

**Residential Revalue**

**2012 Assessment Roll**

# **FEDERAL WAY**

## **Area 54**

**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](mailto: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.

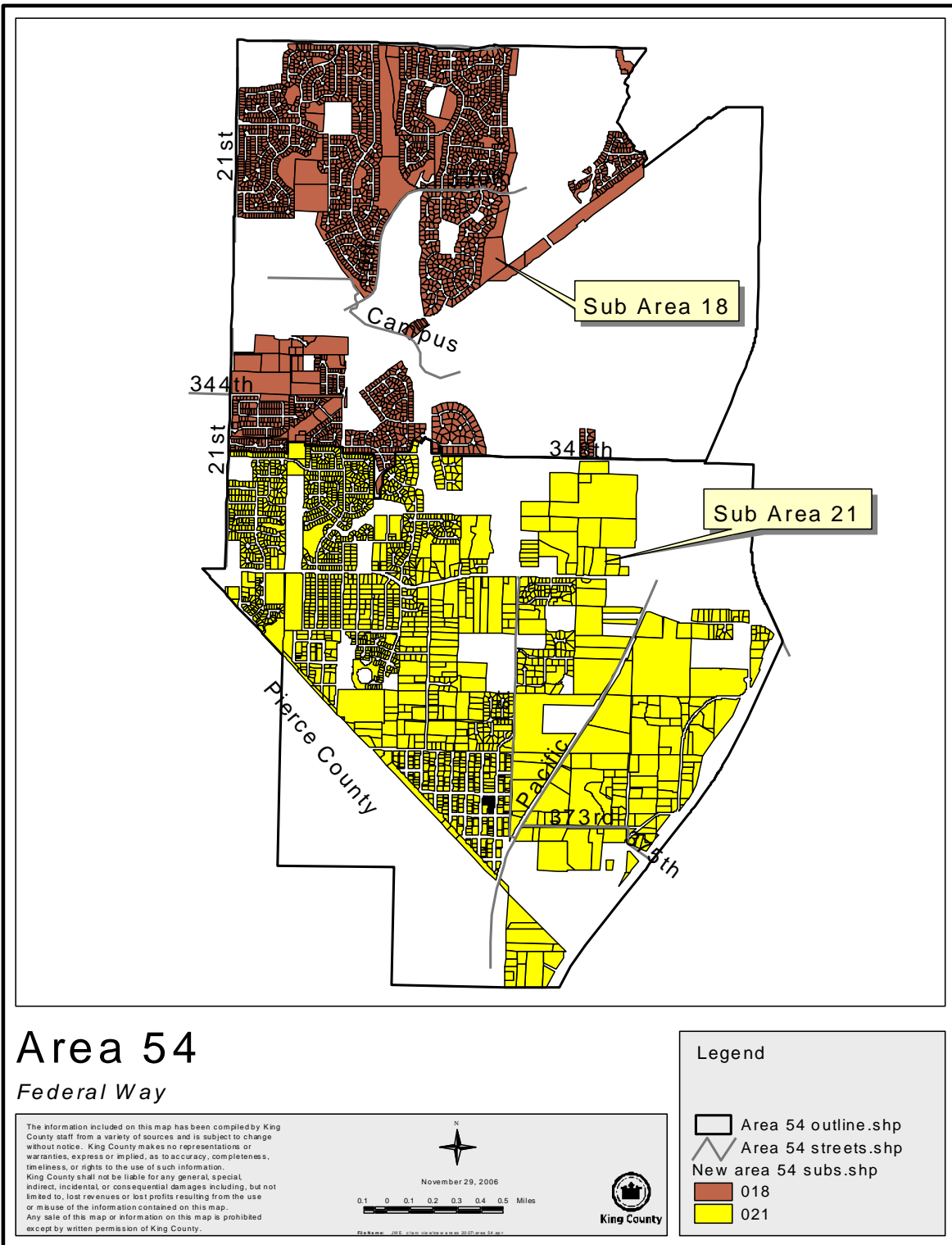
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



# Federal Way's Housing



Grade 6/ Year Built 1942/ Total Living Area 1269



Grade 9/ Year Built 1990/ Total Living Area 3010



Grade 7/ Year Built 1987/ Total Living Area 1600



Grade 10/ Year Built 2003/ Total Living Area 3150



Grade 8/ Year Built 1990/ Total Living Area 2890



Grade 11/ Year Built 1990/ Total Living Area 4150

## ***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 Federal Way/ Number: 54**  
**Number of Improved Sales: 283**  
**Range of Sale Dates: 1/1/2009 – 1/1/2012**

<b>Sales – Average Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price*</b>	<b>Ratio</b>	<b>COD</b>
<b>2011 Value</b>	\$86,800	\$187,500	\$274,300			
<b>2012 Value</b>	\$78,000	\$169,500	\$247,500	\$270,500	91.5%	7.48%
<b>Change</b>	-\$8,800	-\$18,000	-\$26,800			
<b>% Change</b>	-10.1%	-9.6%	-9.8%			

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

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


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

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2011 Value</b>	\$86,600	\$172,900	\$259,500
<b>2012 Value</b>	\$77,700	\$156,400	\$234,100
<b>Percent Change</b>	-10.3%	-9.5%	-9.8%

Number of one to three unit residences in the population: 4267

**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.

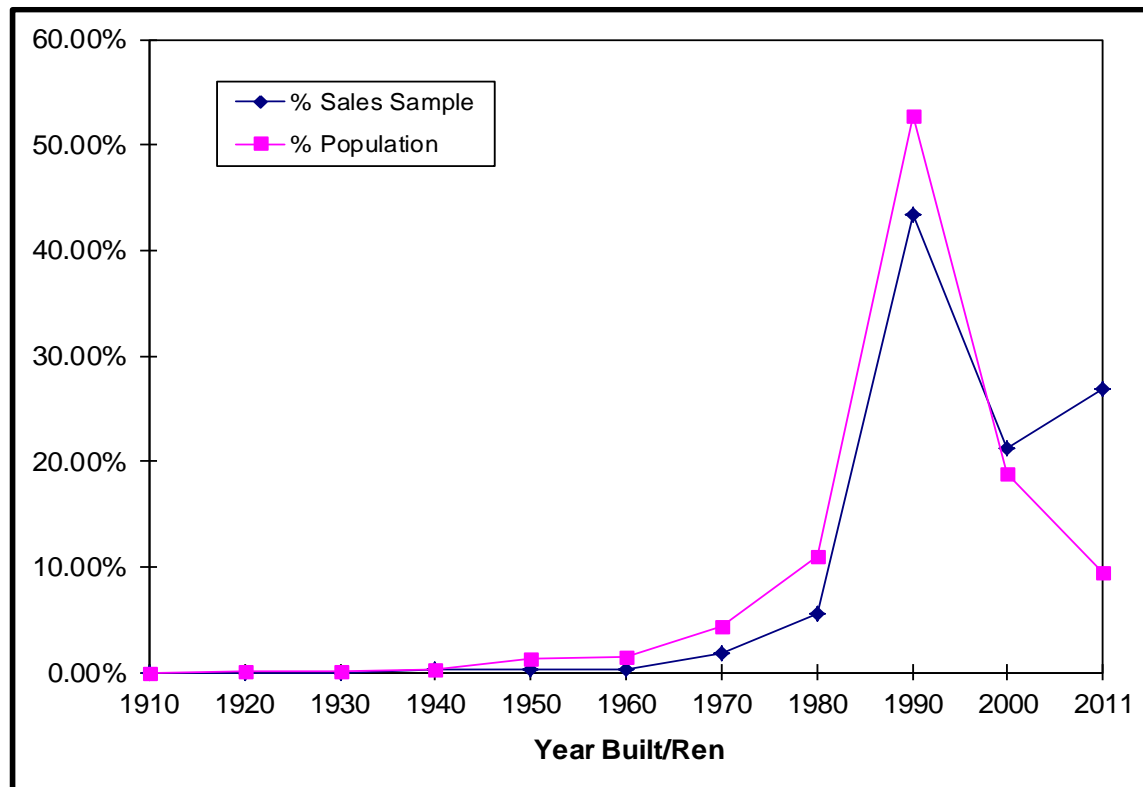
We recommend posting these values for the 2012 Assessment Roll.

