

Residential Revalue

2012 Assessment Roll

Newcastle

Area 64

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<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

Newcastle

Housing



Grade 6/ Year Built 1932/ Total Living Area 1900SF



Grade 7/ Year Built 1989 Total Living Area 2000SF



Grade 8/ Year Built 1993/ Total Living Area 2280SF



Grade 9/ Year Built 2001/ Total Living Area 3920SF



Grade 10/ Year Built 1993/ Total Living Area 3150SF



Grade 11/ Year Built 2007/ Total Living Area 4940SF

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: Newcastle / 64

Number of Improved Sales: 553

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	\$238,600	\$215,100	\$453,700			
2012 Value	\$232,500	\$214,600	\$447,100	\$488,700	91.5%	8.96%
Change	-\$6,100	-\$500	-\$6,600			
% Change	-2.6%	-0.2%	-1.5%			

*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	\$235,300	\$179,500	\$414,800
2012 Value	\$229,300	\$179,100	\$408,400
Percent Change	-2.5%	-0.2%	-1.5%

Number of one to three unit residences in the population: 5619

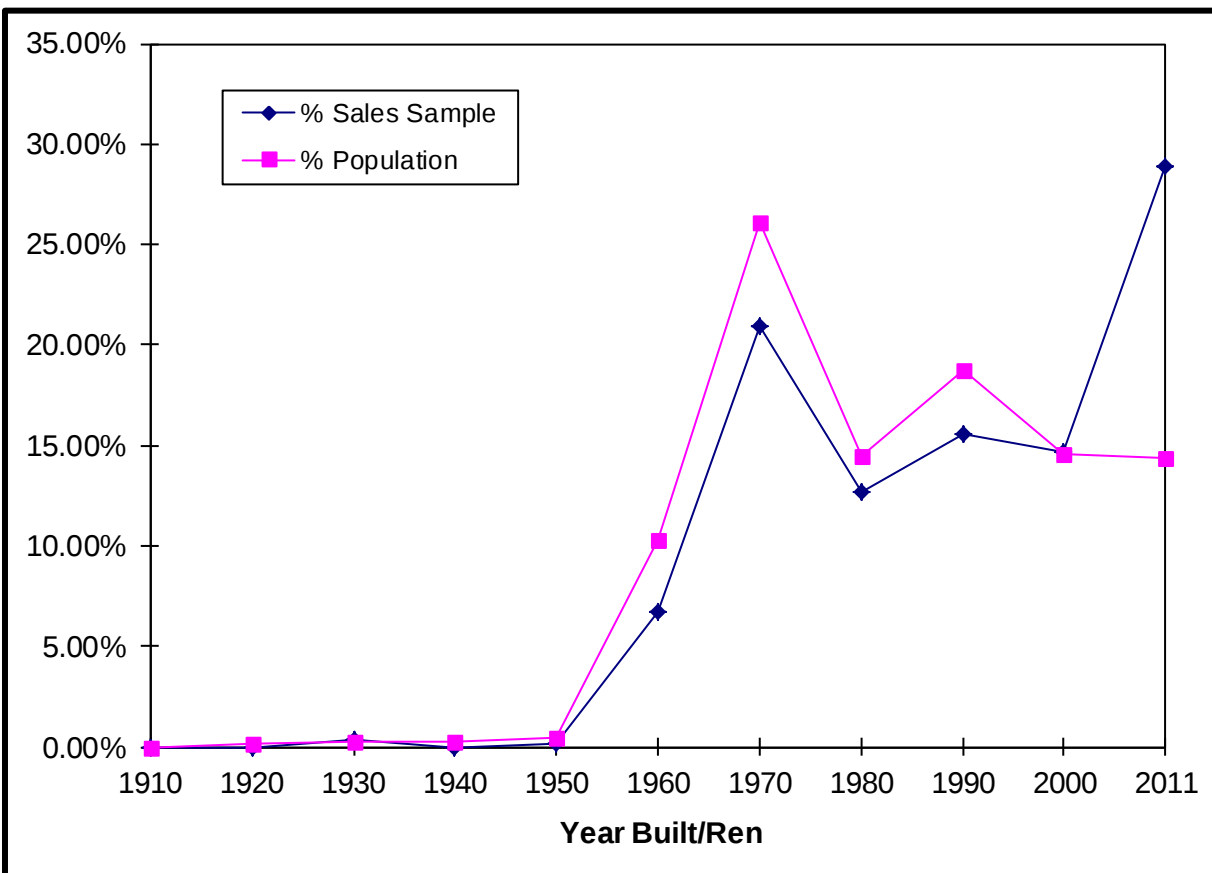
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except good / very good condition improvements, plat 541535 (Meadow View Park Subdivision) and plat 929300 (Westfield PUD Subdivision). Plat 541535 and Plat 929300 would receive an additional upward adjustment due to lower assessment ratio than other parcels. Similarly, good and very good condition home *not* located in plat 541535 and 929300 would receive no adjustment on previous value.

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	0	0.00%
1920	0	0.00%
1930	2	0.36%
1940	0	0.00%
1950	1	0.18%
1960	37	6.69%
1970	116	20.98%
1980	70	12.66%
1990	86	15.55%
2000	81	14.65%
2011	160	28.93%
	553	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	10	0.18%
1930	16	0.28%
1940	17	0.30%
1950	29	0.52%
1960	580	10.32%
1970	1468	26.13%
1980	816	14.52%
1990	1056	18.79%
2000	820	14.59%
2011	806	14.34%
	5619	

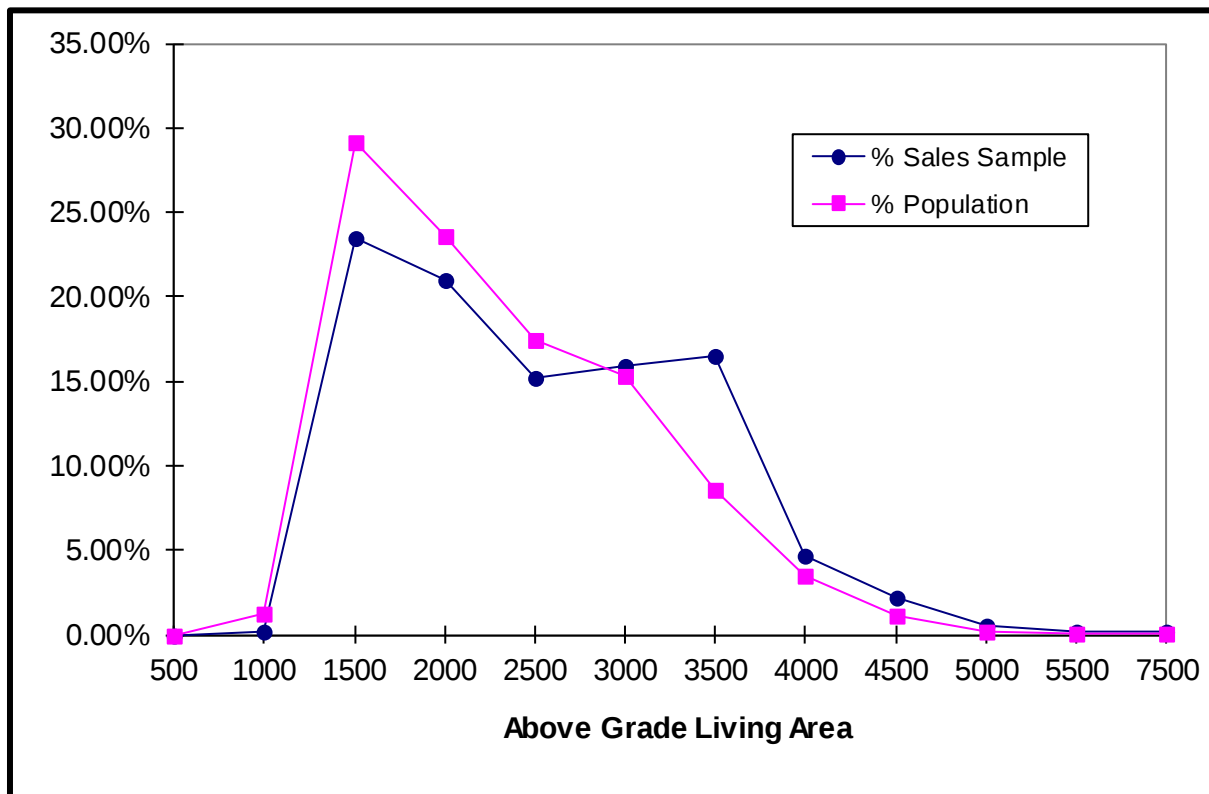


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	1	0.18%
1500	130	23.51%
2000	116	20.98%
2500	84	15.19%
3000	88	15.91%
3500	91	16.46%
4000	26	4.70%
4500	12	2.17%
5000	3	0.54%
5500	1	0.18%
7500	1	0.18%
	553	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	71	1.26%
1500	1635	29.10%
2000	1327	23.62%
2500	979	17.42%
3000	858	15.27%
3500	482	8.58%
4000	193	3.43%
4500	60	1.07%
5000	8	0.14%
5500	3	0.05%
7500	3	0.05%
	5619	

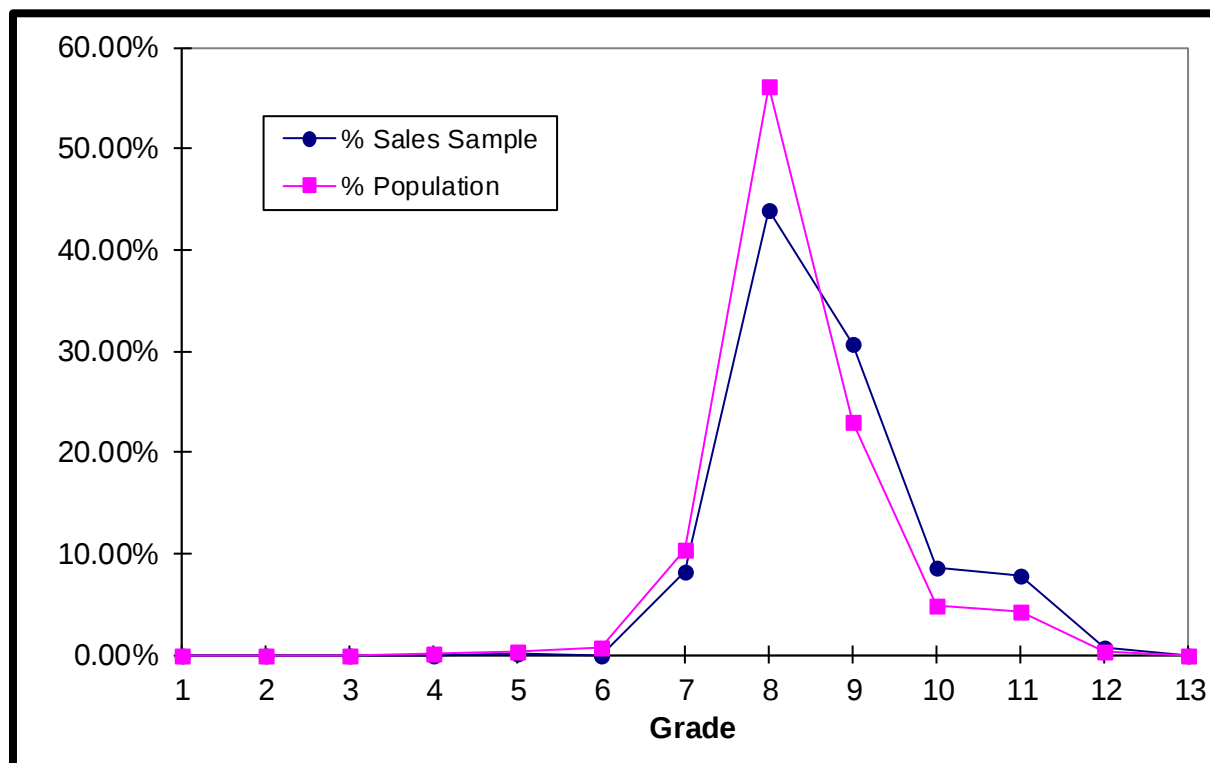


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.18%
6	0	0.00%
7	45	8.14%
8	243	43.94%
9	170	30.74%
10	47	8.50%
11	43	7.78%
12	4	0.72%
13	0	0.00%
553		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	21	0.37%
6	34	0.61%
7	583	10.38%
8	3152	56.10%
9	1296	23.06%
10	273	4.86%
11	243	4.32%
12	13	0.23%
13	0	0.00%
5619		



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

Based on 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 2.6% 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 except good / very good condition improvements, plat 541535 (Meadow View Park Subdivision) and plat 929300 (Westfield PUD Subdivision). Plat 541535 and Plat 929300 would receive an additional upward adjustment due to lower assessment ratio than other parcels. Similarly, good and very good condition home *not* located in plat 541535 and 929300 would receive no adjustment on previous value.

