

Residential Revalue

2012 Assessment Roll

Black Diamond/ East Maple Valley

Area 57

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



King County

Department of Assessments

Accounting Division

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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:

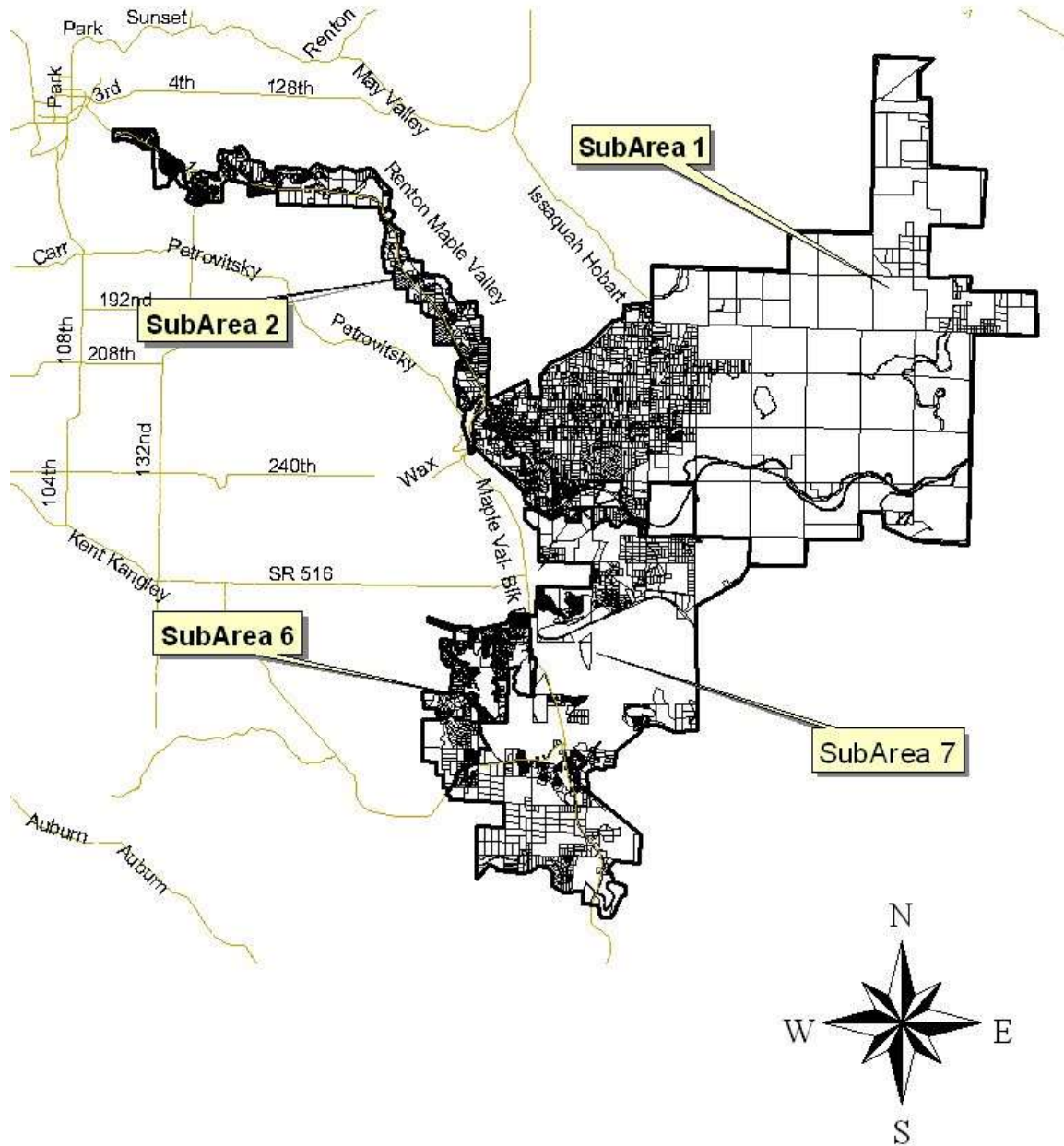
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Area 57



Black Diamond/ East Maple Valley Housing



Grade 5/ Year Built 1906/ Total Living Area 880



Grade 6/ Year Built 1975/ Total Living Area 1120



Grade 7/ Year Built 1998/ Total Living Area 1660



Grade 8/ Year Built 1987/ Total Living Area 2610



Grade 9/ Year Built 1987/ Total Living Area 2700



Grade 10/ Year Built 1995/ Total Living Area 4080

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: Black Diamond/East Maple Valley/57

Number of Improved Sales: 441

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	\$124,700	\$198,300	\$323,000			
2012 Value	\$105,600	\$187,600	\$293,200	\$320,400	91.5%	7.72%
Change	-\$19,100	-\$10,700	-\$29,800			
% Change	-15.3%	-5.4%	-9.2%			

*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	\$141,100	\$177,700	\$318,800
2012 Value	\$119,500	\$168,900	\$288,400
Percent Change	-15.3%	-5.0%	-9.5%

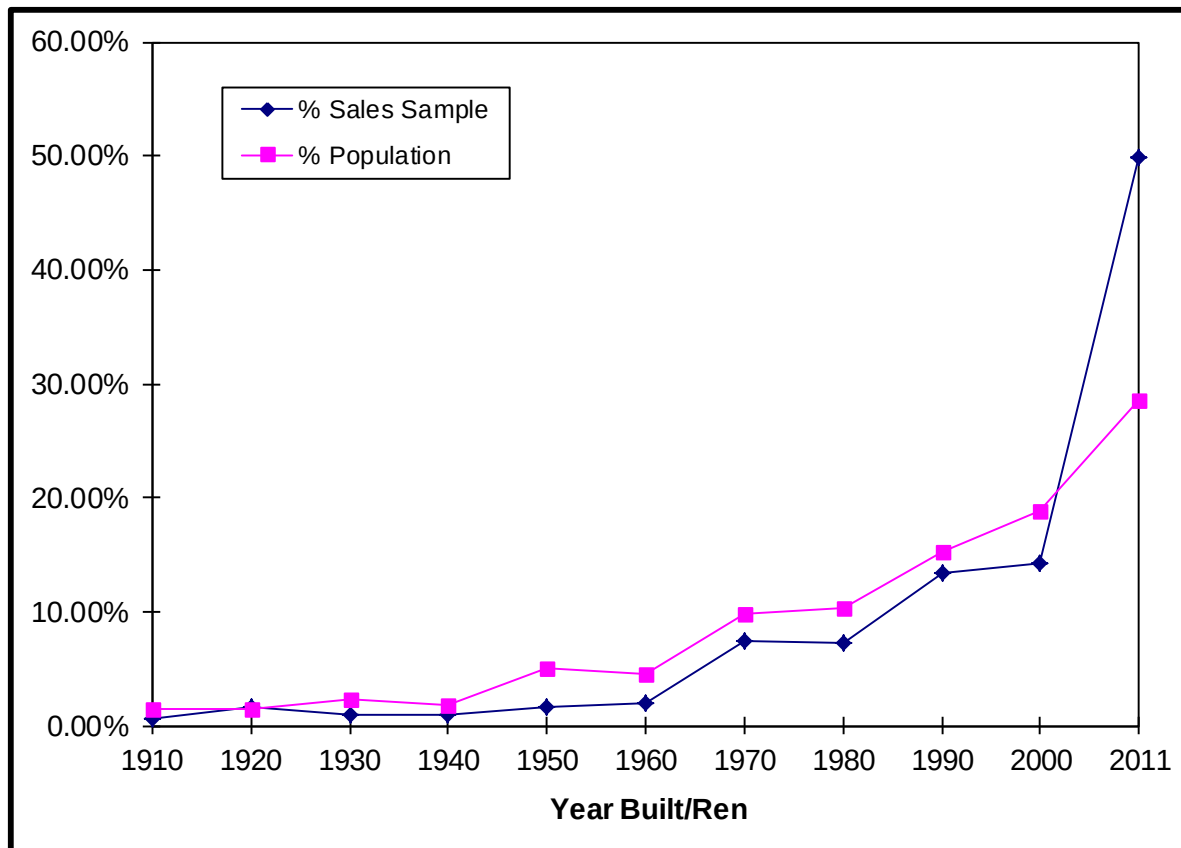
Number of one to three unit residences in the population: 5913

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that were in Sub Area 1 were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.68%
1920	7	1.59%
1930	4	0.91%
1940	4	0.91%
1950	7	1.59%
1960	9	2.04%
1970	33	7.48%
1980	32	7.26%
1990	59	13.38%
2000	63	14.29%
2011	220	49.89%
	441	

Population		
Year Built/Ren	Frequency	% Population
1910	93	1.57%
1920	89	1.51%
1930	134	2.27%
1940	112	1.89%
1950	301	5.09%
1960	274	4.63%
1970	579	9.79%
1980	617	10.43%
1990	900	15.22%
2000	1120	18.94%
2011	1694	28.65%
	5913	

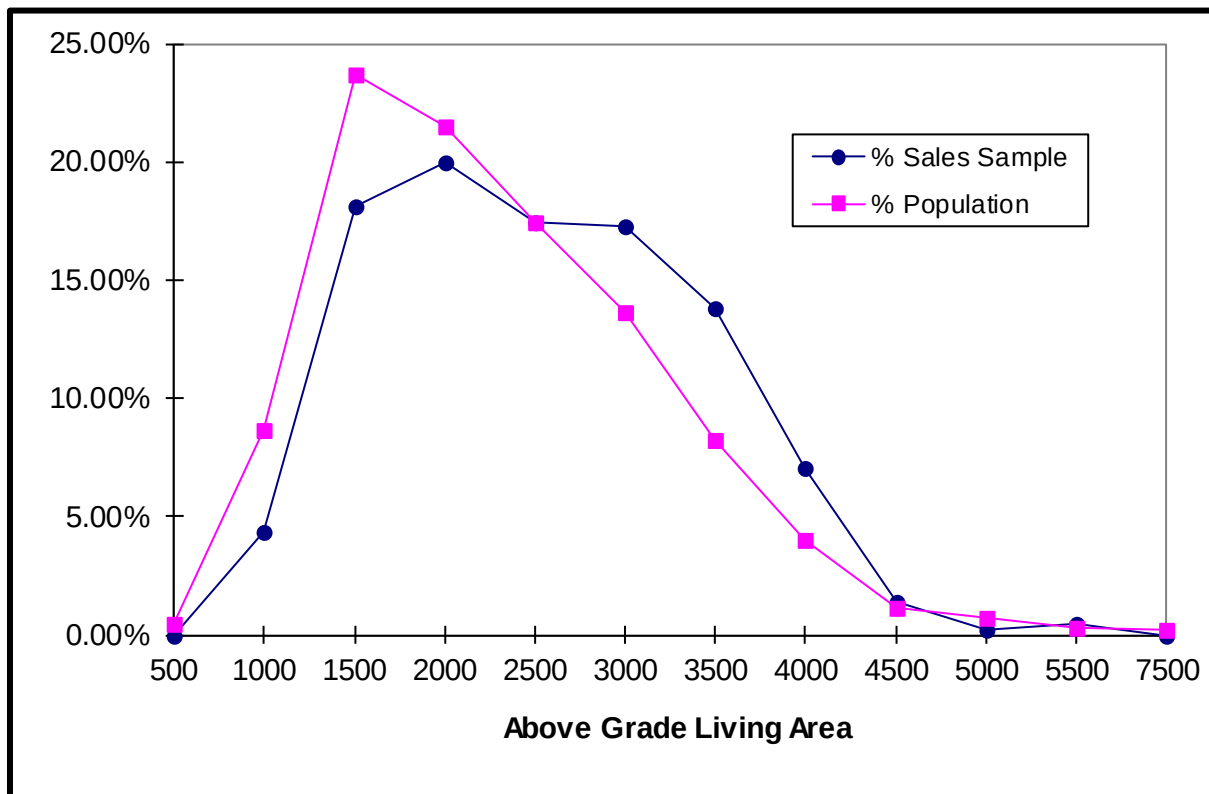


Sales of new homes built over the last few years are over represented in this sample.
 This is a common occurrence due to the fact that most new homes will sell shortly after completion.
 This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	19	4.31%
1500	80	18.14%
2000	88	19.95%
2500	77	17.46%
3000	76	17.23%
3500	61	13.83%
4000	31	7.03%
4500	6	1.36%
5000	1	0.23%
5500	2	0.45%
7500	0	0.00%
	441	

Population		
AGLA	Frequency	% Population
500	26	0.44%
1000	512	8.66%
1500	1401	23.69%
2000	1273	21.53%
2500	1031	17.44%
3000	805	13.61%
3500	488	8.25%
4000	239	4.04%
4500	69	1.17%
5000	40	0.68%
5500	16	0.27%
7500	13	0.22%
	5913	

