

Residential Revalue

2012 Assessment Roll

Lake Youngs

Area 60

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



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

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

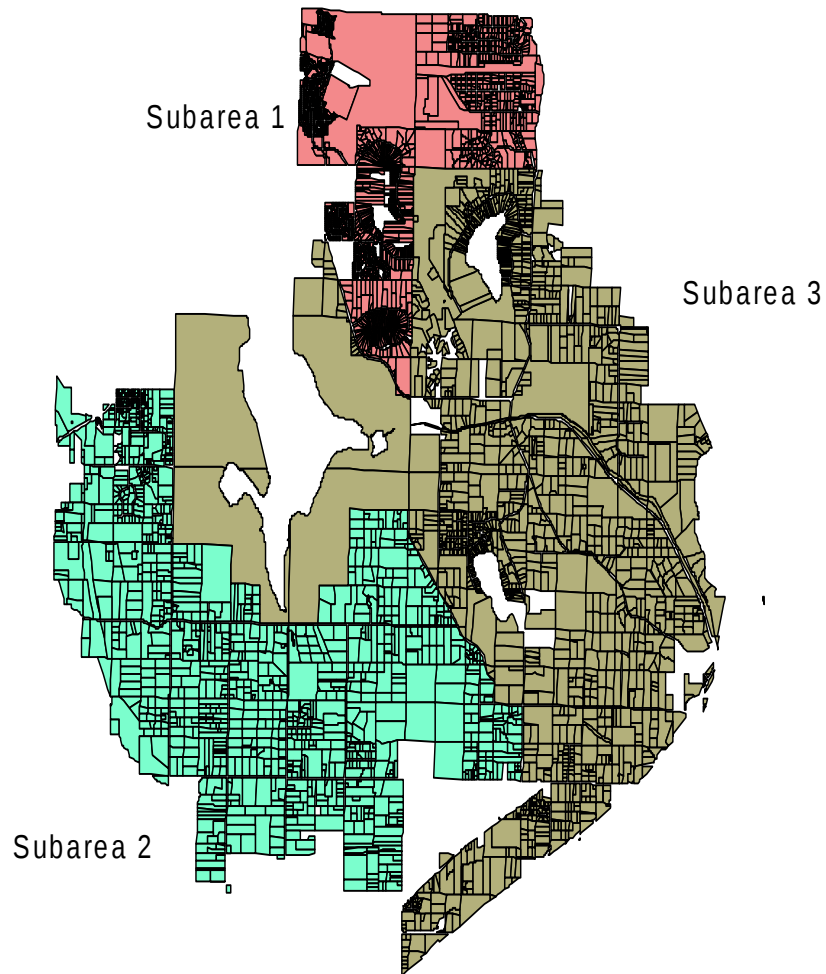
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

AREA 60

LAKE YOUNGS



Lake Youngs

Housing



Grade 6/ Year Built 1925/ Total Living Area 910



Grade 7/ Year Built 1965/Total Living Area 1200



Grade 8/ Year Built 1989/ Total Living Area 2140



Grade 9/Year Built 1994/Total Living Area 2780



Grade 10/ Year Built 1991/ Total Living Area 3600



Grade 11/Year Built 2003/Total Living Area 4110

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: Lake Youngs/60
Number of Improved Sales: 194
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	\$145,700	\$220,100	\$365,800			
2012 Value	\$116,600	\$208,500	\$325,100	\$354,200	91.8%	8.78%
Change	-\$29,100	-\$11,600	-\$40,700			
% Change	-20.0%	-5.3%	-11.1%			

*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	\$152,400	\$201,700	\$354,100
2012 Value	\$121,900	\$192,800	\$314,700
Percent Change	-20.0%	-4.4%	-11.1%

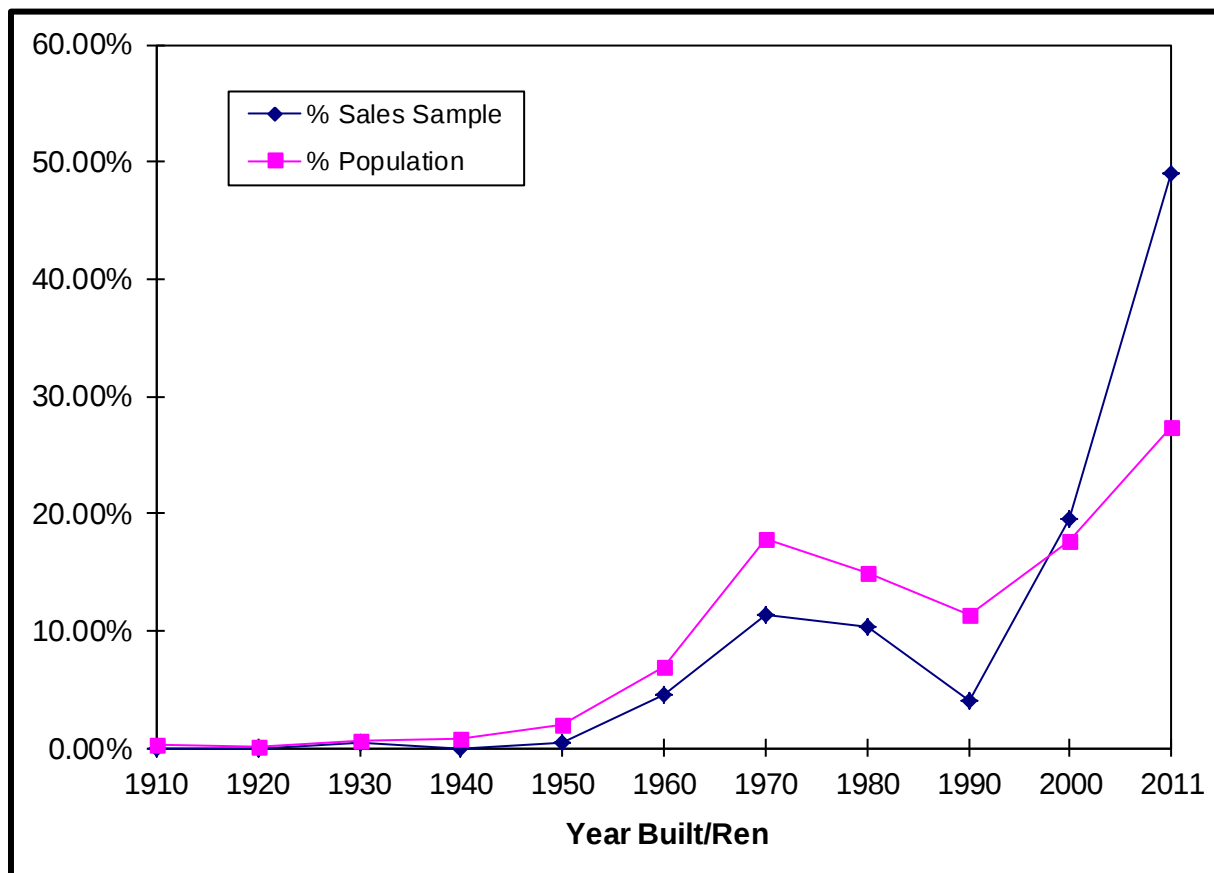
Number of one to three unit residences in the population: 3323