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 553 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 91.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -1.5%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 64 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

-2.25%

**Good /V.Good
condition except
plat 541535 &
929300**

Yes

% Adjustment 0.00%

Plat 541535

Yes

% Adjustment 6.01%

Plat 929300

Yes

% Adjustment 10.57%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Good/V.good condition parcel not located in plat 541535 and plat 929300 would receive no adjustment. 1736 parcels in the improved population would receive no change on previous year value. There were 127 sales.

Parcels located in Major 541535 (Meadow View Park Subdivision) would receive approximately 6.01% upward adjustment. 80 parcels in the improved population would receive this adjustment. There were 11 sales.

Similarly, parcels located in major 929300 (Westfield PUD Subdivision) would receive approximately 10.57% upward adjustment. 18 parcels in the improved population would receive this adjustment. There were 11 sales.

67.3% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 64 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
541535	Meadow View Park Subdivision	11	80	13.7%	NW 35-24-5 SE 27-24-5 SW 26-24-5	5	9-10	1990-1995	SE 77 th Pl and 143 rd Ave SE
929300	Westfield PUD Subdivision	11	18	61.1%	SW-21-24-5	5	9	2007-2010	SE 64 th St and 116 th Ave SE

Area 64 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.897, resulting in an adjusted value of \$471,000 ($\$525,000 \times 0.897 = \$471,000$ – rounded to the nearest \$1,000.)

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.872	-12.8%
2/1/2009	0.876	-12.4%
3/1/2009	0.879	-12.1%
4/1/2009	0.883	-11.7%
5/1/2009	0.886	-11.4%
6/1/2009	0.890	-11.0%
7/1/2009	0.893	-10.7%
8/1/2009	0.897	-10.3%
9/1/2009	0.900	-10.0%
10/1/2009	0.904	-9.6%
11/1/2009	0.908	-9.2%
12/1/2009	0.911	-8.9%
1/1/2010	0.915	-8.5%
2/1/2010	0.918	-8.2%
3/1/2010	0.922	-7.8%
4/1/2010	0.925	-7.5%
5/1/2010	0.929	-7.1%
6/1/2010	0.932	-6.8%
7/1/2010	0.936	-6.4%
8/1/2010	0.939	-6.1%
9/1/2010	0.943	-5.7%
10/1/2010	0.947	-5.3%
11/1/2010	0.950	-5.0%
12/1/2010	0.954	-4.6%
1/1/2011	0.957	-4.3%
2/1/2011	0.961	-3.9%
3/1/2011	0.964	-3.6%
4/1/2011	0.968	-3.2%
5/1/2011	0.971	-2.9%
6/1/2011	0.975	-2.5%
7/1/2011	0.978	-2.2%
8/1/2011	0.982	-1.8%
9/1/2011	0.986	-1.4%
10/1/2011	0.989	-1.1%
11/1/2011	0.993	-0.7%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 64
(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	202405	9040	10/5/11	\$310,000	\$307,000	1140	5	1946	Avg	30302	N	N	11324 SE 60TH ST
005	334510	0378	7/27/09	\$285,000	\$255,000	1000	7	1972	Good	24910	N	N	12250 SE 91ST ST
005	320500	0290	1/18/11	\$260,000	\$249,000	1070	7	1960	VGood	10446	N	N	12150 SE 70TH ST
005	320500	0320	7/28/11	\$292,500	\$287,000	1070	7	1960	Good	10736	N	N	12174 SE 70TH ST
005	320510	0300	10/22/10	\$308,000	\$292,000	1070	7	1961	Avg	9849	N	N	12102 SE 70TH ST
005	607250	0080	11/24/09	\$326,000	\$297,000	1080	7	1963	Avg	7393	N	N	6335 121ST PL SE
005	221611	0090	11/20/09	\$265,000	\$241,000	1180	7	1970	Good	10999	N	N	8824 123RD AVE SE
005	162405	9083	9/15/09	\$325,000	\$293,000	1200	7	1959	Avg	37026	N	N	4627 125TH AVE SE
005	320520	0530	9/22/10	\$312,000	\$295,000	1210	7	1967	Avg	9090	N	N	7323 127TH AVE SE
005	607130	0080	3/26/10	\$405,000	\$374,000	1240	7	1960	Good	9240	N	N	12246 SE 55TH PL
005	320480	0330	6/11/09	\$343,000	\$306,000	1250	7	1968	Good	7700	N	N	7202 121ST PL SE
005	206480	1050	10/24/11	\$292,500	\$290,000	1270	7	1970	Good	8100	N	N	12611 SE 75TH ST
005	334330	0520	5/18/09	\$430,000	\$382,000	1270	7	1928	Good	59386	N	N	11209 SE 74TH ST
005	789500	0030	5/15/09	\$343,950	\$305,000	1270	7	1966	Avg	9454	N	N	11452 SE 86TH ST
005	334630	0360	6/22/10	\$370,000	\$346,000	1290	7	1985	Avg	20404	N	N	8718 116TH AVE SE
005	242400	0440	9/20/11	\$252,000	\$249,000	1300	7	1960	Avg	23342	N	N	8943 133RD AVE SE
005	334330	0180	4/28/09	\$370,000	\$328,000	1300	7	1998	Avg	22605	Y	N	7628 114TH PL SE
005	607120	0055	7/27/09	\$450,000	\$403,000	1310	7	1963	Avg	12965	N	N	11719 SE 58TH ST
005	320480	0210	2/19/10	\$326,000	\$300,000	1330	7	1968	Avg	8330	N	N	12000 SE 73RD PL
005	320480	0290	8/1/11	\$308,000	\$302,000	1330	7	1968	Good	8250	N	N	7223 121ST PL SE
005	334330	1380	8/12/10	\$375,500	\$353,000	1330	7	1921	Good	27357	N	N	6205 LAKE WASHINGTON BLVD SE
005	242400	0260	10/29/11	\$299,950	\$298,000	1340	7	1973	Avg	17950	N	N	8906 132ND PL SE
005	320500	0310	2/25/09	\$285,000	\$250,000	1340	7	1960	Good	9339	N	N	12166 SE 70TH ST
005	106660	0070	9/7/11	\$310,000	\$306,000	1350	7	1956	Good	10800	N	N	11811 SE 88TH ST
005	320520	0310	3/3/10	\$362,000	\$334,000	1360	7	1964	Good	8993	N	N	7314 127TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	607130	0170	3/17/10	\$405,000	\$374,000	1400	7	1960	Avg	10350	N	N	5245 120TH AVE SE
005	320480	0520	1/13/09	\$370,000	\$323,000	1410	7	1967	Good	7700	N	N	7229 123RD AVE SE
005	607120	0795	4/26/11	\$268,800	\$261,000	1450	7	1959	Good	10200	N	N	5420 118TH AVE SE
005	320480	0030	5/24/11	\$280,000	\$273,000	1490	7	1968	Good	12865	N	N	7220 123RD AVE SE
005	790250	0040	9/29/09	\$352,500	\$319,000	1520	7	1963	Good	15241	N	N	8932 121ST AVE SE
005	790250	0070	6/16/10	\$325,000	\$304,000	1520	7	1965	Good	10414	N	N	8952 121ST AVE SE
005	323900	0170	12/16/09	\$440,000	\$402,000	1550	7	1963	Avg	10859	Y	N	11225 SE 76TH ST
005	320510	0140	10/8/09	\$352,000	\$318,000	1560	7	1962	Good	7762	N	N	12110 SE 71ST PL
005	320480	0310	10/21/09	\$369,000	\$334,000	1590	7	1968	Good	8250	N	N	7207 121ST PL SE
005	221611	0130	4/29/10	\$275,900	\$256,000	1620	7	1970	Good	9768	N	N	12315 SE 88TH PL
005	607265	0070	12/28/10	\$375,000	\$359,000	1620	7	1970	Avg	12600	N	N	6710 123RD PL SE
005	320510	0050	5/21/10	\$375,000	\$349,000	1660	7	1962	Good	9716	N	N	7025 121ST AVE SE
005	320520	0220	10/1/09	\$395,000	\$357,000	1680	7	1963	VGood	9364	N	N	12504 SE 73RD ST
005	607120	0375	6/6/11	\$360,000	\$351,000	1680	7	1959	Avg	9429	N	N	5634 117TH AVE SE
005	282405	9107	7/15/10	\$297,000	\$278,000	1700	7	1967	Good	16552	N	N	7438 116TH AVE SE
005	403550	0025	12/22/11	\$310,000	\$310,000	1750	7	1955	Avg	15850	N	N	4636 119TH AVE SE
005	078800	0010	1/25/10	\$415,000	\$381,000	1810	7	1988	Avg	5282	N	N	6142 115TH PL SE
005	320480	0120	5/21/10	\$380,000	\$354,000	1870	7	1978	Good	10178	N	N	7309 122ND AVE SE
005	320510	0220	7/7/09	\$373,000	\$333,000	1870	7	1961	Good	11007	N	N	7022 121ST AVE SE
005	282405	9128	8/23/10	\$392,000	\$369,000	1990	7	1971	VGood	7405	N	N	6707 127TH PL SE
005	320480	0420	6/15/10	\$304,000	\$284,000	2050	7	1968	Good	7700	N	N	7215 122ND AVE SE
005	607200	0380	12/1/09	\$390,000	\$355,000	1100	8	1962	Good	9650	N	N	12241 SE 62ND ST
005	505650	0110	5/7/09	\$385,000	\$341,000	1160	8	1967	Avg	12640	N	N	6320 123RD AVE SE
005	206480	0070	9/10/09	\$315,000	\$284,000	1200	8	1976	Avg	9076	N	N	7334 127TH PL SE
005	320480	0160	10/4/10	\$390,000	\$369,000	1200	8	1977	Good	10375	N	N	12017 SE 73RD PL

Improved Sales Used in this Annual Update Analysis
Area 64
(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	106660	0025	5/5/11	\$325,000	\$316,000	1210	8	1968	Good	10800	N	N	11645 SE 88TH ST
005	607100	0460	9/7/11	\$450,000	\$444,000	1210	8	1959	Good	9900	N	N	11638 SE 52ND ST
005	607240	0250	7/30/09	\$493,444	\$442,000	1210	8	2008	Avg	9450	N	N	4866 123RD PL SE
005	606790	0190	7/27/09	\$380,000	\$341,000	1220	8	1977	Avg	8603	N	N	6636 118TH AVE SE
005	607100	0550	3/21/11	\$405,000	\$391,000	1220	8	1959	Avg	14400	N	N	5064 119TH AVE SE
005	334510	0194	3/17/10	\$287,500	\$265,000	1240	8	1978	Avg	12407	N	N	12002 SE 91ST ST
005	607100	0205	12/21/09	\$551,155	\$503,000	1240	8	1964	Avg	41050	N	N	5020 117TH AVE SE
005	947771	0030	9/29/10	\$350,000	\$331,000	1240	8	1974	Good	9603	N	N	9223 120TH AVE SE
005	947773	0170	11/29/11	\$317,000	\$316,000	1240	8	1979	Avg	15723	N	N	11813 SE 91ST ST
005	607130	0430	7/21/10	\$385,000	\$361,000	1260	8	1959	Avg	9184	N	N	12025 SE 52ND ST
005	607250	0360	11/14/11	\$445,000	\$443,000	1260	8	1964	Avg	7414	N	N	12160 SE 67TH PL
005	607250	0360	11/8/10	\$453,000	\$431,000	1260	8	1964	Avg	7414	N	N	12160 SE 67TH PL
005	206480	1070	5/11/10	\$350,000	\$325,000	1270	8	1977	Good	8100	N	N	12627 SE 75TH ST
005	403550	0120	11/21/11	\$360,000	\$358,000	1270	8	1954	Good	19646	N	N	4645 119TH AVE SE
005	607120	0995	12/6/10	\$342,800	\$327,000	1270	8	1960	Avg	14890	N	N	5208 119TH AVE SE
005	607160	0670	4/8/11	\$395,000	\$383,000	1270	8	1961	Avg	13330	N	N	5629 125TH AVE SE
005	607240	0010	6/22/11	\$340,000	\$332,000	1280	8	1969	Avg	11536	N	N	5050 123RD AVE SE
005	195181	0010	12/22/10	\$325,000	\$311,000	1290	8	1976	Avg	17600	N	N	6808 128TH AVE SE
005	606791	0250	11/5/09	\$490,950	\$446,000	1290	8	1978	Good	8884	N	N	11808 SE 65TH ST
005	607120	0655	11/19/09	\$280,000	\$255,000	1290	8	1958	Avg	8445	N	N	5222 116TH PL SE
005	607260	0080	5/9/11	\$330,000	\$321,000	1290	8	1967	Avg	8750	N	N	6516 121ST AVE SE
005	195180	0040	6/8/09	\$398,000	\$354,000	1300	8	1976	Good	9665	N	N	6438 131ST AVE SE
005	607260	0170	3/9/10	\$376,000	\$347,000	1300	8	1966	Good	10469	N	N	12119 SE 68TH PL
005	607160	0660	8/25/11	\$430,000	\$424,000	1310	8	1961	Avg	13120	N	N	5637 125TH AVE SE
005	403610	0185	3/1/11	\$450,000	\$434,000	1320	8	1958	Good	11700	N	N	11647 SE 48TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(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	607140	0410	1/23/09	\$435,000	\$380,000	1320	8	1960	Avg	9100	N	N	12554 SE 53RD ST
005	607140	0830	8/19/09	\$460,000	\$413,000	1320	8	1960	Avg	8725	N	N	5412 126TH PL SE
005	607180	0260	5/20/09	\$400,000	\$355,000	1320	8	1962	Avg	9550	N	N	12534 SE 62ND PL
005	607180	0910	11/17/09	\$430,000	\$391,000	1320	8	1962	Avg	9831	N	N	6314 126TH AVE SE
005	607230	0300	4/21/11	\$430,000	\$417,000	1320	8	1963	VGood	9025	N	N	12509 SE 48TH PL
005	607240	0710	5/21/10	\$510,000	\$475,000	1320	8	1971	VGood	11350	N	N	12012 SE 51ST ST
005	670510	0130	7/20/11	\$315,000	\$309,000	1320	8	1986	Good	2757	N	N	6507 113TH PL SE
005	670510	0330	5/13/11	\$300,000	\$292,000	1320	8	1986	Avg	2516	N	N	6514 113TH PL SE
005	670510	0440	2/23/10	\$370,000	\$341,000	1320	8	1986	Avg	2680	N	N	6515 114TH AVE SE
005	670511	0370	2/13/09	\$476,000	\$417,000	1320	8	1986	Avg	2089	N	N	6514 115TH PL SE
005	670512	0220	7/27/11	\$305,000	\$299,000	1320	8	1986	Avg	2526	N	N	6637 113TH PL SE
005	670512	0260	9/10/09	\$385,000	\$347,000	1320	8	1986	Avg	2511	N	N	6713 113TH PL SE
005	670512	0350	4/24/09	\$385,000	\$341,000	1320	8	1986	Avg	2960	N	N	6730 114TH AVE SE
005	670512	0450	8/23/11	\$320,000	\$315,000	1320	8	1986	Avg	2362	N	N	11400 SE 67TH PL
005	670512	0480	10/18/11	\$315,000	\$312,000	1320	8	1986	Avg	2941	N	N	6642 114TH AVE SE
005	206480	0820	4/6/11	\$340,000	\$329,000	1330	8	1976	Good	12459	N	N	7445 125TH AVE SE
005	505650	0410	8/19/10	\$395,000	\$372,000	1340	8	1967	Avg	8689	N	N	12210 SE 64TH PL
005	607160	0810	4/5/10	\$469,000	\$434,000	1340	8	1962	Good	8400	N	N	5641 126TH AVE SE
005	607200	0490	3/18/10	\$420,000	\$388,000	1340	8	1963	Avg	9200	N	N	12210 SE 61ST ST
005	607240	0420	5/6/11	\$465,000	\$452,000	1340	8	1972	Good	8572	N	N	4917 122ND AVE SE
005	607330	0790	12/8/10	\$315,000	\$301,000	1340	8	1967	Good	7725	N	N	12536 SE 72ND ST
005	607330	0790	8/5/09	\$325,000	\$292,000	1340	8	1967	Good	7725	N	N	12536 SE 72ND ST
005	106660	0090	3/23/11	\$414,000	\$400,000	1350	8	1979	Avg	8861	N	N	8914 118TH AVE SE
005	403610	0215	5/25/09	\$425,000	\$378,000	1350	8	1959	Good	11772	Y	N	4705 116TH AVE SE
005	505650	0100	8/9/11	\$300,000	\$295,000	1350	8	1967	Avg	11735	N	N	6404 123RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	505650	0240	5/6/11	\$400,000	\$389,000	1350	8	1966	Good	9000	N	N	12227 SE 65TH ST
005	607160	0430	6/7/10	\$420,000	\$392,000	1350	8	1961	Avg	8400	N	N	12641 SE 60TH ST
005	607260	0350	11/17/10	\$327,000	\$311,000	1350	8	1967	Avg	10200	N	N	6335 121ST AVE SE
005	607180	0420	5/13/10	\$419,000	\$390,000	1360	8	1962	Avg	8790	N	N	6215 127TH AVE SE
005	403490	0022	7/23/10	\$423,000	\$397,000	1370	8	1977	Avg	13328	N	N	4460 119TH AVE SE
005	505650	0420	7/21/09	\$375,000	\$336,000	1370	8	1967	Avg	9300	N	N	12218 SE 64TH PL
005	607100	0520	11/12/09	\$410,000	\$373,000	1370	8	1958	Good	13500	N	N	11651 SE 50TH PL
005	607160	0110	9/1/09	\$429,900	\$387,000	1370	8	1963	Avg	9010	N	N	12604 SE 59TH ST
005	607190	0220	1/13/11	\$468,000	\$449,000	1380	8	1962	Avg	16000	N	N	5812 129TH AVE SE
005	206480	0930	7/12/11	\$389,950	\$382,000	1390	8	1976	Good	9777	N	N	12625 SE 75TH PL
005	607120	0965	8/26/10	\$305,000	\$287,000	1390	8	1962	Good	15114	N	N	5256 119TH AVE SE
005	947773	0140	5/13/09	\$392,000	\$348,000	1390	8	1979	VGood	9605	N	N	9212 118TH CT SE
005	403610	0105	2/25/11	\$392,000	\$378,000	1400	8	1959	Avg	11050	Y	N	4760 116TH AVE SE
005	607100	0200	6/27/11	\$508,000	\$497,000	1400	8	1961	Good	30950	N	N	5024 117TH AVE SE
005	607140	0680	10/4/11	\$415,000	\$411,000	1400	8	1964	Good	9113	N	N	12522 SE 54TH ST
005	607200	0750	7/22/11	\$339,900	\$333,000	1400	8	1963	Avg	8400	N	N	12211 SE 60TH PL
005	607260	0150	12/23/11	\$407,000	\$407,000	1400	8	1966	Avg	8800	N	N	12135 SE 68TH PL
005	607160	0350	6/22/10	\$585,000	\$547,000	1410	8	1972	VGood	8800	N	N	5920 126TH AVE SE
005	607230	0270	1/21/10	\$465,000	\$426,000	1410	8	1965	Good	10952	N	N	12518 SE 48TH PL
005	947773	0020	4/21/09	\$373,000	\$330,000	1410	8	1979	Good	10117	N	N	11726 SE 92ND ST
005	195180	0030	6/25/10	\$420,000	\$393,000	1420	8	1976	Avg	8659	N	N	6450 131ST AVE SE
005	195180	0160	3/23/11	\$418,000	\$404,000	1420	8	1975	Avg	10600	N	N	12916 SE 66TH ST
005	195180	0210	11/23/09	\$360,000	\$328,000	1420	8	1974	Avg	8350	N	N	6625 131ST AVE SE
005	502950	0030	2/17/10	\$390,000	\$359,000	1420	8	1967	Avg	15140	Y	N	6624 109TH PL SE
005	713550	0500	6/15/11	\$395,000	\$386,000	1420	8	1985	Avg	11249	N	N	7540 135TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	670510	0170	10/4/09	\$370,000	\$335,000	1420	8	1986	Avg	2175	N	N	6519 113TH PL SE
005	195180	0780	5/6/10	\$422,502	\$393,000	1430	8	1976	Good	16950	N	N	6612 131ST AVE SE
005	606790	0630	3/18/09	\$475,000	\$418,000	1430	8	1977	Avg	9000	N	N	11629 SE 64TH ST
005	607180	0490	4/9/10	\$392,000	\$363,000	1450	8	1962	Good	8976	N	N	12502 SE 63RD ST
005	607265	0250	3/12/10	\$437,500	\$404,000	1450	8	1965	Good	8125	N	N	6510 122ND PL SE
005	670511	0300	5/13/10	\$365,000	\$339,000	1450	8	1986	Avg	2151	N	N	11423 SE 66TH ST
005	195180	0420	12/20/11	\$352,500	\$352,000	1460	8	1970	Good	7732	N	N	12931 SE 68TH ST
005	947771	0060	11/30/10	\$340,000	\$324,000	1460	8	1974	Good	10397	N	N	11905 SE 93RD ST
005	607160	0460	2/23/10	\$445,000	\$410,000	1470	8	1962	Good	9076	N	N	12665 SE 60TH ST
005	607200	0680	2/10/10	\$405,000	\$372,000	1470	8	1963	Good	8400	N	N	6040 121ST AVE SE
005	607276	0440	2/19/10	\$404,500	\$372,000	1470	8	1974	Good	7400	N	N	4658 121ST AVE SE
005	607276	0510	12/8/11	\$350,000	\$349,000	1470	8	1974	Avg	7056	N	N	12106 SE 46TH CT
005	713550	0460	12/2/11	\$460,000	\$458,000	1470	8	1986	Avg	11149	N	N	7531 135TH AVE SE
005	195180	0640	12/9/09	\$435,000	\$397,000	1480	8	1973	Good	8450	N	N	12933 SE 69TH PL
005	403610	0040	9/15/11	\$504,500	\$498,000	1480	8	1966	Avg	10350	Y	N	11611 SE 47TH ST
005	607100	0170	5/19/11	\$493,300	\$480,000	1480	8	1959	Avg	18400	N	N	5056 117TH AVE SE
005	607120	0700	7/16/09	\$409,500	\$366,000	1480	8	1958	VGood	9660	N	N	5259 117TH AVE SE
005	607240	0040	8/12/11	\$393,500	\$387,000	1480	8	1971	Good	11826	N	N	5032 123RD AVE SE
005	334510	0195	5/9/11	\$365,000	\$355,000	1490	8	1978	Good	20928	N	N	12012 SE 91ST ST
005	606790	0530	3/12/10	\$363,000	\$335,000	1490	8	1977	Good	10875	N	N	11720 SE 65TH ST
005	606790	0640	11/5/09	\$399,950	\$363,000	1490	8	1977	Avg	9000	N	N	11707 SE 64TH ST
005	607230	0320	10/25/10	\$487,000	\$462,000	1500	8	1964	Good	8450	N	N	4830 125TH AVE SE
005	607210	0320	11/15/10	\$380,000	\$362,000	1510	8	1972	Good	9420	N	N	12607 SE 64TH PL
005	607210	0540	9/23/09	\$428,000	\$386,000	1510	8	1973	Good	8400	N	N	6519 126TH AVE SE
005	607210	0670	10/25/11	\$365,000	\$362,000	1510	8	1973	Avg	8560	N	N	6542 125TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	607220	0420	2/11/10	\$355,000	\$326,000	1510	8	1965	Avg	13600	N	N	6221 129TH AVE SE
005	607240	0160	8/25/09	\$530,000	\$477,000	1510	8	1973	Good	8950	N	N	4921 123RD PL SE
005	607323	0120	7/2/10	\$349,000	\$327,000	1510	8	1984	Avg	5708	N	N	6726 119TH AVE SE
005	195180	0790	6/25/09	\$399,000	\$356,000	1520	8	1976	Good	11650	N	N	13117 SE 66TH ST
005	607120	0095	11/21/11	\$428,500	\$426,000	1520	8	1962	Good	13215	N	N	5643 116TH AVE SE
005	607140	0440	8/27/09	\$445,000	\$400,000	1520	8	1961	Avg	9100	N	N	12536 SE 53RD ST
005	607210	0220	5/19/11	\$370,000	\$360,000	1530	8	1973	Avg	9446	N	N	6536 127TH AVE SE
005	607230	0700	6/10/09	\$411,500	\$367,000	1530	8	1964	Avg	8125	N	N	4919 127TH PL SE
005	607240	0410	3/25/11	\$491,000	\$475,000	1530	8	1972	Avg	7110	N	N	4909 122ND AVE SE
005	221225	0200	12/8/10	\$390,000	\$372,000	1540	8	1988	Avg	6850	N	N	6343 114TH AVE SE
005	607200	0770	10/5/09	\$290,000	\$262,000	1540	8	1963	Avg	8839	N	N	12225 SE 60TH PL
005	607275	0050	7/30/10	\$527,000	\$495,000	1540	8	2005	Avg	11130	N	N	12525 SE 47TH PL
005	607200	0880	8/18/11	\$449,000	\$442,000	1550	8	1964	Avg	11200	N	N	6011 121ST AVE SE
005	221225	0230	9/17/09	\$387,000	\$349,000	1560	8	1988	Avg	7343	N	N	6357 114TH AVE SE
005	607210	0390	6/24/09	\$400,000	\$357,000	1560	8	1973	Good	8750	N	N	6533 127TH AVE SE
005	607220	0080	6/21/11	\$519,000	\$507,000	1560	8	1965	Good	8569	N	N	6216 129TH PL SE
005	607250	0140	3/18/09	\$464,000	\$409,000	1560	8	1965	Good	9463	N	N	6517 121ST PL SE
005	607250	0310	10/26/10	\$327,000	\$310,000	1560	8	1965	Avg	7220	N	N	6522 121ST PL SE
005	607250	0370	10/10/11	\$335,000	\$332,000	1560	8	1964	Avg	8352	N	N	12204 SE 67TH PL
005	403590	0130	8/26/10	\$415,000	\$391,000	1580	8	1955	Avg	14600	N	N	4705 118TH AVE SE
005	607100	0125	9/16/10	\$570,000	\$539,000	1580	8	1958	Avg	9831	Y	N	5019 116TH AVE SE
005	607140	0080	7/22/09	\$483,000	\$433,000	1580	8	1960	Avg	14400	N	N	5325 125TH AVE SE
005	731220	0140	8/2/11	\$332,000	\$326,000	1580	8	1983	Good	9768	Y	N	11322 SE 77TH PL
005	607260	0140	9/8/09	\$440,000	\$397,000	1590	8	1967	Avg	8800	N	N	12143 SE 68TH PL
005	607265	0010	9/3/09	\$400,000	\$360,000	1590	8	1971	Avg	11005	N	N	6572 123RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	206480	0350	5/27/09	\$405,000	\$360,000	1600	8	1976	Good	7806	N	N	7350 127TH AVE SE
005	403590	0170	8/16/11	\$619,000	\$609,000	1610	8	1957	Good	11949	Y	N	4605 116TH AVE SE
005	607120	0490	4/30/09	\$399,950	\$354,000	1610	8	1958	Good	8400	N	N	5412 116TH AVE SE
005	607140	0710	9/20/11	\$370,000	\$366,000	1610	8	1961	Good	10352	N	N	12504 SE 56TH ST
005	607210	0510	8/10/10	\$421,000	\$396,000	1610	8	1973	Avg	10236	N	N	12505 SE 65TH ST
005	607210	0600	10/24/09	\$549,950	\$499,000	1610	8	1973	Good	9889	N	N	6553 126TH AVE SE
005	607276	0760	10/18/11	\$496,000	\$492,000	1610	8	1974	Avg	12900	N	N	4661 121ST AVE SE
005	403590	0150	5/12/11	\$560,000	\$545,000	1620	8	1958	Good	14841	N	N	11635 SE 46TH ST
005	607200	0120	5/21/10	\$365,000	\$340,000	1620	8	1966	Avg	12400	N	N	6070 123RD AVE SE
005	606791	0030	11/18/11	\$375,000	\$373,000	1630	8	1978	Avg	11880	N	N	6646 119TH AVE SE
005	607120	0010	11/20/09	\$436,760	\$397,000	1630	8	1959	Avg	9200	N	N	11611 SE 58TH ST
005	607323	0160	12/8/09	\$319,770	\$292,000	1630	8	1984	Avg	4847	N	N	11828 SE 68TH PL
005	607210	0240	8/26/09	\$425,000	\$382,000	1640	8	1973	Avg	9251	N	N	6550 127TH AVE SE
005	386410	0120	9/13/11	\$475,000	\$469,000	1650	8	1972	Good	9670	N	N	11118 SE 57TH ST
005	607160	0650	7/25/11	\$550,000	\$540,000	1650	8	1963	VGood	13120	N	N	5643 125TH AVE SE
005	606790	0670	3/18/11	\$401,000	\$387,000	1660	8	1977	Good	9827	N	N	11731 SE 64TH ST
005	607200	0370	5/6/11	\$364,000	\$354,000	1660	8	1962	Avg	11050	N	N	12235 SE 62ND ST
005	607230	0600	1/14/11	\$412,000	\$395,000	1660	8	1964	Avg	10964	N	N	12615 SE 51ST ST
005	195180	0020	7/27/10	\$387,000	\$363,000	1680	8	1976	Avg	7855	N	N	6452 131ST AVE SE
005	334510	0542	12/16/09	\$372,500	\$340,000	1680	8	1968	Good	13000	N	N	13028 SE 89TH PL
005	607100	0145	7/8/09	\$462,000	\$413,000	1680	8	1960	Avg	9600	N	N	11738 SE 52ND ST
005	607324	0090	10/6/11	\$360,000	\$356,000	1680	8	1985	Avg	11009	N	N	7017 119TH PL SE
005	607210	0180	1/13/11	\$330,000	\$316,000	1690	8	1972	Avg	8116	N	N	6514 127TH AVE SE
005	607210	0270	7/13/11	\$390,000	\$382,000	1690	8	1973	Good	9294	N	N	6706 127TH AVE SE
005	670510	0010	3/16/11	\$324,000	\$313,000	1700	8	1986	Avg	2573	N	N	11320 SE 65TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(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	670510	0210	8/23/11	\$325,000	\$320,000	1700	8	1986	Avg	2304	N	N	6603 113TH PL SE
005	323900	0080	11/17/10	\$480,000	\$457,000	1710	8	1986	Avg	12607	N	N	7729 111TH PL SE
005	607140	0840	4/14/11	\$553,000	\$536,000	1710	8	1963	Good	8314	N	N	5406 126TH PL SE
005	607230	0770	7/11/11	\$418,000	\$409,000	1710	8	1964	Avg	8450	N	N	5006 126TH AVE SE
005	334630	0312	10/21/11	\$524,950	\$521,000	1720	8	1968	Good	24700	N	N	8421 118TH AVE SE
005	607240	0640	8/25/10	\$549,950	\$518,000	1720	8	1971	Good	10050	N	N	12021 SE 51ST ST
005	607330	0100	7/14/10	\$380,000	\$356,000	1720	8	1967	Good	10319	N	N	7017 125TH AVE SE
005	607330	0410	12/15/11	\$398,000	\$397,000	1720	8	1967	Good	9886	N	N	12554 SE 70TH ST
005	195181	0080	7/23/09	\$515,000	\$461,000	1730	8	1976	Avg	16468	N	N	6703 128TH AVE SE
005	607180	0500	7/26/10	\$375,000	\$352,000	1730	8	1962	Avg	9439	N	N	6240 125TH AVE SE
005	670510	0080	5/21/10	\$400,000	\$372,000	1750	8	1986	Avg	2471	N	N	11302 SE 65TH ST
005	670511	0310	10/6/09	\$325,000	\$294,000	1750	8	1986	Avg	2489	N	N	11425 SE 66TH ST
005	638891	0200	8/20/09	\$400,000	\$360,000	1770	8	1992	Avg	6810	N	N	12630 SE 80TH WAY
005	221225	0060	8/6/09	\$475,000	\$426,000	1790	8	1988	Avg	7359	N	N	6322 114TH AVE SE
005	221225	0080	7/15/09	\$481,000	\$430,000	1790	8	1989	Avg	7851	N	N	6310 114TH AVE SE
005	607140	0690	11/13/09	\$439,500	\$399,000	1800	8	1961	Good	9425	N	N	12516 SE 54TH ST
005	607150	0010	8/17/11	\$560,000	\$551,000	1800	8	1964	Good	16761	N	N	5200 128TH AVE SE
005	713550	0450	9/10/09	\$455,500	\$411,000	1800	8	1986	Avg	13458	N	N	7525 135TH AVE SE
005	607220	0320	9/19/11	\$348,000	\$344,000	1810	8	1965	Good	8850	N	N	12925 SE 63RD PL
005	607230	0030	9/13/11	\$340,000	\$336,000	1810	8	1965	Avg	8333	N	N	12520 SE 51ST ST
005	607330	0540	9/25/09	\$450,000	\$406,000	1810	8	1967	Good	7686	N	N	12533 SE 70TH ST
005	607230	0130	6/16/11	\$465,000	\$454,000	1830	8	1964	Avg	8450	N	N	12509 SE 49TH ST
005	607330	0360	6/16/09	\$350,000	\$312,000	1830	8	1967	Avg	11250	N	N	7002 127TH PL SE
005	607200	0870	8/5/10	\$450,000	\$423,000	1840	8	1963	Good	10200	N	N	6005 121ST AVE SE
005	670512	0490	7/13/11	\$395,000	\$387,000	1860	8	1986	Good	2526	N	N	6640 114TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	607120	0495	5/30/10	\$365,625	\$341,000	1870	8	1960	Avg	8400	N	N	5404 116TH AVE SE
005	195180	0450	8/4/10	\$400,000	\$376,000	1880	8	1968	Avg	9200	N	N	6821 131ST AVE SE
005	607323	0180	7/26/11	\$333,000	\$327,000	1880	8	1984	Avg	6845	N	N	11823 SE 68TH PL
005	195180	0380	7/1/09	\$385,000	\$344,000	1900	8	1972	Avg	7940	N	N	6812 129TH PL SE
005	607120	0500	12/16/10	\$375,500	\$359,000	1900	8	1959	Avg	8400	N	N	5262 116TH AVE SE
005	607200	0900	6/11/10	\$475,000	\$443,000	1900	8	2007	Avg	8400	N	N	6033 121ST AVE SE
005	607210	0130	10/9/09	\$435,000	\$394,000	1920	8	1971	Avg	9226	N	N	12704 SE 65TH ST
005	230900	0010	11/17/11	\$430,000	\$428,000	1920	8	2010	Avg	5515	N	N	11598 SE 83RD ST
005	607160	0080	8/17/11	\$432,500	\$426,000	1940	8	1961	Good	10076	N	N	5658 126TH AVE SE
005	947771	0200	7/23/09	\$360,000	\$322,000	1940	8	1974	Good	10185	N	N	9226 120TH AVE SE
005	638890	0930	10/27/09	\$405,000	\$367,000	1970	8	1989	Avg	12397	N	N	8448 129TH PL SE
005	607265	0260	3/23/11	\$318,000	\$307,000	1980	8	1965	Good	9425	N	N	6504 122ND PL SE
005	607265	0270	11/4/09	\$425,000	\$386,000	1980	8	1966	Avg	12729	N	N	6501 122ND PL SE
005	607120	0370	7/27/11	\$380,000	\$373,000	2000	8	1959	Avg	9429	N	N	5644 117TH AVE SE
005	195180	0300	2/7/11	\$380,000	\$365,000	2020	8	1972	Avg	9113	N	N	6801 129TH PL SE
005	607324	0080	6/4/09	\$432,250	\$385,000	2050	8	1986	Avg	11004	N	N	7011 119TH PL SE
005	713550	0170	6/9/10	\$520,950	\$486,000	2070	8	1985	Avg	12598	N	N	7618 134TH AVE SE
005	607220	0020	11/12/09	\$525,000	\$477,000	2090	8	1977	Good	10478	N	N	6316 129TH PL SE
005	207850	0090	10/5/09	\$455,000	\$411,000	2090	8	1996	Avg	8528	N	N	8227 121ST AVE SE
005	411381	0020	8/19/11	\$401,000	\$395,000	2120	8	1994	Avg	22053	N	N	12139 SE 75TH PL
005	638890	0270	4/23/09	\$500,000	\$443,000	2130	8	1989	Avg	7771	Y	N	7917 129TH PL SE
005	029100	0170	6/24/11	\$427,000	\$417,000	2170	8	1993	Avg	6200	N	N	11517 SE 70TH ST
005	505650	0190	3/10/10	\$388,888	\$359,000	2180	8	1966	Avg	8100	N	N	12210 SE 65TH PL
005	638890	0990	2/19/10	\$450,000	\$414,000	2190	8	1988	Avg	10810	Y	N	12813 SE 80TH WAY
005	607190	0010	9/27/10	\$460,000	\$435,000	2210	8	1962	Avg	9150	N	N	5603 129TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	607200	0890	9/22/09	\$505,000	\$456,000	2210	8	1963	Good	8440	N	N	6023 121ST AVE SE
005	607100	0500	5/11/10	\$580,000	\$539,000	2220	8	1958	Good	10750	N	N	5054 116TH AVE SE
005	195180	0110	2/23/09	\$479,000	\$421,000	2240	8	1973	Avg	15255	N	N	6429 131ST AVE SE
005	410490	0600	5/5/11	\$365,500	\$355,000	2240	8	1990	Avg	7821	N	N	7921 119TH CT SE
005	607230	0830	9/16/09	\$520,000	\$469,000	2260	8	1964	Good	8400	N	N	12517 SE 51ST ST
005	029100	0040	8/19/09	\$472,500	\$425,000	2280	8	1993	Avg	7344	N	N	6918 115TH PL SE
005	029100	0070	12/30/10	\$410,000	\$392,000	2280	8	1993	Avg	7993	N	N	6902 115TH PL SE
005	607180	0230	7/21/09	\$445,000	\$399,000	2280	8	1962	Avg	10650	N	N	12515 SE 62ND PL
005	607250	0530	12/15/11	\$315,000	\$314,000	2290	8	1966	Avg	8194	N	N	6860 123RD AVE SE
005	607270	0070	4/20/11	\$422,000	\$409,000	2300	8	1965	Avg	13120	N	N	4909 125TH AVE SE
005	638890	0300	6/15/10	\$379,000	\$354,000	2310	8	1989	Avg	10712	Y	N	7951 129TH PL SE
005	638890	0410	4/6/09	\$460,000	\$406,000	2340	8	1989	Avg	7764	N	N	8011 128TH AVE SE
005	334630	0416	9/11/09	\$415,000	\$374,000	2360	8	1977	Good	13083	N	N	11825 SE 87TH ST
005	638890	0730	1/19/10	\$475,000	\$435,000	2360	8	1988	Good	11425	Y	N	8425 129TH AVE SE
005	638890	0290	11/3/11	\$520,888	\$517,000	2370	8	1989	Good	13383	Y	N	7913 129TH PL SE
005	638893	0420	2/6/09	\$500,500	\$439,000	2380	8	1995	Avg	19860	Y	N	8525 126TH PL SE
005	638893	0530	11/10/10	\$502,500	\$478,000	2380	8	1995	Avg	36187	Y	N	12612 SE 85TH PL
005	638891	0500	4/16/10	\$524,950	\$487,000	2390	8	1989	Avg	7161	N	N	12519 SE 80TH WAY
005	410490	0550	8/4/11	\$445,000	\$437,000	2450	8	1989	Avg	10405	N	N	11821 SE 79TH CT
005	638893	0450	2/11/11	\$460,700	\$443,000	2450	8	1992	Avg	8683	Y	N	8503 126TH PL SE
005	638893	0670	2/9/09	\$492,500	\$432,000	2450	8	1996	Avg	15542	N	N	8237 126TH PL SE
005	638893	0600	6/2/11	\$472,000	\$460,000	2470	8	1994	Avg	20740	Y	N	8333 126TH PL SE
005	334630	0415	4/14/10	\$462,500	\$429,000	2500	8	1977	VGood	13083	N	N	11815 SE 87TH ST
005	334570	0190	6/24/11	\$500,000	\$489,000	2530	8	2002	Avg	4554	N	N	3711 LINCOLN CT NE
005	607160	0140	9/13/10	\$372,500	\$352,000	2540	8	1961	Good	9920	N	N	12626 SE 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(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	607276	0200	4/23/10	\$500,000	\$464,000	2540	8	1975	Avg	10900	N	N	12309 SE 46TH CT
005	638526	0110	9/6/11	\$586,000	\$578,000	2610	8	1994	Avg	15823	Y	N	13513 SE 71ST CT
005	334330	1463	8/5/09	\$435,000	\$390,000	2620	8	2006	Avg	10000	Y	N	6320 108TH AVE SE
005	638891	0750	5/11/10	\$505,000	\$470,000	2620	8	1989	Avg	8069	N	N	8008 127TH AVE SE
005	638893	0620	12/8/10	\$460,000	\$439,000	2640	8	1995	Avg	25038	N	N	8319 126TH PL SE
005	607230	0370	10/8/09	\$570,000	\$516,000	2660	8	1966	Good	19400	N	N	12610 SE 49TH ST
005	638890	0800	3/24/11	\$490,000	\$474,000	2710	8	1989	Avg	12445	Y	N	8553 129TH AVE SE
005	410490	0250	6/7/11	\$465,000	\$454,000	2730	8	1989	Avg	7859	N	N	11730 SE 78TH PL
005	207850	0270	5/20/10	\$540,000	\$503,000	2730	8	1997	Avg	14316	N	N	8012 120TH PL SE
005	638890	0500	8/25/11	\$452,500	\$446,000	2800	8	1989	Avg	9116	Y	N	8331 128TH AVE SE
005	505650	0270	6/1/11	\$340,000	\$331,000	2810	8	1966	Avg	12821	N	N	12205 SE 65TH ST
005	272405	9090	8/25/11	\$441,000	\$434,000	2980	8	1986	Avg	16190	N	N	7918 136TH AVE SE
005	638891	0550	6/13/11	\$515,000	\$503,000	3010	8	1989	Avg	9083	N	N	12609 SE 80TH WAY
005	638893	0640	5/24/11	\$425,000	\$414,000	3010	8	1995	Avg	20866	N	N	8305 126TH PL SE
005	386410	0010	6/24/11	\$490,000	\$479,000	1340	9	1974	Avg	9867	Y	N	5769 110TH AVE SE
005	386400	0240	5/29/09	\$630,000	\$560,000	1660	9	1963	Avg	11620	N	N	11121 SE 59TH ST
005	552540	0710	12/16/10	\$400,000	\$382,000	1680	9	1989	Avg	12394	N	N	8517 136TH AVE SE
005	936090	0220	7/27/09	\$515,000	\$462,000	1770	9	1998	Avg	7428	N	N	8621 113TH AVE SE
005	607270	0140	4/19/11	\$493,000	\$478,000	1920	9	1966	Good	13368	N	N	5011 125TH AVE SE
005	386410	0180	6/25/10	\$700,000	\$655,000	1940	9	1970	Good	16700	Y	N	11141 SE 57TH ST
005	607270	0030	9/9/09	\$609,000	\$549,000	1960	9	1965	Good	13688	N	N	4819 125TH AVE SE
005	386410	0080	12/14/09	\$520,000	\$475,000	1970	9	1979	Avg	13019	N	N	5703 110TH AVE SE
005	618750	0190	12/13/10	\$420,000	\$401,000	1980	9	1980	Avg	7345	N	N	6030 113TH PL SE
005	334570	0163	11/16/09	\$447,175	\$407,000	2010	9	2004	Avg	11400	N	N	2005 NE 40TH ST
005	630800	0330	5/29/09	\$470,000	\$418,000	2089	9	2000	Avg	5082	N	N	6628 127TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	552540	0060	5/23/11	\$456,000	\$444,000	2100	9	1988	Avg	11549	N	N	13407 SE 84TH CT
005	323900	0120	10/9/09	\$530,000	\$480,000	2110	9	1989	Avg	14062	Y	N	7626 111TH PL SE
005	630800	0050	6/2/09	\$431,000	\$383,000	2120	9	1999	Avg	4192	N	N	6601 127TH PL SE
005	630800	0070	2/19/10	\$417,950	\$385,000	2120	9	1999	Avg	4200	N	N	6653 127TH PL SE
005	630800	0090	4/30/09	\$399,900	\$354,000	2120	9	1999	Avg	4202	N	N	6673 127TH PL SE
005	713552	1460	1/28/10	\$549,950	\$505,000	2130	9	1989	Avg	9734	N	N	7984 145TH AVE SE
005	713551	0340	9/2/11	\$529,000	\$522,000	2160	9	1989	Avg	11170	N	N	7914 139TH AVE SE
005	713551	0340	12/21/10	\$530,000	\$507,000	2160	9	1989	Avg	11170	N	N	7914 139TH AVE SE
005	199960	0220	8/15/11	\$565,000	\$556,000	2270	9	1989	Avg	7615	N	N	6003 118TH AVE SE
005	411380	0380	12/14/10	\$523,800	\$500,000	2280	9	1992	Avg	11840	Y	N	12038 SE 76TH ST
005	713552	1980	6/3/09	\$572,000	\$509,000	2280	9	1993	Avg	11564	N	N	7967 144TH AVE SE
005	607080	0170	1/19/10	\$490,000	\$449,000	2290	9	1997	Avg	9275	N	N	6353 119TH PL SE
005	630800	0040	7/8/11	\$475,000	\$465,000	2290	9	2001	Avg	4200	N	N	6589 127TH PL SE
005	630800	0350	8/4/11	\$487,000	\$478,000	2290	9	1999	Avg	4560	N	N	6592 127TH PL SE
005	411381	0200	5/24/10	\$401,000	\$373,000	2300	9	1993	Avg	9493	N	N	12161 SE 77TH PL
005	638892	0300	5/11/10	\$515,000	\$479,000	2320	9	1990	Avg	7593	Y	N	8222 127TH PL SE
005	957807	0010	6/8/11	\$430,000	\$420,000	2320	9	2003	Avg	6973	N	N	11560 SE 85TH ST
005	607080	0050	2/24/09	\$525,000	\$461,000	2330	9	1997	Avg	9160	N	N	6278 119TH PL SE
005	638892	0230	6/4/09	\$549,950	\$489,000	2350	9	1990	Good	6842	N	N	8406 127TH PL SE
005	410490	0490	11/2/09	\$430,491	\$391,000	2360	9	1990	Avg	7452	N	N	11809 SE 78TH ST
005	199960	0440	1/19/10	\$652,000	\$598,000	2370	9	1990	Avg	8630	N	N	11712 SE 61ST PL
005	713551	0170	10/31/11	\$436,000	\$433,000	2370	9	1989	Avg	13878	Y	N	13819 SE 79TH DR
005	607081	0150	3/10/11	\$515,000	\$497,000	2370	9	1999	Avg	7205	N	N	11689 SE 62ND ST
005	607081	0160	1/15/11	\$433,000	\$415,000	2370	9	1998	Avg	7370	N	N	11711 SE 62ND ST
005	607081	0280	1/4/10	\$499,500	\$457,000	2370	9	1999	Avg	7655	N	N	6198 118TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 64
(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	320495	0060	9/27/10	\$523,000	\$495,000	2410	9	1999	Avg	15807	N	N	11630 SE 76TH CT
005	411380	0340	5/26/10	\$500,000	\$466,000	2420	9	1994	Avg	9257	N	N	12041 SE 76TH ST
005	111530	0070	3/16/10	\$620,000	\$572,000	2420	9	2010	Avg	8414	N	N	8920 138TH AVE SE
005	111530	0150	4/6/11	\$600,000	\$581,000	2420	9	2010	Avg	6000	N	N	8924 137TH PL SE
005	111530	0040	8/3/10	\$620,000	\$583,000	2430	9	2010	Avg	6091	N	N	8934 138TH AVE SE
005	552540	0280	11/1/11	\$480,000	\$477,000	2440	9	1989	Avg	20645	N	N	8525 135TH AVE SE
005	411380	0730	7/6/11	\$587,000	\$575,000	2450	9	1992	Good	18934	N	N	7631 117TH CT SE
005	410490	0440	9/22/10	\$435,000	\$411,000	2460	9	1990	Avg	10995	N	N	11919 SE 78TH ST
005	552540	0640	5/20/09	\$447,000	\$397,000	2460	9	1990	Avg	14235	N	N	8402 135TH AVE SE
005	713552	1720	6/21/11	\$575,000	\$562,000	2460	9	1995	Avg	10592	N	N	8223 147TH AVE SE
005	202405	9096	7/22/10	\$610,000	\$572,000	2480	9	1987	Avg	10081	N	N	5911 114TH PL SE
005	929300	0110	6/13/11	\$592,348	\$578,000	2480	9	2010	Avg	4559	N	N	11601 SE 63RD ST
005	334330	0101	6/8/10	\$570,000	\$532,000	2490	9	1970	Good	48870	Y	N	7405 116TH AVE SE
005	411380	0500	6/21/10	\$495,000	\$463,000	2490	9	1991	Avg	7589	N	N	12106 SE 75TH PL
005	638892	0360	4/28/11	\$503,000	\$488,000	2530	9	1990	Avg	8131	Y	N	8213 127TH PL SE
005	638892	0380	12/10/10	\$565,000	\$539,000	2530	9	1990	Avg	9439	Y	N	8227 127TH PL SE
005	929300	0090	5/12/11	\$629,517	\$612,000	2530	9	2010	Avg	4821	N	N	6308 117TH AVE SE
005	713552	1240	5/13/09	\$525,000	\$466,000	2550	9	1992	Avg	7661	N	N	14430 SE 79TH DR
005	929300	0080	6/23/09	\$665,000	\$593,000	2565	9	2008	Avg	4888	N	N	6306 117TH AVE SE
005	552540	0480	3/30/11	\$510,000	\$493,000	2580	9	1990	Avg	14010	N	N	13551 SE 83RD ST
005	618750	0120	5/17/10	\$495,000	\$461,000	2590	9	1990	Avg	7442	N	N	6045 113TH PL SE
005	795430	0530	3/22/10	\$472,000	\$436,000	2590	9	1999	Avg	6035	N	N	3414 MONTEREY CT NE
005	795430	0310	6/10/10	\$465,000	\$434,000	2620	9	1999	Avg	6296	N	N	2016 NE 34TH PL
005	929300	0130	5/18/10	\$624,320	\$581,000	2620	9	2009	Avg	4560	N	N	11607 SE 63RD ST
005	795430	0060	10/10/11	\$370,000	\$366,000	2630	9	1999	Avg	4974	N	N	2022 NE 35TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
(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	323900	0200	1/20/11	\$595,000	\$571,000	2660	9	1989	Avg	10019	Y	N	7615 113TH AVE SE
005	638893	0850	8/28/10	\$500,000	\$471,000	2660	9	1998	Avg	8878	N	N	12640 SE 81ST PL
005	929300	0180	6/3/11	\$630,000	\$614,000	2660	9	2010	Avg	6938	N	N	11798 SE 64TH ST
005	795430	0710	9/1/09	\$477,500	\$430,000	2670	9	2000	Avg	6612	N	N	3406 ABERDEEN AVE NE
005	795431	0240	2/18/11	\$439,900	\$424,000	2670	9	2001	Avg	6291	N	N	1925 NE 33RD PL
005	111530	0210	9/8/10	\$612,950	\$579,000	2680	9	2010	Avg	7215	N	N	13619 SE 90TH PL
005	156400	0560	1/13/11	\$599,000	\$574,000	2690	9	2003	Avg	5874	N	N	13826 SE 78TH PL
005	713552	1270	6/6/11	\$569,950	\$556,000	2700	9	1990	Avg	8239	N	N	14402 SE 79TH DR
005	681802	0070	9/29/09	\$510,000	\$461,000	2710	9	1998	Good	5830	N	N	8121 118TH PL SE
005	713552	1440	6/1/09	\$560,000	\$498,000	2720	9	1989	Avg	9705	N	N	7989 145TH AVE SE
005	664596	0640	11/2/09	\$525,000	\$477,000	2720	9	2006	Avg	5290	N	N	8620 137TH AVE SE
005	957807	0120	6/18/09	\$575,000	\$513,000	2730	9	2004	Avg	14180	N	N	8445 114TH AVE SE
005	334330	0130	10/27/11	\$500,000	\$496,000	2730	9	2005	Avg	8640	N	N	7611 116TH AVE SE
005	323900	0010	11/22/10	\$620,000	\$591,000	2740	9	1990	Avg	12300	Y	N	11103 SE 76TH ST
005	638891	0640	8/19/11	\$435,000	\$428,000	2740	9	1989	Avg	12439	Y	N	8205 127TH AVE SE
005	713552	0900	5/3/11	\$575,000	\$559,000	2740	9	1989	Avg	7649	N	N	8028 148TH AVE SE
005	795431	0390	9/8/11	\$465,000	\$459,000	2750	9	2001	Avg	6026	N	N	1901 NE 35TH PL
005	795431	0410	9/18/09	\$472,000	\$426,000	2750	9	2001	Avg	5000	N	N	1913 NE 35TH PL
005	795431	0430	7/20/09	\$450,000	\$403,000	2750	9	2001	Avg	5000	N	N	1925 NE 35TH PL
005	606771	0080	3/15/10	\$535,000	\$494,000	2750	9	2003	Avg	4541	N	N	7117 119TH CT SE
005	411380	0350	3/23/10	\$563,000	\$520,000	2760	9	1993	Avg	11850	N	N	12045 SE 76TH ST
005	320495	0050	10/1/09	\$550,000	\$497,000	2770	9	1998	Avg	14464	N	N	11622 SE 76TH CT
005	501460	0140	7/20/10	\$542,000	\$508,000	2790	9	2005	Avg	5000	N	N	7007 115TH CT SE
005	541535	0800	8/12/10	\$579,000	\$545,000	2800	9	1992	Avg	10834	N	N	7936 148TH AVE SE
005	936090	0090	1/24/11	\$555,000	\$533,000	2810	9	1997	Avg	10074	N	N	11313 SE 86TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
(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	929300	0070	5/20/10	\$679,950	\$633,000	2810	9	2008	Avg	5272	N	N	6304 117TH AVE SE
005	929300	0140	7/7/09	\$635,000	\$568,000	2810	9	2008	Avg	4560	N	N	11609 SE 63RD ST
005	410491	0100	3/7/11	\$550,000	\$531,000	2820	9	1995	Avg	19660	Y	N	8005 122ND AVE SE
005	541535	0060	8/2/11	\$575,000	\$565,000	2830	9	1991	Avg	9070	N	N	14501 SE 78TH WAY
005	111530	0180	9/1/10	\$640,000	\$604,000	2840	9	2010	Avg	5707	N	N	8925 137TH PL SE
005	713552	1140	2/3/10	\$556,400	\$511,000	2860	9	1989	Good	9560	N	N	14622 SE 79TH DR
005	664596	0750	12/2/10	\$587,500	\$560,000	2860	9	2006	Avg	5000	N	N	8623 137TH AVE SE
005	156400	0750	5/11/10	\$605,000	\$563,000	2870	9	2002	Avg	7196	N	N	7527 137TH AVE SE
005	501460	0320	10/15/09	\$569,000	\$515,000	2870	9	2005	Avg	5030	N	N	7131 115TH CT SE
005	111530	0160	6/8/10	\$599,950	\$560,000	2870	9	2010	Avg	6800	N	N	8916 137TH PL SE
005	111530	0220	9/9/10	\$629,000	\$594,000	2870	9	2010	Avg	6660	N	N	13627 SE 90TH PL
005	410980	0070	2/17/10	\$550,000	\$506,000	2880	9	2007	Avg	5810	N	N	11302 SE 79TH PL
005	410980	0090	7/8/10	\$549,000	\$514,000	2880	9	2007	Avg	7533	N	N	11305 SE 79TH PL
005	713552	1230	11/24/09	\$570,000	\$519,000	2900	9	1989	Avg	8091	N	N	14448 SE 79TH DR
005	501460	0100	10/5/11	\$538,000	\$532,000	2900	9	2006	Avg	5359	N	N	6917 115TH CT SE
005	541535	0100	2/2/10	\$650,000	\$597,000	2910	9	1992	Avg	10951	Y	N	7811 146TH PL SE
005	326035	0030	6/28/09	\$675,000	\$603,000	2910	9	2002	Avg	7005	N	N	8930 139TH AVE SE
005	326035	0090	9/10/09	\$640,000	\$577,000	2910	9	2003	Avg	8540	N	N	8903 139TH AVE SE
005	111530	0170	4/13/10	\$650,000	\$602,000	2927	9	2010	Avg	6750	N	N	8919 137TH PL SE
005	501460	0080	2/23/11	\$465,000	\$448,000	2930	9	2005	Avg	5689	N	N	6905 115TH CT SE
005	501460	0360	2/11/10	\$572,500	\$526,000	2930	9	2005	Avg	5000	N	N	7126 115TH CT SE
005	417890	0060	12/1/11	\$515,000	\$513,000	2950	9	2007	Avg	6782	N	N	7311 111TH PL SE
005	713552	1030	4/1/10	\$625,000	\$578,000	2960	9	1989	Good	8882	N	N	8041 148TH AVE SE
005	501460	0160	6/27/11	\$467,000	\$457,000	2970	9	2006	Avg	6177	N	N	7019 115TH CT SE
005	334330	1375	7/27/09	\$600,000	\$538,000	2980	9	2001	Avg	6554	N	N	11218 SE 64TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(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	326035	0110	10/27/10	\$610,000	\$579,000	2980	9	2003	Avg	4775	N	N	8913 139TH AVE SE
005	326035	0140	10/9/09	\$624,000	\$565,000	2980	9	2003	Avg	7401	N	N	8933 139TH AVE SE
005	541535	0200	10/30/09	\$624,800	\$567,000	2990	9	1992	Avg	14945	N	N	14432 SE 78TH WAY
005	638893	0780	3/30/09	\$595,000	\$525,000	3000	9	1998	Avg	19971	N	N	12606 SE 81ST CT
005	638893	0040	4/4/11	\$420,000	\$407,000	3010	9	1998	Avg	7719	N	N	8026 126TH PL SE
005	795431	0080	12/22/10	\$495,000	\$473,000	3010	9	2001	Avg	8462	N	N	3423 LINCOLN AVE NE
005	795431	0310	1/20/10	\$559,000	\$513,000	3010	9	2001	Avg	7537	N	N	1915 NE 34TH PL
005	410980	0020	7/2/10	\$490,000	\$459,000	3010	9	2009	Avg	5534	N	N	11332 SE 79TH PL
005	541535	0260	3/26/09	\$630,000	\$556,000	3020	9	1991	Good	10191	N	N	14304 SE 78TH WAY
005	541535	0560	6/15/09	\$630,000	\$562,000	3020	9	1991	Avg	9231	N	N	7731 143RD AVE SE
005	410980	0010	4/20/10	\$525,000	\$487,000	3020	9	2009	Avg	8470	N	N	11325 SE 79TH PL
005	410980	0030	4/14/10	\$552,000	\$512,000	3020	9	2007	Avg	5990	N	N	11328 SE 79TH PL
005	111530	0200	12/29/09	\$600,000	\$549,000	3020	9	2010	Avg	15041	N	N	13620 SE 90TH PL
005	410490	0650	5/25/10	\$499,000	\$465,000	3030	9	1990	Avg	9870	N	N	7920 119TH CT SE
005	541535	0650	7/14/10	\$709,000	\$665,000	3030	9	1992	Good	11295	N	N	7709 142ND WAY SE
005	929300	0100	1/10/11	\$659,950	\$632,000	3030	9	2010	Avg	5129	N	N	6310 117th Ave SE
005	111530	0140	7/13/10	\$600,000	\$562,000	3030	9	2010	Avg	5865	N	N	8932 137TH PL SE
005	541535	0140	3/3/10	\$629,000	\$580,000	3040	9	1992	Avg	9930	N	N	7750 145TH CT SE
005	936090	0030	3/27/09	\$535,000	\$472,000	3060	9	2004	Avg	8995	N	N	11302 SE 86TH PL
005	156400	0100	11/17/09	\$544,500	\$495,000	3060	9	2001	Avg	8298	N	N	7412 137TH PL SE
005	501460	0210	10/26/09	\$580,000	\$526,000	3060	9	2006	Avg	5000	N	N	7118 114TH AVE SE
005	111530	0010	10/27/10	\$660,000	\$627,000	3060	9	2010	Avg	6368	N	N	9016 138TH AVE SE
005	111530	0030	3/1/11	\$600,000	\$579,000	3060	9	2010	Avg	6073	N	N	9002 138TH AVE SE
005	111530	0050	12/17/09	\$676,000	\$617,000	3060	9	2010	Avg	8066	N	N	8930 138TH AVE SE
005	334330	0627	4/19/10	\$545,000	\$505,000	3070	9	2004	Avg	8246	N	N	11200 SE 64TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
(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	541535	0170	6/22/09	\$630,250	\$562,000	3080	9	1992	VGood	11006	N	N	7741 145TH CT SE
005	111530	0020	8/29/11	\$625,000	\$616,000	3090	9	2010	Avg	6214	N	N	9010 138TH AVE SE
005	111530	0130	9/8/09	\$715,000	\$644,000	3090	9	2008	Avg	5500	N	N	13712 SE 90TH PL
005	410980	0050	7/18/10	\$528,000	\$495,000	3110	9	2007	Avg	5410	N	N	11318 SE 79TH PL
005	410980	0060	11/22/09	\$559,400	\$509,000	3110	9	2007	Avg	5410	N	N	11310 SE 79TH PL
005	111530	0090	8/3/09	\$677,500	\$608,000	3110	9	2010	Avg	8218	N	N	8911 138TH AVE SE
005	111530	0110	6/5/09	\$699,000	\$622,000	3110	9	2008	Avg	7153	N	N	13724 SE 90TH PL
005	681802	0050	1/3/11	\$549,900	\$527,000	3120	9	1999	Avg	6385	N	N	8101 118TH PL SE
005	541535	0760	5/18/10	\$665,000	\$619,000	3140	9	1993	Avg	13700	N	N	8010 148TH AVE SE
005	111530	0240	7/29/09	\$699,000	\$627,000	3140	9	2008	Avg	7770	N	N	13703 SE 90TH PL
005	541535	0460	4/6/10	\$691,000	\$640,000	3150	9	1991	Avg	13142	N	N	7704 143RD AVE SE
005	929300	0150	1/11/10	\$640,000	\$586,000	3160	9	2008	Avg	4560	N	N	11611 SE 63RD ST
005	326035	0050	7/16/09	\$655,000	\$586,000	3190	9	2003	Avg	6029	N	N	8918 139TH AVE SE
005	664596	0950	5/7/10	\$729,800	\$678,000	3220	9	2009	Avg	11525	N	N	8813 138TH CT SE
005	114700	0050	8/19/10	\$510,000	\$480,000	3230	9	2003	Avg	11520	N	N	1925 NE 32ND ST
005	111530	0250	11/30/10	\$670,600	\$639,000	3280	9	2008	Avg	6660	N	N	13709 SE 90TH PL
005	638893	0340	4/22/11	\$543,000	\$527,000	3320	9	1997	Avg	16045	Y	N	12734 84TH PL SE
005	156400	0280	7/14/10	\$595,000	\$558,000	3320	9	2001	Avg	7182	N	N	7509 138TH PL SE
005	225410	0300	8/22/11	\$640,000	\$630,000	3320	9	2011	Avg	7558	N	N	8971 129TH AVE SE
005	606771	0020	9/28/11	\$473,000	\$468,000	3330	9	2003	Avg	5323	N	N	11901 SE 71ST PL
005	225410	0220	7/7/11	\$628,450	\$615,000	3330	9	2011	Avg	7503	N	N	8852 129TH AVE SE
005	334630	0294	12/28/10	\$530,000	\$507,000	3350	9	2007	Avg	6970	N	N	8227 117TH AVE SE
005	664596	0570	3/25/10	\$700,000	\$647,000	3400	9	2006	Avg	8000	N	N	8613 138TH PL SE
005	664596	0570	3/18/09	\$675,000	\$595,000	3400	9	2006	Avg	8000	N	N	8613 138TH PL SE
005	410980	0080	6/22/09	\$650,000	\$580,000	3400	9	2007	Avg	7189	N	N	11313 SE 79TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
(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	929300	0060	3/20/09	\$701,000	\$618,000	3410	9	2008	Avg	6079	N	N	11612 SE 64TH ST
005	929300	0170	1/20/10	\$695,751	\$638,000	3410	9	2007	Avg	4726	N	N	6311 117TH AVE SE
005	225410	0310	8/15/11	\$649,950	\$639,000	3420	9	2011	Avg	7518	N	N	8965 129TH AVE SE
005	664596	0200	1/11/10	\$589,050	\$539,000	3510	9	2006	Avg	6265	N	N	8604 138TH AVE SE
005	664596	0140	2/23/11	\$630,000	\$607,000	3530	9	2006	Avg	6960	N	N	13911 SE 86TH ST
005	111530	0230	5/6/09	\$691,718	\$613,000	3600	9	2008	Avg	7770	N	N	13631 SE 90TH PL
005	111530	0280	3/31/10	\$744,950	\$689,000	3600	9	2008	Avg	7699	N	N	13729 SE 90TH PL
005	334330	0628	5/6/10	\$723,000	\$672,000	3640	9	2010	Avg	7971	N	N	11233 SE 64TH ST
005	410980	0040	6/28/10	\$578,500	\$541,000	3890	9	2007	Avg	8978	N	N	11324 SE 79TH PL
005	607100	0095	7/12/09	\$642,500	\$575,000	2080	10	2010	Avg	13039	Y	N	4924 116TH PL SE
005	713552	1920	4/22/11	\$590,000	\$572,000	2230	10	1990	Avg	10187	N	N	8002 144TH AVE SE
005	334330	0903	6/5/09	\$569,175	\$507,000	2380	10	2004	Avg	12963	Y	N	6945 LAKE WASHINGTON BLVD SE
005	713552	0020	11/25/09	\$684,950	\$624,000	2390	10	1992	Avg	15043	Y	N	8009 141ST AVE SE
005	713552	1890	4/28/10	\$615,000	\$571,000	2460	10	1991	Avg	15625	Y	N	8028 144TH AVE SE
005	713552	1430	8/10/10	\$619,000	\$582,000	2600	10	1989	Avg	13069	N	N	7985 145TH AVE SE
005	713552	1490	2/12/10	\$560,000	\$515,000	2670	10	1989	Avg	7327	N	N	7972 145TH AVE SE
005	713552	2040	7/22/10	\$664,000	\$623,000	2700	10	1994	Avg	15052	Y	N	8109 144TH AVE SE
005	664596	0810	6/15/09	\$699,800	\$624,000	2710	10	2007	Avg	6649	N	N	8910 137TH AVE SE
005	713552	2210	10/10/11	\$892,500	\$884,000	2770	10	1994	Avg	11791	Y	N	14126 SE 83RD ST
005	713552	1780	10/22/11	\$643,000	\$638,000	2950	10	1994	Avg	21541	N	N	14434 SE 84TH ST
005	713551	0370	1/31/11	\$615,000	\$591,000	2960	10	1989	Avg	15203	Y	N	13923 SE 79TH DR
005	664596	0260	5/10/10	\$554,000	\$515,000	2960	10	2006	Avg	6156	N	N	8616 139TH AVE SE
005	410490	0400	9/1/11	\$625,000	\$616,000	3000	10	1991	Avg	32930	Y	N	7732 120TH PL SE
005	334330	0970	1/12/11	\$755,000	\$724,000	3030	10	2003	Avg	9334	N	N	6426 LAKE WASHINGTON BLVD SE
005	334570	0141	5/3/11	\$530,000	\$515,000	3070	10	2005	Avg	13661	N	N	1818 NE 38TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
(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	664596	0710	4/28/09	\$650,000	\$576,000	3080	10	2007	Avg	5000	N	N	8609 137TH AVE SE
005	664596	0780	9/10/10	\$618,200	\$584,000	3080	10	2007	Avg	5343	N	N	8809 137TH AVE SE
005	664596	0890	7/24/09	\$625,000	\$560,000	3080	10	2007	Avg	5698	N	N	8818 138TH CT SE
005	664596	0930	12/29/10	\$760,000	\$727,000	3090	10	2010	Avg	8098	N	N	8819 138TH CT SE
005	713552	1970	6/28/10	\$594,900	\$557,000	3110	10	1990	Avg	11918	N	N	7961 144TH AVE SE
005	664596	0670	4/19/10	\$660,000	\$612,000	3110	10	2007	Avg	6481	N	N	8521 137TH AVE SE
005	664596	1000	8/29/10	\$624,000	\$588,000	3110	10	2007	Avg	6600	N	N	8605 138TH AVE SE
005	664596	0940	12/10/10	\$731,000	\$698,000	3120	10	2010	Avg	7135	N	N	8817 138th CT SE
005	334330	1340	1/6/10	\$560,000	\$513,000	3210	10	2006	Avg	10856	N	N	6006 LAKE WASHINGTON BLVD SE
005	867220	0030	12/15/11	\$585,000	\$584,000	3220	10	2005	Avg	6012	N	N	7535 119TH PL SE
005	334330	0182	5/5/10	\$900,000	\$836,000	3240	10	2007	Avg	27327	Y	N	7620 114TH PL SE
005	334510	0030	6/3/09	\$825,000	\$734,000	3270	10	1982	Good	168000	N	N	2100 NE 31ST ST
005	664596	0510	9/24/09	\$650,000	\$587,000	3270	10	2006	Avg	7282	N	N	8704 138TH PL SE
005	411380	0650	11/19/09	\$647,000	\$589,000	3290	10	1997	Avg	10861	N	N	11830 SE 75TH PL
005	664596	1010	4/21/10	\$618,000	\$573,000	3310	10	2006	Avg	7566	N	N	8601 138th Ave SE
005	713552	0420	11/30/11	\$850,000	\$847,000	3390	10	1997	Avg	14384	N	N	14333 SE 84TH CT
005	156400	0400	5/26/10	\$589,980	\$550,000	3410	10	2001	Avg	6209	N	N	13819 SE 76TH CT
005	326035	0200	5/23/11	\$649,950	\$633,000	3410	10	2004	Avg	7407	N	N	8820 140TH AVE SE
005	156400	0090	3/24/10	\$630,000	\$582,000	3430	10	2001	Avg	6426	N	N	7407 138TH AVE SE
005	156400	0410	5/12/11	\$638,000	\$621,000	3440	10	2001	Avg	6332	N	N	13807 SE 76TH PL
005	156400	0410	11/18/09	\$625,000	\$568,000	3440	10	2001	Avg	6332	N	N	13807 SE 76TH PL
005	326035	0270	1/12/11	\$680,000	\$652,000	3460	10	2003	Avg	6648	N	N	13914 SE 88TH PL
005	410490	0350	4/23/09	\$719,000	\$636,000	3470	10	1990	Avg	27614	Y	N	11922 SE 78TH ST
005	867220	0050	7/14/11	\$935,000	\$916,000	3490	10	2005	Avg	7447	Y	N	7523 119TH PL SE
005	322405	9082	2/12/10	\$720,000	\$662,000	3540	10	2007	Avg	22045	N	N	2110 NE 36TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(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	867220	0070	3/11/10	\$1,150,000	\$1,061,000	3660	10	2006	Avg	8724	Y	N	7507 119TH PL SE
005	867220	0100	2/12/10	\$1,035,000	\$952,000	3750	10	2006	Avg	5766	Y	N	7510 119TH PL SE
005	320496	0040	6/11/09	\$1,030,000	\$918,000	3860	10	2004	Avg	10422	Y	N	7420 117TH PL SE
005	334330	0626	7/29/11	\$670,000	\$658,000	3960	10	2007	Avg	8399	N	N	11225 SE 64TH ST
005	334330	0630	7/8/09	\$800,000	\$715,000	4517	10	2009	Avg	8399	N	N	11241 SE 64TH ST
005	139900	0030	1/8/11	\$675,000	\$647,000	5080	10	2007	Avg	9347	Y	N	7133 114TH AVE SE
005	386400	0120	2/17/10	\$975,000	\$897,000	2240	11	2006	Avg	10300	Y	N	5812 111TH AVE SE
005	320496	0110	8/26/11	\$899,800	\$886,000	2400	11	2006	Avg	8216	Y	N	7303 117TH PL SE
005	320496	0110	5/20/09	\$925,000	\$822,000	2400	11	2006	Avg	8216	Y	N	7303 117TH PL SE
005	320496	0150	7/22/09	\$950,000	\$851,000	3060	11	2007	Avg	16229	Y	N	7417 117TH PL SE
005	330399	0060	3/17/09	\$1,058,600	\$932,000	3080	11	2003	Avg	14437	N	N	14432 SE 89TH PL
005	414552	0100	4/14/09	\$815,500	\$721,000	3240	11	2007	Avg	7128	N	N	11107 SE 61ST PL
005	414552	0110	10/7/09	\$827,000	\$748,000	3290	11	2007	Avg	6600	N	N	11139 SE 61ST PL
005	330396	0130	9/14/10	\$760,000	\$718,000	3340	11	2001	Avg	11642	N	N	13809 SE 92ND ST
005	320496	0100	12/28/09	\$1,200,000	\$1,097,000	3340	11	2007	Avg	9445	N	N	7306 117TH PL SE
005	330399	0020	7/26/10	\$900,000	\$845,000	3340	11	2003	Avg	11980	N	N	14411 SE 89TH PL
005	713552	0210	1/14/11	\$824,000	\$790,000	3360	11	1996	Avg	15145	Y	N	14229 SE 83RD ST
005	713552	0710	4/3/09	\$825,000	\$728,000	3360	11	2000	Avg	12142	Y	N	14620 SE 85TH ST
005	330398	0060	12/17/10	\$879,000	\$840,000	3433	11	2001	Avg	10363	N	N	14045 SE 92ND ST
005	713552	2150	9/22/10	\$750,000	\$709,000	3440	11	1998	Avg	12053	N	N	14210 SE 83RD ST
005	330396	0070	10/15/09	\$845,000	\$765,000	3440	11	2001	Avg	9601	N	N	13816 SE 92ND ST
005	330396	0290	6/22/10	\$885,000	\$827,000	3440	11	2000	Avg	14755	N	N	9049 139TH AVE SE
005	334330	0667	12/14/10	\$799,900	\$764,000	3500	11	2007	Avg	8636	Y	N	11120 SE 68TH ST
005	414552	0120	2/2/10	\$775,000	\$712,000	3512	11	2007	Avg	6600	N	N	11151 SE 61ST PL
005	330396	0090	6/25/09	\$755,000	\$674,000	3520	11	2001	Avg	11734	N	N	13742 SE 92ND ST

Improved Sales Used in this Annual Update Analysis
Area 64
(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	330399	0130	7/16/09	\$1,149,500	\$1,029,000	3600	11	2003	Avg	11348	N	N	8714 144TH AVE SE
005	414552	0060	10/9/09	\$810,000	\$733,000	3680	11	2007	Avg	12916	Y	N	11080 SE 61ST PL
005	713552	0730	7/11/11	\$715,000	\$700,000	3700	11	1999	Good	9460	N	N	14604 SE 85TH ST
005	414552	0130	2/4/10	\$799,950	\$735,000	3720	11	2007	Avg	6600	N	N	11177 SE 61ST PL
005	330398	0540	7/12/10	\$925,000	\$867,000	3750	11	2001	Avg	11431	N	N	9049 143RD AVE SE
005	330396	0260	4/6/10	\$930,000	\$861,000	3760	11	2000	Avg	13768	N	N	9023 139TH AVE SE
005	713552	0490	4/27/09	\$800,000	\$708,000	3800	11	2000	Avg	9434	N	N	14530 SE 85TH ST
005	330396	0280	9/26/11	\$825,000	\$816,000	3800	11	2001	Avg	13672	N	N	9045 139TH AVE SE
005	334330	0084	7/8/11	\$890,000	\$872,000	3840	11	2005	Avg	50804	N	N	7215 116TH AVE SE
005	330399	0290	8/10/09	\$925,000	\$831,000	3870	11	2003	Avg	12120	N	N	14317 SE 87TH PL
005	330398	0250	6/9/11	\$1,135,000	\$1,108,000	3950	11	2001	Avg	10150	N	N	9128 143RD AVE SE
005	330398	0580	12/10/09	\$946,500	\$863,000	3970	11	2001	Avg	11200	N	N	9123 143RD AVE SE
005	330398	0590	5/24/11	\$935,000	\$911,000	4010	11	2001	Avg	11200	N	N	9129 143RD AVE SE
005	330398	0280	4/20/09	\$1,180,000	\$1,044,000	4050	11	2002	Avg	11200	N	N	9060 143RD AVE SE
005	330398	0070	2/23/09	\$1,012,500	\$889,000	4090	11	2001	Avg	12124	N	N	14209 SE 92ND ST
005	330399	0190	4/11/11	\$650,000	\$630,000	4120	11	2003	Avg	11557	N	N	14326 SE 87TH PL
005	713552	0610	11/9/11	\$742,000	\$737,000	4140	11	2000	Avg	13392	Y	N	8507 146TH PL SE
005	713552	0600	11/18/11	\$700,000	\$696,000	4220	11	2001	Avg	11529	N	N	14529 SE 85TH ST
005	330399	0260	4/2/10	\$1,225,000	\$1,134,000	4290	11	2004	Avg	14496	N	N	14219 SE 87TH PL
005	330399	0370	10/9/09	\$1,000,000	\$905,000	4340	11	2003	Avg	14678	N	N	14304 SE 88TH PL
005	713552	0660	6/15/10	\$930,000	\$869,000	4470	11	1999	Avg	9989	N	N	8504 146TH PL SE
005	334330	0981	12/15/10	\$795,950	\$760,000	4670	11	2007	Avg	14473	N	N	11021 SE 64TH ST
005	334330	0925	3/28/11	\$900,000	\$871,000	4940	11	2007	Avg	15000	Y	N	6824 LAKE WASHINGTON BLVD SE
005	334330	0984	3/8/11	\$900,000	\$869,000	5770	11	2001	Avg	48430	Y	N	6457 LAKE WASHINGTON BLVD SE
005	713552	0540	4/16/09	\$1,150,000	\$1,017,000	3830	12	2000	Avg	14104	Y	N	14504 SE 85TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(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	330396	0340	2/25/09	\$1,000,000	\$878,000	4020	12	2000	Avg	12392	N	N	9208 140TH AVE SE
005	713552	0300	4/21/10	\$1,059,013	\$982,000	4120	12	1999	Avg	16365	Y	N	8317 143RD CT NE
005	713552	0160	9/17/10	\$1,206,000	\$1,140,000	4160	12	2006	Avg	10913	Y	N	14161 SE 83RD ST

Improved Sales Removed in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	111530	0190	3/10/09	\$820,000	DIAGNOSTIC OUTLIERS
005	111530	0250	11/11/10	\$670,650	RELOCATION - SALE TO SERVICE
005	156400	0100	5/15/09	\$607,500	RELOCATION - SALE TO SERVICE
005	195170	0120	2/8/11	\$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	195170	0440	12/12/11	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195180	0420	4/29/09	\$443,500	NO MARKET EXPOSURE
005	199960	0050	12/1/11	\$267,500	QUIT CLAIM DEED
005	202405	9079	5/5/10	\$530,000	MULTI-PARCEL SALE
005	225410	0070	9/28/11	\$684,000	PERCENT COMPLETE CODED
005	225410	0190	8/26/11	\$657,000	PERCENT COMPLETE CODED
005	225410	0230	12/17/11	\$659,000	PERCENT COMPLETE CODED
005	230900	0030	12/12/11	\$437,000	FINANCIAL INSTITUTION RESALE
005	242400	0230	4/6/11	\$169,660	QUIT CLAIM DEED
005	242400	0300	2/5/11	\$510,000	OBSOLESCENCE CODED
005	242400	0300	12/3/09	\$360,000	OBSOLESCENCE CODED
005	320520	0160	3/15/11	\$310,000	NON-REPRESENTATIVE SALE
005	326035	0030	4/23/09	\$675,000	RELOCATION - SALE TO SERVICE
005	330396	0100	10/8/10	\$725,000	NON-REPRESENTATIVE SALE
005	330396	0350	12/2/11	\$777,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	330399	0060	3/14/09	\$1,058,600	RELOCATION - SALE TO SERVICE
005	334330	0203	12/29/10	\$300,000	NON-REPRESENTATIVE SALE
005	334330	0627	12/30/09	\$768,756	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334330	0643	1/28/10	\$270,000	IMP COUNT
005	334330	0662	6/8/11	\$205,000	DIAGNOSTIC OUTLIERS
005	334330	0663	10/22/10	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	334330	0669	9/16/10	\$600,000	NO MARKET EXPOSURE
005	334330	0671	4/5/10	\$905,759	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334330	0922	9/20/10	\$545,000	PERCENT NET CONDITION CODED
005	334330	0945	12/2/11	\$268,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334330	0986	10/1/10	\$976,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	334330	1080	3/4/11	\$190,500	DOR RATIO
005	334330	1217	8/10/09	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	334330	1490	12/15/10	\$260,000	PERCENT COMPLETE CODED
005	334330	1495	11/11/10	\$532,500	STATEMENT TO DOR
005	334330	1720	7/14/11	\$287,199	NON-REPRESENTATIVE SALE
005	334570	0163	11/16/09	\$447,175	RELOCATION - SALE TO SERVICE
005	334570	0205	10/25/11	\$499,888	PERCENT COMPLETE CODED
005	342405	9012	12/16/09	\$200,000	OBSOLESCENCE CODED
005	398770	0115	7/28/11	\$290,000	DIAGNOSTIC OUTLIERS
005	403490	0105	4/29/09	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	403490	0120	8/6/10	\$443,582	NO MARKET EXPOSURE
005	403550	0115	7/8/09	\$350,000	GOVERNMENT AGENCY
005	410490	0350	1/13/09	\$1,000,000	RELOCATION - SALE TO SERVICE
005	410490	0490	12/1/09	\$362,500	NON-REPRESENTATIVE SALE
005	410491	0170	12/7/11	\$400,500	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	410980	0010	12/23/09	\$717,600	BANKRUPTCY - RECEIVER OR TRUSTEE
005	410980	0030	2/3/10	\$531,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	410980	0040	12/23/09	\$716,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	410980	0070	12/23/09	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	411380	0320	4/17/09	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	411381	0170	3/24/10	\$445,425	NO MARKET EXPOSURE
005	541535	0800	8/12/10	\$579,000	RELOCATION - SALE TO SERVICE
005	606771	0040	11/24/09	\$140,438	QUIT CLAIM DEED
005	607080	0050	2/24/09	\$525,000	RELOCATION - SALE TO SERVICE
005	607120	0790	2/11/11	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607130	0040	7/11/11	\$94,700	DOR RATIO
005	607130	0440	5/12/09	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607140	0120	9/8/11	\$133,000	QUIT CLAIM DEED
005	607140	0140	7/9/09	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	607140	0750	3/8/11	\$420,000	FINANCIAL INSTITUTION RESALE
005	607160	0650	7/25/11	\$550,000	RELOCATION - SALE TO SERVICE
005	607200	0110	11/23/11	\$245,000	STATEMENT TO DOR
005	607200	0350	12/16/11	\$418,306	GOVERNMENT AGENCY
005	607230	0560	11/17/11	\$482,417	GOVERNMENT AGENCY
005	607275	0160	11/5/09	\$300,000	NO MARKET EXPOSURE
005	607276	0410	10/2/09	\$406,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	607290	0030	4/30/09	\$220,000	QUIT CLAIM DEED
005	607323	0100	8/30/11	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607330	0600	10/5/10	\$97,000	QUIT CLAIM DEED
005	630800	0090	2/13/09	\$477,000	EXEMPT FROM EXCISE TAX
005	638890	0240	7/7/11	\$365,000	NON-REPRESENTATIVE SALE
005	638891	0140	12/2/11	\$381,500	EXEMPT FROM EXCISE TAX
005	638891	0170	5/20/09	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	638891	0290	6/18/10	\$250,000	DOR RATIO
005	638891	0550	7/31/10	\$515,000	RELOCATION - SALE TO SERVICE
005	638892	0230	1/21/09	\$615,000	NO MARKET EXPOSURE
005	638893	0720	12/20/11	\$446,000	FINANCIAL INSTITUTION RESALE
005	638893	0780	3/20/09	\$595,000	RELOCATION - SALE TO SERVICE
005	638893	0830	12/7/10	\$125,595	QUIT CLAIM DEED
005	664596	0140	2/23/11	\$630,000	RELOCATION - SALE TO SERVICE
005	664596	0620	2/26/10	\$309,387	QUIT CLAIM DEED
005	664596	0650	4/22/09	\$455,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	713550	0500	9/4/10	\$395,000	RELOCATION - SALE TO SERVICE
005	713552	0020	11/19/09	\$699,950	RELOCATION - SALE TO SERVICE
005	713552	2080	5/27/09	\$1,298,706	CORRECTION DEED
005	713552	2080	12/24/09	\$712,500	NON-REPRESENTATIVE SALE
005	795430	0530	3/22/10	\$472,000	RELOCATION - SALE TO SERVICE
005	795431	0410	9/3/09	\$472,000	RELOCATION - SALE TO SERVICE
005	795431	0460	6/1/10	\$172,662	QUIT CLAIM DEED
005	795431	0460	6/24/10	\$262,500	PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	858900	0060	3/3/10	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	858910	0170	2/11/10	\$340,000	DIAGNOSTIC OUTLIERS
005	867220	0120	5/8/09	\$620,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	936090	0030	3/23/09	\$549,950	RELOCATION - SALE TO SERVICE
005	947770	0090	12/2/11	\$239,500	EXEMPT FROM EXCISE TAX
005	947772	0130	9/8/11	\$175,043	QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	282405	9057	08/28/11	\$ 145,000	13738	Y	Y
005	334570	0120	05/20/09	\$ 275,000	75943	N	N
005	398770	0145	04/30/09	\$ 1,800,000	228690	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	156400	0450	12/09/11	\$ 250,000	EXEMPT FROM EXCISE TAX
005	202405	9018	03/09/10	\$1,690,000	GOVERNMENT AGENCY
005	225410	0020	08/01/11	\$ 649,950	IMPROVEMENT SALE,NOT PICKED UP
005	225410	0180	06/01/11	\$ 210,000	DOR RATIO
005	272405	9097	04/05/11	\$ 29,392	QUIT CLAIM DEED
005	272405	9097	04/07/11	\$ 88,000	DOR RATIO
005	334630	0180	04/30/10	\$ 73,000	DOR RATIO
005	334630	0195	04/30/10	\$ 73,000	DOR RATIO
005	342405	9085	11/17/11	\$2,862,810	DOR RATIO