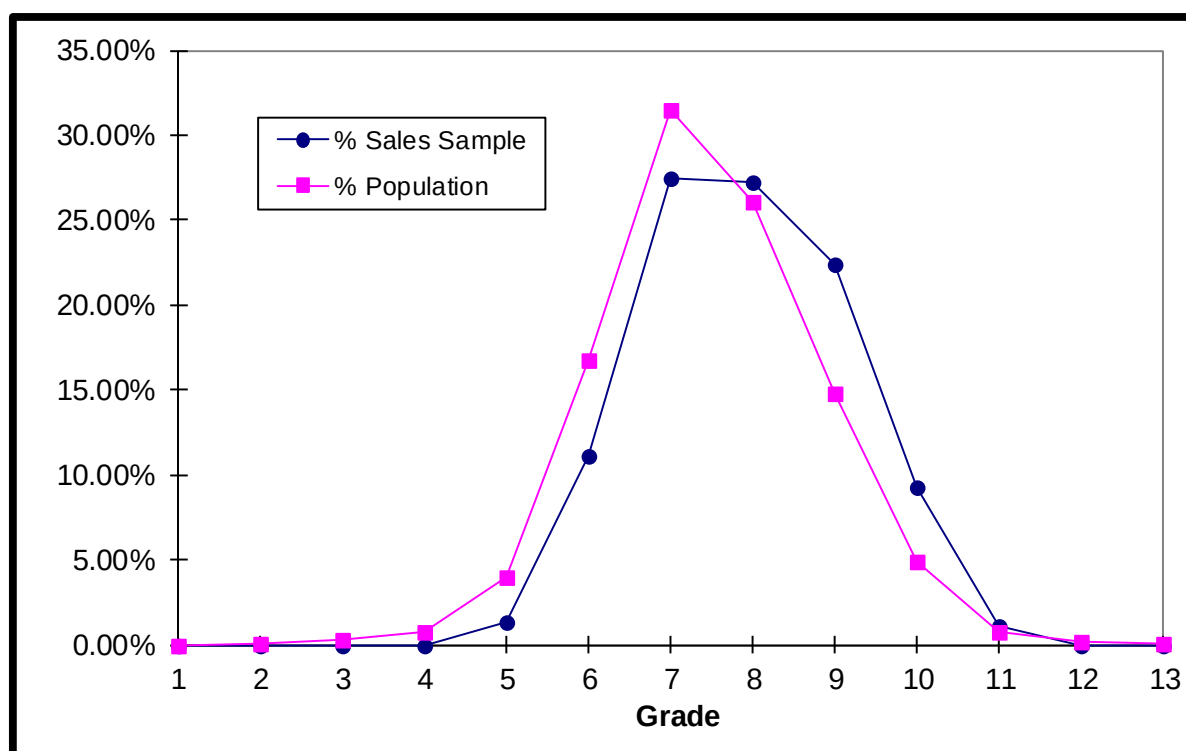


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.36%
6	49	11.11%
7	121	27.44%
8	120	27.21%
9	99	22.45%
10	41	9.30%
11	5	1.13%
12	0	0.00%
13	0	0.00%
441		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	6	0.10%
3	17	0.29%
4	42	0.71%
5	232	3.92%
6	992	16.78%
7	1863	31.51%
8	1543	26.10%
9	876	14.81%
10	288	4.87%
11	46	0.78%
12	7	0.12%
13	1	0.02%
5913		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 19 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15.3% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that were in Sub Area 1 were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 441 useable residential sales in the area.

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

Mobile Home Update

There were 11 sales of Mobile Homes within this area, that supported the Mobile Homes receiving the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -9.5%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 57 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

-8.56%

Sub Area 1	Yes
% Adjustment	-11.73%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 1 would *approximately* receive a -11.73% downward adjustment. 1236 parcels in the improved population would receive this adjustment. There were 60 sales.

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

Generally parcels in Sub Area 1 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

79% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 57 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.887, resulting in an adjusted value of \$466,000 ($\$525,000 \times .887 = \$465,675$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.761	-23.9%
2/1/2009	0.768	-23.2%
3/1/2009	0.774	-22.6%
4/1/2009	0.781	-21.9%
5/1/2009	0.787	-21.3%
6/1/2009	0.794	-20.6%
7/1/2009	0.800	-20.0%
8/1/2009	0.807	-19.3%
9/1/2009	0.814	-18.6%
10/1/2009	0.821	-17.9%
11/1/2009	0.827	-17.3%
12/1/2009	0.834	-16.6%
1/1/2010	0.841	-15.9%
2/1/2010	0.847	-15.3%
3/1/2010	0.854	-14.6%
4/1/2010	0.860	-14.0%
5/1/2010	0.867	-13.3%
6/1/2010	0.874	-12.6%
7/1/2010	0.880	-12.0%
8/1/2010	0.887	-11.3%
9/1/2010	0.894	-10.6%
10/1/2010	0.900	-10.0%
11/1/2010	0.907	-9.3%
12/1/2010	0.914	-8.6%
1/1/2011	0.920	-8.0%
2/1/2011	0.927	-7.3%
3/1/2011	0.933	-6.7%
4/1/2011	0.940	-6.0%
5/1/2011	0.947	-5.3%
6/1/2011	0.953	-4.7%
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 Annual Update Analysis
Area 57
(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	146540	0160	6/14/10	\$249,000	\$218,000	1290	5	1933	Avg	71695	Y	N	24811 SE 235TH PL
001	122206	9025	5/20/11	\$279,000	\$265,000	1570	5	1915	Avg	207781	Y	N	21433 276TH AVE SE
001	362307	9044	12/30/09	\$295,000	\$248,000	960	6	1959	VGood	439084	N	N	18710 364TH AVE SE
001	439600	0090	12/19/11	\$187,000	\$186,000	1070	6	1964	Good	20716	N	N	22505 285TH AVE SE
001	112206	9176	10/9/09	\$430,000	\$354,000	1340	6	1909	Good	298821	N	N	24852 SE 224TH ST
001	122206	9031	2/24/10	\$399,950	\$341,000	1380	6	1918	VGood	113256	Y	N	27442 SE 216TH ST
001	146540	0045	12/15/09	\$278,000	\$233,000	1440	6	1933	Good	47044	N	N	25044 SE 235TH PL
001	012206	9075	2/17/09	\$310,000	\$239,000	1460	6	1915	Good	88862	Y	N	19715 275TH AVE SE
001	362306	9018	6/15/11	\$225,000	\$215,000	1810	6	1983	Avg	40014	N	N	18903 276TH AVE SE
001	439600	0420	12/7/11	\$190,000	\$189,000	1080	7	1968	Good	16459	N	N	28615 SE 226TH ST
001	439600	0550	10/8/10	\$221,300	\$200,000	1080	7	1968	Avg	15018	N	N	28535 SE 228TH ST
001	112206	9080	7/13/11	\$327,000	\$315,000	1150	7	1974	VGood	239144	N	N	21917 260TH AVE SE
001	122206	9157	2/8/10	\$275,000	\$233,000	1210	7	1979	Avg	52707	N	N	22310 270TH AVE SE
001	012206	9093	6/23/10	\$350,000	\$307,000	1250	7	1985	Good	108028	Y	N	26715 SE 196TH ST
001	803400	0020	11/3/11	\$280,000	\$276,000	1290	7	1968	Good	78210	Y	N	20833 253RD AVE SE
001	102206	9070	8/15/11	\$240,000	\$233,000	1320	7	1958	Good	28466	N	N	21837 244TH AVE SE
001	112206	9093	9/16/09	\$370,000	\$302,000	1320	7	1979	Good	159429	N	N	21808 244TH AVE SE
001	338838	0010	5/20/09	\$397,000	\$314,000	1380	7	1973	Good	181209	N	N	21623 290TH AVE SE
001	439600	0450	6/22/09	\$306,000	\$244,000	1500	7	1967	Good	20720	N	N	22720 287TH PL SE
001	439600	0530	7/27/10	\$192,000	\$170,000	1520	7	1968	Good	15090	N	N	28515 SE 228TH ST
001	112206	9101	10/19/11	\$365,471	\$360,000	1530	7	1969	Avg	444748	N	N	25304 SE 224TH ST
001	803400	0120	10/18/10	\$330,000	\$298,000	1620	7	1974	Avg	79714	N	N	21030 254TH PL SE
001	072207	9087	11/22/11	\$200,129	\$198,000	1670	7	2003	Avg	13650	N	N	22302 284TH AVE SE
001	122206	9191	1/15/10	\$463,672	\$391,000	1690	7	1992	Avg	220288	N	N	22014 266TH PL SE
001	511330	0020	8/2/10	\$223,000	\$198,000	1760	7	1965	Avg	25639	N	N	21812 230TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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	142206	9048	5/12/09	\$346,000	\$273,000	1800	7	1966	Good	72864	N	N	24621 SE 224TH ST
001	122206	9053	2/2/10	\$435,000	\$369,000	1910	7	2005	Avg	204296	Y	N	26910 SE 216TH ST
001	803400	0130	4/20/09	\$549,500	\$431,000	1950	7	1989	Avg	71560	Y	N	21010 254TH PL SE
001	132206	9081	6/5/09	\$300,000	\$238,000	2300	7	1984	Good	60112	N	N	22813 276TH AVE SE
001	122206	9067	6/3/10	\$360,000	\$315,000	2320	7	1964	Good	90169	N	N	26060 SE 224TH ST
001	146540	0172	4/15/11	\$310,000	\$292,000	2350	7	1983	Good	43995	Y	N	24839 SE 235TH PL
001	142206	9084	6/13/11	\$419,950	\$401,000	2850	7	1980	Good	53143	N	N	22708 251ST AVE SE
001	362307	9014	7/13/09	\$650,000	\$522,000	1510	8	1998	Avg	429937	N	N	18418 364TH AVE SE
001	122206	9013	8/6/09	\$570,000	\$461,000	1570	8	1987	Avg	363168	N	N	21917 266TH PL SE
001	072207	9074	12/3/10	\$355,450	\$325,000	1800	8	1990	Avg	60548	N	N	29008 SE 216TH WAY
001	062207	9024	11/10/10	\$431,000	\$392,000	1860	8	1988	Avg	219766	N	N	28214 SE 208TH ST
001	132206	9030	12/1/10	\$429,000	\$392,000	1920	8	1962	Good	79714	N	N	27221 SE 224TH ST
001	102206	9163	6/16/09	\$415,000	\$331,000	1940	8	1982	Avg	112384	N	N	23416 SE 216TH WAY
001	512620	0050	4/12/10	\$349,900	\$302,000	2260	8	1985	Avg	109335	N	N	22613 262ND AVE SE
001	512620	0010	11/2/11	\$365,000	\$360,000	2280	8	1987	Avg	108900	N	N	26100 SE 225TH PL
001	122206	9085	9/16/11	\$375,000	\$366,000	2580	8	1976	Good	152024	N	N	26024 SE 220TH ST
001	512621	0660	8/4/11	\$370,000	\$358,000	2630	8	1986	Avg	114562	N	N	26216 SE 237TH ST
001	012206	9078	10/22/09	\$500,000	\$413,000	2660	8	1964	Good	205168	N	N	19256 268TH AVE SE
001	146740	0181	3/14/11	\$344,100	\$322,000	2770	8	1977	Avg	134164	Y	N	25611 SE 240TH ST
001	803400	0141	8/14/09	\$440,000	\$356,000	3000	8	2004	Avg	37126	Y	N	20928 253RD AVE SE
001	156091	0190	8/26/10	\$374,000	\$334,000	2420	9	1983	Avg	38750	N	N	22526 241ST AVE SE
001	182207	9069	12/20/10	\$500,000	\$459,000	2430	9	2006	Avg	220413	N	N	28825 SE 226TH ST
001	156092	0080	9/30/11	\$397,000	\$389,000	2530	9	1985	Avg	31878	N	N	22603 238TH PL SE
001	856730	0100	12/2/09	\$465,000	\$388,000	2700	9	1987	Avg	37263	N	N	21912 234TH AVE SE
001	856730	0160	7/15/11	\$454,000	\$437,000	2760	9	1986	Avg	34600	N	N	23307 SE 219TH ST