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

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	0.52%
1940	0	0.00%
1950	1	0.52%
1960	9	4.64%
1970	22	11.34%
1980	20	10.31%
1990	8	4.12%
2000	38	19.59%
2011	95	48.97%
	194	

Population		
Year Built/Ren	Frequency	% Population
1910	12	0.36%
1920	7	0.21%
1930	22	0.66%
1940	25	0.75%
1950	64	1.93%
1960	233	7.01%
1970	591	17.79%
1980	497	14.96%
1990	377	11.35%
2000	585	17.60%
2011	910	27.38%
	3323	

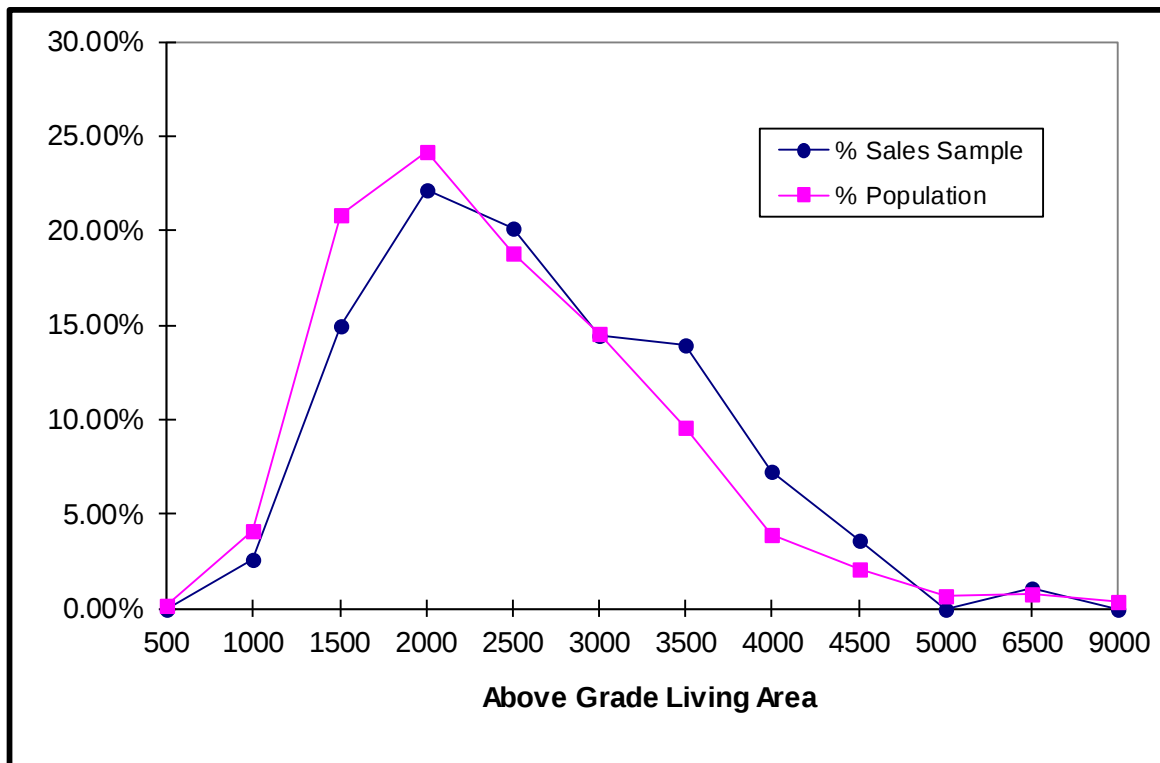


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	2.58%
1500	29	14.95%
2000	43	22.16%
2500	39	20.10%
3000	28	14.43%
3500	27	13.92%
4000	14	7.22%
4500	7	3.61%
5000	0	0.00%
6500	2	1.03%
9000	0	0.00%
	194	

Population		
AGLA	Frequency	% Population
500	5	0.15%
1000	137	4.12%
1500	692	20.82%
2000	804	24.20%
2500	625	18.81%
3000	483	14.54%
3500	319	9.60%
4000	129	3.88%
4500	69	2.08%
5000	23	0.69%
6500	26	0.78%
9000	11	0.33%
	3323	

