10	\$159,000	\$138,000	1290	7	1977	Avg	7752	N	N	3209 SW 314TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	109976	0410	5/23/11	\$140,000	\$129,000	1300	7	1975	Good	7200	N	N	33118 33RD AVE SW
017	438801	0320	11/16/11	\$235,000	\$231,000	1300	7	1975	Good	9588	N	N	3121 SW 313TH PL
017	502945	0180	6/9/11	\$143,500	\$133,000	1300	7	1981	Avg	6930	N	N	2641 SW 347TH ST
017	873204	0890	8/5/09	\$286,000	\$225,000	1300	7	1979	Avg	8800	N	N	32847 39TH PL SW
017	921150	0510	11/9/09	\$239,950	\$191,000	1300	7	1979	Avg	9301	N	N	33839 37TH AVE SW
017	327900	0440	7/20/10	\$212,500	\$179,000	1310	7	1979	Avg	7800	N	N	33309 40TH AVE SW
017	394550	0120	12/10/10	\$140,000	\$123,000	1310	7	1960	Avg	12747	N	N	2105 SW 317TH PL
017	109961	0820	8/25/10	\$140,500	\$119,000	1330	7	1976	Avg	7000	N	N	33224 39TH AVE SW
017	954280	0480	8/26/09	\$245,000	\$193,000	1330	7	1978	Avg	8480	N	N	3305 SW 338TH ST
017	109961	0510	7/15/09	\$242,000	\$190,000	1340	7	1976	Avg	6400	N	N	3734 SW 336TH ST
017	176110	0320	3/4/09	\$265,000	\$205,000	1340	7	1985	Avg	7174	N	N	2308 SW 350TH PL
017	921151	0170	3/14/11	\$164,900	\$149,000	1340	7	1978	Avg	7161	N	N	33714 38TH PL SW
017	921151	0220	9/13/10	\$144,079	\$123,000	1340	7	1978	Avg	7200	N	N	33707 38TH PL SW
017	954280	0820	6/8/09	\$221,900	\$173,000	1340	7	1977	Avg	7980	N	N	33216 32ND PL SW
017	010920	0330	8/26/10	\$185,480	\$158,000	1360	7	1987	Avg	5500	N	N	2601 SW 340TH PL
017	873216	0240	8/31/09	\$255,000	\$201,000	1360	7	1984	Good	10573	N	N	3114 SW 339TH ST
017	921151	0320	7/2/10	\$164,900	\$138,000	1360	7	1979	Avg	7210	N	N	3805 SW 336TH ST
017	351800	0200	7/8/11	\$188,000	\$176,000	1370	7	1986	Avg	7819	N	N	2711 SW 351ST ST
017	873213	0700	7/7/11	\$215,000	\$201,000	1370	7	1978	Good	8250	N	N	33020 37TH CT SW
017	954280	1720	12/22/09	\$218,000	\$175,000	1370	7	1978	Good	8030	N	N	2926 SW 337TH ST
017	896590	0130	10/12/10	\$246,000	\$212,000	1380	7	1976	Avg	10575	N	N	2429 SW 326TH ST
017	327900	0360	12/31/10	\$185,000	\$163,000	1390	7	1980	Good	7420	N	N	33338 40TH AVE SW
017	873213	1060	2/11/09	\$278,000	\$215,000	1390	7	1978	Avg	8056	N	N	3511 SW 328TH PL
017	894520	0600	12/18/09	\$299,000	\$240,000	1390	7	1975	Good	8970	N	N	2801 SW 327TH ST
017	954280	0060	7/9/09	\$312,000	\$244,000	1390	7	1978	Good	9000	N	N	33203 32ND PL SW
017	932431	0090	5/26/10	\$245,000	\$203,000	1400	7	1970	Avg	10209	N	N	2411 SW 322ND ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	951090	0550	11/29/11	\$220,000	\$217,000	1400	7	1968	Good	22500	N	N	32705 30TH AVE SW
017	951090	0560	4/22/09	\$200,000	\$155,000	1400	7	1969	Avg	11200	N	N	32707 30TH AVE SW
017	109976	0050	5/5/10	\$235,000	\$194,000	1410	7	1975	Avg	9900	N	N	3311 SW 330TH ST
017	954280	1770	4/26/10	\$230,000	\$190,000	1410	7	1978	Avg	10140	N	N	33422 30TH AVE SW
017	638515	0080	7/18/11	\$160,000	\$151,000	1430	7	1979	Avg	7600	N	N	34242 36TH PL SW
017	176110	0340	10/6/11	\$165,000	\$160,000	1440	7	1985	Good	6901	N	N	2320 SW 350TH PL
017	109976	0370	9/9/09	\$223,000	\$176,000	1450	7	1975	Good	7200	N	N	3315 SW 333RD ST
017	951090	0500	1/24/11	\$179,900	\$160,000	1460	7	1968	Good	14240	N	N	32710 32ND AVE SW
017	954280	0770	9/11/09	\$202,500	\$160,000	1460	7	1978	Avg	7770	N	N	3301 SW 333RD ST
017	109960	0440	5/29/09	\$205,000	\$160,000	1470	7	1969	Good	6912	N	N	33572 36TH AVE SW
017	193840	0500	8/5/09	\$215,000	\$169,000	1480	7	1976	Avg	8000	N	N	2401 SW 318TH ST
017	536020	0056	3/26/09	\$228,100	\$177,000	1480	7	1962	Good	40750	N	N	33830 35TH AVE SW
017	873213	1220	4/25/11	\$198,000	\$181,000	1480	7	1978	Avg	7038	N	N	3914 SW 328TH PL
017	873213	1290	2/17/11	\$195,900	\$175,000	1480	7	1978	Avg	12500	N	N	3831 SW 330TH PL
017	873213	0360	12/5/11	\$247,000	\$244,000	1490	7	1978	Avg	8625	N	N	3626 SW 331ST ST
017	954280	1700	8/25/09	\$229,950	\$181,000	1500	7	1978	Good	7632	N	N	2914 SW 337TH ST
017	873204	0030	9/22/10	\$238,000	\$204,000	1510	7	1979	Avg	7344	N	N	32864 39TH PL SW
017	873204	0880	6/23/11	\$219,000	\$204,000	1510	7	1979	Avg	7800	N	N	3937 SW 328TH PL
017	109961	0720	10/5/09	\$185,000	\$147,000	1530	7	1971	Avg	8160	N	N	33450 38TH AVE SW
017	951090	0410	7/20/10	\$229,500	\$193,000	1530	7	1972	Avg	7200	N	N	32733 32ND AVE SW
017	954280	0430	9/25/09	\$205,000	\$162,000	1530	7	1977	Avg	9100	N	N	33623 33RD PL SW
017	109976	0340	10/5/09	\$309,000	\$245,000	1550	7	1976	Good	7200	N	N	3411 SW 333RD ST
017	954280	0330	5/13/10	\$200,000	\$166,000	1550	7	1977	Avg	9000	N	N	3321 SW 335TH ST
017	109975	0500	1/26/11	\$239,900	\$213,000	1560	7	1975	Avg	6500	N	N	32922 33RD AVE SW