Improved Sales Used in this Annual Update Analysis
Area 57
(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	122206	9193	8/5/11	\$575,000	\$556,000	2790	9	1998	Avg	174240	N	N	26122 SE 220TH ST
001	156093	0290	11/20/09	\$510,000	\$424,000	3090	9	1987	Good	39562	N	N	23219 SE 222ND ST
001	156093	0260	7/1/09	\$580,000	\$464,000	3100	9	1989	Avg	34980	N	N	23407 SE 221ST ST
001	102206	9044	4/27/11	\$517,000	\$489,000	3110	9	1992	Avg	217364	N	N	23631 SE 216TH ST
001	156091	0200	9/27/11	\$360,000	\$352,000	3280	9	1983	Avg	35875	N	N	22506 241ST AVE SE
001	512621	0260	12/28/11	\$487,000	\$487,000	3780	9	1989	Avg	110642	Y	N	23662 266TH AVE SE
001	512621	0330	9/30/10	\$715,000	\$644,000	2290	10	2003	Avg	108900	N	N	23410 264TH AVE SE
001	062207	9125	6/29/11	\$1,650,000	\$1,583,000	3120	10	1997	Avg	705672	Y	N	28603 SE 204TH ST
001	102206	9169	7/18/11	\$629,000	\$606,000	3310	10	2004	Avg	222275	N	N	22131 230TH AVE SE
001	326056	0070	2/13/09	\$765,000	\$589,000	4610	10	2008	Avg	134932	N	N	22443 270TH AVE SE
002	222305	9135	10/19/11	\$140,000	\$138,000	1190	5	1963	Good	10018	N	N	13123 SE 149TH ST
002	512690	0280	4/5/10	\$165,000	\$142,000	790	6	1944	Avg	13042	N	N	3624 SE 5TH ST
002	512690	0070	8/11/11	\$180,000	\$174,000	890	6	1944	Good	7558	N	N	3500 SE 5TH ST
002	512800	0030	4/14/11	\$134,417	\$127,000	890	6	1948	Good	8040	N	N	14917 130TH AVE SE
002	222305	9071	1/12/09	\$199,100	\$152,000	900	6	1947	VGood	6160	N	N	13110 SE 149TH ST
002	512640	0145	7/7/09	\$223,000	\$179,000	970	6	1943	VGood	8168	N	N	3104 SE 6TH ST
002	512690	0440	3/26/10	\$210,000	\$180,000	1130	6	1986	Good	7200	N	N	3503 SE 6TH ST
002	146940	0012	11/9/10	\$172,000	\$156,000	1190	6	1990	Avg	51220	N	N	17819 RENTON-MAPLE VALLEY RD SE
002	918970	0130	12/16/09	\$185,000	\$155,000	1230	6	1966	Good	9000	N	N	15013 132ND AVE SE
002	232305	9137	11/12/09	\$234,000	\$194,000	1250	6	1966	Good	6500	N	N	15221 150TH LN SE
002	512800	0040	11/19/11	\$201,000	\$199,000	1250	6	1966	VGood	7315	N	N	14905 130TH AVE SE
002	512800	0110	7/9/09	\$232,000	\$186,000	1310	6	1974	VGood	7474	N	N	14810 130TH AVE SE
002	232206	9076	8/24/11	\$261,000	\$254,000	1530	6	1983	Good	9750	Y	Y	24129 250TH AVE SE
002	232305	9077	9/9/10	\$212,500	\$190,000	1800	6	1940	VGood	17813	N	N	15440 SE JONES RD
002	512690	0140	4/22/10	\$228,000	\$197,000	790	7	2008	Avg	7745	N	N	3316 SE 6TH ST

Improved Sales Used in this Annual Update Analysis
Area 57
(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	322306	9080	4/5/10	\$252,950	\$218,000	990	7	1960	Good	41000	N	N	17629 RENTON-MAPLE VALLEY RD SE
002	222305	9049	11/30/11	\$140,000	\$139,000	1040	7	1956	Good	12580	N	N	14929 134TH AVE SE
002	322306	9067	10/5/10	\$199,900	\$180,000	1080	7	1953	VGood	39300	N	N	17615 RENTON-MAPLE VALLEY RD SE
002	639960	0290	1/31/11	\$200,000	\$185,000	1120	7	1974	Good	15688	Y	Y	24133 SE 238TH ST
002	147140	0035	4/23/10	\$260,000	\$225,000	1140	7	1979	Good	11706	Y	Y	3321 SE 7TH ST
002	918970	0150	7/27/10	\$220,000	\$195,000	1190	7	1967	Good	9200	N	N	13110 SE 151ST ST
002	208520	0395	7/2/10	\$263,000	\$232,000	1200	7	1969	Good	19520	Y	Y	22521 DORRE DON WAY SE
002	668940	0076	2/18/11	\$185,000	\$172,000	1260	7	1959	Good	9900	N	N	3913 SE 11TH ST
002	668940	0010	9/15/09	\$245,000	\$200,000	1290	7	1965	Good	9020	N	N	4004 SE 11TH ST
002	275220	0030	4/22/10	\$310,000	\$268,000	1360	7	1931	Good	217800	N	N	21021 RENTON-MAPLE VALLEY RD SE
002	152206	9072	1/7/09	\$280,000	\$213,000	1560	7	1957	VGood	12600	N	N	23014 UPPER DORRE DON WAY SE
002	222305	9116	12/13/11	\$289,920	\$289,000	1640	7	1970	Good	12781	Y	Y	13307 SE 151ST ST
002	208520	0265	2/26/10	\$260,000	\$222,000	1660	7	1984	VGood	5655	Y	Y	22813 UPPER DORRE DON WAY SE
002	918970	0026	8/25/09	\$358,000	\$291,000	1690	7	1962	Good	23285	Y	Y	13125 SE 151ST ST
002	222305	9080	11/17/11	\$285,000	\$282,000	1730	7	2005	Avg	19884	Y	Y	15040 135TH AVE SE
002	212305	9039	10/26/09	\$420,000	\$347,000	1750	7	2007	Avg	12632	Y	Y	13019 SE 151ST ST
002	511140	0075	1/5/09	\$415,000	\$316,000	1820	7	1957	VGood	300999	N	N	19801 RENTON-MAPLE VALLEY RD SE
002	680610	0500	12/15/09	\$265,000	\$222,000	1850	7	2005	Avg	5137	N	N	14504 SE 153RD PL
002	680610	0560	2/17/11	\$249,950	\$233,000	1940	7	2005	Avg	4751	N	N	14547 SE 153RD PL
002	680610	0580	4/18/09	\$295,000	\$231,000	1940	7	2005	Avg	4751	N	N	14559 SE 153RD PL
002	146940	0040	2/12/09	\$415,000	\$320,000	2000	7	1950	Good	212572	N	N	18001 RENTON-MAPLE VALLEY RD SE
002	680610	0450	9/15/09	\$306,000	\$250,000	2170	7	2005	Avg	4600	N	N	14536 SE 153RD PL
002	042206	9020	11/1/10	\$400,000	\$363,000	2430	7	1964	Good	115434	N	N	19827 MAXWELL RD SE
002	232206	9057	5/19/10	\$417,000	\$363,000	2540	7	1966	VGood	31770	Y	Y	24601 250TH AVE SE
002	680610	0350	12/8/11	\$305,000	\$303,000	2748	7	2005	Avg	4724	N	N	14608 SE 153RD PL