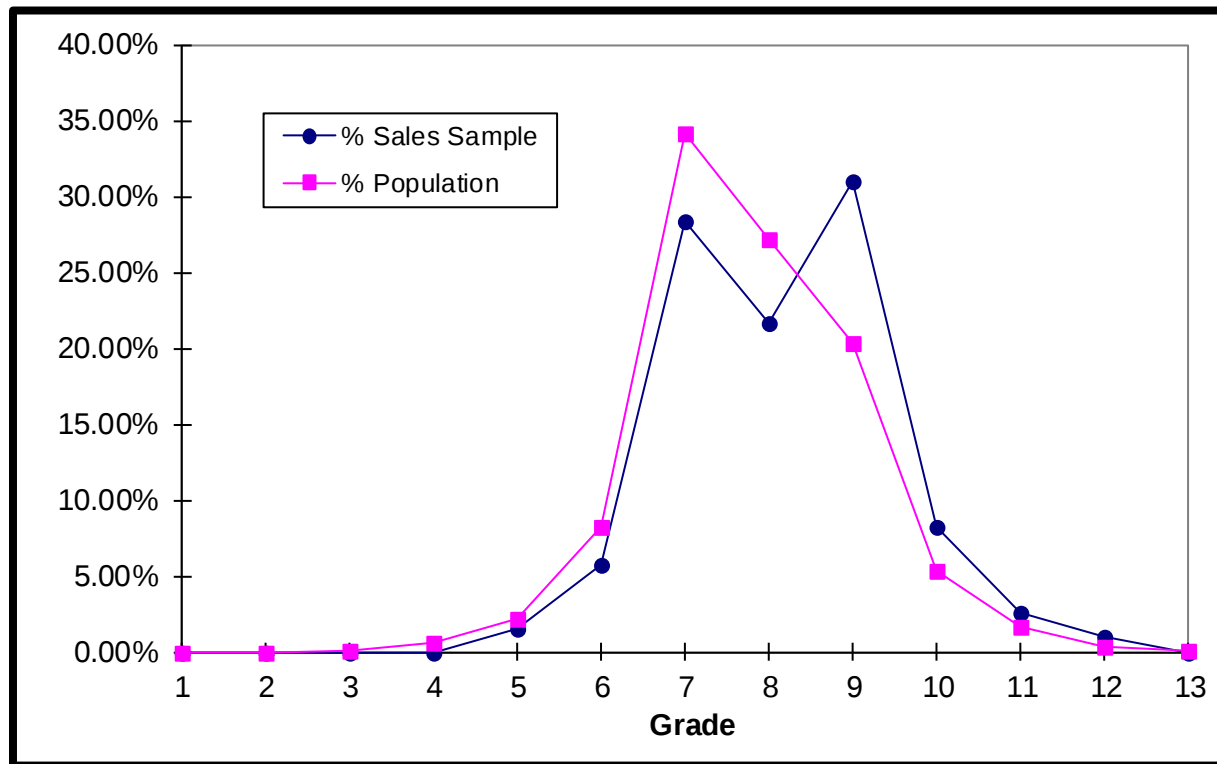


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	3	1.55%
6	11	5.67%
7	55	28.35%
8	42	21.65%
9	60	30.93%
10	16	8.25%
11	5	2.58%
12	2	1.03%
13	0	0.00%
194		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.06%
4	21	0.63%
5	72	2.17%
6	272	8.19%
7	1134	34.13%
8	902	27.14%
9	674	20.28%
10	176	5.30%
11	53	1.59%
12	13	0.39%
13	4	0.12%
3323		



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 19 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 20.0% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 194 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 12 sales of Mobile Homes within this area that supported Mobile Homes receiving the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.8%. 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 -11.1%. 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 60 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

-10.99%

Comments :

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

Area 60 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 0.879, resulting in an adjusted value of \$461,000 (\$525,000 X 0.879 = \$461,475) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.744	-25.6%
2/1/2009	0.751	-24.9%
3/1/2009	0.758	-24.2%
4/1/2009	0.765	-23.5%
5/1/2009	0.772	-22.8%
6/1/2009	0.779	-22.1%
7/1/2009	0.786	-21.4%
8/1/2009	0.794	-20.6%
9/1/2009	0.801	-19.9%
10/1/2009	0.808	-19.2%
11/1/2009	0.815	-18.5%
12/1/2009	0.822	-17.8%
1/1/2010	0.829	-17.1%
2/1/2010	0.837	-16.3%
3/1/2010	0.843	-15.7%
4/1/2010	0.850	-15.0%
5/1/2010	0.858	-14.2%
6/1/2010	0.865	-13.5%
7/1/2010	0.872	-12.8%
8/1/2010	0.879	-12.1%
9/1/2010	0.886	-11.4%
10/1/2010	0.893	-10.7%
11/1/2010	0.900	-10.0%
12/1/2010	0.907	-9.3%
1/1/2011	0.915	-8.5%
2/1/2011	0.922	-7.8%
3/1/2011	0.929	-7.1%
4/1/2011	0.936	-6.4%
5/1/2011	0.943	-5.7%
6/1/2011	0.950	-5.0%
7/1/2011	0.957	-4.3%
8/1/2011	0.964	-3.6%
9/1/2011	0.972	-2.8%
10/1/2011	0.979	-2.1%
11/1/2011	0.986	-1.4%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 60
(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	511280	0221	7/26/10	\$249,000	\$219,000	1450	5	1958	VGood	20800	N	N	16819 190TH AVE SE
001	511280	0005	5/5/09	\$219,000	\$169,000	980	6	1966	Avg	23400	Y	N	19415 SE 170TH ST
001	511280	0418	4/22/11	\$162,000	\$152,000	1020	6	1962	Avg	10500	N	N	16822 194TH AVE SE
001	511325	0130	7/20/10	\$202,000	\$177,000	1060	6	1997	Avg	14620	N	N	16308 184TH AVE SE
001	511290	0150	11/17/11	\$150,000	\$148,000	1150	6	1958	Avg	24000	N	N	19018 SE 168TH ST
001	770260	0530	11/4/10	\$445,000	\$401,000	1010	7	1957	Good	21973	Y	Y	17858 SE 196TH DR
001	302306	9081	7/28/10	\$162,500	\$143,000	1040	7	1957	Good	30056	N	N	16633 194TH AVE SE
001	511320	0290	11/22/11	\$215,000	\$213,000	1060	7	1996	Avg	11760	N	N	18649 SE 162ND ST
001	511290	0440	3/23/11	\$221,000	\$206,000	1350	7	1967	Good	37424	N	N	16844 186TH AVE SE
001	302306	9186	2/23/10	\$295,000	\$248,000	1390	7	1991	Avg	14810	N	N	19417 SE 174TH ST
001	511300	0160	5/13/10	\$309,000	\$266,000	1430	7	1963	VGood	43560	N	N	16011 194TH AVE SE
001	770260	0330	8/11/10	\$494,000	\$435,000	1530	7	1951	VGood	15456	Y	Y	17463 SE 192ND DR
001	145100	0070	7/17/09	\$300,000	\$237,000	1610	7	1977	Good	8880	N	N	17204 194TH AVE SE
001	770260	0650	8/16/11	\$445,000	\$431,000	1650	7	1987	Good	15428	Y	Y	17634 SE 196TH DR
001	869150	0710	3/1/10	\$280,000	\$236,000	1680	7	2003	Avg	6349	N	N	18212 171ST CT SE
001	252305	9055	8/6/10	\$287,579	\$253,000	1700	7	1978	Avg	24799	N	N	17449 W LAKE DESIRE DR SE
001	869151	0150	2/23/09	\$335,000	\$253,000	1900	7	2004	Avg	5194	N	N	18135 168TH WAY SE
001	401080	0130	10/25/10	\$375,000	\$337,000	2100	7	1999	Avg	43554	N	N	18517 W LAKE DESIRE DR SE
001	869150	0360	12/22/10	\$308,500	\$281,000	2230	7	2004	Avg	7600	N	N	16922 SE 182ND PL
001	869151	0050	3/18/09	\$355,701	\$271,000	2230	7	2004	Avg	6314	N	N	18015 168TH WAY SE
001	869151	0400	11/22/11	\$242,000	\$240,000	2230	7	2004	Avg	6211	N	N	18055 169TH AVE SE
001	869150	0290	11/10/11	\$255,000	\$252,000	2290	7	2004	Avg	6681	N	N	18043 170TH PL SE
001	869150	0370	8/26/10	\$355,000	\$314,000	2480	7	2004	Avg	6515	N	N	16923 SE 182ND PL
001	869151	0240	3/16/09	\$330,000	\$251,000	2480	7	2005	Avg	7423	N	N	18261 168TH WAY SE
001	869151	0310	12/20/11	\$245,500	\$245,000	2480	7	2004	Avg	4950	N	N	18144 168TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 60
(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	145100	0060	5/11/11	\$273,000	\$258,000	2690	7	1973	Good	15470	N	N	17212 194TH AVE SE
001	869150	0020	5/12/10	\$360,000	\$310,000	2940	7	2003	Avg	6796	N	N	17124 SE 181ST PL
001	869151	0590	12/16/11	\$259,500	\$259,000	3220	7	2004	Avg	7777	N	N	18114 169TH AVE SE
001	869150	0550	4/6/11	\$320,000	\$300,000	4190	7	2003	Avg	6301	N	N	17019 SE 183RD PL
001	955801	0240	9/30/10	\$289,967	\$259,000	1620	8	2004	Avg	4227	N	N	16624 SE 169TH ST
001	955802	0910	10/9/09	\$290,000	\$235,000	1620	8	2003	Avg	3048	N	N	17076 165TH AVE SE
001	955803	0020	8/23/11	\$249,950	\$242,000	1620	8	2002	Avg	3556	N	N	16909 WOODSIDE DR SE
001	955803	0040	5/14/09	\$355,000	\$275,000	1620	8	2002	Avg	3707	N	N	16925 WOODSIDE DR SE
001	955805	0700	10/25/11	\$229,900	\$226,000	1620	8	2004	Avg	3200	N	N	16157 167TH AVE SE
001	362305	9070	4/5/10	\$325,000	\$277,000	1650	8	1978	Good	121968	N	N	17706 E LAKE DESIRE DR SE
001	401080	0140	9/28/10	\$360,000	\$321,000	1700	8	1968	Good	39886	N	N	18533 W LAKE DESIRE DR SE
001	955802	1130	2/18/10	\$363,000	\$305,000	1720	8	2004	Avg	4375	N	N	16730 166TH PL SE
001	955801	0280	7/13/11	\$292,000	\$280,000	1870	8	2003	Avg	4135	N	N	16931 166TH PL SE
001	955802	0830	10/10/11	\$285,000	\$279,000	1870	8	2003	Avg	3089	N	N	17012 165TH AVE SE
001	955805	0880	5/4/10	\$269,000	\$231,000	1870	8	2004	Avg	3200	N	N	16152 166TH AVE SE
001	400840	0175	7/20/10	\$350,000	\$307,000	1880	8	2003	Good	77536	N	N	18301 W LAKE DESIRE DR SE
001	770260	0011	5/9/11	\$287,199	\$271,000	1900	8	1987	Avg	66328	N	N	19110 172ND PL SE
001	955800	0220	9/13/11	\$280,000	\$273,000	1900	8	2004	Avg	3933	N	N	17045 PARKSIDE WAY SE
001	955805	0530	4/22/11	\$288,000	\$271,000	1900	8	2004	Avg	3200	N	N	16147 PARKSIDE WAY SE
001	955805	0580	9/17/10	\$300,000	\$267,000	1900	8	2004	Avg	3826	N	N	16114 167TH AVE SE
001	955800	0980	5/19/09	\$360,000	\$280,000	1920	8	2002	Avg	4615	N	N	16948 166TH PL SE
001	955801	0150	7/26/11	\$280,000	\$270,000	1920	8	2003	Avg	5920	N	N	17000 PARKSIDE WAY SE
001	955802	1060	9/13/11	\$305,000	\$297,000	1920	8	2003	Avg	4821	Y	N	16719 166TH PL SE
001	955801	0260	9/15/09	\$342,000	\$275,000	1940	8	2003	Avg	4135	N	N	16915 166TH PL SE
001	955804	1090	12/8/11	\$295,000	\$293,000	1940	8	2003	Avg	6371	N	N	16705 WOODSIDE DR SE

