

Residential Revalue

2012 Assessment Roll

KENT MERIDAN

Area 61

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.

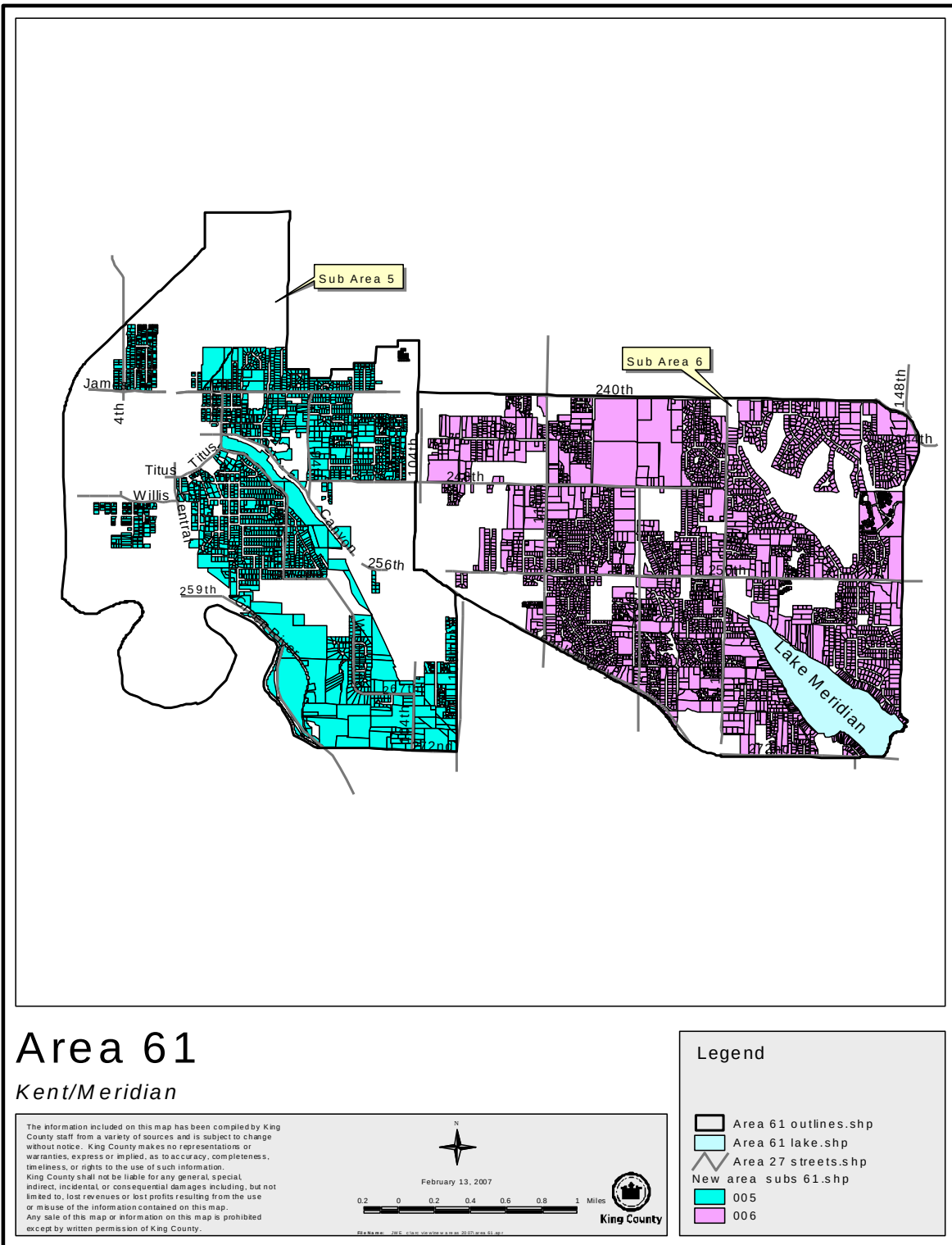
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Kent Meridian's Housing



Grade 5/ Year Built 1923/ Total Living Area 1190



Grade 8/ Year Built 1986/ Total Living Area 1780



Grade 6/ Year Built 1952/ Total Living Area 1150



Grade 9/ Year Built 2006/ Total Living Area 3004



Grade 7/ Year Built 1988/ Total Living Area 1800



Grade 10/ Year Built 2007/ Total Living Area 4475

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: Kent Meridian/ 61

Number of Improved Sales: 457

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	\$147,400	\$104,000	\$251,400			
2012 Value	\$137,800	\$98,300	\$236,100	\$258,500	91.3%	8.69%
Change	-\$9,600	-\$5,700	-\$15,300			
% Change	-6.5%	-5.5%	-6.1%			

*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	\$148,300	\$89,000	\$237,300
2012 Value	\$138,700	\$84,000	\$222,700
Percent Change	-6.5%	-5.6%	-6.2%

Number of one to three unit residences in the population: 6754

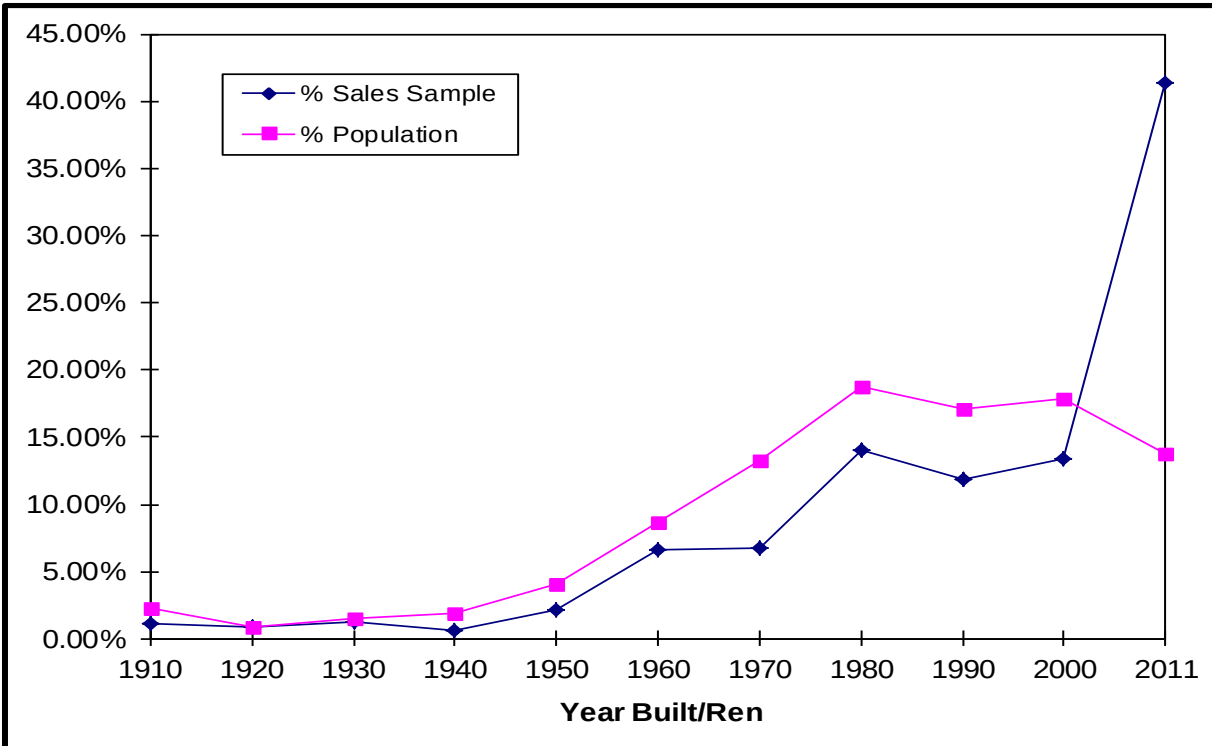
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with improvement grades greater than 9 had a higher average ratio (Assessed Value/Sale Price) than other parcels in the area and required more of an adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.09%
1920	4	0.88%
1930	6	1.31%
1940	3	0.66%
1950	10	2.19%
1960	30	6.56%
1970	31	6.78%
1980	64	14.00%
1990	54	11.82%
2000	61	13.35%
2011	189	41.36%
	457	

Population		
Year Built/Ren	Frequency	% Population
1910	154	2.28%
1920	59	0.87%
1930	102	1.51%
1940	127	1.88%
1950	271	4.01%
1960	588	8.71%
1970	898	13.30%
1980	1263	18.70%
1990	1154	17.09%
2000	1204	17.83%
2011	934	13.83%
	6754	

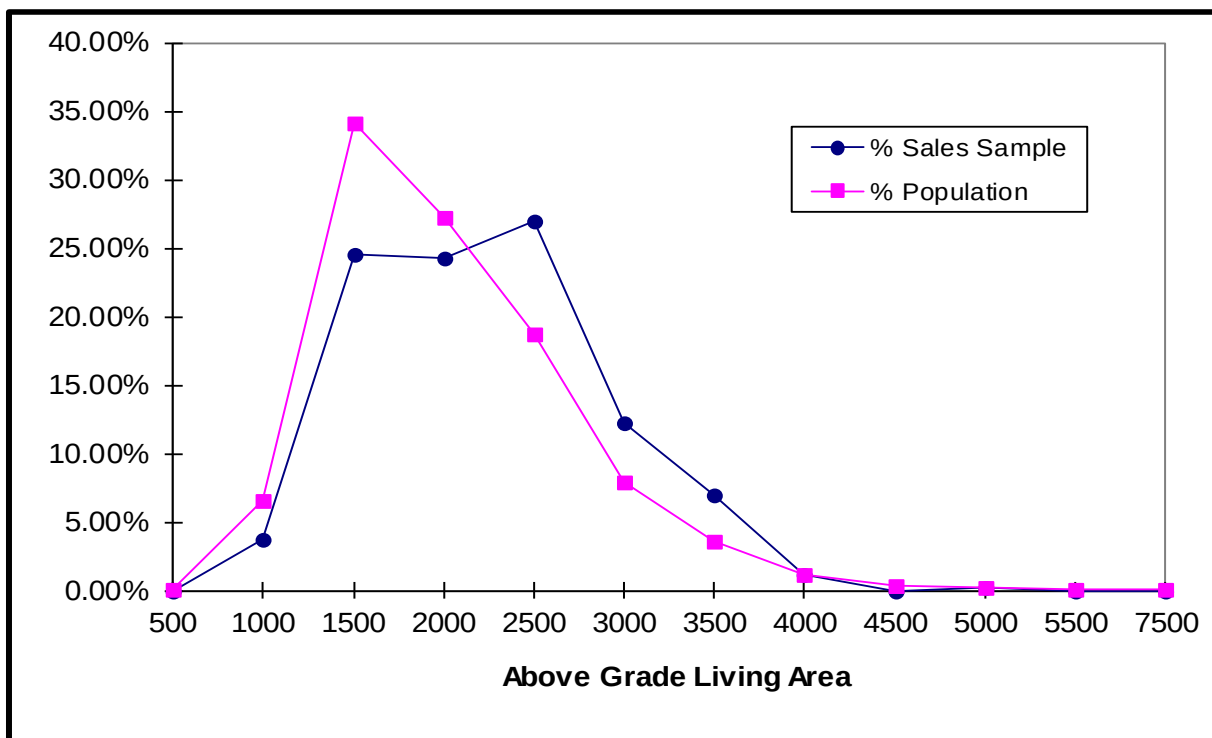


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	3.72%
1500	112	24.51%
2000	111	24.29%
2500	123	26.91%
3000	56	12.25%
3500	32	7.00%
4000	5	1.09%
4500	0	0.00%
5000	1	0.22%
5500	0	0.00%
7500	0	0.00%
	457	

Population		
AGLA	Frequency	% Population
500	3	0.04%
1000	447	6.62%
1500	2309	34.19%
2000	1837	27.20%
2500	1268	18.77%
3000	538	7.97%
3500	238	3.52%
4000	77	1.14%
4500	19	0.28%
5000	12	0.18%
5500	2	0.03%
7500	4	0.06%
	6754	