Improved Sales Used in this Annual Update Analysis
Area 57
(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	885692	0330	8/25/09	\$318,000	\$258,000	1540	8	1990	Good	9606	N	N	15533 156TH CT SE
002	510445	1010	8/19/11	\$285,500	\$277,000	1620	8	1989	Avg	8625	N	N	14025 SE 159TH PL
002	885689	0040	5/21/10	\$299,000	\$260,000	1620	8	1986	Avg	9838	N	N	16002 SE 156TH ST
002	510445	1100	10/10/09	\$308,000	\$253,000	1740	8	1989	Avg	13334	Y	N	14068 SE 158TH ST
002	885689	0190	3/17/10	\$307,000	\$263,000	1750	8	1987	Avg	9879	N	N	15613 160TH CT SE
002	510445	1090	9/7/11	\$267,300	\$261,000	1790	8	1987	Good	11646	N	N	14063 SE 159TH PL
002	885689	0160	6/8/09	\$296,000	\$235,000	1800	8	1986	Avg	8336	N	N	15602 159TH AVE SE
002	222305	9061	5/18/10	\$510,000	\$444,000	1805	8	1988	VGood	33031	Y	Y	13335 SE 151ST ST
002	510445	1030	7/23/10	\$319,950	\$283,000	1860	8	1990	Good	9790	Y	N	14037 SE 159TH PL
002	510445	0650	6/29/09	\$347,500	\$278,000	1920	8	1989	Avg	10132	N	N	15637 140TH PL SE
002	510445	0470	8/19/11	\$310,000	\$301,000	2030	8	1988	Good	8894	Y	N	15606 139TH CT SE
002	885692	0550	10/4/11	\$248,500	\$244,000	2130	8	1991	Avg	8404	N	N	15708 SE 157TH ST
002	885692	0710	3/4/11	\$248,500	\$232,000	2130	8	1991	Avg	6641	N	N	15606 157TH AVE SE
002	885692	0320	2/10/09	\$335,000	\$258,000	2160	8	1990	Avg	7733	N	N	15535 156TH CT SE
002	885692	0600	6/18/09	\$330,000	\$263,000	2160	8	1990	Avg	6500	N	N	15626 156TH PL SE
002	885692	0210	11/6/09	\$325,000	\$269,000	2170	8	1990	Avg	18307	N	N	15607 SE 157TH ST
002	222305	9048	6/24/09	\$280,000	\$224,000	2200	8	2004	Avg	7656	N	N	13213 SE 148TH ST
002	510445	0640	11/4/11	\$275,000	\$272,000	2290	8	1989	Avg	8504	N	N	15631 140TH PL SE
002	918970	0045	8/10/11	\$355,000	\$344,000	2290	8	1960	VGood	16258	Y	Y	13215 SE 151ST ST
002	231430	0130	8/13/10	\$349,950	\$311,000	2350	8	1998	Avg	4831	N	N	14172 SE 154TH PL
002	231430	0300	2/19/09	\$325,000	\$251,000	2350	8	1998	Avg	6825	N	N	15485 141ST PL SE
002	231430	0150	8/26/09	\$425,000	\$345,000	2580	8	1997	Avg	5988	N	N	14182 SE 154TH PL
002	231430	0880	4/15/10	\$427,000	\$369,000	2720	8	1997	Avg	7636	N	N	15734 142ND PL SE
002	510445	0070	12/1/09	\$382,950	\$319,000	2730	8	1987	Good	7506	N	N	13916 SE 156TH ST
002	231430	0570	12/17/10	\$349,950	\$321,000	2760	8	1998	Avg	7186	Y	N	15789 142ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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	231430	0730	12/3/10	\$370,000	\$338,000	2910	8	1999	Avg	8806	N	N	15740 143RD AVE SE
002	231430	0620	5/22/09	\$402,000	\$318,000	2930	8	1998	Avg	7114	N	N	15749 142ND PL SE
002	231430	0930	6/2/10	\$427,000	\$373,000	2930	8	1998	Avg	7463	N	N	15751 143RD AVE SE
002	510445	0560	8/13/09	\$379,000	\$307,000	3230	8	1987	Avg	13547	Y	N	13955 SE 156TH ST
002	891410	0150	10/25/11	\$429,900	\$424,000	1900	9	1994	Avg	67518	Y	N	13920 SE 159TH PL
002	147157	0130	2/12/09	\$505,000	\$389,000	2220	9	1994	Avg	36491	N	N	24014 SE 241ST ST
002	780645	0110	3/15/10	\$500,000	\$428,000	2440	9	1990	Avg	37268	N	N	15253 162ND AVE SE
002	510446	0120	5/22/09	\$426,000	\$337,000	2600	9	1992	Avg	26154	N	N	13833 SE 158TH ST
002	147157	0300	5/10/10	\$565,000	\$491,000	2750	9	1995	Avg	39304	N	N	24239 242ND WAY SE
002	780645	0090	7/1/11	\$451,000	\$433,000	2810	9	1991	Avg	38504	N	N	15233 162ND AVE SE
002	891410	0190	6/22/10	\$449,950	\$395,000	2860	9	1994	Avg	16700	Y	N	13982 SE 159TH PL
002	232206	9132	11/30/10	\$525,000	\$480,000	3060	9	2007	Avg	163786	Y	Y	24120 244TH AVE SE
002	510447	0070	5/18/10	\$419,000	\$365,000	3110	9	1995	Avg	18843	N	N	15707 138TH PL SE
002	511140	0167	6/8/09	\$489,000	\$389,000	3110	9	1981	Avg	25925	Y	Y	19374 BYERS RD SE
002	222206	9043	1/14/10	\$610,000	\$515,000	3130	9	1992	Avg	104108	N	N	24023 SE 244TH ST
002	510447	0080	1/21/10	\$469,500	\$397,000	3240	9	1995	Avg	24259	N	N	15713 138TH PL SE
002	891410	0170	3/31/10	\$685,000	\$589,000	2910	10	1993	Avg	12283	Y	N	13970 SE 159TH PL
002	733030	0140	3/2/11	\$495,000	\$462,000	3160	10	2007	Avg	8327	N	N	23272 SE DAYBREAK PL
002	733030	0060	2/1/11	\$520,000	\$482,000	3680	10	2007	Avg	12251	N	N	23423 SE DAYBREAK PL
002	891410	0130	4/26/10	\$1,259,000	\$1,090,000	4270	11	2006	Avg	77101	Y	N	13902 SE 159TH PL
006	278125	0460	7/10/09	\$215,000	\$173,000	910	6	2003	Avg	2693	N	N	28119 238TH AVE SE
006	278125	0580	12/16/11	\$144,950	\$144,000	910	6	2003	Avg	2786	N	N	23805 SE 282ND ST
006	278125	0620	2/17/10	\$183,000	\$156,000	910	6	2003	Avg	2835	N	N	23821 SE 282ND ST
006	278127	0610	4/1/09	\$189,200	\$148,000	910	6	2005	Avg	2550	N	N	28111 240TH AVE SE
006	615180	0527	9/9/09	\$210,000	\$171,000	960	6	1978	Avg	31798	N	N	29438 216TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
006	278125	0500	10/21/09	\$225,000	\$186,000	1180	6	2003	Avg	2693	N	N	28135 238TH AVE SE
006	278125	0740	6/21/11	\$152,800	\$146,000	1180	6	2004	Avg	3300	N	N	28218 239TH PL SE
006	439220	0290	6/21/11	\$148,450	\$142,000	1300	6	1977	Avg	17576	N	N	30465 227TH PL SE
006	278125	0600	4/16/09	\$234,950	\$184,000	1310	6	2003	Avg	2749	N	N	23813 SE 282ND ST
006	278125	0590	11/3/11	\$174,900	\$173,000	1360	6	2003	Avg	2738	N	N	23809 SE 282ND ST
006	278125	0750	9/14/10	\$185,000	\$166,000	1360	6	2004	Avg	3300	N	N	28214 239TH PL SE
006	278127	0680	10/18/11	\$159,000	\$156,000	1360	6	2005	Avg	2550	N	N	24028 282ND AVE SE
006	615180	0623	6/15/11	\$250,000	\$239,000	1400	6	1975	Good	23980	N	N	29010 220TH PL SE
006	278125	0490	6/15/11	\$175,700	\$168,000	1430	6	2003	Avg	2693	N	N	28131 238TH AVE SE
006	278127	0040	3/29/10	\$229,000	\$197,000	1430	6	2005	Avg	2727	N	N	24110 SE 281ST ST
006	253880	0090	2/17/09	\$268,000	\$207,000	1010	7	1977	Good	9750	N	N	22936 SE 288TH ST
006	681795	0110	11/16/09	\$188,900	\$157,000	1040	7	1984	Good	12118	N	N	23118 SE 287TH ST
006	406830	0170	2/4/11	\$178,400	\$166,000	1050	7	1976	Avg	9375	N	N	28909 229TH PL SE
006	679140	0040	2/22/10	\$192,950	\$164,000	1080	7	1977	Avg	12481	N	N	22722 SE 324TH ST
006	679140	0630	6/8/09	\$264,500	\$210,000	1240	7	1978	Good	12036	N	N	22423 SE 322ND ST
006	253870	0130	10/22/09	\$232,950	\$192,000	1270	7	1962	Good	19500	N	N	22946 SE 287TH ST
006	278125	0970	7/22/11	\$199,000	\$192,000	1350	7	2005	Avg	4023	N	N	23924 SE 282ND ST
006	406830	0230	6/2/09	\$245,250	\$195,000	1420	7	1976	Avg	9600	N	N	28844 229TH AVE SE
006	042106	9042	9/22/09	\$399,950	\$327,000	1440	7	1983	Avg	14459	Y	Y	30262 225TH AVE SE
006	439220	0205	8/3/09	\$230,000	\$186,000	1450	7	1962	Good	22476	N	N	30602 224TH AVE SE
006	615180	0125	11/10/11	\$372,000	\$368,000	1460	7	1948	Good	18729	Y	Y	29023 220TH PL SE
006	615180	0050	10/21/11	\$595,000	\$586,000	1520	7	1964	Good	15770	Y	Y	29058 222ND PL SE
006	679140	0270	3/19/09	\$249,000	\$194,000	1540	7	1973	Good	12670	N	N	22522 SE 321ST ST
006	757005	0460	7/28/09	\$345,000	\$278,000	1620	7	2007	Avg	19858	N	N	28480 239TH PL SE
006	406830	0220	4/17/10	\$255,500	\$221,000	1650	7	1976	Avg	9600	N	N	28854 229TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
006	679140	0120	11/2/10	\$259,000	\$235,000	1660	7	1977	Avg	13929	N	N	32204 227TH PL SE
006	278125	1120	7/22/09	\$299,950	\$241,000	1750	7	2004	Avg	4088	N	N	23804 SE 281ST PL
006	278125	0280	6/8/11	\$250,000	\$239,000	1770	7	2003	Avg	5400	N	N	28117 237TH AVE SE
006	757420	0080	3/3/11	\$307,000	\$287,000	1800	7	1971	VGood	47916	N	N	23527 SE 299TH ST
006	042106	9065	11/19/09	\$275,500	\$229,000	2060	7	1966	Avg	19602	N	N	29745 224TH AVE SE
006	278125	1320	10/22/09	\$280,000	\$231,000	2170	7	2005	Avg	4682	N	N	24038 SE 281ST ST
006	278125	1200	3/20/09	\$305,000	\$237,000	2310	7	2005	Avg	4644	N	N	23828 SE 281ST ST
006	757420	0010	8/22/11	\$320,000	\$311,000	2370	7	1985	Good	35520	N	N	29852 232ND AVE SE
006	278125	0110	8/6/09	\$339,950	\$275,000	2640	7	2003	Avg	7388	N	N	23610 SE 281ST ST
006	278125	0330	3/23/11	\$275,000	\$258,000	2760	7	2004	Avg	5639	N	N	23630 SE 282ND ST
006	278125	0210	3/30/09	\$319,000	\$249,000	2990	7	2003	Avg	6618	N	N	23624 SE 282ND ST
006	278125	1220	11/21/11	\$285,000	\$282,000	2990	7	2004	Avg	5093	N	N	23910 SE 281ST ST
006	406900	0110	4/15/10	\$240,000	\$207,000	1430	8	1978	Avg	21507	N	N	22434 SE 297TH ST
006	757006	0150	3/3/10	\$279,000	\$238,000	1450	8	1988	Good	12081	N	N	28452 238TH AVE SE
006	757006	0180	10/27/09	\$315,000	\$260,000	1500	8	1987	Good	13513	N	N	28470 228TH AVE SE
006	615180	0235	3/5/09	\$830,000	\$643,000	1620	8	1977	Good	25120	Y	Y	29116 218TH AVE SE
006	615180	0235	2/18/10	\$699,950	\$596,000	1620	8	1977	Good	25120	Y	Y	29116 218TH AVE SE
006	928380	0100	3/23/10	\$327,777	\$281,000	1700	8	1964	Avg	18032	Y	Y	22537 SE 298TH ST
006	278123	0110	12/15/09	\$325,000	\$272,000	1850	8	2009	Avg	6000	N	N	23323 SE 284TH ST
006	278123	0110	6/28/11	\$292,500	\$281,000	1850	8	2009	Avg	6000	N	N	23323 SE 284TH ST
006	757005	0230	10/18/11	\$286,920	\$282,000	1890	8	2010	Avg	5491	N	N	23932 SE 284TH PL
006	679140	1000	7/26/11	\$240,000	\$232,000	1900	8	1968	Good	15165	N	N	32323 227TH AVE SE
006	757070	0130	12/22/10	\$326,500	\$300,000	1980	8	1998	Avg	34347	N	N	30808 228TH AVE SE
006	669995	0050	2/18/09	\$315,000	\$243,000	2020	8	2008	Avg	6619	N	N	22821 SE 287TH PL
006	679140	0070	6/12/09	\$330,000	\$263,000	2040	8	2009	Avg	13590	N	N	32215 227TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
006	679140	0110	7/15/09	\$330,000	\$265,000	2040	8	2009	Avg	12951	N	N	32210 227TH PL SE
006	669995	0030	1/27/10	\$279,950	\$237,000	2060	8	2009	Avg	4955	N	N	22813 SE 287TH PL
006	669993	0510	7/14/10	\$249,900	\$221,000	2070	8	2004	Avg	5009	N	N	22607 SE 287TH PL
006	669994	0100	11/22/11	\$225,000	\$223,000	2080	8	2004	Avg	5542	N	N	28601 226TH AVE SE
006	669995	0440	10/14/11	\$221,700	\$218,000	2110	8	2008	Avg	6330	N	N	22738 SE 286TH ST
006	679140	0100	10/21/09	\$324,900	\$268,000	2210	8	2009	Avg	13721	N	N	32216 227TH PL SE
006	757005	0240	8/30/11	\$300,000	\$292,000	2290	8	2010	Avg	5891	N	N	23931 SE 284TH PL
006	278123	0180	6/16/10	\$275,000	\$241,000	2380	8	2010	Avg	5878	N	N	23320 SE 284TH ST
006	669995	0040	10/22/09	\$329,950	\$272,000	2420	8	2008	Avg	7736	N	N	22817 SE 287TH PL
006	278123	0190	11/30/10	\$275,000	\$251,000	2440	8	2010	Avg	6637	N	N	23326 SE 284TH ST
006	278123	0280	11/10/09	\$307,000	\$255,000	2440	8	2009	Avg	7973	N	N	23360 SE 284TH ST
006	757005	0160	3/25/11	\$324,500	\$305,000	2450	8	2010	Avg	5365	N	N	28415 239TH PL SE
006	669993	0520	10/13/11	\$270,000	\$265,000	2470	8	2004	Avg	4993	N	N	22611 SE 287TH PL
006	669994	0020	6/7/10	\$324,000	\$283,000	2470	8	2004	Avg	5100	N	N	28647 226TH AVE SE
006	669994	0140	1/13/09	\$285,000	\$218,000	2470	8	2004	Avg	5015	N	N	22518 SE 286TH ST
006	669993	0220	2/11/11	\$249,900	\$232,000	2480	8	2004	Avg	5240	N	N	28610 224TH PL SE
006	669995	0020	5/21/09	\$369,950	\$293,000	2500	8	2007	Avg	5223	N	N	22809 SE 287TH PL
006	669995	0250	3/30/11	\$255,000	\$240,000	2500	8	2008	Avg	4513	N	N	28634 227TH AVE SE
006	669995	0310	2/10/09	\$374,775	\$288,000	2500	8	2007	Avg	5831	N	N	28602 227TH AVE SE
006	669993	0150	11/5/09	\$347,000	\$287,000	2610	8	2004	Avg	6181	N	N	28605 224TH PL SE
006	669993	0460	11/10/11	\$285,000	\$282,000	2610	8	2004	Avg	5540	N	N	28644 225TH AVE SE
006	669994	0030	11/9/09	\$315,000	\$261,000	2610	8	2004	Avg	5100	N	N	28641 226TH AVE SE
006	669994	0070	12/12/11	\$290,000	\$289,000	2610	8	2004	Avg	5100	N	N	28617 226TH AVE SE
006	669995	0010	2/5/09	\$410,000	\$315,000	2740	8	2007	Avg	5664	N	N	22803 SE 287TH PL
006	669995	0100	4/16/09	\$378,950	\$297,000	2740	8	2008	Avg	7804	N	N	22828 SE 287TH PL