Improved Sales Used in this Annual Update Analysis
Area 60
(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	955805	0780	5/12/09	\$375,000	\$291,000	1940	8	2004	Avg	3200	N	N	16107 167TH AVE SE
001	955801	0190	1/13/11	\$322,000	\$295,000	2030	8	2003	Avg	4499	N	N	16908 166TH PL SE
001	955802	0780	3/9/10	\$346,000	\$292,000	2070	8	2003	Avg	5052	N	N	17053 165TH AVE SE
001	955801	0020	9/1/11	\$296,000	\$288,000	2130	8	2003	Avg	4515	N	N	16819 SE 171ST PL
001	955801	0160	3/2/09	\$379,000	\$287,000	2130	8	2003	Avg	4601	N	N	16932 166TH PL SE
001	955800	0030	5/10/10	\$375,000	\$322,000	2190	8	2003	Avg	6846	N	N	17304 PARKSIDE WAY SE
001	955800	0790	9/28/10	\$395,000	\$353,000	2470	8	2001	Avg	4135	N	N	17019 166TH PL SE
001	955800	0580	10/12/11	\$275,000	\$270,000	2140	9	2003	Avg	4750	N	N	17114 WOODSIDE DR SE
001	400840	0145	11/17/10	\$450,000	\$407,000	2150	9	1980	Good	31978	N	N	18131 W LAKE DESIRE DR SE
001	955801	0140	5/11/11	\$314,000	\$297,000	2250	9	2003	Avg	5808	N	N	17004 PARKSIDE WAY SE
001	955800	0320	9/23/09	\$419,000	\$338,000	2390	9	2001	Avg	4905	N	N	17147 PARKSIDE WAY SE
001	955800	0050	7/7/09	\$425,000	\$335,000	2400	9	2001	Avg	4770	N	N	17148 PARKSIDE WAY SE
001	131044	0970	11/24/10	\$378,000	\$342,000	2430	9	1998	Avg	7972	N	N	17327 SE 187TH ST
001	955800	0100	4/30/09	\$356,225	\$275,000	2430	9	2001	Avg	4781	N	N	16805 171ST PL SE
001	955800	0330	6/18/09	\$390,000	\$306,000	2430	9	2001	Avg	5074	N	N	16752 SE 173RD ST
001	955802	0540	8/26/11	\$342,500	\$332,000	2460	9	2002	Avg	4750	N	N	17104 164TH WAY SE
001	955804	0170	7/29/10	\$349,950	\$307,000	2460	9	2004	Avg	5423	N	N	16514 PARKSIDE WAY SE
001	955804	0600	2/24/09	\$405,000	\$307,000	2460	9	2004	Avg	4275	N	N	16409 SE 166TH TER
001	955804	0620	5/9/11	\$390,000	\$368,000	2460	9	2003	Avg	8119	N	N	16626 164TH AVE SE
001	955804	0650	4/24/09	\$399,900	\$308,000	2460	9	2003	Avg	7232	N	N	16433 SE 166TH TER
001	955802	0450	7/22/11	\$349,000	\$336,000	2490	9	2003	Avg	4750	N	N	16952 164TH WAY SE
001	955802	0520	7/15/09	\$410,000	\$324,000	2490	9	2002	Avg	5270	N	N	17046 164TH WAY SE
001	955804	0270	12/13/11	\$310,500	\$309,000	2490	9	2004	Avg	6009	N	N	16640 SE 165TH WAY
001	955804	0570	6/25/09	\$386,000	\$303,000	2490	9	2004	Avg	4500	N	N	16410 SE 166TH TER
001	955801	0080	9/20/10	\$402,500	\$358,000	2590	9	2003	Avg	9284	N	N	17076 168TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 60
(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	955804	0460	8/27/10	\$385,000	\$341,000	2620	9	2004	Avg	5406	N	N	16559 164TH AVE SE
001	131043	0520	2/23/11	\$370,500	\$343,000	2660	9	2000	Avg	7547	N	N	17247 SE 185TH ST
001	955800	0470	12/22/10	\$399,000	\$364,000	2690	9	2003	Avg	5472	N	N	16720 SE 173RD ST
001	131044	0260	7/28/11	\$379,000	\$365,000	2700	9	1997	Avg	6249	N	N	18609 173RD WAY SE
001	131044	0310	1/4/10	\$429,500	\$357,000	2700	9	1997	Avg	7419	N	N	17330 SE 186TH WAY
001	955805	0470	11/29/10	\$409,950	\$372,000	2780	9	2004	Avg	6000	N	N	16713 SE 162ND ST
001	131043	0040	4/12/10	\$425,000	\$363,000	2790	9	1999	Avg	7150	N	N	18533 174TH PL SE
001	131043	0180	6/15/09	\$465,000	\$364,000	2790	9	2000	Avg	8482	N	N	17338 SE 185TH PL
001	131043	0480	1/30/09	\$435,000	\$327,000	2790	9	2000	Avg	6631	N	N	17258 SE 185TH ST
001	955800	0480	12/26/10	\$425,000	\$388,000	2940	9	2003	Avg	6466	N	N	16728 SE 173RD ST
001	955804	0240	2/12/09	\$475,000	\$358,000	2990	9	2004	Avg	5155	N	N	16718 SE 165TH WAY
001	955805	0460	4/30/10	\$426,500	\$366,000	3010	9	2004	Avg	6000	N	N	16705 SE 162ND ST
001	955802	0510	1/12/09	\$450,000	\$336,000	3050	9	2003	Avg	4750	N	N	17038 164TH WAY SE
001	131043	0360	7/16/10	\$417,500	\$365,000	3060	9	2000	Avg	6235	N	N	18436 172ND CT SE
001	955805	0080	5/27/10	\$398,900	\$344,000	3100	9	2004	Avg	6397	N	N	16136 PARKSIDE WAY SE
001	955805	0020	11/3/11	\$316,400	\$312,000	3150	9	2004	Avg	5757	N	N	16208 PARKSIDE WAY SE
001	955805	0120	4/22/10	\$420,000	\$359,000	3150	9	2004	Avg	7616	N	N	16112 PARKSIDE WAY SE
001	955804	1190	5/24/10	\$535,000	\$462,000	3210	9	2008	Avg	26005	N	N	16610 SE 165TH WAY
001	955802	0330	7/21/11	\$467,000	\$449,000	3240	9	2002	Avg	7480	N	N	16867 164TH WAY SE
001	131044	0660	8/16/10	\$460,000	\$406,000	3260	9	1997	Avg	7736	N	N	18626 175TH AVE SE
001	131044	0170	3/11/10	\$493,000	\$417,000	3270	9	1998	Avg	9263	N	N	18642 172ND PL SE
001	131043	0500	10/21/11	\$365,000	\$359,000	3320	9	2000	Avg	7397	N	N	17248 SE 185TH ST
001	131044	0640	10/15/09	\$513,000	\$416,000	3320	9	1998	Avg	8772	N	N	18610 175TH AVE SE
001	511280	0292	9/9/09	\$555,000	\$446,000	3370	9	2008	Avg	47480	N	N	19203 SE 168TH ST
001	131043	0200	12/23/11	\$390,000	\$389,000	3380	9	2001	Avg	6961	N	N	17328 SE 185TH PL

