

Residential Revalue

2012 Assessment Roll

Maple Valley

Area 56

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Maple Valley

Housing



Grade 5/ Year Built 1939/ Total Living Area 940



Grade 6/ Year Built 1969/Total Living Area 1160



Grade 7/ Year Built 2010/ Total Living Area 1950



Grade 8/ Year Built 2011/Total Living Area 2460



Grade 9/ Year Built 1990/ Total Living Area 2610



Grade 10/ Year Built 1990/Total Living Area 3380

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

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: Maple Valley / 56

Number of Improved Sales: 767

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	\$89,800	\$172,700	\$262,500			
2012 Value	\$85,800	\$154,800	\$240,600	\$261,800	91.9%	5.49%
Change	-\$4,000	-\$17,900	-\$21,900			
% Change	-4.5%	-10.4%	-8.3%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$91,200	\$169,800	\$261,000
2012 Value	\$88,800	\$145,600	\$234,400
Percent Change	-2.6%	-14.3%	-10.2%

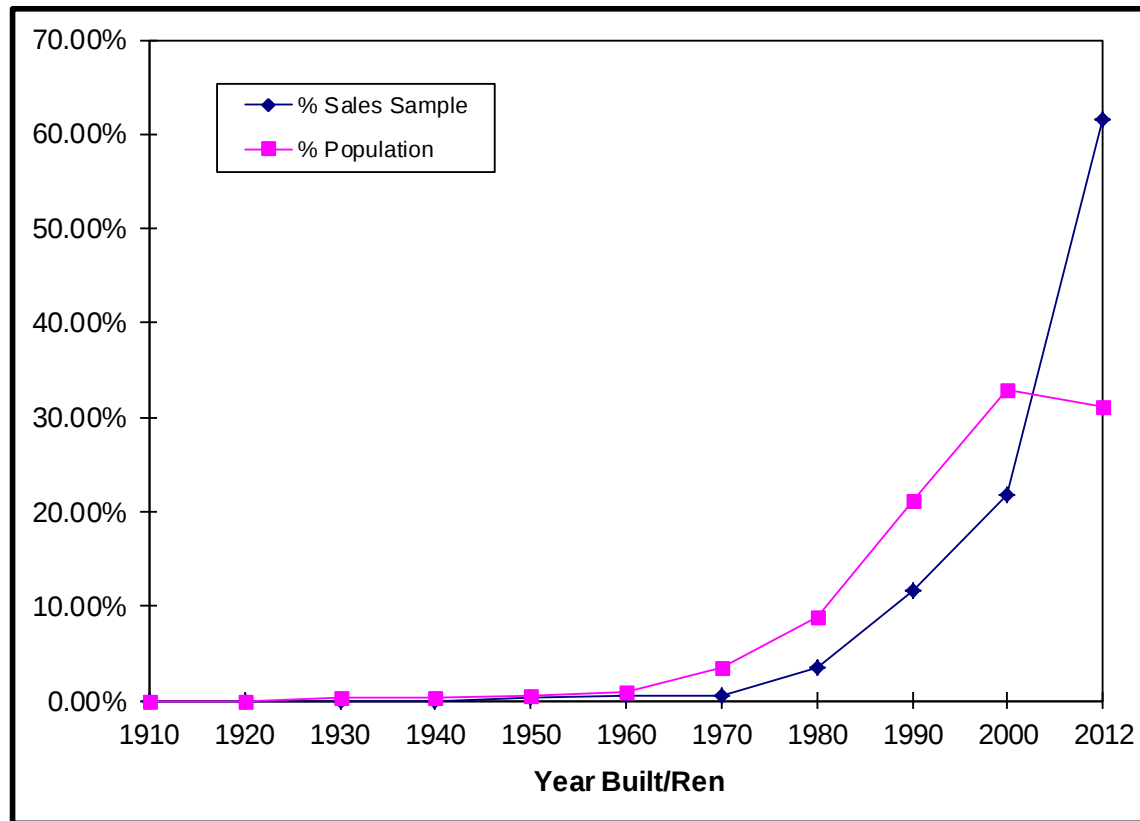
Number of one to three unit residences in the population: 6,311

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.26%
1960	4	0.52%
1970	5	0.65%
1980	27	3.52%
1990	90	11.73%
2000	167	21.77%
2012	472	61.54%
	767	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.02%
1930	17	0.27%
1940	22	0.35%
1950	34	0.54%
1960	63	1.00%
1970	228	3.61%
1980	559	8.86%
1990	1344	21.30%
2000	2080	32.96%
2012	1963	31.10%
	6311	

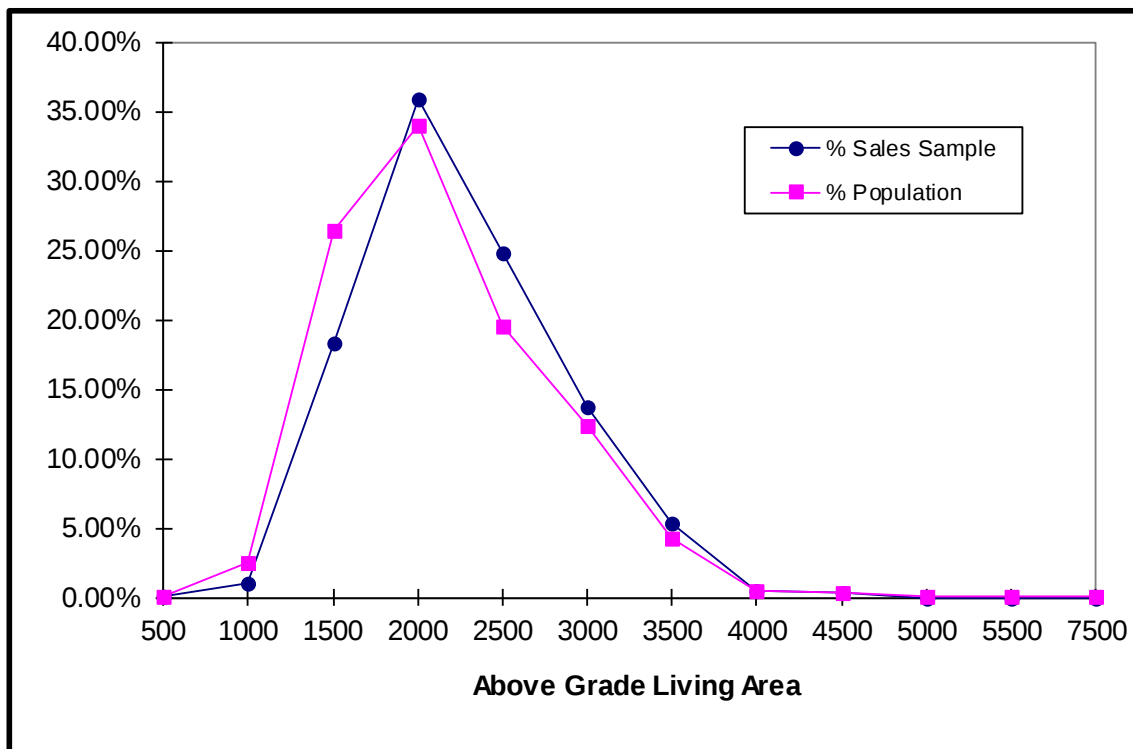


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.13%
1000	8	1.04%
1500	140	18.25%
2000	275	35.85%
2500	190	24.77%
3000	105	13.69%
3500	41	5.35%
4000	4	0.52%
4500	3	0.39%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	767	

Population		
AGLA	Frequency	% Population
500	4	0.06%
1000	155	2.46%
1500	1670	26.46%
2000	2148	34.04%
2500	1233	19.54%
3000	779	12.34%
3500	265	4.20%
4000	31	0.49%
4500	22	0.35%
5000	2	0.03%
5500	1	0.02%
7500	1	0.02%
	6311	

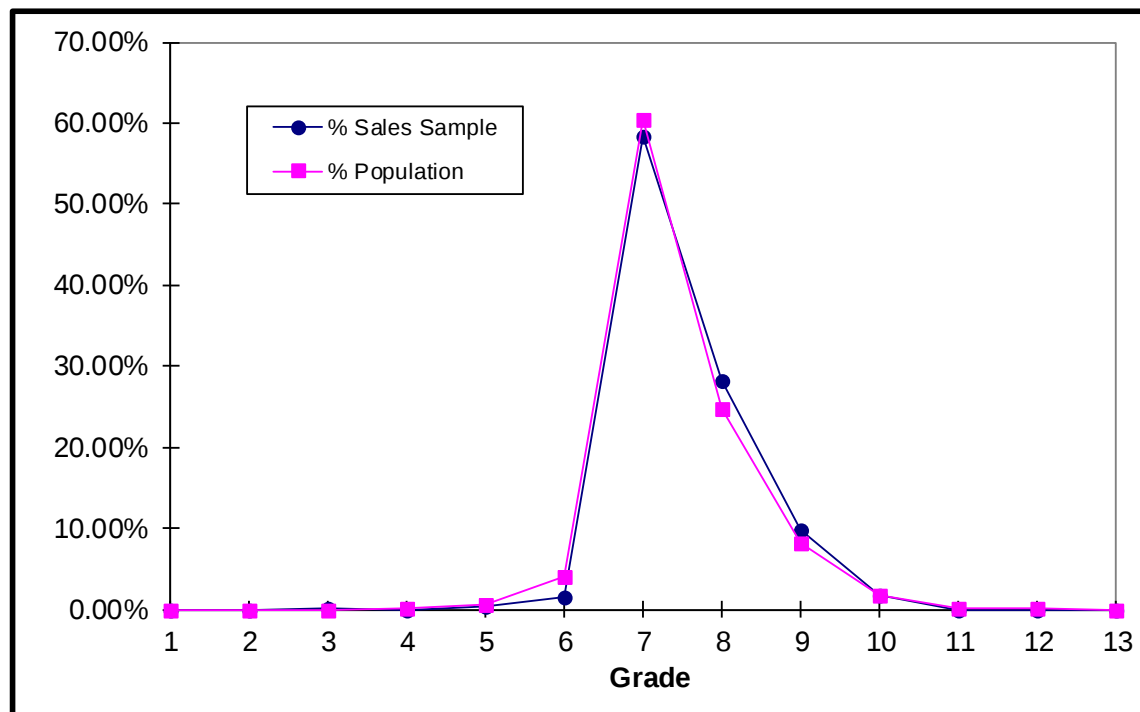


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.13%
4	0	0.00%
5	2	0.26%
6	11	1.43%
7	447	58.28%
8	217	28.29%
9	75	9.78%
10	14	1.83%
11	0	0.00%
12	0	0.00%
13	0	0.00%
767		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.11%
5	38	0.60%
6	258	4.09%
7	3811	60.39%
8	1563	24.77%
9	522	8.27%
10	102	1.62%
11	9	0.14%
12	1	0.02%
13	0	0.00%
6311		



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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Identification of the Area

Name or Designation:

Area 56---Maple Valley

Boundaries:

Area 56 is located predominately within the city limits of Maple Valley and includes a slight portion of the City of Covington along its most Eastern border and some parcels in Unincorporated King County. The area runs south of Highway 18, includes properties just to the east and west of Highway 169 (Maple Valley Highway) and to the North and South of Hwy 516 (Kent Kangley Road).

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 56 is located in South King County, east of the cities of Kent and Covington. Maple Valley is a desirable community with a small but growing business center. The Tahoma School District of Maple Valley is an award winning school district. The area is highly platted but has tax lots running along the north and south borders. Area 56 is a homogeneous area comprised mostly of average quality, moderately priced homes. Roughly one third of the homes in Area 56 were built in the 1990s and one third were built after 2000. Of the remaining third of the population, most were built in the 1970's and 1980s with less than 10% of the population built prior to 1970.

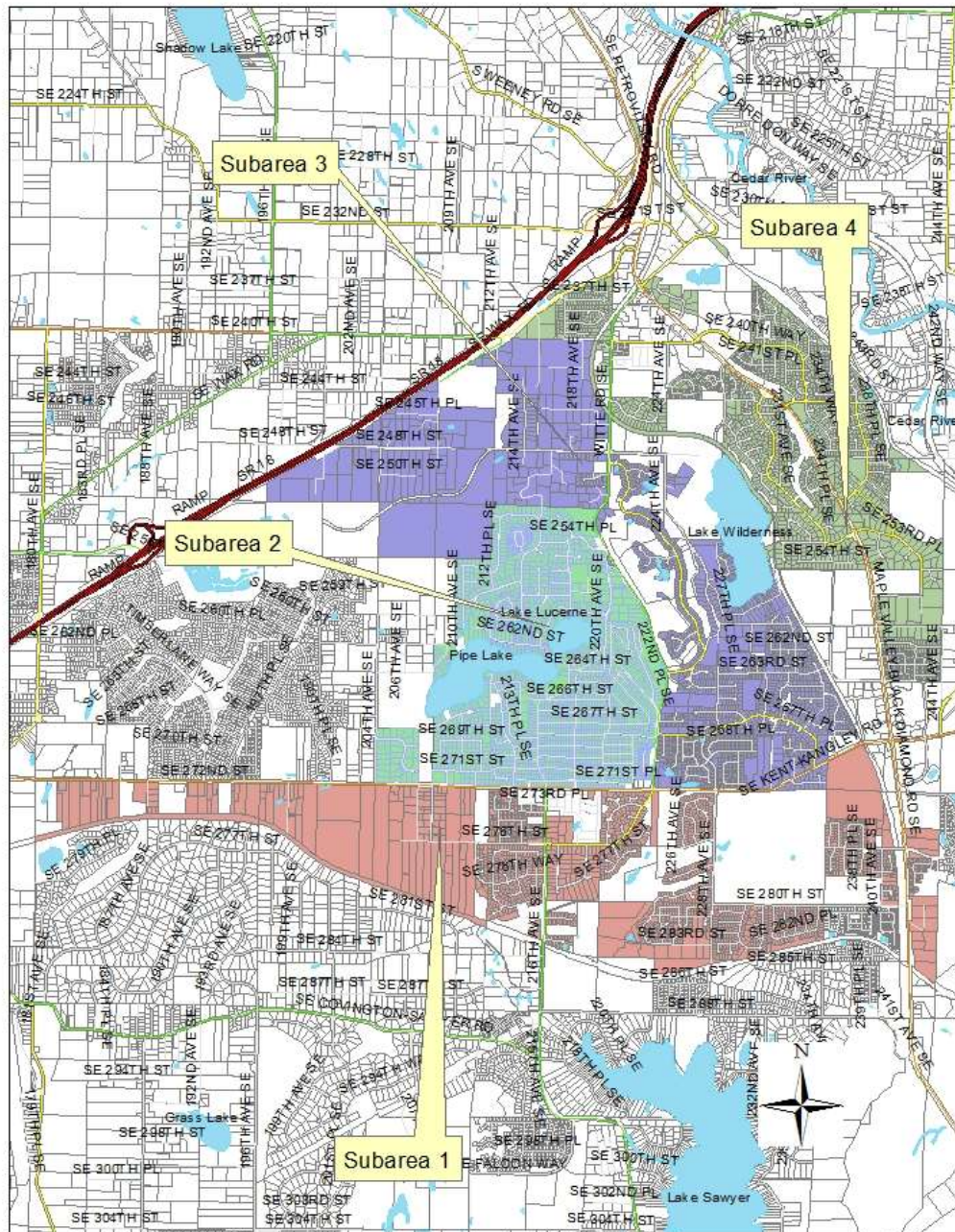
Subarea 1 lies south of Kent Kangley Road which is a major road offering access to Maple Valley. Along the southern border runs the Burlington Northern railroad tracks and some power lines run through portions of this area. This subarea consists mostly of tax lots, predominately older homes with some newer developments sprinkled in, as well as some neighborhoods of manufactured homes. The Elk Run Golf Course is also located in Subarea 1.

Subarea 2 is densely populated and lies in the center of the area. Pipe Lake and Lake Lucerne are located in this subarea. It is bordered to the east by Witte Road SE, a major road running north and south through Area 56.

The southern portion of Subarea 3 is populated with predominately newer plats. At its center are Lake Wilderness and the Lake Wilderness Golf Course. The northern portion of Subarea 3 consists of tax lots in Unincorporated King County, with Highway 18 running along its northern border.

Subarea 4 runs along either side of Highway 169 (the Maple Valley Highway), which offers the other major access to Maple Valley. It is the most densely populated of the subareas.

Area 56



Neighborhood Descriptions

The Maple Valley area is fairly homogeneous; therefore, the four neighborhoods created for this area were done so primarily for identification purposes, to make it easy to isolate them and better determine what their location contributes to market value.

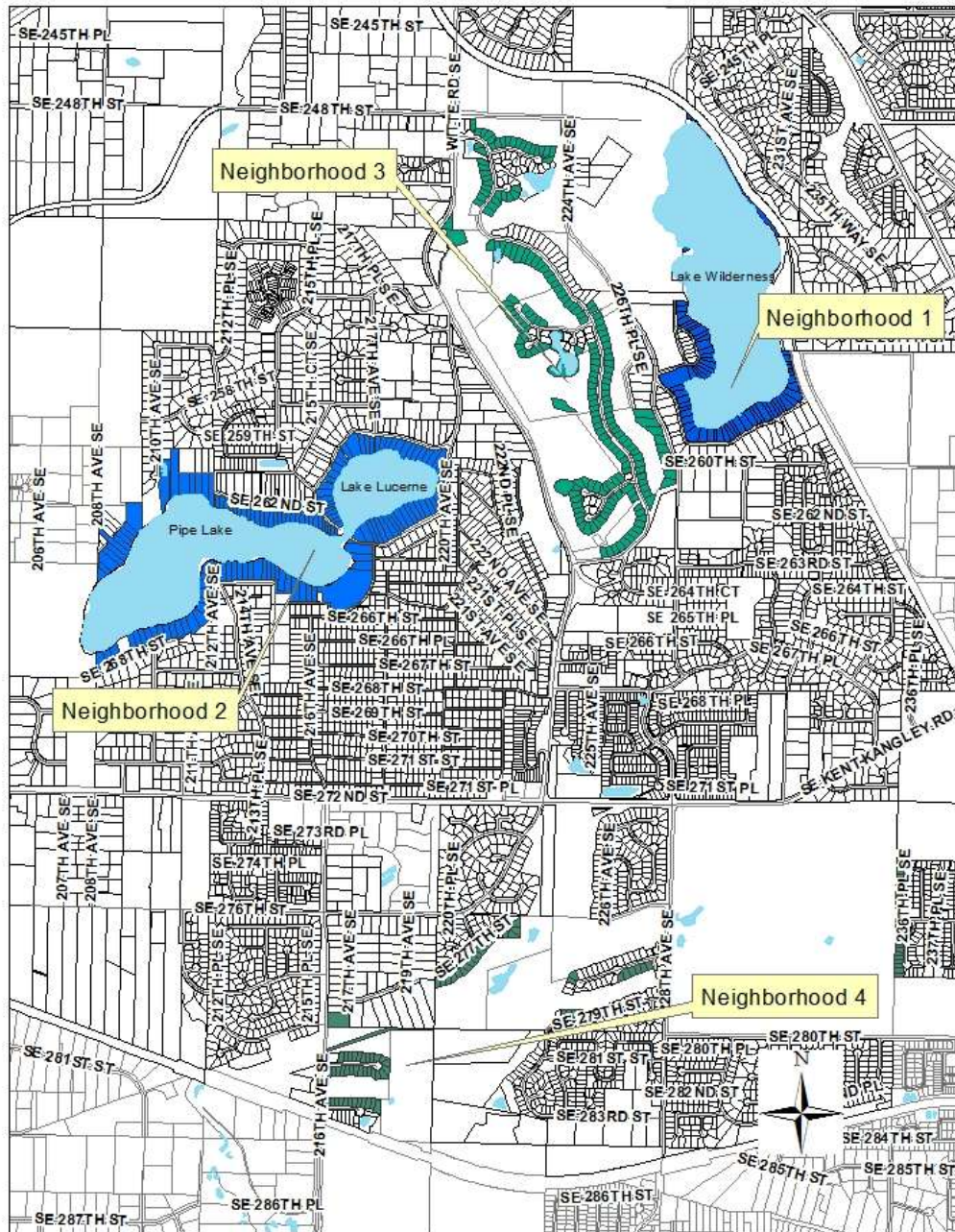
Neighborhood 1 consists of parcels that are situated on Lake Wilderness waterfront.

Neighborhood 2 consists of parcels that are situated on Lake Lucerne or Pipe Lake waterfront.

Neighborhood 3 consists of parcels that are situated on the Lake Wilderness Golf Course Fairways.

Neighborhood 4 consists of parcels that are situated on the Elk Run Golf Course Fairways.

Area 56 Neighborhoods



Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. There are a total of 7280 parcels in Area 56, of which 6,477 are improved with single family homes, 211 are improved with manufactured homes, 21 have an accessory improvement only and 571 are vacant.

There were 19 vacant land sales in Area 56, the majority of which were platted lots. Additional sales support for platted sites was found in the 21 multi-parcel sales in the area, therefore, ample sales were available to provide support for platted lots. Adjustments were made for lot size and grade, as well as for traffic. Considering the small sales sample of properties on larger sites, additional support was sought out via searches for sales in competing areas. Thirty-one vacant sales were utilized from Areas 57, 58 and 60 and 66.

Platted lots in the area have a value range between \$70,000 and \$150,000 depending on size, location and home quality, with a typical lot valued at \$80,000 - \$85,000. A typical townhouse plat has an average lot value range between \$50,000 and \$55,000. A typical non-platted lot in the area has an average value range of \$70,000 to \$250,000. Adjustments were considered for traffic, topography, size, sensitive areas, views, and access.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

***Vacant Sales Used In This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	302300	0140	12/14/2010	\$75,000	6,935	N	N
001	315850	0380	9/19/2011	\$83,516	4,360	N	N
001	315850	0400	10/6/2011	\$83,516	4,500	N	N
001	322206	9018	10/15/2009	\$190,000	124,581	N	N
001	681750	0110	7/20/2009	\$90,000	13,995	N	N
003	202206	9141	11/30/2009	\$145,000	88,426	N	N
003	202206	9172	7/9/2009	\$276,500	179,467	N	N
003	412700	0410	12/7/2009	\$115,000	17,598	Y	N
004	066244	0020	7/28/2009	\$85,000	4,981	N	N
004	066244	0070	3/16/2010	\$85,000	5,506	N	N
004	066244	0100	1/12/2010	\$85,000	4,537	N	N
004	066244	0130	2/4/2010	\$85,000	5,000	N	N
004	066244	0140	5/7/2010	\$85,000	5,000	N	N
004	066244	0150	11/8/2010	\$85,000	5,000	N	N
004	066244	0160	7/28/2009	\$85,000	5,000	N	N
004	066244	0170	4/18/2011	\$85,000	5,014	N	N
004	156593	0060	4/13/2010	\$81,000	3,527	N	N
004	156593	0070	5/26/2011	\$60,000	4,650	N	N
004	729987	0100	2/10/2010	\$130,000	7,997	N	N
057-006	541630	0300	3/18/2011	\$165,000	146,251	N	N
057-007	242106	9037	7/12/2011	\$134,000	274,428	N	N
058-004	022105	9100	12/4/2009	\$175,000	204,296	N	N
058-004	122105	9119	4/2/2009	\$66,000	14,190	N	N
058-004	132105	9007	6/28/2010	\$190,000	217,762	N	N
058-004	182106	9079	11/6/2009	\$190,000	193,599	N	N
058-004	192106	9156	2/23/2009	\$300,000	131,116	N	N
058-004	212105	9160	11/9/2010	\$290,000	502,915	N	N
058-004	222105	9053	7/25/2011	\$125,000	98,881	N	N
058-004	232105	9087	4/28/2010	\$350,000	433,422	N	N
058-004	341060	0275	5/20/2009	\$154,000	44,867	Y	Y
060-001	511280	0290	9/28/2010	\$109,900	47,480	N	N
060-001	511280	0350	8/13/2010	\$92,500	35,100	N	N
060-001	511320	0240	6/22/2009	\$125,000	12,825	N	N
060-002	132205	9145	5/25/2011	\$255,000	152,491	N	N
060-002	152205	9005	4/24/2009	\$260,000	217,800	N	N
060-002	242205	9129	2/22/2010	\$77,250	18,042	N	N
060-002	344490	0060	3/24/2010	\$116,000	40,600	Y	N
060-002	344490	0060	7/2/2010	\$175,000	40,600	Y	N
060-003	052206	9080	4/29/2010	\$180,000	205,317	N	N
060-003	082206	9028	8/9/2011	\$75,000	45,302	N	N

**Vacant Sales Used In This Physical Inspection Analysis
Area 56**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
060-003	082206	9093	8/2/2010	\$175,000	198,071	N	N
060-003	082206	9108	6/19/2009	\$275,000	221,720	N	N
060-003	793760	0475	1/22/2010	\$45,000	50,094	Y	Y
066-010	032206	9167	6/17/2011	\$145,000	67,415	N	N
066-010	212306	9017	1/27/2009	\$215,000	853,776	N	N
066-010	262306	9024	2/4/2011	\$162,000	304,484	N	N
066-013	222306	9168	12/16/2009	\$250,000	211,722	N	N
066-013	232306	9098	9/6/2011	\$120,000	39,737	N	N

VACANT MULTI-PARCEL SALES USED

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Number of Lots	Average Price/Lot
001	302300	0020	6/10/2010	\$1,476,000	5,396	18	\$82,000
001	302300	0030	6/10/2010	\$1,476,000	10,628	18	\$82,000
001	302300	0060	6/10/2010	\$1,476,000	8,014	18	\$82,000
001	302300	0070	6/10/2010	\$1,476,000	5,775	18	\$82,000
001	302300	0080	6/10/2010	\$1,476,000	5,031	18	\$82,000
001	302300	0320	6/10/2010	\$1,476,000	7,676	18	\$82,000
001	302300	0330	6/10/2010	\$1,476,000	5,621	18	\$82,000
001	302300	0340	6/10/2010	\$1,476,000	7,698	18	\$82,000
001	302300	0350	6/10/2010	\$1,476,000	5,696	18	\$82,000
001	302300	0360	6/10/2010	\$1,476,000	10,556	18	\$82,000
001	302300	0370	6/10/2010	\$1,476,000	4,970	18	\$82,000
001	302300	0380	6/10/2010	\$1,476,000	5,001	18	\$82,000
001	302300	0390	6/10/2010	\$1,476,000	5,119	18	\$82,000
001	302300	0400	6/10/2010	\$1,476,000	7,304	18	\$82,000
001	302300	0410	6/10/2010	\$1,476,000	4,900	18	\$82,000
001	302300	0470	6/10/2010	\$1,476,000	5,655	18	\$82,000
001	302300	0480	6/10/2010	\$1,476,000	5,139	18	\$82,000
001	302300	0490	6/10/2010	\$1,476,000	5,981	18	\$82,000
001	302300	0090	11/19/2010	\$1,275,000	4,500	17	\$75,000
001	302300	0100	11/19/2010	\$1,275,000	5,500	17	\$75,000
001	302300	0110	11/19/2010	\$1,275,000	5,550	17	\$75,000
001	302300	0160	11/19/2010	\$1,275,000	5,550	17	\$75,000
001	302300	0170	11/19/2010	\$1,275,000	5,061	17	\$75,000
001	302300	0180	11/19/2010	\$1,275,000	5,306	17	\$75,000
001	302300	0190	11/19/2010	\$1,275,000	5,306	17	\$75,000

***Vacant Sales Used In This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Number of Lots	Average Price/Lot
001	302300	0200	11/19/2010	\$1,275,000	5,306	17	\$75,000
001	302300	0210	11/19/2010	\$1,275,000	5,306	17	\$75,000
001	302300	0220	11/19/2010	\$1,275,000	5,306	17	\$75,000
001	302300	0230	11/19/2010	\$1,275,000	5,305	17	\$75,000
001	302300	0240	11/19/2010	\$1,275,000	5,305	17	\$75,000
001	302300	0250	11/19/2010	\$1,275,000	5,154	17	\$75,000
001	302300	0260	11/19/2010	\$1,275,000	4,295	17	\$75,000
001	302300	0280	11/19/2010	\$1,275,000	5,707	17	\$75,000
001	302300	0300	11/19/2010	\$1,275,000	5,200	17	\$75,000
001	302300	0310	11/19/2010	\$1,275,000	5,586	17	\$75,000
001	315850	0110	10/21/2011	\$1,670,320	4,633	20	\$83,516
001	315850	0120	10/21/2011	\$1,670,320	4,500	20	\$83,516
001	315850	0130	10/21/2011	\$1,670,320	4,500	20	\$83,516
001	315850	0140	10/21/2011	\$1,670,320	4,500	20	\$83,516
001	315850	0150	10/21/2011	\$1,670,320	4,319	20	\$83,516
001	315850	0160	10/21/2011	\$1,670,320	4,882	20	\$83,516
001	315850	0170	10/21/2011	\$1,670,320	4,808	20	\$83,516
001	315850	0200	10/21/2011	\$1,670,320	4,680	20	\$83,516
001	315850	0210	10/21/2011	\$1,670,320	4,680	20	\$83,516
001	315850	0220	10/21/2011	\$1,670,320	4,680	20	\$83,516
001	315850	0230	10/21/2011	\$1,670,320	4,680	20	\$83,516
001	315850	0240	10/21/2011	\$1,670,320	4,680	20	\$83,516
001	315850	0250	10/21/2011	\$1,670,320	5,011	20	\$83,516
001	315850	0390	10/21/2011	\$1,670,320	4,500	20	\$83,516
001	934730	0070	10/21/2011	\$1,670,320	3,825	20	\$83,516
001	934730	0080	10/21/2011	\$1,670,320	3,825	20	\$83,516
001	934730	0090	10/21/2011	\$1,670,320	3,825	20	\$83,516
001	934730	0200	10/21/2011	\$1,670,320	3,916	20	\$83,516
001	934730	0210	10/21/2011	\$1,670,320	3,600	20	\$83,516
001	934730	0220	10/21/2011	\$1,670,320	3,540	20	\$83,516
001	342206	9068	11/11/2009	\$360,000	62,904	2	\$180,000
001	342206	9075	11/11/2009	\$360,000	72,310	2	\$180,000
002	330386	0100	5/20/2011	\$1,620,000	7,250	27	\$60,000
002	330386	0110	5/20/2011	\$1,620,000	7,250	27	\$60,000
002	330386	0140	5/20/2011	\$1,620,000	7,683	27	\$60,000
002	330386	0180	5/20/2011	\$1,620,000	7,231	27	\$60,000
002	330386	0240	5/20/2011	\$1,620,000	6,912	27	\$60,000
002	330386	0250	5/20/2011	\$1,620,000	6,472	27	\$60,000
002	330386	0260	5/20/2011	\$1,620,000	4,514	27	\$60,000

***Vacant Sales Used In This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Number of Lots	Average Price/Lot
002	330386	0270	5/20/2011	\$1,620,000	4,500	27	\$60,000
002	330386	0280	5/20/2011	\$1,620,000	7,919	27	\$60,000
002	330386	0290	5/20/2011	\$1,620,000	6,470	27	\$60,000
002	330386	0300	5/20/2011	\$1,620,000	5,126	27	\$60,000
002	330386	0320	5/20/2011	\$1,620,000	8,821	27	\$60,000
002	330386	0340	5/20/2011	\$1,620,000	8,220	27	\$60,000
002	330386	0370	5/20/2011	\$1,620,000	7,078	27	\$60,000
002	330386	0380	5/20/2011	\$1,620,000	7,195	27	\$60,000
002	330386	0390	5/20/2011	\$1,620,000	8,949	27	\$60,000
002	330386	0410	5/20/2011	\$1,620,000	6,460	27	\$60,000
002	330386	0420	5/20/2011	\$1,620,000	8,454	27	\$60,000
002	330386	0430	5/20/2011	\$1,620,000	7,389	27	\$60,000
002	330386	0440	5/20/2011	\$1,620,000	6,000	27	\$60,000
002	330386	0450	5/20/2011	\$1,620,000	6,000	27	\$60,000
002	330386	0460	5/20/2011	\$1,620,000	5,700	27	\$60,000
002	330386	0480	5/20/2011	\$1,620,000	5,000	27	\$60,000
002	330386	0500	5/20/2011	\$1,620,000	5,000	27	\$60,000
002	330386	0580	5/20/2011	\$1,620,000	6,000	27	\$60,000
002	330386	0590	5/20/2011	\$1,620,000	6,000	27	\$60,000
002	330386	0600	5/20/2011	\$1,620,000	6,000	27	\$60,000
003	940671	0010	11/2/2010	\$1,524,000	6,396	22	\$69,273
003	940671	0020	11/2/2010	\$1,524,000	6,448	22	\$69,273
003	940671	0030	11/2/2010	\$1,524,000	6,448	22	\$69,273
003	940671	0040	11/2/2010	\$1,524,000	6,395	22	\$69,273
003	940671	0050	11/2/2010	\$1,524,000	6,100	22	\$69,273
003	940671	0060	11/2/2010	\$1,524,000	5,604	22	\$69,273
003	940671	0070	11/2/2010	\$1,524,000	6,368	22	\$69,273
003	940671	0080	11/2/2010	\$1,524,000	7,897	22	\$69,273
003	940671	0090	11/2/2010	\$1,524,000	9,282	22	\$69,273
003	940671	0100	11/2/2010	\$1,524,000	9,091	22	\$69,273
003	940671	0110	11/2/2010	\$1,524,000	6,243	22	\$69,273
003	940671	0120	11/2/2010	\$1,524,000	5,049	22	\$69,273
003	940671	0130	11/2/2010	\$1,524,000	5,049	22	\$69,273
003	940671	0140	11/2/2010	\$1,524,000	6,534	22	\$69,273
003	940671	0150	11/2/2010	\$1,524,000	6,235	22	\$69,273
003	940671	0160	11/2/2010	\$1,524,000	6,781	22	\$69,273
003	940671	0170	11/2/2010	\$1,524,000	6,435	22	\$69,273
003	940671	0180	11/2/2010	\$1,524,000	5,990	22	\$69,273
003	940671	0190	11/2/2010	\$1,524,000	5,940	22	\$69,273

***Vacant Sales Used In This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Number of Lots	Average Price/Lot
003	940671	0200	11/2/2010	\$1,524,000	5,945	22	\$69,273
003	940671	0210	11/2/2010	\$1,524,000	6,235	22	\$69,273
003	940671	0220	11/2/2010	\$1,524,000	7,322	22	\$69,273
004	066244	0010	10/14/2010	\$170,000	6,527	2	\$85,000
004	066244	0090	10/14/2010	\$170,000	5,844	2	\$85,000
004	066244	0030	8/9/2010	\$170,000	4,699	2	\$85,000
004	066244	0120	8/9/2010	\$170,000	4,993	2	\$85,000
004	066244	0040	5/11/2010	\$170,000	5,307	2	\$85,000
004	066244	0080	5/11/2010	\$170,000	5,859	2	\$85,000
004	066244	0050	3/10/2011	\$170,000	5,345	2	\$85,000
004	066244	0060	3/10/2011	\$170,000	4,380	2	\$85,000
004	270020	0050	10/17/2011	\$170,000	6,305	2	\$85,000
004	270020	0060	10/17/2011	\$170,000	3,998	2	\$85,000
004	940659	0130	2/26/2010	\$320,000	3,881	4	\$80,000
004	940659	0160	2/26/2010	\$320,000	3,600	4	\$80,000
004	940659	0180	2/26/2010	\$320,000	4,069	4	\$80,000
004	940659	0260	2/26/2010	\$320,000	4,502	4	\$80,000
004	940659	0150	8/27/2009	\$920,000	4,500	11	\$83,636
004	940659	0170	8/27/2009	\$920,000	4,472	11	\$83,636
004	940659	0190	8/27/2009	\$920,000	4,320	11	\$83,636
004	940659	0200	8/27/2009	\$920,000	4,166	11	\$83,636
004	940659	0210	8/27/2009	\$920,000	3,829	11	\$83,636
004	940659	0220	8/27/2009	\$920,000	3,653	11	\$83,636
004	940659	0230	8/27/2009	\$920,000	4,820	11	\$83,636
004	940659	0240	8/27/2009	\$920,000	4,457	11	\$83,636
004	940659	0250	8/27/2009	\$920,000	5,371	11	\$83,636
004	940659	0270	8/27/2009	\$920,000	4,668	11	\$83,636
004	940659	0280	8/27/2009	\$920,000	4,000	11	\$83,636
004	954283	0040	6/1/2011	\$1,560,000	3,600	24	\$65,000
004	954283	0050	6/1/2011	\$1,560,000	3,600	24	\$65,000
004	954283	0060	6/1/2011	\$1,560,000	3,600	24	\$65,000
004	954283	0070	6/1/2011	\$1,560,000	3,600	24	\$65,000
004	954283	0080	6/1/2011	\$1,560,000	3,915	24	\$65,000
004	954283	0130	6/1/2011	\$1,560,000	3,800	24	\$65,000
004	954283	0140	6/1/2011	\$1,560,000	3,610	24	\$65,000
004	954283	0150	6/1/2011	\$1,560,000	3,970	24	\$65,000
004	954283	0160	6/1/2011	\$1,560,000	3,632	24	\$65,000
004	954283	0180	6/1/2011	\$1,560,000	3,680	24	\$65,000
004	954283	0190	6/1/2011	\$1,560,000	2,720	24	\$65,000

***Vacant Sales Used In This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Number of Lots	Average Price/Lot
004	954283	0200	6/1/2011	\$1,560,000	3,200	24	\$65,000
004	954283	0210	6/1/2011	\$1,560,000	3,200	24	\$65,000
004	954283	0660	6/1/2011	\$1,560,000	3,913	24	\$65,000
004	954283	0670	6/1/2011	\$1,560,000	3,915	24	\$65,000
004	954283	0680	6/1/2011	\$1,560,000	3,818	24	\$65,000
004	954283	0690	6/1/2011	\$1,560,000	4,183	24	\$65,000
004	954283	0700	6/1/2011	\$1,560,000	4,500	24	\$65,000
004	954283	0710	6/1/2011	\$1,560,000	4,500	24	\$65,000
004	954283	0730	6/1/2011	\$1,560,000	3,802	24	\$65,000
004	954283	0750	6/1/2011	\$1,560,000	3,900	24	\$65,000
004	954283	0760	6/1/2011	\$1,560,000	3,900	24	\$65,000
004	954283	0770	6/1/2011	\$1,560,000	3,900	24	\$65,000
004	954283	0780	6/1/2011	\$1,560,000	3,900	24	\$65,000
004	954283	0510	11/11/2009	\$999,629	4,002	12	\$83,302
004	954283	0520	11/11/2009	\$999,629	4,000	12	\$83,302
004	954283	0530	11/11/2009	\$999,629	4,000	12	\$83,302
004	954283	0540	11/11/2009	\$999,629	4,000	12	\$83,302
004	954284	0010	11/11/2009	\$999,629	5,173	12	\$83,302
004	954284	0520	11/11/2009	\$999,629	4,442	12	\$83,302
004	954284	0530	11/11/2009	\$999,629	4,049	12	\$83,302
004	954284	0540	11/11/2009	\$999,629	3,770	12	\$83,302
004	954284	0630	11/11/2009	\$999,629	3,600	12	\$83,302
004	954284	0640	11/11/2009	\$999,629	3,600	12	\$83,302
004	954284	0650	11/11/2009	\$999,629	3,600	12	\$83,302
004	954284	0660	11/11/2009	\$999,629	3,600	12	\$83,302
004	954283	0550	8/31/2010	\$590,000	4,000	8	\$73,750
004	954283	0560	8/31/2010	\$590,000	3,400	8	\$73,750
004	954283	0570	8/31/2010	\$590,000	4,000	8	\$73,750
004	954284	0070	8/31/2010	\$590,000	4,140	8	\$73,750
004	954284	0250	8/31/2010	\$590,000	4,548	8	\$73,750
004	954284	0260	8/31/2010	\$590,000	3,639	8	\$73,750
004	954284	0270	8/31/2010	\$590,000	3,449	8	\$73,750
004	954284	0450	8/31/2010	\$590,000	4,694	8	\$73,750
004	954283	0580	9/3/2009	\$990,000	4,000	12	\$82,500
004	954283	0590	9/3/2009	\$990,000	4,000	12	\$82,500
004	954283	0600	9/3/2009	\$990,000	4,106	12	\$82,500
004	954283	0640	9/3/2009	\$990,000	3,910	12	\$82,500
004	954283	0650	9/3/2009	\$990,000	3,912	12	\$82,500
004	954284	0020	9/3/2009	\$990,000	4,736	12	\$82,500

***Vacant Sales Used In This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Number of Lots	Average Price/Lot
004	954284	0030	9/3/2009	\$990,000	4,307	12	\$82,500
004	954284	0040	9/3/2009	\$990,000	4,275	12	\$82,500
004	954284	0050	9/3/2009	\$990,000	4,275	12	\$82,500
004	954284	0060	9/3/2009	\$990,000	4,142	12	\$82,500
004	954284	0330	9/3/2009	\$990,000	4,040	12	\$82,500
004	954284	0340	9/3/2009	\$990,000	4,040	12	\$82,500
004	954284	0090	3/25/2010	\$508,424	3,800	6	\$84,737
004	954284	0100	3/25/2010	\$508,424	3,610	6	\$84,737
004	954284	0110	3/25/2010	\$508,424	3,823	6	\$84,737
004	954284	0120	3/25/2010	\$508,424	4,050	6	\$84,737
004	954284	0720	3/25/2010	\$508,424	3,400	6	\$84,737
004	954284	0730	3/25/2010	\$508,424	3,560	6	\$84,737
004	954284	0080	11/2/2010	\$540,000	3,230	8	\$67,500
004	954284	0740	11/2/2010	\$540,000	3,570	8	\$67,500
004	954284	0750	11/2/2010	\$540,000	3,780	8	\$67,500
004	954284	0760	11/2/2010	\$540,000	3,570	8	\$67,500
004	954284	0770	11/2/2010	\$540,000	4,200	8	\$67,500
004	954284	0780	11/2/2010	\$540,000	3,780	8	\$67,500
004	954284	0790	11/2/2010	\$540,000	3,780	8	\$67,500
004	954284	0800	11/2/2010	\$540,000	5,771	8	\$67,500
004	954284	0130	5/20/2010	\$1,024,442	4,032	12	\$85,370
004	954284	0140	5/20/2010	\$1,024,442	3,216	12	\$85,370
004	954284	0150	5/20/2010	\$1,024,442	5,250	12	\$85,370
004	954284	0160	5/20/2010	\$1,024,442	4,419	12	\$85,370
004	954284	0170	5/20/2010	\$1,024,442	4,395	12	\$85,370
004	954284	0180	5/20/2010	\$1,024,442	4,927	12	\$85,370
004	954284	0190	5/20/2010	\$1,024,442	4,927	12	\$85,370
004	954284	0200	5/20/2010	\$1,024,442	4,380	12	\$85,370
004	954284	0210	5/20/2010	\$1,024,442	5,475	12	\$85,370
004	954284	0220	5/20/2010	\$1,024,442	4,927	12	\$85,370
004	954284	0230	5/20/2010	\$1,024,442	4,380	12	\$85,370
004	954284	0240	5/20/2010	\$1,024,442	4,406	12	\$85,370
004	954284	0300	2/2/2010	\$1,009,933	4,425	12	\$84,161
004	954284	0310	2/2/2010	\$1,009,933	4,059	12	\$84,161
004	954284	0320	2/2/2010	\$1,009,933	4,040	12	\$84,161
004	954284	0460	2/2/2010	\$1,009,933	4,184	12	\$84,161
004	954284	0470	2/2/2010	\$1,009,933	4,186	12	\$84,161
004	954284	0480	2/2/2010	\$1,009,933	4,187	12	\$84,161
004	954284	0490	2/2/2010	\$1,009,933	4,189	12	\$84,161

***Vacant Sales Used In This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Number of Lots	Average Price/Lot
004	954284	0500	2/2/2010	\$1,009,933	4,190	12	\$84,161
004	954284	0510	2/2/2010	\$1,009,933	4,194	12	\$84,161
004	954284	0690	2/2/2010	\$1,009,933	3,692	12	\$84,161
004	954284	0700	2/2/2010	\$1,009,933	3,400	12	\$84,161
004	954284	0710	2/2/2010	\$1,009,933	3,400	12	\$84,161

***Vacant Sales Removed From This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	025537	0130	4/1/2011	\$49,950	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE
001	025537	0430	12/27/2011	\$60,000	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE
001	302300	0050	7/30/2009	\$109,500	CORPORATE AFFILIATES; MULTI-PARCEL SALE
001	302300	0120	12/31/2009	\$73,000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE
001	302300	0130	12/31/2009	\$73,000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE
001	302300	0150	7/30/2009	\$109,500	CORPORATE AFFILIATES; MULTI-PARCEL SALE
001	302300	0430	7/30/2009	\$109,500	CORPORATE AFFILIATES; MULTI-PARCEL SALE
001	302300	0460	3/12/2010	\$36,500	NON-REPRESENTATIVE; CORPORATE AFFILIATES
001	332206	9106	6/24/2010	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	681751	0270	4/14/2011	\$45,000	TEAR DOWN; IMP. CHARAC. CHANGED SINCE SALE
001	738300	0270	11/15/2010	\$35,000	BANKRUPTCY-RECEIVER OR TRUSTEE; QUIT CLAIM DEED
002	680700	0076	1/25/2011	\$51,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	769700	0010	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0020	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0030	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0040	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0050	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0060	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0070	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0080	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0090	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0100	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0110	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0120	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0130	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0140	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0150	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0160	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0170	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0180	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0190	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0200	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0210	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0220	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0230	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0240	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0250	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0260	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0270	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.

***Vacant Sales Removed From This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	769700	0280	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0290	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0300	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0310	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0320	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0330	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0340	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0350	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0360	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0370	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0380	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0390	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0400	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0410	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0420	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
002	769700	0430	10/19/2010	\$1,876,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; ET. AL.
004	156593	0010	11/4/2010	\$108,667	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
004	156593	0020	11/4/2010	\$108,667	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
004	156593	0070	11/3/2010	\$53,333	NON-REPRESENTATIVE SALE
004	729987	0070	9/28/2010	\$85,000	NO MARKET EXPOSURE

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed properties in good and very good condition, properties coded with traffic, designation as a townhome, construction quality, amenities, and a variety of plats such as the plat located on Lake Wilderness, some of the newer plats with nicer homes and other plats with a variety of unique features were found to be influential in the market.

There were some subcategories that were not represented or had very little representation by the sales sample. Examples of these parcels include high grade homes greater than a grade 10, low grade homes – grade 5 and below, homes in poor or fair condition, and properties with high land value to total value ratio. Appraisal judgment played a critical role for determining total valuation for these parcels.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Area 56 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.822, resulting in an adjusted value of \$432,000 ($\$525,000 \times .822 = \$431,550$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.784	-21.6%
2/1/2009	0.790	-21.0%
3/1/2009	0.795	-20.5%
4/1/2009	0.800	-20.0%
5/1/2009	0.805	-19.5%
6/1/2009	0.811	-18.9%
7/1/2009	0.816	-18.4%
8/1/2009	0.822	-17.8%
9/1/2009	0.828	-17.2%
10/1/2009	0.833	-16.7%
11/1/2009	0.839	-16.1%
12/1/2009	0.845	-15.5%
1/1/2010	0.850	-15.0%
2/1/2010	0.856	-14.4%
3/1/2010	0.862	-13.8%
4/1/2010	0.868	-13.2%
5/1/2010	0.873	-12.7%
6/1/2010	0.879	-12.1%
7/1/2010	0.885	-11.5%
8/1/2010	0.891	-10.9%
9/1/2010	0.898	-10.2%
10/1/2010	0.904	-9.6%
11/1/2010	0.910	-9.0%
12/1/2010	0.916	-8.4%
1/1/2011	0.922	-7.8%
2/1/2011	0.929	-7.1%
3/1/2011	0.934	-6.6%
4/1/2011	0.941	-5.9%
5/1/2011	0.947	-5.3%
6/1/2011	0.954	-4.6%
7/1/2011	0.960	-4.0%
8/1/2011	0.967	-3.3%
9/1/2011	0.973	-2.7%
10/1/2011	0.980	-2.0%
11/1/2011	0.987	-1.3%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	337000	0090	4/12/2010	\$215,000	\$187,000	1100	7	1975	Good	13,587	N	N	20827 SE 272ND ST
001	337000	0025	11/8/2011	\$205,000	\$203,000	1150	7	2002	Avg	12,566	N	N	27219 208TH AVE SE
001	202570	1190	9/22/2010	\$239,500	\$216,000	1170	7	1992	Good	6,559	N	N	22907 SE 280TH PL
001	231001	0120	3/5/2010	\$255,000	\$220,000	1180	7	1990	Good	7,204	N	N	27430 227TH PL SE
001	202570	1490	12/11/2009	\$222,800	\$189,000	1230	7	1991	Good	6,979	N	N	28123 230TH AVE SE
001	231000	0440	4/11/2011	\$230,000	\$217,000	1340	7	1989	Good	7,202	N	N	22622 SE 274TH ST
001	231001	0190	4/19/2011	\$215,000	\$203,000	1340	7	1990	Good	7,467	N	N	22712 SE 275TH ST
001	202570	0860	10/28/2009	\$273,000	\$229,000	1370	7	1992	Good	6,000	N	N	23035 SE 282ND CT
001	202570	0950	8/16/2011	\$215,000	\$209,000	1380	7	1992	Good	6,000	N	N	28206 230TH AVE SE
001	202570	0610	6/9/2009	\$255,000	\$207,000	1410	7	1992	Avg	6,000	N	N	28010 231ST PL SE
001	221590	0320	2/18/2010	\$225,000	\$193,000	1410	7	1992	Good	7,595	N	N	27909 212TH PL SE
001	221590	1760	5/11/2010	\$240,000	\$210,000	1410	7	1992	Good	7,000	N	N	27738 212TH PL SE
001	259173	0260	10/21/2009	\$259,500	\$217,000	1420	7	1994	Avg	7,399	N	N	21141 SE 278TH WAY
001	231000	0140	4/27/2011	\$222,600	\$211,000	1450	7	1990	Good	7,413	N	N	27325 226TH AVE SE
001	337000	0140	11/23/2009	\$300,000	\$253,000	1490	7	2001	Good	20,584	N	N	27426 208TH AVE SE
001	202570	1360	8/12/2009	\$270,000	\$222,000	1510	7	1991	Good	6,095	N	N	22910 SE 281ST PL
001	743710	0880	5/20/2010	\$235,000	\$206,000	1520	7	1992	Good	6,186	N	N	28110 235TH AVE SE
001	202570	1050	6/25/2010	\$240,000	\$212,000	1560	7	1991	Good	8,475	N	N	28002 230TH AVE SE
001	221590	1200	3/17/2009	\$289,000	\$230,000	1580	7	1992	Good	7,480	N	N	21446 SE 277TH ST
001	221590	1220	10/31/2011	\$170,000	\$168,000	1580	7	1992	Good	8,378	N	N	21462 SE 277TH ST
001	221590	1010	8/20/2010	\$235,500	\$211,000	1590	7	1992	Good	6,900	N	N	27731 212TH PL SE
001	231000	0280	7/27/2009	\$275,000	\$226,000	1620	7	1989	Good	6,415	N	N	22734 SE 273RD ST
001	231001	0270	1/1/2009	\$283,000	\$222,000	1620	7	1990	Avg	7,566	N	N	27323 227TH PL SE
001	221590	0310	3/24/2010	\$219,000	\$190,000	1630	7	1992	Good	6,686	N	N	27917 212TH PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	743710	0710	12/8/2010	\$262,500	\$241,000	1640	7	1992	Good	6,405	N	N	28108 234TH AVE SE
001	221590	0510	8/2/2011	\$247,900	\$240,000	1660	7	1992	Good	7,000	N	N	21330 SE 280TH ST
001	202570	0790	10/5/2010	\$249,000	\$225,000	1670	7	1992	Good	6,666	N	N	28127 231ST PL SE
001	202570	0210	2/17/2009	\$277,500	\$220,000	1690	7	1991	Good	6,573	N	N	28309 229TH AVE SE
001	202570	0230	4/23/2010	\$275,000	\$240,000	1690	7	1992	Good	6,603	N	N	28321 229TH AVE SE
001	743710	0700	12/19/2011	\$239,900	\$239,000	1690	7	1992	Good	6,405	N	N	28028 234TH AVE SE
001	202570	0900	3/22/2010	\$250,000	\$216,000	1700	7	1993	Good	6,200	N	N	23022 SE 283RD PL
001	221590	0790	2/12/2010	\$229,000	\$197,000	1710	7	1993	Good	7,079	N	N	27952 214TH AVE SE
001	221590	0770	5/7/2010	\$220,000	\$192,000	1720	7	1993	Good	6,000	N	N	27938 214TH AVE SE
001	202570	0420	6/24/2010	\$240,000	\$212,000	1730	7	1992	Good	7,180	N	N	28306 229TH PL SE
001	231005	0010	7/10/2009	\$265,000	\$217,000	1740	7	2003	Avg	6,213	N	N	22740 SE 277TH PL
001	025537	0160	4/6/2009	\$295,000	\$236,000	1750	7	2008	Avg	4,127	N	N	27847 242ND PL SE
001	278090	0250	11/10/2011	\$219,950	\$217,000	1770	7	2004	Avg	4,884	N	N	27623 240TH AVE SE
001	231006	0050	11/19/2009	\$250,000	\$211,000	1790	7	2003	Avg	5,685	N	N	21627 SE 281ST ST
001	500960	0120	2/23/2010	\$240,000	\$207,000	1790	7	2003	Avg	9,356	N	N	21680 SE 283RD ST
001	231006	0210	9/16/2009	\$269,000	\$223,000	1800	7	2003	Avg	5,550	N	N	21642 SE 281ST ST
001	561600	0170	1/23/2009	\$265,000	\$209,000	1800	7	2004	Avg	4,279	N	N	28105 226TH PL SE
001	500960	0130	2/4/2009	\$269,000	\$213,000	1810	7	2003	Avg	9,055	N	N	21663 SE 283RD ST
001	743710	0340	8/5/2009	\$303,000	\$249,000	1900	7	1992	Avg	5,889	N	N	28155 233RD AVE SE
001	743710	0530	3/9/2009	\$285,000	\$227,000	1930	7	1992	Avg	7,398	N	N	28154 233RD AVE SE
001	302300	0270	7/30/2009	\$358,350	\$294,000	1940	7	2009	Avg	12,865	N	N	21315 SE 274TH PL
001	500960	0090	7/8/2009	\$275,000	\$225,000	1960	7	2003	Avg	5,775	N	N	21662 SE 283RD ST
001	186470	0020	3/25/2009	\$299,950	\$240,000	1970	7	2007	Avg	5,037	N	N	27216 213TH PL SE
001	186470	0170	10/10/2011	\$227,000	\$223,000	1970	7	2007	Avg	5,000	N	N	21235 SE 273RD PL
001	186470	0300	10/29/2010	\$269,977	\$245,000	1970	7	2007	Avg	7,098	N	N	27210 212TH AVE SE
001	231006	0030	10/24/2011	\$212,000	\$209,000	1970	7	2003	Avg	5,679	N	N	21615 SE 281ST ST

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	500960	0170	9/25/2009	\$267,000	\$222,000	1970	7	2003	Avg	7,191	N	N	21635 SE 283RD ST
001	561600	0180	6/4/2009	\$297,000	\$241,000	1980	7	2004	Avg	4,308	N	N	28111 226TH PL SE
001	025537	0420	6/22/2010	\$292,875	\$259,000	1990	7	2010	Avg	3,644	N	N	24228 SE 278TH ST
001	221590	0410	5/18/2009	\$310,000	\$251,000	2000	7	1992	Good	9,083	N	N	21205 SE 279TH PL
001	221590	0520	8/15/2011	\$250,000	\$242,000	2000	7	1992	Avg	7,000	N	N	21504 SE 280TH ST
001	221590	0880	8/15/2011	\$204,000	\$198,000	2000	7	1993	Good	7,000	N	N	27809 214TH AVE SE
001	053800	0020	1/4/2010	\$315,000	\$268,000	2010	7	1998	Avg	6,250	N	N	27609 237TH PL SE
001	025537	0030	1/25/2011	\$250,000	\$232,000	2020	7	2008	Avg	3,600	N	N	27710 243RD PL SE
001	025537	0040	3/2/2009	\$335,150	\$266,000	2020	7	2008	Avg	3,601	N	N	27714 243RD PL SE
001	025537	0520	6/13/2011	\$234,500	\$224,000	2020	7	2008	Avg	4,812	N	N	24202 SE 277TH ST
001	053800	0300	1/11/2010	\$309,900	\$264,000	2090	7	1999	Avg	4,707	N	N	27641 238TH PL SE
001	743710	0740	4/16/2009	\$320,000	\$257,000	2110	7	1992	Avg	6,825	N	N	28126 234TH AVE SE
001	312206	9085	10/21/2010	\$211,500	\$192,000	2120	7	1992	Good	41,247	N	N	27218 188TH AVE SE
001	561600	0070	4/9/2010	\$285,000	\$248,000	2170	7	2004	Avg	4,497	N	N	28137 225TH PL SE
001	025537	0010	6/7/2010	\$285,030	\$251,000	2210	7	2010	Avg	3,600	N	N	27702 243RD PL SE
001	025537	0410	12/10/2009	\$294,205	\$249,000	2210	7	2010	Avg	3,799	N	N	24224 SE 278TH ST
001	025537	0440	11/13/2009	\$292,465	\$246,000	2210	7	2010	Avg	4,370	N	N	24233 SE 277TH ST
001	025537	0460	11/19/2009	\$282,625	\$238,000	2210	7	2010	Avg	3,800	N	N	24223 SE 277TH ST
001	302300	0290	3/12/2010	\$305,000	\$263,000	2250	7	2009	Avg	8,425	N	N	21209 SE 274TH PL
001	025537	0140	1/20/2010	\$299,990	\$256,000	2350	7	2009	Avg	6,356	N	N	27844 242ND PL SE
001	156050	0130	3/27/2009	\$260,000	\$208,000	2380	7	2002	Avg	4,581	N	N	24027 SE 279TH ST
001	156050	0060	7/2/2009	\$270,000	\$220,000	2430	7	2002	Avg	5,005	N	N	24036 SE 279TH ST
001	186470	0150	3/17/2010	\$281,000	\$243,000	2490	7	2007	Avg	5,386	N	N	21243 SE 273RD PL
001	186470	0210	5/26/2009	\$329,950	\$267,000	2490	7	2007	Avg	5,000	N	N	27243 212TH AVE SE
001	186470	0430	6/16/2009	\$320,000	\$260,000	2490	7	2007	Avg	5,000	N	N	21234 SE 273RD PL
001	156050	0100	3/30/2009	\$288,000	\$230,000	2560	7	2002	Avg	5,607	N	N	24039 SE 279TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	025537	0300	12/30/2011	\$240,000	\$240,000	2580	7	2008	Avg	4,129	N	N	27715 242ND PL SE
001	025537	0450	11/12/2009	\$335,010	\$282,000	2580	7	2010	Avg	3,800	N	N	24227 SE 277TH ST
001	025537	0590	6/16/2010	\$353,000	\$311,000	2580	7	2007	Avg	4,046	N	N	24230 SE 277TH ST
001	025537	0360	12/28/2011	\$242,860	\$243,000	2690	7	2007	Avg	4,615	N	N	24204 SE 278TH ST
001	025537	0400	3/23/2009	\$323,820	\$259,000	2690	7	2008	Avg	3,800	N	N	24220 SE 278TH ST
001	025537	0470	12/29/2009	\$327,870	\$279,000	2690	7	2009	Avg	3,800	N	N	24219 SE 277TH ST
001	025537	0570	2/18/2009	\$349,990	\$277,000	2690	7	2007	Avg	5,564	N	N	24222 SE 277TH ST
001	025537	0510	6/9/2011	\$249,500	\$238,000	2710	7	2008	Avg	4,522	N	N	24203 SE 277TH ST
001	025537	0480	9/16/2009	\$312,990	\$260,000	2740	7	2009	Avg	3,800	N	N	24215 SE 277TH ST
001	186470	0160	8/19/2009	\$359,950	\$297,000	2960	7	2007	Avg	5,041	N	N	21239 SE 273RD PL
001	186470	0250	6/26/2009	\$359,950	\$294,000	2960	7	2007	Avg	5,037	N	N	27223 212TH AVE SE
001	186470	0400	5/2/2011	\$260,400	\$247,000	2960	7	2007	Avg	5,000	N	N	21222 SE 273RD PL
001	186470	0400	7/10/2009	\$359,950	\$294,000	2960	7	2007	Avg	5,000	N	N	21222 SE 273RD PL
001	186470	0420	10/5/2009	\$358,950	\$299,000	2960	7	2007	Avg	5,000	N	N	21230 SE 273RD PL
001	186470	0240	1/8/2009	\$367,500	\$289,000	2990	7	2007	Avg	5,000	N	N	27229 212TH AVE SE
001	186470	0450	1/28/2009	\$369,950	\$292,000	2990	7	2007	Avg	5,436	N	N	27237 213TH PL SE
001	221590	1730	9/28/2011	\$265,000	\$259,000	1330	8	1993	Good	7,840	N	N	21223 SE 277TH ST
001	278124	0070	3/11/2010	\$259,950	\$224,000	1430	8	2010	Avg	4,975	N	N	27644 241ST AVE SE
001	365690	0010	3/5/2010	\$316,455	\$273,000	1520	8	2009	Avg	5,246	N	N	21572 SE 273RD CT
001	365690	0020	12/2/2009	\$299,500	\$253,000	1520	8	2010	Avg	4,841	N	N	21580 SE 273RD CT
001	278124	0010	8/11/2009	\$287,000	\$236,000	1640	8	2009	Avg	4,340	N	N	27695 241ST AVE SE
001	278124	0020	11/6/2009	\$299,950	\$252,000	1640	8	2010	Avg	4,625	N	N	27638 240TH AVE SE
001	278124	0040	3/25/2010	\$301,000	\$261,000	1640	8	2010	Avg	4,802	N	N	27671 241ST AVE SE
001	278124	0050	10/27/2009	\$299,000	\$251,000	1640	8	2009	Avg	4,714	N	N	27665 241ST AVE SE
001	278124	0080	6/8/2010	\$299,950	\$264,000	1640	8	2010	Avg	4,508	N	N	27650 241ST AVE SE
001	278124	0160	1/7/2010	\$295,000	\$251,000	1640	8	2009	Avg	4,106	N	N	27698 241ST AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	315850	0260	9/26/2011	\$259,990	\$254,000	1650	8	2011	Avg	4,793	N	N	21560 SE 275TH CT
001	315850	0350	12/14/2011	\$249,990	\$249,000	1650	8	2011	Avg	4,248	N	N	21553 SE 275TH CT
001	231003	0220	4/22/2009	\$298,000	\$240,000	1670	8	1993	Avg	6,438	N	N	22053 SE 277TH ST
001	231004	0330	12/16/2009	\$294,000	\$249,000	1710	8	1998	Good	5,601	N	N	22619 SE 279TH ST
001	302300	0080	6/15/2011	\$279,995	\$268,000	1720	8	2011	Avg	5,031	N	N	27446 212TH PL SE
001	302300	0350	4/4/2011	\$289,995	\$273,000	1720	8	2011	Avg	5,696	N	N	21272 SE 275TH CT
001	302300	0480	11/9/2011	\$274,995	\$272,000	1720	8	2011	Avg	5,139	N	N	21367 SE 275TH CT
001	365690	0050	8/10/2011	\$252,000	\$244,000	1720	8	2010	Avg	5,361	N	N	21591 SE 273RD CT
001	302300	0050	6/24/2010	\$260,000	\$230,000	1760	8	2010	Avg	10,137	N	N	27556 212TH PL SE
001	302300	0150	12/28/2009	\$276,900	\$235,000	1760	8	2009	Avg	5,061	N	N	27432 212TH PL SE
001	302300	0440	3/25/2011	\$269,900	\$254,000	1760	8	2010	Avg	5,000	N	N	21253 SE 275TH CT
001	302300	0450	7/5/2011	\$262,000	\$252,000	1760	8	2010	Avg	5,000	N	N	21255 SE 275TH CT
001	315850	0310	7/1/2011	\$253,500	\$243,000	1780	8	2011	Avg	5,176	N	N	21561 SE 275TH CT
001	934730	0140	6/7/2011	\$265,538	\$254,000	1780	8	2011	Avg	4,061	N	N	27337 214TH TER SE
001	934730	0160	5/5/2011	\$268,114	\$254,000	1780	8	2011	Avg	4,077	N	N	27321 214TH TER SE
001	302300	0140	10/12/2011	\$282,995	\$278,000	1790	8	2011	Avg	6,935	N	N	27434 SE 274TH PL
001	231003	0240	6/10/2011	\$250,000	\$239,000	1800	8	1993	Good	6,464	N	N	22041 SE 277TH ST
001	809167	0010	10/27/2010	\$327,700	\$298,000	1820	8	2011	Avg	5,972	N	N	28106 224TH PL SE
001	221590	1330	12/21/2009	\$290,000	\$246,000	1830	8	1992	Good	6,900	N	N	27741 215TH PL SE
001	365690	0040	4/25/2011	\$255,000	\$241,000	1830	8	2010	Avg	4,250	N	N	21583 SE 273RD CT
001	278124	0090	4/22/2010	\$289,000	\$252,000	1840	8	2010	Avg	5,290	N	N	27656 241ST AVE SE
001	278124	0150	5/7/2010	\$290,000	\$254,000	1840	8	2010	Avg	3,608	N	N	27692 241ST AVE SE
001	809167	0070	3/24/2010	\$313,000	\$271,000	1850	8	2009	Avg	5,388	N	N	22451 SE 281ST CT
001	302300	0420	6/16/2011	\$281,000	\$269,000	1860	8	2009	Avg	6,241	N	N	21250 SE 275TH CT
001	302300	0460	6/18/2010	\$314,680	\$278,000	1860	8	2010	Avg	5,045	N	N	21363 SE 275TH CT
001	934730	0110	8/10/2011	\$281,060	\$272,000	1880	8	2011	Avg	3,825	N	N	21431 SE 273RD CT

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	934730	0150	8/30/2011	\$274,990	\$268,000	1880	8	2011	Avg	3,605	N	N	27329 214TH TER SE
001	231002	0170	9/22/2010	\$272,000	\$245,000	1890	8	1994	Avg	5,992	N	N	22781 SE 277TH PL
001	365690	0030	4/5/2011	\$292,000	\$275,000	1890	8	2010	Avg	4,250	N	N	21575 SE 273RD CT
001	221590	1400	6/14/2010	\$269,950	\$238,000	1900	8	1992	Avg	8,149	N	N	27720 215TH AVE SE
001	231002	0130	2/12/2010	\$300,000	\$258,000	1920	8	1995	Good	7,420	N	N	22759 SE 277TH PL
001	809167	0040	3/10/2010	\$309,000	\$267,000	1980	8	2009	Avg	5,561	N	N	22442 SE 281ST CT
001	809167	0110	7/13/2011	\$289,900	\$279,000	1990	8	2010	Avg	5,790	N	N	22435 SE 281ST CT
001	302300	0130	5/25/2010	\$301,000	\$264,000	2000	8	2010	Avg	7,167	N	N	27436 212TH PL SE
001	302300	0430	2/18/2010	\$289,000	\$248,000	2000	8	2009	Avg	5,232	N	N	21251 SE 275TH CT
001	315850	0280	5/19/2011	\$286,990	\$273,000	2000	8	2011	Avg	5,409	N	N	21563 SE 275TH CT
001	315850	0320	6/9/2011	\$300,000	\$287,000	2000	8	2011	Avg	5,194	N	N	21559 SE 275TH CT
001	278124	0030	6/8/2011	\$262,000	\$250,000	2070	8	1994	Good	8,745	N	N	27683 241ST AVE SE
001	278124	0030	4/1/2009	\$289,000	\$231,000	2070	8	1994	Good	8,745	N	N	27683 241ST AVE SE
001	278124	0100	12/8/2009	\$274,950	\$233,000	2080	8	2010	Avg	3,740	N	N	27662 241ST AVE SE
001	302300	0020	6/6/2011	\$297,995	\$284,000	2110	8	2011	Avg	5,396	N	N	27558 212TH PL SE
001	302300	0060	6/10/2011	\$297,850	\$285,000	2110	8	2011	Avg	8,014	N	N	27450 212TH PL SE
001	302300	0370	3/8/2011	\$297,995	\$279,000	2110	8	2011	Avg	4,970	N	N	21373 SE 275TH CT
001	302300	0470	11/9/2011	\$279,995	\$277,000	2110	8	2011	Avg	5,655	N	N	21365 SE 275TH CT
001	809167	0030	1/18/2010	\$353,550	\$302,000	2160	8	2010	Avg	6,223	N	N	28114 224TH PL SE
001	809167	0120	4/21/2011	\$314,900	\$298,000	2160	8	2010	Avg	5,555	N	N	22431 SE 281ST CT
001	278124	0110	8/14/2009	\$323,000	\$266,000	2170	8	2009	Avg	3,932	N	N	27668 241ST AVE SE
001	278124	0130	11/18/2009	\$320,000	\$270,000	2170	8	2009	Avg	4,137	N	N	27680 241ST AVE SE
001	231011	0260	4/9/2009	\$320,000	\$256,000	2190	8	2005	Avg	4,935	N	N	22626 SE 281ST ST
001	302300	0280	7/5/2011	\$307,856	\$296,000	2200	8	2011	Avg	5,707	N	N	21211 SE 274TH PL
001	302300	0330	12/15/2011	\$275,000	\$274,000	2200	8	2011	Avg	5,621	N	N	27549 212TH PL SE
001	302300	0490	8/3/2011	\$290,000	\$280,000	2200	8	2011	Avg	5,981	N	N	21369 SE 275TH CT

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	231004	0050	6/9/2011	\$275,000	\$263,000	2220	8	1999	Avg	6,425	N	N	22626 S 279TH ST
001	231004	0230	7/14/2009	\$337,000	\$276,000	2220	8	1999	Good	6,953	N	N	22445 S 279TH ST
001	231010	0300	6/30/2011	\$265,000	\$254,000	2240	8	2003	Avg	5,637	N	N	22418 SE 281ST ST
001	809167	0140	10/23/2009	\$347,200	\$291,000	2240	8	2009	Avg	4,925	N	N	28206 224TH PL SE
001	231010	0130	8/26/2010	\$299,900	\$269,000	2250	8	2003	Avg	5,537	N	N	22416 SE 280TH PL
001	231010	0320	6/24/2010	\$297,500	\$263,000	2250	8	2004	Avg	5,086	N	N	22432 SE 281ST ST
001	302300	0030	3/9/2011	\$309,995	\$290,000	2250	8	2011	Avg	10,628	N	N	27552 212TH PL SE
001	302300	0310	8/4/2011	\$303,695	\$294,000	2250	8	2011	Avg	5,586	N	N	27445 212TH PL SE
001	302300	0340	1/4/2011	\$309,995	\$286,000	2250	8	2011	Avg	7,698	N	N	21270 SE 275TH CT
001	302300	0390	7/20/2011	\$304,995	\$294,000	2250	8	2011	Avg	5,119	N	N	21377 SE 275TH CT
001	231004	0110	2/22/2011	\$261,500	\$244,000	2260	8	1999	Good	5,779	N	N	22522 SE 279TH ST
001	809167	0020	12/7/2011	\$315,000	\$313,000	2260	8	2011	Avg	5,824	N	N	28110 224TH PL SE
001	809167	0080	6/25/2010	\$333,300	\$295,000	2260	8	2010	Avg	5,650	N	N	22447 SE 281ST CT
001	809167	0090	5/16/2011	\$307,000	\$292,000	2310	8	2010	Avg	5,394	N	N	22443 SE 281ST CT
001	231010	0120	9/24/2009	\$337,000	\$280,000	2330	8	2003	Avg	5,040	N	N	22422 SE 280TH PL
001	231010	0310	8/16/2010	\$314,950	\$282,000	2330	8	2004	Avg	5,086	N	N	22426 SE 281ST ST
001	315850	0270	9/25/2011	\$295,000	\$289,000	2360	8	2011	Avg	5,994	N	N	21564 SE 275TH CT
001	315850	0300	8/3/2011	\$286,990	\$278,000	2360	8	2011	Avg	5,075	N	N	21567 SE 275TH CT
001	809167	0100	5/3/2010	\$326,700	\$285,000	2360	8	2010	Avg	5,961	N	N	22439 SE 281ST CT
001	809167	0050	11/9/2009	\$367,000	\$308,000	2370	8	2009	Avg	6,501	N	N	22446 SE 281ST CT
001	302300	0320	5/11/2011	\$320,495	\$304,000	2400	8	2011	Avg	7,676	N	N	27445 212TH PL SE
001	302300	0360	1/5/2011	\$322,250	\$297,000	2400	8	2011	Avg	10,556	N	N	21371 SE 275TH CT
001	302300	0410	9/26/2011	\$303,000	\$297,000	2400	8	2011	Avg	4,900	N	N	21252 SE 275TH CT
001	510890	0150	7/10/2009	\$340,000	\$278,000	2420	8	2004	Avg	5,250	N	N	27401 237TH PL SE
001	885651	0230	7/12/2010	\$323,000	\$287,000	2460	8	2006	Avg	4,981	N	N	27441 238TH PL SE
001	278124	0120	2/10/2010	\$335,000	\$287,000	2490	8	2010	Avg	4,144	N	N	27674 241ST AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
001	278124	0140	11/18/2010	\$300,000	\$274,000	2490	8	2010	Avg	4,016	N	N	27686 241ST AVE SE
001	809167	0440	8/15/2011	\$329,900	\$320,000	2490	8	2011	Avg	4,956	N	N	28108 224TH AVE SE
001	315850	0290	5/25/2011	\$317,990	\$303,000	2640	8	2011	Avg	5,595	N	N	21565 SE 275TH CT
001	934730	0130	6/6/2011	\$318,642	\$304,000	2640	8	2011	Avg	5,435	N	N	21415 SE 273RD CT
001	885651	0120	1/5/2009	\$371,000	\$291,000	2780	8	2006	Avg	5,628	N	N	23724 SE 274TH ST
001	342206	9065	5/11/2010	\$596,000	\$522,000	2850	8	2004	Avg	144,832	N	N	28001 243RD AVE SE
001	771400	0240	6/18/2010	\$349,000	\$308,000	2850	8	2004	Avg	4,650	N	N	27442 236TH PL SE
001	809167	0730	2/15/2011	\$369,900	\$345,000	2890	8	2011	Avg	6,322	N	N	28123 224TH AVE SE
001	885651	0110	8/11/2009	\$412,000	\$339,000	3060	8	2006	Avg	5,748	N	N	23732 SE 274TH ST
001	510890	0040	7/29/2010	\$350,000	\$312,000	3110	8	2004	Avg	6,849	N	N	27450 237TH PL SE
001	510890	0090	10/14/2011	\$265,000	\$260,000	3110	8	2004	Avg	5,600	N	N	27426 237TH PL SE
001	510890	0130	9/21/2009	\$373,400	\$310,000	3110	8	2004	Avg	5,005	N	N	23706 SE 274TH ST
001	771400	0150	3/31/2011	\$349,950	\$329,000	3430	8	2004	Avg	8,614	N	N	27407 236TH PL SE
001	278120	0070	1/18/2010	\$375,000	\$320,000	2560	9	2006	Avg	4,021	N	N	27635 236TH CT SE
001	278110	0030	11/10/2009	\$400,000	\$336,000	3010	9	2006	Avg	6,225	N	N	27618 236TH CT SE
001	278110	0040	5/27/2011	\$362,000	\$345,000	3010	9	2006	Avg	5,461	N	N	27624 236TH CT SE
001	278120	0010	11/12/2010	\$400,000	\$365,000	3010	9	2005	Avg	9,155	N	N	27617 236TH CT SE
001	278110	0100	11/16/2010	\$340,000	\$310,000	3100	9	2006	Avg	5,602	N	N	27650 236TH CT SE
001	278110	0120	5/13/2011	\$320,000	\$304,000	3100	9	2005	Avg	7,738	N	N	27660 236TH CT SE
001	278120	0060	11/19/2009	\$387,000	\$326,000	3110	9	2006	Avg	5,176	N	N	27631 236TH CT SE
002	415630	0360	11/18/2009	\$220,000	\$185,000	910	6	1981	Good	9,601	N	N	21222 SE 270TH ST
002	415630	0490	5/10/2010	\$195,000	\$171,000	910	6	1980	Good	9,613	N	N	21205 SE 268TH PL
002	154580	1440	11/18/2009	\$190,000	\$160,000	1180	6	1984	Avg	7,494	N	N	26816 216TH AVE SE
002	415630	0150	12/18/2009	\$248,500	\$211,000	1790	6	1980	Good	9,603	N	N	21215 SE 271ST PL
002	154580	1080	11/18/2010	\$215,000	\$196,000	900	7	1959	VGood	7,686	N	N	21650 SE 267TH ST
002	154580	1970	1/21/2011	\$199,000	\$184,000	950	7	1966	VGood	6,660	N	N	27022 216TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
002	154580	8560	11/11/2009	\$245,000	\$206,000	1030	7	1996	VGood	8,500	N	N	27015 222ND AVE SE
002	154580	8650	6/2/2009	\$258,000	\$209,000	1060	7	1979	Avg	8,100	N	N	22013 SE 271ST ST
002	154580	5820	6/7/2010	\$232,000	\$204,000	1090	7	1984	Good	7,620	N	N	26339 220TH PL SE
002	154580	0750	1/5/2009	\$202,500	\$159,000	1100	7	1984	Avg	7,466	N	N	26605 218TH AVE SE
002	154580	1830	10/10/2011	\$174,000	\$171,000	1140	7	1985	Good	7,176	N	N	26917 218TH AVE SE
002	154580	6170	1/25/2011	\$268,000	\$248,000	1150	7	1983	Good	18,238	N	N	26342 222ND AVE SE
002	154580	0470	1/20/2011	\$192,000	\$178,000	1160	7	1988	Good	8,058	N	N	26815 216TH AVE SE
002	154580	1180	5/18/2011	\$180,000	\$171,000	1160	7	1997	Avg	7,721	N	N	26714 216TH AVE SE
002	154580	3240	10/14/2009	\$232,000	\$194,000	1160	7	1988	Avg	7,930	N	N	21833 SE 269TH ST
002	415630	0310	6/11/2009	\$210,000	\$171,000	1160	7	1982	Avg	9,662	N	N	21207 SE 270TH ST
002	154580	0600	10/11/2010	\$225,000	\$204,000	1170	7	1978	Avg	8,520	N	N	21338 SE 271ST PL
002	154580	7530	5/5/2010	\$279,500	\$244,000	1170	7	1978	VGood	7,848	N	N	21409 SE 268TH PL
002	154580	1420	6/22/2009	\$230,000	\$187,000	1180	7	1966	Good	7,595	N	N	21605 SE 268TH ST
002	154580	8480	1/29/2010	\$206,000	\$176,000	1180	7	1983	Avg	8,500	N	N	22005 SE 270TH ST
002	154580	6410	4/11/2011	\$230,000	\$217,000	1190	7	1979	Avg	12,390	N	N	26221 222ND PL SE
002	154580	6410	5/18/2010	\$217,800	\$191,000	1190	7	1979	Avg	12,390	N	N	26221 222ND PL SE
002	154580	7370	6/21/2010	\$240,000	\$212,000	1190	7	1983	Avg	10,309	N	N	21307 SE 265TH PL
002	154580	8925	4/30/2009	\$235,000	\$189,000	1190	7	2005	Avg	8,214	N	N	26958 222ND AVE SE
002	154580	2280	9/20/2010	\$223,000	\$201,000	1230	7	1984	Avg	8,272	N	N	21653 SE 271ST ST
002	729660	0015	7/22/2010	\$425,000	\$378,000	1230	7	1958	Good	21,701	Y	Y	21744 SE 262ND PL
002	154580	7110	4/24/2009	\$225,000	\$181,000	1250	7	1980	Good	7,436	N	N	22042 SE 261ST PL
002	154580	7920	5/26/2009	\$241,900	\$196,000	1260	7	1985	Good	8,614	N	N	21318 SE 271ST PL
002	154580	1210	5/10/2010	\$250,000	\$219,000	1270	7	1985	VGood	8,404	N	N	21621 SE 267TH ST
002	154580	1490	9/13/2010	\$180,000	\$162,000	1270	7	1985	Avg	7,686	N	N	21635 SE 268TH ST
002	154580	3660	3/9/2010	\$215,000	\$186,000	1290	7	1987	Avg	7,930	N	N	21821 SE 267TH ST
002	154580	4070	2/24/2009	\$250,000	\$198,000	1290	7	1985	Good	7,697	N	N	21857 SE 266TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
002	154580	1880	8/25/2009	\$239,000	\$198,000	1300	7	1987	Avg	6,993	N	N	21648 SE 270TH ST
002	154580	3440	4/14/2010	\$224,000	\$195,000	1300	7	1986	Good	7,930	N	N	21833 SE 268TH ST
002	154580	8250	5/21/2009	\$250,000	\$202,000	1300	7	1997	Avg	8,100	N	N	22050 SE 269TH PL
002	729660	0150	5/19/2010	\$289,000	\$253,000	1300	7	1980	Avg	17,686	N	N	21746 SE 259TH ST
002	154580	3180	5/3/2010	\$248,872	\$217,000	1310	7	1999	Good	7,930	N	N	21854 SE 270TH ST
002	154580	7960	2/19/2010	\$222,500	\$191,000	1310	7	1990	Good	9,625	N	N	21323 SE 271ST PL
002	154580	0970	8/11/2009	\$259,950	\$214,000	1320	7	1985	Avg	7,686	N	N	21645 SE 266TH PL
002	154580	5490	9/15/2009	\$225,000	\$187,000	1320	7	1987	Avg	7,625	N	N	26571 221ST PL SE
002	154580	5690	2/28/2009	\$226,000	\$180,000	1320	7	1985	Good	7,793	N	N	22018 SE 266TH PL
002	154580	5360	11/12/2010	\$220,000	\$201,000	1340	7	1989	Good	8,892	N	N	26727 223RD PL SE
002	154580	2530	4/28/2009	\$200,000	\$161,000	1360	7	1989	Avg	7,500	N	N	21337 SE 271ST PL
002	154580	4330	3/10/2011	\$245,000	\$229,000	1360	7	1986	VGood	9,166	N	N	21806 SE 265TH WAY
002	154580	4830	11/4/2011	\$185,000	\$183,000	1380	7	1986	Good	7,500	N	N	26616 221ST AVE SE
002	154580	3680	6/30/2010	\$249,900	\$221,000	1410	7	1984	Good	7,564	N	N	21865 SE 267TH ST
002	154580	2170	10/21/2010	\$227,000	\$206,000	1420	7	1989	VGood	7,698	N	N	21628 SE 271ST ST
002	154580	3610	8/17/2009	\$243,763	\$201,000	1470	7	1988	Good	7,930	N	N	21853 SE 267TH ST
002	154580	6140	8/19/2010	\$246,000	\$220,000	1470	7	1988	Good	11,350	N	N	26506 222ND AVE SE
002	154580	3340	9/1/2010	\$224,500	\$202,000	1530	7	1986	VGood	7,930	N	N	21828 SE 269TH ST
002	154580	3790	6/2/2010	\$220,000	\$194,000	1530	7	1987	Good	7,931	N	N	21842 SE 267TH ST
002	154580	2610	11/10/2009	\$261,870	\$220,000	1540	7	2003	Avg	8,125	N	N	21819 271ST PL SE
002	154580	1160	11/18/2009	\$231,500	\$195,000	1550	7	1987	Good	7,822	N	N	21605 SE 267TH ST
002	025200	0230	3/25/2010	\$275,000	\$238,000	1570	7	1967	VGood	18,810	N	N	26908 211TH AVE SE
002	154580	7230	12/14/2010	\$213,500	\$196,000	1600	7	1979	Good	8,430	N	N	26608 214TH AVE SE
002	154580	3520	12/6/2011	\$185,000	\$184,000	1650	7	1989	Good	7,930	N	N	21816 SE 268TH ST
002	154580	8830	6/10/2009	\$250,000	\$203,000	1660	7	2003	Avg	7,500	N	N	22023 271ST PL SE
002	769700	0020	10/7/2011	\$239,900	\$235,000	1660	7	2011	Avg	4,898	N	N	22273 SE 270TH LN

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
002	154580	3030	6/30/2010	\$235,000	\$208,000	1680	7	1990	Avg	7,930	N	N	21841 SE 270TH ST
002	154580	0870	11/1/2010	\$249,000	\$227,000	1690	7	1980	Avg	7,181	N	N	21616 SE 266TH PL
002	154580	8070	2/4/2009	\$257,000	\$203,000	1690	7	1980	Good	8,500	N	N	22043 SE 268TH ST
002	154580	0491	6/2/2009	\$265,000	\$215,000	1700	7	1999	Avg	8,113	N	N	26821 216TH AVE SE
002	769700	0140	11/21/2011	\$255,990	\$254,000	1720	7	2011	Avg	4,087	N	N	27009 223RD LN SE
002	154580	4840	1/20/2011	\$205,000	\$190,000	1740	7	1989	Avg	7,500	N	N	26622 221ST AVE SE
002	154580	7720	11/17/2011	\$216,000	\$214,000	1770	7	2001	Avg	7,630	N	N	21318 SE 270TH ST
002	154580	6790	11/22/2011	\$199,000	\$197,000	1780	7	1989	Avg	7,320	N	N	22003 SE 267TH ST
002	154580	2950	12/12/2011	\$200,000	\$199,000	1800	7	1998	Avg	7,930	N	N	21834 SE 271ST ST
002	154580	3060	6/22/2011	\$194,000	\$186,000	1810	7	1989	Avg	7,930	N	N	21821 SE 270TH ST
002	144130	0230	7/6/2009	\$309,400	\$253,000	1830	7	1994	Avg	8,253	N	N	21625 SE 256TH PL
002	144130	0120	4/6/2011	\$275,000	\$259,000	1840	7	1994	Avg	6,552	N	N	21611 SE 257TH PL
002	144130	0250	1/25/2010	\$250,000	\$214,000	1840	7	1994	Avg	9,676	N	N	21613 SE 256TH PL
002	154580	8850	11/3/2009	\$242,000	\$203,000	1900	7	2009	Avg	7,500	N	N	22039 SE 271ST PL
002	144131	0020	10/23/2011	\$299,000	\$294,000	1920	7	1995	Good	12,909	N	N	21614 SE 256TH PL
002	025200	0720	7/28/2011	\$285,500	\$276,000	1980	7	1990	Good	19,182	N	N	26935 209TH AVE SE
002	154580	6320	7/27/2011	\$205,000	\$198,000	1980	7	1989	Avg	13,510	N	N	22041 SE 261ST PL
002	144131	0040	6/13/2011	\$325,000	\$311,000	2130	7	1994	Avg	10,669	N	N	21628 SE 256TH PL
002	769700	0410	7/7/2011	\$314,900	\$303,000	2150	7	2011	Avg	3,707	N	N	27006 223RD LN SE
002	680700	0195	3/18/2010	\$399,000	\$345,000	2250	7	1948	VGood	17,200	Y	Y	25924 216TH PL SE
002	256400	0050	11/17/2009	\$400,000	\$337,000	2940	7	1987	Avg	41,850	N	N	27002 204TH AVE SE
002	144280	0130	5/27/2011	\$135,000	\$129,000	1070	8	1986	Avg	3,607	N	N	25422 213TH PL SE
002	144280	0430	12/21/2010	\$188,000	\$173,000	1240	8	1980	Avg	3,680	N	N	25431 213TH AVE SE
002	144272	0110	4/26/2011	\$340,000	\$322,000	1510	8	1987	Good	13,500	N	N	25935 210TH AVE SE
002	144280	0450	9/7/2010	\$209,950	\$189,000	1520	8	1980	Good	4,654	N	N	25433 213TH AVE SE
002	025200	0600	7/13/2010	\$274,000	\$243,000	1700	8	1980	Good	14,130	N	N	26803 210TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
002	154580	5940	2/26/2009	\$270,000	\$214,000	1700	8	1986	Avg	20,163	N	N	26120 220TH AVE SE
002	025200	0510	6/23/2010	\$608,000	\$537,000	2020	8	1981	VGood	17,582	Y	Y	20812 SE 268TH ST
002	282206	9025	6/29/2011	\$286,000	\$274,000	2080	8	1992	Avg	51,314	N	N	26642 214TH PL SE
002	031830	0130	12/15/2011	\$329,000	\$328,000	2170	8	1993	VGood	7,443	N	N	21007 SE 268TH CT
002	144271	0030	6/14/2010	\$350,000	\$309,000	2570	8	1981	Good	17,134	N	N	25222 215TH PL SE
002	508850	0070	9/19/2011	\$277,000	\$271,000	1860	9	1989	Avg	14,740	N	N	25744 215TH CT SE
002	508850	0120	4/14/2010	\$435,000	\$378,000	2400	9	1989	VGood	14,621	N	N	25737 215TH CT SE
002	144276	0030	11/10/2011	\$344,000	\$340,000	2440	9	1990	VGood	15,393	N	N	25310 217TH PL SE
002	330386	0210	11/18/2009	\$385,000	\$324,000	2490	9	2009	Avg	6,414	N	N	25901 212TH AVE SE
002	330386	0160	6/30/2010	\$395,517	\$350,000	2670	9	2010	Avg	12,806	N	N	21201 SE 260TH ST
002	330386	0510	11/2/2009	\$390,000	\$327,000	2680	9	2008	Avg	6,000	N	N	21229 SE 259TH ST
002	330386	0470	1/28/2011	\$325,000	\$302,000	2720	9	2007	Avg	6,883	N	N	21211 SE 259TH ST
002	330386	0540	10/12/2011	\$340,000	\$334,000	2720	9	2007	Avg	5,000	N	N	21305 SE 259TH ST
002	330386	0360	1/26/2011	\$329,000	\$305,000	2790	9	2007	Avg	6,600	N	N	21310 SE 259TH ST
002	330386	0630	2/23/2010	\$351,000	\$302,000	2810	9	2007	Avg	6,000	N	N	21242 SE 260TH ST
002	330386	0130	2/22/2010	\$400,000	\$344,000	2811	9	2009	Avg	7,251	N	N	21211 SE 260TH ST
002	330386	0520	12/23/2009	\$400,000	\$340,000	3020	9	2009	Avg	5,000	N	N	21231 SE 259TH ST
002	330386	0150	6/17/2010	\$412,221	\$364,000	3050	9	2010	Avg	7,526	N	N	21205 SE 260TH ST
002	330386	0170	12/18/2010	\$365,000	\$336,000	3060	9	2008	Avg	6,553	N	N	25925 212TH AVE SE
002	330386	0650	3/12/2010	\$357,000	\$308,000	3060	9	2007	Avg	6,272	N	N	21252 SE 260TH ST
002	144270	0260	8/26/2010	\$560,000	\$502,000	3320	9	1976	VGood	17,977	N	N	21114 SE 258TH ST
002	144270	0160	2/24/2009	\$480,000	\$381,000	3150	10	1987	Avg	26,763	N	N	25619 214TH AVE SE
003	412700	0550	7/29/2011	\$175,000	\$169,000	380	3	1948	Fair	6,415	Y	Y	25800 W LAKE WILDERNESS DR SE
003	212206	9081	3/10/2009	\$147,000	\$117,000	670	5	1965	Good	15,225	N	N	21803 SE 251ST PL
003	212206	9131	6/14/2010	\$225,000	\$198,000	1100	5	1983	Good	17,166	N	N	22414 SE 250TH PL
003	252530	0510	1/7/2011	\$165,000	\$152,000	860	6	1977	Good	11,340	N	N	23417 SE 267TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
003	412700	0090	9/28/2010	\$325,000	\$293,000	900	6	1952	Good	9,473	Y	Y	25608 LAKE WILDERNESS LN
003	252540	0130	12/14/2009	\$213,000	\$180,000	1080	6	1968	Good	12,972	N	N	26909 233RD PL SE
003	252530	0500	3/11/2010	\$210,000	\$181,000	1120	6	1978	Good	10,209	N	N	23409 SE 267TH PL
003	412700	0125	8/25/2010	\$284,999	\$255,000	1360	6	1954	Good	11,849	Y	Y	25624 LAKE WILDERNESS LN
003	252530	0040	8/19/2011	\$167,500	\$163,000	1400	6	1975	Good	10,197	N	N	23403 SE 267TH ST
003	252530	0050	2/17/2011	\$175,000	\$163,000	1400	6	1976	Good	10,098	N	N	23415 SE 267TH ST
003	252531	0080	5/18/2010	\$256,000	\$224,000	1060	7	1980	Good	9,545	N	N	23404 SE 264TH ST
003	252531	0300	4/28/2011	\$193,000	\$183,000	1060	7	1981	Good	11,567	N	N	23209 SE 267TH PL
003	252531	0420	8/26/2009	\$247,000	\$204,000	1060	7	1980	Avg	10,043	N	N	23313 SE 266TH ST
003	252531	0540	12/5/2011	\$216,000	\$215,000	1130	7	1981	Avg	9,660	N	N	23317 SE 264TH ST
003	252531	0310	7/20/2011	\$215,000	\$207,000	1160	7	1980	Good	12,600	N	N	26707 233RD CT SE
003	252531	0400	10/5/2011	\$210,000	\$206,000	1160	7	1980	Avg	12,444	N	N	23301 SE 266TH ST
003	940655	0070	3/2/2010	\$249,950	\$215,000	1210	7	1994	Avg	9,905	N	N	26418 227TH CT SE
003	940655	0090	7/28/2009	\$283,000	\$232,000	1280	7	1993	Avg	6,770	N	N	22717 SE 264TH PL
003	541650	0090	9/9/2009	\$249,950	\$207,000	1440	7	2005	Avg	3,800	N	N	26834 226TH PL SE
003	541650	0280	4/28/2009	\$249,950	\$201,000	1440	7	2005	Avg	4,267	N	N	26819 225TH PL SE
003	541650	0390	4/27/2009	\$249,000	\$200,000	1440	7	2005	Avg	4,887	N	N	26913 225TH PL SE
003	541650	0400	7/28/2009	\$248,500	\$204,000	1440	7	2005	Avg	4,228	N	N	26914 225TH PL SE
003	541650	0430	9/22/2010	\$220,000	\$198,000	1440	7	2005	Avg	3,720	N	N	22537 SE 269TH PL
003	541650	0470	2/22/2011	\$214,900	\$200,000	1440	7	2005	Avg	4,049	N	N	22546 SE 269TH PL
003	940655	0190	3/18/2010	\$269,500	\$233,000	1560	7	1993	Avg	9,500	N	N	22734 SE 264TH PL
003	940656	0030	9/2/2011	\$190,000	\$185,000	1580	7	1996	Avg	6,000	N	N	22730 SE 266TH ST
003	940656	0180	10/20/2011	\$195,000	\$192,000	1580	7	1996	Avg	8,397	N	N	22719 SE 266TH ST
003	412380	0050	10/19/2011	\$213,700	\$210,000	1600	7	1986	Avg	7,202	N	N	25021 LK WILDERNESS COUNTRY C DR SE
003	252540	0040	5/11/2011	\$220,000	\$209,000	1610	7	2005	Avg	6,215	N	N	26809 233RD CT SE
003	940652	0040	3/11/2010	\$259,000	\$224,000	1646	7	1996	Avg	8,479	N	N	26626 231ST PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940652	0060	3/19/2010	\$262,000	\$227,000	1646	7	1996	Avg	13,317	N	N	26618 231ST PL SE
003	412380	0060	6/1/2009	\$365,000	\$296,000	1650	7	1989	VGood	7,114	N	N	25027 LK WILDERNESS COUNTRY C DR SE
003	940652	0160	4/6/2010	\$292,000	\$254,000	1654	7	1996	Good	11,464	N	N	26437 231ST PL SE
003	940652	1190	11/3/2011	\$237,500	\$234,000	1654	7	1995	Avg	6,666	N	N	26758 231ST PL SE
003	808165	0100	10/11/2011	\$217,500	\$214,000	1710	7	1997	Avg	6,929	N	N	26549 236TH PL SE
003	541650	0080	5/20/2009	\$267,500	\$216,000	1750	7	2005	Avg	3,800	N	N	26838 226TH PL SE
003	541650	0190	10/1/2009	\$277,000	\$231,000	1750	7	2005	Avg	4,129	N	N	22548 SE 268TH PL
003	541650	0230	7/7/2009	\$265,000	\$217,000	1750	7	2005	Avg	4,010	N	N	22532 SE 268TH PL
003	541650	0270	6/17/2009	\$275,000	\$224,000	1750	7	2005	Avg	4,372	N	N	26815 225TH PL SE
003	541650	0310	2/26/2009	\$269,950	\$214,000	1750	7	2005	Avg	4,000	N	N	26831 225TH PL SE
003	541650	0410	1/14/2009	\$269,950	\$212,000	1750	7	2005	Avg	3,808	N	N	26910 225TH PL SE
003	252540	0010	8/17/2011	\$216,000	\$210,000	1870	7	2004	Avg	5,634	N	N	26828 233RD CT SE
003	379350	1140	7/9/2009	\$304,850	\$249,000	1890	7	2003	Avg	7,103	N	N	23432 SE 262ND ST
003	541650	0260	8/4/2011	\$215,000	\$208,000	1890	7	2005	Avg	3,629	N	N	26811 225TH PL SE
003	541651	0370	8/4/2010	\$259,950	\$232,000	1910	7	2006	Avg	5,000	N	N	22838 SE 268TH PL
003	541651	0830	3/6/2009	\$300,000	\$239,000	1910	7	2005	Avg	4,862	N	N	26830 230TH PL SE
003	940655	0100	3/26/2009	\$297,000	\$237,000	1930	7	1993	Avg	8,458	N	N	22721 SE 264TH PL
003	940655	0120	1/8/2009	\$319,720	\$251,000	1930	7	1993	Avg	10,614	N	N	22735 SE 264TH PL
003	940652	0250	7/26/2011	\$248,000	\$239,000	1975	7	1996	Avg	8,189	N	N	23030 SE 267TH PL
003	940652	0450	6/16/2010	\$260,000	\$229,000	1975	7	1997	Avg	11,069	N	N	22847 SE 265TH PL
003	940652	0740	4/9/2010	\$299,950	\$261,000	1975	7	1995	Avg	8,468	N	N	22911 SE 266TH ST
003	940652	0920	11/19/2009	\$282,000	\$238,000	1975	7	1995	Avg	9,437	N	N	26721 227TH AVE SE
003	940652	0980	7/6/2009	\$312,000	\$255,000	1975	7	1996	Avg	14,347	N	N	26771 230TH PL SE
003	940652	1030	4/27/2009	\$309,000	\$249,000	1975	7	1996	Avg	11,088	N	N	26768 230TH PL SE
003	940652	1140	11/1/2011	\$270,000	\$266,000	1975	7	1995	Avg	10,197	N	N	26787 231ST PL SE
003	541650	0250	4/29/2011	\$210,000	\$199,000	1980	7	2005	Avg	6,652	N	N	26807 225TH PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
003	541650	0320	8/27/2009	\$285,000	\$236,000	1990	7	2005	Avg	4,000	N	N	26835 225TH PL SE
003	212206	9143	7/1/2009	\$410,000	\$335,000	2000	7	1988	Avg	54,014	N	N	21707 SE 245TH ST
003	808165	0080	12/29/2009	\$276,900	\$235,000	2000	7	1997	Avg	9,102	N	N	26533 236TH PL SE
003	541651	0610	7/29/2010	\$255,000	\$227,000	2010	7	2005	Avg	5,060	N	N	22918 SE 269TH ST
003	541651	0770	5/28/2010	\$240,000	\$211,000	2010	7	2005	Avg	5,117	N	N	26800 230TH PL SE
003	541650	0560	9/27/2010	\$252,500	\$228,000	2020	7	2005	Avg	3,800	N	N	22535 SE 268TH PL
003	541651	0010	6/28/2010	\$284,950	\$252,000	2020	7	2005	Avg	5,376	N	N	22731 SE 269TH ST
003	940658	0060	3/31/2009	\$314,950	\$252,000	2040	7	1994	Avg	8,648	N	N	21802 SE 249TH PL
003	542295	0020	5/22/2009	\$289,000	\$234,000	2280	7	2006	Avg	5,000	N	N	27020 228TH PL SE
003	541651	0810	3/25/2009	\$298,700	\$239,000	2310	7	2005	Avg	4,694	N	N	26822 230TH PL SE
003	202206	9193	7/6/2011	\$333,000	\$320,000	2360	7	1986	Good	54,853	N	N	20307 SE 248TH ST
003	379350	0820	7/23/2009	\$358,400	\$294,000	2390	7	2001	Good	6,119	N	N	26236 235TH AVE SE
003	885694	0220	10/20/2010	\$234,340	\$213,000	2460	7	2005	Avg	5,000	N	N	26810 224TH AVE SE
003	379350	0770	8/26/2010	\$329,950	\$296,000	2590	7	2003	Avg	12,894	N	N	26316 235TH AVE SE
003	379350	1480	5/7/2010	\$379,000	\$331,000	2590	7	2003	Avg	8,219	N	N	25933 232ND CT SE
003	379350	0610	6/15/2009	\$365,000	\$297,000	2610	7	2002	Good	9,503	N	N	23223 SE 263RD ST
003	379350	1290	8/5/2011	\$280,000	\$271,000	2610	7	2003	Avg	6,919	N	N	23403 SE 260TH CT
003	542295	0070	3/18/2011	\$282,000	\$264,000	2630	7	2006	Avg	5,843	N	N	22822 SE 271ST PL
003	542295	0320	1/20/2009	\$305,000	\$240,000	2630	7	2006	Avg	4,079	N	N	22837 SE 271ST PL
003	379350	1430	9/16/2011	\$330,000	\$322,000	2750	7	2003	Avg	17,166	N	N	25911 232ND CT SE
003	379350	1430	10/9/2009	\$384,000	\$321,000	2750	7	2003	Avg	17,166	N	N	25911 232ND CT SE
003	379350	0130	6/24/2009	\$425,000	\$346,000	3860	7	2002	Avg	6,421	N	N	23308 SE 261ST CT
003	379350	1450	8/29/2011	\$380,000	\$370,000	3860	7	2003	Avg	6,901	N	N	25919 232ND CT SE
003	379350	0140	2/9/2011	\$367,000	\$341,000	4130	7	2002	Avg	9,430	N	N	23314 SE 261ST CT
003	379350	1100	3/18/2011	\$380,000	\$356,000	4130	7	2003	Avg	7,999	N	N	23427 SE 262ND ST
003	379350	1110	8/12/2009	\$410,000	\$338,000	4130	7	2002	Avg	7,570	N	N	26215 235TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212206	9117	12/8/2011	\$319,000	\$317,000	1090	8	1977	Avg	57,350	N	N	24811 214TH AVE SE
003	212206	9118	5/28/2010	\$360,000	\$316,000	1380	8	1978	Good	57,350	N	N	24821 214TH AVE SE
003	412382	0020	6/22/2011	\$270,000	\$259,000	1740	8	1987	Good	6,900	N	N	25319 LK WILDERNESS COUNTRY C DR SE
003	412384	0160	5/18/2009	\$335,000	\$271,000	1810	8	1993	Good	6,468	N	N	25527 223RD CT SE
003	940671	0070	3/3/2011	\$258,300	\$241,000	1830	8	2011	Avg	6,368	N	N	22858 SE 263RD ST
003	412382	0320	5/31/2011	\$350,000	\$334,000	1840	8	1990	Avg	7,502	N	N	25612 LK WILDERNESS COUNTRY C DR SE
003	412381	0250	7/27/2010	\$295,000	\$263,000	1880	8	1987	Avg	11,298	N	N	25222 LK WILDERNESS COUNTRY C DR SE
003	412382	0230	4/25/2009	\$324,000	\$261,000	1880	8	1990	Avg	6,500	N	N	25725 LK WILDERNESS COUNTRY C DR SE
003	412381	0030	3/10/2010	\$265,900	\$230,000	1890	8	1987	Avg	8,121	N	N	25213 LK WILDERNESS COUNTRY C DR SE
003	541651	1230	10/19/2010	\$240,000	\$218,000	1890	8	2010	Avg	4,339	N	N	22803 SE 271ST PL
003	412383	0090	1/21/2010	\$379,000	\$324,000	1970	8	1990	Good	6,969	N	N	25919 LK WILDERNESS COUNTRY C DR SE
003	940653	0140	10/27/2009	\$280,000	\$235,000	1970	8	2005	Avg	4,358	N	N	22525 SE 267TH ST
003	940671	0090	6/14/2011	\$288,200	\$276,000	1980	8	2011	Avg	9,282	N	N	22884 SE 263RD ST
003	541651	0500	12/15/2011	\$250,000	\$249,000	1990	8	2005	Avg	6,258	N	N	26817 227TH PL SE
003	940671	0040	8/11/2011	\$260,945	\$253,000	2030	8	2011	Avg	6,395	N	N	26428 228TH AVE SE
003	412381	0070	4/7/2011	\$350,000	\$330,000	2040	8	1987	Good	11,349	N	N	25237 LK WILDERNESS COUNTRY C DR SE
003	412384	0070	8/25/2010	\$320,000	\$287,000	2110	8	1992	Avg	9,302	N	N	22311 SE 255TH ST
003	412700	0485	8/10/2010	\$310,000	\$277,000	2150	8	1985	Good	20,037	N	N	25739 W LAKE WILDERNESS DR SE
003	940671	0050	5/24/2011	\$284,900	\$271,000	2210	8	2011	Avg	6,100	N	N	22852 SE 263RD ST
003	412384	0660	1/20/2011	\$313,000	\$290,000	2220	8	1990	Avg	10,358	N	N	22571 SE 261ST ST
003	212206	9005	10/7/2011	\$301,000	\$295,000	2290	8	1988	Avg	94,960	N	N	24230 218TH AVE SE
003	412382	0350	6/10/2009	\$403,800	\$328,000	2400	8	1989	Good	7,107	N	N	25526 LK WILDERNESS COUNTRY C DR SE
003	940653	0200	12/1/2010	\$319,000	\$292,000	2400	8	2005	Avg	6,537	N	N	26632 225TH AVE SE
003	412700	0375	11/25/2009	\$445,000	\$375,000	2420	8	2006	Good	10,945	Y	N	23057 SE LAKE WILDERNESS DR S
003	940671	0010	7/8/2011	\$288,965	\$278,000	2460	8	2011	Avg	6,396	N	N	22856 SE 263RD ST
003	940671	0020	5/27/2011	\$281,140	\$268,000	2460	8	2011	Avg	6,448	N	N	26440 228TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940671	0030	8/15/2011	\$277,900	\$269,000	2460	8	2011	Avg	6,448	N	N	26434 228TH AVE SE
003	940671	0060	7/27/2011	\$290,275	\$280,000	2460	8	2011	Avg	5,604	N	N	22854 SE 263RD ST
003	940671	0160	8/11/2011	\$307,189	\$298,000	2460	8	2011	Avg	6,781	N	N	22861 SE 263RD ST
003	940671	0220	5/12/2011	\$312,393	\$297,000	2460	8	2011	Avg	7,322	N	N	22897 SE 263RD ST
003	212206	9147	3/22/2010	\$460,000	\$398,000	2560	8	1985	Good	57,499	N	N	21512 SE 245TH ST
003	541650	0780	1/25/2010	\$280,950	\$240,000	2570	8	2005	Avg	4,750	N	N	22619 SE 271ST ST
003	541650	0840	5/22/2009	\$309,900	\$251,000	2570	8	2005	Avg	4,865	N	N	27103 227TH PL SE
003	541651	0160	11/17/2011	\$254,900	\$252,000	2570	8	2006	Avg	5,000	N	N	22820 SE 269TH ST
003	541650	1100	6/22/2011	\$257,500	\$247,000	2580	8	2005	Avg	4,750	N	N	22628 SE 271ST ST
003	541651	0530	3/2/2010	\$339,500	\$293,000	2580	8	2005	Avg	4,818	N	N	26829 227TH PL SE
003	541651	0560	9/7/2011	\$289,950	\$283,000	2580	8	2005	Avg	5,972	N	N	26841 227TH PL SE
003	541651	1240	8/16/2009	\$304,850	\$251,000	2600	8	2009	Avg	3,881	N	N	22805 SE 271ST PL
003	541651	1250	9/3/2009	\$287,500	\$238,000	2600	8	2009	Avg	4,705	N	N	22811 SE 271ST PL
003	412384	0090	5/28/2010	\$400,000	\$351,000	2630	8	1990	Good	7,678	N	N	22319 SE 255TH ST
003	412383	0340	9/7/2010	\$350,000	\$315,000	2640	8	1991	Avg	7,003	N	N	26116 LK WILDERNESS COUNTRY C DR SE
003	412700	0283	10/28/2009	\$437,000	\$366,000	2920	8	1992	Avg	20,782	N	N	25728 226TH PL SE
003	541650	0880	5/25/2011	\$279,900	\$267,000	3000	8	2005	Avg	5,021	N	N	27127 227TH PL SE
003	541651	0020	8/26/2009	\$350,000	\$289,000	3000	8	2005	Avg	5,857	N	N	22737 SE 269TH ST
003	347050	0160	10/21/2009	\$370,000	\$310,000	3300	8	2006	Avg	5,577	N	N	26057 231ST PL SE
003	940670	0070	7/26/2011	\$319,000	\$308,000	2483	9	2004	Avg	6,844	N	N	23043 SE 263RD ST
003	541651	1020	8/31/2010	\$374,950	\$336,000	2610	9	2006	Avg	5,692	N	N	22821 SE 270TH ST
003	541650	1040	11/4/2010	\$349,950	\$319,000	2750	9	2005	Avg	4,750	N	N	22621 SE 270TH PL
003	940670	0120	7/28/2010	\$339,950	\$303,000	2750	9	2005	Avg	7,422	N	N	26312 230TH CT SE
003	940651	0090	5/18/2009	\$532,000	\$430,000	2760	9	1997	Avg	25,243	N	N	24506 214TH AVE SE
003	940670	0190	1/27/2011	\$319,000	\$296,000	2830	9	2005	Avg	8,523	N	N	23018 SE 263RD ST
003	412700	0380	12/20/2011	\$450,000	\$449,000	2840	9	2006	Avg	25,889	Y	N	23043 SE LAKE WILDERNESS DR S

Improved Sales Used in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940651	0180	9/8/2009	\$550,000	\$456,000	2880	9	1998	Avg	35,000	N	N	24523 214TH AVE SE
003	940651	0080	2/16/2011	\$475,000	\$443,000	2920	9	1997	Avg	24,572	N	N	24514 214TH AVE SE
003	541650	0680	10/13/2009	\$420,000	\$351,000	2960	9	2005	Avg	6,031	N	N	27007 226TH AVE SE
003	541651	0100	8/7/2009	\$375,000	\$309,000	2960	9	2006	Avg	6,219	N	N	22839 SE 269TH ST
003	541651	1110	1/6/2011	\$310,000	\$286,000	2960	9	2006	Avg	5,361	N	N	22818 SE 270TH ST
003	541651	1180	12/23/2011	\$300,000	\$299,000	2960	9	2006	Avg	5,000	N	N	27025 228TH PL SE
003	940670	0090	6/18/2009	\$382,000	\$311,000	2960	9	2004	Avg	5,634	N	N	23038 SE 263RD ST
003	940670	0170	3/19/2009	\$399,000	\$318,000	2960	9	2004	Avg	5,427	N	N	26323 230TH CT SE
003	412700	0100	11/15/2010	\$501,000	\$457,000	3090	9	1998	Avg	10,926	Y	Y	25612 LAKE WILDERNESS LN
003	541650	0640	7/24/2009	\$400,000	\$328,000	3190	9	2005	Avg	4,623	N	N	22620 SE 270TH PL
003	541651	1220	1/7/2009	\$395,000	\$310,000	3190	9	2006	Avg	7,268	N	N	27047 228TH PL SE
003	412700	0376	12/8/2011	\$465,000	\$463,000	3170	10	2006	Avg	13,798	Y	N	23059 SE LAKE WILDERNESS DR S
004	666120	0150	10/8/2009	\$179,950	\$150,000	830	7	1996	Avg	3,000	N	N	22739 SE 242ND PL
004	666120	0290	6/1/2010	\$212,500	\$187,000	1030	7	1995	Avg	2,850	N	N	22752 SE 242ND PL
004	666120	0370	9/20/2011	\$146,500	\$143,000	1030	7	1995	Avg	3,000	N	N	22750 SE 242ND ST
004	666120	0210	10/19/2009	\$197,000	\$165,000	1050	7	1996	Avg	3,631	N	N	22715 SE 242ND PL
004	070570	0970	7/28/2010	\$225,000	\$200,000	1230	7	1994	Avg	9,717	N	N	24501 234TH WAY SE
004	885695	0010	8/28/2009	\$257,500	\$213,000	1260	7	1994	Avg	10,201	N	N	24322 234TH WAY SE
004	885695	0500	9/18/2009	\$257,500	\$214,000	1260	7	1994	Avg	9,120	N	N	23361 SE 243RD PL
004	885696	0490	5/9/2011	\$236,000	\$224,000	1260	7	1995	Avg	8,683	N	N	23934 232ND PL SE
004	954284	0360	8/17/2009	\$240,000	\$198,000	1270	7	2008	Avg	4,040	N	N	26251 240TH AVE SE
004	954284	0420	2/26/2009	\$248,490	\$197,000	1270	7	2008	Avg	4,858	N	N	26287 240TH AVE SE
004	954284	0430	8/10/2009	\$232,000	\$191,000	1270	7	2008	Avg	4,256	N	N	26293 240TH AVE SE
004	954284	0550	3/30/2009	\$257,239	\$206,000	1270	7	2008	Avg	4,865	N	N	24067 262ND PL SE
004	954284	0580	4/3/2009	\$242,625	\$194,000	1270	7	2008	Avg	4,000	N	N	24049 SE 262ND PL
004	954284	0670	4/23/2009	\$239,950	\$193,000	1270	7	2008	Avg	3,600	N	N	24062 SE 263RD PL

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	511326	0180	4/27/2009	\$259,000	\$208,000	1300	7	1991	Avg	9,022	N	N	21924 SE 239TH ST
004	511326	0350	8/19/2011	\$243,500	\$236,000	1300	7	1991	Avg	7,320	N	N	21615 SE 238TH ST
004	954284	0750	4/7/2011	\$201,995	\$190,000	1300	7	2011	Avg	3,780	N	N	24059 SE 262ND ST
004	954284	0780	5/14/2011	\$204,475	\$194,000	1300	7	2011	Avg	3,780	N	N	24041 SE 262ND ST
004	954284	0820	8/11/2011	\$204,255	\$198,000	1300	7	2011	Avg	3,780	N	N	24036 SE 262ND PL
004	954284	0850	8/11/2011	\$201,965	\$196,000	1300	7	2011	Avg	3,570	N	N	24054 SE 262ND PL
004	070571	0170	9/28/2011	\$185,000	\$181,000	1310	7	1995	Avg	7,328	N	N	23412 SE 247TH CT
004	940760	0070	12/1/2009	\$219,950	\$186,000	1310	7	1988	Avg	6,265	N	N	21713 SE 237TH ST
004	511615	0040	3/9/2011	\$236,500	\$221,000	1320	7	1996	Avg	5,641	N	N	21651 SE 239TH PL
004	940760	0290	7/28/2009	\$213,000	\$175,000	1330	7	1988	Avg	8,287	N	N	21618 SE 237TH ST
004	162206	9038	9/20/2011	\$173,000	\$169,000	1340	7	1990	Fair	12,595	N	N	21622 SE WAX RD
004	511615	0100	5/19/2011	\$250,000	\$238,000	1340	7	1996	Avg	7,122	N	N	21664 SE 239TH PL
004	511615	0120	7/26/2010	\$230,000	\$205,000	1340	7	1996	Avg	6,108	N	N	21658 SE 239TH PL
004	666120	0080	3/3/2010	\$230,500	\$199,000	1340	7	1995	Avg	3,011	N	N	22767 SE 242ND PL
004	666120	0430	10/19/2011	\$185,000	\$182,000	1340	7	1996	Avg	3,272	N	N	22774 SE 242ND ST
004	940715	0070	10/15/2009	\$264,950	\$221,000	1370	7	1996	Avg	6,088	N	N	24042 SE 261ST PL
004	954284	0590	1/15/2009	\$263,573	\$207,000	1380	7	2008	Avg	4,500	N	N	24043 SE 262ND PL
004	954284	0600	1/14/2009	\$278,683	\$219,000	1380	7	2008	Avg	4,500	N	N	24037 SE 262ND PL
004	954284	0250	6/9/2011	\$217,995	\$208,000	1400	7	2011	Avg	4,548	N	N	24022 SE 262ND ST
004	954284	0380	3/2/2009	\$251,405	\$200,000	1410	7	2008	Avg	4,040	N	N	26263 240TH AVE SE
004	667900	0320	4/29/2010	\$245,000	\$214,000	1430	7	2002	Avg	4,251	N	N	23524 SE 243RD PL
004	885695	0160	7/23/2009	\$274,500	\$225,000	1440	7	1994	Avg	8,921	N	N	23240 SE 242ND ST
004	885696	0380	12/14/2010	\$263,000	\$242,000	1440	7	1995	Avg	9,727	N	N	23225 SE 241ST CT
004	954284	0740	4/7/2011	\$217,995	\$205,000	1440	7	2011	Avg	3,570	N	N	24065 SE 262ND ST
004	954284	0790	6/3/2011	\$218,365	\$208,000	1440	7	2011	Avg	3,780	N	N	24035 SE 262ND ST
004	954284	0860	9/7/2011	\$217,995	\$212,000	1440	7	2011	Avg	3,780	N	N	24060 SE 262ND PL

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	954283	0550	5/9/2011	\$239,995	\$228,000	1450	7	2011	Avg	4,000	N	N	24223 SE 263RD PL
004	954283	0640	2/10/2010	\$249,995	\$215,000	1450	7	2010	Avg	3,910	N	N	24216 SE 263RD PL
004	954284	0100	3/29/2011	\$249,995	\$235,000	1450	7	2010	Avg	3,610	N	N	26232 241ST PL SE
004	954284	0120	10/20/2010	\$249,995	\$227,000	1450	7	2010	Avg	4,050	N	N	26220 241ST PL SE
004	954284	0240	3/8/2011	\$239,995	\$225,000	1450	7	2011	Avg	4,406	N	N	24028 SE 262ND ST
004	954284	0270	12/6/2011	\$219,995	\$219,000	1450	7	2011	Avg	3,449	N	N	24008 SE 262ND ST
004	954284	0290	11/3/2011	\$221,596	\$219,000	1450	7	2011	Avg	4,626	N	N	26209 240TH AVE SE
004	954284	0340	3/17/2010	\$245,995	\$213,000	1450	7	2010	Avg	4,040	N	N	26239 240TH AVE SE
004	954284	0450	6/7/2011	\$229,995	\$220,000	1450	7	2011	Avg	4,694	N	N	24033 SE 263RD PL
004	954284	0510	5/10/2010	\$261,763	\$229,000	1450	7	2010	Avg	4,194	N	N	24069 SE 263RD PL
004	954284	0540	4/16/2010	\$249,995	\$218,000	1450	7	2010	Avg	3,770	N	N	24087 SE 263RD PL
004	940715	0190	4/25/2011	\$223,950	\$212,000	1460	7	1996	Avg	7,980	N	N	24230 SE 261ST PL
004	414245	0170	8/2/2010	\$255,000	\$227,000	1520	7	2004	Avg	3,606	N	N	22455 SE 244TH ST
004	885697	0940	1/2/2009	\$293,500	\$230,000	1520	7	2000	Avg	3,544	N	N	22931 SE 240TH PL
004	940645	0130	4/21/2011	\$257,000	\$243,000	1557	7	1998	Good	9,563	N	N	23801 216TH PL SE
004	667900	0130	9/27/2010	\$259,500	\$234,000	1560	7	2002	Avg	4,244	N	N	23523 SE 243RD PL
004	667900	0640	7/28/2009	\$281,500	\$231,000	1560	7	2003	Avg	4,200	N	N	23522 SE 243RD ST
004	667900	0710	10/14/2009	\$280,000	\$234,000	1560	7	2003	Avg	5,744	N	N	24209 235TH AVE SE
004	667900	1360	3/26/2010	\$279,950	\$243,000	1560	7	2002	Avg	6,974	N	N	23727 243RD CT SE
004	885697	0150	12/16/2010	\$265,000	\$244,000	1560	7	2000	Avg	4,439	N	N	22828 SE 240TH PL
004	885697	0290	8/7/2009	\$265,500	\$219,000	1560	7	2001	Avg	4,039	N	N	22931 SE 241ST PL
004	954283	0560	5/11/2011	\$224,995	\$214,000	1580	7	2011	Avg	3,400	N	N	24219 SE 263RD PL
004	954284	0080	5/16/2011	\$224,995	\$214,000	1580	7	2011	Avg	3,230	N	N	26244 241ST PL SE
004	954284	0760	7/10/2011	\$224,995	\$216,000	1580	7	2011	Avg	3,570	N	N	24053 SE 262ND ST
004	954284	0810	7/20/2011	\$241,010	\$232,000	1580	7	2011	Avg	4,462	N	N	24030 SE 262ND PL
004	954284	0870	8/8/2011	\$230,991	\$224,000	1580	7	2011	Avg	3,570	N	N	24066 SE 262ND PL

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	885697	0250	7/27/2009	\$268,000	\$220,000	1600	7	2001	Avg	3,245	N	N	22919 SE 241ST PL
004	414245	0040	11/4/2010	\$235,000	\$214,000	1610	7	2004	Avg	5,024	N	N	22407 SE 244TH ST
004	954283	0510	3/8/2010	\$255,995	\$221,000	1610	7	2010	Avg	4,002	N	N	24239 SE 263RD PL
004	954283	0580	6/17/2010	\$257,500	\$227,000	1610	7	2010	Avg	4,000	N	N	24211 SE 263RD PL
004	954283	0650	1/21/2010	\$263,620	\$225,000	1610	7	2010	Avg	3,912	N	N	24220 SE 263RD PL
004	954284	0130	11/5/2010	\$259,995	\$237,000	1610	7	2011	Avg	4,032	N	N	26214 241ST PL SE
004	954284	0230	12/7/2010	\$260,659	\$239,000	1610	7	2011	Avg	4,380	N	N	24034 SE 262ND ST
004	954284	0280	9/19/2011	\$231,082	\$226,000	1610	7	2011	Avg	4,457	N	N	24002 SE 262ND ST
004	954284	0330	3/22/2010	\$255,995	\$222,000	1610	7	2010	Avg	4,040	N	N	26233 240TH AVE SE
004	954284	0500	5/17/2010	\$259,995	\$228,000	1610	7	2010	Avg	4,190	N	N	24063 SE 263RD PL
004	954284	0530	4/12/2010	\$255,995	\$223,000	1610	7	2010	Avg	4,049	N	N	24081 SE 263RD PL
004	954284	0730	8/3/2010	\$259,995	\$232,000	1610	7	2010	Avg	3,560	N	N	26225 241ST PL SE
004	954284	0770	9/19/2011	\$244,995	\$239,000	1610	7	2011	Avg	4,200	N	N	24047 SE 262ND ST
004	954284	0390	9/22/2009	\$250,000	\$208,000	1620	7	2008	Avg	4,040	N	N	26269 240TH AVE SE
004	954284	0560	8/31/2009	\$270,000	\$223,000	1620	7	2008	Avg	4,000	N	N	24061 262ND PL SE
004	954284	0570	3/20/2009	\$265,000	\$211,000	1620	7	2008	Avg	4,000	N	N	24055 SE 262ND PL
004	885696	0510	3/19/2010	\$273,200	\$236,000	1630	7	1995	Avg	8,800	N	N	23922 232ND PL SE
004	070570	0230	12/2/2011	\$220,000	\$219,000	1660	7	1994	Good	7,776	N	N	24421 236TH CT SE
004	667900	0820	8/25/2010	\$255,000	\$229,000	1660	7	2004	Avg	4,755	N	N	23428 SE 240TH PL
004	667900	1500	12/3/2009	\$279,950	\$237,000	1660	7	2004	Avg	5,250	N	N	24223 237TH WAY SE
004	667900	0040	4/11/2011	\$224,950	\$212,000	1670	7	2003	Avg	4,412	N	N	23703 SE 243RD PL
004	667900	0110	7/16/2009	\$270,000	\$221,000	1670	7	2003	Avg	4,714	N	N	23605 SE 243RD PL
004	070571	0640	8/15/2011	\$220,000	\$213,000	1700	7	1996	Avg	7,000	N	N	23719 SE 248TH ST
004	070573	0060	3/3/2009	\$268,000	\$213,000	1700	7	1999	Avg	5,000	N	N	23837 SE 249TH ST
004	156593	0030	6/22/2010	\$273,000	\$241,000	1720	7	2010	Avg	3,835	N	N	24018 221ST LN SE
004	156593	0040	6/22/2010	\$246,000	\$217,000	1720	7	2010	Avg	3,848	N	N	24022 221ST LN SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	365480	0030	9/25/2009	\$270,000	\$225,000	1720	7	1993	Avg	10,553	N	N	23616 219TH PL SE
004	070573	0280	12/5/2011	\$255,000	\$253,000	1740	7	1999	Avg	5,267	N	N	23836 SE 249TH ST
004	156593	0010	9/27/2011	\$234,000	\$229,000	1740	7	2011	Avg	4,072	N	N	24010 221ST LN SE
004	156593	0020	10/11/2011	\$235,000	\$231,000	1740	7	2011	Avg	3,835	N	N	24014 221ST LN SE
004	954284	0010	5/24/2010	\$269,995	\$237,000	1760	7	2010	Avg	5,173	N	N	24093 SE 263RD PL
004	954284	0070	7/19/2011	\$249,995	\$241,000	1760	7	2011	Avg	4,140	N	N	26250 241ST PL SE
004	954284	0200	5/9/2011	\$249,995	\$237,000	1760	7	2011	Avg	4,380	N	N	24052 SE 262ND ST
004	954284	0260	9/22/2011	\$249,995	\$244,000	1760	7	2011	Avg	3,639	N	N	24028 SE 262ND ST
004	954284	0320	6/10/2010	\$279,657	\$246,000	1760	7	2010	Avg	4,040	N	N	26227 240TH AVE SE
004	954284	0520	6/10/2010	\$272,995	\$241,000	1760	7	2010	Avg	4,442	N	N	24075 SE 263RD PL
004	954284	0720	8/2/2010	\$272,995	\$243,000	1760	7	2010	Avg	3,400	N	N	26231 241ST PL SE
004	954283	0300	6/23/2010	\$245,000	\$217,000	1780	7	2006	Avg	3,559	N	N	26134 242ND CT SE
004	414245	0300	8/12/2010	\$309,000	\$276,000	1790	7	2004	Avg	5,095	N	N	24322 226TH AVE SE
004	414245	0490	5/6/2009	\$274,900	\$222,000	1790	7	2004	Avg	6,452	N	N	22404 SE 243RD ST
004	414245	0560	7/13/2009	\$285,100	\$233,000	1790	7	2004	Avg	4,776	N	N	24305 226TH AVE SE
004	885695	0250	7/2/2010	\$301,000	\$267,000	1810	7	1994	Avg	9,492	N	N	24227 232ND PL SE
004	885697	0520	9/28/2011	\$277,750	\$272,000	1830	7	2000	Avg	5,994	N	N	24211 231ST PL SE
004	940659	0270	11/29/2009	\$255,183	\$215,000	1830	7	2009	Avg	4,668	N	N	24242 229TH AVE SE
004	954283	0520	4/20/2010	\$272,995	\$238,000	1830	7	2010	Avg	4,000	N	N	24235 SE 263RD PL
004	954283	0570	7/10/2011	\$249,995	\$240,000	1830	7	2011	Avg	4,000	N	N	26250 241ST PL SE
004	667900	0540	6/3/2011	\$249,950	\$238,000	1860	7	2003	Avg	4,879	N	N	23425 SE 243RD ST
004	667900	0560	12/21/2010	\$250,000	\$230,000	1860	7	2003	Avg	6,359	N	N	23420 SE 243RD ST
004	885696	0110	6/14/2011	\$272,000	\$260,000	1860	7	1994	Avg	7,728	N	N	23420 SE 239TH CT
004	885696	0280	11/10/2009	\$296,000	\$249,000	1860	7	1995	Avg	8,378	N	N	23915 232ND PL SE
004	940659	0130	6/14/2010	\$265,654	\$234,000	1870	7	2009	Avg	3,881	N	N	24235 229TH AVE SE
004	940659	0230	2/25/2010	\$254,950	\$219,000	1870	7	2009	Avg	4,820	N	N	24214 229TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	940659	0250	11/18/2009	\$261,408	\$220,000	1870	7	2009	Avg	5,371	N	N	24234 229TH AVE SE
004	954284	0350	2/18/2009	\$282,450	\$224,000	1870	7	2008	Avg	4,040	N	N	26245 240TH AVE SE
004	954284	0370	3/11/2009	\$273,000	\$217,000	1870	7	2008	Avg	4,040	N	N	26257 240TH AVE SE
004	954284	0400	10/28/2009	\$265,000	\$222,000	1870	7	2008	Avg	4,040	N	N	26275 240TH AVE SE
004	954284	0410	3/4/2009	\$275,272	\$219,000	1870	7	2008	Avg	4,198	N	N	26281 240TH AVE SE
004	954284	0440	3/25/2009	\$282,500	\$226,000	1870	7	2008	Avg	5,933	N	N	26299 240TH AVE SE
004	954284	0610	2/17/2009	\$285,913	\$227,000	1870	7	2008	Avg	5,974	N	N	24031 SE 262ND PL
004	954284	0620	1/27/2009	\$300,182	\$237,000	1870	7	2008	Avg	5,193	N	N	24032 SE 263RD PL
004	954284	0680	1/28/2009	\$285,500	\$225,000	1870	7	2008	Avg	4,239	N	N	24068 SE 263RD PL
004	954283	0090	2/3/2009	\$300,375	\$237,000	1880	7	2007	Avg	4,142	N	N	26153 242ND AVE SE
004	954283	0120	6/10/2009	\$300,000	\$244,000	1880	7	2007	Avg	3,610	N	N	26141 242ND AVE SE
004	355800	0110	8/27/2009	\$305,000	\$252,000	1920	7	2002	Avg	5,127	N	N	24801 240TH LN SE
004	885697	0730	3/11/2009	\$280,000	\$223,000	1940	7	2001	Avg	5,542	N	N	24022 231ST PL SE
004	070571	0120	3/30/2011	\$257,000	\$242,000	1950	7	1996	Avg	7,291	N	N	23429 SE 246TH PL
004	070571	0150	8/23/2011	\$227,500	\$221,000	1950	7	1996	Avg	7,339	N	N	23405 SE 246TH PL
004	070571	0220	7/7/2009	\$320,000	\$262,000	1950	7	1995	Avg	7,900	N	N	23440 SE 247TH CT
004	511615	0020	12/14/2009	\$272,000	\$230,000	1950	7	1995	Avg	5,641	N	N	21643 SE 239TH PL
004	954283	0530	6/9/2010	\$274,995	\$242,000	1950	7	2010	Avg	4,000	N	N	24231 SE 263RD PL
004	954284	0040	2/8/2010	\$295,995	\$254,000	1950	7	2010	Avg	4,275	N	N	26268 241ST PL SE
004	954284	0190	9/7/2011	\$279,995	\$273,000	1950	7	2011	Avg	4,927	N	N	24058 SE 262ND ST
004	954284	0310	7/16/2010	\$282,195	\$251,000	1950	7	2010	Avg	4,059	N	N	26221 240TH AVE SE
004	954284	0480	6/25/2010	\$279,995	\$248,000	1950	7	2010	Avg	4,187	N	N	24051 SE 263RD PL
004	954284	0630	6/10/2010	\$284,995	\$251,000	1950	7	2010	Avg	3,600	N	N	24038 SE 263RD PL
004	954284	0690	6/10/2010	\$284,995	\$251,000	1950	7	2010	Avg	3,692	N	N	26249 241ST PL SE
004	414245	0430	5/12/2010	\$269,950	\$236,000	1990	7	2004	Avg	4,103	N	N	22428 SE 243RD ST
004	414245	0600	12/27/2011	\$200,000	\$200,000	1990	7	2004	Avg	3,600	N	N	22452 SE 244TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	954283	0030	12/21/2011	\$220,200	\$220,000	2000	7	2008	Avg	3,600	N	N	26301 242ND AVE SE
004	070570	0090	9/14/2010	\$309,000	\$278,000	2010	7	1993	Good	7,700	N	N	24454 234TH WAY SE
004	070570	0250	4/22/2011	\$230,000	\$217,000	2010	7	1994	Avg	7,296	N	N	24432 236TH CT SE
004	070570	0260	6/1/2010	\$297,500	\$262,000	2010	7	1994	Avg	8,642	N	N	24438 236TH CT SE
004	070570	0810	5/12/2011	\$240,000	\$228,000	2010	7	1994	Avg	8,116	N	N	23722 SE 246TH ST
004	070570	0910	9/15/2011	\$240,000	\$234,000	2010	7	1993	Avg	7,036	N	N	23423 SE 245TH ST
004	070570	0010	4/20/2010	\$320,000	\$279,000	2020	7	1997	Avg	9,699	N	N	23404 SE 244TH CT
004	070570	0510	11/18/2009	\$325,000	\$274,000	2020	7	1995	Avg	9,302	N	N	23836 SE 246TH ST
004	885697	0350	5/28/2009	\$288,000	\$233,000	2020	7	2001	Avg	5,993	N	N	23013 SE 241ST PL
004	885697	0790	1/28/2011	\$272,500	\$253,000	2020	7	2001	Avg	5,700	N	N	24109 231ST PL SE
004	954283	0420	4/23/2009	\$305,000	\$245,000	2040	7	2008	Avg	4,200	N	N	26210 243RD PL SE
004	940659	0170	11/19/2009	\$285,464	\$240,000	2120	7	2009	Avg	4,472	N	N	24223 229TH AVE SE
004	954283	0540	3/12/2010	\$304,995	\$263,000	2150	7	2010	Avg	4,000	N	N	24227 SE 263RD PL
004	954284	0050	2/11/2010	\$304,995	\$262,000	2150	7	2010	Avg	4,275	N	N	26262 241ST PL SE
004	954284	0090	7/1/2010	\$294,995	\$261,000	2150	7	2010	Avg	3,800	N	N	26238 241ST PL SE
004	954284	0220	2/17/2011	\$279,995	\$261,000	2150	7	2011	Avg	4,927	N	N	24040 SE 262ND ST
004	954284	0460	2/11/2011	\$279,995	\$261,000	2150	7	2010	Avg	4,184	N	N	24039 SE 263RD PL
004	954284	0650	11/30/2010	\$288,343	\$264,000	2150	7	2010	Avg	3,600	N	N	24050 SE 263RD PL
004	070570	0650	6/1/2010	\$330,000	\$290,000	2170	7	1995	Avg	8,378	N	N	23840 SE 247TH PL
004	070573	0030	1/25/2011	\$267,000	\$248,000	2180	7	1999	Avg	5,000	N	N	23819 SE 249TH ST
004	070573	0310	4/15/2009	\$273,000	\$219,000	2180	7	1999	Avg	4,516	N	N	23818 SE 249TH ST
004	667900	1100	11/6/2009	\$303,000	\$255,000	2180	7	2003	Avg	6,250	N	N	24104 236TH AVE SE
004	667900	1440	11/30/2011	\$235,000	\$233,000	2180	7	2004	Avg	5,250	N	N	24222 237TH WAY SE
004	885697	0620	5/9/2011	\$258,000	\$245,000	2180	7	2000	Avg	5,705	N	N	24206 231ST PL SE
004	885697	0870	1/4/2010	\$335,000	\$285,000	2180	7	2002	Avg	5,700	N	N	24026 231ST AVE SE
004	070571	0110	7/7/2011	\$298,000	\$286,000	2190	7	1996	Avg	7,880	N	N	23435 SE 246TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	070571	0240	11/5/2010	\$299,950	\$273,000	2190	7	1995	Avg	8,009	N	N	23433 SE 247TH CT
004	070571	0530	9/28/2010	\$315,000	\$284,000	2190	7	1996	Avg	7,061	N	N	23834 SE 248TH ST
004	667900	0070	3/25/2009	\$295,000	\$236,000	2200	7	2003	Avg	4,433	N	N	23621 SE 243RD PL
004	667900	0120	6/24/2011	\$281,000	\$269,000	2200	7	2002	Avg	4,550	N	N	23527 SE 243RD PL
004	940659	0190	12/2/2009	\$262,950	\$222,000	2200	7	2009	Avg	4,320	N	N	24215 229TH AVE SE
004	940659	0200	7/7/2010	\$250,000	\$222,000	2200	7	2009	Avg	4,166	N	N	24214 229TH AVE SE
004	940659	0220	3/9/2010	\$275,950	\$238,000	2200	7	2009	Avg	3,653	N	N	24222 229TH AVE SE
004	940659	0240	12/17/2009	\$276,938	\$235,000	2200	7	2009	Avg	4,457	N	N	24230 229TH AVE SE
004	954283	0020	4/10/2009	\$324,950	\$261,000	2220	7	2008	Avg	3,600	N	N	26305 242ND AVE SE
004	885697	0700	3/16/2011	\$290,000	\$272,000	2250	7	2001	Avg	6,032	N	N	24030 231ST PL SE
004	940659	0150	11/9/2009	\$281,751	\$237,000	2250	7	2009	Avg	4,500	N	N	24231 229TH AVE SE
004	954284	0020	6/9/2010	\$306,995	\$270,000	2320	7	2010	Avg	4,736	N	N	26280 241ST PL SE
004	954284	0060	2/11/2010	\$318,995	\$274,000	2320	7	2010	Avg	4,142	N	N	26256 241ST PL SE
004	954284	0110	7/2/2010	\$314,995	\$279,000	2320	7	2010	Avg	3,823	N	N	26226 241ST PL SE
004	954284	0180	12/9/2010	\$305,000	\$280,000	2320	7	2011	Avg	4,927	N	N	24064 SE 262ND ST
004	954284	0300	9/10/2010	\$303,985	\$273,000	2320	7	2010	Avg	4,425	N	N	26215 240TH AVE SE
004	954284	0470	6/10/2010	\$324,378	\$286,000	2320	7	2010	Avg	4,186	N	N	24045 SE 263RD PL
004	954284	0660	10/21/2010	\$294,827	\$268,000	2320	7	2010	Avg	3,600	N	N	24056 SE 263RD PL
004	954284	0710	10/21/2010	\$298,591	\$271,000	2320	7	2010	Avg	3,400	N	N	26237 241ST PL SE
004	954284	0800	9/26/2011	\$300,920	\$295,000	2320	7	2011	Avg	5,771	N	N	24029 SE 262ND ST
004	954284	0030	2/9/2010	\$324,995	\$279,000	2420	7	2010	Avg	4,307	N	N	26274 241ST PL SE
004	954284	0170	6/9/2011	\$289,995	\$277,000	2420	7	2011	Avg	4,395	N	N	24070 SE 262ND ST
004	954284	0210	12/14/2010	\$300,000	\$276,000	2420	7	2011	Avg	5,475	N	N	24046 SE 262ND ST
004	954284	0490	4/8/2011	\$299,595	\$282,000	2420	7	2010	Avg	4,189	N	N	24057 SE 263RD PL
004	954284	0640	6/5/2010	\$309,995	\$273,000	2420	7	2010	Avg	3,600	N	N	24044 SE 263RD PL
004	954284	0700	10/19/2010	\$299,995	\$272,000	2420	7	2010	Avg	3,400	N	N	26243 241ST PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	940659	0160	7/28/2010	\$279,808	\$249,000	2440	7	2010	Avg	3,600	N	N	24227 229TH AVE SE
004	940659	0180	6/22/2010	\$279,657	\$247,000	2440	7	2010	Avg	4,069	N	N	24219 229TH AVE SE
004	940659	0210	1/11/2010	\$270,750	\$231,000	2440	7	2009	Avg	3,829	N	N	24219 229TH AVE SE
004	940659	0280	11/25/2009	\$284,866	\$240,000	2440	7	2009	Avg	4,000	N	N	24246 229TH AVE SE
004	667900	0960	6/23/2010	\$332,000	\$293,000	2500	7	2003	Avg	5,264	N	N	24131 236TH AVE SE
004	954283	0220	6/20/2009	\$299,950	\$244,000	2500	7	2008	Avg	3,200	N	N	26148 242ND AVE SE
004	954283	0490	5/26/2009	\$339,950	\$275,000	2550	7	2008	Avg	4,156	N	N	24301 SE 263RD PL
004	954283	0500	6/19/2009	\$325,000	\$265,000	2600	7	2007	Avg	4,310	N	N	24243 SE 263RD PL
004	954283	0010	8/3/2010	\$310,000	\$276,000	2680	7	2008	Avg	4,739	N	N	26311 242ND AVE SE
004	667900	1380	4/2/2010	\$360,000	\$312,000	2700	7	2002	Avg	7,522	N	N	24314 237TH WAY SE
004	954283	0170	6/8/2010	\$358,303	\$316,000	2710	7	2010	Avg	5,032	N	N	26119 242ND AVE SE
004	667900	1480	2/26/2010	\$350,000	\$301,000	2730	7	2003	Avg	6,300	N	N	24213 237TH WAY SE
004	412400	0140	8/25/2010	\$253,000	\$227,000	1190	8	1987	Avg	15,010	N	N	24408 222ND AVE SE
004	328801	0060	10/22/2010	\$275,200	\$250,000	1260	8	1996	Avg	7,698	N	N	25112 235TH WAY SE
004	412400	0330	7/29/2011	\$317,000	\$306,000	1310	8	1986	VGood	15,367	N	N	22329 SE 244TH PL
004	328801	0050	5/4/2010	\$339,950	\$297,000	1380	8	1996	Avg	8,050	N	N	25118 235TH WAY SE
004	549146	0400	4/26/2010	\$279,000	\$243,000	1520	8	2003	Avg	4,050	N	N	24704 232ND PL SE
004	156593	0240	9/15/2009	\$290,000	\$241,000	1710	8	2009	Avg	3,981	N	N	21932 SE 240TH PL
004	156593	0260	7/24/2009	\$300,400	\$247,000	1710	8	2009	Avg	4,680	N	N	21924 SE 240TH PL
004	549146	0020	1/13/2010	\$238,000	\$203,000	1740	8	2002	Avg	3,600	N	N	24711 232ND PL SE
004	549146	0280	6/30/2011	\$305,000	\$293,000	1740	8	2003	Avg	8,851	N	N	24528 232ND PL SE
004	549146	0220	10/11/2011	\$255,000	\$250,000	1750	8	2002	Avg	4,612	Y	N	24632 233RD PL SE
004	549146	0340	7/27/2010	\$272,000	\$242,000	1750	8	2003	Avg	3,600	N	N	24613 232ND PL SE
004	549146	0050	8/27/2010	\$235,000	\$211,000	1840	8	2003	Avg	3,600	N	N	24723 232ND PL SE
004	549146	0370	5/7/2010	\$235,000	\$206,000	1840	8	2003	Avg	3,865	N	N	24629 232ND PL SE
004	549146	0380	7/14/2010	\$319,900	\$284,000	1870	8	2003	Avg	5,127	N	N	24627 232ND PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	549146	0030	6/14/2011	\$230,000	\$220,000	1880	8	2002	Avg	3,600	N	N	24715 232ND PL SE
004	156593	0250	2/6/2009	\$309,900	\$245,000	1890	8	2009	Avg	3,880	N	N	21928 SE 240TH PL
004	156593	0280	6/16/2009	\$309,900	\$252,000	1890	8	2009	Avg	3,200	N	N	21916 SE 240TH PL
004	156593	0300	2/3/2009	\$309,900	\$245,000	1890	8	2009	Avg	3,852	N	N	21935 SE 240TH PL
004	156593	0290	7/16/2009	\$309,900	\$254,000	1920	8	2009	Avg	3,200	N	N	21912 SE 240TH PL
004	330395	0870	9/23/2011	\$265,000	\$259,000	1930	8	1994	Avg	9,484	N	N	24610 231ST AVE SE
004	885764	0340	8/13/2009	\$300,000	\$247,000	2000	8	2001	Avg	3,194	N	N	23732 230TH PL SE
004	328800	0070	9/10/2009	\$347,000	\$288,000	2050	8	1996	Avg	9,642	N	N	23414 S 251ST PL
004	885764	0670	9/21/2011	\$275,000	\$269,000	2090	8	2001	Avg	4,408	N	N	23731 230TH PL SE
004	885764	0430	2/2/2010	\$322,500	\$276,000	2200	8	2006	Avg	3,449	N	N	23700 230TH PL SE
004	330395	1450	11/30/2009	\$389,900	\$329,000	2240	8	1994	Avg	8,707	N	N	23041 SE 248TH PL
004	156593	0080	4/15/2010	\$335,000	\$292,000	2270	8	2010	Avg	3,734	N	N	22025 240TH PL SE
004	156593	0110	5/27/2009	\$417,000	\$338,000	2270	8	2008	Avg	3,585	N	N	22013 SE 240TH PL
004	156593	0090	2/8/2011	\$288,000	\$268,000	2330	8	2010	Avg	3,723	N	N	22021 240TH PL SE
004	156593	0190	2/2/2010	\$349,950	\$300,000	2330	8	2008	Avg	3,918	N	N	24020 220TH PL SE
004	156593	0180	8/3/2010	\$305,000	\$272,000	2340	8	2008	Avg	4,050	N	N	24012 220TH PL SE
004	156593	0200	6/25/2010	\$319,300	\$282,000	2360	8	2008	Avg	4,065	N	N	24019 221ST LN SE
004	156593	0210	5/12/2011	\$330,000	\$313,000	2360	8	2008	Avg	3,870	N	N	24015 221ST LN SE
004	156593	0220	7/15/2010	\$314,950	\$280,000	2360	8	2007	Avg	3,870	N	N	24011 221ST AVE SE
004	156593	0230	8/4/2010	\$317,000	\$283,000	2360	8	2007	Avg	4,098	N	N	24007 221ST AVE SE
004	156593	0100	10/23/2009	\$350,000	\$293,000	2370	8	2009	Avg	3,722	N	N	22017 240TH PL SE
004	885764	0040	12/8/2009	\$332,500	\$281,000	2400	8	2001	Avg	6,053	N	N	23119 SE 239TH PL
004	885764	0800	6/15/2011	\$350,000	\$335,000	2410	8	2000	Avg	6,223	N	N	23011 SE 239TH PL
004	885764	0800	5/27/2009	\$347,000	\$281,000	2410	8	2000	Avg	6,223	N	N	23011 SE 239TH PL
004	330395	1250	6/13/2011	\$340,000	\$325,000	2420	8	1992	Avg	10,576	N	N	24813 231ST AVE SE
004	330395	1560	1/4/2010	\$355,000	\$302,000	2460	8	1994	Avg	9,080	N	N	23017 SE 247TH CT

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	885764	0050	1/22/2010	\$347,000	\$296,000	2460	8	2001	Avg	6,251	N	N	23125 SE 239TH PL
004	885764	0790	12/15/2009	\$351,400	\$298,000	2460	8	2001	Avg	8,475	N	N	23005 SE 239TH PL
004	885764	0810	12/1/2010	\$359,000	\$329,000	2460	8	2000	Avg	6,405	N	N	23017 SE 239TH PL
004	885764	0880	10/14/2010	\$380,000	\$344,000	2460	8	2001	VGood	7,123	N	N	23822 230TH PL SE
004	330395	1440	4/15/2009	\$340,000	\$273,000	2520	8	1994	Avg	8,660	N	N	23039 SE 248TH PL
004	330395	1520	5/20/2011	\$335,000	\$319,000	2550	8	1994	Avg	7,983	N	N	24726 230TH WAY SE
004	330395	1620	10/21/2011	\$350,000	\$344,000	2550	8	1994	Avg	9,037	N	N	23018 SE 247TH CT
004	156593	0060	8/4/2010	\$335,000	\$299,000	2690	8	2010	Avg	3,527	N	N	24030 221ST LN SE
004	156593	0140	2/24/2011	\$325,000	\$303,000	2690	8	2007	Avg	4,033	N	N	24021 220TH PL SE
004	330395	1280	9/15/2009	\$395,000	\$328,000	2710	8	1994	Avg	7,450	N	N	24905 231ST AVE SE
004	156593	0170	5/23/2011	\$309,000	\$294,000	2730	8	2007	Avg	5,804	N	N	24009 220TH PL SE
004	156593	0130	2/3/2009	\$496,000	\$392,000	2740	8	2007	Avg	4,675	N	N	24027 220TH PL SE
004	330395	0470	7/2/2009	\$444,000	\$363,000	2750	8	1997	Avg	10,181	N	N	24731 230TH WAY SE
004	156593	0120	2/22/2011	\$305,000	\$285,000	2760	8	2007	Avg	5,204	N	N	24031 220TH PL SE
004	885764	0920	3/30/2010	\$425,000	\$369,000	2890	8	2002	Avg	6,500	N	N	23111 SE 238TH ST
004	940657	0070	11/2/2009	\$379,000	\$318,000	2980	8	2003	Avg	7,819	N	N	24934 234TH PL SE
004	940657	0220	7/15/2011	\$320,000	\$308,000	2980	8	2003	Avg	9,365	N	N	24827 234TH PL SE
004	940657	0260	9/1/2010	\$350,000	\$314,000	2990	8	2003	Avg	6,474	N	N	24911 234TH PL SE
004	885764	0960	2/22/2011	\$429,000	\$400,000	3020	8	2001	Avg	7,007	N	N	23901 231ST PL SE
004	885764	0120	1/20/2011	\$399,950	\$370,000	3040	8	2002	Avg	6,670	N	N	23830 231ST PL SE
004	885764	0840	5/28/2010	\$434,000	\$381,000	3040	8	2000	Good	7,077	N	N	23914 230TH PL SE
004	330395	0970	5/18/2010	\$385,000	\$338,000	2180	9	1992	Avg	9,762	N	N	23107 SE 243RD PL
004	066244	0050	6/29/2011	\$369,475	\$355,000	2190	9	2011	Avg	5,345	N	N	23875 SE 249TH PL
004	940654	0140	8/9/2010	\$345,000	\$308,000	2210	9	2000	Avg	5,993	N	N	25054 235TH CT SE
004	794128	0030	6/16/2010	\$507,500	\$448,000	2390	9	1992	Good	25,492	N	N	25622 243RD CT SE
004	066244	0020	12/17/2009	\$372,900	\$316,000	2420	9	2009	Avg	4,981	N	N	23893 SE 249TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	066244	0090	4/25/2011	\$349,000	\$330,000	2420	9	2011	Avg	5,844	N	N	23850 SE 249TH PL
004	066244	0100	4/29/2010	\$358,000	\$313,000	2420	9	2010	Avg	4,537	N	N	23844 SE 249TH PL
004	066244	0120	9/27/2010	\$339,950	\$307,000	2450	9	2010	Avg	4,993	N	N	23832 SE 249TH PL
004	330395	0340	1/25/2011	\$345,000	\$320,000	2450	9	1992	Avg	9,216	N	N	24511 229TH CT SE
004	328800	0110	6/29/2010	\$439,950	\$389,000	2500	9	1996	Avg	7,500	N	N	25023 235TH WAY SE
004	401705	0850	7/7/2011	\$378,500	\$364,000	2510	9	1990	Good	19,462	N	N	23618 SE 254TH ST
004	330395	0570	11/23/2009	\$490,000	\$413,000	2550	9	1995	Avg	14,241	N	N	24943 230TH PL SE
004	885764	0180	6/29/2010	\$395,000	\$350,000	2620	9	2003	Avg	6,346	N	N	23726 231ST PL SE
004	940654	0130	12/16/2010	\$375,000	\$345,000	2710	9	2000	Avg	8,442	N	N	25066 235TH CT SE
004	940654	0150	10/6/2009	\$425,000	\$355,000	2710	9	2000	Avg	7,077	N	N	25044 235TH CT SE
004	401705	1150	6/29/2010	\$483,000	\$427,000	2770	9	1989	Good	13,906	N	N	23406 SE 254TH ST
004	066244	0170	7/13/2011	\$369,940	\$356,000	2830	9	2011	Avg	5,014	N	N	23802 SE 249TH PL
004	330395	0600	2/17/2010	\$459,900	\$395,000	2850	9	1995	Avg	8,783	N	N	24961 230TH PL SE
004	066244	0010	12/19/2010	\$380,000	\$349,000	2860	9	2011	Avg	6,527	N	N	23899 SE 249TH PL
004	401705	0330	7/27/2010	\$580,000	\$516,000	2880	9	1990	Avg	16,953	Y	N	25124 234TH AVE SE
004	940659	0040	9/26/2011	\$347,000	\$340,000	2920	9	2006	Avg	5,094	N	N	24263 229TH AVE SE
004	259172	0220	7/14/2010	\$510,000	\$453,000	2980	9	1990	Good	43,565	N	N	25314 240TH CT SE
004	885764	0230	12/27/2011	\$460,000	\$459,000	2980	9	2003	Avg	10,178	N	N	23704 231ST CT SE
004	885764	0230	1/20/2009	\$495,050	\$390,000	2980	9	2003	Avg	10,178	N	N	23704 231ST CT SE
004	066244	0030	12/9/2010	\$370,588	\$340,000	3100	9	2010	Avg	4,699	N	N	23887 SE 249TH PL
004	066244	0070	5/24/2010	\$393,290	\$345,000	3100	9	2010	Avg	5,506	N	N	23862 SE 249TH PL
004	066244	0140	8/11/2010	\$375,575	\$336,000	3100	9	2010	Avg	5,000	N	N	23820 SE 249TH PL
004	401705	0930	10/10/2011	\$425,000	\$417,000	3220	9	1990	Avg	25,404	N	N	25323 236TH CT SE
004	066244	0040	9/8/2010	\$379,950	\$342,000	3230	9	2010	Avg	5,307	N	N	23881 SE 249TH PL
004	066244	0080	9/27/2010	\$389,950	\$352,000	3230	9	2010	Avg	5,859	N	N	23856 SE 249TH PL
004	066244	0130	6/4/2010	\$379,950	\$334,000	3230	9	2010	Avg	5,000	N	N	23826 SE 249TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 56
(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
004	066244	0150	1/26/2011	\$397,500	\$369,000	3230	9	2011	Avg	5,000	N	N	23814 SE 249TH PL
004	066244	0160	6/4/2010	\$379,950	\$334,000	3230	9	2010	Avg	5,000	N	N	23808 SE 249TH PL
004	401705	0790	12/1/2010	\$547,500	\$501,000	3370	9	1991	Good	14,010	N	N	23509 SE 254TH ST
004	957710	0050	3/23/2010	\$433,000	\$375,000	2110	10	2010	Avg	9,850	N	N	24907 235TH WAY SE
004	957710	0020	8/17/2011	\$424,425	\$412,000	2250	10	2011	Avg	6,638	N	N	24926 235TH WAY SE
004	401705	0090	6/11/2010	\$465,000	\$410,000	2650	10	1990	Good	58,860	N	N	23520 SE 252ND CT
004	259172	0230	8/9/2011	\$420,000	\$407,000	2930	10	1989	Avg	36,554	N	N	25326 240TH CT SE
004	401705	0510	6/16/2010	\$760,000	\$671,000	3140	10	1992	Avg	22,871	Y	N	25301 232ND AVE SE
004	957710	0030	9/13/2010	\$490,736	\$442,000	3250	10	2010	Avg	8,694	N	N	24920 235TH WAY SE
004	957710	0040	7/27/2010	\$467,226	\$416,000	3250	10	2010	Avg	9,570	N	N	24913 235TH WAY SE
004	401705	0280	10/20/2011	\$539,900	\$531,000	3270	10	1990	Good	14,910	N	N	25210 234TH AVE SE
004	729987	0030	7/10/2009	\$550,000	\$450,000	3320	10	2008	Avg	8,672	N	N	25058 235TH WAY SE
004	729987	0040	5/18/2011	\$422,500	\$402,000	3496	10	2008	Avg	7,000	N	N	25064 235TH WAY SE
004	729987	0020	9/23/2009	\$599,000	\$498,000	3700	10	2008	Avg	8,764	N	N	25052 235TH WAY SE
004	729987	0110	6/25/2009	\$620,000	\$506,000	3700	10	2008	Avg	7,542	N	N	25106 235TH WAY SE

Improved Sales Removed in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	025537	0020	12/27/2011	\$60,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	025537	0510	1/6/2011	\$257,350	RELOCATION - SALE TO SERVICE
001	053800	0110	10/13/2011	\$203,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	186470	0300	10/29/2010	\$269,977	RELOCATION - SALE TO SERVICE
001	202570	0540	6/16/2011	\$166,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	202570	0540	3/4/2011	\$223,764	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
001	202570	0660	12/2/2011	\$171,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; ET.AL.
001	202570	0780	9/11/2009	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	202570	1060	7/8/2009	\$200,000	NON-REPRESENTATIVE SALE
001	202570	1510	12/8/2011	\$188,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	221590	0260	12/8/2009	\$229,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	221590	0310	11/20/2009	\$318,526	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
001	221590	0860	2/3/2010	\$238,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	231000	0190	12/2/2011	\$255,085	NO MARKET EXPOSURE; GOVERNMENT AGENCY; ET.AL.
001	231000	0220	10/15/2009	\$228,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH; ET.AL.
001	231000	0360	11/22/2010	\$189,000	NON-REPRESENTATIVE SALE
001	231001	0210	8/29/2011	\$197,431	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	231001	0280	1/21/2010	\$2,860	NO MARKET EXPOSURE; QUIT CLAIM DEED; ET.AL.
001	231002	0090	10/22/2009	\$325,737	BANKRUPTCY-RECEIVER OR TRUSTEE; GOVT AGENCY; ET.AL.
001	231003	0010	2/1/2010	\$334,189	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
001	231004	0220	8/19/2011	\$310,000	NON-REPRESENTATIVE SALE
001	231004	0220	8/8/2011	\$310,000	NON-REPRESENTATIVE SALE
001	278090	0170	10/1/2010	\$265,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	278091	0070	8/4/2010	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	278110	0080	4/7/2009	\$112,158	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
001	278120	0050	2/2/2011	\$290,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	278124	0060	7/2/2010	\$267,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	302300	0100	9/17/2011	\$287,099	PREVIOUS IMP ASSESSED VALUE <\$25,000
001	302300	0440	2/19/2010	\$73,000	MULTI-PARCEL SALE
001	302300	0450	2/19/2010	\$73,000	MULTI-PARCEL SALE
001	315850	0020	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0030	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0040	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0120	12/28/2011	\$319,990	PREVIOUS IMP ASSESSED VALUE <\$25,000
001	315850	0260	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0270	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0280	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0290	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0300	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	315850	0310	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0320	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0330	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0340	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0350	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0360	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0370	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	315850	0380	9/19/2011	\$340,218	PREVIOUS IMP ASSESSED VALUE <\$25,000
001	315850	0400	10/6/2011	\$293,631	PREVIOUS IMP ASSESSED VALUE <\$25,000
001	322206	9109	11/16/2009	\$342,000	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE
001	342206	9025	8/27/2009	\$1,000	DEVELOPMENT RTS TO CNTY,CTY,OR PRVT DEVELOPER; ET.AL.
001	510890	0070	3/20/2009	\$280,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	743710	0600	8/6/2010	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	743710	0700	9/15/2011	\$157,000	IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE; ET.AL
001	743710	0950	9/18/2011	\$263,683	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
001	743710	1170	7/12/2011	\$195,000	NON-REPRESENTATIVE SALE
001	809167	0740	4/27/2009	\$327,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	885651	0110	8/11/2009	\$412,000	RELOCATION - SALE TO SERVICE
001	885651	0170	2/25/2009	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
001	934730	0100	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0110	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0120	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0130	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0140	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0150	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0160	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0170	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0180	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0190	10/18/2010	\$2,212,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	934730	0200	12/19/2011	\$277,000	PREVIOUS IMP ASSESSED VALUE <\$25,000
002	025200	0870	8/17/2009	\$249,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	144270	0030	12/14/2011	\$439,950	IMP DATA CHANGED DUE TO REMODELING
002	144270	0250	9/1/2009	\$360,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	144270	0530	10/20/2009	\$310,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	144271	0080	11/16/2011	\$315,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	144271	0100	11/18/2010	\$300,000	NON-REPRESENTATIVE SALE
002	144274	0310	1/19/2010	\$429,736	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	144276	0030	8/24/2011	\$357,500	RELOCATION - SALE TO SERVICE
002	144280	0060	8/10/2010	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	154580	0350	6/15/2009	\$94,000	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE
002	154580	0720	4/12/2011	\$127,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	154580	0980	8/6/2010	\$197,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	154580	1080	5/13/2009	\$120,000	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	1660	4/21/2011	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	154580	1900	9/11/2010	\$251,080	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
002	154580	2310	12/13/2010	\$175,000	NON-REPRESENTATIVE SALE
002	154580	2520	4/3/2009	\$200,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE; ET.AL.
002	154580	2570	5/13/2010	\$210,000	NON-REPRESENTATIVE SALE
002	154580	2650	12/5/2011	\$158,000	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	2750	12/5/2011	\$144,533	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	3770	12/2/2011	\$174,694	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	3950	8/24/2011	\$195,000	MULTI-PARCEL SALE
002	154580	3960	8/24/2011	\$195,000	MULTI-PARCEL SALE
002	154580	4330	2/24/2010	\$110,800	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	4330	2/17/2010	\$110,800	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST RESALE
002	154580	4910	2/8/2011	\$156,449	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	5450	2/22/2010	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	154580	5560	3/8/2010	\$184,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE; ET.AL.
002	154580	5560	12/31/2009	\$172,735	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	5640	6/28/2011	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	154580	5850	12/6/2011	\$172,525	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	5990	12/12/2011	\$334,391	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	6170	12/10/2010	\$268,000	RELOCATION - SALE TO SERVICE
002	154580	6410	11/6/2009	\$235,000	BANKRUPTCY-RECEIVER OR TRUSTEE; ET.AL.
002	154580	6530	9/22/2011	\$135,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	154580	7100	10/7/2009	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	154580	7380	9/29/2009	\$214,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	154580	7440	6/30/2011	\$164,810	NON-REPRESENTATIVE SALE; SHORT SALE
002	154580	7780	2/4/2009	\$193,030	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	154580	7910	6/16/2011	\$180,000	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE
002	154580	8270	1/24/2011	\$168,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	154580	8270	11/5/2010	\$168,000	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
002	154580	8915	12/30/2011	\$185,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; ET.AL.
002	154580	8920	6/28/2010	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	282206	9032	11/20/2009	\$264,320	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	282206	9081	7/27/2011	\$104,141	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	292206	9036	6/24/2010	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	330386	0350	5/24/2010	\$299,950	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	415630	0130	7/7/2011	\$141,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	415630	0160	6/27/2011	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	415630	0400	8/25/2010	\$254,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	415630	0430	11/14/2011	\$129,000	NON-REPRESENTATIVE SALE
002	415630	0430	6/30/2011	\$89,100	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE
002	415630	0600	12/14/2011	\$257,995	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
002	508850	0210	10/30/2009	\$305,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	508850	0230	7/8/2011	\$242,500	NON-REPRESENTATIVE SALE; SHORT SALE
002	680700	0055	4/5/2011	\$390,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	680700	0061	7/21/2009	\$132,500	PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
002	769700	0300	12/1/2011	\$322,287	PREVIOUS IMP ASSESSED VALUE <\$25,000
002	769700	0390	9/22/2011	\$314,990	PREVIOUS IMP ASSESSED VALUE <\$25,000
002	857840	0050	8/24/2010	\$88,000	NO MARKET EXP; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
002	857840	0120	12/20/2010	\$205,000	NON-REPRESENTATIVE SALE
003	152670	0160	11/29/2011	\$76,000	GOVERNMENT AGENCY; SHORT SALE; ET.AL.
003	212206	9062	6/4/2009	\$153,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	252531	0280	4/24/2011	\$114,019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	379350	0740	3/20/2009	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	379350	1060	11/17/2010	\$340,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	379350	1060	8/17/2010	\$430,000	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	379350	1110	8/4/2009	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	412380	0190	2/16/2011	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	412380	0210	3/1/2010	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	412380	0300	6/21/2011	\$240,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	412382	0350	6/6/2009	\$403,800	RELOCATION - SALE TO SERVICE
003	412383	0230	11/8/2011	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	412383	0370	11/21/2011	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
003	412384	0010	6/23/2011	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	412384	0030	9/7/2011	\$385,000	IMP DATA CHANGED DUE TO REMODELING
003	412700	0100	12/27/2010	\$501,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH; ET.AL.
003	412700	0282	11/5/2010	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	541650	0250	6/13/2011	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	541650	0520	12/13/2010	\$228,001	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	541650	0750	11/12/2009	\$280,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	541650	0800	11/18/2009	\$315,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	541650	1020	9/15/2009	\$360,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	541650	1040	10/16/2010	\$349,950	RELOCATION - SALE TO SERVICE
003	541650	1120	8/25/2010	\$279,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	541651	0490	10/27/2011	\$321,266	BANKRUPTCY-RECEIVER OR TRUSTEE; GOVT AGENCY; ET.AL.

Improved Sales Removed in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	541651	0530	12/14/2009	\$265,400	FORCED SALE; EXEMPT FROM EXCISE TAX
003	541651	0830	3/6/2009	\$300,000	RELOCATION - SALE TO SERVICE
003	541651	0870	6/22/2011	\$214,950	NON-REPRESENTATIVE SALE; SHORT SALE
003	541651	1020	8/31/2010	\$374,950	RELOCATION - SALE TO SERVICE
003	542295	0340	12/20/2011	\$230,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; ET.AL.
003	542295	0350	3/1/2010	\$244,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	542295	0350	12/17/2009	\$305,000	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	542295	0370	11/24/2009	\$260,000	RELOCATION - SALE BY SERVICE; NON-REPRESENTATIVE SALE
003	542295	0370	10/13/2009	\$282,500	RELOCATION - SALE TO SERVICE
003	808165	0310	4/21/2011	\$220,000	NON-REPRESENTATIVE SALE
003	885694	0010	8/5/2009	\$230,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	940653	0140	7/29/2009	\$195,000	IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE; ET.AL
003	940655	0150	12/21/2010	\$187,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	940670	0090	1/14/2009	\$384,750	RELOCATION - SALE TO SERVICE
003	940670	0100	8/10/2010	\$197,382	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	940671	0080	11/29/2011	\$272,838	PREVIOUS IMP ASSESSED VALUE <\$25,000
003	940671	0140	9/9/2011	\$300,000	PREVIOUS IMP ASSESSED VALUE <\$25,000
003	940671	0150	8/29/2011	\$294,440	PREVIOUS IMP ASSESSED VALUE <\$25,000
003	940671	0170	11/23/2011	\$265,900	PREVIOUS IMP ASSESSED VALUE <\$25,000
003	940671	0180	12/13/2011	\$284,900	PREVIOUS IMP ASSESSED VALUE <\$25,000
003	940671	0190	10/31/2011	\$307,755	PREVIOUS IMP ASSESSED VALUE <\$25,000
003	940671	0200	12/8/2011	\$288,150	PREVIOUS IMP ASSESSED VALUE <\$25,000
003	940671	0210	12/13/2011	\$290,412	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	070570	0510	11/18/2009	\$325,000	RELOCATION - SALE TO SERVICE
004	070571	0300	6/24/2009	\$194,500	NON-REPRESENTATIVE SALE
004	156593	0070	12/7/2011	\$249,950	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	156593	0210	7/30/2010	\$312,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	156593	0270	7/29/2009	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	239571	0010	10/21/2011	\$247,000	NON-REPRESENTATIVE SALE
004	272206	9050	12/22/2010	\$1,000,000	MULTI-PARCEL SALE
004	272206	9082	3/30/2011	\$69,900	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE; ET.AL.
004	272206	9087	12/22/2010	\$1,000,000	MULTI-PARCEL SALE
004	272206	9100	12/22/2010	\$1,000,000	MULTI-PARCEL SALE
004	272206	9101	12/22/2010	\$1,000,000	MULTI-PARCEL SALE
004	328800	0110	6/29/2010	\$439,950	RELOCATION - SALE TO SERVICE
004	330395	1050	4/13/2010	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
004	401705	0270	8/5/2009	\$465,000	NON-REPRESENTATIVE
004	401705	0810	12/9/2011	\$430,278	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	401705	0850	7/7/2011	\$378,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	401705	0930	7/19/2011	\$425,000	RELOCATION - SALE TO SERVICE
004	412700	0909	12/22/2010	\$1,000,000	MULTI-PARCEL SALE
004	414245	0100	5/13/2009	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	666120	0030	11/28/2011	\$164,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	667900	0070	3/9/2009	\$295,000	RELOCATION - SALE TO SERVICE
004	667900	0900	8/12/2009	\$249,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; ET.AL.
004	667900	0960	6/23/2010	\$332,000	RELOCATION - SALE TO SERVICE
004	667900	1210	12/2/2011	\$305,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; ET.AL.
004	667900	1480	2/15/2010	\$350,000	RELOCATION - SALE TO SERVICE
004	729987	0010	6/8/2011	\$82,000	REL. PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INST RESALE
004	729987	0050	6/11/2010	\$70,000	NO MARKET EXPOSURE
004	885696	0230	6/3/2009	\$77,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); ET.AL.
004	885696	0280	10/10/2009	\$296,000	RELOCATION - SALE TO SERVICE
004	885697	0870	12/28/2009	\$335,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
004	885764	0050	1/22/2010	\$322,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	885764	0180	6/24/2010	\$395,000	RELOCATION - SALE TO SERVICE
004	885764	0800	6/3/2011	\$350,000	RELOCATION - SALE TO SERVICE
004	885764	0800	5/27/2009	\$347,000	RELOCATION - SALE TO SERVICE
004	885764	0810	12/2/2010	\$359,000	RELOCATION - SALE TO SERVICE
004	885764	0880	6/25/2010	\$247,000	IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE
004	940654	0110	6/22/2009	\$335,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
004	940654	0140	11/24/2009	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
004	940659	0010	10/27/2011	\$366,335	NO MARKET EXPOSURE; GOVERNMENT AGENCY; ET.AL.
004	940659	0040	9/9/2011	\$347,000	RELOCATION - SALE TO SERVICE
004	940659	0260	7/22/2010	\$269,950	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	940715	0240	9/17/2010	\$212,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; ET.AL.
004	954283	0140	10/14/2011	\$233,183	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	954283	0190	11/8/2011	\$224,995	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	954283	0200	10/20/2011	\$226,000	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	954283	0670	12/12/2011	\$224,995	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	954284	0140	12/14/2011	\$224,995	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	954284	0150	9/19/2011	\$280,758	PREVIOUS IMP ASSESSED VALUE <\$25,000
004	954284	0280	12/21/2010	\$625,000	MULTI-PARCEL SALE
004	954284	0290	12/21/2010	\$625,000	MULTI-PARCEL SALE
004	954284	0810	12/21/2010	\$625,000	MULTI-PARCEL SALE
004	954284	0820	12/21/2010	\$625,000	MULTI-PARCEL SALE
004	954284	0830	12/21/2010	\$625,000	MULTI-PARCEL SALE
004	954284	0830	9/7/2011	\$220,737	% COMPLETE
004	954284	0840	12/21/2010	\$625,000	MULTI-PARCEL SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	954284	0840	9/7/2011	\$243,965	% COMPLETE
004	954284	0850	12/21/2010	\$625,000	MULTI-PARCEL SALE
004	954284	0860	12/21/2010	\$625,000	MULTI-PARCEL SALE
004	954284	0870	12/21/2010	\$625,000	MULTI-PARCEL SALE

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.9%. 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 -10.2%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. There are 211 parcels in Area 56 improved with a mobile home as the primary residence. Sales used were from 1/1/2009 to 1/1/2012. Within area 56, there were only 7 usable mobile home sales. Due to a limited mobile home sales sample overall and limited sales of mobile homes on lot size ranging from 9,000 square feet to 20 acres, sales in competing market areas such as Black Diamond/East Maple Valley (Area 57), Lake Youngs (Area 60) and Covington (Area 86) were also utilized for validation.

This analysis indicated a slight overall reduction in value of -2.02% for the mobile homes in the subject area.

Mobile Home Sales Used In This Physical Inspection Analysis

Area 56

Area Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built Ren	Cond	Lot Size	View	Water front	Situs Address
56-1	681751	0250	10/1/2010	\$75,000	\$68,000	750	Low	1966	Good	8750	N	N	27410 220TH PL SE
56-1	738300	0330	5/27/2010	\$170,000	\$149,000	924	Low	1977	Avg	20866	N	N	27610 219TH AVE SE
56-1	681752	0080	12/15/2009	\$119,500	\$101,000	1276	Low	1977	Fair	37360	N	N	27018 233RD PL SE
56-1	681752	0220	9/26/2011	\$170,000	\$166,000	1344	Avg	2003	Excel	16444	N	N	22003 SE 272ND PL
56-2	680700	0100	8/20/2009	\$199,900	\$165,000	1340	Avg	1983	Good	15400	N	N	21607 SE 258TH ST
56-3	272206	9060	6/25/2010	\$160,000	\$141,000	896	Low	1977	Fair	37360	N	N	27018 233RD PL SE
56-3	202206	9075	11/9/2009	\$222,000	\$187,000	1848	Avg	1984	Avg	111078	N	N	20328 SE 248TH ST
57-1	142206	9067	4/2/2010	\$265,000	\$229,000	924	Low	1979	Good	237837	N	N	22621 250TH AVE SE
57-1	082207	9030	1/15/2009	\$250,000	\$196,000	1340	Avg	1980	Good	87991	N	N	29223 SE 216TH WAY
57-1	112206	9091	9/12/2011	\$241,500	\$235,000	1680	Avg	1986	Good	112012	N	N	22125 257TH AVE SE
57-1	142206	9093	10/1/2009	\$249,000	\$207,000	1680	Good	1987	Good	49658	N	N	22502 253RD AVE SE
57-1	122206	9110	8/26/2010	\$267,000	\$239,000	1782	Good	1992	Vgd	63818	N	N	21633 271ST PL SE
57-1	132206	9028	4/20/2011	\$187,500	\$177,000	1790	Avg	1988	Good	104544	N	N	22607 276TH AVE SE
57-6	042106	9080	3/24/2010	\$175,000	\$151,000	1580	Avg	1980	Avg	25181	N	N	29703 221ST AVE SE
57-6	681796	0160	12/15/2009	\$254,600	\$215,000	1650	Good	1993	Good	35636	N	N	23616 SE 285TH ST
57-7	289140	0010	1/10/2011	\$265,000	\$244,000	1512	Avg	1997	Excel	182831	N	N	35232 253RD AVE SE
60-1	511320	0060	4/23/2009	\$166,000	\$133,000	1050	Low	1976	Avg	12600	N	N	18622 SE 164TH ST
60-1	511280	0220	5/18/2010	\$214,000	\$203,000	1440	Avg	1976	Good	34320	N	N	18917 SE 186TH ST
60-1	511300	0130	6/22/2009	\$288,000	\$234,000	2484	Good	2001	Excel	16296	N	N	16104 193RD AVE SE
60-2	132205	9004	9/27/2010	\$165,000	\$161,000	1357	Avg	1975	Avg	98445	N	N	17227 SE 228TH ST
60-3	202206	9072	8/20/2010	\$140,000	\$135,000	1368	Fair	1969	Good	29857	N	N	24262 197TH AVE SE
60-3	192206	9180	9/15/2011	\$129,000	\$125,000	1456	Avg	1983	Good	15807	N	N	24324 195TH PL SE

Area Sub	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built Ren	Cond	Lot Size	View	Water front	Situs Address
60-3	202206	9077	11/16/2009	\$265,000	\$223,000	1848	Avg	1985	Good	156413	N	N	24215 208TH AVE SE
86-1	770150	0010	4/9/2009	\$170,000	\$136,000	1152	Avg	1980	Good	9908	N	N	24948 183RD PL SE
86-1	192206	9033	12/2/2009	\$180,000	\$152,000	1680	Good	1985	Excel	12854	N	N	24330 188TH AVE SE
86-1	546720	0023	10/28/2009	\$187,000	\$156,000	1680	Good	1995	Excel	9984	N	N	14834 SE 270TH ST
86-2	369150	0080	4/25/2010	\$140,000	\$122,000	1300	Good	1992	Good	6563	N	N	18318 SE 263RD PL
86-2	369150	0160	6/17/2009	\$174,950	\$142,000	1560	Good	1992	Vgd	8545	N	N	18315 SE 263RD PL
86-2	369150	0180	6/17/2011	\$139,900	\$133,000	1680	Good	1994	Good	9301	N	N	18331 SE 263RD PL

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 56

Sub	Major	Minor	Sale Date	Sale Price	Comments
001	312206	9083	4/26/2011	\$85,000	NON-REPRESENTATIVE
001	681752	0080	6/30/2010	\$40,000	CONTRACT OR CASH SALE; FORCED SALE; ET.AL.
003	152670	0030	10/27/2011	\$50,000	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL
003	152670	0130	4/23/2009	\$77,500	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
001	738300	0260	11/15/2010	\$103,885	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	152670	0160	11/29/2011	\$76,000	GOVERNMENT AGENCY; SHORT SALE; ET.AL.
004	272206	9100	12/22/2010	\$1,000,000	MULTI-PARCEL SALE

Mobile Home Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

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 -2.02%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.