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
006	669995	0290	5/12/10	\$325,000	\$283,000	2740	8	2007	Avg	5188	N	N	28610 227TH AVE SE
006	406820	0030	10/10/11	\$725,000	\$712,000	2830	8	2000	Avg	12750	Y	Y	29025 229TH AVE SE
006	615180	0130	7/29/11	\$498,995	\$482,000	3100	8	1978	Good	14872	Y	Y	29017 220TH PL SE
006	669993	0080	7/2/10	\$373,000	\$328,000	3160	8	2003	Avg	6053	N	N	28649 224TH PL SE
006	757006	0030	12/15/10	\$313,480	\$287,000	1580	9	2010	Avg	6626	N	N	23886 SE 284TH PL
006	757006	0160	5/6/11	\$318,355	\$302,000	1580	9	2011	Avg	16556	N	N	28460 228TH AVE SE
006	757006	0010	4/25/11	\$324,733	\$307,000	1660	9	2011	Avg	8013	N	N	23874 SE 284TH PL
006	757006	0020	6/23/10	\$342,929	\$301,000	1900	9	2010	Avg	6627	N	N	23880 SE 284TH PL
006	757006	0040	2/12/10	\$328,000	\$279,000	1900	9	2010	Avg	6626	N	N	23892 S 284TH PL
006	289630	0180	3/16/09	\$360,000	\$280,000	1940	9	1994	Avg	39086	N	N	29507 235TH AVE SE
006	757006	0070	12/7/10	\$409,614	\$375,000	2010	9	2010	Avg	11236	N	N	23895 SE 284TH PL
006	757006	0050	1/7/11	\$319,900	\$295,000	2080	9	2009	Avg	6577	N	N	23898 SE 284TH PL
006	757006	0090	12/14/09	\$314,900	\$263,000	2080	9	2009	Avg	8388	N	N	23889 SE 284TH PL
006	615180	0020	11/24/10	\$375,000	\$342,000	2140	9	1968	Good	15865	N	N	29000 222ND PL SE
006	757006	0060	6/15/10	\$339,900	\$298,000	2170	9	2010	Avg	13327	N	N	23897 SE 284TH PL
006	757006	0080	6/4/10	\$360,249	\$315,000	2170	9	2010	Avg	6163	N	N	23893 SE 284TH PL
006	757006	0210	4/28/10	\$329,900	\$286,000	2170	9	2010	Avg	6612	N	N	28488 228TH AVE SE
006	757006	0260	12/9/09	\$327,500	\$274,000	2170	9	2009	Avg	7921	N	N	23879 SE 284TH PL
006	278123	0140	4/15/09	\$380,000	\$298,000	2600	9	2008	Avg	6000	N	N	23341 SE 284TH ST
006	092106	9040	8/17/10	\$499,000	\$444,000	2730	9	2001	Avg	228690	N	N	30525 222ND WAY SE
006	278123	0200	8/31/11	\$330,000	\$321,000	2740	9	2011	Avg	5500	N	N	23330 SE 284TH ST
006	278123	0220	12/2/10	\$335,000	\$306,000	2740	9	2010	Avg	5500	N	N	23342 SE 284TH ST
006	757005	0190	10/25/10	\$304,000	\$275,000	2770	9	2008	Avg	4000	N	N	23914 SE 284TH PL
006	757006	0100	3/16/11	\$399,900	\$374,000	2780	9	2011	Avg	4834	N	N	28422 238TH AVE SE
006	757005	0500	6/1/10	\$325,000	\$284,000	2790	9	2007	Avg	4494	N	N	28620 239TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
006	278123	0130	8/13/09	\$389,950	\$316,000	2800	9	2009	Avg	6000	N	N	23335 SE 284TH ST
006	278126	0130	5/16/11	\$370,000	\$351,000	2800	9	2005	Avg	5800	N	N	23819 SE 284TH ST
006	757005	0480	1/18/11	\$292,000	\$270,000	2820	9	2007	Avg	5313	N	N	28616 239TH PL SE
006	278123	0030	4/23/09	\$390,000	\$306,000	3040	9	2007	Avg	6000	N	N	23233 SE 284TH ST
006	278123	0080	7/2/09	\$385,000	\$308,000	3040	9	2007	Avg	6000	N	N	23305 SE 284TH ST
006	278123	0120	1/11/11	\$345,000	\$318,000	3040	9	2010	Avg	6000	N	N	23329 SE 284TH ST
006	278123	0210	7/18/11	\$330,000	\$318,000	3040	9	2011	Avg	5500	N	N	23336 SE 284TH ST
006	278123	0260	8/30/11	\$330,000	\$321,000	3040	9	2011	Avg	5633	N	N	23356 SE 284TH ST
006	278126	0490	1/19/11	\$356,250	\$329,000	3040	9	2006	Avg	5823	N	N	23820 SE 283RD ST
006	278126	0510	3/9/10	\$349,900	\$299,000	3040	9	2006	Avg	5325	N	N	23808 SE 283RD ST
006	278123	0070	1/28/09	\$450,000	\$345,000	3120	9	2007	Avg	6000	N	N	23257 SE 284TH ST
006	615180	0645	11/18/09	\$430,000	\$357,000	3180	9	2004	Avg	16800	N	N	29036 220TH PL SE
006	289631	0160	5/5/09	\$490,000	\$386,000	3190	9	1997	Avg	27806	N	N	23325 SE 289TH ST
006	541630	0210	11/20/09	\$770,000	\$640,000	3310	9	2007	Avg	104474	N	N	21961 SE 311TH CT
006	289631	0350	8/24/09	\$615,000	\$500,000	3800	9	1997	Avg	50823	N	N	28959 233RD AVE SE
006	615180	0687	6/1/11	\$335,000	\$319,000	2190	10	1990	Avg	50529	N	N	22314 SE 290TH ST
006	153100	0060	8/24/10	\$515,000	\$459,000	2700	10	2003	Avg	40863	N	N	28870 237TH PL SE
006	541630	0010	6/17/10	\$664,950	\$583,000	3130	10	2008	Avg	80674	N	N	22207 SE 304TH ST
006	406820	0015	9/2/10	\$895,000	\$800,000	3170	10	2008	Avg	5911	Y	Y	29045 229TH AVE SE
006	541630	0030	12/15/09	\$675,000	\$565,000	3240	10	2008	Avg	69347	N	N	30418 219TH WAY SE
006	541630	0030	8/30/11	\$553,000	\$538,000	3240	10	2008	Avg	69347	N	N	30418 219TH WAY SE
006	153100	0140	3/23/09	\$576,000	\$449,000	3350	10	2004	Avg	46748	N	N	28815 237TH PL SE
006	162106	9046	5/2/11	\$605,000	\$573,000	3490	10	2005	Avg	56628	N	N	32504 223RD AVE SE
006	153100	0100	11/20/09	\$679,000	\$565,000	3630	10	2003	Avg	46137	N	N	28839 237TH PL SE
006	729980	0030	12/22/10	\$621,500	\$571,000	3680	10	2004	Avg	102947	N	N	22550 SE 313TH PL

Improved Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
006	729980	0050	12/21/09	\$634,900	\$532,000	3870	10	2005	Avg	84541	N	N	22570 SE 313TH PL
006	541630	0150	11/11/09	\$780,000	\$647,000	3980	10	2008	Avg	74892	N	N	31040 219TH WAY SE
006	729980	0120	2/10/11	\$800,000	\$743,000	4270	10	2004	Avg	100029	N	N	22443 SE SAWYER RIDGE WAY
006	729980	0170	7/14/11	\$750,000	\$722,000	4270	10	2005	Avg	84738	N	N	31740 224TH PL SE
006	729980	0210	11/7/11	\$649,000	\$641,000	4360	10	2005	Avg	99011	N	N	31735 224TH PL SE
006	729981	0160	7/6/10	\$775,000	\$683,000	5270	10	2005	Avg	78971	N	N	SE SAWYER RIDGE WAY
006	729981	0170	2/18/11	\$665,000	\$619,000	3890	11	2008	Avg	83310	N	N	22020 SE SAWYER RIDGE WAY
006	729981	0200	3/10/09	\$1,100,000	\$853,000	3970	11	2007	Avg	92194	N	N	22118 SE SAWYER RIDGE WAY
006	541630	0290	2/7/11	\$625,000	\$580,000	4430	11	2008	Avg	58490	N	N	30940 222ND WAY SE
006	541630	0160	7/14/09	\$900,000	\$723,000	5010	11	2008	Avg	81870	N	N	21910 SE 311TH CT
007	084400	0870	11/22/11	\$125,001	\$124,000	1170	5	1906	Good	6435	N	N	32518 3RD AVE
007	362206	9034	2/25/10	\$155,000	\$132,000	1280	5	1920	VGood	6705	N	N	26734 SE RAVENSDALE WAY
007	362206	9050	1/22/10	\$189,500	\$160,000	1570	5	1922	VGood	9650	N	N	26904 SE RAVENSDALE WAY
007	084400	0110	7/21/11	\$125,000	\$121,000	940	6	1974	Fair	13230	N	N	32102 3RD AVE
007	142106	9142	12/11/09	\$194,000	\$162,000	940	6	1914	VGood	16552	Y	N	25724 PACIFIC ST
007	152106	9040	9/10/09	\$183,000	\$149,000	940	6	1921	Good	22532	N	N	32616 HIGHLAND DR
007	142106	9056	6/1/09	\$254,950	\$202,000	950	6	1969	Good	56628	N	N	32326 HAMMOND PL
007	084400	0235	4/27/10	\$195,000	\$169,000	960	6	1965	VGood	6847	N	N	32232 3RD AVE
007	142106	9086	10/6/11	\$142,000	\$139,000	990	6	1915	Good	10704	N	N	24717 MORGAN ST
007	729950	0230	4/28/10	\$180,000	\$156,000	1010	6	1994	Avg	9600	N	N	32806 HYDE AVE
007	564360	0075	2/16/10	\$192,000	\$163,000	1020	6	1922	VGood	6400	N	N	32101 UNION DR
007	152106	9070	7/19/11	\$160,000	\$154,000	1040	6	1971	Good	7405	N	N	32496 UNION DR
007	729950	0080	6/12/09	\$205,550	\$164,000	1120	6	1995	Avg	9600	N	N	24716 MASON ST
007	729950	0040	2/1/11	\$165,000	\$153,000	1260	6	1994	Avg	10159	N	N	24740 MASON ST
007	084400	0865	1/6/11	\$185,000	\$170,000	1380	6	1904	VGood	6018	N	N	32514 3RD AVE

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Area 57
(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
007	564360	0095	10/27/10	\$140,000	\$127,000	1430	6	1994	Avg	4000	N	N	24002 DAIL DR
007	084400	0545	8/18/10	\$215,000	\$191,000	1600	6	1980	Avg	19530	N	N	25015 MORGAN ST
007	810000	0040	1/4/10	\$245,900	\$207,000	1180	7	1994	Avg	7200	N	N	32116 SUNNY LN
007	202575	0070	1/7/10	\$196,000	\$165,000	1210	7	1996	Avg	7602	N	N	24118 ROBERTS DR
007	563600	0400	12/15/10	\$210,000	\$192,000	1250	7	1994	Avg	10122	N	N	25506 KANASKET DR
007	564360	0295	7/4/10	\$201,950	\$178,000	1250	7	1991	Avg	6817	N	N	32312 MORGAN DR
007	563601	0140	7/4/10	\$263,000	\$232,000	1290	7	1997	Avg	10823	N	N	30416 CUMBERLAND DR
007	563600	0220	10/11/11	\$195,000	\$192,000	1300	7	1994	Avg	9921	N	N	25301 CUMBERLAND PL
007	084040	0070	3/26/09	\$237,050	\$185,000	1310	7	1997	Avg	7208	N	N	32413 LYNCH LN
007	564360	0170	7/20/11	\$217,950	\$210,000	1310	7	1990	Avg	8760	N	N	32115 MORGAN DR
007	563600	0470	4/28/11	\$237,500	\$225,000	1380	7	1995	Avg	10400	N	N	25402 KANASKET DR
007	084400	1284	10/29/10	\$225,000	\$204,000	1390	7	1997	Avg	12540	N	N	25825 LAWSON ST
007	232106	9028	6/29/11	\$265,000	\$254,000	1440	7	1972	Good	176418	N	N	25230 SE GREEN VALLEY RD
007	564360	0240	12/9/10	\$186,450	\$171,000	1440	7	1922	Good	8960	N	N	32601 HIGHLAND DR
007	810000	0070	6/2/09	\$268,750	\$213,000	1470	7	1996	Avg	7200	N	N	32208 SUNNY LN
007	202560	0220	10/11/10	\$215,000	\$194,000	1510	7	1990	Good	8386	N	N	30408 KUMMER AVE
007	289140	0110	2/17/10	\$289,000	\$246,000	1510	7	1992	Avg	68824	N	N	25236 SE 357TH ST
007	202560	0120	11/16/10	\$209,999	\$191,000	1550	7	1990	Avg	7227	N	N	30403 BLAINE AVE
007	563600	0190	10/1/11	\$210,000	\$206,000	1570	7	1994	Avg	9884	N	N	25206 CUMBERLAND PL
007	084400	0185	8/29/11	\$222,000	\$216,000	1600	7	1996	Avg	7500	N	N	32225 5TH AVE
007	510451	0820	3/27/09	\$261,000	\$203,000	1630	7	2003	Avg	4733	N	N	24520 SE 275TH ST
007	302207	9043	2/22/11	\$285,000	\$266,000	1650	7	1988	Good	99752	N	N	29121 SE 262ND ST
007	510451	0540	12/20/10	\$265,000	\$243,000	1690	7	2003	Avg	4102	N	N	24517 SE 275TH ST
007	510451	0790	4/5/11	\$228,000	\$215,000	1690	7	2003	Avg	4500	N	N	24513 SE 275TH ST
007	232106	9027	4/7/11	\$265,000	\$249,000	1720	7	1978	Good	87120	N	N	34810 257TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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
007	423340	0180	2/23/10	\$251,000	\$214,000	1810	7	1995	Good	9683	N	N	32404 NEWCASTLE DR
007	563601	0530	9/20/11	\$230,000	\$225,000	1810	7	1997	Avg	9600	N	N	25419 CUMBERLAND WAY
007	563601	0670	7/31/09	\$290,000	\$234,000	1810	7	1997	Avg	10072	N	N	30509 CUMBERLAND DR
007	510451	0080	11/9/11	\$232,000	\$229,000	1830	7	2002	Avg	5175	N	N	27439 245TH AVE SE
007	510451	0090	7/10/09	\$330,000	\$265,000	1830	7	2002	Avg	5175	N	N	27431 245TH AVE SE
007	510451	0190	12/26/11	\$217,000	\$217,000	1830	7	2003	Avg	4694	N	N	27321 245TH AVE SE
007	510451	0320	9/21/09	\$307,500	\$252,000	1830	7	2002	Avg	4500	N	N	27370 245TH AVE SE
007	510451	0770	3/3/09	\$319,000	\$247,000	1830	7	2003	Avg	4500	N	N	24533 SE 275TH ST
007	510451	0800	4/7/10	\$303,000	\$261,000	1830	7	2003	Avg	4498	N	N	24509 SE 275TH ST
007	289140	0320	12/24/09	\$308,400	\$259,000	1850	7	1967	Good	291852	Y	Y	35601 252ND AVE SE
007	563600	0280	3/28/11	\$289,950	\$272,000	1880	7	1994	Avg	11055	N	N	25401 KANASKET DR
007	252206	9076	7/14/10	\$185,265	\$164,000	2020	7	1914	VGood	14500	N	N	27515 SE 271ST ST
007	202560	0110	7/7/10	\$215,000	\$190,000	2050	7	1990	Avg	7200	N	N	30405 BLAINE AVE
007	289140	0380	4/23/11	\$393,000	\$371,000	2070	7	1999	Good	96703	Y	N	35408 252ND AVE SE
007	563600	0410	2/19/10	\$279,000	\$238,000	2080	7	1994	Avg	10196	N	N	25502 KANASKET DR
007	563601	0030	9/13/10	\$280,000	\$251,000	2090	7	1998	Good	9600	N	N	30520 CUMBERLAND DR
007	563601	0260	2/23/11	\$295,000	\$275,000	2310	7	1996	Avg	10070	N	N	25516 CUMBERLAND WAY
007	563601	0410	3/11/11	\$270,000	\$253,000	2310	7	1996	Avg	9776	N	N	25513 PALMER PL
007	252206	9125	11/2/10	\$290,000	\$263,000	2320	7	1989	Good	64033	N	N	27429 SE 268TH ST
007	423340	0110	2/23/10	\$315,000	\$268,000	2320	7	2000	Avg	9650	N	N	32409 NEWCASTLE DR
007	563601	0560	2/16/11	\$293,000	\$273,000	2390	7	1996	Avg	9600	N	N	25507 CUMBERLAND WAY
007	563601	0780	7/1/11	\$304,250	\$292,000	2630	7	1997	VGood	10099	N	N	30513 SELLECK PL
007	346340	0170	11/21/11	\$320,000	\$317,000	1250	8	1984	Good	43196	N	N	32818 227TH PL SE
007	132106	9065	11/14/11	\$340,000	\$336,000	1300	8	1997	Avg	43560	Y	N	32201 SE MOUNTAIN VIEW DR
007	346340	0040	8/23/11	\$287,000	\$279,000	1550	8	1989	Good	24899	N	N	22336 SE 328TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
007	510451	2100	1/26/11	\$285,000	\$264,000	2000	8	2003	Avg	5544	N	N	27719 245TH AVE SE
007	510452	0590	8/12/10	\$319,000	\$284,000	2150	8	2004	Avg	9523	N	N	28112 MAPLE RIDGE WAY SE
007	302207	9100	8/6/09	\$570,000	\$461,000	2250	8	2003	Avg	217800	N	N	27123 292ND AVE SE
007	510453	0090	11/2/09	\$304,900	\$252,000	2300	8	2005	Avg	4095	N	N	25363 SE 279TH ST
007	510453	0110	2/4/10	\$306,000	\$260,000	2370	8	2005	Avg	4095	N	N	25375 SE 279TH PL
007	510453	0930	3/18/09	\$345,000	\$268,000	2370	8	2005	Avg	3825	N	N	27843 256TH CT SE
007	510453	1070	9/4/09	\$389,983	\$318,000	2370	8	2006	Avg	4005	N	N	25338 SE 279TH PL
007	346340	0240	5/21/09	\$460,000	\$364,000	2390	8	1991	Avg	40383	Y	Y	22424 SE 329TH ST
007	510453	0170	1/28/11	\$290,000	\$269,000	2390	8	2005	Avg	4385	N	N	27880 257TH AVE SE
007	510451	2060	11/16/09	\$385,000	\$320,000	2430	8	2003	Avg	7243	N	N	24465 SE 277TH CT
007	510452	0010	5/18/11	\$371,900	\$353,000	2510	8	2003	Avg	6008	N	N	27815 MAPLE RIDGE WAY SE
007	510452	0120	5/12/09	\$379,000	\$299,000	2510	8	2003	Avg	6407	N	N	27957 MAPLE RIDGE WAY SE
007	510452	0450	12/7/09	\$385,000	\$322,000	2510	8	2003	Avg	5100	N	N	28027 MAPLE RIDGE WAY SE
007	510453	0200	3/5/09	\$367,000	\$284,000	2550	8	2006	Avg	4095	N	N	27856 257TH AVE SE
007	510453	0210	12/14/09	\$303,450	\$254,000	2550	8	2006	Avg	4095	N	N	27848 257TH AVE SE
007	510453	1040	2/10/09	\$340,000	\$262,000	2550	8	2005	Avg	4914	N	N	25356 SE 279TH PL
007	142106	9162	11/19/11	\$245,000	\$243,000	2570	8	1998	Avg	12109	N	N	25006 MORGAN ST
007	272106	9055	5/17/11	\$425,000	\$404,000	2690	8	1986	Good	212965	Y	N	24207 SE GREEN VALLEY RD
007	510451	1450	10/14/10	\$400,000	\$361,000	2800	8	2003	Avg	7356	N	N	24822 SE 278TH ST
007	510451	1520	4/21/10	\$395,000	\$342,000	2800	8	2003	Avg	7353	N	N	27730 MAPLE RIDGE WAY SE
007	510451	1600	7/16/10	\$390,000	\$345,000	2800	8	2002	Avg	7845	N	N	27627 MAPLE RIDGE WAY SE
007	510451	1630	4/15/10	\$415,000	\$358,000	2800	8	2002	Avg	7198	N	N	27651 MAPLE RIDGE WAY SE
007	289140	0435	10/8/09	\$460,000	\$378,000	3210	8	1999	Good	92347	N	N	25240 SE 356TH ST
007	510451	1810	9/3/10	\$437,000	\$391,000	3440	8	2004	Avg	6600	N	N	27654 246TH AVE SE
007	510451	1290	3/15/11	\$412,000	\$386,000	3610	8	2003	Avg	7623	N	N	24878 SE 276TH PL

Improved Sales Used in this Annual Update Analysis
Area 57
(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
007	510451	1320	9/9/11	\$390,000	\$380,000	3610	8	2003	Avg	11004	N	N	24796 SE 276TH PL
007	510451	1680	11/4/10	\$410,000	\$372,000	3610	8	2003	Avg	7906	N	N	27737 MAPLE RIDGE WAY SE
007	510451	1860	1/14/10	\$435,000	\$367,000	3610	8	2003	Avg	7369	N	N	27641 246TH AVE SE
007	510451	1870	5/26/11	\$359,000	\$342,000	3740	8	2003	Avg	7322	N	N	27649 246TH AVE SE
007	510451	1900	3/12/09	\$478,000	\$371,000	3745	8	2004	Avg	7443	N	N	27723 246TH AVE SE
007	510451	1720	7/2/10	\$441,950	\$389,000	3780	8	2004	Avg	8554	N	N	24700 SE 278TH ST
007	510452	0190	6/16/11	\$414,950	\$397,000	3780	8	2004	Avg	8139	N	N	27820 MAPLE RIDGE WAY SE
007	510452	0370	5/19/11	\$370,000	\$352,000	3780	8	2004	Avg	9287	N	N	24994 SE 279TH ST
007	242106	9023	10/20/10	\$545,000	\$493,000	2430	9	2005	Avg	250470	N	N	34850 ENUMCLAW-BLACK DIAMOND RD SE
007	214095	0070	12/28/09	\$334,000	\$280,000	2630	9	2007	Avg	8709	N	N	23906 BRUCKNERS CT
007	214095	0180	4/19/11	\$355,000	\$335,000	2630	9	2007	Avg	7439	N	N	32113 SUNNY LN
007	510454	0410	11/10/09	\$460,000	\$381,000	2630	9	2006	Avg	7180	N	N	27530 254TH WAY SE
007	214095	0230	2/24/11	\$320,000	\$298,000	2640	9	2007	Avg	7239	N	N	23890 FAIRFAX ST
007	142106	9156	9/24/09	\$397,000	\$325,000	2760	9	1988	Good	24332	Y	N	33015 PACIFIC ST
007	214095	0370	6/8/10	\$360,000	\$315,000	2790	9	2007	Avg	7201	N	N	32139 BRUCKNERS WAY
007	510453	1360	6/29/09	\$424,950	\$340,000	2790	9	2006	Avg	8078	N	N	25469 SE 277TH ST
007	510453	1770	10/1/10	\$358,000	\$322,000	2800	9	2006	Avg	5281	N	N	25456 SE 275TH PL
007	510453	2040	9/22/10	\$350,000	\$314,000	2800	9	2005	Avg	5222	N	N	25516 SE 274TH PL
007	214095	0020	1/24/11	\$320,000	\$296,000	2820	9	2007	Avg	7702	N	N	32222 BRUCKNERS WAY
007	214095	0310	12/7/10	\$335,000	\$306,000	2820	9	2007	Avg	7377	N	N	32113 BRUCKNERS WAY
007	510453	1220	3/16/09	\$425,000	\$330,000	2820	9	2005	Avg	6347	N	N	27704 254TH WAY SE
007	510453	1790	5/17/11	\$347,000	\$330,000	2910	9	2006	Avg	5281	N	N	25472 SE 275TH PL
007	510453	1940	5/20/10	\$349,000	\$304,000	2910	9	2005	Avg	7111	N	N	25513 SE 274TH PL
007	510454	0150	4/29/10	\$393,000	\$340,000	2910	9	2006	Avg	7399	N	N	27436 254TH CT SE
007	510453	1210	4/22/09	\$502,000	\$394,000	2940	9	2006	Avg	6273	N	N	27701 254TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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
007	214095	0080	1/11/11	\$355,000	\$327,000	3030	9	2007	Avg	7337	N	N	23896 BRUCKNERS CT
007	510453	1380	9/23/09	\$445,500	\$365,000	3060	9	2007	Avg	6601	N	N	25453 SE 277TH ST
007	214095	0120	6/17/09	\$420,000	\$335,000	3120	9	2007	Avg	7823	N	N	23889 FAIRFAX ST
007	214095	0290	5/3/10	\$356,000	\$309,000	3120	9	2007	Avg	8702	N	N	32107 SUNNY LN
007	214095	0340	3/25/09	\$420,000	\$327,000	3120	9	2007	Avg	7324	N	N	32125 BRUCKNERS WAY
007	214095	0380	7/14/09	\$430,000	\$345,000	3120	9	2007	Avg	7201	N	N	32201 BRUCKNERS WAY
007	510453	1430	12/13/10	\$430,000	\$394,000	3120	9	2005	Avg	7756	N	N	25436 SE 277TH ST
007	510453	1760	3/18/09	\$430,000	\$334,000	3190	9	2006	Avg	5725	N	N	25448 SE 275TH PL
007	510453	1810	3/31/09	\$413,500	\$323,000	3200	9	2006	Avg	6739	N	N	25488 SE 275TH PL
007	362206	9078	12/8/11	\$650,000	\$647,000	3320	9	2003	Avg	63162	N	N	26715 SE 272ND ST
007	362206	9077	7/7/10	\$640,000	\$564,000	3370	9	2003	Avg	40946	N	N	26741 SE 272ND ST
007	510453	1550	12/22/10	\$420,000	\$386,000	3400	9	2006	Avg	6258	N	N	25462 SE 276TH CT
007	510453	1640	8/26/09	\$465,000	\$378,000	3400	9	2006	Avg	5100	N	N	25465 SE 275TH PL
007	510453	1690	12/10/09	\$430,000	\$359,000	3400	9	2006	Avg	6803	Y	N	25425 SE 275TH PL
007	510453	1720	6/30/11	\$425,000	\$408,000	3400	9	2006	Avg	7607	N	N	25416 SE 275TH PL
007	510453	1730	2/24/09	\$436,000	\$337,000	3400	9	2006	Avg	5512	N	N	25424 SE 275TH PL
007	510454	0170	6/24/10	\$412,000	\$362,000	3400	9	2006	Avg	5554	N	N	27424 254TH CT SE
007	510454	0590	2/5/09	\$435,625	\$335,000	3400	9	2006	Avg	8078	N	N	25427 SE 274TH PL
007	510454	0620	3/24/11	\$395,000	\$371,000	3400	9	2006	Avg	8045	N	N	25451 SE 274TH PL
007	302207	9080	4/19/10	\$550,000	\$475,000	3420	9	2002	Avg	222156	N	N	27909 SE 268TH ST
007	362206	9104	11/8/11	\$570,000	\$563,000	3420	9	2004	Avg	62726	N	N	26711 SE 276TH ST
007	362206	9090	5/3/11	\$685,000	\$649,000	3710	9	2005	Avg	218236	N	N	26226 SE 276TH ST
007	362206	9107	11/18/11	\$615,000	\$609,000	3710	9	2004	Avg	32670	N	N	26712 SE 276TH ST
007	510453	1350	4/28/09	\$480,000	\$378,000	3120	10	2007	Avg	7255	N	N	25477 SE 277TH ST
007	510453	1160	8/4/10	\$489,950	\$435,000	3200	10	2006	Avg	6931	Y	N	27741 254TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 57
(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
007	510453	1250	8/12/10	\$439,000	\$390,000	3310	10	2006	Avg	6619	N	N	27728 254TH WAY SE
007	510454	0480	6/5/09	\$460,000	\$366,000	3310	10	2006	Avg	7374	N	N	27458 254TH WAY SE
007	510454	0260	1/29/09	\$520,000	\$399,000	3440	10	2006	Avg	7324	N	N	27477 254TH WAY SE
007	510453	1460	3/8/10	\$539,950	\$462,000	3480	10	2006	Avg	9622	N	N	25460 SE 277TH ST
007	289400	0050	12/2/10	\$599,900	\$548,000	3530	10	2007	Avg	90818	N	N	26515 SE 354TH PL
007	510454	0300	3/21/11	\$480,000	\$450,000	3570	10	2006	Avg	7353	N	N	27511 254TH WAY SE
007	289400	0030	5/25/10	\$612,500	\$534,000	3590	10	2007	Avg	105197	N	N	26531 SE 354TH PL
007	510453	1320	6/19/09	\$549,950	\$439,000	3680	10	2005	Avg	7793	Y	N	27784 254TH WAY SE
007	510454	0330	5/21/09	\$549,000	\$435,000	3680	10	2006	Avg	7236	N	N	27529 254TH WAY SE
007	510454	0490	9/7/11	\$500,000	\$487,000	3680	10	2006	Avg	8074	N	N	27457 254TH PL SE
007	510454	0530	3/18/11	\$515,000	\$483,000	3680	10	2006	Avg	7710	Y	N	27481 254TH PL SE
007	510454	0540	4/3/09	\$525,000	\$410,000	3680	10	2005	Avg	7224	Y	N	27487 254TH PL SE
007	510454	0550	7/14/11	\$574,500	\$553,000	3680	10	2005	Avg	8690	Y	N	27493 254TH PL SE
007	510454	0560	8/17/10	\$575,000	\$512,000	3680	10	2005	Avg	10703	Y	N	27499 254TH PL SE
007	289400	0040	9/9/10	\$605,000	\$542,000	3930	10	2007	Avg	70565	N	N	26523 SE 354TH PL
007	289400	0010	6/20/11	\$594,950	\$570,000	4480	10	2009	Avg	220309	N	N	26543 SE 354TH PL