Improved Sales Used in this Annual Update Analysis
Area 60
(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	770260	0790	4/8/10	\$625,000	\$533,000	3540	9	2006	Avg	18957	Y	Y	17422 SE 196TH DR
001	955805	0170	7/18/11	\$570,000	\$548,000	2260	10	2004	Avg	8700	N	N	16700 SE 161ST ST
001	770193	0400	9/28/09	\$480,000	\$387,000	2640	10	1990	Avg	18999	Y	N	17408 187TH PL SE
001	770193	0090	5/7/09	\$547,100	\$423,000	2700	10	1991	Avg	21845	Y	N	17354 187TH PL SE
001	955805	0230	5/11/11	\$522,000	\$493,000	2750	10	2004	Avg	6873	N	N	16590 SE 161ST ST
001	955804	0860	12/10/10	\$543,500	\$494,000	3080	10	2003	Avg	5874	Y	N	16600 SE 167TH ST
001	770193	0410	12/23/11	\$430,000	\$429,000	3210	10	1992	Avg	20981	Y	N	18717 SE 174TH WAY
001	955804	0080	9/25/09	\$500,000	\$403,000	3210	10	2003	Avg	6016	Y	N	16629 168TH TER SE
001	511280	0070	10/25/11	\$485,000	\$477,000	3270	10	2006	Avg	94525	N	N	19129 SE 170TH ST
002	072206	9144	10/22/10	\$254,950	\$229,000	780	5	1943	Avg	73955	N	N	21815 PETER GRUBB RD SE
002	032205	9208	3/31/11	\$168,500	\$158,000	810	6	1960	Good	15813	N	N	20229 148TH AVE SE
002	032205	9249	11/24/09	\$154,000	\$126,000	1010	6	1970	Good	13770	N	N	20520 147TH AVE SE
002	182206	9078	11/18/09	\$438,100	\$359,000	1600	6	1979	Good	207781	N	N	18323 SE 224TH ST
002	261830	0490	11/15/11	\$202,500	\$200,000	1780	6	1957	Good	8393	N	N	14313 SE 200TH ST
002	152205	9020	10/13/09	\$399,000	\$324,000	2210	6	2000	Avg	642074	N	N	23831 148TH AVE SE
002	032205	9119	9/23/09	\$245,000	\$197,000	1100	7	1959	Avg	13340	N	N	20257 143RD PL SE
002	032205	9149	7/8/11	\$178,000	\$171,000	1100	7	1960	Good	10400	N	N	14454 SE 204TH PL
002	102205	9053	8/6/09	\$250,000	\$199,000	1140	7	1964	Avg	77101	N	N	13244 SE 216TH ST
002	242205	9117	6/8/10	\$330,000	\$286,000	1230	7	1968	Avg	33105	N	N	24421 180TH AVE SE
002	142205	9035	8/27/10	\$349,950	\$310,000	1290	7	1976	Avg	54750	N	N	22423 152ND AVE SE
002	122205	9034	10/20/10	\$408,000	\$366,000	1500	7	1978	Avg	97978	N	N	22217 177TH AVE SE
002	370500	0020	8/19/09	\$240,000	\$192,000	1550	7	2003	Avg	2275	N	N	20416 137TH AVE SE
002	072206	9148	8/23/10	\$440,000	\$389,000	1810	7	1965	Good	48787	N	N	18420 SE 224TH ST
002	072206	9178	6/2/09	\$348,000	\$271,000	1880	7	1967	Good	59677	N	N	22225 PETER GRUBB RD SE
002	508800	0060	6/16/09	\$265,000	\$207,000	1890	7	1967	Avg	14260	N	N	20843 144TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 60
(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	112205	9047	9/22/10	\$430,000	\$383,000	2110	7	1972	Avg	104979	N	N	22310 153RD AVE SE
002	132205	9098	12/28/10	\$365,000	\$334,000	2590	7	1998	Avg	130425	N	N	23013 172ND AVE SE
002	142205	9002	4/15/10	\$310,000	\$265,000	1600	8	1970	Good	125400	N	N	22450 156TH AVE SE
002	102205	9132	8/25/09	\$323,000	\$258,000	1860	8	1967	Avg	20214	N	N	14445 SE 208TH ST
002	152205	9106	10/24/11	\$420,000	\$413,000	2350	8	1975	Good	62726	N	N	22505 141ST AVE SE
002	182206	9151	8/25/09	\$470,000	\$376,000	2660	8	1998	Avg	25457	N	N	18925 SE 227TH PL
002	238000	0180	7/22/10	\$500,000	\$438,000	2710	8	1967	Good	35150	N	N	16431 SE 235TH ST
002	142205	9238	4/26/10	\$555,000	\$475,000	2990	8	1999	Avg	90000	N	N	16115 SE 231ST ST
002	132205	9014	6/11/09	\$595,000	\$465,000	3030	8	1993	Avg	870328	N	N	17640 SE 236TH PL
002	142205	9206	6/9/10	\$665,000	\$576,000	4210	8	2003	Avg	94709	N	N	23727 164TH AVE SE
002	132205	9011	3/18/10	\$545,000	\$462,000	2760	9	2000	Avg	300999	N	N	23413 172ND AVE SE
002	032205	9036	6/1/09	\$500,000	\$390,000	2780	9	1993	Avg	108900	N	N	20235 148TH AVE SE
002	242205	9068	7/27/11	\$435,000	\$419,000	2800	9	1992	Avg	53578	N	N	24020 167TH AVE SE
002	242205	9050	8/5/10	\$550,000	\$484,000	3040	9	1999	Avg	85377	N	N	24333 180TH AVE SE
002	142205	9080	5/5/09	\$532,500	\$412,000	3200	9	2000	Avg	210879	N	N	15322 SE 240TH ST
002	132205	9026	7/30/09	\$555,000	\$440,000	3450	9	1991	Avg	270507	N	N	23704 164TH AVE SE
002	242205	9033	10/15/09	\$700,000	\$568,000	3630	9	1987	Avg	218585	N	N	24833 180TH AVE SE
002	132205	9001	5/3/10	\$575,000	\$493,000	3700	9	2004	Avg	86684	N	N	22612 177TH AVE SE
002	242205	9184	6/1/10	\$665,000	\$575,000	3720	9	2008	Avg	32980	N	N	24008 172ND AVE SE
002	132205	9019	2/25/09	\$550,000	\$416,000	3760	9	2003	Avg	138085	N	N	23123 172ND AVE SE
002	182206	9144	4/23/09	\$541,000	\$417,000	3580	10	1996	Avg	57499	N	N	19205 SE 234TH PL
002	142205	9186	10/13/11	\$825,000	\$810,000	4300	10	2007	Avg	311746	Y	N	23720 152ND AVE SE
002	122205	9070	7/16/10	\$850,000	\$744,000	4110	11	2001	Avg	217800	N	N	22317 175TH AVE SE
002	132205	9140	12/17/09	\$1,150,000	\$950,000	5420	11	2006	Avg	154672	N	N	16451 SE 225TH ST
003	062206	9026	6/28/11	\$245,000	\$234,000	770	5	1923	Good	221720	N	N	18816 SE LAKE YOUNGS RD