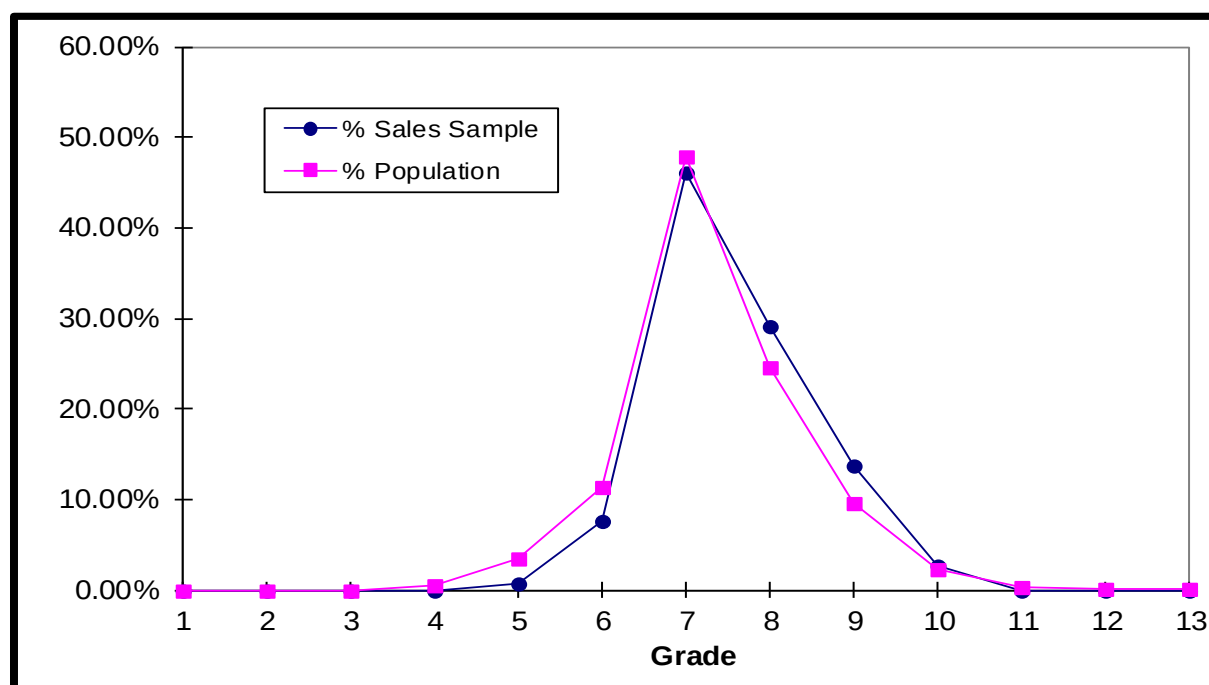


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.66%
6	35	7.66%
7	211	46.17%
8	133	29.10%
9	63	13.79%
10	12	2.63%
11	0	0.00%
12	0	0.00%
13	0	0.00%
457		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	38	0.56%
5	238	3.52%
6	771	11.42%
7	3232	47.85%
8	1658	24.55%
9	645	9.55%
10	155	2.29%
11	14	0.21%
12	2	0.03%
13	1	0.01%
6754		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 7 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 6.1% 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 characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with improvement grades greater than 9 had a higher average ratio (Assessed Value/Sale Price) than other parcels in the area and required more of an 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 457 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 no sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.3%. 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 -6.2%. 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 61 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

-5.68%

High Grade>9	Yes
% Adjustment	-11.90%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an improvement with a grade greater than 9 would *approximately* receive a -11.9% downward adjustment. 172 parcels in the improved population would receive this adjustment. There were 12 sales. There are only 3 parcels in the improved population that have a grade greater than 11.

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

97% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 61 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 0.898, resulting in an adjusted value of \$471,000 (\$525,000 X .898 = \$471,450 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.785	-21.5%
2/1/2009	0.791	-20.9%
3/1/2009	0.796	-20.4%
4/1/2009	0.802	-19.8%
5/1/2009	0.808	-19.2%
6/1/2009	0.814	-18.6%
7/1/2009	0.820	-18.0%
8/1/2009	0.826	-17.4%
9/1/2009	0.833	-16.7%
10/1/2009	0.838	-16.2%
11/1/2009	0.845	-15.5%
12/1/2009	0.850	-15.0%
1/1/2010	0.857	-14.3%
2/1/2010	0.863	-13.7%
3/1/2010	0.868	-13.2%
4/1/2010	0.874	-12.6%
5/1/2010	0.880	-12.0%
6/1/2010	0.886	-11.4%
7/1/2010	0.892	-10.8%
8/1/2010	0.898	-10.2%
9/1/2010	0.904	-9.6%
10/1/2010	0.910	-9.0%
11/1/2010	0.916	-8.4%
12/1/2010	0.922	-7.8%
1/1/2011	0.928	-7.2%
2/1/2011	0.934	-6.6%
3/1/2011	0.940	-6.0%
4/1/2011	0.946	-5.4%
5/1/2011	0.952	-4.8%
6/1/2011	0.958	-4.2%
7/1/2011	0.964	-3.6%
8/1/2011	0.970	-3.0%
9/1/2011	0.976	-2.4%
10/1/2011	0.982	-1.8%
11/1/2011	0.988	-1.2%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 61
(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	184970	0185	7/6/10	\$150,000	\$134,000	910	5	1924	Avg	5580	N	N	517 CENTRAL AVE N
005	184970	0190	7/6/10	\$150,000	\$134,000	910	5	1924	Avg	5220	N	N	521 CENTRAL AVE N
005	186390	0010	7/26/11	\$209,000	\$202,000	1330	5	1910	VGood	14400	N	N	531 6TH AVE S
005	159860	0152	5/4/10	\$184,950	\$163,000	800	6	1944	Good	10596	N	N	929 E TEMPERANCE ST
005	346280	0226	5/27/10	\$170,000	\$150,000	860	6	1945	Good	7500	N	N	1519 MAPLE LN S
005	161250	0115	12/28/11	\$174,000	\$174,000	950	6	1952	Avg	7110	N	N	515 JASON AVE
005	161250	0125	1/6/11	\$159,950	\$149,000	980	6	1941	Good	7110	Y	N	609 JASON AVE
005	919710	0101	7/26/11	\$130,000	\$126,000	1010	6	1926	Good	5408	N	N	618 5TH AVE S
005	918370	1995	11/29/09	\$192,500	\$164,000	1040	6	1950	Good	9900	N	N	603 ALEXANDER AVE
005	919710	0220	4/20/10	\$172,420	\$151,000	1110	6	1947	Good	4887	N	N	420 W CROW ST
005	161250	0070	8/3/10	\$142,000	\$128,000	1150	6	1948	Good	7110	N	N	604 CLARK AVE N
005	614660	0575	8/24/09	\$219,950	\$183,000	1250	6	1980	Avg	7620	N	N	840 3RD AVE N
005	914710	0030	9/7/11	\$175,000	\$171,000	1300	6	1953	Good	7887	N	N	736 WOODFORD AVE N
005	132204	9125	5/12/09	\$265,183	\$215,000	1350	6	1948	Avg	33422	N	N	1025 CENTRAL AVE N
005	919710	0211	5/31/11	\$165,000	\$158,000	1350	6	1927	Good	13005	N	N	621 3RD AVE S
005	161250	0170	10/15/10	\$186,000	\$170,000	1380	6	1939	Avg	7110	N	N	411 JASON AVE
005	161250	0175	9/29/10	\$225,000	\$205,000	1430	6	1908	Good	7110	N	N	419 JASON AVE
005	755740	0050	11/1/10	\$250,000	\$229,000	1440	6	1957	Avg	6634	N	N	525 W JAMES ST
005	192205	9192	1/11/10	\$206,000	\$177,000	1510	6	1952	Good	18846	N	N	24123 94TH AVE S
005	553980	0016	11/4/09	\$237,000	\$200,000	1560	6	1952	Good	9775	N	N	1105 E SEATTLE ST
005	614760	0251	10/25/10	\$200,000	\$183,000	1620	6	1907	Good	8890	N	N	924 3RD AVE N
005	192205	9339	10/24/09	\$231,250	\$195,000	1720	6	1942	Avg	12875	N	N	24208 98TH AVE SE
005	918370	0030	5/18/10	\$308,000	\$272,000	1800	6	1916	Good	6160	Y	N	226 KENSINGTON AVE S
005	614760	0085	8/4/10	\$205,000	\$184,000	2090	6	1923	Good	6359	N	N	908 2ND AVE N
005	918370	1230	3/28/11	\$165,000	\$156,000	790	7	1950	Avg	6600	N	N	520 E GUIBERSON ST

Improved Sales Used in this Annual Update Analysis
Area 61
(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	614660	0595	6/5/09	\$210,000	\$171,000	860	7	1960	Avg	5080	N	N	856 3RD AVE N
005	638630	0130	10/7/11	\$192,300	\$189,000	900	7	1970	Good	7600	Y	N	814 CARTER PL
005	918370	3378	6/22/09	\$180,000	\$147,000	970	7	1967	Avg	7500	N	N	1417 E MAPLE ST
005	918370	3284	1/27/10	\$160,000	\$138,000	970	7	1966	Good	8055	N	N	1353 E MAPLE ST
005	436960	0015	4/6/10	\$234,900	\$206,000	1050	7	1962	Good	6420	N	N	713 PROSPECT AVE N
005	435910	0100	6/29/09	\$285,000	\$234,000	1060	7	1972	Good	9472	N	N	24711 97TH AVE S
005	315910	0015	5/13/10	\$249,959	\$221,000	1150	7	1956	Good	5509	N	N	519 VIEW PL
005	116400	0070	4/17/09	\$218,500	\$176,000	1160	7	1957	Avg	11393	N	N	25710 100TH PL SE
005	783080	0491	12/18/09	\$267,950	\$229,000	1160	7	1957	Avg	20958	N	N	10126 SE 248TH ST
005	918370	3260	5/25/10	\$232,000	\$205,000	1160	7	1964	Good	8458	N	N	1315 E MAPLE ST
005	383215	0110	9/28/09	\$235,000	\$197,000	1180	7	1981	Avg	7586	N	N	23927 92ND PL S
005	383215	0200	5/13/10	\$255,000	\$225,000	1190	7	1981	Avg	8622	N	N	9214 S 239TH PL
005	885650	0200	5/21/10	\$249,000	\$220,000	1200	7	1973	Avg	7000	N	N	818 STETSON AVE
005	918370	2251	8/5/09	\$242,500	\$201,000	1200	7	1954	Good	9322	N	N	719 VAN DE VANTER AVE
005	918370	0225	8/24/11	\$183,500	\$179,000	1220	7	1954	Avg	8400	Y	N	721 E DEAN ST
005	500380	0170	11/30/11	\$204,000	\$203,000	1230	7	1980	Avg	11021	N	N	1012 E MACLYN ST
005	912250	0091	5/9/11	\$182,100	\$174,000	1270	7	1960	Avg	13224	N	N	852 HILLTOP AVE
005	192205	9363	5/13/09	\$285,000	\$231,000	1290	7	1968	Good	9000	N	N	815 MAPLEWOOD AVE
005	027400	0080	4/11/11	\$245,000	\$232,000	1300	7	1966	Avg	9375	N	N	826 WOODLAND WAY
005	192205	9261	8/2/11	\$228,500	\$222,000	1300	7	1958	Avg	10587	Y	N	24203 97TH PL S
005	192205	9391	7/9/09	\$205,000	\$168,000	1310	7	1958	Avg	21359	N	N	908 E GUIBERSON ST
005	614760	0010	11/24/09	\$232,500	\$197,000	1310	7	1997	Avg	4711	N	N	943 1ST AVE N
005	182205	9203	6/25/09	\$292,000	\$239,000	1350	7	1961	Avg	7844	N	N	9410 SE 240TH ST
005	755740	0065	8/27/10	\$184,000	\$166,000	1350	7	1963	Avg	3928	N	N	705 4TH AVE N
005	803520	0150	12/8/09	\$233,000	\$198,000	1350	7	1958	Good	8589	N	N	858 STONEBURNER LN

Improved Sales Used in this Annual Update Analysis
Area 61
(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	182205	9100	4/27/10	\$275,000	\$242,000	1390	7	1928	VGood	8712	Y	N	730 PROSPECT AVE N
005	182205	9199	5/21/09	\$275,000	\$223,000	1400	7	1966	Avg	10069	N	N	23836 94TH AVE S
005	101100	0015	5/22/09	\$350,000	\$284,000	1410	7	1955	VGood	26485	N	N	24625 104TH AVE SE
005	192205	9236	11/5/10	\$248,950	\$228,000	1460	7	1956	Good	10665	N	N	1126 E CHICAGO ST
005	315910	0005	3/11/09	\$249,999	\$200,000	1480	7	1956	Avg	6717	N	N	1222 E SEATTLE ST
005	027350	0060	6/13/11	\$215,000	\$206,000	1490	7	1958	Avg	7500	N	N	522 WOODLAND WAY
005	500380	0140	6/28/10	\$223,450	\$199,000	1520	7	1968	Avg	9000	N	N	428 ALEXANDER AVE
005	554000	0045	9/28/09	\$310,000	\$260,000	1540	7	1958	Good	10173	Y	N	1121 E GUIBERSON ST
005	803530	0060	4/21/10	\$231,800	\$204,000	1550	7	1964	Avg	7420	N	N	912 E FILBERT ST
005	192205	9285	9/9/11	\$207,000	\$202,000	1570	7	1959	Good	15870	N	N	9304 S 244TH ST
005	159860	0209	7/14/09	\$285,500	\$235,000	1580	7	1985	Avg	8163	Y	N	517 ALVORD AVE N
005	383215	0060	7/23/09	\$263,000	\$217,000	1600	7	1981	Avg	9728	N	N	9204 S 239TH ST
005	132204	9174	11/15/11	\$190,000	\$188,000	1600	7	1964	Good	10018	N	N	853 3RD AVE N
005	155280	0250	1/26/10	\$324,450	\$279,000	1660	7	1966	Avg	12988	Y	N	155 OLYMPIC WAY
005	803530	0040	8/29/11	\$203,710	\$199,000	1660	7	1955	Avg	8175	N	N	845 CREST AVE
005	745940	0020	1/28/10	\$260,000	\$224,000	1680	7	1999	Avg	6458	N	N	26411 107TH AVE SE
005	745940	0080	9/23/09	\$260,000	\$218,000	1690	7	1994	Avg	6704	N	N	26408 107TH AVE SE
005	866250	0340	9/29/10	\$253,000	\$230,000	1690	7	1997	Avg	6630	N	N	10119 SE 242ND PL
005	915150	0080	7/28/10	\$245,000	\$220,000	1720	7	1995	Avg	7239	N	N	9625 S 242ND CT
005	073150	0310	10/17/11	\$186,950	\$184,000	1737	7	2009	Avg	4199	N	N	10503 SE 271ST PL
005	957820	0130	7/21/09	\$259,000	\$213,000	1760	7	1972	Good	9370	N	N	812 WYNWOOD DR
005	233155	0010	6/24/09	\$278,500	\$228,000	1810	7	1999	Avg	6460	N	N	24405 102ND PL SE
005	233155	0070	2/24/09	\$285,000	\$227,000	1810	7	1999	Avg	6681	N	N	24511 102ND PL SE
005	918370	3395	7/15/09	\$294,000	\$242,000	1820	7	1968	Good	16548	N	N	921 TILDEN AVE
005	192205	9319	7/26/10	\$255,000	\$229,000	1850	7	1963	Good	26000	N	N	24227 100TH AVE SE

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Area 61
(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	233154	0160	9/20/10	\$238,000	\$216,000	1860	7	2001	Avg	6763	N	N	24705 102ND PL SE
005	233154	0180	11/8/10	\$238,000	\$218,000	1860	7	2001	Avg	6755	N	N	24715 102ND PL SE
005	330801	0090	11/19/10	\$257,500	\$237,000	1990	7	1975	Avg	13800	N	N	26302 WOODLAND WAY S
005	368690	0005	7/19/10	\$248,500	\$223,000	2050	7	1909	Good	14138	N	N	529 2ND AVE S
005	132204	9345	5/18/11	\$200,000	\$191,000	2060	7	2002	Avg	3200	N	N	511 W CONCORD ST
005	918370	1037	4/20/11	\$249,950	\$237,000	2069	7	2010	Avg	6463	N	N	511 VAN DE VANTER AVE
005	132204	9363	10/12/10	\$230,000	\$210,000	2175	7	2008	Avg	6190	N	N	808 WOODFORD AVE N
005	542410	0160	12/15/11	\$321,800	\$321,000	2180	7	2011	Avg	8378	N	N	26623 105TH PL SE
005	917960	0336	5/20/10	\$238,000	\$210,000	2190	7	1913	Good	3132	Y	N	304 SCENIC WAY
005	614760	0260	5/25/10	\$220,000	\$195,000	2510	7	1991	Avg	5080	N	N	932 3RD AVE N
005	804701	0240	12/7/11	\$246,500	\$245,000	2550	7	2003	Avg	5584	N	N	24307 100TH PL SE
005	000660	0084	9/16/10	\$206,950	\$188,000	1190	8	1962	Avg	11970	N	N	519 KENNEBECK AVE S
005	330801	0070	12/13/11	\$199,020	\$198,000	1190	8	1975	Good	13800	N	N	26322 WOODLAND WAY S
005	192205	9418	9/2/10	\$333,950	\$302,000	1450	8	1979	Avg	20100	N	N	9835 S 245TH PL
005	918370	1345	3/28/09	\$309,950	\$248,000	1560	8	2002	Avg	7575	Y	N	503 SCENIC WAY S
005	073150	0300	11/1/11	\$202,500	\$200,000	1677	8	2008	Avg	3121	N	N	27134 105TH AVE SE
005	161590	0030	6/8/10	\$357,500	\$317,000	1720	8	1990	Avg	13950	Y	N	610 MARION ST
005	957820	0020	12/21/10	\$254,000	\$235,000	1720	8	1968	Good	15580	Y	N	709 WYNWOOD DR
005	941471	0030	8/22/11	\$199,000	\$194,000	1773	8	2005	Avg	5730	N	N	26829 107TH AVE SE
005	133025	0060	12/1/10	\$298,500	\$275,000	1810	8	1993	Avg	7859	N	N	10022 SE 247TH PL
005	133065	0070	6/4/09	\$340,000	\$277,000	1810	8	1993	Avg	10272	N	N	9919 S 246TH PL
005	941471	0090	2/20/09	\$316,000	\$251,000	1952	8	2005	Avg	5701	N	N	26818 107TH AVE SE
005	185860	0036	1/28/11	\$236,950	\$221,000	1954	8	2005	Avg	5963	N	N	10720 SE 268TH ST
005	542410	0150	4/5/11	\$277,000	\$262,000	1964	8	2010	Avg	7923	N	N	26629 105TH AVE SE
005	258700	0080	2/3/11	\$275,000	\$257,000	1986	8	2007	Avg	2887	N	N	10231 SE 237TH ST

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Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	258700	0100	12/15/10	\$239,000	\$221,000	1986	8	2006	Avg	2499	N	N	23625 102ND CT SE
005	258700	0210	6/25/10	\$252,000	\$225,000	1986	8	2007	Avg	2475	N	N	23617 102ND PL SE
005	258700	0120	3/17/11	\$240,000	\$226,000	2004	8	2007	Avg	2876	N	N	23619 102ND CT SE
005	258700	0160	12/7/11	\$210,000	\$209,000	2004	8	2006	Avg	2899	N	N	23618 102ND PL SE
005	330803	0410	10/14/11	\$280,000	\$276,000	2070	8	1978	Good	15978	N	N	26414 WOODLAND WAY S
005	383080	0090	10/24/10	\$319,950	\$293,000	2190	8	1985	Good	9844	N	N	10104 SE 268TH ST
005	185860	0007	9/4/09	\$290,000	\$242,000	2192	8	2006	Avg	4140	N	N	26417 106TH AVE SE
005	221545	0100	9/2/10	\$315,000	\$285,000	2240	8	1994	Avg	7589	N	N	10011 SE 244TH CT
005	133065	0040	7/29/09	\$355,000	\$293,000	2290	8	1993	Good	10393	N	N	9831 S 246TH PL
005	192205	9381	9/17/09	\$350,000	\$292,000	2296	8	2008	Avg	9060	N	N	1221 E WALNUT ST
005	542410	0030	11/10/10	\$316,800	\$291,000	2329	8	2010	Avg	5720	N	N	26713 106TH AVE SE
005	542410	0110	4/18/11	\$275,000	\$261,000	2329	8	2010	Avg	6143	N	N	26624 105TH AVE SE
005	542410	0130	4/25/11	\$291,500	\$277,000	2329	8	2010	Avg	6146	N	N	26702 105TH AVE SE
005	019650	0050	5/26/09	\$311,000	\$253,000	2417	8	2004	Avg	5660	N	N	10710 SE 260TH PL
005	221545	0110	8/23/10	\$310,000	\$280,000	2430	8	1994	Avg	7227	N	N	10019 SE 244TH CT
005	185860	0040	6/8/11	\$250,000	\$240,000	2483	8	2005	Avg	6786	N	N	10704 SE 268TH ST
005	542410	0080	8/25/11	\$324,500	\$316,000	2484	8	2011	Avg	5720	N	N	26625 106TH AVE SE
005	542410	0120	10/27/11	\$323,950	\$320,000	2484	8	2011	Avg	6145	N	N	26628 105TH PL SE
005	918370	2500	6/16/11	\$320,000	\$307,000	2610	8	2005	Avg	5765	N	N	816 E WALNUT ST
005	242204	9016	5/24/11	\$464,950	\$445,000	3340	8	1912	Good	28002	Y	N	424 SCENIC WAY
005	317190	0200	9/28/09	\$365,000	\$306,000	2540	9	1992	Avg	12350	N	N	9725 S 262ND PL
005	918370	0305	8/23/10	\$390,000	\$352,000	2639	9	2007	Avg	13500	Y	N	319 KENSINGTON AVE S
005	957820	0010	11/9/11	\$425,000	\$421,000	2780	9	1987	Avg	18930	Y	N	703 WYNWOOD DR
005	242204	9069	4/28/09	\$565,000	\$456,000	2990	9	1907	Good	37721	Y	N	302 SCENIC WAY
005	027370	0030	7/19/11	\$395,000	\$382,000	3420	9	1958	VGood	35400	N	N	714 WOODLAND WAY

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	541230	0420	2/28/11	\$180,000	\$169,000	860	6	1981	Avg	8000	N	N	11946 SE 254TH ST
006	542030	0130	6/22/10	\$210,000	\$187,000	1000	6	1984	Avg	6977	N	N	25108 117TH CT SE
006	541230	0460	4/23/10	\$232,000	\$204,000	1030	6	1981	Avg	8240	N	N	25423 120TH PL SE
006	542030	0340	3/25/09	\$229,900	\$184,000	1036	6	1984	Good	7657	N	N	25115 119TH CT SE
006	542030	0420	4/5/10	\$221,000	\$193,000	1090	6	1984	Avg	11391	N	N	25111 117TH CT SE
006	383021	0200	4/26/11	\$190,000	\$181,000	1200	6	1977	Avg	7420	N	N	11837 SE 254TH ST
006	383021	0230	6/9/09	\$210,000	\$171,000	1200	6	1977	Avg	7220	N	N	11826 SE 254TH ST
006	383021	0460	12/29/10	\$170,000	\$158,000	1200	6	1977	Avg	7500	N	N	11903 SE 252ND PL
006	383021	0390	4/23/10	\$206,000	\$181,000	1200	6	1977	Good	7200	N	N	11812 SE 253RD ST
006	682980	0020	4/26/10	\$225,000	\$198,000	1210	6	1963	Avg	10400	N	N	24815 128TH PL SE
006	660079	0230	2/12/09	\$202,000	\$160,000	1214	6	1936	Good	6988	N	N	10707 SE 248TH ST
006	019330	0130	4/25/11	\$165,000	\$157,000	1240	6	1987	Good	10887	N	N	14322 SE 258TH PL
006	541230	0350	2/10/09	\$277,500	\$220,000	1540	6	1981	Good	7200	N	N	11944 SE 253RD ST
006	202205	9306	9/8/11	\$210,000	\$205,000	1550	6	1992	Avg	14211	N	N	25316 113TH AVE SE
006	541230	0300	6/8/09	\$203,100	\$166,000	860	7	1981	Good	7990	N	N	25233 121ST PL SE
006	546675	0020	1/19/10	\$220,000	\$189,000	970	7	1984	Good	7104	N	N	27124 139TH PL SE
006	541230	0250	4/8/09	\$234,950	\$189,000	980	7	1981	Avg	7200	N	N	25232 121ST PL SE
006	714020	0030	12/22/10	\$195,000	\$181,000	1000	7	1980	Good	6000	N	N	25830 131ST PL SE
006	945420	0050	9/22/09	\$492,000	\$412,000	1060	7	1978	Good	10260	Y	Y	26736 138TH PL SE
006	405115	0120	2/18/10	\$235,000	\$204,000	1072	7	2009	Avg	4848	N	N	24122 134TH CT SE
006	405115	0260	3/19/10	\$238,845	\$208,000	1072	7	2009	Avg	5791	N	N	13409 134TH CT SE
006	212205	9079	1/26/11	\$192,500	\$180,000	1080	7	1962	Avg	10048	N	N	25407 132ND AVE SE
006	405110	0290	4/3/09	\$236,932	\$190,000	1080	7	1978	Good	33000	N	N	25441 144TH PL SE
006	405111	0040	4/10/09	\$244,000	\$196,000	1080	7	1979	Good	6901	N	N	25310 146TH AVE SE
006	405111	0070	6/29/11	\$177,000	\$171,000	1080	7	1979	Good	12390	N	N	25218 146TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	405111	0140	8/4/10	\$225,000	\$202,000	1080	7	1979	Good	7980	N	N	14416 SE 252ND PL
006	895580	0090	8/13/09	\$296,370	\$246,000	1090	7	1977	Avg	12000	N	N	26625 148TH AVE SE
006	945420	0008	10/12/10	\$213,425	\$195,000	1110	7	1976	Good	9535	N	N	13708 SE 268TH ST
006	272205	9123	12/30/10	\$450,000	\$418,000	1140	7	1953	Good	16556	Y	Y	26424 136TH AVE SE
006	714020	0180	5/12/10	\$247,000	\$218,000	1160	7	1980	Good	8858	N	N	12909 SE 258TH ST
006	714020	0470	6/10/09	\$290,450	\$237,000	1170	7	1980	Good	7350	N	N	25825 128TH PL SE
006	714020	0600	6/21/10	\$260,000	\$231,000	1170	7	1980	Good	8107	N	N	25944 129TH AVE SE
006	769787	0120	3/18/10	\$215,000	\$187,000	1170	7	1986	Good	7728	N	N	26013 119TH DR SE
006	769791	0390	9/14/09	\$221,000	\$185,000	1180	7	1990	Avg	6846	N	N	26330 119TH DR SE
006	351200	0020	1/14/09	\$279,900	\$220,000	1190	7	1964	Good	10733	N	N	25429 116TH AVE SE
006	541231	0270	11/2/11	\$176,000	\$174,000	1200	7	1983	Avg	7651	N	N	12008 SE 251ST PL
006	546675	0230	11/11/09	\$285,000	\$241,000	1200	7	1985	Good	7715	N	N	26913 138TH AVE SE
006	815575	0060	3/12/10	\$268,000	\$233,000	1220	7	1999	Avg	7050	N	N	24110 113TH PL SE
006	113760	0170	5/9/11	\$182,500	\$174,000	1220	7	1978	Good	12357	N	N	24910 129TH PL SE
006	714020	0360	3/30/11	\$225,000	\$213,000	1220	7	1980	Good	6900	N	N	12832 SE 259TH ST
006	546631	0740	8/24/09	\$163,500	\$136,000	1230	7	1983	Avg	1664	N	N	14427 SE 251ST PL
006	714020	0340	5/31/11	\$235,000	\$225,000	1260	7	1980	Avg	6900	N	N	12831 SE 259TH ST
006	405110	0260	9/13/11	\$209,500	\$205,000	1280	7	1978	Good	7194	N	N	25425 144TH PL SE
006	365300	0080	4/26/10	\$220,000	\$193,000	1300	7	1967	Good	11728	N	N	25420 113TH AVE SE
006	769787	0440	1/19/11	\$198,000	\$184,000	1300	7	1986	Good	9125	N	N	26319 119TH DR SE
006	232205	9078	11/5/10	\$329,000	\$302,000	1330	7	1965	Good	40510	N	N	24504 148TH LN SE
006	714020	0220	4/12/10	\$220,000	\$193,000	1330	7	1980	Good	7200	N	N	25827 129TH PL SE
006	541240	0050	11/12/09	\$259,950	\$220,000	1360	7	1988	Avg	8800	N	N	24831 121ST PL SE
006	272205	9046	2/11/11	\$550,000	\$515,000	1360	7	1952	Good	23999	Y	Y	26622 137TH AVE SE
006	179030	0190	3/16/11	\$248,000	\$234,000	1390	7	1980	Good	10350	N	N	13333 SE 249TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202205	9104	12/17/09	\$171,116	\$146,000	1400	7	1949	Avg	15616	N	N	11004 SE 244TH ST
006	541240	0210	2/25/10	\$285,000	\$247,000	1400	7	1988	Avg	7987	N	N	24814 121ST PL SE
006	372880	0310	11/3/11	\$196,500	\$194,000	1400	7	1968	Good	19577	N	N	14447 SE 263RD ST
006	769787	0370	4/25/11	\$199,500	\$190,000	1400	7	1986	Good	7974	N	N	11831 SE 263RD CT
006	769787	0680	6/11/09	\$258,000	\$211,000	1410	7	1985	Avg	7210	N	N	11945 SE 260TH PL
006	405115	0180	1/25/10	\$269,995	\$233,000	1427	7	2009	Avg	5627	N	N	24105 134TH CT SE
006	547010	0330	10/21/10	\$216,500	\$198,000	1430	7	1970	Avg	9600	N	N	14437 SE 260TH ST
006	202205	9349	3/21/11	\$279,950	\$264,000	1430	7	2011	Avg	7870	N	N	24426 110TH AVE SE
006	405115	0010	12/15/09	\$249,000	\$212,000	1443	7	2010	Avg	5001	N	N	24002 134TH CT SE
006	405115	0130	12/15/09	\$257,353	\$220,000	1443	7	2010	Avg	4872	N	N	24126 134TH CT SE
006	405115	0290	10/18/09	\$255,995	\$215,000	1443	7	2010	Avg	5627	N	N	24007 134TH CT SE
006	329895	0040	1/5/09	\$247,190	\$194,000	1457	7	2008	Avg	1288	N	N	25220 104TH AVE SE
006	202205	9017	3/19/10	\$223,000	\$194,000	1460	7	1962	Avg	13987	N	N	25455 114TH AVE SE
006	365300	0050	6/25/10	\$170,000	\$151,000	1490	7	1959	Avg	14596	N	N	25438 113TH AVE SE
006	769792	0480	8/2/10	\$246,950	\$222,000	1490	7	1991	Avg	8954	N	N	26135 120TH PL SE
006	329895	0100	1/10/09	\$242,500	\$191,000	1496	7	2008	Avg	1280	N	N	25220 104TH AVE SE
006	212205	9089	7/10/09	\$370,000	\$304,000	1500	7	1973	Good	43560	Y	N	25306 128TH AVE SE
006	272205	9231	6/9/11	\$235,000	\$225,000	1500	7	1969	VGood	9535	N	N	13505 SE 266TH ST
006	386500	0010	7/10/09	\$213,900	\$176,000	1520	7	1984	Good	8816	N	N	26618 134TH AVE SE
006	202205	9331	5/17/11	\$230,000	\$220,000	1540	7	2004	Avg	9999	N	N	25031 116TH AVE SE
006	329575	0190	5/7/09	\$264,450	\$214,000	1550	7	1999	Avg	5963	N	N	24419 119TH PL SE
006	365300	0020	8/17/09	\$256,500	\$213,000	1550	7	1970	VGood	11728	N	N	25417 114TH AVE SE
006	769787	0270	5/6/10	\$240,000	\$211,000	1570	7	1986	Good	7412	N	N	11831 SE 261ST PL
006	769787	0510	6/5/09	\$256,000	\$209,000	1570	7	1985	Good	7203	N	N	26118 119TH DR SE
006	405115	0040	2/10/10	\$267,995	\$232,000	1613	7	2009	Avg	4341	N	N	24016 134TH CT SE

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006	405115	0110	1/18/10	\$267,995	\$230,000	1613	7	2009	Avg	4392	N	N	24118 134TH CT SE
006	405115	0160	1/8/10	\$275,995	\$237,000	1613	7	2009	Avg	5774	N	N	24127 134TH CT SE
006	809680	0450	8/30/10	\$245,950	\$222,000	1620	7	2011	Avg	5760	N	N	24903 118TH CT SE
006	212205	9014	3/29/10	\$245,000	\$214,000	1630	7	1990	Avg	12048	N	N	11609 SE 253RD ST
006	769791	0020	9/25/09	\$279,900	\$234,000	1630	7	1990	Avg	5889	N	N	12017 SE 263RD ST
006	769791	0040	6/22/11	\$189,000	\$182,000	1660	7	1990	Avg	6507	N	N	12031 SE 263RD ST
006	546631	0240	7/29/09	\$210,000	\$173,000	1660	7	1983	Avg	3049	N	N	24821 144TH PL SE
006	546631	0480	7/28/09	\$189,000	\$156,000	1660	7	1983	Avg	2243	N	N	25015 144TH PL SE
006	405110	0080	7/19/11	\$230,000	\$222,000	1670	7	1978	Good	7176	N	N	25332 145TH PL SE
006	547011	0160	4/8/09	\$335,000	\$269,000	1670	7	1973	Good	10600	N	N	26007 147TH PL SE
006	769786	0410	2/25/10	\$260,000	\$226,000	1680	7	1986	Avg	5760	N	N	25720 119TH PL SE
006	145992	0050	8/19/10	\$280,894	\$253,000	1680	7	2010	Avg	6270	N	N	13417 SE 252ND ST
006	145992	0110	6/9/10	\$292,241	\$259,000	1680	7	2010	Avg	5704	N	N	25307 135TH AVE SE
006	145992	0120	6/29/10	\$295,310	\$263,000	1680	7	2010	Avg	5704	N	N	25313 135TH AVE SE
006	145992	0180	3/7/11	\$295,999	\$279,000	1680	7	2010	Avg	5709	N	N	25229 136TH AVE SE
006	145992	0300	4/11/11	\$268,000	\$254,000	1680	7	2010	Avg	5700	N	N	25222 135TH AVE SE
006	145992	0350	12/27/10	\$280,162	\$260,000	1680	7	2011	Avg	5718	N	N	13426 SE 252ND ST
006	282205	9273	7/2/10	\$240,000	\$214,000	1700	7	1978	Avg	24222	N	N	25601 126TH PL SE
006	212205	9161	12/2/11	\$284,500	\$283,000	1720	7	1976	Good	16788	Y	N	12417 SE 251ST PL
006	546630	0340	2/5/10	\$169,000	\$146,000	1720	7	1981	Good	2994	N	N	24835 145TH LN SE
006	210850	0290	7/17/09	\$299,921	\$247,000	1740	7	1994	Avg	6960	N	N	26814 136TH PL SE
006	815576	0050	4/1/11	\$237,000	\$224,000	1750	7	2001	Avg	5979	N	N	11222 SE 240TH PL
006	329575	0730	5/25/10	\$250,000	\$221,000	1760	7	1998	Avg	6011	N	N	24322 117TH AVE SE
006	179030	0270	5/24/10	\$285,000	\$252,000	1800	7	1985	Good	9936	N	N	13308 SE 249TH ST
006	769786	0140	6/3/10	\$240,000	\$213,000	1820	7	1985	Avg	6912	N	N	25803 119TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	282205	9207	6/23/10	\$340,000	\$303,000	1830	7	1956	Good	35719	N	N	12715 SE 256TH ST
006	769785	0100	5/11/11	\$231,450	\$221,000	1850	7	1985	Avg	7200	N	N	11718 SE 258TH ST
006	801623	0210	11/12/10	\$265,000	\$243,000	1850	7	1998	Avg	6402	N	N	26131 129TH AVE SE
006	809680	0400	7/26/10	\$263,134	\$236,000	1863	7	2010	Avg	5706	N	N	11807 SE 250TH PL
006	007400	0060	9/28/10	\$247,000	\$225,000	1900	7	1988	Avg	7313	N	N	25303 119TH PL SE
006	202205	9350	9/29/10	\$264,950	\$241,000	1970	7	2010	Avg	7800	N	N	24430 110TH AVE SE
006	809680	0190	10/20/09	\$265,000	\$223,000	2057	7	2010	Avg	5700	N	N	25018 117TH CT SE
006	809680	0200	12/24/09	\$271,950	\$233,000	2057	7	2010	Avg	5700	N	N	11725 SE 249TH ST
006	809680	0290	12/4/09	\$266,000	\$226,000	2057	7	2010	Avg	5722	N	N	25028 118TH PL SE
006	809680	0300	12/15/09	\$260,000	\$222,000	2057	7	2010	Avg	5700	N	N	25026 118TH PL SE
006	809680	0310	10/14/09	\$267,700	\$225,000	2057	7	2010	Avg	5700	N	N	25027 118TH PL SE
006	809680	0320	11/18/09	\$269,950	\$229,000	2057	7	2010	Avg	6000	N	N	25029 118TH PL SE
006	282205	9371	6/25/10	\$273,000	\$243,000	2068	7	2010	Avg	5700	N	N	12507 SE 265TH CT
006	222205	9077	3/19/10	\$309,397	\$270,000	2090	7	1912	VGood	60112	Y	N	13824 SE 252ND ST
006	769792	0190	5/27/11	\$240,000	\$230,000	2170	7	1991	Avg	6488	N	N	12132 SE 260TH PL
006	145992	0030	12/9/10	\$281,000	\$260,000	2195	7	2011	Avg	6126	N	N	13409 SE 252ND ST
006	801623	0090	8/4/11	\$279,000	\$271,000	2200	7	1999	Avg	6243	N	N	13017 SE 261ST PL
006	815575	0050	2/10/09	\$267,600	\$212,000	2240	7	1998	Avg	7280	N	N	24104 113TH PL SE
006	272205	9218	2/4/10	\$290,000	\$250,000	2260	7	1940	Good	55756	N	N	13403 SE 256TH ST
006	769792	0460	1/21/09	\$350,000	\$276,000	2270	7	1991	Avg	6985	N	N	26127 120TH PL SE
006	145992	0400	6/28/10	\$305,758	\$273,000	2303	7	2010	Avg	5862	N	N	13406 SE 252ND ST
006	329575	0430	5/25/11	\$289,000	\$276,000	2310	7	1998	Avg	7212	N	N	24310 119TH AVE SE
006	145992	0040	9/22/10	\$300,674	\$273,000	2351	7	2010	Avg	6086	N	N	13413 SE 252ND ST
006	202205	9356	8/18/10	\$261,000	\$235,000	2422	7	2010	Avg	5782	N	N	24417 112TH PL SE
006	202205	9358	7/28/10	\$261,000	\$234,000	2422	7	2010	Avg	5799	N	N	24429 112TH PL SE

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Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202205	9359	8/11/10	\$261,000	\$235,000	2422	7	2010	Avg	5799	N	N	24433 112TH PL SE
006	202205	9360	8/12/10	\$261,000	\$235,000	2422	7	2010	Avg	5860	N	N	24432 112TH PL SE
006	202205	9361	8/5/10	\$262,000	\$236,000	2422	7	2010	Avg	6372	N	N	24430 112TH PL SE
006	202205	9362	8/5/10	\$261,000	\$235,000	2422	7	2010	Avg	6372	N	N	24424 112TH PL SE
006	202205	9363	8/12/10	\$261,000	\$235,000	2422	7	2010	Avg	5860	N	N	24418 112TH PL SE
006	329575	0290	6/17/11	\$245,000	\$235,000	2450	7	1999	Avg	6000	N	N	24510 119TH AVE SE
006	145992	0150	1/27/11	\$325,000	\$303,000	2480	7	2010	Avg	5713	N	N	25211 136TH AVE SE
006	145992	0220	6/20/11	\$320,001	\$308,000	2482	7	2011	Avg	6009	N	N	13528 SE 253RD PL
006	145992	0320	12/8/10	\$321,440	\$297,000	2482	7	2011	Avg	5733	N	N	25210 135TH AVE SE
006	145992	0100	1/27/11	\$293,000	\$273,000	2490	7	2010	Avg	5704	N	N	25301 135TH AVE SE
006	145992	0060	9/27/10	\$295,805	\$269,000	2491	7	2010	Avg	5700	N	N	13421 SE 252ND ST
006	145992	0410	6/21/10	\$301,564	\$268,000	2491	7	2010	Avg	5999	N	N	13402 SE 252ND ST
006	329575	0080	7/16/10	\$333,500	\$298,000	2590	7	1998	Avg	6916	N	N	24518 119TH PL SE
006	329575	0420	2/10/09	\$319,900	\$254,000	2590	7	1998	Avg	6237	N	N	24314 119TH AVE SE
006	145992	0340	3/15/11	\$281,229	\$265,000	2595	7	2010	Avg	7591	N	N	13430 SE 252ND ST
006	145992	0130	11/4/10	\$321,210	\$295,000	2627	7	2010	Avg	5704	N	N	25319 135TH AVE SE
006	145992	0140	1/3/11	\$317,300	\$295,000	2627	7	2010	Avg	5937	N	N	25325 135TH AVE SE
006	145992	0190	2/17/11	\$309,115	\$290,000	2627	7	2010	Avg	5701	N	N	25303 136TH AVE SE
006	145992	0260	9/28/11	\$325,161	\$319,000	2627	7	2011	Avg	6125	N	N	25314 135TH AVE SE
006	145992	0360	5/25/11	\$320,500	\$307,000	2627	7	2011	Avg	5700	N	N	13422 SE 252ND ST
006	145992	0390	7/19/10	\$293,788	\$263,000	2627	7	2010	Avg	5706	N	N	13410 SE 252ND ST
006	145992	0020	9/27/10	\$299,114	\$272,000	2633	7	2010	Avg	6179	N	N	13405 SE 252ND ST
006	282205	9359	5/27/10	\$324,950	\$288,000	2689	7	2009	Avg	6572	N	N	12431 SE 259TH PL
006	329575	0700	10/17/11	\$309,950	\$305,000	2730	7	1998	Avg	7000	N	N	24306 117TH AVE SE
006	282205	9368	2/11/10	\$299,950	\$259,000	2757	7	2009	Avg	7675	N	N	12423 SE 265TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	145992	0200	1/26/11	\$308,736	\$288,000	2771	7	2010	Avg	6003	N	N	25309 136TH AVE SE
006	145992	0330	3/16/11	\$295,346	\$278,000	2771	7	2011	Avg	7247	N	N	25204 135TH AVE SE
006	145992	0170	3/17/11	\$346,903	\$327,000	2876	7	2011	Avg	5700	N	N	25223 136TH AVE SE
006	145992	0070	9/20/11	\$335,352	\$329,000	2904	7	2011	Avg	5747	N	N	25209 135TH AVE SE
006	145992	0080	8/20/10	\$316,000	\$285,000	2979	7	2010	Avg	5704	N	N	25215 135TH AVE SE
006	145992	0090	9/27/10	\$319,368	\$290,000	2979	7	2010	Avg	5704	N	N	25221 135TH AVE SE
006	145992	0160	1/14/11	\$325,000	\$303,000	2979	7	2010	Avg	5700	N	N	25217 136TH AVE SE
006	145992	0210	2/11/11	\$315,142	\$295,000	2979	7	2010	Avg	6100	N	N	25315 136TH AVE SE
006	145992	0240	5/2/11	\$321,669	\$306,000	2979	7	2011	Avg	5933	N	N	13516 SE 253RD PL
006	145992	0290	7/20/11	\$316,850	\$307,000	2985	7	2011	Avg	5700	N	N	25228 135TH AVE SE
006	058647	0180	7/27/10	\$280,000	\$251,000	3040	7	2000	Avg	5707	N	N	25724 130TH AVE SE
006	145992	0230	7/28/11	\$326,292	\$316,000	3465	7	2011	Avg	5939	N	N	13522 SE 253RD PL
006	145992	0310	4/15/11	\$336,500	\$319,000	3465	7	2010	Avg	5700	N	N	25216 135TH AVE SE
006	382650	1230	11/4/09	\$253,000	\$214,000	1120	8	1978	Avg	7040	N	N	12951 SE 246TH ST
006	382650	0610	6/23/09	\$256,000	\$210,000	1190	8	1978	Avg	7420	N	N	13005 SE 245TH ST
006	382650	0600	9/2/11	\$224,900	\$220,000	1230	8	1978	Avg	7350	N	N	13013 SE 245TH ST
006	382650	0810	11/18/09	\$282,500	\$240,000	1290	8	1977	Good	7700	N	N	12901 SE 245TH ST
006	382650	1160	12/28/10	\$204,950	\$190,000	1410	8	1978	Good	7910	N	N	24619 131ST PL SE
006	382650	0460	8/18/11	\$198,000	\$193,000	1420	8	1977	Avg	13708	N	N	13041 SE 247TH PL
006	801620	0280	5/21/10	\$235,000	\$208,000	1430	8	1993	Avg	11678	N	N	13006 SE 263RD PL
006	382650	0100	4/17/09	\$310,000	\$250,000	1440	8	1978	Avg	8400	N	N	24411 130TH PL SE
006	382650	0920	9/26/11	\$240,000	\$235,000	1445	8	1978	Good	7980	N	N	12824 SE 246TH PL
006	202205	9113	3/14/11	\$273,000	\$257,000	1500	8	1956	Avg	92347	N	N	11119 SE 244TH ST
006	372880	0075	8/12/09	\$690,000	\$572,000	1552	8	1955	VGood	12483	Y	Y	14415 SE 266TH ST
006	133028	0010	10/16/09	\$265,000	\$223,000	1580	8	2003	Avg	6767	N	N	12626 266TH ST

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Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202205	9193	9/22/10	\$240,000	\$218,000	1580	8	1963	Good	10000	N	N	24425 116TH AVE SE
006	282205	9174	11/11/09	\$320,000	\$271,000	1580	8	1980	Good	21780	N	N	25610 126TH PL SE
006	382650	0700	6/24/09	\$259,950	\$213,000	1630	8	1978	Avg	8000	N	N	24532 129TH PL SE
006	212205	9185	1/13/11	\$269,000	\$250,000	1632	8	2000	Avg	7600	N	N	24007 130TH AVE SE
006	546790	0170	1/5/11	\$255,000	\$237,000	1670	8	1976	Good	12825	N	N	26312 143RD AVE SE
006	381470	0280	7/13/11	\$238,000	\$230,000	1690	8	1990	Good	6648	N	N	12718 SE 254TH CT
006	724810	0070	5/18/10	\$230,000	\$203,000	1710	8	2000	Avg	5895	N	N	12204 SE 258TH PL
006	288797	0070	12/22/11	\$245,000	\$245,000	1740	8	1999	Avg	2426	N	N	13810 SE 255TH PL
006	288797	0080	4/1/10	\$275,000	\$240,000	1740	8	1999	Avg	3525	N	N	13808 SE 255TH PL
006	133028	0090	6/15/09	\$240,000	\$196,000	1770	8	2003	Avg	5728	N	N	12609 SE 266TH ST
006	272205	9049	3/18/11	\$660,000	\$623,000	1779	8	1976	VGood	22815	Y	Y	26332 135TH AVE SE
006	381470	0050	6/12/09	\$320,000	\$261,000	1780	8	1986	Good	7152	N	N	25430 127TH AVE SE
006	801620	0560	5/17/11	\$206,000	\$197,000	1790	8	1991	Avg	6844	N	N	12871 SE 262ND PL
006	133029	0140	9/10/10	\$250,000	\$227,000	1790	8	1999	Avg	6782	N	N	12607 SE 265TH ST
006	815577	0070	2/8/11	\$237,000	\$222,000	1790	8	2002	Avg	6774	N	N	24101 114TH PL SE
006	381470	0130	6/10/09	\$310,000	\$253,000	1800	8	1986	Avg	6500	N	N	25333 128TH AVE SE
006	546950	1180	7/22/11	\$320,000	\$310,000	1840	8	1976	Good	15450	N	N	24204 138TH AVE SE
006	209550	0230	12/11/09	\$285,000	\$243,000	1880	8	1995	Avg	6307	N	N	26215 125TH PL SE
006	546950	0280	5/26/11	\$249,900	\$239,000	1940	8	1978	Good	16284	N	N	24250 133RD AVE SE
006	272205	9321	5/19/10	\$280,000	\$247,000	1945	8	2010	Avg	5754	N	N	27106 138TH PL SE
006	032103	0160	5/10/11	\$299,995	\$286,000	1956	8	2010	Avg	6203	N	N	13409 SE 255TH ST
006	724810	0110	12/17/09	\$277,950	\$237,000	1960	8	2001	Avg	5990	N	N	12205 SE 258TH PL
006	032103	0110	9/10/10	\$324,995	\$294,000	2026	8	2010	Avg	6484	N	N	13228 SE 255TH ST
006	209550	0140	11/12/09	\$299,950	\$254,000	2030	8	1997	Avg	5486	N	N	26264 125TH PL SE
006	150970	0250	10/27/09	\$250,000	\$211,000	2030	8	2000	Avg	9899	N	N	24024 130TH AVE SE

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Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	534400	0010	11/16/09	\$298,000	\$253,000	2060	8	2004	Avg	5746	N	N	12425 SE 259TH ST
006	534400	0080	6/16/11	\$215,000	\$207,000	2060	8	2003	Avg	6110	N	N	25904 125TH PL SE
006	107960	0200	8/3/11	\$289,500	\$281,000	2060	8	1979	Good	16275	N	N	12714 SE 258TH ST
006	073920	0090	9/8/09	\$329,500	\$275,000	2080	8	2000	Avg	12075	N	N	24221 112TH AVE SE
006	724810	0020	6/28/10	\$252,000	\$225,000	2120	8	2001	Avg	6159	N	N	12324 SE 258TH PL
006	801626	0040	12/16/09	\$331,000	\$282,000	2130	8	1997	Avg	9216	N	N	21653 126TH AVE SE
006	546950	0020	2/25/09	\$311,000	\$247,000	2170	8	1978	Good	15000	N	N	24015 138TH AVE SE
006	329595	0090	4/21/11	\$273,950	\$260,000	2179	8	2011	Avg	5894	N	N	26216 123RD AVE SE
006	272205	9105	5/10/10	\$302,000	\$266,000	2223	8	2010	Avg	7597	N	N	27028 138TH PL SE
006	272205	9322	10/22/09	\$299,950	\$253,000	2223	8	2010	Avg	5780	N	N	27112 138TH PL SE
006	272205	9323	3/1/10	\$299,950	\$260,000	2223	8	2010	Avg	5807	N	N	27116 138TH PL SE
006	546800	0176	11/10/09	\$380,000	\$322,000	2230	8	2004	Avg	7161	N	N	26621 128TH AVE SE
006	032103	0090	5/6/11	\$314,995	\$300,000	2250	8	2010	Avg	6500	N	N	13320 SE 255TH ST
006	032103	0140	8/3/10	\$325,330	\$292,000	2250	8	2010	Avg	8530	N	N	13416 SE 255TH ST
006	032103	0180	9/22/10	\$339,995	\$309,000	2250	8	2010	Avg	6941	N	N	13329 SE 255TH ST
006	809680	0030	11/9/10	\$279,000	\$256,000	2255	8	2008	Avg	5701	N	N	11729 SE 248TH PL
006	809680	0490	6/20/09	\$269,325	\$220,000	2255	8	2008	Avg	5700	N	N	24825 118TH CT SE
006	809680	0550	6/17/09	\$267,750	\$219,000	2255	8	2008	Avg	6018	N	N	11802 SE 248TH ST
006	809680	0570	6/14/09	\$262,500	\$214,000	2255	8	2008	Avg	5700	N	N	24804 118TH AVE SE
006	133029	0080	2/10/09	\$335,129	\$266,000	2260	8	1999	Avg	5760	N	N	26507 126TH PL SE
006	133029	0100	6/28/09	\$300,000	\$246,000	2260	8	1999	Avg	5759	N	N	26519 126TH PL SE
006	809680	0130	12/21/11	\$269,950	\$269,000	2279	8	2011	Avg	5704	N	N	11725 SE 249TH ST
006	801620	0210	5/19/10	\$285,000	\$252,000	2290	8	1991	Avg	7000	N	N	26255 131ST PL SE
006	212205	9187	8/18/09	\$324,950	\$270,000	2300	8	2000	Avg	7788	N	N	24021 130TH AVE SE
006	212205	9192	4/26/10	\$335,000	\$295,000	2300	8	2000	Avg	7615	N	N	24129 130TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	032103	0010	8/12/11	\$337,000	\$328,000	2309	8	2010	Avg	7384	N	N	13204 SE 255TH ST
006	032103	0070	10/25/11	\$329,995	\$326,000	2309	8	2011	Avg	7800	N	N	13308 SE 255TH ST
006	032103	0120	6/25/10	\$349,995	\$312,000	2309	8	2010	Avg	6098	N	N	13404 SE 255TH ST
006	272205	9293	9/12/11	\$312,000	\$305,000	2310	8	1998	Avg	17927	N	N	25622 136TH AVE SE
006	032103	0170	6/10/11	\$319,995	\$307,000	2318	8	2010	Avg	5719	N	N	13405 SE 255TH ST
006	272205	9141	1/12/10	\$269,900	\$232,000	2370	8	1957	Good	19602	N	N	27122 140TH LN SE
006	160800	0150	12/30/09	\$323,000	\$277,000	2378	8	2006	Avg	5720	N	N	24115 118TH PL SE
006	160801	0050	8/25/11	\$271,000	\$264,000	2380	8	2007	Avg	6010	N	N	11918 240TH PL SE
006	132760	0120	11/21/09	\$375,000	\$318,000	2380	8	2008	Avg	5725	N	N	25506 137TH AVE SE
006	132760	0280	5/11/09	\$348,708	\$283,000	2380	8	2009	Avg	5700	N	N	25430 136TH AVE SE
006	032103	0080	11/5/10	\$357,695	\$328,000	2404	8	2010	Avg	7800	N	N	13314 SE 255TH ST
006	032103	0130	4/7/11	\$324,995	\$308,000	2404	8	2010	Avg	6703	N	N	13410 SE 255TH ST
006	032103	0190	6/14/11	\$324,995	\$312,000	2404	8	2010	Avg	5950	N	N	13325 SE 255TH ST
006	381470	1060	3/3/10	\$313,500	\$272,000	2410	8	1986	Good	6500	N	N	25419 127TH AVE SE
006	809680	0540	6/30/09	\$299,250	\$245,000	2420	8	2008	Avg	5700	N	N	11804 SE 248TH CT
006	329595	0010	12/20/10	\$287,000	\$266,000	2432	8	2010	Avg	5965	N	N	26230 123RD PL SE
006	329595	0030	2/24/11	\$275,950	\$259,000	2432	8	2010	Avg	7120	N	N	26222 123RD PL SE
006	329595	0050	12/28/10	\$290,000	\$269,000	2432	8	2010	Avg	5795	N	N	26229 123RD PL SE
006	801620	0120	7/2/09	\$320,000	\$263,000	2450	8	1992	Avg	8598	N	N	26206 131ST PL SE
006	801620	0260	6/1/10	\$331,450	\$294,000	2450	8	1992	Avg	7350	N	N	13016 SE 263RD PL
006	132760	0220	9/18/09	\$365,000	\$305,000	2471	8	2009	Avg	5701	N	N	25427 137TH AVE SE
006	202205	9293	5/12/10	\$350,000	\$309,000	2476	8	2004	Avg	13910	N	N	25225 114TH AVE SE
006	209550	0150	4/27/11	\$280,000	\$266,000	2500	8	1998	Avg	4981	N	N	26242 125TH PL SE
006	743605	0140	4/17/09	\$400,000	\$322,000	2520	8	1997	Avg	6500	N	N	12511 SE 261ST ST
006	160801	0040	10/26/11	\$260,000	\$257,000	2550	8	2007	Avg	5738	N	N	11922 SE 240TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	272205	9096	5/19/10	\$300,000	\$265,000	2580	8	2001	Avg	8138	Y	N	27111 141ST AVE SE
006	272205	9136	10/26/10	\$465,000	\$426,000	2590	8	1966	Good	22088	Y	N	26441 137TH AVE SE
006	113760	0011	1/14/10	\$259,000	\$223,000	2628	8	2005	Avg	8255	N	N	24811 129TH AVE SE
006	032103	0050	6/13/11	\$350,065	\$336,000	2710	8	2011	Avg	7800	N	N	13228 SE 255TH ST
006	212205	9150	4/28/10	\$380,000	\$334,000	2800	8	1976	Avg	21408	N	N	24607 120TH AVE SE
006	160800	0190	7/14/11	\$300,000	\$290,000	2844	8	2006	Avg	5769	N	N	24026 118TH PL SE
006	809680	0480	7/20/09	\$304,500	\$251,000	2962	8	2008	Avg	5700	N	N	24826 118TH CT SE
006	160800	0010	6/3/10	\$345,000	\$306,000	2988	8	2006	Avg	5920	N	N	11912 SE 240TH PL
006	160800	0140	12/11/09	\$372,000	\$317,000	2988	8	2006	Avg	5720	N	N	24111 118TH PL SE
006	132760	0290	6/17/09	\$377,143	\$308,000	3013	8	2009	Avg	5700	N	N	25504 136TH AVE SE
006	132760	0030	2/18/09	\$395,950	\$314,000	3109	8	2008	Avg	5702	N	N	13618 SE 254TH ST
006	132760	0090	4/10/09	\$400,664	\$322,000	3109	8	2009	Avg	5731	N	N	25422 137TH AVE SE
006	546950	0570	3/1/10	\$345,000	\$300,000	1620	9	1975	Good	10824	N	N	24405 137TH AVE SE
006	546950	0990	3/29/10	\$290,000	\$253,000	1630	9	1975	Good	11424	N	N	24204 139TH AVE SE
006	272205	9277	9/21/09	\$328,000	\$274,000	1640	9	1990	Avg	9275	Y	N	27023 141ST AVE SE
006	381470	0150	9/27/10	\$265,000	\$241,000	1740	9	1987	Good	6808	N	N	12740 SE 254TH PL
006	546791	0190	5/3/10	\$319,999	\$282,000	1780	9	1983	Good	13095	N	N	26222 142ND AVE SE
006	546950	2750	1/5/11	\$300,000	\$279,000	1940	9	1974	Good	15453	Y	N	13606 SE 251ST PL
006	546950	3500	8/27/10	\$327,950	\$296,000	1990	9	1976	Avg	14000	Y	N	24908 136TH AVE SE
006	546950	1430	5/27/11	\$400,000	\$383,000	2020	9	1975	Good	14484	N	N	24605 142ND AVE SE
006	546950	0770	11/16/11	\$370,000	\$367,000	2140	9	1977	Good	14040	N	N	24514 140TH AVE SE
006	546950	0590	6/6/11	\$542,500	\$520,000	2150	9	1975	Good	13034	N	N	24423 137TH AVE SE
006	178671	0030	6/28/11	\$281,500	\$271,000	2170	9	2001	Avg	7600	N	N	23512 136TH AVE SE
006	178670	0180	2/24/10	\$350,000	\$303,000	2200	9	1997	Avg	6089	N	N	13809 SE 253RD ST
006	546875	0140	3/22/10	\$254,000	\$222,000	2220	9	1990	Avg	10634	N	N	25513 139TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546950	3170	10/25/11	\$330,000	\$326,000	2260	9	1976	Good	18850	N	N	14155 SE 255TH ST
006	546875	0030	8/31/10	\$305,000	\$276,000	2290	9	1990	Good	8250	N	N	25504 139TH AVE SE
006	439700	0300	7/23/09	\$380,000	\$313,000	2300	9	1992	Avg	17558	N	N	24410 147TH AVE SE
006	150950	0050	7/19/11	\$315,000	\$305,000	2390	9	1992	Avg	8501	N	N	24302 129TH AVE SE
006	150950	0280	12/9/09	\$310,000	\$264,000	2400	9	1992	Avg	9049	N	N	12842 SE 242ND CT
006	150950	0320	9/30/10	\$270,000	\$246,000	2400	9	1992	Avg	9869	N	N	12831 SE 242ND CT
006	571420	0070	1/5/09	\$370,000	\$291,000	2414	9	2008	Avg	5800	N	N	12214 SE 260TH PL
006	202205	9333	5/26/09	\$400,000	\$325,000	2419	9	2006	Avg	5700	N	N	25306 114TH AVE SE
006	439701	0100	5/23/11	\$357,000	\$341,000	2450	9	1997	Avg	9363	Y	N	24607 145TH PL SE
006	894446	0280	11/23/10	\$300,000	\$276,000	2503	9	2005	Avg	5700	N	N	24713 117TH PL SE
006	178670	0130	9/9/11	\$365,000	\$357,000	2510	9	1996	Avg	6844	Y	N	13826 SE 252ND PL
006	855570	0180	6/24/10	\$350,000	\$312,000	2687	9	2006	Avg	5727	N	N	13214 SE 252ND ST
006	546875	0010	6/4/09	\$343,000	\$280,000	2720	9	1990	Avg	8250	N	N	25520 139TH AVE SE
006	372880	0105	10/7/09	\$860,000	\$722,000	2730	9	1988	Avg	12432	Y	Y	14515 SE 266TH ST
006	439700	0020	10/10/11	\$379,500	\$373,000	2740	9	1991	Avg	9168	N	N	14527 SE 243RD PL
006	855570	0060	5/7/09	\$388,000	\$314,000	2769	9	2007	Avg	5779	N	N	13229 SE 252ND ST
006	546791	0170	4/9/09	\$420,000	\$338,000	2780	9	1985	Avg	13095	N	N	26242 142ND AVE SE
006	546791	0070	2/9/10	\$475,000	\$410,000	2780	9	1985	Good	13216	N	N	26221 142ND AVE SE
006	571420	0130	5/27/09	\$440,000	\$358,000	2793	9	2009	Avg	5704	N	N	12213 SE 260TH PL
006	571420	0140	7/30/09	\$459,950	\$380,000	2793	9	2009	Avg	5703	N	N	12217 SE 260TH PL
006	855570	0050	8/12/09	\$385,000	\$319,000	2846	9	2008	Avg	6030	N	N	13223 SE 252ND ST
006	329595	0190	4/8/09	\$410,000	\$330,000	2846	9	2007	Avg	6636	N	N	12302 SE 262ND CT
006	282205	9200	6/4/10	\$350,000	\$310,000	2880	9	1964	Good	25500	Y	N	12433 SE 264TH ST
006	212205	9164	1/29/10	\$450,000	\$388,000	2913	9	2009	Avg	5791	N	N	11704 SE 242ND ST
006	894446	0260	10/22/09	\$415,000	\$350,000	3004	9	2006	Avg	5944	N	N	24703 117TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	855570	0010	5/21/09	\$380,000	\$309,000	3025	9	2006	Avg	9320	N	N	25219 132ND AVE SE
006	855570	0070	3/14/11	\$350,000	\$330,000	3025	9	2008	Avg	6600	N	N	25226 132ND PL SE
006	855570	0130	5/19/10	\$377,575	\$334,000	3025	9	2009	Avg	5950	N	N	13324 SE 252ND ST
006	855570	0160	5/5/09	\$390,000	\$316,000	3025	9	2007	Avg	5771	N	N	13226 SE 252ND ST
006	329595	0100	5/19/09	\$405,000	\$329,000	3025	9	2007	Avg	5700	N	N	12305 SE 262ND CT
006	546950	1330	12/27/11	\$450,000	\$450,000	3110	9	1974	Good	13000	Y	N	14103 SE 243RD ST
006	571420	0060	3/26/10	\$500,000	\$437,000	3134	9	2009	Avg	5800	N	N	12218 SE 260TH PL
006	571420	0160	5/6/11	\$425,000	\$405,000	3134	9	2009	Avg	7982	N	N	12219 SE 260TH PL
006	571420	0170	8/31/09	\$425,000	\$354,000	3134	9	2008	Avg	5701	N	N	12305 SE 260TH PL
006	546950	2060	8/10/09	\$445,000	\$369,000	3140	9	1977	Good	12792	N	N	24022 138TH CT SE
006	945420	0040	4/8/09	\$760,000	\$611,000	3160	9	2006	Avg	8744	Y	Y	26720 138TH PL SE
006	855570	0120	4/28/10	\$379,950	\$334,000	3167	9	2009	Avg	5964	N	N	13330 SE 252ND ST
006	855570	0150	9/8/09	\$380,000	\$317,000	3167	9	2006	Avg	5733	N	N	13232 SE 252ND ST
006	329595	0070	7/20/10	\$405,000	\$363,000	3167	9	2007	Avg	5700	N	N	26228 123RD AVE SE
006	329595	0180	7/14/10	\$400,000	\$358,000	3167	9	2007	Avg	5703	N	N	12306 SE 262ND CT
006	571420	0010	11/30/09	\$500,000	\$425,000	3167	9	2009	Avg	6844	N	N	12320 SE 260TH PL
006	571420	0150	3/17/09	\$483,000	\$386,000	3167	9	2009	Avg	5702	N	N	12221 SE 260TH PL
006	212205	9257	6/30/10	\$480,000	\$428,000	3722	9	2010	Avg	5921	N	N	11710 SE 242ND ST
006	165700	0090	2/9/10	\$420,000	\$363,000	3804	9	2006	Avg	10103	N	N	25450 111TH AVE SE
006	212205	9256	6/15/11	\$510,000	\$490,000	3930	9	2010	Avg	5925	N	N	11708 SE 242ND ST
006	546950	3230	7/24/10	\$375,000	\$336,000	2020	10	1978	Good	13000	N	N	14215 SE 255TH PL
006	769060	0090	9/23/10	\$215,000	\$195,000	2156	10	2005	Avg	2510	N	N	11430 101 SE 259TH ST
006	769060	0180	11/10/11	\$225,000	\$223,000	2324	10	2005	Avg	3422	N	N	11423 101 SE 259TH ST
006	212205	9217	4/20/10	\$380,000	\$334,000	3038	10	2007	Avg	6060	N	N	24223 116TH PL SE
006	270845	0030	2/25/10	\$380,000	\$330,000	3120	10	2005	Avg	10022	N	N	24314 109TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	270845	0130	2/16/11	\$375,000	\$351,000	3177	10	2006	Avg	12518	N	N	10908 SE 243RD ST
006	270845	0090	5/27/10	\$410,000	\$363,000	3256	10	2005	Avg	10095	N	N	10931 SE 243RD ST
006	546950	1530	9/22/09	\$530,000	\$443,000	3330	10	1976	Good	33825	N	N	24716 142ND AVE SE
006	212205	9211	12/31/09	\$430,000	\$368,000	3348	10	2007	Avg	7095	N	N	24308 116TH PL SE
006	270845	0160	4/1/10	\$428,000	\$374,000	3536	10	2005	Avg	9656	N	N	24319 109TH PL SE
006	270845	0150	3/31/10	\$438,000	\$383,000	3552	10	2006	Avg	9657	N	N	24311 109TH PL SE
006	212205	9224	12/15/10	\$564,950	\$523,000	4515	10	2005	Avg	10019	N	N	24219 131ST AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0001	12/1/11	\$200,000	PREVIMP<=25K
005	000660	0096	8/11/09	\$199,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	027370	0010	12/29/09	\$150,000	Diagnostic Outlier-SAS
005	027390	0100	6/22/10	\$225,000	Lack of Representation-Fair Cond
005	027400	0050	5/16/11	\$196,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	027410	0030	9/24/09	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	073150	0010	3/8/11	\$284,000	FINANCIAL INSTITUTION RESALE
005	073150	0030	5/12/11	\$276,500	FINANCIAL INSTITUTION RESALE
005	132204	9154	6/5/09	\$115,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	132204	9213	1/7/10	\$204,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	132204	9336	9/8/11	\$160,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	132204	9359	7/3/09	\$155,000	%COMPL;PREVIMP<=25K;
005	132204	9363	5/18/10	\$245,000	FINANCIAL INSTITUTION RESALE
005	133025	0180	4/13/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	159860	0012	3/1/11	\$105,000	Lack of Representation-Grade4
005	159860	0015	12/5/11	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	159860	0017	9/14/10	\$195,081	EXEMPT FROM EXCISE TAX
005	159860	0090	9/15/09	\$219,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	159860	0341	7/20/09	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	161200	0175	9/21/11	\$105,000	Diagnostic Outlier-SAS
005	161200	0295	12/11/09	\$217,500	EXEMPT FROM EXCISE TAX
005	161200	0295	2/22/10	\$229,900	FINANCIAL INSTITUTION RESALE
005	161250	0250	12/4/09	\$215,000	FINANCIAL INSTITUTION RESALE
005	161250	0311	8/31/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	161590	0015	6/25/09	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	162660	0030	9/17/10	\$155,000	FINANCIAL INSTITUTION RESALE
005	176510	0030	11/20/09	\$283,707	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	176510	0030	9/29/10	\$218,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	182205	9057	2/16/11	\$145,000	PREVIMP<=25K
005	182205	9153	11/16/11	\$449,354	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
005	182205	9172	11/28/11	\$67,500	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY;
005	182205	9189	2/16/10	\$100,000	FINANCIAL INSTITUTION RESALE
005	182205	9212	3/8/10	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	185860	0012	6/26/09	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	185860	0012	1/8/09	\$370,000	EXEMPT FROM EXCISE TAX
005	185860	0022	2/8/10	\$254,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	185860	0042	9/9/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	185860	0049	12/5/09	\$100,912	%COMPL;PREVIMP<=25K
005	185860	0049	7/23/09	\$101,000	%COMPL;PREVIMP<=25K
005	186390	0020	4/6/11	\$65,000	DOR RATIO;PREVIMP<=25K
005	186390	0225	3/17/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9045	6/21/10	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192205	9109	6/25/10	\$275,000	IMP COUNT
005	192205	9159	11/10/11	\$253,497	PREVIMP<=25K;GOVERNMENT AGENCY;
005	192205	9185	12/5/11	\$61,000	DOR RATIO;PREVIMP<=25K

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	192205	9277	11/16/09	\$440,000	EXEMPT FROM EXCISE TAX
005	192205	9277	5/28/10	\$399,000	FINANCIAL INSTITUTION RESALE
005	192205	9281	5/20/11	\$120,000	FINANCIAL INSTITUTION RESALE
005	192205	9318	6/8/09	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192205	9379	8/5/10	\$136,000	Diagnostic Outlier-SAS
005	192205	9381	9/3/09	\$350,000	RELOCATION - SALE TO SERVICE
005	192205	9424	12/22/09	\$200,000	FINANCIAL INSTITUTION RESALE
005	221545	0130	4/5/10	\$295,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	233154	0030	3/13/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	252830	0005	2/4/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	252830	0010	3/12/11	\$100,000	Diagnostic Outlier-SAS
005	252830	0025	10/3/11	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	258700	0130	10/14/11	\$200,000	FINANCIAL INSTITUTION RESALE
005	258700	0140	12/21/09	\$265,000	FINANCIAL INSTITUTION RESALE
005	258700	0250	10/11/11	\$226,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	266200	0120	5/27/09	\$205,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	292205	9325	5/20/09	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	302205	9037	6/13/11	\$95,000	DOR RATIO;STATEMENT TO DOR;
005	330800	0030	12/5/11	\$163,000	FINANCIAL INSTITUTION RESALE
005	382800	0115	4/14/11	\$58,900	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	382800	0135	11/12/10	\$99,000	IMP COUNT;PREVIMP<=25K
005	382800	0170	5/31/11	\$62,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	383215	0170	5/3/11	\$170,625	FINANCIAL INSTITUTION RESALE
005	435910	0160	4/13/10	\$219,661	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	436960	0010	12/5/11	\$247,107	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	542410	0010	7/15/10	\$333,500	FINANCIAL INSTITUTION RESALE
005	547830	0035	2/7/11	\$72,750	DOR RATIO;QUIT CLAIM DEED;
005	553930	0050	9/15/09	\$175,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	554000	0015	11/13/09	\$165,000	Diagnostic Outlier-SAS
005	554000	0020	4/13/11	\$167,000	FINANCIAL INSTITUTION RESALE
005	554000	0055	2/17/10	\$237,663	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	614660	0020	12/20/11	\$63,000	DOR RATIO;EXEMPT FROM EXCISE TAX;
005	614660	0210	6/16/11	\$90,000	Diagnostic Outlier-SAS
005	614660	0230	11/24/10	\$89,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	614660	0555	2/23/11	\$68,250	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	614660	0588	7/21/11	\$130,000	FINANCIAL INSTITUTION RESALE
005	614760	0010	7/14/09	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	614760	0014	12/15/11	\$163,000	FINANCIAL INSTITUTION RESALE
005	638630	0130	4/20/11	\$110,250	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	720900	0030	11/15/11	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	745940	0050	10/28/11	\$202,000	FORCED SALE
005	745940	0050	9/29/11	\$210,000	NO MARKET EXPOSURE
005	755740	0025	2/18/09	\$137,000	UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGHBOR;
005	783080	0754	1/3/11	\$144,176	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	803520	0045	3/16/10	\$210,000	FINANCIAL INSTITUTION RESALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	803520	0125	10/6/10	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	803520	0175	7/19/11	\$175,001	FINANCIAL INSTITUTION RESALE
005	811210	0135	2/14/11	\$117,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	811210	0140	8/23/10	\$74,900	DOR RATIO;PREVIMP<=25K;
005	811210	0140	8/16/10	\$66,000	DOR RATIO;PREVIMP<=25K;
005	866250	0180	3/17/11	\$190,000	Diagnostic Outlier-SAS
005	866250	0230	8/26/10	\$341,224	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	885650	0300	9/23/11	\$203,000	FINANCIAL INSTITUTION RESALE
005	912240	0020	1/16/09	\$262,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	914710	0065	8/16/10	\$183,000	PREVIMP<=25K
005	915150	0110	11/11/09	\$254,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	0581	3/17/09	\$276,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	0680	8/27/10	\$133,000	Diagnostic Outlier-SAS
005	918370	0755	10/18/10	\$170,500	Diagnostic Outlier-SAS
005	918370	0967	5/31/11	\$163,000	Diagnostic Outlier-SAS
005	918370	1475	7/5/11	\$190,000	Diagnostic Outlier-SAS
005	918370	2924	2/4/11	\$133,551	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	918370	3015	1/12/11	\$152,000	Diagnostic Outlier-SAS
005	918370	3285	1/28/09	\$181,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	3386	6/3/11	\$160,000	FINANCIAL INSTITUTION RESALE
005	919710	0142	1/21/11	\$136,000	FINANCIAL INSTITUTION RESALE
005	919710	0232	7/12/11	\$95,000	Diagnostic Outlier-SAS
005	919710	0233	4/22/11	\$66,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	919710	0290	10/16/09	\$123,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE;
005	932087	0080	2/8/10	\$197,800	FINANCIAL INSTITUTION RESALE
005	941471	0020	10/18/11	\$219,050	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	029360	0050	5/24/11	\$145,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	032103	0100	6/11/10	\$394,994	BUILDER OR DEVELOPER SALES
006	113760	0140	9/3/10	\$184,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	140300	0010	10/21/10	\$434,000	EXEMPT FROM EXCISE TAX
006	145992	0280	5/23/11	\$314,000	BUILDER OR DEVELOPER SALES
006	150950	0050	3/7/11	\$330,000	RELOCATION - SALE TO SERVICE
006	150950	0220	1/11/11	\$300,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	150970	0260	12/9/11	\$217,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	160800	0020	10/18/11	\$300,000	FINANCIAL INSTITUTION RESALE
006	160800	0120	11/18/11	\$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	165700	0110	6/23/11	\$413,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	178670	0030	6/24/09	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	178671	0020	5/18/11	\$324,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	178671	0140	12/9/11	\$254,000	FINANCIAL INSTITUTION RESALE;
006	179030	0380	5/19/09	\$162,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	202205	9215	8/23/11	\$100,000	DOR RATIO;NON-REPRESENTATIVE SALE;
006	202205	9253	11/23/11	\$185,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	202205	9338	10/20/11	\$327,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	202205	9355	4/13/09	\$73,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	209550	0050	10/21/11	\$205,000	FINANCIAL INSTITUTION RESALE
006	209550	0210	2/27/11	\$267,800	BANKRUPTCY-RECEIVER OR TRUSTEE
006	209550	0210	2/28/11	\$267,800	FORCED SALE
006	210850	0270	2/7/09	\$340,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	212205	9014	12/1/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9040	5/26/11	\$165,000	FINANCIAL INSTITUTION RESALE
006	212205	9090	12/28/11	\$280,000	Diagnostic Outlier-SAS
006	212205	9216	4/26/11	\$27,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	212205	9250	8/18/10	\$309,000	FINANCIAL INSTITUTION RESALE
006	212205	9251	12/23/10	\$292,000	FINANCIAL INSTITUTION RESALE
006	212205	9252	4/26/10	\$309,950	FINANCIAL INSTITUTION RESALE
006	212205	9253	3/18/10	\$309,500	FINANCIAL INSTITUTION RESALE
006	212205	9255	6/23/11	\$50,000	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
006	216140	0070	10/21/11	\$178,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	221291	0090	11/17/10	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	221291	0350	8/19/09	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	221291	0400	6/2/11	\$155,000	Diagnostic Outlier-SAS
006	221291	0450	10/25/11	\$135,000	FINANCIAL INSTITUTION RESALE
006	222205	9055	5/26/11	\$188,000	Diagnostic Outlier-SAS
006	222205	9153	12/16/11	\$325,208	PREVIMP<=25K
006	262400	0110	12/8/10	\$475,000	Diagnostic Outlier-SAS
006	270845	0040	5/5/11	\$525,000	Diagnostic Outlier-SAS
006	270845	0070	8/18/09	\$450,000	RELOCATION - SALE BY SERVICE;
006	270845	0070	8/18/09	\$450,000	RELOCATION - SALE TO SERVICE
006	270845	0150	3/31/10	\$400,000	BANKRUPTCY-RECEIVER OR TRUSTEE
006	272205	9144	5/31/11	\$185,000	FINANCIAL INSTITUTION RESALE
006	272205	9197	3/14/11	\$156,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	272205	9283	9/29/11	\$294,000	DOR RATIO
006	282205	9105	5/25/10	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	282205	9189	6/2/09	\$100,000	DOR RATIO
006	282205	9199	11/22/10	\$159,549	FINANCIAL INSTITUTION RESALE
006	282205	9228	5/7/09	\$103,500	DOR RATIO
006	282205	9243	11/1/11	\$170,000	Diagnostic Outlier-SAS
006	282205	9288	1/8/09	\$213,000	Diagnostic Outlier-SAS
006	282205	9370	1/26/10	\$276,950	PREVIMP<=25K
006	282205	9371	6/3/09	\$100,000	DOR RATIO
006	321156	0070	8/8/11	\$262,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	321158	0010	9/12/11	\$227,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
006	321158	0020	3/17/09	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329575	0490	1/19/10	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	329575	0490	1/19/10	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	329595	0040	9/21/10	\$314,950	PREVIMP<=25K
006	329595	0060	7/21/10	\$370,000	FINANCIAL INSTITUTION RESALE
006	329595	0210	10/5/10	\$263,974	PREVIMP<=25K
006	329871	0030	9/2/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	329871	0060	12/7/10	\$197,500	FINANCIAL INSTITUTION RESALE
006	329871	0120	4/24/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329871	0210	7/11/11	\$200,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	340030	0031	5/4/11	\$102,000	TEAR DOWN; FINANCIAL INSTITUTION RESALE
006	351210	0100	5/11/11	\$137,960	NON-REPRESENTATIVE SALE;
006	372880	0070	10/12/10	\$500,000	TEAR DOWN;
006	372880	0125	11/24/10	\$430,000	Diagnostic Outlier-SAS
006	381470	0210	7/20/11	\$225,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	381470	1060	10/28/09	\$205,000	NON-REPRESENTATIVE SALE
006	382650	0020	9/8/10	\$190,000	NON-REPRESENTATIVE SALE;
006	382650	0190	4/12/11	\$215,000	FINANCIAL INSTITUTION RESALE
006	382650	0360	12/15/11	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	382650	0380	12/8/10	\$183,750	NON-REPRESENTATIVE SALE;
006	382650	0600	9/2/11	\$224,900	RELOCATION - SALE TO SERVICE
006	382650	0970	3/2/11	\$165,000	NON-REPRESENTATIVE SALE;
006	382650	1270	11/7/11	\$195,000	Diagnostic Outlier-SAS
006	383021	0410	7/2/09	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	383021	0520	4/1/09	\$200,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	403050	0200	11/23/11	\$195,200	DOR RATIO;QUIT CLAIM DEED;
006	403050	0200	3/16/09	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	405080	0035	2/11/10	\$368,000	SHORT SALE
006	405080	0070	9/28/11	\$197,000	Diagnostic Outlier-SAS
006	405110	0280	9/24/10	\$222,039	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
006	405110	0280	3/15/11	\$114,450	NON-REPRESENTATIVE SALE;
006	405110	0370	7/12/11	\$190,000	FINANCIAL INSTITUTION RESALE
006	405111	0180	9/24/09	\$200,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	405130	0050	12/23/11	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	418040	0090	4/28/10	\$200,000	NON-REPRESENTATIVE SALE
006	439700	0040	5/7/09	\$345,000	NON-REPRESENTATIVE SALE;
006	501580	0070	6/18/09	\$414,950	Diagnostic Outlier-SAS
006	505790	0030	8/12/10	\$224,900	FINANCIAL INSTITUTION RESALE
006	505790	0080	3/4/09	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	505790	0100	4/20/09	\$224,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	534400	0140	12/9/10	\$247,500	FINANCIAL INSTITUTION RESALE
006	534400	0170	8/10/09	\$319,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541230	0080	2/28/09	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541230	0220	10/29/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	541230	0430	10/15/11	\$204,300	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION;
006	541230	0430	6/25/10	\$163,994	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION;
006	541231	0070	12/8/09	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	541231	0220	10/14/11	\$316,243	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	541231	0240	3/23/09	\$237,000	EXEMPT FROM EXCISE TAX;
006	541231	0240	1/22/10	\$220,000	FINANCIAL INSTITUTION RESALE
006	541231	0450	4/23/10	\$232,210	FINANCIAL INSTITUTION RESALE
006	541231	0450	12/8/09	\$208,250	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	541240	0010	11/14/11	\$219,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	541240	0130	11/22/11	\$251,271	EXEMPT FROM EXCISE TAX;
006	542030	0110	9/28/09	\$190,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
006	542030	0240	9/11/10	\$294,784	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
006	542030	0320	4/22/10	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	546630	0100	7/23/10	\$162,900	FINANCIAL INSTITUTION RESALE
006	546630	0180	1/25/10	\$157,900	FINANCIAL INSTITUTION RESALE
006	546630	0300	3/17/09	\$185,000	NO MARKET EXPOSURE
006	546630	0480	4/27/10	\$124,000	EXEMPT FROM EXCISE TAX
006	546630	0480	8/9/10	\$130,000	NON-REPRESENTATIVE SALE;
006	546630	0500	4/15/10	\$150,000	FINANCIAL INSTITUTION RESALE
006	546630	0580	6/23/11	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
006	546631	0370	9/26/11	\$94,950	Diagnostic Outlier-SAS
006	546631	0410	1/7/11	\$92,500	Diagnostic Outlier-SAS
006	546631	0470	12/3/09	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	546631	0580	8/7/09	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	546631	0580	2/17/09	\$181,109	EXEMPT FROM EXCISE TAX
006	546790	0020	7/27/11	\$180,000	Diagnostic Outlier-SAS
006	546790	0250	3/16/10	\$1,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
006	546791	0210	12/3/10	\$280,000	FINANCIAL INSTITUTION RESALE
006	546800	0020	3/27/09	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546800	0145	5/24/10	\$136,000	Diagnostic Outlier-SAS
006	546950	0360	10/8/09	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	546950	0410	9/27/11	\$279,000	Diagnostic Outlier-SAS
006	546950	0750	10/13/11	\$585,000	Diagnostic Outlier-SAS
006	546950	0750	4/25/11	\$328,000	FINANCIAL INSTITUTION RESALE
006	546950	0970	3/19/09	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	546950	1440	2/3/09	\$1,175,000	Lack of Representation-Grade11
006	546950	2210	5/25/11	\$177,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
006	546950	2260	2/3/10	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	546950	3090	1/26/09	\$315,000	Diagnostic Outlier-SAS
006	546950	3100	4/15/10	\$180,000	Diagnostic Outlier-SAS
006	546950	3480	5/5/11	\$1,000,000	QUIT CLAIM DEED
006	547010	0320	10/18/10	\$70,000	DOR RATIO
006	571420	0020	12/21/11	\$258,600	PREVIMP<=25K
006	571420	0180	12/6/11	\$249,000	PREVIMP<=25K
006	571420	0230	12/28/11	\$248,200	PREVIMP<=25K
006	637900	0070	3/6/11	\$67,180	DOR RATIO;QUIT CLAIM DEED;
006	660079	0020	11/14/11	\$112,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	660079	0210	7/23/09	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	660079	0210	2/10/09	\$298,794	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	670590	0010	1/22/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	682980	0060	9/1/11	\$118,000	FINANCIAL INSTITUTION RESALE
006	714020	0260	11/8/10	\$160,000	FINANCIAL INSTITUTION RESALE
006	714020	0340	1/19/11	\$166,666	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	714020	0400	12/4/09	\$340,835	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	714020	0500	5/1/09	\$206,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	714020	0600	6/4/10	\$260,000	RELOCATION - SALE TO SERVICE
006	724810	0050	12/13/10	\$100,000	DOR RATIO;QUIT CLAIM DEED
006	724810	0050	12/14/10	\$100,000	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
006	769060	0150	12/7/11	\$202,350	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	769060	0200	6/24/11	\$202,000	FINANCIAL INSTITUTION RESALE
006	769786	0160	7/12/11	\$177,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	769786	0190	2/20/09	\$237,405	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769786	0280	11/22/11	\$217,000	EXEMPT FROM EXCISE TAX;
006	769786	0490	9/19/11	\$220,000	FINANCIAL INSTITUTION RESALE
006	769787	0360	9/20/11	\$149,900	FINANCIAL INSTITUTION RESALE
006	769787	0670	6/15/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	769787	0740	7/30/10	\$170,500	FINANCIAL INSTITUTION RESALE
006	769791	0240	12/9/11	\$186,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
006	769791	0370	8/13/09	\$213,978	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
006	776340	0060	1/26/10	\$209,000	FINANCIAL INSTITUTION RESALE
006	783080	0297	10/28/10	\$170,000	PREVIMP<=25K
006	801620	0470	11/8/11	\$192,934	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	801623	0150	12/2/11	\$183,500	EXEMPT FROM EXCISE TAX;
006	801623	0210	11/17/10	\$265,000	RELOCATION - SALE TO SERVICE
006	801625	0010	9/16/10	\$188,500	NON-REPRESENTATIVE SALE
006	809680	0140	10/11/11	\$284,950	PREVIMP<=25K
006	813330	0050	5/21/10	\$225,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	855570	0020	7/31/09	\$387,000	Diagnostic Outlier-SAS
006	855570	0090	3/23/11	\$311,440	FINANCIAL INSTITUTION RESALE
006	858100	0280	5/26/09	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	894446	0010	9/9/09	\$379,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	894446	0160	8/4/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	894446	0240	8/1/11	\$315,000	FINANCIAL INSTITUTION RESALE
006	894446	0250	8/4/11	\$61,844	DOR RATIO;QUIT CLAIM DEED;
006	894446	0250	8/4/11	\$61,844	DOR RATIO;QUIT CLAIM DEED;
006	945420	0025	6/3/11	\$319,000	DOR RATIO;FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	132204	9347	11/30/10	\$50,000	16,570	N	N
5	132204	9350	11/30/10	\$50,000	16,570	N	N
5	242204	9091	4/10/09	\$85,000	3,433	N	N
5	292205	9162	2/4/09	\$760,000	85,701	N	N
5	436960	0030	10/6/11	\$45,000	6,420	Y	N
6	329595	0040	5/6/10	\$90,000	7,346	N	N
6	329595	0210	5/6/10	\$90,000	5,700	N	N

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	346280	0209	1/7/10	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
5	600000	0052	8/6/09	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	282205	9363	1/7/10	\$294,479	EASEMENT OR RIGHT-OF-WAY
6	571420	0080	5/5/09	\$150,000	IMP CHARACTERISTICS CHANGED SINCE SALE