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	052207	9016	5/25/11	\$600,000	UNFINISHED AREA
001	052207	9040	11/16/11	\$497,000	OPEN SPACE
001	062207	9002	12/16/10	\$1,300,000	DIAGNOSTIC OUTLIER
001	062207	9078	6/30/10	\$8,500	DOR RATIO;NO MARKET EXPOSURE
001	072207	9038	11/10/11	\$328,500	BANKRUPTCY;NO MKT EXPOSURE;EXEMPT EX TAX
001	072207	9093	10/28/09	\$497,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	102206	9166	8/4/11	\$475,000	%COMPL;UNFIN AREA;FINANCIAL INST SALE
001	102206	9166	8/17/10	\$453,200	%COMPL;UNFIN AREA;FORCED SALE; FIN INST SALE
001	112206	9006	7/28/11	\$474,950	PRESENT CHAR DO NOT MATCH SALE CHAR
001	112206	9009	11/16/11	\$72,000	DOR RATIO; EXEMPT FROM EXCISE TAX; NON-REP SALE
001	112206	9016	10/25/10	\$260,000	PREVIMP<=25K
001	112206	9128	7/16/11	\$241,500	PRESENT CHAR DO NOT MATCH SALE CHAR; %COMP
001	122206	9003	9/1/10	\$175,398	DOR RATIO;NO MARKET EXPOSURE
001	122206	9014	7/21/11	\$220,000	PREVIMP<=25K; ESTATE ADMINISTRATOR
001	122206	9049	2/11/09	\$255,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122206	9055	5/28/10	\$265,000	NO MARKET EXPOSURE
001	122206	9133	12/3/09	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122206	9164	1/13/11	\$375,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	132206	9015	3/23/10	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	142206	9115	9/1/11	\$762,000	NON-REP; FINANCIAL INSTITUTION RESALE
001	146540	0155	6/14/10	\$50,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
001	146540	0172	4/15/11	\$310,000	RELOCATION - SALE TO SERVICE
001	146540	0189	8/5/10	\$270,000	IMP CHAR CHANGED SINCE SALE; ESTATE ADMIN
001	146740	0180	12/19/11	\$215,802	%COMPL; ESTATE ADMIN; MOBILE HOME
001	156091	0120	11/14/11	\$360,000	BOX PLOT OUTLIER
001	156092	0130	3/12/10	\$380,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
001	182207	9027	10/20/10	\$359,950	REAL MOBILE HOME
001	182207	9044	11/2/11	\$117,900	NO MKT EXPOSURE;GOVT AGENCY;EXEMPT EXCISE TAX
001	312308	9025	4/26/10	\$500,000	DIAGNOSTIC OUTLIER
001	322307	9009	4/4/11	\$462,000	NETCOND;NO MARKET EXPOSURE; GOV AGENCY
001	322307	9009	4/4/11	\$305,000	NETCOND;NO MRKT EXPOSURE; GOV; EASEMENT
001	326056	0040	2/6/09	\$699,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	362307	9044	11/3/09	\$502,802	BANKRUPTCY; FORCED SALE; EXEMPT EXCISE TAX
001	511450	0110	12/6/11	\$423,341	IMP COUNT;NO MARKET EXPOSURE; GOV AGENCY
001	512620	0060	1/13/11	\$267,686	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
001	856730	0270	9/9/09	\$5,000	DOR RATIO;NON-REPRESENTATIVE SALE
002	042206	9041	7/8/10	\$96,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	042206	9042	8/15/11	\$112,000	BOX PLOT OUTLIER
002	092206	9078	11/4/11	\$155,000	NON-REPRESENTATIVE SALE
002	092206	9079	12/2/11	\$201,316	NO MKT EXPOSURE;GOVT AGENCY;EXEMPT EXCISE TAX
002	146140	0135	11/2/09	\$280,000	DOR RATIO; TEAR DOWN; GOV AGENCY
002	146740	0005	11/9/10	\$331,500	MOBILE HOME SALE
002	146740	0130	12/13/10	\$223,500	NON-REP; FINANCIAL INSTITUTION RESALE
002	152206	9025	10/16/09	\$456,500	GOVT AGENCY; IMP.CHAR CHANGED SINCE SALE
002	152206	9099	3/16/11	\$675,000	PRESENT AV DOES NOT MATCH SALE CHARACTERISTICS

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	208520	0350	11/1/10	\$97,500	NON-REP; IMP COUNT; SHORT SALE; FINANCIAL INST SALE
002	208520	1035	4/27/09	\$230,000	GOVT AGENCY; EXEMPT EXCISE TAX; AUCTION SALE
002	212305	9036	11/17/11	\$347,000	DIAGNOSTIC OUTLIER
002	231430	0080	12/15/11	\$333,222	NO MKT EXPOSURE; GOVT AGENCY; EXEMPT EXCISE TAX
002	231430	0150	8/15/09	\$425,000	RELOCATION - SALE TO SERVICE
002	231430	0660	4/1/10	\$82,031	QCD; PART INTEREST; RELATED PARTY/FRIEND
002	232206	9012	5/22/09	\$247,500	NON-REP; FINANCIAL INSTITUTION RESALE
002	232206	9076	11/23/09	\$167,000	NON-REP; ESTATE ADMINISTRATOR
002	232206	9086	8/20/09	\$350,000	TEAR DOWN; GOV AGENCY; IMP. CHAR CHNGD SINCE SALE
002	232305	9063	5/21/10	\$269,500	DOR RATIO; OBSOL; PREVIMP<=25K; GOVT AGENCY
002	232305	9098	7/26/10	\$236,500	DOR RATIO; REAL MH; OBSOL; GOVT AGENCY
002	232305	9123	9/8/09	\$528,000	DOR RATIO; PREVIMP<=25K; GOVERNMENT AGENCY
002	232305	9127	12/19/11	\$242,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	232305	9142	3/13/09	\$385,000	DOR RATIO; PREVIMP<=25K; GOVERNMENT AGENCY
002	232305	9205	9/11/09	\$660,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
002	242305	9034	10/23/11	\$280,000	GOVT AGENCY; EXEMPT EXCISE TAX; ESTATE ADMIN
002	242305	9073	11/21/11	\$109,000	DOR RATIO; OBSOL; FINANCIAL INSTITUTION RESALE
002	275220	0010	7/13/10	\$12,574	DOR RATIO; NON-REPRESENTATIVE SALE
002	275220	0064	7/30/10	\$7,463	DOR RATIO; NON-REPRESENTATIVE SALE
002	322306	9163	4/25/11	\$120,000	DOR RATIO
002	510445	0340	11/2/09	\$260,000	NON-REPRESENTATIVE SALE
002	510445	0470	3/31/11	\$210,000	DIAGNOSTIC OUTLIER
002	510445	0490	11/14/11	\$211,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	510445	0620	6/20/11	\$332,500	DIAGNOSTIC OUTLIER
002	510840	0041	3/23/11	\$70,000	DOR RATIO
002	511140	0065	5/3/10	\$680,000	OBSOL; NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	511240	0056	8/25/10	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
002	511240	0066	8/24/11	\$210,000	GOVERNMENT AGENCY
002	511240	0108	7/28/09	\$170,000	NON-REPRESENTATIVE SALE
002	511240	0113	12/29/09	\$330,000	DOR RATIO; PREVIMP<=25K; TEAR DOWN; GOVT AGENCY
002	512640	0070	4/7/11	\$122,000	BOX PLOT OUTLIER
002	512640	0140	11/23/09	\$165,471	BANKRUPTCY; GOV AGENCY; FORCED SALE
002	512640	0210	8/22/11	\$135,000	BOX PLOT OUTLIER
002	512690	0180	8/23/10	\$75,000	DOR RATIO; BANKRUPTCY; FORCED SALE
002	639960	0110	9/21/11	\$390,000	DIAGNOSTIC OUTLIER
002	680610	0410	11/20/09	\$155,000	IMP. CHAR CHANGED SINCE SALE; BUILDER SALES
002	680610	0490	4/8/11	\$107,065	DOR RATIO; QCD; RELATED PARTY/FRIEND/NEIGHBOR
002	885692	0030	4/21/09	\$270,000	NON-REPRESENTATIVE SALE
002	885692	0130	11/23/11	\$340,175	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	891410	0150	10/25/11	\$429,900	RELOCATION - SALE TO SERVICE
002	918970	0050	3/31/11	\$358,200	DIAGNOSTIC OUTLIER
006	042106	9066	10/26/10	\$395,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
006	102106	9027	8/19/11	\$333,500	DIAGNOSTIC OUTLIER
006	253870	0090	12/11/09	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	278123	0060	4/17/09	\$384,950	UNFINISHED AREA