017	109975	0110	10/6/11	\$168,500	\$163,000	1570	7	1975	Good	7154	N	N	33065 35TH AVE SW
017	438800	0200	5/19/10	\$155,000	\$128,000	1580	7	1973	Avg	6574	N	N	31717 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	954280	1120	8/18/09	\$275,000	\$216,000	1600	7	1978	Avg	8520	N	N	33607 30TH AVE SW
017	011460	0010	8/27/09	\$212,000	\$167,000	1630	7	1969	Good	10192	N	N	34403 28TH PL SW
017	921151	0190	7/8/09	\$249,900	\$196,000	1640	7	1978	Avg	7752	N	N	33706 38TH PL SW
017	109961	1200	5/4/10	\$228,000	\$188,000	1660	7	1976	Avg	6400	N	N	33208 37TH AVE SW
017	951090	0670	11/3/11	\$168,000	\$164,000	1660	7	1971	Good	7820	N	N	32732 30TH AVE SW
017	010060	0820	3/11/11	\$170,000	\$153,000	1670	7	1975	Avg	7350	N	N	33419 28TH PL SW
017	010060	0980	5/27/09	\$243,850	\$190,000	1670	7	1976	Good	7313	N	N	33404 29TH PL SW
017	921152	0040	5/21/09	\$217,000	\$169,000	1670	7	1989	Avg	9305	N	N	4244 SW 337TH PL
017	279150	0380	2/23/10	\$190,000	\$155,000	1710	7	1988	Avg	6660	N	N	34718 31ST CT SW
017	109976	0180	3/17/09	\$290,000	\$224,000	1720	7	1975	Good	7600	N	N	3309 SW 332ND ST
017	394550	0060	5/13/09	\$273,000	\$212,000	1730	7	1962	Good	22372	N	N	2142 SW 317TH PL
017	109961	0920	8/12/10	\$175,000	\$148,000	1740	7	1976	Avg	6400	N	N	33217 37TH PL SW
017	010061	0080	12/20/10	\$187,000	\$164,000	1750	7	1977	Avg	7840	N	N	33331 29TH PL SW
017	109976	0290	12/2/09	\$250,000	\$200,000	1750	7	1977	Avg	6970	N	N	3404 SW 333RD ST
017	858120	0440	1/12/11	\$195,000	\$172,000	1750	7	1976	Good	7210	N	N	3316 SW 340TH PL
017	921152	0500	11/2/11	\$210,000	\$205,000	1760	7	1989	Avg	14035	N	N	4065 SW 337TH ST
017	279150	0130	7/2/09	\$285,000	\$223,000	1860	7	1988	Avg	7218	N	N	34701 31ST PL SW
017	279150	0480	4/30/09	\$275,000	\$214,000	1860	7	1988	Avg	6983	N	N	34712 31ST PL SW
017	954280	0410	11/4/09	\$280,000	\$223,000	1870	7	1977	Avg	8308	N	N	33607 33RD PL SW
017	921152	0530	4/29/09	\$194,900	\$151,000	1920	7	1989	Avg	6744	N	N	4049 SW 337TH ST
017	788878	0080	4/21/11	\$209,900	\$192,000	1930	7	1992	Avg	7547	N	N	34523 32ND CT SW
017	921152	0310	6/24/10	\$289,950	\$242,000	1940	7	1989	Avg	10020	N	N	4246 SW 338TH ST
017	242103	9043	10/4/11	\$225,000	\$218,000	2040	7	1967	Avg	101059	N	N	2345 SW 350TH PL
017	109961	0130	5/24/10	\$180,000	\$149,000	2170	7	1977	Avg	6600	N	N	3750 SW 332ND PL
017	873204	0260	4/30/10	\$235,000	\$194,000	950	8	1981	Avg	7478	N	N	4232 SW 328TH CT
017	873204	0270	6/1/09	\$231,000	\$180,000	950	8	1981	Avg	27785	N	N	4236 SW 328TH CT

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	873204	0300	1/11/11	\$235,000	\$208,000	1080	8	1981	Avg	7542	N	N	4225 SW 328TH CT
017	255700	0130	11/27/09	\$252,000	\$202,000	1100	8	1979	Avg	8470	N	N	33609 27TH PL SW
017	873180	0540	10/28/09	\$249,950	\$199,000	1100	8	1966	Avg	7400	N	N	32110 26TH AVE SW
017	873195	1370	7/21/09	\$259,000	\$203,000	1100	8	1969	Avg	10000	N	N	3814 SW 326TH ST
017	211551	0260	7/20/11	\$224,000	\$211,000	1140	8	1983	Avg	9462	N	N	4624 SW 316TH PL
017	010920	0270	1/4/10	\$220,000	\$177,000	1180	8	1979	Avg	5740	N	N	2807 SW 340TH PL
017	502946	0080	6/9/09	\$230,000	\$179,000	1230	8	1984	Avg	7162	N	N	2823 SW 347TH ST
017	193840	0020	5/5/10	\$280,000	\$231,000	1240	8	1976	Good	7705	N	N	2413 SW 319TH PL
017	873196	0640	4/23/09	\$192,545	\$149,000	1240	8	1975	Good	8080	N	N	32011 42ND PL SW
017	150330	0220	8/18/09	\$277,500	\$218,000	1250	8	1967	Avg	12782	N	N	31405 28TH PL SW
017	873195	1260	10/13/09	\$297,000	\$236,000	1250	8	1968	Good	8428	N	N	3808 SW 327TH ST
017	873202	0090	1/7/11	\$228,000	\$201,000	1250	8	1978	Avg	8000	N	N	4304 SW 321ST ST
017	873180	0320	10/26/11	\$214,000	\$209,000	1260	8	1966	Avg	8240	N	N	2414 SW 322ND PL
017	010921	0200	11/23/11	\$185,000	\$182,000	1270	8	1983	Avg	7225	N	N	2841 SW 341ST CT
017	873203	0090	4/22/11	\$180,000	\$164,000	1270	8	1977	Good	8496	N	N	4120 SW 327TH PL
017	873190	2680	4/29/09	\$251,000	\$195,000	1280	8	1968	Good	7084	N	N	32019 40TH PL SW
017	873202	0010	5/23/11	\$172,000	\$159,000	1280	8	1978	Avg	8400	N	N	4302 SW 320TH PL
017	873198	3310	3/20/09	\$285,000	\$221,000	1290	8	1977	Avg	8000	N	N	31949 36TH AVE SW
017	873201	0300	5/19/11	\$264,900	\$244,000	1290	8	1978	Good	9170	N	N	32828 43RD PL SW
017	193840	0040	3/23/10	\$195,000	\$160,000	1300	8	1976	Avg	10200	N	N	2401 SW 319TH PL
017	873203	0060	3/22/10	\$250,000	\$205,000	1300	8	1977	Avg	8378	N	N	4038 SW 327TH PL
017	873203	0360	6/22/09	\$282,000	\$220,000	1300	8	1977	Avg	8137	N	N	4122 SW 328TH ST
017	010921	0210	2/22/11	\$245,000	\$220,000	1310	8	1987	Avg	7280	N	N	2835 SW 341ST CT
017	010921	0190	8/13/10	\$260,030	\$220,000	1330	8	1983	Avg	7500	N	N	2845 SW 341ST CT
017	255700	0530	4/30/09	\$210,000	\$163,000	1330	8	1981	Avg	8670	N	N	2731 SW 337TH ST
017	873195	1100	7/30/09	\$272,500	\$214,000	1330	8	1973	Good	7900	N	N	3632 SW 328TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	193840	0130	12/14/09	\$234,000	\$188,000	1350	8	1976	Good	8400	N	N	2400 SW 318TH ST
017	193840	0310	9/18/09	\$290,000	\$229,000	1350	8	1978	Good	6390	N	N	31801 25TH AVE SW
017	873180	0120	9/3/09	\$185,000	\$146,000	1350	8	1968	Avg	7210	N	N	32232 24TH AVE SW
017	873180	1160	7/19/11	\$237,000	\$223,000	1350	8	1967	Avg	8898	N	N	32220 23RD AVE SW
017	010921	0240	6/2/10	\$235,000	\$195,000	1360	8	1984	Avg	7662	N	N	2815 SW 341ST CT
017	502946	0340	1/13/11	\$195,000	\$173,000	1360	8	1983	Avg	7828	N	N	2743 SW 347TH PL
017	873198	0570	5/3/11	\$249,950	\$229,000	1360	8	1979	Good	9790	N	N	31310 36TH AVE SW
017	873190	1060	10/14/09	\$285,000	\$226,000	1370	8	1966	Good	7875	N	N	32128 33RD AVE SW
017	873190	1360	9/21/10	\$270,000	\$231,000	1370	8	1989	Avg	12150	N	N	32430 29TH AVE SW
017	873195	0980	7/25/09	\$305,000	\$239,000	1370	8	1975	Avg	11495	N	N	32545 36TH AVE SW
017	010920	0040	6/24/10	\$265,000	\$222,000	1390	8	1979	Avg	7272	N	N	2918 SW 339TH ST
017	179000	0060	4/8/10	\$249,950	\$205,000	1410	8	1989	Avg	22610	N	N	2433 SW 316TH ST
017	873201	0520	8/31/09	\$234,950	\$185,000	1410	8	1980	Avg	8664	N	N	32531 42ND PL SW
017	873204	0800	12/7/10	\$237,000	\$207,000	1410	8	1979	Avg	10585	N	N	4107 SW 328TH PL
017	150320	0090	6/3/11	\$205,000	\$190,000	1430	8	1964	Avg	11500	N	N	2724 SW 312TH PL
017	255700	0660	4/21/10	\$248,500	\$205,000	1430	8	1981	Avg	8250	N	N	33712 27TH PL SW
017	502946	0200	5/3/10	\$180,000	\$149,000	1430	8	1983	Avg	6636	N	N	34815 28TH PL SW
017	502946	0380	7/23/09	\$220,000	\$173,000	1430	8	1984	Avg	6510	N	N	2734 SW 347TH PL
017	873198	2460	10/28/11	\$195,000	\$190,000	1440	8	1974	Avg	8000	N	N	31518 41ST AVE SW
017	873202	0860	6/23/11	\$230,000	\$214,000	1440	8	1978	Good	9120	N	N	32100 43RD PL SW
017	193840	0320	7/6/11	\$200,000	\$187,000	1450	8	1977	Good	6390	N	N	31807 25TH AVE SW
017	211551	0220	9/17/10	\$252,000	\$215,000	1490	8	1986	Avg	10115	N	N	4520 SW 316TH PL
017	211551	0520	3/23/10	\$249,950	\$205,000	1490	8	1985	Avg	8500	N	N	31430 46TH PL SW
017	211551	0600	2/15/11	\$245,000	\$219,000	1490	8	1985	Avg	9373	N	N	4636 SW 314TH PL
017	873190	1570	5/5/10	\$269,950	\$223,000	1500	8	1967	Avg	8560	N	N	3218 SW 325TH ST
017	873195	0830	3/3/09	\$220,000	\$170,000	1500	8	1968	Avg	9858	N	N	32616 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	873204	0650	4/6/10	\$289,950	\$238,000	1510	8	1979	Good	8000	N	N	32868 40TH CT SW
017	954280	1400	4/10/09	\$268,000	\$208,000	1550	8	1978	Avg	7000	N	N	33724 32ND AVE SW
017	873180	0630	10/31/11	\$175,000	\$171,000	1560	8	1966	Good	7875	N	N	32224 27TH AVE SW
017	873198	0440	10/9/09	\$245,000	\$194,000	1560	8	1976	Good	8000	N	N	31610 36TH AVE SW
017	873198	0450	8/16/11	\$239,500	\$228,000	1560	8	1976	Avg	8585	N	N	31602 36TH AVE SW
017	873199	0440	4/28/09	\$320,000	\$248,000	1560	8	1977	Good	7200	N	N	4211 SW 314TH PL
017	873180	0210	6/21/11	\$235,000	\$219,000	1570	8	1966	Good	9051	N	N	32229 24TH AVE SW
017	873201	0370	11/2/09	\$259,000	\$206,000	1570	8	1978	Avg	7500	N	N	4219 SW 328TH ST
017	873198	2620	5/25/11	\$211,000	\$195,000	1580	8	1973	Avg	8500	N	N	4105 SW 315TH ST
017	010920	0660	1/16/11	\$237,000	\$210,000	1590	8	1981	Avg	7210	N	N	33913 28TH PL SW
017	873190	0110	2/12/09	\$195,000	\$150,000	1590	8	1966	Avg	8400	N	N	2634 SW 320TH PL
017	873198	3170	7/25/11	\$270,000	\$255,000	1590	8	1973	Good	7600	N	N	3733 SW 319TH ST
017	193840	0460	5/20/09	\$239,950	\$187,000	1600	8	1976	Good	6696	N	N	31829 24TH AVE SW
017	954280	1390	3/29/11	\$198,000	\$179,000	1610	8	1978	Avg	7350	N	N	33732 32ND AVE SW
017	954280	1420	7/1/11	\$205,000	\$192,000	1610	8	1978	Good	6864	N	N	33741 31ST AVE SW
017	211551	0380	2/15/10	\$222,000	\$180,000	1620	8	1983	Avg	7210	N	N	31633 45TH PL SW
017	873198	3140	8/12/11	\$219,950	\$209,000	1620	8	1974	Avg	8000	N	N	3755 SW 319TH ST
017	873180	0690	7/2/09	\$260,000	\$203,000	1630	8	1965	Good	7350	N	N	32124 27TH AVE SW
017	873180	1180	7/8/09	\$235,500	\$184,000	1630	8	1978	Avg	10000	N	N	32204 23RD AVE SW
017	010920	0210	9/9/09	\$308,000	\$243,000	1640	8	1981	Avg	7000	N	N	2843 SW 340TH PL
017	873202	0540	7/29/10	\$325,000	\$274,000	1640	8	1978	Good	8375	N	N	32311 44TH PL SW
017	873190	1730	8/24/11	\$285,000	\$272,000	1650	8	1967	Avg	7956	N	N	3612 SW 325TH ST
017	873190	1820	1/30/09	\$264,999	\$204,000	1660	8	1967	Good	9000	N	N	32508 39TH PL SW
017	873190	1820	12/28/11	\$188,000	\$188,000	1660	8	1967	Good	9000	N	N	32508 39TH PL SW
017	954280	1570	9/1/09	\$303,000	\$239,000	1660	8	1978	Good	8250	N	N	33752 31ST AVE SW
017	873198	2250	6/16/10	\$241,000	\$201,000	1670	8	1974	Good	8000	N	N	31418 40TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	873198	2870	9/1/09	\$225,000	\$177,000	1670	8	1974	Avg	12420	N	N	31515 42ND AVE SW
017	873190	1920	12/11/09	\$215,000	\$172,000	1680	8	1967	Avg	8216	N	N	32514 35TH AVE SW
017	536020	0012	4/21/11	\$330,000	\$301,000	1682	8	2011	Avg	8289	N	N	34208 34TH AVE SW
017	255700	0170	5/26/11	\$224,950	\$208,000	1710	8	1979	Avg	9490	N	N	33631 27TH PL SW
017	873202	0520	9/9/11	\$171,500	\$164,000	1730	8	1978	Good	8050	N	N	4417 SW 323RD ST
017	150310	0400	10/28/09	\$292,495	\$233,000	1740	8	1963	Avg	15131	N	N	31437 27TH AVE SW
017	873198	2690	7/31/09	\$250,000	\$196,000	1740	8	1970	Good	8000	N	N	31625 41ST AVE SW
017	873198	1100	11/20/09	\$350,000	\$280,000	1750	8	1973	Good	8484	N	N	31510 37TH AVE SW
017	873190	2620	6/26/09	\$335,000	\$262,000	1770	8	1967	Good	8280	N	N	4028 SW 321ST ST
017	873195	0540	7/6/09	\$284,000	\$222,000	1770	8	1967	Good	8888	N	N	32614 35TH AVE SW
017	873190	2110	7/28/10	\$236,000	\$199,000	1780	8	1966	Good	8300	N	N	3005 SW 325TH PL
017	873190	2090	9/28/10	\$189,000	\$162,000	1790	8	1966	Avg	9996	N	N	3017 SW 325TH PL
017	873202	0660	10/11/10	\$389,250	\$335,000	1810	8	1978	Avg	8954	Y	Y	4309 SW 323RD ST
017	150310	0170	10/18/11	\$175,000	\$170,000	1830	8	1962	Good	10514	N	N	2730 SW 314TH ST
017	873202	0670	7/17/09	\$424,950	\$333,000	1830	8	1978	Good	9620	Y	Y	4301 SW 323RD ST
017	873202	0690	7/26/11	\$259,950	\$245,000	1840	8	1978	Avg	7800	Y	Y	4249 SW 323RD ST
017	150330	0040	7/14/10	\$290,000	\$244,000	1850	8	1971	Good	13200	N	N	2745 SW 315TH ST
017	873198	2640	6/29/09	\$264,500	\$207,000	1850	8	1975	Good	8200	N	N	31519 41ST AVE SW
017	255700	0870	4/21/09	\$256,200	\$199,000	1880	8	1979	Avg	7000	N	N	33603 26TH CT SW
017	873198	3080	9/20/10	\$250,000	\$214,000	1900	8	1973	Good	9600	N	N	31903 42ND AVE SW
017	873195	1390	5/12/11	\$224,000	\$206,000	1950	8	1968	Good	8910	N	N	32568 39TH AVE SW
017	873198	3240	11/17/10	\$247,000	\$215,000	1950	8	1976	Good	8466	N	N	31907 36TH AVE SW
017	873190	0890	4/20/10	\$216,000	\$178,000	1960	8	1967	Avg	8925	N	N	3313 SW 323RD ST
017	873190	0370	9/23/10	\$270,000	\$231,000	1980	8	1966	Good	8010	N	N	2723 SW 322ND PL
017	873195	0430	1/14/09	\$262,500	\$202,000	1980	8	1968	Good	8019	N	N	32728 36TH AVE SW
017	255700	0630	12/2/11	\$229,000	\$226,000	1995	8	1981	Good	7102	N	N	33730 27TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	873180	0680	8/23/10	\$310,000	\$263,000	2022	8	1966	Good	7350	N	N	32130 27TH AVE SW
017	242103	9117	7/24/09	\$278,100	\$218,000	2030	8	1994	Avg	8959	N	N	34918 23RD AVE SW
017	167300	0160	6/2/09	\$294,680	\$230,000	2033	8	2005	Avg	8454	N	N	31113 29TH CT SW
017	167300	0280	9/12/11	\$298,000	\$286,000	2033	8	2005	Avg	9367	N	N	31115 27TH AVE SW
017	255700	0950	1/10/11	\$207,250	\$183,000	2040	8	1979	Avg	9000	N	N	33645 26TH CT SW
017	873190	1970	4/9/09	\$358,000	\$278,000	2060	8	1967	Good	9558	N	N	3237 SW 325TH ST
017	873190	0310	4/2/10	\$265,000	\$217,000	2080	8	1967	Good	7630	N	N	2613 SW 320TH PL
017	873201	0540	7/23/09	\$240,000	\$188,000	2090	8	1979	Good	11270	N	N	32541 42ND PL SW
017	873202	0480	3/23/11	\$254,500	\$230,000	2100	8	1978	Avg	10240	N	N	4607 SW 323RD ST
017	873196	0200	5/16/11	\$329,500	\$303,000	2110	8	1974	VGood	7840	Y	Y	3951 SW 324TH ST
017	873190	0530	9/14/10	\$239,000	\$204,000	2120	8	1967	Avg	7875	N	N	32160 32ND AVE SW
017	873180	0650	11/5/09	\$230,000	\$183,000	2130	8	1966	Good	7350	N	N	32212 27TH AVE SW
017	873190	2690	8/19/09	\$260,000	\$205,000	2130	8	1967	Avg	7380	N	N	4050 SW 321ST ST
017	873196	0260	8/10/09	\$212,000	\$167,000	2140	8	1981	Avg	7719	N	N	3916 SW 324TH ST
017	167300	0230	12/1/10	\$290,000	\$253,000	2144	8	2005	Avg	7489	N	N	2725 SW 311TH ST
017	294451	0150	7/28/10	\$345,000	\$291,000	2170	8	1996	Avg	7643	N	N	34225 31ST AVE SW
017	150310	0020	11/9/09	\$335,000	\$267,000	2180	8	1961	Avg	21273	N	N	31424 27TH AVE SW
017	873190	0560	3/29/11	\$270,000	\$245,000	2190	8	1967	Avg	7875	N	N	32142 32ND AVE SW
017	167300	0530	11/30/09	\$321,000	\$257,000	2256	8	2007	Avg	8002	N	N	3110 SW 310TH ST
017	294450	0110	4/26/10	\$245,000	\$202,000	2350	8	1990	Avg	8090	N	N	2613 SW 343RD ST
017	294450	0360	9/27/10	\$278,500	\$239,000	2350	8	1991	Avg	8580	N	N	2924 SW 342ND PL