 Apr II	_____ Sr. Appraiser	_____ Division Director	_____ Assessor	_____ Date
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### *Sales Sample Representation of Population - Year Built / Renovated*

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.35%
1950	1	0.35%
1960	1	0.35%
1970	5	1.77%
1980	16	5.65%
1990	123	43.46%
2000	60	21.20%
2011	76	26.86%
	283	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	2	0.05%
1920	3	0.07%
1930	8	0.19%
1940	11	0.26%
1950	54	1.27%
1960	67	1.57%
1970	188	4.41%
1980	469	10.99%
1990	2250	52.73%
2000	807	18.91%
2011	408	9.56%
	4267	



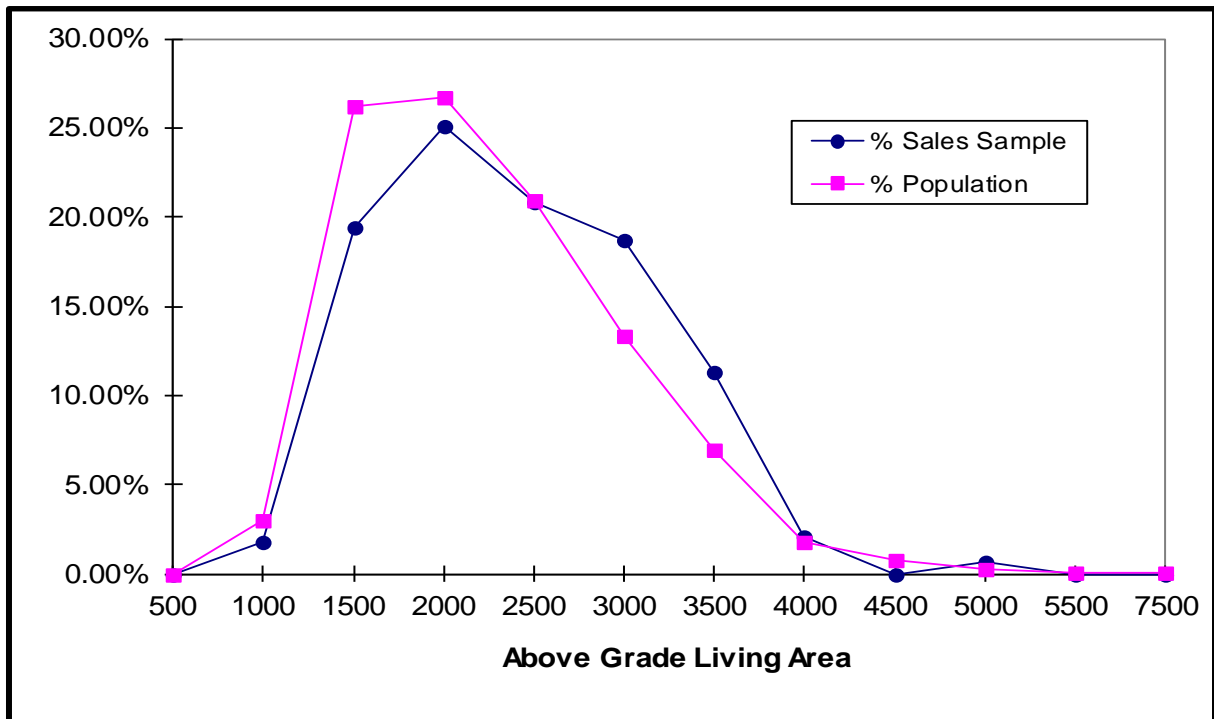
The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.



### *Sales Sample Representation of Population - Above Grade Living Area*

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	1.77%
1500	55	19.43%
2000	71	25.09%
2500	59	20.85%
3000	53	18.73%
3500	32	11.31%
4000	6	2.12%
4500	0	0.00%
5000	2	0.71%
5500	0	0.00%
7500	0	0.00%
	283	

<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	126	2.95%
1500	1117	26.18%
2000	1141	26.74%
2500	893	20.93%
3000	569	13.33%
3500	296	6.94%
4000	77	1.80%
4500	33	0.77%
5000	11	0.26%
5500	2	0.05%
7500	2	0.05%
	4267	

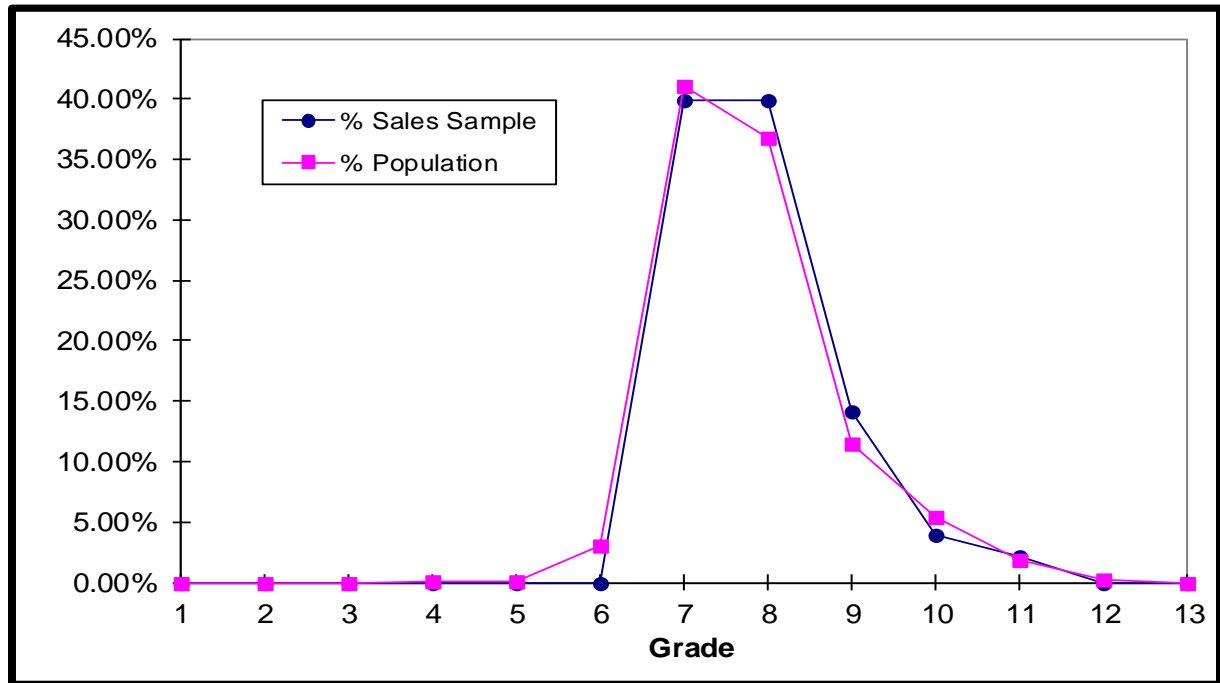


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

### *Sales Sample Representation of Population - Grade*

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	113	39.93%
8	113	39.93%
9	40	14.13%
10	11	3.89%
11	6	2.12%
12	0	0.00%
13	0	0.00%
283		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.12%
5	4	0.09%
6	131	3.07%
7	1754	41.11%
8	1572	36.84%
9	488	11.44%
10	228	5.34%
11	77	1.80%
12	8	0.19%
13	0	0.00%
4267		



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.

## ***Annual Update Process***

***Effective Date of Appraisal: January 1, 2012***

***Date of Appraisal Report: June 1, 2012***

### ***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 9.8% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

2012 Land Value = 2011 Land Value x .902, with the result rounded down to the next \$1,000.

### ***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 283 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.

The derived adjustment formula is:

$$2012 \text{ Total Value} = 2011 \text{ Total Value} * (1 - 0.075) / 1.023 * \text{SaleDay}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2012 \text{ Improvements Value} = 2012 \text{ Total Value} \text{ minus } 2012 \text{ Land Value}$$

### ***Mobile Home Update***

There were an inadequate number of sales for an analysis (i.e. 3 sales) of Mobile Homes with in this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

$$2012 \text{ Total Value} = 2011 \text{ Total Value} * .902$$

$$2012 \text{ Improvements Value} = 2012 \text{ Total Value} \text{ minus } 2012 \text{ Land Value}$$

### ***Results***

The resulting assessment level is 91.5%. 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 -9.8%. This decrease is due partly to market changes over time and the previous assessment levels.

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

### ***Exceptions:***

If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value  $(2011 \text{ Land Value} + \text{Previous Improvement Value}) * .902$ .

If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value.  $(2011 \text{ Land Value} + \text{Previous Improvement Value}) * .902$

If land value  $\leq \$1,000$  no adjustment is applied.

If improvements and accessories  $\leq \$1,000$  no further adjustment applied.

If adjusted land value falls  $< \$1,000$ , then land value = \$1,000 or previous, whichever is less.

If adjusted improvement value falls  $< \$1,000$ , then improvement value = \$1,000 or previous, whichever is less.

If vacant parcel (no improvement value), the land adjustment applies.

If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied

If a parcel is coded “unbuildable” =1, the land adjustment is applied

If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.

If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.

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

## Area 54 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

-9.58%

Comments :

The percentages listed are total adjustments not additive adjustments.

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

### ***Area 54 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 \$525000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.900, resulting in an adjusted value of \$472,000 (\$525000 X .900 = \$472,500 – rounded to the nearest \$1000).*

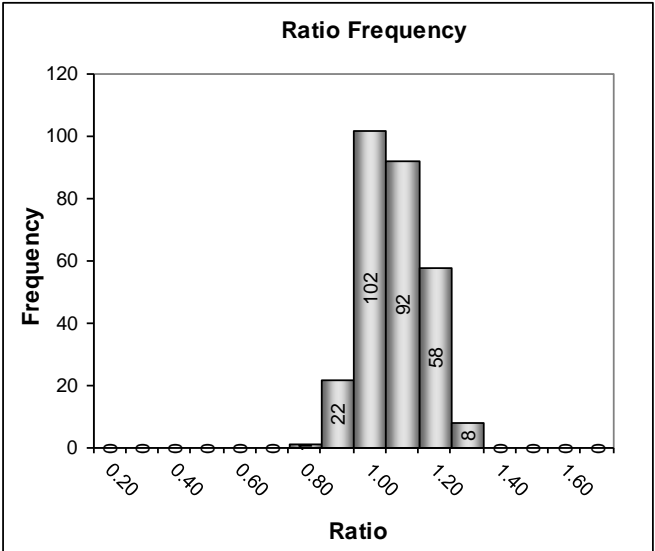
<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.788	-21.2%
2/1/2009	0.794	-20.6%
3/1/2009	0.800	-20.0%
4/1/2009	0.806	-19.4%
5/1/2009	0.812	-18.8%
6/1/2009	0.818	-18.2%
7/1/2009	0.823	-17.7%
8/1/2009	0.829	-17.1%
9/1/2009	0.835	-16.5%
10/1/2009	0.841	-15.9%
11/1/2009	0.847	-15.3%
12/1/2009	0.853	-14.7%
1/1/2010	0.859	-14.1%
2/1/2010	0.865	-13.5%
3/1/2010	0.870	-13.0%
4/1/2010	0.876	-12.4%
5/1/2010	0.882	-11.8%
6/1/2010	0.888	-11.2%
7/1/2010	0.894	-10.6%
8/1/2010	0.900	-10.0%
9/1/2010	0.906	-9.4%
10/1/2010	0.912	-8.8%
11/1/2010	0.918	-8.2%
12/1/2010	0.923	-7.7%
1/1/2011	0.929	-7.1%
2/1/2011	0.935	-6.5%
3/1/2011	0.941	-5.9%
4/1/2011	0.947	-5.3%
5/1/2011	0.953	-4.7%
6/1/2011	0.959	-4.1%
7/1/2011	0.964	-3.6%
8/1/2011	0.970	-3.0%
9/1/2011	0.976	-2.4%
10/1/2011	0.982	-1.8%
11/1/2011	0.988	-1.2%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

