

Residential Revalue

2012 Assessment Roll

E. Auburn/S.E. Kent

Area 58

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:

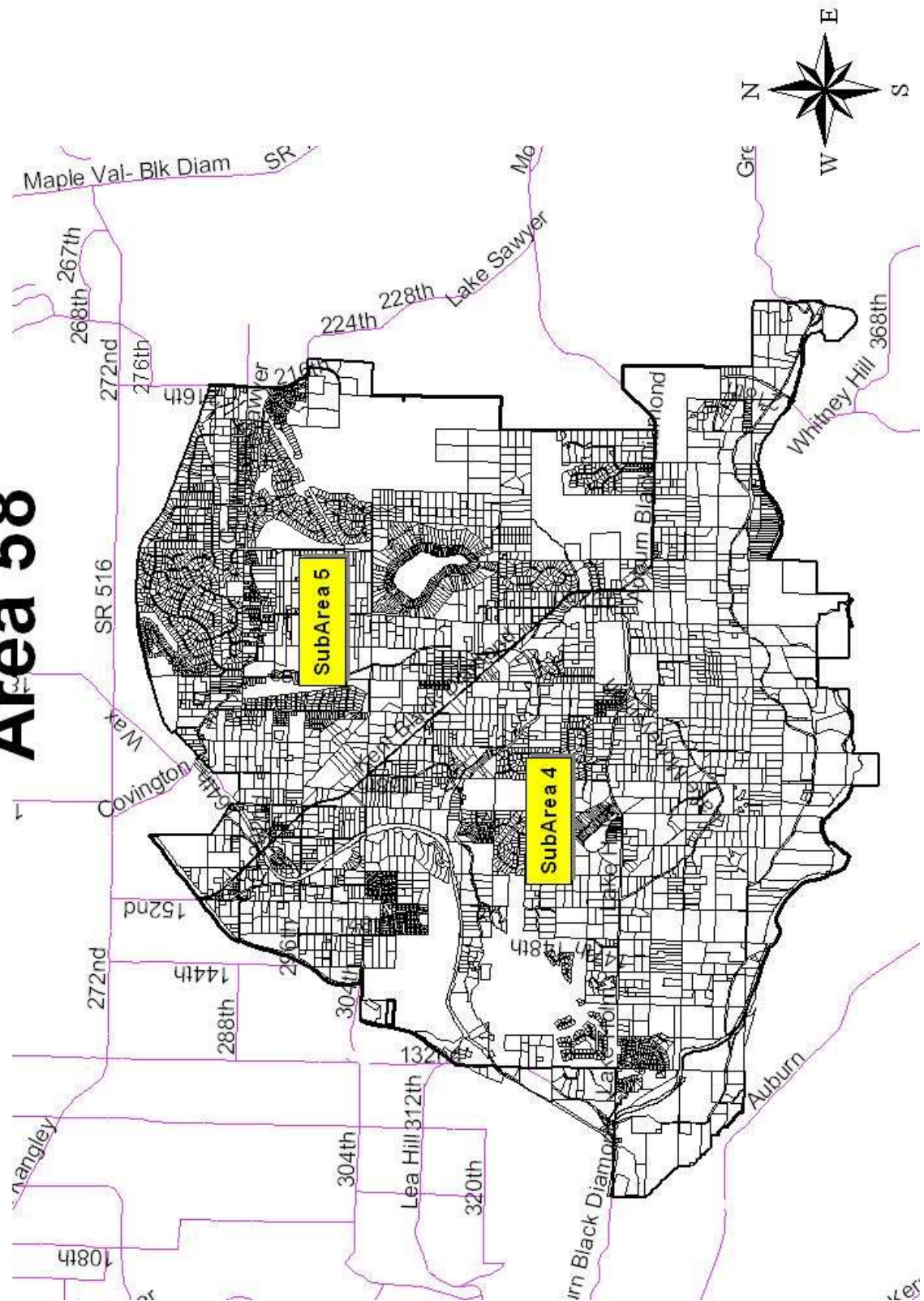
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 58



E. Auburn/S.E. Kent

Housing



Grade 6/ Year Built 1975/ Total Living Area 1120



Grade 7/ Year Built 1969/ Total Living Area 1160



Grade 8/ Year Built 1988/ Total Living Area 2680



Grade 9/ Year Built 1989/ Total Living Area 3140



Grade 11/ Year Built 2003/ Total Living Area 4640



Grade 12/ Year Built 2005/ Total Living Area 7350

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: E. Auburn/S.E. Kent/58

Number of Improved Sales: 335

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	\$123,100	\$174,100	\$297,200			
2012 Value	\$104,200	\$161,200	\$265,400	\$290,200	91.5%	6.65%
Change	-\$18,900	-\$12,900	-\$31,800			
% Change	-15.4%	-7.4%	-10.7%			

*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	\$138,400	\$168,600	\$307,000
2012 Value	\$117,100	\$157,500	\$274,600
Percent Change	-15.4%	-6.6%	-10.6%

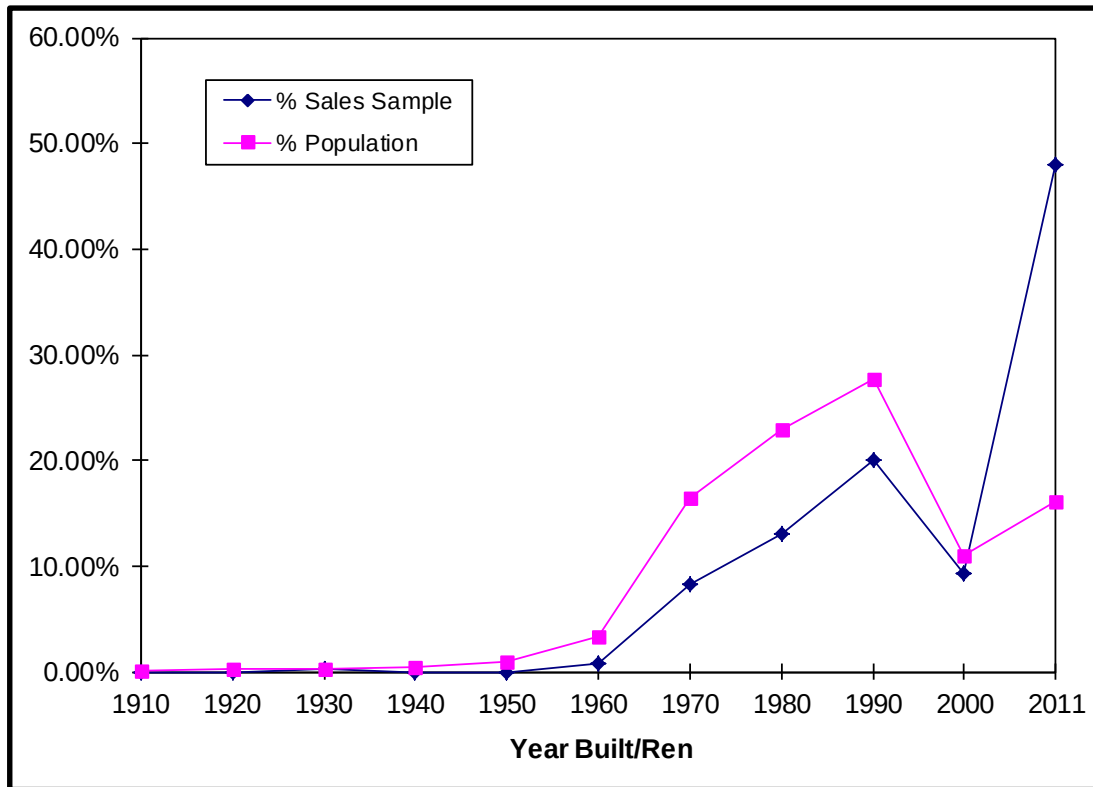
Number of one to three unit residences in the population: 4730

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 three characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were in very good condition or high grade homes (Grade 10 and above) were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. Major 005350 (Alder's Cove) was at a lower ratio than the rest of the population, which resulted in less of a 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	0	0.00%
1920	0	0.00%
1930	1	0.30%
1940	0	0.00%
1950	0	0.00%
1960	3	0.90%
1970	28	8.36%
1980	44	13.13%
1990	67	20.00%
2000	31	9.25%
2011	161	48.06%
	335	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.17%
1920	17	0.36%
1930	18	0.38%
1940	23	0.49%
1950	45	0.95%
1960	159	3.36%
1970	780	16.49%
1980	1088	23.00%
1990	1308	27.65%
2000	524	11.08%
2011	760	16.07%
	4730	

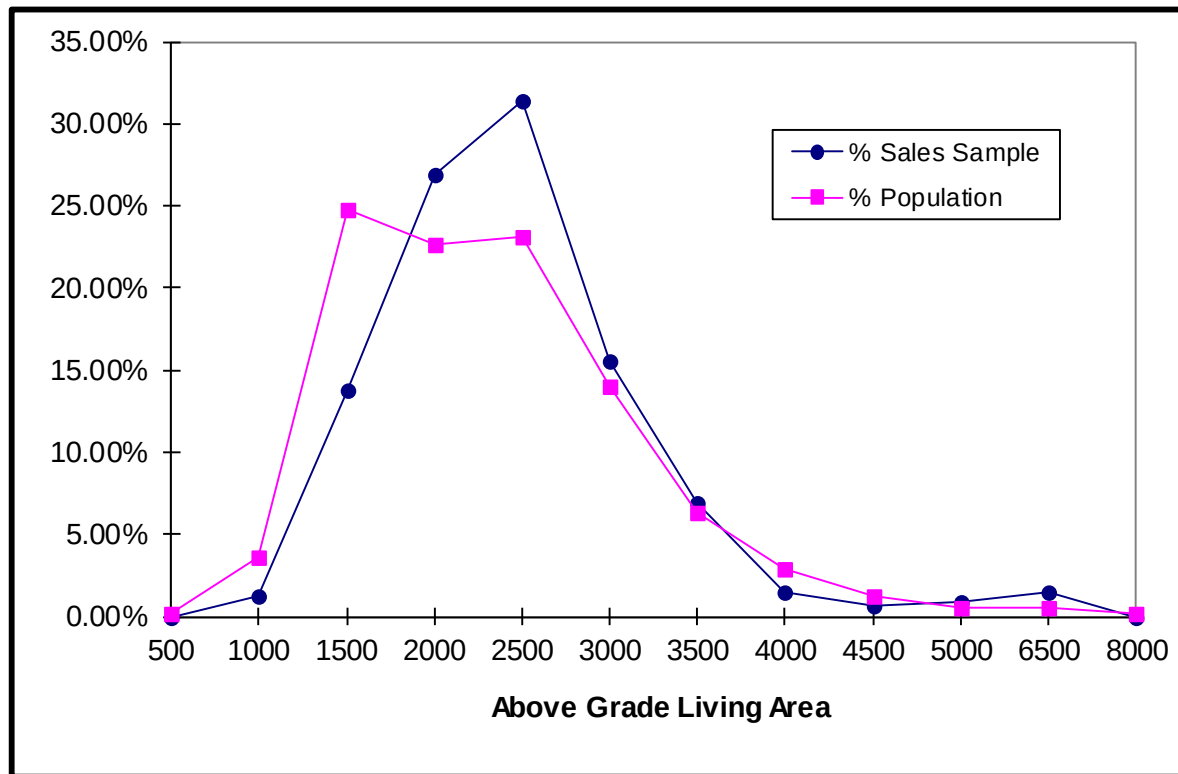


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	1.19%
1500	46	13.73%
2000	90	26.87%
2500	105	31.34%
3000	52	15.52%
3500	23	6.87%
4000	5	1.49%
4500	2	0.60%
5000	3	0.90%
6500	5	1.49%
8000	0	0.00%
	335	

AGLA	Frequency	% Population
500	8	0.17%
1000	170	3.59%
1500	1170	24.74%
2000	1071	22.64%
2500	1095	23.15%
3000	664	14.04%
3500	301	6.36%
4000	138	2.92%
4500	57	1.21%
5000	25	0.53%
6500	25	0.53%
8000	6	0.13%
	4730	

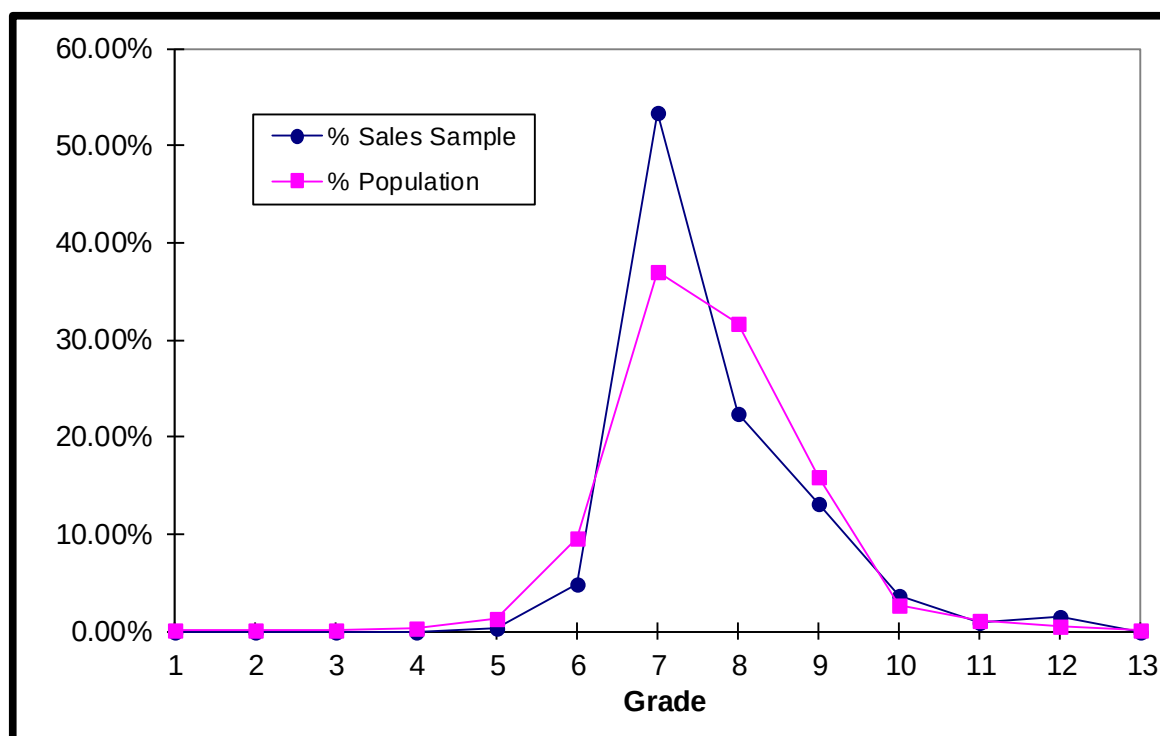


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	1	0.30%
6	16	4.78%
7	179	53.43%
8	75	22.39%
9	44	13.13%
10	12	3.58%
11	3	0.90%
12	5	1.49%
13	0	0.00%
	335	

Population		
Grade	Frequency	% Population
1	2	0.04%
2	2	0.04%
3	2	0.04%
4	12	0.25%
5	64	1.35%
6	449	9.49%
7	1747	36.93%
8	1496	31.63%
9	755	15.96%
10	123	2.60%
11	55	1.16%
12	22	0.47%
13	1	0.02%
	4730	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is adequate 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 11 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -15.4% 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 three characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were in very good condition or high grade homes (Grade 10 and above) were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. Major 005350 (Alder's Cove) was at a lower ratio than the rest of the population, which resulted in less of a 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 335 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 13 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 -10.6%. 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 58 Adjustments

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

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

Standard Area Adjustment

-9.62%

Plat 005350	Yes
Alder's Grove	
% Adjustment	-6.41%
High Grade =>10	Yes
% Adjustment	-16.62%
Very Good Condition	Yes
% Adjustment	-14.67%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Plat 005350 (Alder's Cove) would *approximately* receive a -6.41% downward adjustment. 94 parcels in the improved population would receive this adjustment. There were 44 sales.

For instance, a High Grade parcel (Grade =>10), would *approximately* receive a -16.62% downward adjustment. 126 parcels in the improved population would receive this adjustment. There were 20 sales

For instance, a parcel in Very Good Condition would *approximately* receive a -14.67% downward adjustment. 167 parcels in the improved population would receive this adjustment. There were 17 sales

There were no properties that would receive a multiple variable adjustment. For instance, if a property is High Grade and Very Good Condition, only the High Grade adjustment is applied.

Generally parcels that were a High Grade (Grade=>10) and parcels in Very Good Condition were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Generally parcels that were in Plat 005350 (Adler's Cove), were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

91.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 58 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
005350	Alder's Cove	44	94	46.8%	NW4-21-6	5	7	2007 thru 2010	SE 289th Way and 213 th Ct SE

Area 58 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 0.810, resulting in an adjusted value of \$425,000 (\$525,000 X .810 = \$425,250) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.765	-23.5%
2/1/2009	0.771	-22.9%
3/1/2009	0.777	-22.3%
4/1/2009	0.784	-21.6%
5/1/2009	0.790	-21.0%
6/1/2009	0.797	-20.3%
7/1/2009	0.804	-19.6%
8/1/2009	0.810	-19.0%
9/1/2009	0.817	-18.3%
10/1/2009	0.823	-17.7%
11/1/2009	0.830	-17.0%
12/1/2009	0.836	-16.4%
1/1/2010	0.843	-15.7%
2/1/2010	0.850	-15.0%
3/1/2010	0.856	-14.4%
4/1/2010	0.862	-13.8%
5/1/2010	0.869	-13.1%
6/1/2010	0.876	-12.4%
7/1/2010	0.882	-11.8%
8/1/2010	0.889	-11.1%
9/1/2010	0.895	-10.5%
10/1/2010	0.902	-9.8%
11/1/2010	0.908	-9.2%
12/1/2010	0.915	-8.5%
1/1/2011	0.922	-7.8%
2/1/2011	0.928	-7.2%
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	0.974	-2.6%
10/1/2011	0.980	-2.0%
11/1/2011	0.987	-1.3%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 58
(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	431270	0280	9/30/10	\$173,000	\$156,000	1010	6	1975	Good	10350	N	N	33212 176TH PL SE
004	431270	0330	8/22/11	\$140,000	\$136,000	1010	6	1970	VGood	11880	N	N	33225 177TH PL SE
004	122105	9124	9/20/11	\$155,750	\$152,000	1020	6	1971	Good	15357	N	N	30825 168TH AVE SE
004	397763	0180	8/18/10	\$180,000	\$161,000	1200	6	1975	Good	9800	N	N	31906 160TH PL SE
004	397763	0510	11/3/10	\$219,000	\$199,000	1200	6	1975	VGood	9666	N	N	31916 162ND AVE SE
004	221290	0280	5/21/10	\$170,500	\$149,000	1240	6	2009	Good	13952	N	N	30616 152ND AVE SE
004	786100	0130	9/25/09	\$180,000	\$148,000	1250	6	1969	Avg	33453	N	N	30025 164TH AVE SE
004	397763	0080	9/22/11	\$189,950	\$186,000	1440	6	1971	Good	12870	N	N	31807 160TH PL SE
004	660041	0420	3/12/10	\$199,950	\$172,000	1520	6	1977	Good	10502	N	N	31129 151ST AVE SE
004	132105	9114	6/24/11	\$350,000	\$336,000	1030	7	2000	Good	137214	N	N	17831 SE AUBURN-BLACK DIAMOND RD
004	660041	0240	3/30/10	\$160,000	\$138,000	1150	7	1970	Good	9940	N	N	31008 149TH AVE SE
004	221290	0640	7/29/09	\$200,000	\$162,000	1160	7	1969	Good	11400	N	N	15355 SE 307TH ST
004	660040	0340	6/3/09	\$208,000	\$166,000	1190	7	1968	Good	11900	N	N	30930 149TH AVE SE
004	796846	0300	9/13/11	\$224,900	\$220,000	1190	7	1988	Avg	36595	N	N	32225 159TH AVE SE
004	221290	0380	4/27/10	\$206,000	\$179,000	1200	7	1968	Good	9940	N	N	15411 SE 306TH ST
004	221290	0480	10/23/10	\$191,500	\$174,000	1230	7	1969	VGood	9800	N	N	15426 SE 308TH ST
004	221290	1130	2/24/10	\$187,000	\$160,000	1230	7	1969	Avg	12201	N	N	30412 155TH PL SE
004	660040	0560	10/20/11	\$151,950	\$150,000	1240	7	1968	Good	9702	N	N	30812 151ST AVE SE
004	122105	9091	8/19/11	\$254,100	\$247,000	1290	7	1964	VGood	60112	N	N	30455 KENT-BLACK DIAMOND RD SE
004	796846	0180	10/19/09	\$305,000	\$252,000	1290	7	1990	Avg	35100	N	N	15731 SE 323RD ST
004	796846	0270	9/21/09	\$215,000	\$177,000	1330	7	1989	Avg	35060	N	N	32236 159TH AVE SE
004	431270	0410	11/19/09	\$265,000	\$221,000	1500	7	1969	VGood	11930	N	N	33351 177TH PL SE
004	182106	9074	5/14/10	\$300,000	\$262,000	1550	7	1980	Avg	38400	N	N	32845 183RD AVE SE
004	329860	0880	5/5/10	\$203,000	\$177,000	1690	7	1978	Good	15910	N	N	33920 134TH AVE SE
004	221290	0310	4/21/10	\$210,000	\$182,000	1800	7	1968	Good	9800	N	N	15313 SE 306TH ST

Improved Sales Used in this Annual Update Analysis
Area 58
(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	022105	9091	3/31/10	\$323,450	\$279,000	2030	7	1962	VGood	99316	N	N	15204 SE 300TH ST
004	132105	9097	4/7/09	\$290,000	\$228,000	2390	7	2007	Avg	32109	N	N	33308 179TH AVE SE
004	570921	0070	8/11/10	\$332,500	\$296,000	1510	8	1979	Good	33213	Y	N	33651 130TH AVE SE
004	202580	0040	12/9/10	\$250,000	\$229,000	1600	8	1973	Good	45807	N	N	34833 215TH AVE SE
004	329860	0190	8/1/11	\$275,000	\$266,000	1610	8	1977	Good	14475	N	N	13426 SE 339TH ST
004	022105	9076	12/10/09	\$466,000	\$391,000	1650	8	1957	Avg	246114	N	N	15505 SE 302ND ST
004	329861	0190	4/28/11	\$225,000	\$213,000	1780	8	1979	Good	15200	N	N	13516 SE 340TH ST
004	281790	0140	10/21/10	\$385,000	\$349,000	1880	8	1989	Avg	35000	N	N	18111 SE 327TH PL
004	570921	0120	8/24/11	\$325,000	\$316,000	2080	8	1978	Good	16998	N	N	33664 130TH AVE SE
004	252105	9033	6/2/10	\$372,000	\$326,000	2180	8	1959	Good	138956	N	N	17904 SE GREEN VALLEY RD
004	202580	0070	6/11/10	\$384,500	\$337,000	2355	8	1977	Good	34200	N	N	34808 215TH AVE SE
004	192106	9082	11/9/09	\$550,000	\$457,000	2560	8	1986	Avg	216777	N	N	19211 SE 342ND ST
004	329861	0120	3/3/10	\$369,500	\$316,000	2570	8	1978	Good	16160	N	N	33720 135TH AVE SE
004	142105	9084	3/16/11	\$500,000	\$469,000	2670	8	2002	Avg	188179	N	N	32505 162ND AVE SE
004	321123	0020	10/25/11	\$355,000	\$350,000	2960	8	1989	Avg	48351	N	N	32032 170TH PL SE
004	321123	0070	5/13/10	\$380,000	\$331,000	1930	9	1984	Good	33900	N	N	32052 169TH AVE SE
004	122105	9172	12/20/11	\$290,000	\$289,000	2080	9	1987	Avg	54014	N	N	16705 SE 311TH ST
004	321123	0320	5/13/10	\$389,000	\$339,000	2210	9	1984	Good	33889	N	N	17023 SE 323RD PL
004	321126	0140	3/19/09	\$488,000	\$381,000	2285	9	1987	Avg	36106	N	N	17140 SE 329TH ST
004	321127	0240	8/24/09	\$460,000	\$375,000	2440	9	1989	Avg	32400	N	N	32824 174TH PL SE
004	242105	9091	9/24/10	\$408,200	\$367,000	2600	9	1979	VGood	215186	N	N	34099 170TH AVE SE
004	242105	9048	12/6/11	\$530,000	\$527,000	2610	9	1992	Avg	269200	N	N	17318 SE LAKE MONEYSMITH RD
004	321124	0250	10/22/10	\$440,000	\$399,000	2640	9	1987	Avg	35100	N	N	32425 171ST AVE SE
004	321124	0240	10/19/11	\$395,000	\$389,000	2780	9	1988	Avg	35101	N	N	32407 171ST AVE SE
004	321124	0360	12/2/10	\$429,000	\$393,000	2780	9	1986	Avg	33889	N	N	16928 SE 325TH PL

Improved Sales Used in this Annual Update Analysis
Area 58
(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	242105	9011	1/16/09	\$665,000	\$511,000	2810	9	2005	Avg	212572	N	N	17315 SE 346TH ST
004	321123	0180	5/11/10	\$455,000	\$396,000	3020	9	1986	Avg	36400	N	N	32309 169TH AVE SE
004	570921	0230	1/27/09	\$490,000	\$377,000	3050	9	1990	Good	16526	Y	N	13202 SE 342ND ST
004	321127	0340	5/20/10	\$481,500	\$420,000	3330	9	1988	Avg	35043	N	N	32917 174TH PL SE
004	329861	0280	9/23/09	\$558,000	\$458,000	3410	9	1981	Good	92347	Y	N	34217 136TH AVE SE
004	321127	0030	7/27/09	\$487,500	\$394,000	3480	9	1989	Avg	35769	N	N	17213 SE 331ST ST
004	341060	0280	1/12/11	\$590,000	\$545,000	3750	9	1980	VGood	56012	Y	Y	33433 E LAKE HOLM DR SE
004	202576	0250	7/12/10	\$650,000	\$575,000	2080	10	2003	Avg	22093	N	N	14009 SE HUSKY WAY
004	281791	0200	1/21/11	\$339,950	\$315,000	2280	10	1990	Avg	39389	N	N	32817 181ST AVE SE
004	202576	0030	9/11/09	\$670,000	\$549,000	3030	10	2002	Avg	22340	N	N	32719 145TH PL SE
004	122105	9196	10/8/10	\$515,000	\$465,000	3250	10	1996	Avg	209088	N	N	31516 176TH AVE SE
004	281790	0170	4/28/09	\$499,999	\$395,000	3330	10	1988	Avg	38293	N	N	32556 181ST AVE SE
004	202577	0020	10/27/09	\$609,000	\$505,000	3460	10	2003	Avg	22259	N	N	13315 SE 333RD PL
004	202577	0260	12/8/09	\$595,000	\$499,000	3710	10	2006	Avg	26009	N	N	33106 135TH PL SE
004	202577	0330	8/23/10	\$630,000	\$563,000	4060	10	2007	Avg	22069	N	N	13523 SE 333RD PL
004	202577	0090	1/11/10	\$609,480	\$515,000	4080	10	2005	Avg	24480	N	N	33103 134TH AVE SE
004	202577	0480	4/22/10	\$600,000	\$520,000	4640	10	2006	Avg	22454	N	N	33035 138TH PL SE
004	202577	0390	9/16/10	\$750,000	\$674,000	3530	11	2004	Avg	23949	N	N	33108 134TH AVE SE
004	202577	0290	1/28/10	\$778,501	\$661,000	6150	11	2007	Avg	21796	N	N	13514 SE 333RD PL
004	202576	0340	4/10/09	\$863,000	\$678,000	4670	12	2001	Avg	33120	N	N	33255 139TH TER SE
004	574700	0050	4/5/10	\$1,124,000	\$970,000	5280	12	2005	Avg	88455	Y	N	33510 143RD PL SE
004	202577	0250	5/12/09	\$825,000	\$654,000	5320	12	2007	Avg	21974	N	N	33020 135TH PL SE
004	202577	0280	3/25/10	\$800,000	\$689,000	5560	12	2007	Avg	21965	N	N	33118 135TH PL SE
004	202577	0160	5/17/11	\$900,000	\$856,000	5710	12	2007	Avg	25106	N	N	32930 134TH CT SE
005	072106	9023	6/23/10	\$205,000	\$180,000	1200	5	1926	Avg	41257	N	N	31660 THOMAS RD SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	405320	0220	7/26/11	\$305,000	\$295,000	770	6	1975	Good	22302	Y	Y	31069 E LAKE MORTON DR SE
005	344400	0050	8/16/11	\$180,000	\$175,000	950	6	1964	VGood	37986	N	N	20007 SE 284TH ST
005	062106	9120	7/27/10	\$189,950	\$169,000	1000	6	1963	VGood	10125	N	N	28830 187TH PL SE
005	436670	0190	5/29/09	\$205,000	\$163,000	1010	6	1975	Good	9611	N	N	33727 207TH PL SE
005	436670	0210	9/24/09	\$195,000	\$160,000	1350	6	1975	Good	9611	N	N	33809 207TH PL SE
005	062106	9022	5/26/11	\$315,000	\$300,000	1520	6	1978	Good	78843	N	N	29830 188TH AVE SE
005	405320	0823	6/21/11	\$234,000	\$224,000	1780	6	1980	Good	51400	N	N	31052 E LAKE MORTON DR SE
005	436670	0010	5/7/10	\$220,000	\$191,000	1080	7	1989	Good	9941	N	N	33920 207TH PL SE
005	344400	0095	9/20/10	\$248,500	\$224,000	1100	7	1966	VGood	22316	N	N	20204 SE 284TH ST
005	859440	0430	11/18/09	\$260,000	\$217,000	1110	7	1985	Avg	35160	N	N	20525 SE 334TH PL
005	859440	0440	6/22/09	\$265,000	\$212,000	1140	7	1986	Avg	28035	N	N	20537 SE 334TH PL
005	072106	9008	12/7/11	\$329,340	\$328,000	1150	7	1965	VGood	335412	N	N	31025 186TH PL SE
005	344410	0190	12/30/11	\$298,000	\$298,000	1150	7	1966	Avg	92783	N	N	19758 SE 281ST ST
005	362205	9155	7/13/09	\$330,000	\$266,000	1230	7	1970	Avg	39639	N	N	17421 SE COVINGTON-SAWYER RD
005	795060	0110	2/15/10	\$195,000	\$166,000	1240	7	1969	Good	12377	N	N	31317 179TH PL SE
005	237700	0200	5/11/11	\$226,900	\$215,000	1260	7	1961	Good	23625	N	N	18035 SE 317TH ST
005	405320	0976	7/30/09	\$240,000	\$194,000	1270	7	1970	Good	19398	N	N	31439 W LAKE MORTON DR SE
005	405320	0975	6/8/11	\$289,950	\$277,000	1280	7	1978	Good	52707	N	N	31443 W LAKE MORTON DR SE
005	072106	9093	8/11/09	\$310,000	\$252,000	1290	7	1983	Good	35812	N	N	18902 SE 318TH PL
005	894420	0090	12/29/11	\$170,000	\$170,000	1320	7	1973	Good	12343	N	N	29244 161ST PL SE
005	405320	0255	11/9/11	\$355,000	\$351,000	1410	7	1958	Good	25600	Y	Y	31117 E LAKE MORTON DR SE
005	322206	9153	1/29/10	\$220,000	\$187,000	1440	7	1974	Good	17235	N	N	28728 202ND AVE SE
005	383208	0050	11/17/09	\$248,954	\$207,000	1520	7	2009	Avg	5245	N	N	29708 217TH PL SE
005	383205	0080	5/25/10	\$226,910	\$198,000	1540	7	2010	Avg	5010	N	N	29744 218TH PL SE
005	383208	0130	5/18/10	\$236,365	\$206,000	1540	7	2010	Avg	4814	N	N	21630 SE 297TH ST

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	062106	9011	11/18/10	\$332,000	\$303,000	1570	7	1962	Avg	393346	N	N	30211 THOMAS RD SE
005	012105	9038	9/15/10	\$357,000	\$321,000	1580	7	2000	Avg	35245	N	N	29022 168TH AVE SE
005	005350	0010	10/20/11	\$189,950	\$187,000	1600	7	2010	Avg	4029	N	N	21293 SE 289TH WAY
005	005350	0490	10/7/11	\$189,950	\$186,000	1600	7	2010	Avg	6000	N	N	21409 SE 289TH WAY
005	005350	0540	5/19/09	\$240,606	\$191,000	1600	7	2009	Avg	4800	N	N	21359 SE 289TH WAY
005	005350	0740	8/10/09	\$249,000	\$202,000	1600	7	2009	Avg	7385	N	N	21531 SE 290TH PL
005	005350	0930	4/12/10	\$234,950	\$203,000	1600	7	2010	Avg	3819	N	N	29028 215TH PL SE
005	322206	9055	7/29/09	\$250,000	\$202,000	1610	7	1975	Good	17338	N	N	28716 202ND AVE SE
005	383208	0100	10/8/09	\$250,840	\$207,000	1620	7	2009	Avg	4831	N	N	21654 SE 297TH ST
005	383208	0150	11/2/09	\$245,335	\$204,000	1620	7	2009	Avg	4809	N	N	21614 SE 297TH ST
005	383208	0530	9/17/09	\$257,805	\$211,000	1620	7	2009	Avg	4977	N	N	21621 S 297TH ST
005	383208	0580	8/31/09	\$261,025	\$213,000	1620	7	2009	Avg	4884	N	N	21661 SE 297TH ST
005	383208	0590	9/26/09	\$257,795	\$212,000	1620	7	2009	Avg	5506	N	N	21669 SE 297TH TER
005	383207	0020	9/24/09	\$247,265	\$203,000	1630	7	2009	Avg	4493	N	N	29714 218TH PL SE
005	383208	0430	8/6/09	\$242,045	\$196,000	1630	7	2009	Avg	5000	N	N	29721 216TH PL SE
005	383208	0520	9/10/09	\$241,375	\$198,000	1630	7	2009	Avg	4996	N	N	21613 SE 297TH ST
005	383208	0620	4/26/10	\$234,900	\$204,000	1630	7	2010	Avg	5570	N	N	29746 217TH PL SE
005	005350	0500	4/15/11	\$202,000	\$191,000	1650	7	2010	Avg	4800	N	N	21403 SE 289TH WAY
005	005350	0530	7/8/09	\$234,950	\$189,000	1650	7	2009	Avg	4800	N	N	21365 SE 289TH WAY
005	062106	9165	8/17/10	\$277,000	\$247,000	1650	7	1965	VGood	71438	N	N	29608 188TH AVE SE
005	859440	0270	1/8/09	\$250,000	\$192,000	1660	7	1986	Avg	34940	N	N	33217 205TH AVE SE
005	859440	0010	1/4/10	\$370,000	\$312,000	1670	7	1987	Good	37780	N	N	20711 SE 335TH ST
005	062106	9074	9/3/09	\$340,000	\$278,000	1720	7	1990	Good	99916	N	N	29245 188TH AVE SE
005	383205	0130	3/17/09	\$284,165	\$222,000	1770	7	2009	Avg	5000	N	N	29733 218TH PL SE
005	383208	0610	5/18/10	\$235,905	\$206,000	1780	7	2010	Avg	5015	N	N	29752 217TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	383208	0120	5/28/09	\$276,820	\$220,000	1790	7	2009	Avg	4816	N	N	21638 SE 297TH ST
005	383208	0140	10/9/09	\$249,325	\$206,000	1830	7	2009	Avg	4811	N	N	21622 SE 297TH ST
005	383208	0260	6/19/09	\$248,165	\$199,000	1830	7	2009	Avg	4571	N	N	29717 217TH PL SE
005	383208	0570	10/20/09	\$246,340	\$204,000	1830	7	2009	Avg	4902	N	N	21653 SE 297TH TER
005	383207	0050	12/28/10	\$209,000	\$192,000	1850	7	2009	Avg	4880	N	N	29702 218TH PL SE
005	383208	0560	3/1/10	\$242,890	\$208,000	1850	7	2009	Avg	4921	N	N	21645 SE 297TH TER
005	383208	0010	3/15/10	\$242,915	\$209,000	1853	7	2009	Avg	5434	N	N	29728 217TH PL SE
005	383205	0760	12/16/09	\$240,975	\$202,000	1870	7	2009	Avg	5000	N	N	21510 SE 299TH WAY
005	179610	0110	8/16/11	\$245,000	\$238,000	1880	7	1969	Good	52272	N	N	32215 190TH AVE SE
005	383206	0220	9/21/09	\$250,560	\$206,000	1880	7	2009	Avg	5000	N	N	21416 SE 299TH WAY
005	383208	0070	11/4/09	\$263,640	\$219,000	1880	7	2009	Avg	6008	N	N	29700 217TH PL SE
005	383208	0160	1/7/10	\$243,820	\$206,000	1880	7	2009	Avg	4806	N	N	21606 SE 297TH ST
005	383208	0290	3/31/10	\$244,355	\$211,000	1880	7	2009	Avg	5297	N	N	29735 217TH PL SE
005	383208	0360	11/5/09	\$279,800	\$232,000	1880	7	2009	Avg	4808	N	N	21618 SE 297TH TER
005	383208	0440	3/8/10	\$247,175	\$212,000	1880	7	2010	Avg	5000	N	N	29725 216TH PL SE
005	383208	0440	8/25/11	\$222,000	\$216,000	1880	7	2010	Avg	5000	N	N	29725 216TH PL SE
005	383208	0540	8/4/09	\$253,325	\$205,000	1880	7	2009	Avg	4958	N	N	21629 SE 297TH ST
005	383205	0310	5/1/10	\$214,888	\$187,000	1890	7	2006	Avg	5000	N	N	21636 SE 298TH PL
005	383206	0870	5/19/09	\$250,000	\$199,000	1890	7	2007	Avg	6107	N	N	29743 213TH WAY SE
005	062106	9227	8/10/11	\$317,500	\$308,000	1930	7	1977	Good	40510	N	N	29028 188TH AVE SE
005	383205	0030	12/16/09	\$235,000	\$197,000	1930	7	2006	Avg	5269	N	N	29774 218TH PL SE
005	383205	0330	10/12/09	\$225,000	\$186,000	1940	7	2006	Avg	5000	N	N	21620 SE 298TH PL
005	383205	0770	4/1/11	\$216,700	\$204,000	1940	7	2006	Avg	5757	N	N	21543 SE 299TH WAY
005	383208	0110	5/14/09	\$281,235	\$223,000	1950	7	2009	Avg	4818	N	N	21646 SE 297TH ST
005	062106	9265	2/24/10	\$278,000	\$238,000	1980	7	2002	Avg	35719	N	N	18202 SE COVINGTON-SAWYER RD

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	795070	0120	9/27/11	\$253,500	\$248,000	1980	7	2003	Avg	10051	N	N	17906 SE 311TH ST
005	383207	0040	12/23/09	\$252,160	\$212,000	1996	7	2009	Avg	4547	N	N	29706 218TH PL SE
005	383205	0200	2/5/10	\$249,640	\$212,000	2000	7	2010	Avg	7596	N	N	29763 218TH PL SE
005	383208	0060	11/20/09	\$259,850	\$217,000	2000	7	2009	Avg	5452	N	N	29704 217TH PL SE
005	383208	0180	3/23/10	\$258,410	\$222,000	2000	7	2009	Avg	4857	N	N	21544 SE 297TH ST
005	383208	0220	10/7/09	\$288,162	\$238,000	2000	7	2009	Avg	4900	N	N	21639 SE 297TH ST
005	383208	0390	7/24/09	\$259,040	\$209,000	2000	7	2009	Avg	4701	N	N	29730 216TH PL SE
005	383208	0630	4/14/10	\$256,110	\$222,000	2000	7	2010	Avg	5622	N	N	29740 217TH PL SE
005	383205	0020	2/19/10	\$250,000	\$213,000	2010	7	2005	Avg	5269	N	N	29780 218TH PL SE
005	383206	1230	4/5/11	\$210,000	\$198,000	2010	7	2008	Avg	5947	N	N	21206 SE FALCON WAY
005	383208	0460	4/27/10	\$267,070	\$232,000	2010	7	2009	Avg	5000	N	N	29737 216TH PL SE
005	383208	0600	5/26/10	\$275,400	\$241,000	2010	7	2010	Avg	6592	N	N	29758 217TH PL SE
005	383205	1090	8/23/10	\$245,950	\$220,000	2040	7	2006	Avg	5000	N	N	21640 SE 299TH WAY
005	005350	0630	12/15/10	\$215,000	\$197,000	2060	7	2007	Avg	8475	N	N	29035 215TH PL SE
005	383208	0410	8/21/09	\$267,280	\$218,000	2080	7	2009	Avg	5233	N	N	29705 216TH PL SE
005	005350	0460	5/11/10	\$239,950	\$209,000	2150	7	2010	Avg	4750	N	N	21427 SE 289TH WAY
005	005350	0830	3/15/10	\$239,950	\$206,000	2150	7	2009	Avg	3806	N	N	29088 215TH PL SE
005	005350	0880	9/16/09	\$250,000	\$205,000	2150	7	2009	Avg	3812	N	N	29058 215TH PL SE
005	005350	0900	9/25/09	\$249,500	\$205,000	2150	7	2009	Avg	3815	N	N	29046 215TH PL SE
005	005350	0920	4/21/10	\$237,500	\$206,000	2150	7	2009	Avg	3817	N	N	29034 215TH PL SE
005	383208	0090	6/2/10	\$275,215	\$241,000	2170	7	2010	Avg	4951	N	N	21662 SE 297TH ST
005	383205	0160	2/12/10	\$256,453	\$219,000	2180	7	2010	Avg	5250	N	N	21747 SE 297TH PL
005	383205	0190	7/28/09	\$255,000	\$206,000	2180	7	2008	Avg	5079	N	N	29769 218TH PL SE
005	383205	0210	1/13/10	\$268,545	\$227,000	2180	7	2009	Avg	7596	N	N	29775 218TH PL SE
005	383206	0260	6/4/10	\$230,000	\$202,000	2180	7	2008	Avg	5000	N	N	21425 SE 298TH PL

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Area 58
(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
005	383207	0080	8/12/09	\$259,810	\$211,000	2180	7	2009	Avg	5523	N	N	29711 218TH PL SE
005	383208	0040	12/4/09	\$276,150	\$231,000	2180	7	2009	Avg	5000	N	N	29716 217TH PL SE
005	383208	0170	9/23/09	\$257,660	\$212,000	2180	7	2009	Avg	4804	N	N	21552 SE 297TH ST
005	383208	0230	8/7/09	\$294,376	\$239,000	2180	7	2009	Avg	4900	N	N	21647 SE 297TH ST
005	383208	0240	9/21/09	\$277,615	\$228,000	2180	7	2009	Avg	5200	N	N	21655 SE 297TH ST
005	383208	0280	10/21/09	\$277,885	\$230,000	2180	7	2009	Avg	5096	N	N	29729 217TH PL SE
005	383208	0320	2/19/10	\$269,908	\$230,000	2180	7	2010	Avg	4829	N	N	21642 SE 297TH TER
005	383205	0010	4/28/10	\$271,220	\$235,000	2190	7	2010	Avg	5249	N	N	29786 218TH PL SE
005	005350	0720	9/16/10	\$229,950	\$207,000	2210	7	2010	Avg	5968	N	N	21512 SE 290TH PL
005	005350	0820	10/18/11	\$205,000	\$202,000	2210	7	2010	Avg	3804	N	N	29094 215TH PL SE
005	005350	0840	11/1/09	\$252,000	\$209,000	2210	7	2009	Avg	3806	N	N	59082 215TH PL SE
005	005350	0910	5/12/10	\$244,950	\$213,000	2210	7	2010	Avg	3816	N	N	29040 215TH PL SE
005	383206	0570	2/2/11	\$207,000	\$192,000	2230	7	2007	Avg	4999	N	N	29736 213TH WAY SE
005	383206	0970	1/27/11	\$218,000	\$202,000	2230	7	2007	Avg	4946	N	N	29755 213TH WAY SE
005	383208	0310	3/16/10	\$285,428	\$245,000	2240	7	2010	Avg	4789	N	N	21658 SE 297TH TER
005	383208	0420	1/8/09	\$342,540	\$262,000	2240	7	2008	Avg	5000	N	N	29713 216TH PL SE
005	383208	0270	10/2/09	\$288,976	\$238,000	2250	7	2009	Avg	4802	N	N	29723 217TH PL SE
005	383208	0450	1/25/10	\$263,136	\$223,000	2250	7	2009	Avg	5000	N	N	29731 216TH PL SE
005	383208	0470	3/17/10	\$287,318	\$247,000	2260	7	2009	Avg	5016	N	N	29743 216TH PL SE
005	383205	0040	11/17/09	\$285,900	\$238,000	2280	7	2006	Avg	5056	N	N	29768 218TH PL SE
005	383206	0290	1/5/10	\$259,900	\$219,000	2280	7	2010	Avg	5733	N	N	21449 SE 298TH PL
005	082106	9048	8/26/11	\$365,000	\$355,000	2340	7	1984	Avg	214315	N	N	31416 202ND AVE SE
005	383208	0020	2/16/10	\$305,453	\$261,000	2350	7	2010	Avg	5000	N	N	29728 217TH PL SE
005	383208	0300	3/16/10	\$279,778	\$240,000	2350	7	2010	Avg	4973	N	N	21664 SE 297TH TER
005	005350	0770	8/3/09	\$271,836	\$220,000	2380	7	2009	Avg	4015	N	N	21549 SE 290TH PL

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Area 58
(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
005	005350	0890	10/9/09	\$252,500	\$208,000	2380	7	2009	Avg	3818	N	N	29052 215TH PL SE
005	383206	1180	9/3/10	\$257,000	\$230,000	2380	7	2008	Avg	7915	N	N	21236 SE FALCON WAY
005	383208	0030	10/21/09	\$289,603	\$240,000	2380	7	2009	Avg	5000	N	N	29722 217TH PL SE
005	383208	0190	9/1/09	\$310,523	\$254,000	2380	7	2009	Avg	4995	N	N	29712 216TH PL SE
005	383208	0200	8/14/09	\$308,130	\$251,000	2380	7	2009	Avg	4676	N	N	29718 216TH PL SE
005	383208	0250	11/4/09	\$299,430	\$249,000	2380	7	2009	Avg	5185	N	N	29709 217TH PL SE
005	005350	0510	5/20/11	\$224,950	\$214,000	2390	7	2010	Avg	4800	N	N	21371 SE 289TH WAY
005	005350	0560	5/10/11	\$222,500	\$211,000	2390	7	2009	Avg	4800	N	N	21347 SE 289TH WAY
005	005350	0590	4/19/10	\$245,000	\$212,000	2390	7	2010	Avg	4800	N	N	21329 SE 289TH WAY
005	005350	0700	7/20/10	\$242,500	\$215,000	2390	7	2010	Avg	4866	N	N	21524 SE 290TH PL
005	005350	0750	5/18/11	\$229,950	\$219,000	2390	7	2010	Avg	4558	N	N	21537 SE 290TH PL
005	005350	0780	9/2/10	\$242,500	\$217,000	2390	7	2010	Avg	4019	N	N	21555 SE 290TH PL
005	005350	0860	7/28/09	\$265,500	\$215,000	2390	7	2009	Avg	3982	N	N	29070 215TH PL SE
005	383208	0080	10/16/09	\$315,700	\$261,000	2400	7	2009	Avg	5702	N	N	21670 SE 297TH ST
005	383208	0210	8/14/09	\$301,590	\$245,000	2400	7	2009	Avg	5110	N	N	21631 SE 297TH ST
005	005350	0260	1/5/10	\$231,600	\$195,000	2410	7	2007	Avg	4923	N	N	28878 213TH CT SE
005	005350	0580	11/16/09	\$256,500	\$214,000	2410	7	2009	Avg	4800	N	N	21335 SE 289TH WAY
005	005350	0870	9/3/09	\$251,930	\$206,000	2410	7	2009	Avg	3811	N	N	29064 215TH PL SE
005	005350	0320	5/18/09	\$269,000	\$214,000	2430	7	2008	Avg	6298	N	N	21378 SE 289TH WAY
005	005350	0430	3/4/09	\$275,000	\$214,000	2430	7	2008	Avg	4119	N	N	21462 SE 289TH WAY
005	005350	0710	8/18/10	\$249,950	\$223,000	2460	7	2010	Avg	4864	N	N	21518 SE 290TH PL
005	012105	9117	12/9/09	\$597,000	\$500,000	2500	7	1984	Good	233917	N	N	30244 170TH PL SE
005	383205	0050	4/30/10	\$295,000	\$256,000	2540	7	2006	Avg	5000	N	N	29762 218TH PL SE
005	383206	0440	11/10/10	\$261,000	\$238,000	2540	7	2008	Avg	4844	N	N	29745 214TH AVE SE
005	005350	0470	4/26/11	\$233,000	\$220,000	2580	7	2010	Avg	4800	N	N	21421 SE 289TH WAY

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	005350	0520	7/23/10	\$235,000	\$208,000	2580	7	2009	Avg	4800	N	N	21371 SE 289TH WAY
005	005350	0570	12/14/10	\$233,000	\$214,000	2580	7	2009	Avg	4800	N	N	21341 SE 289TH WAY
005	005350	0800	6/21/10	\$254,950	\$224,000	2580	7	2010	Avg	6627	N	N	21567 SE 290TH PL
005	383205	0690	6/21/11	\$210,000	\$201,000	2650	7	2006	Avg	5238	N	N	21545 SE 298TH PL
005	005350	0480	12/20/10	\$246,500	\$227,000	2660	7	2010	Avg	4800	N	N	21413 SE 289TH WAY
005	005350	0550	12/1/09	\$269,750	\$226,000	2660	7	2009	Avg	4800	N	N	21353 SE 289TH WAY
005	005350	0610	10/29/09	\$270,000	\$224,000	2660	7	2009	Avg	4800	N	N	21317 SE 289TH WAY
005	005350	0730	5/25/10	\$259,950	\$227,000	2660	7	2010	Avg	9770	N	N	21506 SE 290TH PL
005	005350	0760	1/27/11	\$233,000	\$216,000	2660	7	2010	Avg	4082	N	N	21543 SE 290TH PL
005	005350	0810	6/21/11	\$234,000	\$224,000	2660	7	2010	Avg	6305	N	N	29098 215TH PL SE
005	005350	0850	7/28/10	\$250,000	\$222,000	2660	7	2010	Avg	4091	N	N	29076 215TH PL SE
005	005350	0940	3/17/10	\$261,950	\$225,000	2660	7	2010	Avg	5167	N	N	29022 215TH PL SE
005	383205	0140	10/6/09	\$324,530	\$268,000	2940	7	2009	Avg	5366	N	N	29739 218TH PL SE
005	383205	0060	4/23/09	\$310,000	\$245,000	2950	7	2006	Avg	5000	N	N	29756 218TH PL SE
005	383206	1040	12/30/10	\$259,000	\$239,000	2960	7	2007	Avg	7303	N	N	21364 SE 299TH WAY
005	383205	0070	2/9/10	\$326,000	\$278,000	3210	7	2006	Avg	5000	N	N	29750 218TH PL SE
005	383205	0180	10/9/09	\$259,900	\$214,000	3250	7	2008	Avg	5101	N	N	29757 218TH PL SE
005	383205	0170	4/28/10	\$324,900	\$282,000	3530	7	2008	Avg	5494	N	N	29751 218TH PL SE
005	405320	0180	11/3/09	\$455,000	\$378,000	790	8	2009	Avg	14840	Y	Y	31021 E LAKE MORTON DR SE
005	189801	0130	4/29/09	\$256,000	\$202,000	1210	8	1978	Avg	14985	N	N	28943 188TH PL SE
005	784350	0630	6/4/10	\$277,500	\$243,000	1270	8	1987	Avg	12100	N	N	21533 SE 292ND CT
005	948590	0180	9/1/10	\$280,000	\$251,000	1270	8	1977	Good	36110	N	N	18120 SE 284TH ST
005	948594	0010	10/11/11	\$242,000	\$238,000	1450	8	1981	Avg	63487	N	N	19303 SE 284TH ST
005	405320	0585	5/3/10	\$545,000	\$474,000	1490	8	1967	Good	17918	Y	Y	31206 W LAKE MORTON DR SE
005	948593	0400	1/11/10	\$373,000	\$315,000	1490	8	1980	Good	37376	N	N	18809 SE 287TH ST

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	784350	0260	3/11/11	\$185,900	\$174,000	1500	8	1988	Avg	12089	N	N	21436 SE 293RD ST
005	948593	0320	8/24/09	\$365,000	\$298,000	1510	8	1980	Good	33291	N	N	18423 SE 286TH ST
005	948593	0310	7/15/09	\$430,250	\$347,000	1540	8	1980	VGood	26950	N	N	18409 SE 286TH ST
005	911350	0340	6/9/11	\$297,000	\$284,000	1570	8	1966	Good	49658	N	N	19509 SE 320TH ST
005	948593	0420	3/23/11	\$317,500	\$298,000	1570	8	1981	Good	26394	N	N	28715 189TH PL SE
005	344410	0120	2/25/11	\$389,000	\$363,000	1600	8	1976	VGood	101494	N	N	28208 199TH AVE SE
005	344412	0130	5/11/10	\$425,000	\$370,000	1610	8	1989	Good	41689	N	N	20914 SE 281ST ST
005	784350	0470	12/28/09	\$265,000	\$223,000	1640	8	1986	Avg	12006	N	N	29522 215TH AVE SE
005	184261	0090	4/13/10	\$292,950	\$253,000	1700	8	1981	Avg	13757	N	N	17425 SE 293RD PL
005	948593	0190	2/26/10	\$387,000	\$331,000	1730	8	1980	Good	45738	N	N	18223 SE 286TH CT
005	179610	0087	11/9/11	\$400,000	\$395,000	1830	8	1990	Avg	66646	N	N	19027 SE 320TH ST
005	784350	0270	5/21/10	\$275,000	\$240,000	1870	8	1986	Good	12035	N	N	21430 SE 293RD ST
005	948591	0220	6/20/11	\$250,000	\$240,000	1870	8	1977	Good	42000	N	N	19418 SE 286TH ST
005	062106	9174	5/24/11	\$348,000	\$331,000	1940	8	1976	VGood	69696	N	N	18908 SE COVINGTON-SAWYER RD
005	405320	0955	6/10/10	\$325,000	\$285,000	1950	8	1961	VGood	77972	N	N	31611 W LAKE MORTON DR SE
005	172106	9030	11/5/09	\$416,000	\$346,000	1960	8	1982	Good	54885	N	N	32009 199TH AVE SE
005	192106	9029	3/7/11	\$355,000	\$332,000	1990	8	1974	Avg	66144	N	N	19431 SE 336TH ST
005	082106	9098	7/27/11	\$385,000	\$372,000	2020	8	1991	Avg	108966	N	N	31331 202ND AVE SE
005	721542	0150	5/6/11	\$328,950	\$312,000	2060	8	1994	Avg	52630	N	N	20017 SE 290TH PL
005	258790	0080	2/14/11	\$418,000	\$389,000	2070	8	1975	Good	24798	N	N	29648 179TH PL SE
005	721541	0400	3/15/09	\$376,500	\$294,000	2090	8	1994	Avg	43315	N	N	29929 200TH CT SE
005	147150	0091	9/30/09	\$373,900	\$308,000	2110	8	2009	Avg	17311	N	N	29023 180TH AVE SE
005	948591	0010	9/28/10	\$325,000	\$293,000	2110	8	1977	Good	69260	N	N	28725 196TH AVE SE
005	721541	0500	6/7/11	\$339,000	\$324,000	2130	8	1994	Avg	63089	N	N	20048 SE 299TH CT
005	721540	0710	8/18/11	\$315,000	\$306,000	2150	8	1989	Avg	37540	N	N	29415 201ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	948591	0160	6/10/10	\$329,000	\$289,000	2160	8	1978	Good	131551	N	N	28621 192ND PL SE
005	948593	0430	5/21/10	\$369,900	\$323,000	2180	8	1981	Good	23940	N	N	28721 189TH PL SE
005	192106	9079	8/5/09	\$425,000	\$345,000	2190	8	1993	Avg	72888	N	N	19210 SE AUBURN-BLACK DIAMOND RD
005	721542	0300	3/23/11	\$345,000	\$324,000	2190	8	1994	Avg	34891	N	N	20233 SE 290TH PL
005	344412	0050	1/20/11	\$417,000	\$386,000	2210	8	1984	Avg	62536	N	N	20805 SE 281ST ST
005	948595	0970	10/20/11	\$430,000	\$423,000	2230	8	1985	Good	36102	N	N	18330 SE 280TH ST
005	745981	0060	6/15/11	\$320,000	\$306,000	2250	8	1977	Good	29586	N	N	28931 211TH AVE SE
005	948593	0010	2/11/09	\$360,000	\$278,000	2260	8	1981	Good	71874	N	N	18920 SE 287TH ST
005	179615	0140	6/23/11	\$385,000	\$369,000	2280	8	1988	Good	41515	N	N	19306 SE 332ND PL
005	948595	0130	10/22/09	\$370,000	\$306,000	2290	8	1983	Avg	34252	N	N	28120 190TH AVE SE
005	405320	0807	6/24/10	\$350,000	\$308,000	2300	8	1986	Good	34485	N	N	19620 SE 310TH PL
005	258791	0200	2/26/10	\$428,000	\$366,000	2350	8	1986	Avg	29480	N	N	17644 SE 299TH PL
005	948595	1310	4/9/09	\$399,000	\$314,000	2380	8	1986	Good	45308	N	N	28210 187TH AVE SE
005	948590	0080	1/28/11	\$279,000	\$259,000	2390	8	1977	Good	60984	N	N	18309 SE 284TH ST
005	721542	0480	3/2/09	\$470,000	\$365,000	2400	8	1995	Good	37000	N	N	29303 204TH PL SE
005	948593	0460	11/17/11	\$259,900	\$257,000	2430	8	1981	Good	35090	N	N	18931 SE 287TH ST
005	721540	0680	4/6/11	\$304,400	\$287,000	2480	8	1989	Avg	37517	N	N	29305 202ND AVE SE
005	721541	0780	9/9/10	\$400,000	\$359,000	2480	8	1992	Avg	35100	N	N	20015 SE 300TH ST
005	948592	0110	5/21/10	\$375,000	\$327,000	2480	8	1978	Good	43560	N	N	18755 SE 284TH PL
005	721541	0160	6/12/09	\$450,000	\$360,000	2490	8	1992	Avg	38692	N	N	30311 201ST CT SE
005	721541	0390	10/11/11	\$359,000	\$353,000	2500	8	1993	Avg	42654	N	N	29933 200TH CT SE
005	721542	0840	5/11/11	\$369,000	\$350,000	2550	8	1996	Avg	28039	N	N	20818 SE 293RD ST
005	072106	9007	6/26/09	\$550,000	\$441,000	2590	8	1990	Avg	279655	N	N	18627 SE 307TH PL
005	721542	0320	10/18/10	\$420,000	\$380,000	2600	8	1994	Avg	42334	N	N	20221 SE 290TH PL
005	124940	0170	4/19/10	\$365,000	\$316,000	2630	8	1987	Avg	18700	N	N	29725 174TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	721542	0350	1/20/10	\$420,000	\$356,000	2670	8	1994	Avg	36611	N	N	20203 SE 290TH PL
005	172106	9062	12/9/10	\$311,000	\$285,000	2770	8	1993	Avg	52272	N	N	32107 197TH AVE SE
005	911360	0220	6/15/11	\$400,000	\$383,000	3350	8	1979	Avg	55756	N	N	19500 SE 324TH ST
005	948595	0790	1/27/10	\$445,000	\$378,000	3380	8	1983	Good	40649	N	N	27643 188TH PL SE
005	948594	0240	10/23/09	\$470,000	\$389,000	3860	8	1983	Good	32945	N	N	28022 194TH PL SE
005	948594	0290	10/17/11	\$349,000	\$343,000	2350	9	1983	Good	36116	N	N	27700 195TH AVE SE
005	721540	0620	7/10/09	\$440,000	\$354,000	2530	9	1989	Avg	33960	N	N	19914 SE 293RD CT
005	948595	0030	10/22/09	\$414,950	\$344,000	2540	9	1986	Good	46430	N	N	19011 SE 283RD ST
005	721540	0640	8/17/11	\$381,000	\$370,000	2680	9	1989	Avg	33874	N	N	20103 SE 292ND ST
005	122105	9214	7/28/11	\$536,000	\$518,000	2730	9	2005	Avg	224334	N	N	30820 173RD PL SE
005	398120	0100	6/22/09	\$415,000	\$333,000	2750	9	1990	Avg	15167	N	N	18007 SE 282ND CT
005	721541	0570	11/14/09	\$430,000	\$358,000	2830	9	1991	Avg	32428	N	N	20018 SE 303RD ST
005	721540	0590	12/23/09	\$393,000	\$331,000	2850	9	1989	Good	38241	N	N	19937 SE 293RD CT
005	721541	0460	7/16/10	\$415,000	\$367,000	2890	9	1994	Avg	36272	N	N	20049 SE 299TH CT
005	721541	0510	7/30/10	\$435,000	\$386,000	2890	9	1994	Good	29798	N	N	30101 201ST PL SE
005	948595	0080	9/17/09	\$470,000	\$386,000	2890	9	1987	Good	44131	N	N	19044 SE 283RD ST
005	911361	0220	3/15/11	\$465,000	\$436,000	2910	9	2005	Avg	42900	N	N	32733 193RD AVE SE
005	721542	0830	2/16/09	\$519,900	\$403,000	2920	9	1996	Avg	28048	N	N	20812 SE 293RD ST
005	172106	9056	10/6/10	\$500,000	\$451,000	2930	9	1992	Avg	196928	N	N	33310 210TH AVE SE
005	398120	0260	11/29/11	\$425,000	\$422,000	2940	9	1991	Avg	14332	N	N	18019 SE 279TH PL
005	721542	0580	4/20/10	\$480,000	\$416,000	2940	9	1995	Avg	39487	N	N	29308 206TH CT SE
005	721541	0100	5/27/11	\$386,000	\$368,000	2970	9	1994	Good	39415	N	N	20123 SE 301ST ST
005	405320	1040	3/21/11	\$419,000	\$393,000	2990	9	1991	Avg	81021	N	N	31005 W LAKE MORTON DR SE
005	122105	9179	6/7/10	\$655,000	\$574,000	3000	9	2005	Avg	657320	N	N	30928 177TH AVE SE
005	405310	0060	6/25/10	\$400,000	\$352,000	3030	9	1990	Avg	81112	N	N	19650 SE 310TH PL

Improved Sales Used in this Annual Update Analysis
Area 58
(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
005	398120	0370	8/16/11	\$451,050	\$438,000	3100	9	1990	Good	19072	N	N	18331 SE 279TH PL
005	398120	0840	9/27/11	\$474,000	\$464,000	3260	9	1995	Good	15043	Y	N	18306 SE 279TH PL
005	398120	0900	7/28/10	\$547,000	\$486,000	3260	9	1997	Good	11542	Y	N	18122 SE 279TH PL
005	122105	9199	6/5/09	\$620,000	\$495,000	3320	9	1996	Avg	262666	N	N	17833 SE 313TH ST
005	172106	9002	6/15/11	\$485,000	\$464,000	3370	9	2000	Avg	217800	N	N	20926 SE 322ND ST
005	122105	9041	2/25/10	\$400,000	\$342,000	3440	9	1982	Avg	106722	N	N	17705 SE 311TH ST
005	948595	0190	11/13/09	\$455,000	\$379,000	3470	9	1987	Avg	42460	N	N	28140 192ND PL SE
005	172106	9083	7/27/11	\$560,000	\$541,000	3290	10	2005	Avg	167020	Y	N	33016 210TH AVE SE
005	012105	9025	8/1/11	\$585,000	\$566,000	3420	10	2008	Avg	108900	N	N	17310 SE 293RD PL
005	122105	9149	7/13/10	\$840,000	\$743,000	4590	11	2007	Avg	359370	N	N	30536 173RD PL SE

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	022105	9066	12/18/09	\$370,180	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
004	022105	9143	11/15/09	\$317,137	BANKRUPTCY - TRUSTEE; EXEMPT EXCISE TAX
004	022105	9143	5/20/10	\$299,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	032105	9041	12/24/09	\$172,000	UNFINISHED AREA
004	102105	9042	7/9/10	\$350,000	IMP COUNT
004	102105	9060	7/18/11	\$274,500	DIAGNOSTIC OUTLIER
004	112105	9077	8/23/11	\$81,533	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
004	112105	9083	6/8/09	\$230,000	IMP. CHAR CHANGED SINCE SALE; BANKRUPTCY
004	115600	0020	3/13/09	\$190,000	NON-REPRESENTATIVE SALE
004	115600	0100	8/29/11	\$236,000	DIAGNOSTIC OUTLIER
004	122105	9092	3/14/11	\$160,000	NON-REP SALE; SHORT SALE; FINANCIAL INST SALE
004	122105	9167	5/24/10	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	132105	9012	1/18/11	\$179,900	NON-REP SALE; SHORT SALE; FINANCIAL INST SALE
004	132105	9060	12/14/09	\$183,186	NO MARKET EXPOSURE; QCD; PARTIAL INTEREST
004	132105	9091	9/7/10	\$117,374	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
004	132105	9114	1/6/09	\$290,000	IMP CHAR CHANGED SINCE SALE; FORCED SALE
004	132105	9124	10/25/10	\$350,000	PREVIMP<=25K;IMP. CHAR CHANGED SINCE SALE
004	142105	9088	8/20/10	\$737,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	179600	0070	5/19/10	\$369,500	%COMPL; IMP. CHAR CHANGED SINCE SALE
004	179600	0160	12/15/09	\$197,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
004	202106	9074	2/15/11	\$320,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL SALE
004	202576	0070	4/5/11	\$695,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	202576	0160	10/20/09	\$565,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	202576	0210	12/5/11	\$581,129	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	202576	0320	9/26/11	\$757,500	RELOCATION - SALE TO SERVICE
004	202577	0090	7/2/09	\$787,500	RELOCATION - SALE TO SERVICE
004	202577	0260	8/4/09	\$437,730	BANKRUPTCY; EXEMPT EXCISE TAX; AUCTION SALE
004	202577	0290	8/29/11	\$490,590	RELATED PARTY, FRIEND, OR NEIGHBOR
004	221290	0280	7/27/09	\$80,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
004	221290	0870	7/9/09	\$170,000	IMP. CHAR CHANGED SINCE SALE;FINANCE INST SALE
004	221290	1000	12/13/11	\$130,500	BANKRUPTCY; EXEMPT FROM EXCISE TAX
004	222105	9024	8/4/09	\$400,000	IMP COUNT;IMP. CHAR CHANGED SINCE SALE
004	222105	9061	1/6/09	\$382,500	REAL MH; PREVIMP<=25K; FRIEND OR NEIGHBOR
004	232105	9006	7/23/09	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	242105	9032	11/22/10	\$250,000	NO MARKET EXPOSURE
004	242105	9053	2/10/09	\$331,500	BANKRUPTCY; FORCED SALE; EXEMPT EXCISE TAX
004	242105	9053	10/9/09	\$219,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	242105	9156	1/7/09	\$528,500	NON-REP SALE; SHORT SALE; FINANCIAL INST SALE
004	252105	9055	6/19/09	\$450,000	OPEN SPACE
004	262105	9039	12/2/10	\$65,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	302106	9023	12/23/10	\$280,000	PREVIMP<=25K;GOVERNMENT AGENCY
004	321123	0170	8/11/09	\$380,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	321126	0290	3/23/11	\$321,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	321127	0390	12/21/11	\$305,000	NON-REPRESENTATIVE SALE
004	329860	0110	9/8/09	\$312,800	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	329860	0580	4/12/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	341060	0075	8/5/10	\$396,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	352205	9065	11/2/11	\$130,000	OBSOL; IMP. CHAR CHANGED SINCE SALE
004	352205	9069	8/13/09	\$260,000	IMP. CHAR CHANGED SINCE SALE; FINANCE INST SALE
004	397763	0020	4/21/09	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	397763	0600	6/5/09	\$137,707	QUIT CLAIM DEED; RELATED PARTY/ FRIEND/NEIGHBOR
004	431270	0140	10/23/09	\$116,095	QUIT CLAIM DEED; RELATED PARTY/ FRIEND/NEIGHBOR
004	431270	0190	4/16/09	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	431270	0220	12/7/11	\$132,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
004	570921	0120	8/4/11	\$352,500	RELOCATION - SALE TO SERVICE
004	660040	0390	6/8/11	\$106,000	IMP. CHAR CHANGED SINCE SALE; FINANCE INST SALE
004	660040	0530	11/23/09	\$181,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	660041	0040	2/11/11	\$110,250	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
004	660041	0250	9/25/09	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	660041	0260	1/12/09	\$179,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	660041	0420	3/12/10	\$199,950	RELOCATION - SALE TO SERVICE
004	752460	0060	5/21/09	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	786150	0140	2/23/11	\$224,900	NON-REPRESENTATIVE SALE
004	796846	0090	11/17/11	\$120,500	DOR RATIO;BANKRUPTCY; EXEMPT EXCISE TAX
004	796846	0310	11/7/11	\$165,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	005350	0660	10/7/11	\$169,050	NON-REP SALE; SHORT SALE; FINANCIAL INST SALE
005	012105	9008	11/8/10	\$198,500	%COMPL; FULL SALES PRICE NOT REPORTED
005	012105	9095	2/9/10	\$131,600	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
005	012105	9114	4/27/09	\$370,000	NON-REPRESENTATIVE SALE; BANKRUPTCY
005	062106	9003	7/7/11	\$209,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	062106	9059	1/19/11	\$102,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
005	062106	9086	1/28/11	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9090	12/30/09	\$115,000	NO MARKET EXPOSURE; FORCED SALE
005	062106	9105	5/5/11	\$90,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
005	062106	9111	7/22/10	\$130,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	062106	9126	11/18/10	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9138	12/31/10	\$63,000	DOR RATIO;NON-REP SALE; FINANCIAL INST RESALE
005	072106	9054	5/15/09	\$285,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	082106	9092	2/11/10	\$305,000	IMP.CHAR CHANGED SINCE SALE;EXEMPT EXCISE TAX
005	172106	9056	10/6/10	\$500,000	RELOCATION - SALE TO SERVICE
005	179625	0200	12/27/11	\$192,315	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
005	179625	0210	10/25/11	\$213,000	BOX PLOT OUTLIER
005	182106	9047	11/19/09	\$247,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
005	184261	0050	10/21/09	\$266,008	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
005	184261	0050	12/8/09	\$250,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST SALE
005	184261	0060	2/17/11	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	189801	0060	3/23/09	\$221,000	NON-REP SALE; ESTATE ADMINISTRATOR
005	192106	9077	6/16/09	\$317,000	DIAGNOSTIC OUTLIER
005	237700	0160	12/2/11	\$170,000	BOX PLOT OUTLIER
005	258789	0010	12/22/09	\$551,510	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	258790	0090	7/20/11	\$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	258790	0120	5/13/10	\$263,550	NON-REP SALE; ESTATE ADMIN; NO MARKET EXPOSURE
005	286890	0110	5/16/11	\$202,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
005	322206	9043	4/27/11	\$269,950	REAL MOBILE HOME
005	322206	9051	4/28/11	\$162,500	NO MARKET EXPOSURE;ESTATE ADMIN;RELATED PARTY
005	344410	0280	5/26/10	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	344410	0385	6/1/09	\$212,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	344411	0010	4/21/11	\$350,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	344412	0080	1/28/09	\$216,447	QUIT CLAIM DEED; RELATED PARTY/ FRIEND/NEIGHBOR
005	362205	9090	3/15/11	\$173,000	DIAGNOSTIC OUTLIER
005	362205	9128	11/17/10	\$227,515	%COMPL; IMP. CHAR CHANGED SINCE SALE
005	362205	9148	12/29/11	\$82,425	DOR RATIO; EXEMPT EXCISE TAX;FINANCE INST SALE
005	383205	0240	4/28/09	\$240,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	383205	0290	3/25/09	\$257,800	NON-REPRESENTATIVE SALE; SHORT SALE
005	383205	0390	2/22/10	\$85,667	QUIT CLAIM DEED; RELATED PARTY/ FRIEND/NEIGHBOR
005	383206	0120	10/12/09	\$245,000	NO MARKET EXPOSURE
005	383206	0490	9/8/10	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	398120	0060	4/22/10	\$379,000	NON-REPRESENTATIVE SALE
005	398120	0170	6/8/10	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	398120	0260	2/18/11	\$298,662	BANKRUPTCY - TRUSTEE; EXEMPT EXCISE TAX
005	398120	0270	11/29/10	\$370,000	NON-REPRESENTATIVE SALE
005	398120	0450	8/11/11	\$340,000	NON-REPRESENTATIVE SALE
005	398120	1020	5/17/10	\$394,000	NON-REPRESENTATIVE SALE
005	405320	0933	10/6/11	\$135,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	405320	1040	12/13/10	\$307,500	BANKRUPTCY - TRUSTEE; EXEMPT EXCISE TAX
005	436670	0260	6/10/11	\$135,000	NON-REP SALE; SHORT SALE; FINANCIAL INST SALE
005	721540	0370	5/19/10	\$352,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	721540	0640	8/17/11	\$381,000	RELOCATION - SALE TO SERVICE
005	721541	0400	3/15/09	\$495,000	RELOCATION - SALE TO SERVICE
005	721542	0830	2/16/09	\$519,900	RELOCATION - SALE TO SERVICE
005	757010	0070	1/28/10	\$190,155	REAL MH; BANKRUPTCY; EXEMPT FROM EXCISE TAX
005	784350	0130	5/26/09	\$250,000	NON-REPRESENTATIVE SALE
005	784350	0400	4/11/11	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	784350	0490	11/25/09	\$257,000	NO MARKET EXPOSURE
005	784350	0620	8/14/09	\$265,000	NON-REPRESENTATIVE SALE
005	784350	0710	1/16/10	\$238,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	795060	0030	11/4/11	\$148,500	DIAGNOSTIC OUTLIER
005	795060	0060	9/15/11	\$135,000	BOX PLOT OUTLIER
005	795070	0110	7/3/09	\$169,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	795070	0160	9/1/09	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE
005	894420	0110	3/1/10	\$170,000	BANKRUPTCY - TRUSTEE; EXEMPT EXCISE TAX
005	894420	0110	7/28/10	\$169,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	911360	0220	6/7/11	\$400,000	RELOCATION - SALE TO SERVICE
005	911361	0100	5/28/10	\$260,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	911361	0280	11/6/09	\$463,924	BANKRUPTCY - TRUSTEE; EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	911361	0280	6/4/10	\$270,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	948591	0230	6/28/10	\$228,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	948592	0250	7/18/11	\$228,500	NON-REP SALE; EXEMPT EXCISE TAX; SHORT SALE
005	948593	0380	5/26/09	\$299,500	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
005	948593	0430	11/8/11	\$362,159	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
005	948593	0430	12/21/11	\$225,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
005	948594	0300	2/24/09	\$98,488	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
005	948595	0080	9/17/09	\$470,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	022105	9100	12/4/2009	\$175,000	204296	N	N
004	122105	9119	4/2/2009	\$66,000	14190	N	N
004	132105	9007	6/28/2010	\$190,000	217762	N	N
004	182106	9079	11/6/2009	\$190,000	193599	N	N
004	212106	9031	3/18/2010	\$15,000	86684	N	N
004	222105	9053	7/25/2011	\$125,000	98881	N	N
004	232105	9087	4/28/2010	\$350,000	433422	N	N
004	341060	0275	5/20/2009	\$154,000	44867	Y	Y
005	082106	9024	10/19/2011	\$160,000	90169	N	N
005	332206	9094	3/16/2011	\$80,000	43560	N	N
005	344412	0203	6/21/2010	\$8,550	54450	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	142105	9053	6/17/2011	\$900,000	MULTI-PARCEL SALE
004	192106	9156	2/23/2009	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	212105	9160	11/9/2010	\$290,000	OPEN SPACE; COMM'L ENTERPRISE
004	786100	0008	12/9/2011	\$92,000	TEAR DOWN; IMP CHAR CHANGED SINCE SALE
005	012105	9140	5/8/2009	\$10,000	QUIT CLAIM DEED
005	237700	0260	1/28/2011	\$50,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	405320	0115	9/1/2009	\$231,125	IMP. CHAR CHANGED SINCE SALE; MOBILE HOME
005	405320	0786	9/1/2009	\$80,000	NO MARKET EXPOSURE

**Mobile Home Sales Used in this Annual Update Analysis
Area 58**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	022105	9140	6/14/2011	\$244,950	34680	N	N
004	192106	9139	4/27/2011	\$235,000	50203	N	N
004	232105	9073	8/27/2009	\$280,000	177721	N	N
004	341060	0370	10/26/2011	\$120,000	29507	N	N
004	341060	0440	9/24/2009	\$165,000	58839	N	N
004	570960	0220	11/10/2011	\$109,950	10182	N	N
004	786150	0010	6/24/2009	\$220,000	35799	N	N
005	062106	9005	10/29/2009	\$175,000	48873	N	N
005	082106	9075	8/25/2009	\$283,000	47916	N	N
005	082106	9077	10/5/2009	\$125,000	69260	N	N
005	322206	9181	10/29/2009	\$230,000	47916	N	N
005	344410	0430	4/27/2010	\$380,000	106722	N	N
005	406860	0130	4/13/2010	\$210,000	15001	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 58

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	152105	9022	7/21/2011	\$400,000	MULTIPLE IMPS; MOBILE HOME
004	179600	0030	2/17/2010	\$90,000	IMP. CHAR CHANGED SINCE SALE; MOBILE HOME
004	262105	9044	2/10/2010	\$614,000	MULTIPLE IMPS; FINANCIAL INSTITUTION RESALE
005	012105	9031	4/21/2011	\$117,498	BANKRUPTCY; EXEMPT FROM EXCISE TAX
005	322206	9108	3/1/2010	\$195,000	TEAR DOWN; MOBILE HOME
005	405320	0755	4/28/2010	\$252,000	MULTIPLE IMPS; MOBILE HOME