017	873198	1380	11/3/09	\$329,950	\$263,000	2380	8	1973	Good	7700	N	N	31619 37TH AVE SW
017	167300	0130	1/7/09	\$327,500	\$252,000	2423	8	2005	Avg	7250	N	N	31102 30TH AVE SW
017	167300	0640	5/17/10	\$315,000	\$261,000	2423	8	2005	Avg	7512	N	N	3020 SW 311TH ST
017	167300	0750	6/4/09	\$328,000	\$256,000	2423	8	2007	Avg	7533	N	N	3122 SW 309TH ST
017	873190	1470	9/2/11	\$220,000	\$210,000	2430	8	1967	Good	8000	N	N	2828 SW 324TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	167300	0320	6/24/09	\$350,000	\$273,000	2495	8	2005	Avg	7203	N	N	2900 S 311TH ST
017	167300	0700	5/10/10	\$345,000	\$285,000	2495	8	2005	Avg	10227	N	N	3101 SW 311TH ST
017	150330	0230	8/27/10	\$265,000	\$225,000	2510	8	1965	Avg	16589	N	N	31415 28TH PL SW
017	873203	0500	9/1/10	\$250,000	\$213,000	2550	8	1977	Good	7800	N	N	4011 SW 328TH ST
017	294450	0370	1/18/10	\$290,000	\$234,000	2610	8	1991	Avg	9155	N	N	2930 SW 342ND PL
017	873190	2160	11/16/11	\$195,000	\$192,000	2680	8	1971	Good	8560	N	N	32536 30TH AVE SW
017	873190	2520	12/1/11	\$220,000	\$217,000	2710	8	1968	Good	7560	N	N	3906 SW 321ST ST
017	150310	0330	4/19/11	\$202,500	\$185,000	2780	8	1962	Avg	9963	N	N	2731 SW 314TH ST
017	873195	0710	11/3/09	\$280,000	\$223,000	2860	8	1967	Avg	8000	N	N	3240 SW 326TH ST
017	167300	0850	4/2/09	\$399,950	\$310,000	2931	8	2007	Avg	7600	N	N	30914 30TH AVE SW
017	167300	0220	12/16/09	\$325,000	\$261,000	3006	8	2005	Avg	15414	N	N	31110 29TH CT SW
017	167300	0620	8/12/10	\$370,000	\$313,000	3006	8	2005	Avg	7500	N	N	3108 SW 311TH ST
017	873199	0360	10/27/11	\$300,000	\$293,000	3230	8	1977	Avg	8800	Y	N	31429 42ND PL SW
017	873198	1680	10/20/09	\$302,000	\$240,000	3340	8	1973	Good	8000	N	N	4111 SW 317TH ST
017	873190	2230	11/12/09	\$297,950	\$238,000	3400	8	1968	Good	8900	N	N	32021 41ST AVE SW
017	873198	0290	3/8/11	\$309,000	\$278,000	3460	8	1970	Good	8640	N	N	3517 SW 318TH CT
017	873198	2990	4/12/11	\$325,000	\$296,000	3610	8	1973	Good	10355	N	N	4213 SW 317TH ST
017	542090	0030	6/12/09	\$348,750	\$272,000	3730	8	2004	Avg	7680	N	N	34229 34TH AVE SW
017	873180	0390	10/15/10	\$312,000	\$269,000	1240	9	1968	Good	7700	Y	Y	32231 25TH AVE SW
017	873196	0100	11/17/09	\$423,000	\$338,000	1270	9	1978	Avg	8988	Y	Y	32532 40TH CT SW
017	873199	0230	7/22/09	\$265,000	\$208,000	1350	9	1978	Avg	25000	Y	N	31300 42ND PL SW
017	873198	0510	5/18/10	\$270,000	\$224,000	1410	9	1976	Good	24015	N	N	31426 36TH AVE SW
017	873198	0950	3/16/10	\$245,000	\$200,000	1550	9	1975	Avg	8000	N	N	3672 SW 318TH ST
017	873190	0880	5/28/10	\$212,000	\$176,000	1620	9	1967	Good	8820	N	N	3319 SW 323RD ST
017	327905	0030	10/14/11	\$274,000	\$266,000	1754	9	2004	Avg	17070	N	N	4220 SW 331ST ST
017	873190	2550	6/16/11	\$215,000	\$200,000	2010	9	1967	Avg	7875	N	N	3930 SW 321ST ST

Improved Sales Used in this Annual Update Analysis
Area 53
(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
017	873198	1180	12/5/10	\$349,000	\$305,000	2160	9	1977	Good	8200	Y	N	3812 SW 313TH ST
017	873198	1460	12/11/09	\$299,500	\$240,000	2210	9	1974	Good	8000	N	N	31809 37TH AVE SW
017	873180	0460	7/23/09	\$337,000	\$264,000	2290	9	1969	Avg	11310	Y	Y	32230 26TH AVE SW
017	873198	1950	9/18/09	\$425,000	\$336,000	2300	9	1971	Good	7500	Y	N	4012 SW 314TH ST
017	873198	1520	10/14/10	\$278,000	\$239,000	2350	9	1973	Avg	7300	N	N	3718 SW 319TH ST
017	873196	0030	6/3/11	\$480,000	\$445,000	2452	9	2003	Avg	11696	Y	Y	4028 SW 327TH ST
017	327905	0090	4/6/11	\$380,000	\$345,000	2820	9	1999	Avg	12811	N	N	33145 42ND PL SW
017	873198	0630	11/13/09	\$282,500	\$225,000	3190	9	1975	Avg	12064	N	N	31203 36TH AVE SW
017	873198	2540	12/20/10	\$300,000	\$264,000	3270	9	1969	Good	9000	Y	N	31405 41ST AVE SW
017	286730	0010	8/26/11	\$394,000	\$376,000	3019	10	2007	Avg	8639	N	N	33231 42ND AVE SW
017	286730	0260	10/29/09	\$470,000	\$374,000	3023	10	2008	Avg	7200	N	N	33338 42ND AVE SW
017	286730	0200	6/25/09	\$499,000	\$390,000	3114	10	2008	Avg	8195	N	N	33426 42ND AVE SW
017	286730	0070	5/5/10	\$490,000	\$405,000	3162	10	2008	Avg	8177	N	N	33327 42ND AVE SW
017	286730	0110	1/20/09	\$560,000	\$432,000	3175	10	2008	Avg	7869	N	N	33407 42ND AVE SW
017	286730	0340	12/7/10	\$449,900	\$394,000	3226	10	2008	Avg	7473	N	N	33232 42ND AVE SW
017	286730	0180	10/21/10	\$474,500	\$410,000	3751	10	2008	Avg	7260	N	N	33508 42ND AVE SW
017	286730	0230	3/25/09	\$460,000	\$356,000	3751	10	2008	Avg	7200	N	N	33412 42ND AVE SW
017	286730	0230	10/4/11	\$455,000	\$440,000	3751	10	2008	Avg	7200	N	N	33412 42ND AVE SW

Improved Sales Removed in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	025300	0255	5/17/11	\$105,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
013	025300	0365	1/21/11	\$107,000	FINANCIAL INSTITUTION RESALE
013	025300	0375	7/6/09	\$90,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
013	039580	0080	7/18/11	\$125,000	FINANCIAL INSTITUTION RESALE
013	039580	0370	9/27/11	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
013	039580	0420	11/15/11	\$103,000	DIAGNOSTIC OUTLIER
013	064300	0140	9/8/11	\$114,000	FINANCIAL INSTITUTION RESALE
013	064300	0180	10/13/11	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	082104	9003	8/2/10	\$150,000	DIAGNOSTIC OUTLIER
013	082104	9133	8/18/11	\$131,800	FINANCIAL INSTITUTION RESALE
013	082104	9276	9/1/09	\$343,000	DIAGNOSTIC OUTLIER
013	091900	0043	10/6/11	\$120,000	DIAGNOSTIC OUTLIER
013	091900	0075	8/7/09	\$222,950	EXEMPT FROM EXCISE TAX
013	091900	0285	4/13/09	\$133,331	DIAGNOSTIC OUTLIER
013	104250	0010	12/5/11	\$332,527	FINANCIAL INSTITUTION RESALE
013	104250	0160	7/20/09	\$251,000	DIAGNOSTIC OUTLIER
013	150241	0280	8/2/11	\$138,199	FINANCIAL INSTITUTION RESALE
013	150241	0400	8/3/10	\$182,312	EXEMPT FROM EXCISE TAX
013	178830	0010	12/22/11	\$241,350	EXEMPT FROM EXCISE TAX
013	178830	0080	1/14/10	\$125,000	DIAGNOSTIC OUTLIER
013	178830	0090	11/23/09	\$120,000	DIAGNOSTIC OUTLIER
013	178830	0105	11/10/11	\$56,400	DOR RATIO
013	178830	0140	10/11/10	\$157,250	EXEMPT FROM EXCISE TAX
013	178830	0140	9/14/11	\$114,000	QUIT CLAIM DEED
013	178830	0140	9/14/11	\$114,000	FINANCIAL INSTITUTION RESALE
013	178850	0005	12/8/09	\$132,000	DIAGNOSTIC OUTLIER
013	178870	0090	12/5/11	\$86,000	FINANCIAL INSTITUTION RESALE
013	178870	0140	1/6/11	\$186,408	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178870	0300	2/2/10	\$107,000	UNFIN AREA;FINANCIAL INSTITUTION RESALE
013	178880	0290	5/12/11	\$100,000	ESTATE ADMINISTRATOR
013	178880	0370	5/6/09	\$130,000	DIAGNOSTIC OUTLIER
013	178880	0480	10/6/10	\$84,000	FINANCIAL INSTITUTION RESALE
013	178890	0050	9/2/10	\$244,949	GOVERNMENT AGENCY
013	178890	0110	10/13/10	\$87,000	DIAGNOSTIC OUTLIER
013	178890	0200	4/11/11	\$74,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
013	178890	0240	6/29/11	\$60,000	DOR RATIO
013	178890	0320	12/16/09	\$92,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178890	0360	5/26/11	\$104,900	GOVERNMENT AGENCY
013	178890	0370	7/18/11	\$110,100	DIAGNOSTIC OUTLIER
013	178890	0540	11/18/09	\$123,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	178890	0610	6/16/11	\$119,900	FINANCIAL INSTITUTION RESALE
013	232950	0120	10/6/11	\$82,124	DOR RATIO;FINANCIAL INSTITUTION RESALE
013	232950	0230	11/25/09	\$238,799	RELOCATION - SALE TO SERVICE
013	232970	0010	6/11/09	\$120,000	DIAGNOSTIC OUTLIER
013	232970	0450	10/28/11	\$120,000	STATEMENT TO DOR;

Improved Sales Removed in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	233730	0320	9/13/11	\$135,000	FINANCIAL INSTITUTION RESALE
013	233730	0380	10/14/09	\$215,000	DIAGNOSTIC OUTLIER
013	233730	0410	10/12/11	\$255,001	EXEMPT FROM EXCISE TAX
013	233730	0480	8/30/10	\$160,000	NON-REPRESENTATIVE SALE
013	241330	0640	6/2/09	\$264,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	241330	0710	2/18/10	\$132,000	DIAGNOSTIC OUTLIER
013	241330	0850	11/23/10	\$160,000	FINANCIAL INSTITUTION RESALE
013	250160	0080	5/9/11	\$135,500	FINANCIAL INSTITUTION RESALE
013	259970	0010	5/14/10	\$190,000	ESTATE ADMINISTRATOR
013	259970	0080	10/14/10	\$104,000	EXEMPT FROM EXCISE TAX
013	337530	0050	8/3/11	\$122,640	FINANCIAL INSTITUTION RESALE
013	339180	0180	3/25/10	\$133,900	NON-REPRESENTATIVE SALE
013	339180	0320	9/8/11	\$105,500	FINANCIAL INSTITUTION RESALE
013	339190	0400	3/17/11	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
013	339210	0060	10/9/10	\$49,500	DOR RATIO
013	358400	0180	12/12/11	\$114,750	EXEMPT FROM EXCISE TAX
013	416680	0060	7/23/10	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	416680	0400	7/25/11	\$70,000	DOR RATIO
013	416810	0440	6/2/09	\$219,950	RELOCATION - SALE TO SERVICE
013	515370	0030	6/15/09	\$163,605	EXEMPT FROM EXCISE TAX
013	515390	0150	5/21/09	\$145,000	DIAGNOSTIC OUTLIER
013	515390	0150	3/13/09	\$235,872	EXEMPT FROM EXCISE TAX
013	525980	0080	3/24/11	\$145,000	QUIT CLAIM DEED
013	525980	0260	7/27/11	\$139,900	FINANCIAL INSTITUTION RESALE
013	555731	0430	9/26/11	\$115,000	FINANCIAL INSTITUTION RESALE
013	555750	0030	7/27/09	\$128,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555780	0070	12/15/09	\$156,000	NON-REPRESENTATIVE SALE
013	555820	0140	8/6/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555820	0140	11/20/09	\$162,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555820	0250	9/12/11	\$70,000	DOR RATIO
013	555820	0251	9/12/11	\$70,000	DOR RATIO
013	555920	0015	11/3/11	\$32,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555920	0045	1/6/10	\$390,000	RELOCATION - SALE TO SERVICE
013	555960	0030	11/30/10	\$187,000	NO MARKET EXPOSURE
013	556000	0040	3/31/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	0450	11/9/11	\$93,000	FINANCIAL INSTITUTION RESALE
013	556000	0580	10/10/11	\$116,000	FINANCIAL INSTITUTION RESALE
013	556000	0670	12/1/11	\$103,000	FINANCIAL INSTITUTION RESALE
013	556000	1040	2/28/11	\$149,000	FINANCIAL INSTITUTION RESALE
013	556000	1070	1/12/10	\$105,900	NON-REPRESENTATIVE SALE
013	609390	0080	2/4/11	\$184,900	FINANCIAL INSTITUTION RESALE
013	771620	0060	2/5/09	\$180,000	NON-REPRESENTATIVE SALE
013	787500	0040	10/7/09	\$110,000	DIAGNOSTIC OUTLIER
013	787520	0090	9/8/09	\$205,000	SHORT SALE
013	787520	0250	5/13/09	\$131,100	EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	794300	0020	4/7/10	\$147,900	DIAGNOSTIC OUTLIER
013	858800	0015	8/2/11	\$108,199	FINANCIAL INSTITUTION RESALE
013	858800	0150	12/6/11	\$124,750	GOVERNMENT AGENCY
013	858800	0245	9/30/10	\$140,500	FINANCIAL INSTITUTION RESALE
017	010060	0150	7/6/09	\$138,000	EXEMPT FROM EXCISE TAX
017	010060	0540	11/29/11	\$148,750	GOVERNMENT AGENCY
017	010060	0620	1/23/10	\$227,000	RELOCATION - SALE TO SERVICE
017	010060	1210	9/8/11	\$135,000	DIAGNOSTIC OUTLIER
017	010061	0020	6/17/09	\$75,299	QUIT CLAIM DEED
017	010920	0040	3/18/10	\$171,500	NO MARKET EXPOSURE
017	010920	0420	5/10/11	\$132,000	FINANCIAL INSTITUTION RESALE;
017	010920	0540	12/7/11	\$122,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	010921	0160	12/27/11	\$174,000	EXEMPT FROM EXCISE TAX
017	010921	0230	12/27/11	\$120,000	GOVERNMENT AGENCY
017	010921	0370	10/29/10	\$235,000	EXEMPT FROM EXCISE TAX
017	010921	0370	8/10/11	\$257,500	FINANCIAL INSTITUTION RESALE
017	010921	0370	3/15/11	\$140,000	FINANCIAL INSTITUTION RESALE
017	109960	0200	3/8/11	\$118,000	CORPORATE AFFILIATES
017	109960	0320	5/31/11	\$90,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	109960	0350	5/4/10	\$285,320	GOVERNMENT AGENCY
017	109960	0440	1/6/09	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
017	109960	0690	2/9/09	\$275,000	DIAGNOSTIC OUTLIER
017	109961	0500	10/27/11	\$366,046	GOVERNMENT AGENCY
017	109961	0810	7/1/10	\$239,950	FINANCIAL INSTITUTION RESALE
017	109961	0810	1/20/10	\$155,000	FINANCIAL INSTITUTION RESALE;
017	109961	1350	2/23/10	\$150,000	EXEMPT FROM EXCISE TAX
017	109975	0460	6/13/11	\$150,000	DIAGNOSTIC OUTLIER
017	109975	0500	1/26/11	\$280,750	RELOCATION - SALE TO SERVICE
017	150310	0250	8/15/11	\$243,000	EXEMPT FROM EXCISE TAX
017	150310	0250	11/16/11	\$140,000	FINANCIAL INSTITUTION RESALE
017	150320	0040	11/16/11	\$296,850	GOVERNMENT AGENCY
017	242103	9087	7/6/10	\$300,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
017	242103	9094	4/1/11	\$90,000	PREVIMP<=25K
017	255700	0070	12/6/11	\$157,541	GOVERNMENT AGENCY
017	255700	0150	12/6/11	\$159,500	GOVERNMENT AGENCY
017	255700	0810	8/11/11	\$160,000	FINANCIAL INSTITUTION RESALE
017	279150	0490	12/5/11	\$150,000	DIAGNOSTIC OUTLIER
017	286730	0140	7/31/09	\$497,000	ACTIVE PERMIT BEFORE SALE>25K
017	286730	0180	12/8/09	\$543,099	EXEMPT FROM EXCISE TAX
017	286730	0210	4/22/11	\$312,000	FINANCIAL INSTITUTION RESALE
017	286730	0240	2/24/09	\$205,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
017	286730	0310	3/2/10	\$583,062	GOVERNMENT AGENCY
017	294451	0030	7/15/11	\$164,000	DIAGNOSTIC OUTLIER
017	327900	0620	6/1/09	\$110,500	QUIT CLAIM DEED
017	330620	0020	11/22/11	\$96,000	DOR RATIO;FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	330630	0390	11/15/09	\$144,001	EXEMPT FROM EXCISE TAX
017	330630	0600	7/17/09	\$144,151	EXEMPT FROM EXCISE TAX
017	351800	0010	9/24/10	\$106,000	DOR RATIO
017	438800	0390	11/25/11	\$203,058	BANKRUPTCY - RECEIVER OR TRUSTEE
017	502945	0250	8/26/11	\$144,900	FINANCIAL INSTITUTION RESALE
017	502945	0850	10/6/11	\$108,500	FINANCIAL INSTITUTION RESALE
017	502945	0920	1/21/10	\$197,840	QUIT CLAIM DEED
017	797200	0060	9/26/11	\$110,000	GOVERNMENT AGENCY
017	797200	0110	11/2/10	\$65,000	DOR RATIO
017	797200	0170	9/12/11	\$117,500	FINANCIAL INSTITUTION RESALE
017	873180	0360	2/3/10	\$408,128	GOVERNMENT AGENCY
017	873180	0880	11/23/11	\$160,500	EXEMPT FROM EXCISE TAX
017	873180	1130	12/6/11	\$230,000	EXEMPT FROM EXCISE TAX
017	873190	1630	7/23/09	\$332,500	ESTATE ADMINISTRATOR
017	873195	0040	12/19/11	\$246,000	DIAGNOSTIC OUTLIER
017	873195	0040	4/16/10	\$346,000	EXEMPT FROM EXCISE TAX
017	873195	0040	3/1/11	\$235,000	FINANCIAL INSTITUTION RESALE
017	873195	0310	2/12/09	\$406,000	DIAGNOSTIC OUTLIER
017	873195	0870	12/12/11	\$263,760	EXEMPT FROM EXCISE TAX
017	873195	1260	10/13/09	\$297,000	RELOCATION - SALE TO SERVICE
017	873196	0070	5/28/10	\$230,000	SHORT SALE
017	873198	0020	11/30/11	\$195,000	FINANCIAL INSTITUTION RESALE
017	873198	1840	5/6/10	\$247,725	EXEMPT FROM EXCISE TAX
017	873198	2250	6/10/10	\$233,350	RELOCATION - SALE TO SERVICE
017	873198	2510	11/18/09	\$315,000	ESTATE ADMINISTRATOR
017	873198	3050	7/19/11	\$350,648	EXEMPT FROM EXCISE TAX
017	873199	0170	8/9/11	\$342,500	DIAGNOSTIC OUTLIER
017	873199	0760	9/17/10	\$142,750	ASSUMPTION OF MORTGAGE
017	873201	0300	5/19/11	\$267,900	RELOCATION - SALE TO SERVICE
017	873201	0510	8/20/10	\$188,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
017	873202	0480	7/12/10	\$182,000	DIAGNOSTIC OUTLIER
017	873213	0360	12/23/10	\$108,750	DOR RATIO
017	873216	0300	11/10/11	\$125,357	EXEMPT FROM EXCISE TAX
017	894430	0320	8/30/11	\$115,000	DIAGNOSTIC OUTLIER
017	894430	0520	8/31/09	\$229,950	DIAGNOSTIC OUTLIER
017	894430	0670	10/7/11	\$115,000	GOVERNMENT AGENCY
017	894500	0090	10/5/11	\$90,000	GOVERNMENT AGENCY
017	894500	0550	9/2/10	\$125,000	DIAGNOSTIC OUTLIER
017	894500	0980	1/26/11	\$102,000	AUCTION SALE
017	894500	1070	12/1/10	\$93,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	894510	0130	3/21/11	\$75,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	894510	0170	10/27/11	\$86,000	DOR RATIO
017	894510	0290	8/30/10	\$116,900	GOVERNMENT AGENCY
017	894520	0070	10/1/09	\$239,900	OBSOLESCENCE
017	894520	0320	8/2/11	\$137,500	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	894520	0360	4/19/09	\$118,000	DIAGNOSTIC OUTLIER
017	894520	0690	5/10/11	\$112,500	CORPORATE AFFILIATES
017	894520	0750	10/5/11	\$113,500	FINANCIAL INSTITUTION RESALE
017	894520	0790	3/2/11	\$90,000	FINANCIAL INSTITUTION RESALE;
017	894530	0210	9/20/10	\$176,250	FINANCIAL INSTITUTION RESALE
017	894530	0290	12/6/11	\$115,000	EXEMPT FROM EXCISE TAX
017	921150	0140	4/28/11	\$134,662	FINANCIAL INSTITUTION RESALE
017	921151	0380	8/16/09	\$263,975	BANKRUPTCY - RECEIVER OR TRUSTEE
017	921152	0210	8/18/10	\$329,234	EXEMPT FROM EXCISE TAX
017	932090	0060	3/10/11	\$58,000	DOR RATIO
017	932090	0070	12/31/10	\$70,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	0090	11/12/10	\$59,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	0100	4/20/10	\$75,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	0110	6/3/10	\$60,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	0120	2/15/11	\$75,000	FINANCIAL INSTITUTION RESALE
017	932090	0230	8/6/10	\$60,250	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	0240	4/28/10	\$67,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	0250	2/7/11	\$53,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	0360	2/3/11	\$50,000	DOR RATIO
017	932090	0970	6/3/09	\$80,000	DIAGNOSTIC OUTLIER
017	932090	0990	12/16/09	\$70,875	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	1240	3/20/09	\$208,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	1330	12/22/09	\$55,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
017	932090	1340	6/30/09	\$75,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	951090	0150	1/21/10	\$265,000	ESTATE ADMINISTRATOR
017	954280	0090	11/14/11	\$127,500	FINANCIAL INSTITUTION RESALE
017	954280	0700	9/28/10	\$326,092	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	954280	1600	3/4/11	\$158,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
013	072104	9027	12/19/2011	\$99,000	67992	N	N
013	072104	9093	10/25/2011	\$80,000	65775	N	N
013	082104	9057	11/16/2010	\$402,500	101880	N	N
013	082104	9178	4/10/2009	\$120,000	20544	N	N
013	554760	0050	2/23/2011	\$275,000	8312	N	N
013	554760	0100	4/15/2011	\$294,950	7239	N	N
017	252103	9048	3/22/2010	\$95,000	132856	N	N
017	286730	0250	5/31/2011	\$74,000	7200	N	N
017	536020	0023	9/21/2009	\$112,000	9038	N	N
017	536020	0024	9/21/2009	\$115,000	9986	N	N
017	797200	0150	7/20/2010	\$45,000	10836	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	082104	9019	9/11/2010	\$181,658	BANKRUPTCY - RECEIVER OR TRUSTEE
013	555730	0470	6/25/2011	\$2,000	MULTI-PARCEL SALE;
013	555730	0480	6/25/2011	\$2,000	MULTI-PARCEL SALE;
013	555820	0250	3/30/2011	\$140,000	MULTI-PARCEL SALE;
013	555820	0251	3/30/2011	\$140,000	MULTI-PARCEL SALE;
017	286730	0250	4/6/2011	\$36,900	FINANCIAL INSTITUTION RESALE;