The time adjustment formula for Area 54 is  $(1.023 + 0.0001977725 * \text{SaleDay}) / 1.023$   
 $\text{SaleDay} = \text{SaleDate} - 40909$



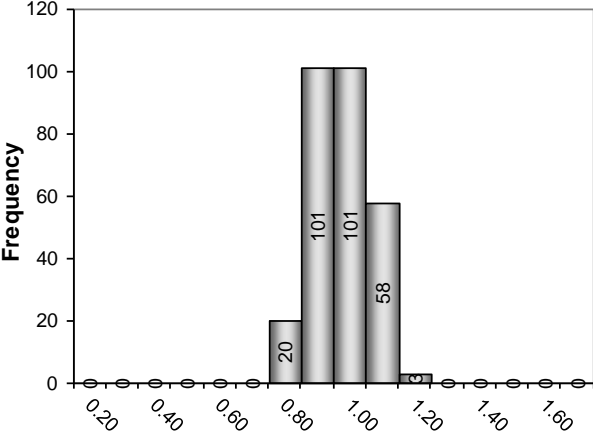
# Annual Update Ratio Study Report (Before)

## 2011 Assessments

District/Team: <b>SW/Team 2</b>	Appr. Date: <b>1/1/2011</b>	Date of Report: <b>6/1/2012</b>	Sales Dates: <b>1/2009 - 12/2011</b>
Area <b>Federal Way</b>	Appr ID: <b>JWEI</b>	Property Type: <b>1 to 3 Unit Residences</b>	Adjusted for time?: <b>YES</b>
<b>SAMPLE STATISTICS</b>			
Sample size (n)	283		
Mean Assessed Value	274,300		
Mean Adj. Sales Price	270,500		
Standard Deviation AV	71,432		
Standard Deviation SP	76,517		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	1.023		
Median Ratio	1.016		
Weighted Mean Ratio	1.014		
<b>UNIFORMITY</b>		<b>COMMENTS:</b>  1 to 3 Unit Residences throughout area 54  Sales Prices are adjusted for time to the Assessment Date of 1/1/2012	
Lowest ratio	0.795		
Highest ratio:	1.229		
Coefficient of Dispersion	7.48%		
Standard Deviation	0.093		
Coefficient of Variation	9.10%		
Price Related Differential (PRD)	1.009		
<b>RELIABILITY</b>			
95% Confidence: Median			
Lower limit	1.000		
Upper limit	1.032		
95% Confidence: Mean			
Lower limit	1.012		
Upper limit	1.034		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	4267		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.093		
Recommended minimum:	14		
Actual sample size:	283		
Conclusion:	OK		
<b>NORMALITY</b>			
Binomial Test			
# ratios below mean:	148		
# ratios above mean:	135		
z:	0.773		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

# Annual Update Ratio Study Report (After)

## 2012 Assessments

District/Team: <b>SW/Team 2</b>	Appr. Date: <b>1/1/2012</b>	Date of Report: <b>6/1/2012</b>	Sales Dates: <b>1/2009 - 12/2011</b>
Area <b>Federal Way</b>	Appr ID: <b>JWEI</b>	Property Type: <b>1 to 3 Unit Residences</b>	Adjusted for time?: <b>YES</b>
<b>SAMPLE STATISTICS</b>		<div>Ratio Frequency</div> 	
Sample size (n)	283		
Mean Assessed Value	247,500		
Mean Sales Price	270,500		
Standard Deviation AV	64,550		
Standard Deviation SP	76,517		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.918		
Weighted Mean Ratio	0.915		
<b>UNIFORMITY</b>			
Lowest ratio	0.718		
Highest ratio:	1.108		
Coefficient of Dispersion	7.48%		
Standard Deviation	0.084		
Coefficient of Variation	9.10%		
Price Related Differential (PRD)	1.008		
<b>RELIABILITY</b>		<b>COMMENTS:</b>  1 to 3 Unit Residences throughout area 54  Sales Prices are adjusted for time to the Assessment Date of 1/1/2012	
<b>95% Confidence: Median</b>			
Lower limit	0.903		
Upper limit	0.930		
<b>95% Confidence: Mean</b>			
Lower limit	0.913		
Upper limit	0.932		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	4267		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.084		
Recommended minimum:	11		
Actual sample size:	283		
Conclusion:	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	147		
# ratios above mean:	136		
z:	0.654		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
018	742800	0230	11/17/09	\$197,000	\$167,000	940	7	1989	Avg	6511	N	N	1708 SW 347TH PL
018	010450	0290	4/21/09	\$230,300	\$186,000	980	7	1981	Good	6711	N	N	1611 SW 322ND ST
018	010450	0980	9/12/09	\$209,000	\$175,000	1050	7	1983	Avg	8884	N	N	1420 SW 323RD ST
018	010453	0460	4/6/10	\$205,000	\$180,000	1050	7	1986	Avg	8181	N	N	1504 SW 327TH ST
018	742800	0420	1/11/10	\$190,000	\$164,000	1060	7	1989	Avg	5476	N	N	2022 SW 347TH PL
018	926870	0240	10/20/09	\$194,950	\$165,000	1080	7	1985	Avg	2052	N	N	242 S 329TH LN
018	010450	0130	11/28/11	\$199,900	\$199,000	1130	7	1983	Avg	7000	N	N	32228 14TH AVE SW
018	010454	0150	6/22/09	\$250,000	\$205,000	1140	7	1987	Avg	5476	N	N	32322 18TH AVE SW
018	010451	0250	12/21/11	\$175,000	\$175,000	1160	7	1984	Avg	7210	N	N	32215 12TH PL SW
018	010452	0020	11/18/09	\$225,720	\$192,000	1160	7	1983	Avg	7866	N	N	32505 17TH AVE SW
018	010450	0810	10/13/09	\$225,500	\$190,000	1160	7	1981	Good	8106	N	N	1618 SW 322ND ST
018	010451	0110	3/25/10	\$254,950	\$223,000	1170	7	1986	Avg	7519	N	N	1314 SW 323RD ST
018	666491	0200	4/1/09	\$237,000	\$191,000	1180	7	1992	Avg	5910	N	N	34507 15TH PL SW
018	010451	0400	3/12/09	\$224,000	\$180,000	1190	7	1984	Avg	7210	N	N	32126 12TH PL SW
018	010452	0080	5/2/10	\$199,500	\$176,000	1280	7	1987	Avg	7210	N	N	1515 SW 325TH PL
018	132140	0080	4/8/10	\$175,000	\$154,000	1330	7	1995	Avg	7097	N	N	541 S 330TH PL
018	010450	0710	9/22/09	\$206,000	\$173,000	1340	7	1981	Avg	8391	N	N	1516 SW 320TH CT
018	010455	0480	3/30/11	\$223,000	\$211,000	1340	7	1988	Avg	7943	N	N	32727 19TH PL SW
018	132140	0400	4/8/10	\$250,000	\$219,000	1380	7	1995	Avg	14960	N	N	801 S 327TH ST
018	132140	0590	3/10/09	\$190,000	\$152,000	1380	7	1996	Avg	7492	N	N	312 S 331ST PL
018	132140	0740	4/3/09	\$229,000	\$185,000	1380	7	1996	Avg	6225	N	N	214 S 330TH PL
018	926871	0350	11/18/09	\$169,000	\$144,000	1390	7	1987	Avg	1302	N	N	32912 4TH LN S
018	926871	0450	11/20/09	\$198,650	\$169,000	1390	7	1986	Avg	1302	N	N	411 S 328TH PL
018	010453	0020	6/11/10	\$220,000	\$196,000	1400	7	1987	Avg	6653	N	N	32435 18TH AVE SW
018	010454	0020	9/1/09	\$272,500	\$228,000	1460	7	1987	Avg	6852	N	N	32424 18TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
018	926870	0220	8/26/09	\$219,000	\$183,000	1470	7	1985	Avg	2052	N	N	32831 3RD PL S
018	926871	0440	9/28/11	\$200,000	\$196,000	1470	7	1986	Avg	2052	N	N	417 S 328TH PL
018	926870	0210	12/13/10	\$221,500	\$205,000	1470	7	1985	Good	2052	N	N	32835 3RD PL S
018	010455	0620	4/26/10	\$250,000	\$220,000	1490	7	1988	Avg	6678	N	N	32843 17TH AVE SW
018	010454	0290	7/7/10	\$264,000	\$236,000	1500	7	1986	Avg	6342	N	N	1800 SW 323RD ST
018	010451	0230	11/11/09	\$252,500	\$214,000	1540	7	1984	Avg	7210	N	N	32207 12TH PL SW
018	750380	0150	7/20/11	\$255,985	\$248,000	1541	7	2011	Avg	7242	N	N	34021 19TH PL SW
018	666491	0250	6/4/09	\$285,000	\$233,000	1630	7	1992	Avg	7630	N	N	34506 15TH PL SW
018	010454	0050	12/16/09	\$210,000	\$180,000	1680	7	1987	Avg	5577	N	N	1723 SW 324TH ST
018	010451	0420	9/10/09	\$223,500	\$187,000	1700	7	1984	Avg	7210	N	N	32118 12TH PL SW
018	010454	0570	5/11/11	\$241,000	\$230,000	1700	7	1986	Avg	5995	N	N	32403 18TH AVE SW
018	132140	0430	12/11/09	\$235,000	\$201,000	1710	7	1995	Avg	7237	N	N	626 S 331ST PL
018	132140	0220	3/23/09	\$240,000	\$193,000	1730	7	1995	Avg	6000	N	N	512 S 330TH PL
018	666490	0460	10/14/11	\$225,000	\$222,000	1740	7	1990	Avg	5474	N	N	34640 14TH PL SW
018	010452	0090	12/26/11	\$209,000	\$209,000	1750	7	1985	Avg	7210	N	N	1507 SW 325TH PL
018	010455	0520	6/25/10	\$225,000	\$201,000	1750	7	1988	Avg	6397	N	N	32718 19TH AVE SW
018	666491	0160	2/5/10	\$239,950	\$208,000	1790	7	1991	Avg	6000	N	N	34409 15TH PL SW
018	010455	0810	2/26/09	\$291,500	\$233,000	1840	7	1989	Good	6500	N	N	32616 19TH PL SW
018	010455	0190	3/31/10	\$297,145	\$260,000	1860	7	1989	Avg	6566	N	N	32824 17TH AVE SW
018	666490	0230	11/28/11	\$239,900	\$238,000	1920	7	1990	Avg	6243	N	N	34718 14TH PL SW
018	010455	0400	10/15/09	\$275,000	\$232,000	1940	7	1989	Avg	6865	N	N	32605 19TH PL SW
018	666490	0280	7/31/09	\$246,260	\$204,000	1970	7	1992	Avg	6000	N	N	1313 SW 347TH PL
018	010455	0580	8/27/09	\$235,000	\$196,000	1990	7	1989	Avg	6671	N	N	32819 17TH AVE SW
018	666490	0270	10/27/09	\$300,000	\$254,000	2210	7	1990	Avg	6000	N	N	1319 SW 347TH PL
018	132140	0940	3/18/10	\$240,000	\$210,000	2230	7	1996	Avg	6928	N	N	33020 4TH PL S

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
018	926490	0260	1/20/09	\$239,870	\$190,000	1240	8	1978	Avg	8680	N	N	32031 2ND AVE SW
018	926490	2170	3/22/10	\$265,000	\$232,000	1240	8	1979	Avg	8153	N	N	32606 6TH AVE SW
018	926490	0050	8/4/09	\$283,000	\$235,000	1240	8	1978	Good	7700	N	N	32336 2ND AVE SW
018	926491	0590	9/6/11	\$258,000	\$252,000	1340	8	1980	Avg	7639	N	N	32914 5TH AVE SW
018	926490	0350	5/6/10	\$266,500	\$235,000	1370	8	1979	Avg	9040	N	N	32024 4TH AVE SW
018	926492	0670	9/10/09	\$272,000	\$228,000	1420	8	1985	Avg	7891	N	N	32417 8TH AVE SW
018	926490	0060	6/25/10	\$259,300	\$231,000	1430	8	1978	Avg	7700	N	N	32328 2ND AVE SW
018	926490	1410	6/16/09	\$270,000	\$222,000	1490	8	1978	Avg	7350	N	N	32218 3RD AVE SW
018	010457	0310	9/20/11	\$211,538	\$207,000	1510	8	1993	Avg	6072	N	N	33032 16TH PL SW
018	926491	1030	7/20/11	\$242,000	\$234,000	1550	8	1979	Avg	7496	N	N	314 SW 328TH ST
018	926490	1720	6/5/09	\$290,000	\$237,000	1570	8	1978	Good	7350	N	N	32223 2ND AVE SW
018	926492	0060	9/8/11	\$239,900	\$235,000	1590	8	1984	Avg	9138	N	N	32244 7TH AVE SW
018	926493	0100	12/16/09	\$300,000	\$257,000	1590	8	1985	Avg	7700	N	N	32118 11TH AVE SW
018	926492	1100	12/8/10	\$274,950	\$254,000	1600	8	1983	Avg	8678	N	N	32324 8TH AVE SW
018	926490	1630	8/9/11	\$234,950	\$228,000	1620	8	1978	Avg	8694	N	N	214 SW 324TH CT
018	926490	0760	11/23/09	\$264,900	\$226,000	1660	8	1979	Avg	8246	N	N	32318 6TH AVE SW
018	010457	0370	2/16/10	\$224,000	\$194,000	1770	8	1993	Avg	6489	N	N	32924 16TH PL SW
018	132170	0710	9/27/10	\$262,500	\$239,000	1790	8	1989	Avg	7490	N	N	34504 8TH AVE SW
018	926493	0030	8/13/09	\$237,000	\$197,000	1790	8	1986	Avg	7698	N	N	32014 11TH AVE SW
018	926493	0280	4/27/09	\$398,000	\$323,000	1790	8	1985	Avg	7700	N	N	32412 11TH AVE SW
018	010457	0740	10/9/09	\$299,000	\$252,000	1860	8	1992	Avg	9306	N	N	33025 19TH CT SW
018	926493	0640	2/13/09	\$289,950	\$231,000	1860	8	1986	Avg	9507	N	N	32230 11TH PL SW
018	010455	0070	11/5/10	\$237,000	\$218,000	1870	8	1992	Avg	6674	N	N	1803 SW 330TH ST
018	926493	0260	9/25/11	\$250,000	\$245,000	1870	8	1986	Avg	7700	N	N	32400 11TH AVE SW
018	010457	0780	6/23/10	\$230,000	\$205,000	1900	8	1992	Avg	7685	N	N	33032 20TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
018	132173	0560	2/2/10	\$270,000	\$234,000	1920	8	1992	Avg	10777	N	N	912 SW 346TH CT
018	926492	0750	2/24/11	\$289,900	\$272,000	1940	8	1983	Avg	8910	N	N	32619 8TH AVE SW
018	926493	0660	12/13/11	\$287,000	\$286,000	1970	8	1987	Avg	14028	N	N	32240 11TH PL SW
018	132173	0090	3/15/11	\$238,800	\$225,000	2010	8	1994	Avg	7755	N	N	819 SW 347TH PL
018	132171	0280	10/21/10	\$291,000	\$266,000	2090	8	1990	Avg	8627	N	N	34428 9TH AVE SW
018	640370	0340	11/3/09	\$275,000	\$233,000	2093	8	2004	Avg	6777	N	N	34308 13TH CT SW
018	926493	0650	5/12/09	\$285,000	\$232,000	2100	8	1986	Avg	8660	N	N	32236 11TH PL SW
018	926495	0190	5/25/10	\$322,000	\$286,000	2100	8	1989	Avg	7770	N	N	33001 11TH AVE SW
018	926490	2190	10/28/10	\$240,000	\$220,000	2100	8	1979	Avg	8205	N	N	32609 6TH AVE SW
018	926494	0710	7/28/10	\$325,500	\$293,000	2110	8	1987	Avg	8941	N	N	32720 13TH AVE SW
018	132171	0230	11/26/10	\$232,000	\$214,000	2120	8	1990	Avg	7350	N	N	840 SW 344TH PL
018	926491	1290	11/1/10	\$300,000	\$275,000	2130	8	1985	Avg	7741	N	N	32746 6TH AVE SW
018	926492	0950	11/7/11	\$315,000	\$312,000	2130	8	1983	Avg	9185	N	N	720 SW 327TH ST
018	132173	0150	3/11/09	\$340,000	\$273,000	2140	8	1995	Avg	7658	N	N	925 SW 347TH PL
018	132170	0330	3/10/10	\$310,000	\$270,000	2140	8	1990	Avg	7490	N	N	34517 8TH AVE SW
018	189546	0380	10/22/10	\$271,900	\$249,000	2150	8	2005	Avg	7295	N	N	1822 SW 346TH PL
018	189545	0170	8/2/10	\$279,900	\$252,000	2190	8	2004	Avg	7707	N	N	1788 SW 345TH PL
018	010457	0750	9/2/10	\$267,050	\$242,000	2220	8	1992	Avg	6944	N	N	33031 19TH CT SW
018	957814	0380	7/26/11	\$323,270	\$313,000	2234	8	2011	Avg	7200	N	N	1326 SW 340TH ST
018	189546	0050	10/27/09	\$300,000	\$254,000	2240	8	2005	Avg	9000	N	N	1827 SW 346TH PL
018	189546	0110	9/21/09	\$305,000	\$256,000	2251	8	2005	Avg	9075	N	N	1731 SW 346TH PL
018	926493	0710	7/9/09	\$307,000	\$253,000	2300	8	1986	Avg	9800	N	N	32227 11TH PL SW
018	189545	0020	12/9/09	\$310,000	\$265,000	2320	8	2003	Avg	8542	N	N	1975 SW 344TH PL
018	189545	0150	11/18/11	\$245,000	\$243,000	2330	8	2004	Avg	7483	N	N	1824 SW 345TH PL
018	132190	0130	10/1/10	\$300,000	\$273,000	2340	8	1993	Avg	7855	N	N	32430 7TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
018	750380	0020	6/28/10	\$294,950	\$263,000	2350	8	2010	Avg	7206	N	N	34013 19TH AVE SW
018	750380	0140	6/29/10	\$308,390	\$276,000	2350	8	2010	Avg	7221	N	N	34015 19TH AVE SW
018	010455	0020	6/23/09	\$305,000	\$251,000	2380	8	1991	Avg	6881	N	N	1917 SW 330TH ST
018	683782	0350	12/8/10	\$290,000	\$268,000	2490	8	1990	Avg	8775	N	N	720 SW 328TH ST
018	189546	0140	9/13/10	\$279,500	\$254,000	2494	8	2005	Avg	8295	N	N	1717 SW 346TH PL
018	683782	0520	7/24/09	\$359,950	\$298,000	2510	8	1990	Avg	6500	N	N	32828 8TH PL SW
018	132173	0120	12/8/10	\$270,000	\$250,000	2520	8	1994	Avg	7630	N	N	901 SW 347TH PL
018	926493	0360	5/5/11	\$335,000	\$319,000	2530	8	1984	Avg	8461	N	N	1067 SW 325TH CT
018	926494	1160	12/23/09	\$325,000	\$279,000	2530	8	1987	Avg	8070	N	N	32910 13TH AVE SW
018	926494	0780	9/27/11	\$260,000	\$255,000	2570	8	1987	Avg	7508	N	N	1234 SW 327TH PL
018	640370	0140	5/13/10	\$354,000	\$313,000	2588	8	2005	Avg	5337	N	N	34201 13TH PL SW
018	132173	0540	12/1/10	\$309,900	\$286,000	2600	8	1992	Avg	7358	N	N	34632 10TH PL SW
018	957814	0310	7/28/11	\$355,900	\$345,000	2668	8	2011	Avg	7212	N	N	1401 SW 340TH ST
018	132173	0660	2/18/09	\$360,000	\$287,000	2670	8	1993	Avg	8831	N	N	922 SW 347TH PL
018	750380	0070	7/14/09	\$395,000	\$326,000	2744	8	2008	Avg	7206	N	N	1914 SW 341ST PL
018	926492	0840	1/26/11	\$353,000	\$330,000	2780	8	1987	Avg	8250	N	N	32616 7TH AVE SW
018	670530	0010	7/21/09	\$340,000	\$281,000	3004	8	2006	Avg	9215	N	N	2026 SW 344TH PL
018	926492	0270	3/17/10	\$309,000	\$270,000	3260	8	1982	Avg	7969	N	N	32224 7TH PL SW
018	750380	0170	8/27/09	\$400,000	\$334,000	3262	8	2008	Avg	7283	N	N	34031 19TH PL SW
018	750380	0160	8/21/09	\$436,180	\$363,000	3296	8	2008	Avg	7262	N	N	34027 19TH PL SW
018	750380	0260	2/17/09	\$565,000	\$451,000	3346	8	2008	Avg	7202	N	N	1910 SW 342ND PL
018	750380	0340	3/25/09	\$565,000	\$454,000	3346	8	2008	Avg	7204	N	N	1905 SW 342ND PL
018	729800	0180	11/23/11	\$325,000	\$323,000	1720	9	1985	Avg	11149	N	N	33142 2ND PL SW
018	926496	0170	1/9/09	\$365,000	\$288,000	1990	9	1989	Avg	7767	N	N	33505 11TH PL SW
018	926496	0400	7/1/10	\$318,500	\$285,000	2020	9	1987	Avg	8286	N	N	33408 12TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
018	926496	0100	9/1/09	\$304,000	\$254,000	2060	9	1989	Avg	7350	N	N	33361 12TH AVE SW
018	926495	0330	12/17/09	\$374,950	\$321,000	2350	9	1988	Avg	8146	N	N	1090 SW 332ND PL
018	729801	0240	5/26/09	\$419,000	\$342,000	2380	9	1996	Avg	11206	N	N	552 SW 333RD CT
018	926496	0290	5/14/10	\$399,000	\$353,000	2440	9	1987	Avg	8694	N	N	33438 11TH PL SW
018	926495	1070	3/4/10	\$350,000	\$305,000	2460	9	1988	Avg	10907	N	N	33121 13TH AVE SW
018	926496	0460	10/30/09	\$310,000	\$262,000	2490	9	1989	Avg	9075	N	N	1103 SW 334TH PL
018	926495	1030	1/23/09	\$410,000	\$325,000	2660	9	1988	Avg	8401	N	N	33112 13TH AVE SW
018	683782	0180	11/25/09	\$310,000	\$264,000	2670	9	1990	Avg	10817	N	N	32857 8TH CT SW
018	729801	0050	10/18/10	\$385,000	\$352,000	2690	9	1986	Avg	13485	N	N	509 SW 331ST ST
018	926496	0560	4/5/11	\$326,000	\$309,000	2690	9	1987	Avg	8577	N	N	1123 SW 333RD PL
018	926495	0980	7/30/09	\$320,000	\$265,000	2710	9	1988	Avg	8416	N	N	33111 12TH CT SW
018	926496	0910	7/18/11	\$315,000	\$305,000	2830	9	1989	Avg	9304	N	N	33321 10TH CT SW
018	926496	0530	7/21/10	\$348,000	\$312,000	2850	9	1988	Avg	7598	N	N	1140 SW 333RD PL
018	926495	0780	1/31/11	\$298,678	\$279,000	2860	9	1987	Avg	7768	N	N	33301 12TH AVE SW
018	926491	0470	7/7/11	\$345,000	\$333,000	2930	9	1981	Avg	9082	N	N	32911 3RD AVE SW
018	182104	9065	10/28/11	\$290,000	\$286,000	2940	9	2004	Avg	7954	N	N	32907 7TH CT SW
018	683782	0050	6/10/09	\$401,000	\$329,000	3010	9	1991	Avg	8281	N	N	32812 7TH AVE SW
018	683782	0020	11/15/11	\$375,000	\$372,000	3070	9	1991	Avg	8060	N	N	32710 7TH AVE SW
018	926495	0790	11/16/09	\$385,000	\$327,000	3090	9	1987	Avg	7260	N	N	1208 SW 333RD ST
018	729802	0090	9/28/10	\$365,000	\$333,000	2440	10	1988	Avg	10526	N	N	200 SW 331ST PL
018	729800	0200	12/14/11	\$500,000	\$498,000	2870	10	1987	Avg	11458	N	N	33130 2ND PL SW
018	729804	0020	8/17/09	\$520,000	\$433,000	3110	10	1988	Avg	11129	N	N	544 SW 335TH ST
018	729805	0060	5/21/09	\$525,000	\$428,000	3180	10	1992	Avg	11018	N	N	33533 5TH PL SW
018	729801	0300	6/2/10	\$453,000	\$402,000	3550	10	1987	Avg	10206	N	N	541 SW 333RD CT
018	729804	0430	2/8/10	\$525,000	\$455,000	3610	10	1991	Avg	10461	N	N	33528 7TH PL SW