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
003	082206	9102	11/29/10	\$265,000	\$240,000	1270	6	1967	VGood	94967	N	N	21650 SWEENEY RD SE
003	172206	9126	12/23/10	\$370,000	\$338,000	1610	6	1974	Avg	404672	N	N	22646 204TH AVE SE
003	745770	0170	8/21/09	\$245,000	\$196,000	890	7	1968	Good	15576	N	N	25306 182ND AVE SE
003	072206	9235	3/2/10	\$351,000	\$296,000	1210	7	1972	Good	81799	N	N	22118 186TH AVE SE
003	202206	9087	4/2/10	\$224,950	\$191,000	1240	7	1962	Good	14945	N	N	24224 197TH AVE SE
003	793760	0214	4/25/11	\$225,000	\$212,000	1240	7	1974	Good	18200	N	N	18925 196TH AVE SE
003	172206	9086	1/13/09	\$335,000	\$250,000	1250	7	1968	VGood	43560	N	N	22653 212TH AVE SE
003	745770	0040	10/27/09	\$189,000	\$154,000	1250	7	1968	Avg	8142	N	N	18014 SE 254TH ST
003	770160	0110	11/5/09	\$260,000	\$212,000	1270	7	1969	Good	12869	N	N	18822 SE 214TH ST
003	092206	9019	4/21/10	\$334,950	\$286,000	1320	7	1979	Avg	106286	N	N	21930 215TH AVE SE
003	511328	0010	8/9/11	\$450,000	\$435,000	1330	7	2006	Avg	255697	N	N	21036 SE 232ND ST
003	322306	9127	6/30/09	\$338,000	\$266,000	1370	7	1979	Avg	67518	Y	N	17716 196TH AVE SE
003	770160	0120	4/7/10	\$255,000	\$217,000	1370	7	1968	VGood	12991	N	N	18821 SE 214TH ST
003	793760	0230	11/8/11	\$255,000	\$252,000	1370	7	1989	Avg	118918	N	N	19039 196TH AVE SE
003	062206	9040	9/23/09	\$345,000	\$278,000	1550	7	1978	Avg	87120	N	N	19714 196TH AVE SE
003	770260	1100	5/26/11	\$325,000	\$308,000	1600	7	1983	Avg	45598	N	N	17253 SE PETROVITSKY RD
003	072206	9265	9/16/09	\$390,000	\$314,000	1740	7	1983	Avg	218235	N	N	20900 188TH AVE SE
003	770170	0560	12/12/11	\$236,000	\$235,000	1830	7	1991	Avg	18607	N	N	18519 SE 216TH ST
003	202206	9187	5/13/11	\$250,000	\$236,000	1910	7	2007	Avg	12375	N	N	24248 197TH AVE SE
003	202206	9188	10/19/09	\$350,000	\$284,000	1910	7	2007	Avg	12500	N	N	24260 197TH AVE SE
003	062206	9103	4/15/11	\$310,000	\$291,000	2260	7	1977	VGood	42850	N	N	18230 SE LAKE YOUNGS RD
003	172206	9048	2/23/10	\$472,500	\$398,000	2200	8	1968	Avg	207345	N	N	19634 SE 240TH ST
003	062206	9118	6/25/09	\$535,000	\$420,000	2410	8	2004	Avg	75814	N	N	18835 SE PETROVITSKY RD
003	052206	9106	10/25/11	\$354,400	\$349,000	2580	8	1985	Avg	209088	N	N	21025 SE 206TH ST
003	072206	9110	4/1/09	\$539,000	\$412,000	3010	8	2008	Avg	71874	N	N	19635 SE 212TH LN