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	278123	0110	4/15/10	\$352,000	QUIT CLAIM DEED
006	278123	0250	11/17/11	\$335,000	DIAGNOSTIC OUTLIER
006	278125	0280	6/8/11	\$250,000	RELOCATION - SALE TO SERVICE
006	278125	0530	3/24/09	\$195,000	NON-REP; FINANCIAL INSTITUTION RESALE
006	278125	0720	10/17/11	\$180,000	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
006	278125	1000	8/18/10	\$238,000	IMP. CHAR CHANGED SINCE SALE;FINANCIAL INST SALE
006	278126	0250	8/19/11	\$429,950	DIAGNOSTIC OUTLIER
006	278126	0510	9/30/09	\$405,571	BANKRUPTCY; FORCED SALE
006	278127	0210	7/26/11	\$135,600	DIAGNOSTIC OUTLIER
006	278127	0660	2/6/09	\$207,000	NON-REP; FINANCIAL INSTITUTION RESALE
006	278127	0730	12/27/11	\$130,000	BOX PLOT OUTLIER
006	278127	0880	11/29/11	\$143,500	NON-REP SALE;GOVT AGENCY;EXEMPT FROM EXCISE TAX
006	289630	0280	6/2/09	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	406760	0165	12/28/11	\$535,000	BOX PLOT OUTLIER
006	406820	0030	10/4/11	\$725,000	RELOCATION - SALE TO SERVICE
006	439160	0040	8/10/11	\$350,000	DIAGNOSTIC OUTLIER
006	439220	0275	8/19/09	\$265,000	DIAGNOSTIC OUTLIER
006	541630	0170	8/5/09	\$589,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	541630	0200	3/27/09	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	541630	0250	11/25/09	\$630,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	541630	0310	12/4/09	\$675,000	IMP. CHAR CHANGED SINCE SALE; FORCED SALE
006	615180	0006	7/30/09	\$275,000	DOR RATIO;NON-REPRESENTATIVE SALE
006	615180	0571	2/4/10	\$19,102	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
006	615180	0604	12/28/11	\$135,000	DIAGNOSTIC OUTLIER
006	615180	0606	1/4/10	\$274,478	BANKRUPTCY; FORCED SALE; IMP. CHAR CHANGED
006	669993	0070	3/11/10	\$266,000	NON-REPRESENTATIVE SALE
006	669993	0510	1/25/10	\$253,777	BANKRUPTCY; FORCED SALE
006	669994	0070	12/12/11	\$290,000	RELOCATION - SALE TO SERVICE
006	669994	0250	4/14/11	\$363,361	NO MKT EXPOSURE;GOVT AGENCY;EXEMPT EXCISE TAX
006	679140	0140	4/12/11	\$194,818	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	679140	0170	1/4/10	\$11,958	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
006	679140	0620	6/15/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	679140	1000	3/29/11	\$145,203	NON-REP; FINANCIAL INSTITUTION RESALE
006	681795	0220	8/24/11	\$105,000	IMP.CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
006	681795	0270	5/27/11	\$132,500	DIAGNOSTIC OUTLIER
006	681796	0010	10/6/11	\$105,000	REAL MH;GOVT AGENCY;EXEMPT EXCISE TAX;SHORT SALE
006	729980	0140	12/17/10	\$750,000	IMP.CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
006	729981	0060	6/14/11	\$579,000	DIAGNOSTIC OUTLIER
006	757005	0030	10/5/11	\$348,055	PREVIMP<=25K
006	757005	0140	7/8/10	\$339,000	IMP.CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
006	757005	0320	8/18/11	\$322,980	PREVIMP<=25K
006	757006	0120	10/18/11	\$325,520	PREVIMP<=25K
006	928380	0150	11/5/09	\$751,000	NON-REP SALE; FORCED SALE; FINANCIAL INST RESALE
007	084400	0160	3/18/11	\$92,100	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	084400	0180	5/10/10	\$186,800	OBSOL;SHORT SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	084400	0185	3/11/11	\$152,250	IMP.CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
007	084400	0545	2/18/09	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	084400	1015	4/15/11	\$169,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	142106	9026	6/10/09	\$23,057	REAL MH; PART INTEREST; MULTI-PARCEL SALE
007	142106	9072	12/23/11	\$262,520	BOX PLOT OUTLIER
007	142106	9102	9/18/09	\$6,000	DOR RATIO; GOV AGENCY; EASEMENT
007	142106	9180	9/19/09	\$65,100	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	152106	9068	5/19/09	\$155,000	NO MARKET EXPOSURE; ESTATE ADMIN
007	202550	0064	3/29/10	\$265,225	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	202550	0080	4/15/09	\$201,541	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
007	214095	0040	10/11/11	\$329,383	PREVIMP<=25K
007	214095	0080	5/5/10	\$130,000	DOR RATIO;FULL SALES PRICE NOT REPORTED
007	214095	0180	1/28/11	\$171,768	CORPORATE AFFILIATES
007	214095	0180	6/17/10	\$153,000	IMP. CHAR CHANGED SINCE SALE;FINANCIAL INST SALE
007	214095	0230	6/17/10	\$153,000	DOR RATIO; BUILDER SALES; FINANCIAL INST RESALE
007	222106	9031	2/19/09	\$139,500	IMP. CHAR CHANGED SINCE SALE;FINANCIAL INST SALE
007	232106	9032	3/29/11	\$225,000	DIAGNOSTIC OUTLIER
007	252206	9040	11/9/11	\$100,000	DOR RATIO
007	252206	9044	9/22/09	\$305,000	NON-REPRESENTATIVE SALE
007	252206	9065	11/3/10	\$65,000	NO MKT EXPOSURE;ESTATE ADMIN;EXEMPT EXCISE TAX
007	252206	9076	4/19/10	\$90,000	IMP. CHAR CHANGED SINCE SALE;FINANCIAL INST SALE
007	262106	9002	9/12/11	\$215,000	PREVIMP<=25K
007	262106	9046	9/24/10	\$565,000	IMP COUNT
007	262206	9042	10/1/09	\$217,884	DOR RATIO;QCD; RELATED PARTY/ FRIEND/NEIGHBOR
007	289140	0050	8/3/10	\$306,400	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NHBR
007	289140	0438	11/29/10	\$171,000	DOR RATIO; FINANCIAL INST SALE; AUCTION SALE
007	302207	9080	3/1/10	\$728,429	BANKRUPTCY; FORCED SALE
007	302207	9089	2/26/11	\$2,000	DOR RATIO
007	346340	0030	12/5/11	\$280,042	NO MKT EXPOSURE;GOVT AGENCY;EXEMPT EXCISE TAX
007	362206	9031	6/2/09	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	362206	9037	12/7/11	\$145,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
007	408080	0070	3/4/10	\$151,052	NON-REP; FINANCIAL INSTITUTION RESALE
007	510451	0150	10/27/11	\$353,076	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	510451	0610	10/19/09	\$254,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	510451	1620	11/25/11	\$419,000	RELOCATION - SALE TO SERVICE
007	510452	0320	3/18/11	\$205,000	DIAGNOSTIC OUTLIER
007	510452	0430	6/3/10	\$302,500	NON-REPRESENTATIVE SALE; SHORT SALE
007	510452	0740	12/16/11	\$163,044	BOX PLOT OUTLIER
007	510453	0100	6/9/09	\$260,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	510453	0980	2/20/09	\$295,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	510453	1450	8/24/09	\$425,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	510453	2040	9/18/10	\$350,000	RELOCATION - SALE TO SERVICE
007	510454	0220	11/4/10	\$409,000	NON-REPRESENTATIVE SALE
007	510454	0310	1/8/10	\$455,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	510454	0650	2/3/11	\$344,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	510454	0650	7/7/11	\$345,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
007	510454	0660	1/25/10	\$349,000	NON-REPRESENTATIVE SALE
007	563600	0350	8/25/11	\$190,000	PRESENT CHAR DO NOT MATCH SALE CHAR
007	564360	0170	1/5/11	\$125,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	564360	0325	12/7/11	\$190,577	GOVT AGENCY; NEW PLAT(WITH LESS THAN 20% SOLD)

Vacant Sales Used in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	012206	9001	8/17/2009	\$180,000	217799	Y	N
001	132206	9136	10/6/2011	\$125,000	219542	N	N
001	142206	9102	10/24/2011	\$179,000	215186	N	N
001	142206	9112	9/22/2010	\$262,500	71003	N	N
001	574750	0030	7/20/2010	\$225,000	128057	N	N
002	147140	0025	10/8/2009	\$96,000	10353	Y	Y
002	202306	9064	12/8/2009	\$180,000	100624	Y	Y
002	208520	0525	9/24/2009	\$30,000	8710	N	N
002	232206	9014	10/30/2009	\$277,000	208652	N	N
002	332306	9017	10/14/2010	\$110,000	85377	N	N
006	102106	9030	12/16/2010	\$20,000	5200	N	N
006	406760	0200	3/15/2011	\$550,000	15000	Y	Y
006	541630	0190	6/15/2010	\$155,000	97240	N	N
006	541630	0270	8/9/2010	\$170,000	118598	N	N
006	541630	0300	3/18/2011	\$165,000	146251	N	N
006	729981	0100	9/19/2011	\$210,000	94403	N	N
007	152106	9052	12/15/2010	\$200,000	602870	N	N
007	242106	9037	7/12/2011	\$134,000	274428	N	N
007	884740	0070	9/28/2009	\$186,000	214751	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 57
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012206	9086	9/26/2011	\$45,000	NO MARKET EXPOSURE; RELATED PARTY
001	072207	9042	8/5/2009	\$100,000	NO MARKET EXPOSURE
001	082207	9029	2/22/2010	\$79,048	NO MARKET EXPOSURE; FINANCIAL INST SALE
001	122206	9059	9/1/2010	\$100,000	NO MARKET EXPOSURE
001	146540	0187	6/20/2011	\$50,000	ESTATE ADMIN; NO MARKET EXPOSURE; NEIGHBOR
001	262307	9022	10/13/2010	\$62,500	GOVERNMENT AGENCY
002	146940	0050	7/26/2010	\$135,000	NO MARKET EXPOSURE; FRIEND OR NEIGHBOR
002	152206	9110	6/29/2009	\$219,000	CORPORATE AFFILIATES
002	202306	9063	2/18/2009	\$200,000	GOVERNMENT AGENCY
002	232206	9036	8/3/2010	\$13,000	NEIGHBOR; ESTATE ADMINISTRATOR
002	232305	9032	8/24/2010	\$90,000	GOVERNMENT AGENCY
002	322306	9056	12/4/2009	\$440,000	GOVERNMENT AGENCY
002	511140	0097	9/27/2010	\$205,000	TEAR DOWN; NO MARKET EXPOSURE; GOV AGENCY
002	511140	0100	2/24/2011	\$99,000	GOVERNMENT AGENCY
006	032106	9043	7/8/2010	\$400,000	ESTATE ADMIN; NO MARKET EXPOSURE; NEIGHBOR
006	681795	0320	2/4/2009	\$6,000	QUIT CLAIM DEED; EASEMENT OR RIGHT-OF-WAY
007	072107	9043	6/2/2011	\$180,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	072107	9046	12/8/2009	\$69,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
007	132106	9019	6/10/2009	\$2,829	RELATED PARTY, FRIEND, OR NEIGHBOR
007	132106	9027	6/10/2009	\$6,794	RELATED PARTY, FRIEND, OR NEIGHBOR
007	132106	9027	3/31/2009	\$13,586	RELATED PARTY, FRIEND, OR NEIGHBOR
007	132106	9043	6/10/2009	\$7,602	RELATED PARTY, FRIEND, OR NEIGHBOR
007	132106	9043	3/31/2009	\$15,200	RELATED PARTY, FRIEND, OR NEIGHBOR
007	132106	9057	7/23/2010	\$293,492	BUILDER OR DEVELOPER SALES
007	142106	9193	4/27/2011	\$15,000	PLOTTAGE
007	142106	9194	4/27/2011	\$20,000	PLOTTAGE
007	142106	9195	4/27/2011	\$38,500	PLOTTAGE
007	214095	0040	5/3/2011	\$47,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	222106	9022	6/14/2010	\$56,304	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	222106	9059	6/14/2010	\$27,500	FULFILLMENT OF CONTRACT DEED
007	232206	9193	6/8/2010	\$22,500	CORPORATE AFFILIATES
007	242106	9022	7/21/2009	\$3,786	PART INTEREST; RELATED PARTY/FRIEND/NEIGHBOR
007	242106	9022	6/10/2009	\$2,057	PART INTEREST; RELATED PARTY/FRIEND/NEIGHBOR
007	242106	9022	3/31/2009	\$4,114	PART INTEREST; RELATED PARTY/FRIEND/NEIGHBOR
007	272106	9002	3/2/2011	\$27,500	NON-REPRESENTATIVE SALE
007	302207	9090	12/6/2010	\$1,500	PARTIAL INTEREST (1/3, 1/2, Etc.)

Mobile Home Sales Used in this Annual Update Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	082207	9030	1/15/2009	\$250,000	87991	N	N
001	112206	9091	9/12/2011	\$241,500	112012	N	N
001	122206	9110	8/26/2010	\$267,000	63818	N	N
001	132206	9028	4/20/2011	\$187,500	104544	N	N
001	142206	9067	4/2/2010	\$265,000	237837	N	N
001	142206	9093	10/1/2009	\$249,000	49658	N	N
002	208520	0625	5/3/2011	\$96,950	7262	Y	Y
002	445900	0080	8/7/2009	\$91,000	10350	N	N
006	042106	9080	3/24/2010	\$175,000	25181	N	N
006	681796	0160	12/15/2009	\$254,600	35636	N	N
007	289140	0010	1/10/2011	\$265,000	182831	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 57

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	102206	9191	11/16/2011	\$85,956	QCD; FULL SALES PRICE NOT REPORTED
001	132206	9013	2/8/2010	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	152206	9082	6/24/2011	\$15,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
002	146140	0190	3/20/2009	\$250,500	IMP. CHAR CHNG SINCE SALE; FINANCE INST SALE
002	232206	9047	1/18/2011	\$192,500	MULTI-IMP PARCEL
002	232305	9141	1/22/2009	\$275,000	GOVERNMENT AGENCY; MOBILE HOME;
002	292306	9050	9/1/2011	\$95,000	GOVERNMENT AGENCY; MOBILE HOME;
002	322306	9050	8/10/2011	\$308,000	GOVERNMENT AGENCY; MOBILE HOME;
002	445900	0160	8/23/2010	\$60,000	IMP. CHAR CHANGED SINCE SALE; MOBILE HOME;
002	511140	0095	2/24/2011	\$175,000	GOVERNMENT AGENCY; MOBILE HOME;
002	511140	0119	8/9/2011	\$130,000	GOVERNMENT AGENCY; MOBILE HOME;
002	511240	0105	12/4/2009	\$350,000	GOVERNMENT AGENCY; MOBILE HOME;
007	112106	9078	6/24/2009	\$65,000	QUIT CLAIM DEED; MOBILE HOME
007	162106	9040	1/18/2011	\$72,000	NO MRKT EXPOSURE; IMP. CHAR CHNGD SINCE SALE