**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
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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
018	729805	0450	3/2/09	\$649,860	\$520,000	4520	10	2000	Avg	10949	N	N	33413 4TH CT SW
018	132172	0170	11/24/09	\$546,000	\$465,000	3440	11	1991	Avg	18167	N	N	510 SW 347TH WAY
018	729804	0310	7/16/10	\$576,000	\$517,000	3740	11	1991	Avg	16905	N	N	739 SW 337TH ST
018	729805	0030	4/22/10	\$552,500	\$486,000	3770	11	1992	Avg	10424	N	N	33511 4TH AVE SW
018	132170	0160	2/5/10	\$572,000	\$495,000	3840	11	1990	Avg	18967	N	N	439 SW 345TH ST
018	132172	0090	4/29/10	\$680,000	\$600,000	4600	11	1993	Avg	20719	N	N	421 SW 347TH ST
021	252103	9004	6/22/09	\$300,000	\$246,000	730	7	1936	Good	66255	N	N	1909 SW 356TH ST
021	542350	0590	8/6/09	\$214,700	\$178,000	840	7	1986	Avg	7245	N	N	34822 18TH AVE SW
021	920200	0050	10/17/11	\$148,700	\$147,000	960	7	1967	Avg	10444	N	N	1641 SW 351ST ST
021	306560	0160	2/9/09	\$210,000	\$167,000	1070	7	1992	Avg	5400	N	N	35919 18TH AVE SW
021	306560	0120	3/16/11	\$165,000	\$156,000	1090	7	1992	Avg	5053	N	N	35822 20TH AVE SW
021	926975	0300	6/17/09	\$215,000	\$176,000	1090	7	1987	Avg	8050	N	N	1838 SW 355TH PL
021	218000	0760	4/28/09	\$242,400	\$197,000	1120	7	1979	Avg	12000	N	N	36112 14TH AVE SW
021	542243	0260	11/5/11	\$215,000	\$213,000	1180	7	1989	Avg	9315	N	N	34927 11TH CT SW
021	926975	0080	8/16/10	\$240,000	\$217,000	1200	7	1983	Avg	7606	N	N	35305 19TH AVE SW
021	292104	9069	7/27/11	\$204,000	\$198,000	1200	7	1962	Avg	40841	N	N	35326 1ST AVE S
021	542242	0190	9/3/09	\$238,000	\$199,000	1210	7	1989	Avg	9699	N	N	34804 13TH AVE SW
021	502860	0660	5/24/11	\$223,000	\$213,000	1220	7	1989	Avg	10331	N	N	1425 SW 350TH ST
021	926975	0890	3/26/09	\$272,000	\$219,000	1220	7	1987	Avg	8250	N	N	2012 SW 353RD PL
021	926975	0760	7/13/11	\$242,000	\$234,000	1260	7	1986	Avg	10125	N	N	1804 SW 352ND PL
021	920200	0220	12/8/10	\$179,000	\$166,000	1280	7	1967	Avg	14324	N	N	1610 SW 350TH ST
021	926975	0570	8/12/09	\$238,000	\$198,000	1390	7	1986	Avg	7509	N	N	1811 SW 353RD PL
021	306560	0410	8/5/09	\$254,500	\$211,000	1400	7	1992	Avg	6373	N	N	35909 18TH CT SW
021	926975	0630	8/24/09	\$228,000	\$190,000	1400	7	1986	Avg	7699	N	N	1826 SW 353RD PL
021	926975	0740	6/7/10	\$252,000	\$224,000	1400	7	1984	Avg	8691	N	N	1813 SW 352ND PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
021	926975	0680	12/14/11	\$249,000	\$248,000	1430	7	1986	Avg	8368	N	N	35216 19TH AVE SW
021	542243	0050	12/28/11	\$199,950	\$200,000	1460	7	1989	Avg	6022	N	N	34806 10TH PL SW
021	542243	0100	12/8/10	\$190,000	\$176,000	1460	7	1989	Avg	6000	N	N	34914 10TH PL SW
021	306560	0390	7/27/11	\$196,000	\$190,000	1520	7	1993	Avg	8872	N	N	35921 18TH CT SW
021	502860	1320	2/9/10	\$235,000	\$204,000	1520	7	1990	Avg	6082	N	N	1033 SW 352ND ST
021	218820	1130	5/17/10	\$319,850	\$283,000	1520	7	1964	Avg	18000	N	N	36822 2ND AVE SW
021	218000	1070	7/12/09	\$200,000	\$165,000	1540	7	1979	Avg	13000	N	N	36125 14TH AVE SW
021	306560	0050	4/26/10	\$239,900	\$211,000	1560	7	1992	Avg	9216	N	N	1904 SW 358TH CT
021	322104	9109	3/28/11	\$220,000	\$208,000	1570	7	1942	Avg	94525	N	N	7001 JOHNSON RD NE
021	306560	0400	6/29/11	\$187,300	\$181,000	1580	7	1993	Avg	6706	N	N	35915 18TH CT SW
021	542350	0460	3/11/09	\$232,900	\$187,000	1590	7	1984	Good	6481	N	N	1809 SW 349TH PL
021	926975	0840	6/21/11	\$195,000	\$188,000	1600	7	1987	Avg	8358	N	N	35227 19TH AVE SW
021	218820	0940	7/23/09	\$267,000	\$221,000	1610	7	1980	Avg	15000	N	N	36826 3RD AVE SW
021	502860	0300	4/9/10	\$246,500	\$216,000	1620	7	1989	Avg	6383	N	N	35353 13TH PL SW
021	502860	0350	11/4/11	\$228,900	\$226,000	1640	7	1990	Avg	6000	N	N	35321 13TH PL SW
021	542243	0140	10/28/11	\$228,000	\$225,000	1640	7	1989	Avg	6735	N	N	34942 10TH PL SW
021	542243	0310	3/23/09	\$314,650	\$253,000	1640	7	1989	Avg	6318	N	N	34932 11TH CT SW
021	542242	0720	10/8/10	\$220,000	\$201,000	1680	7	1991	Avg	6373	N	N	34826 11TH AVE SW
021	542243	0380	10/13/09	\$272,000	\$229,000	1680	7	1991	Avg	6734	N	N	34913 10TH PL SW
021	502860	1360	10/1/09	\$235,000	\$198,000	1700	7	1990	Avg	6108	N	N	1100 SW 352ND ST
021	502860	1370	3/1/11	\$220,000	\$207,000	1700	7	1990	Avg	10291	N	N	1101 SW 352ND ST
021	322104	9158	8/16/11	\$295,001	\$287,000	1712	7	2009	Avg	44644	N	N	37222 8TH AVE S
021	502860	0050	4/22/10	\$220,000	\$194,000	1720	7	1990	Avg	7453	N	N	1329 SW 355TH PL
021	502860	1810	5/10/10	\$287,000	\$254,000	1720	7	1990	Avg	6574	N	N	35339 10TH PL SW
021	290931	0040	3/3/11	\$249,995	\$235,000	1720	7	2010	Avg	5000	N	N	1730 SW 357TH CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
021	290931	0050	11/5/10	\$249,995	\$230,000	1720	7	2010	Avg	6955	N	N	1730 SW 357TH CT
021	290931	0010	10/21/10	\$277,995	\$255,000	1845	7	2010	Avg	8154	N	N	1732 SW 357TH CT
021	290931	0070	1/5/11	\$265,000	\$247,000	1845	7	2010	Avg	5200	N	N	1726 SW 357TH CT
021	502860	2020	6/14/10	\$205,000	\$183,000	1850	7	1989	Avg	7151	N	N	1256 SW 354TH PL
021	542242	0220	12/14/10	\$227,000	\$210,000	1880	7	1990	Avg	6000	N	N	1312 SW 348TH ST
021	713780	0305	9/23/09	\$286,500	\$241,000	1960	7	1968	Good	9694	N	N	1324 SW 360TH ST
021	502860	0730	5/25/10	\$285,000	\$253,000	2000	7	1990	Avg	7016	N	N	1352 SW 350TH ST
021	290931	0030	5/19/11	\$275,000	\$263,000	2020	7	2010	Avg	5754	N	N	1742 357TH AVE SE
021	290931	0060	12/9/10	\$279,995	\$259,000	2020	7	2010	Avg	5100	N	N	1728 SW 357TH CT
021	502860	2290	8/10/10	\$209,000	\$188,000	2050	7	1990	Avg	5932	N	N	1251 SW 355TH PL
021	114001	0020	5/26/10	\$250,000	\$222,000	2065	7	1981	Avg	9686	N	N	139 S 358TH ST
021	218820	2530	2/23/10	\$230,000	\$200,000	2120	7	1980	Avg	9750	N	N	37113 4TH AVE SW
021	290931	0020	8/5/10	\$329,995	\$297,000	2295	7	2010	Avg	5685	N	N	1734 SW 357TH CT
021	290931	0140	2/8/11	\$319,070	\$299,000	2300	7	2010	Avg	5396	N	N	1743 SW 357TH CT
021	290931	0100	5/14/11	\$298,000	\$285,000	2376	7	2010	Avg	5737	N	N	1719 SW 357TH CT
021	290931	0160	3/8/11	\$299,995	\$283,000	2376	7	2011	Avg	5368	N	N	35720 18TH AVE SW
021	290931	0080	7/6/11	\$329,995	\$319,000	2447	7	2010	Avg	5121	N	N	1722 SW 357TH CT
021	290931	0170	5/11/11	\$329,995	\$315,000	2447	7	2011	Avg	6208	N	N	35724 18TH AVE SW
021	502860	1170	3/22/10	\$315,000	\$275,000	2450	7	1990	Avg	6000	N	N	35105 13TH PL SW
021	779645	0140	8/7/09	\$273,000	\$227,000	1690	8	2003	Avg	5693	N	N	36011 9TH CT SW
021	252103	9064	5/25/10	\$325,000	\$288,000	1920	8	1997	Avg	13551	N	N	1704 SW 354TH ST
021	113960	0210	7/22/10	\$295,000	\$265,000	2020	8	1987	Avg	12342	N	N	36502 2ND AVE SW
021	132174	0810	2/19/10	\$299,950	\$260,000	2140	8	1995	Avg	13253	N	N	34925 7TH AVE SW
021	132174	0270	4/15/10	\$288,000	\$253,000	2150	8	1994	Avg	16614	N	N	34839 7TH AVE SW
021	292104	9071	10/27/11	\$365,000	\$360,000	2200	8	1960	Good	51400	N	N	1320 S 359TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
021	111263	0230	6/9/10	\$305,000	\$271,000	2270	8	2010	Avg	5663	N	N	917 SW 365TH PL
021	111263	0250	11/15/10	\$343,305	\$316,000	2385	8	2010	Avg	7926	N	N	913 SW 365TH PL
021	132174	0870	8/26/11	\$340,000	\$332,000	2460	8	1996	Avg	15084	N	N	34930 7TH AVE SW
021	800200	0040	2/24/11	\$349,950	\$329,000	2490	8	2010	Avg	18813	N	N	713 SW 362ND PL
021	132174	0840	5/31/11	\$335,000	\$321,000	2520	8	1994	Avg	15618	N	N	34941 7TH AVE SW
021	132174	0260	2/24/10	\$307,500	\$267,000	2530	8	1994	Avg	13474	N	N	34829 7TH AVE SW
021	779645	0270	9/9/09	\$310,000	\$259,000	2550	8	2003	Avg	5000	N	N	816 SW 363RD PL
021	779645	0390	5/14/10	\$285,000	\$252,000	2550	8	2003	Avg	5519	N	N	36317 8TH AVE SW
021	111263	0060	3/9/11	\$375,000	\$353,000	2570	8	2011	Avg	5714	N	N	36424 10TH CT SW
021	111263	0200	7/13/11	\$380,000	\$367,000	2570	8	2011	Avg	5794	N	N	36447 10TH CT SW
021	111263	0280	4/28/09	\$410,000	\$332,000	2653	8	2008	Avg	7113	N	N	905 SW 365TH PL
021	111263	0210	4/25/11	\$396,550	\$377,000	2686	8	2011	Avg	6871	N	N	923 SW 365TH ST
021	111263	0030	6/8/10	\$414,000	\$368,000	2690	8	2010	Avg	6955	N	N	36444 SW 365TH PL
021	111263	0100	7/28/10	\$394,950	\$355,000	2690	8	2010	Avg	5305	N	N	36415 10TH CT SW
021	290931	0150	4/8/10	\$350,000	\$307,000	2833	8	2008	Avg	5995	N	N	35714 18TH AVE SW
021	111263	0120	3/4/09	\$485,000	\$388,000	2833	8	2009	Avg	7868	N	N	905 SW 365TH ST
021	066231	0030	12/16/11	\$249,950	\$249,000	2860	8	1999	Avg	9790	N	N	723 SW 356TH PL
021	872450	0070	6/1/09	\$375,000	\$307,000	2880	8	2008	Avg	11266	N	N	35211 4TH PL SW
021	132174	0450	6/12/09	\$350,000	\$287,000	2980	8	1994	Avg	7979	N	N	34853 8TH PL SW
021	779645	0370	2/12/10	\$278,000	\$241,000	2980	8	2003	Avg	5866	N	N	813 SW 363RD PL
021	779645	0590	4/20/10	\$279,900	\$246,000	2980	8	2002	Avg	5548	N	N	705 SW 363RD CT
021	111263	0190	3/25/09	\$490,000	\$394,000	2990	8	2009	Avg	7880	N	N	36443 10TH AVE SW
021	290931	0090	1/9/09	\$469,500	\$371,000	3054	8	2008	Avg	6540	N	N	1715 SW 357TH CT
021	290931	0130	5/26/09	\$410,000	\$335,000	3054	8	2008	Avg	5000	N	N	1737 SW 357TH CT
021	218820	0050	10/19/09	\$424,950	\$359,000	3064	8	2007	Avg	27195	N	N	905 SW 368TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(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
021	111263	0020	4/20/09	\$435,000	\$352,000	3080	8	2009	Avg	6295	N	N	910 SW 365TH PL
021	111263	0050	1/13/10	\$409,950	\$353,000	3080	8	2010	Avg	5716	N	N	36428 10TH AVE SW
021	111263	0080	11/18/09	\$405,000	\$344,000	3080	8	2010	Avg	7065	N	N	36420 SW 10TH ST
021	111263	0220	10/27/10	\$400,000	\$367,000	3080	8	2010	Avg	5982	N	N	919 SW 365TH PL
021	111263	0010	12/17/09	\$404,950	\$347,000	3230	8	2010	Avg	7505	N	N	902 SW 365TH PL
021	111263	0040	5/15/09	\$414,000	\$337,000	3230	8	2009	Avg	5543	N	N	36432 10TH CT SW
021	111263	0160	2/22/10	\$401,500	\$349,000	3230	8	2010	Avg	5000	N	N	36427 10TH CT SW
021	111263	0270	9/27/10	\$397,000	\$362,000	3230	8	2010	Avg	5500	N	N	909 SW 365TH PL
021	872450	0050	5/13/10	\$400,000	\$354,000	3284	8	2007	Avg	9608	N	N	35219 4TH PL SW
021	292104	9089	2/10/11	\$430,000	\$403,000	3960	8	2004	Avg	33848	N	N	1300 S 359TH ST
021	066230	0030	1/21/09	\$380,000	\$301,000	2270	9	1996	Avg	11006	N	N	717 SW 352ND PL
021	800200	0100	7/12/10	\$366,491	\$328,000	2440	9	2010	Avg	15002	N	N	606 SW 362ND PL
021	800200	0070	6/23/10	\$362,045	\$323,000	2570	9	2010	Avg	15007	N	N	704 SW 362ND PL
021	872450	0040	8/24/10	\$390,500	\$353,000	2588	9	2007	Avg	9918	N	N	35225 4TH PL SW
021	872450	0130	3/12/09	\$430,000	\$345,000	2588	9	2008	Avg	9799	N	N	35312 4TH PL SW
021	800200	0050	11/4/10	\$366,000	\$336,000	2650	9	2010	Avg	15848	N	N	716 SW 362ND PL
021	800200	0090	7/28/10	\$376,000	\$338,000	2650	9	2010	Avg	15060	N	N	624 SW 362ND PL
021	066231	0830	7/2/10	\$357,000	\$319,000	2720	9	1997	Avg	7920	N	N	834 SW 355TH CT
021	066231	0760	5/22/09	\$350,000	\$285,000	2730	9	1997	Avg	6127	N	N	35455 8TH AVE SW
021	066231	0150	3/9/10	\$350,000	\$305,000	2850	9	1998	Avg	10130	N	N	35426 8TH AVE S
021	872450	0060	6/24/09	\$366,000	\$301,000	2880	9	2008	Avg	9604	N	N	35217 4TH PL SW
021	800200	0020	8/2/10	\$396,667	\$357,000	2970	9	2010	Avg	15054	N	N	631 SW 362ND PL
021	066231	0170	12/8/10	\$352,000	\$326,000	3030	9	1998	Avg	10956	N	N	35410 7TH AVE SW
021	066231	0790	9/30/09	\$374,900	\$315,000	3040	9	1997	Avg	7080	N	N	822 SW 355TH CT
021	872450	0120	3/13/09	\$475,000	\$381,000	3128	9	2008	Avg	9626	N	N	35304 4TH PL SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
021	440561	0120	1/19/10	\$396,000	\$341,000	3140	9	2003	Avg	9600	N	N	35804 9TH AVE SW
021	066231	0590	1/13/10	\$440,000	\$379,000	3160	9	1996	Avg	10749	N	N	708 SW 353RD PL
021	440561	0130	12/24/09	\$375,000	\$321,000	3470	9	2003	Avg	9600	N	N	35796 9TH AVE SW
021	113780	0460	7/29/09	\$500,000	\$414,000	2870	10	1988	Avg	25663	N	N	36206 1ST PL S
021	113780	0040	10/13/10	\$335,000	\$306,000	2900	10	1989	Avg	18667	N	N	36215 1ST PL S
021	113780	0100	6/10/11	\$449,950	\$432,000	3180	10	1989	Avg	19415	N	N	36116 3RD PL S
021	570780	0060	8/10/11	\$430,000	\$418,000	3480	10	1991	Avg	16749	Y	N	36618 2ND PL SW
021	132174	0030	12/20/10	\$425,000	\$394,000	2940	11	1994	Avg	19445	N	N	414 SW 348TH CT

**Improved Sales Removed in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	010450	0230	3/10/09	\$91,905	DOR RATIO;QUIT CLAIM DEED;
018	010450	0280	3/3/11	\$96,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
018	010450	0420	10/21/11	\$211,443	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	010450	0750	11/25/09	\$73,378	DOR RATIO;QUIT CLAIM DEED;
018	010450	0760	3/12/09	\$200,000	Diagnostic Outlier-SAS
018	010451	0300	9/6/11	\$150,000	FINANCIAL INSTITUTION RESALE
018	010451	0460	4/22/10	\$218,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010451	0540	8/24/11	\$146,000	FINANCIAL INSTITUTION RESALE
018	010452	0170	11/7/11	\$145,000	FINANCIAL INSTITUTION RESALE
018	010453	0150	5/10/11	\$170,000	FINANCIAL INSTITUTION RESALE
018	010454	0090	2/4/11	\$150,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
018	010454	0130	11/24/09	\$250,000	NO MARKET EXPOSURE;
018	010454	0500	4/19/11	\$190,000	FINANCIAL INSTITUTION RESALE
018	010454	0540	12/17/10	\$228,448	EXEMPT FROM EXCISE TAX
018	010454	0540	11/21/11	\$128,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
018	010455	0020	6/20/09	\$305,000	RELOCATION - SALE TO SERVICE
018	010455	0060	8/26/10	\$184,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010455	0080	12/22/11	\$138,000	NON-REPRESENTATIVE SALE
018	010455	0450	10/8/10	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010455	0670	11/25/11	\$141,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	010456	0340	9/9/09	\$64,609	DOR RATIO;QUIT CLAIM DEED;
018	010456	0480	3/15/11	\$207,000	FINANCIAL INSTITUTION RESALE
018	010456	0520	6/22/09	\$135,546	DOR RATIO;QUIT CLAIM DEED;
018	010457	0200	6/28/11	\$175,545	EXEMPT FROM EXCISE TAX;
018	010457	0200	5/26/09	\$220,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
018	010457	0200	9/30/11	\$180,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
018	132140	0740	1/2/09	\$260,716	FORCED SALE; EXEMPT FROM EXCISE TAX
018	132170	0040	12/12/11	\$395,000	FINANCIAL INSTITUTION RESALE
018	132170	0160	2/5/10	\$572,000	RELOCATION - SALE TO SERVICE
018	132170	0660	9/14/09	\$255,000	Diagnostic Outlier-SAS
018	132171	0230	10/15/10	\$244,800	FORCED SALE; EXEMPT FROM EXCISE TAX
018	132171	0490	12/21/11	\$230,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
018	132173	0220	6/10/11	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	132173	0630	4/22/11	\$235,000	FINANCIAL INSTITUTION RESALE
018	132173	0630	11/12/10	\$248,823	FORCED SALE; EXEMPT FROM EXCISE TAX
018	132190	0040	11/14/11	\$220,000	FINANCIAL INSTITUTION RESALE
018	189545	0180	8/5/10	\$275,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
018	189545	0320	8/2/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
018	189546	0080	4/4/11	\$268,000	FINANCIAL INSTITUTION RESALE
018	276230	0050	6/22/11	\$230,000	Diagnostic Outlier-SAS
018	666491	0250	12/28/11	\$141,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	666491	0370	6/2/11	\$172,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
018	683782	0050	6/10/09	\$401,000	RELOCATION - SALE TO SERVICE
018	683782	0340	5/21/09	\$326,000	Diagnostic Outlier-SAS

**Improved Sales Removed in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	729800	0220	9/23/09	\$340,000	NON-REPRESENTATIVE SALE;
018	729801	0050	10/18/10	\$385,000	RELOCATION - SALE BY SERVICE;
018	729803	0020	9/28/09	\$420,000	Diagnostic Outlier-SAS
018	729804	0200	8/19/09	\$461,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
018	729804	0580	7/28/10	\$500,000	Lack of Representation-Grade12
018	729805	0130	7/20/11	\$282,638	DOR RATIO;QUIT CLAIM DEED;
018	750380	0110	9/9/11	\$249,999	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
018	926490	0910	5/24/11	\$181,500	FINANCIAL INSTITUTION RESALE
018	926490	1450	2/14/11	\$180,000	Diagnostic Outlier-SAS
018	926491	0070	6/2/10	\$299,000	Lack of Representation-Cond 5
018	926491	0070	3/3/10	\$119,000	DOR RATIO;NON-REPRESENTATIVE SALE
018	926491	0150	12/28/09	\$350,000	NO MARKET EXPOSURE;
018	926491	0520	4/13/11	\$170,000	Diagnostic Outlier-SAS
018	926491	1220	5/8/09	\$315,000	NO MARKET EXPOSURE
018	926491	1270	6/13/11	\$205,000	FINANCIAL INSTITUTION RESALE
018	926492	0230	12/15/11	\$226,000	FINANCIAL INSTITUTION RESALE
018	926492	0550	12/27/10	\$100,000	DOR RATIO;QUIT CLAIM DEED
018	926493	0120	5/13/09	\$325,000	Lack of Representation-Cond 5
018	926493	0150	8/17/11	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	926493	0240	7/26/10	\$282,500	Lack of Representation-Cond 5
018	926493	0250	10/27/11	\$186,750	EXEMPT FROM EXCISE TAX;
018	926493	0990	8/9/11	\$255,000	FINANCIAL INSTITUTION RESALE
018	926495	0530	9/18/09	\$272,900	NON-REPRESENTATIVE SALE
018	926496	0160	7/15/11	\$316,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	926496	0460	6/17/09	\$161,062	DOR RATIO;QUIT CLAIM DEED;
018	926496	0520	10/18/10	\$257,000	Diagnostic Outlier-SAS
018	926870	0250	12/27/11	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	926871	0100	3/17/11	\$148,000	Diagnostic Outlier-SAS
018	926910	0020	11/16/10	\$220,000	Diagnostic Outlier-SAS
018	957814	0360	11/23/11	\$299,845	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
021	066231	0170	8/20/10	\$252,100	BANKRUPTCY - RECEIVER OR TRUSTEE
021	066231	0190	12/26/11	\$243,500	Diagnostic Outlier-SAS
021	066231	0730	3/24/10	\$271,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	111263	0150	8/25/11	\$405,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
021	113780	0110	6/19/09	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
021	113780	0150	12/22/10	\$350,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
021	113960	0040	6/24/09	\$275,000	Diagnostic Outlier-SAS
021	113960	0320	12/12/11	\$205,150	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	113960	0340	6/8/11	\$170,000	Diagnostic Outlier-SAS
021	114000	0180	9/25/09	\$173,000	Diagnostic Outlier-SAS
021	132174	0250	8/11/11	\$219,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
021	132174	0280	11/11/11	\$275,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	132174	0650	2/8/11	\$281,000	RELATED PARTY, FRIEND, OR NEIGHBOR
021	132174	0720	1/25/11	\$250,000	FINANCIAL INSTITUTION RESALE



**Improved Sales Removed in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
021	132174	0760	1/12/10	\$276,906	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	202100	0070	10/26/11	\$272,000	FINANCIAL INSTITUTION RESALE
021	202100	0160	11/2/10	\$3,600	DOR RATIO;CORRECTION DEED;
021	202100	0160	11/4/10	\$315,400	NON-REPRESENTATIVE SALE;
021	202104	9087	2/18/09	\$191,250	IMP COUNT
021	218000	1060	9/20/10	\$145,000	NON-REPRESENTATIVE SALE
021	218820	0675	8/24/11	\$251,080	EXEMPT FROM EXCISE TAX;
021	218820	1760	1/18/11	\$176,252	FINANCIAL INSTITUTION RESALE
021	218820	1950	9/18/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
021	218820	4045	7/25/11	\$57,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
021	252103	9030	1/14/11	\$161,200	Diagnostic Outlier-SAS
021	252103	9052	12/5/11	\$155,000	FINANCIAL INSTITUTION RESALE
021	252103	9054	1/2/11	\$314,950	Lack of Representation-Grade6
021	257180	0075	4/18/11	\$149,500	Diagnostic Outlier-SAS
021	290931	0180	7/1/11	\$293,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
021	290931	0190	6/23/11	\$299,995	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
021	290931	0200	7/20/11	\$312,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
021	292104	9120	9/8/09	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
021	302104	9025	12/2/11	\$165,001	EXEMPT FROM EXCISE TAX;
021	302104	9047	7/7/09	\$209,900	Diagnostic Outlier-SAS
021	302104	9104	11/9/09	\$185,000	Lack of Representation-Fair Cond
021	302104	9135	11/10/11	\$550,000	Diagnostic Outlier-SAS
021	302104	9171	9/12/11	\$160,000	Diagnostic Outlier-SAS
021	306560	0120	1/4/11	\$98,500	DOR RATIO
021	306560	0190	3/9/11	\$172,000	FINANCIAL INSTITUTION RESALE
021	306560	0210	5/4/10	\$210,000	NON-REPRESENTATIVE SALE;
021	306560	0380	3/16/11	\$137,000	GOVERNMENT AGENCY;
021	306560	0470	11/23/09	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE
021	306561	0120	9/2/11	\$140,000	FINANCIAL INSTITUTION RESALE
021	322104	9123	12/20/10	\$5,869	DOR RATIO;NO MARKET EXPOSURE
021	322104	9142	5/17/10	\$242,500	NON-REPRESENTATIVE SALE
021	440560	0011	6/9/11	\$120,000	Diagnostic Outlier-SAS
021	440560	0035	6/5/09	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
021	440560	0060	1/7/11	\$135,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
021	440560	0085	6/30/09	\$158,633	NON-REPRESENTATIVE SALE;
021	502860	0350	7/21/11	\$151,000	FINANCIAL INSTITUTION RESALE
021	502860	0700	7/26/10	\$206,000	NON-REPRESENTATIVE SALE;
021	502860	1630	3/21/11	\$170,000	Diagnostic Outlier-SAS
021	502860	1730	9/12/11	\$206,000	FINANCIAL INSTITUTION RESALE
021	542242	0060	11/28/11	\$274,426	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	542242	0180	2/19/10	\$184,000	NON-REPRESENTATIVE SALE;
021	542243	0060	9/7/11	\$43,867	DOR RATIO;QUIT CLAIM DEED;
021	542243	0230	12/7/11	\$188,321	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
021	542350	0010	7/11/11	\$118,000	FINANCIAL INSTITUTION RESALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
021	542350	0280	4/6/11	\$149,900	Diagnostic Outlier-SAS
021	542350	0360	3/17/10	\$189,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
021	542350	0440	11/7/11	\$142,984	EXEMPT FROM EXCISE TAX;
021	713780	0085	4/6/11	\$120,000	GOVERNMENT AGENCY
021	713780	0115	3/27/09	\$220,000	UNFIN AREA
021	713780	0270	8/26/09	\$217,250	Lack of Representation-Grade6
021	713780	0295	8/1/11	\$235,000	FINANCIAL INSTITUTION RESALE
021	713780	0315	12/6/10	\$125,000	FINANCIAL INSTITUTION RESALE
021	713780	0380	11/5/10	\$130,000	NON-REPRESENTATIVE SALE
021	779645	0640	11/17/11	\$245,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
021	787960	0080	11/4/11	\$215,000	Diagnostic Outlier-SAS
021	787960	0120	11/4/11	\$209,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
021	787960	0200	10/14/09	\$254,990	BANKRUPTCY - RECEIVER OR TRUSTEE
021	795620	0100	2/8/11	\$182,000	Lack of Representation-Grade6
021	800200	0060	11/20/09	\$75,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
021	859490	0080	12/13/11	\$210,500	FINANCIAL INSTITUTION RESALE
021	920200	0230	6/25/09	\$160,000	NON-REPRESENTATIVE SALE;
021	926975	0030	3/2/10	\$204,900	FORCED SALE; FINANCIAL INSTITUTION RESALE
021	926975	0640	3/4/11	\$328,006	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	926975	0680	8/10/11	\$149,900	FINANCIAL INSTITUTION RESALE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
021	292104	9112	12/20/10	\$35,230	43,560	N	N
021	302104	9154	8/30/10	\$80,000	36,070	N	N
021	322104	9141	12/20/10	\$188,660	233,046	N	N

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 54**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
021	302104	9154	2/5/2009	41,331	QUIT CLAIM DEED; MOBILE HOME; STATEMENT TO DOR;
021	800200	0060	11/20/2009	75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

# USPAP Compliance

## Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

## Highest and Best Use

### RCW 84.40.030

*All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

*Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each*

*year. The assessed valuation of the property shall be considered as of July 31st of that year.*

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

## **Property Rights Appraised: Fee Simple**

### **Wash Constitution Article 7 § 1 Taxation:**

*All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

### **Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

*...the entire [fee] estate is to be assessed and taxed as a unit...*

### **Folsom v. Spokane County, 111 Wn. 2d 256 (1988)**

*...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...*

### **The Dictionary of Real Estate Appraisal, 3<sup>rd</sup> Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## **Assumptions and Limiting Conditions:**

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.

5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of



work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

## CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.  
None
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Annual Up-Date Model Development and Report Preparation  
Data Collection  
Appeals Response Preparation / Review  
Appeal Hearing Attendance

  
Appraiser II

6/1/2012  
Date