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water - front	Situs Address
003	072206	9254	6/11/09	\$385,000	\$301,000	3090	8	1978	Avg	81021	N	N	19417 SE 209TH PL
003	052206	9074	6/26/09	\$485,000	\$381,000	3350	8	1980	Avg	199940	N	N	19727 SE PETROVITSKY RD
003	793760	0740	4/19/11	\$620,000	\$583,000	2190	9	2000	Avg	18425	Y	Y	18302 WEST SPRING LAKE DR SE
003	062206	9129	10/7/10	\$599,000	\$536,000	2580	9	1996	Avg	434284	N	N	20640 190TH AVE SE
003	172206	9161	7/6/09	\$565,000	\$445,000	2720	9	2000	Avg	43560	N	N	19908 SE 240TH ST
003	092206	9085	4/13/11	\$567,000	\$532,000	2730	9	2005	Avg	145926	N	N	21220 SE PETROVITSKY RD
003	092206	9181	8/5/10	\$510,000	\$449,000	3360	9	1991	Avg	54450	N	N	21208 212TH AVE SE
003	202206	9199	3/9/11	\$545,000	\$507,000	3670	9	1992	Avg	49385	N	N	20208 SE 245TH ST
003	092206	9176	3/8/11	\$567,450	\$528,000	3510	10	1992	Avg	108900	N	N	21226 SE 215TH ST
003	708999	0020	6/11/10	\$625,000	\$542,000	3560	10	2006	Avg	163350	N	N	19904 SE 240TH ST
003	793790	0280	5/5/11	\$601,500	\$568,000	3620	10	2006	Avg	35429	N	N	19735 183RD WAY SE
003	062206	9064	3/11/11	\$799,900	\$745,000	3650	10	2008	Avg	427759	N	N	19725 192ND AVE SE
003	793790	0120	7/16/09	\$885,000	\$699,000	3670	10	2001	Avg	50378	N	N	18322 SE 195TH PL
003	082206	9057	10/19/09	\$800,000	\$650,000	4290	10	1978	Good	269636	N	N	21822 210TH AVE SE
003	082206	9115	12/3/10	\$670,000	\$608,000	3900	11	2005	Avg	72666	N	N	21016 SE 216TH WAY
003	312306	9033	1/7/09	\$1,140,000	\$850,000	4260	11	2008	Avg	153016	N	N	18935 181ST AVE SE
003	082206	9004	6/8/11	\$705,000	\$671,000	4450	11	2003	Avg	90604	N	N	21411 212TH AVE SE
003	092206	9177	8/30/11	\$720,000	\$699,000	3760	12	2000	Avg	54450	N	N	21308 SE 215TH ST
003	312306	9019	11/9/09	\$1,005,000	\$821,000	5540	12	2008	Avg	75373	N	N	18831 181ST AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	131043	0350	1/21/09	\$106,000	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
001	131044	0350	4/29/09	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	131044	0690	11/30/10	\$345,000	BANKRUPTCY; NO MARKET EXPOSURE
001	131044	0910	9/28/10	\$369,000	EXEMPT EXCISE TAX; NON-REP SALE; FINANCIAL SALE
001	302306	9137	4/24/09	\$150,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	400840	0015	5/27/09	\$350,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL RESALE
001	400840	0035	7/22/09	\$405,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	400840	0485	9/23/09	\$195,000	DOR RATIO; ESTATE; NON-REPRESENTATIVE SALE
001	511280	0418	7/2/10	\$156,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	511300	0550	3/8/11	\$175,562	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
001	511300	0550	11/16/11	\$165,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	511310	0270	5/4/10	\$148,008	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	770193	0090	4/24/09	\$547,100	RELOCATION - SALE TO SERVICE
001	770260	0620	6/10/11	\$425,000	2012 AV DOES NOT REFLECT SALE DATA/APPEAL
001	770260	0800	2/19/10	\$292,972	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	869150	0200	6/5/09	\$72,985	DOR RATIO; QCD; PART INTEREST; RELATED PARTY
001	955800	0030	3/26/10	\$375,000	RELOCATION - SALE TO SERVICE
001	955800	0310	1/25/11	\$289,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	955801	0080	7/31/10	\$402,500	RELOCATION - SALE TO SERVICE
001	955802	0850	12/15/11	\$220,000	EXEMPT FROM EXCISE TAX; NON-REPSALE
001	955802	0880	1/26/10	\$304,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	955802	0910	4/7/09	\$245,000	EXEMPT FROM EXCISE TAX
001	955804	0170	7/29/10	\$349,950	QUICK CLAIM DEED; RELATED PARTY
001	955804	0190	3/22/11	\$339,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	955804	1100	5/19/10	\$162,905	DOR RATIO; QCD; PART INTEREST; FRIEND
001	955804	1190	4/1/11	\$565,000	DIAGNOSTIC OUTLIER
001	955804	1190	3/27/11	\$565,000	RELOCATION - SALE TO SERVICE
001	955805	0080	5/18/10	\$425,000	RELOCATION - SALE TO SERVICE
001	955805	0230	5/11/11	\$522,000	RELOCATION - SALE TO SERVICE
001	955805	0580	1/11/10	\$332,500	RELOCATION - SALE TO SERVICE
002	032205	9092	12/6/11	\$178,688	BANKRUPTCY; NO MARKET EXPOSURE
002	072206	9215	4/12/11	\$179,000	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NGHBR
002	112205	9027	3/17/11	\$280,000	PREVIMP<=25K
002	122205	9073	4/22/11	\$515,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL RESALE
002	132205	9005	10/8/10	\$175,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE;FIN SALE
002	132205	9139	12/1/10	\$765,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	142205	9014	9/16/10	\$750,000	IMP COUNT
002	142205	9057	9/27/11	\$150,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	142205	9059	4/6/10	\$279,900	IMP COUNT
002	142205	9167	7/6/11	\$270,100	DIAGNOSTIC OUTLIER
002	142205	9238	4/14/10	\$3,600	DOR RATIO; QUIT CLAIM DEED; EASEMENT
002	152205	9114	11/30/11	\$627,559	FORECLOSURE;NO MARKET EXPOSURE;EXEMPT EXCISE
002	152205	9175	10/14/11	\$558,500	DIAGNOSTIC OUTLIER
002	182206	9050	10/27/11	\$112,500	FORECLOSURE;NO MARKET EXPOSURE;EXEMPT EXCISE
002	232205	9011	5/24/11	\$185,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR

Improved Sales Removed in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	261830	0490	11/20/09	\$124,900	PRESENT CHAR DO NOT MATCH SALE CHAR
002	370500	0080	11/10/11	\$174,950	DIAGNOSTIC OUTLIER
002	370500	0160	12/2/10	\$280,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	052206	9120	9/3/09	\$430,501	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	062206	9002	10/31/10	\$216,262	PRESENT CHAR DO NOT MATCH SALE CHAR
003	062206	9037	7/1/09	\$357,500	DOR RATIO;IMP CHAR CHANGED SINCE SALE
003	092206	9085	8/8/11	\$574,950	NO MARKET EXPOSURE
003	092206	9146	12/9/11	\$290,000	BOX PLOT OUTLIER
003	092206	9184	2/21/11	\$494,000	NON-REPRESENTATIVE SALE
003	162206	9075	10/7/10	\$38,000	DOR RATIO;NO MARKET EXPOSURE;PART INTEREST;MH
003	172206	9078	6/8/10	\$440,000	UNFINISHED AREA
003	172206	9082	12/20/11	\$150,000	DOR RATIO;%NETCOND
003	172206	9158	5/19/09	\$123,025	DOR RATIO
003	172206	9161	7/6/09	\$565,000	RELOCATION - SALE TO SERVICE
003	202206	9199	3/17/10	\$465,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	202206	9201	5/10/11	\$315,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	202206	9207	12/4/09	\$555,000	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NGHBR
003	322306	9158	9/20/10	\$138,200	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
003	745770	0080	6/14/11	\$160,000	DIAGNOSTIC OUTLIER
003	745770	0080	6/16/10	\$148,500	NO MARKET EXPOSURE;IMP CHAR CHANGED SINCE SALE
003	770170	0510	7/22/09	\$87,900	PREVIMP<=25K
003	793790	0020	10/7/09	\$660,000	IMP. CHAR CHANGED SINCE SALE; BANKRUPTCY
003	793790	0070	2/5/10	\$870,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	793790	0140	2/26/10	\$685,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL SALE
003	950880	0030	6/8/11	\$319,000	PREVIMP<=25K;OPEN SPACE DESIGNATION AFTER SALE

Vacant Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	401080	0085	11/10/2011	\$153,000	25675	Y	Y
001	401080	0135	12/12/2011	\$135,000	43554	N	N
001	511280	0290	9/28/2010	\$109,900	47480	N	N
001	511280	0350	8/13/2010	\$92,500	35100	N	N
001	511290	0240	6/18/2010	\$56,000	30000	N	N
001	511320	0240	6/22/2009	\$125,000	12825	N	N
001	770193	0480	6/29/2010	\$15,000	20951	N	N
002	112205	9024	5/25/2010	\$205,000	435600	N	N
002	132205	9145	5/25/2011	\$255,000	152491	N	N
002	152205	9005	4/24/2009	\$260,000	217800	N	N
002	242205	9129	2/22/2010	\$77,250	18042	N	N
002	344490	0060	3/24/2010	\$116,000	40600	Y	N
003	052206	9080	4/29/2010	\$180,000	205317	N	N
003	082206	9028	8/9/2011	\$75,000	45302	N	N
003	082206	9093	8/2/2010	\$175,000	198071	N	N
003	082206	9108	6/19/2009	\$275,000	221720	N	N
003	770170	0100	6/24/2010	\$16,500	18487	N	N
003	770170	0250	9/8/2010	\$12,000	21000	N	N
003	793760	0475	1/22/2010	\$45,000	50094	Y	Y

Vacant Sales Removed in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	302306	9170	5/12/2011	\$15,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	362305	9081	10/26/2009	\$40,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
001	511290	0680	12/15/2011	\$5,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NEIGHBR
002	142205	9074	12/29/2009	\$147,000	ESTATE ADMIN; NO MARKET EXPOSURE; NON-REP SALE
002	142205	9109	6/5/2009	\$151,000	NON-REPRESENTATIVE SALE
002	182206	9153	6/6/2011	\$10,000	QUIT CLAIM DEED; RELATED PARTY/ FRIEND/NEIGHBOR
002	344490	0060	7/2/2010	\$175,000	NO MARKET EXPOSURE
003	202206	9197	5/19/2011	\$85,000	NON-REPRESENTATIVE SALE; MOBILE HOME
003	770170	0070	9/10/2010	\$48,000	PRESENT CHAR DO NOT MATCH SALE CHAR
003	793760	0240	11/4/2011	\$3,000	EASEMENT OR RIGHT-OF-WAY

Mobile Home Sales Used in this Annual Update Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	511280	0220	5/18/2010	\$214,000	34320	N	N
001	511290	0510	3/4/2010	\$100,000	20000	N	N
001	511290	0550	9/23/2011	\$53,000	29800	N	N
001	511290	0570	7/17/2011	\$50,000	20000	N	N
001	511300	0120	2/25/2011	\$85,000	16224	N	N
001	511300	0130	6/22/2009	\$288,000	16296	N	N
001	511320	0340	3/1/2011	\$60,000	20825	N	N
002	132205	9004	9/27/2010	\$165,000	98445	N	N
003	192206	9180	9/15/2011	\$129,000	15807	N	N
003	202206	9072	8/20/2010	\$140,000	29857	N	N
003	202206	9077	11/16/2009	\$265,000	156413	N	N
003	322306	9013	8/16/2011	\$119,500	110206	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	072206	9244	2/2/2009	\$270,000	MULTI-IMPS; HOUSE & MOBILE HOME
002	182206	9031	11/18/2011	\$178,490	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	062206	9035	12/27/2011	\$338,505	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX