

Residential Revalue

2012 Assessment Roll

**Issaquah Highlands/
Preston/
Snoqualmie Ridge**

Area 75

**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:

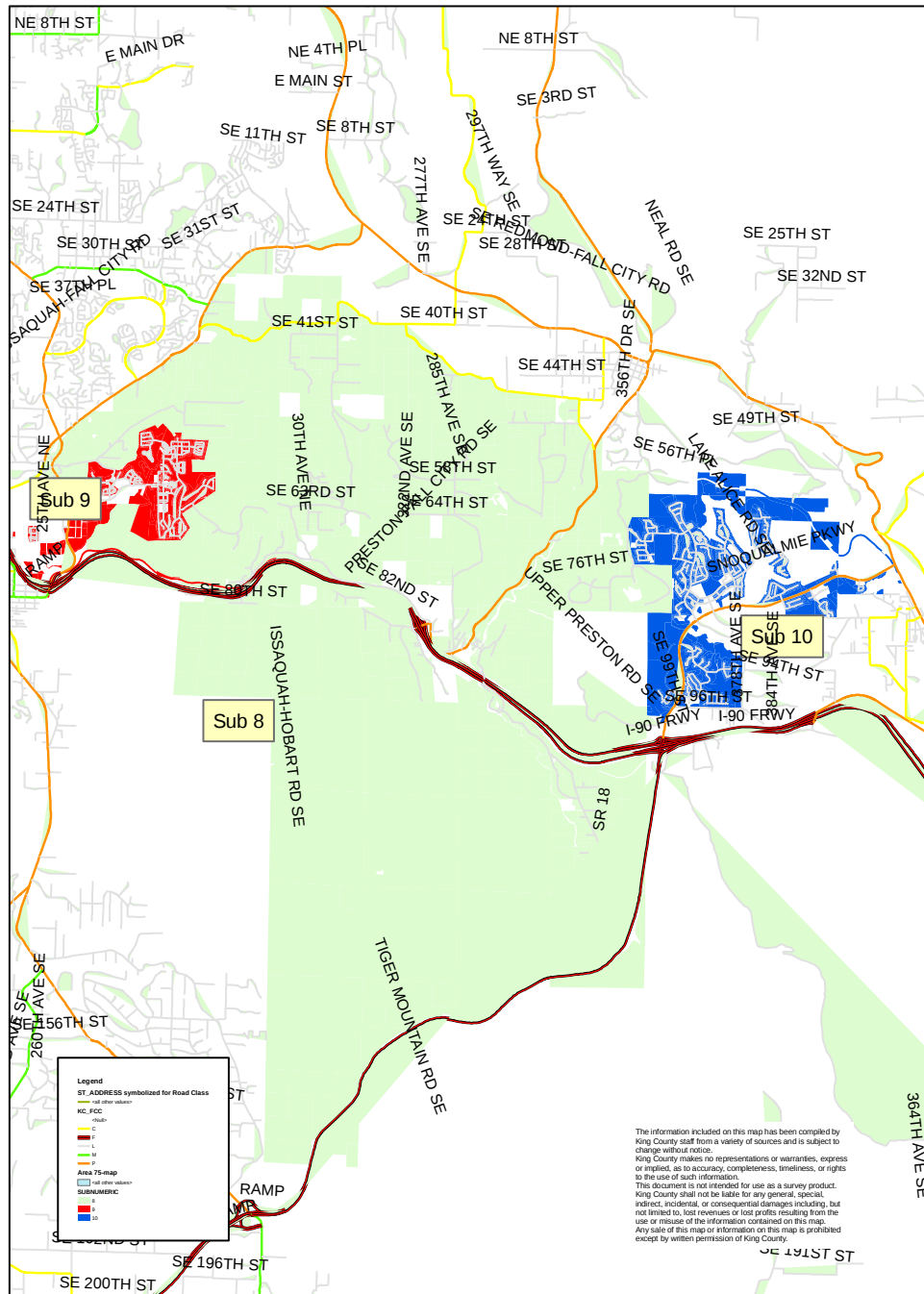
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.ashx>

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

Sincerely,

Lloyd Hara
Assessor

Area 75



Issaquah Highlands/ Preston/ Snoqualmie Ridge Housing



Grade 7/ Year Built 2004/ Total Living Area 2240



Grade 8/ Year Built 2005/ Total Living Area 2560



Grade 9/ Year Built 2004/ Total Living Area 3470



Grade 10/ Year Built 2002/ Total Living Area 4000



Grade 11/ Year Built 2006/ Total Living Area 4530



Grade 12/ Year Built 2006/ Total Living Area 8190

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: Issaquah Highlands/ Preston/ Snoqualmie Ridge/ 75

Number of Improved Sales: 1001

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	\$187,200	\$266,100	\$453,300			
2012 Value	\$182,300	\$259,000	\$441,300	\$479,600	92.0%	6.31%
Change	-\$4,900	-\$7,100	-\$12,000			
% Change	-2.6%	-2.7%	-2.6%			

*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	\$190,200	\$254,000	\$444,200
2012 Value	\$185,300	\$247,200	\$432,500
Percent Change	-2.6%	-2.7%	-2.6%

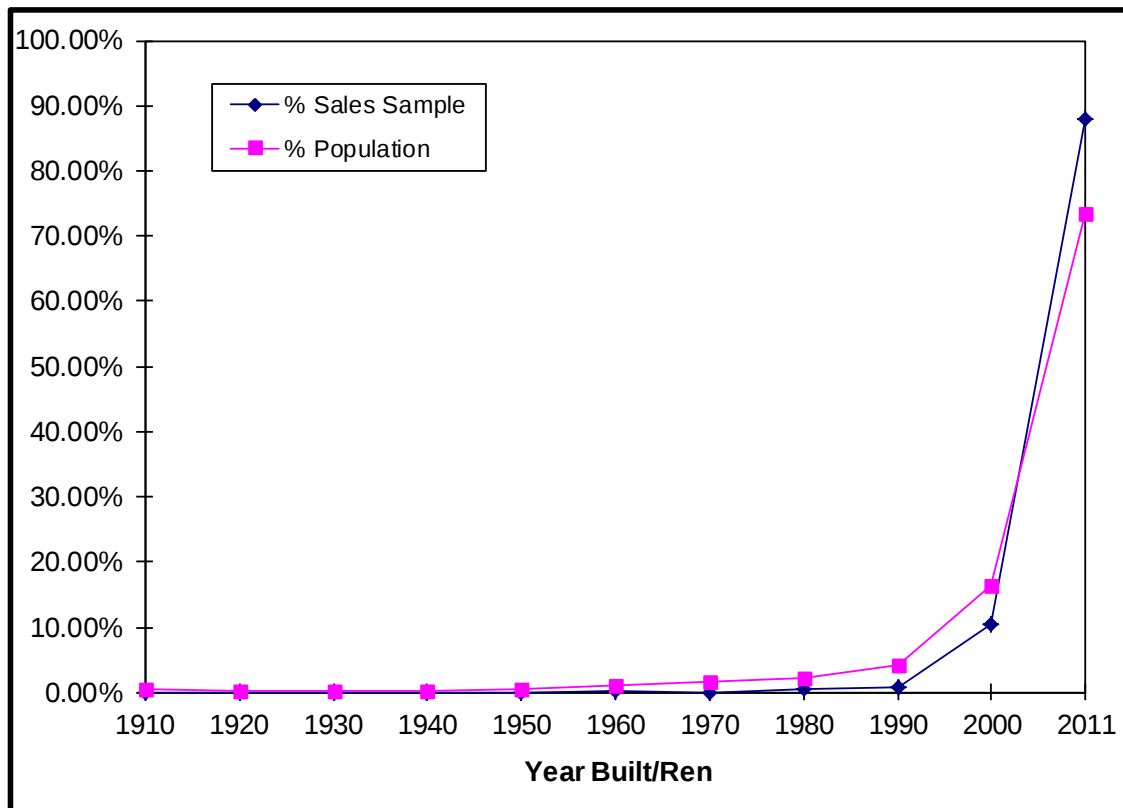
Number of one to three unit residences in the population: 5472

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that three characteristic and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade ≥ 11 parcels on the Golf Course in Sub Area 10, and Grade ≥ 11 parcels in Sub Area 9 were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. Grade 7 parcels in Plat 785336 (Diamond Ridge Estates) were at a lower ratio compared to the rest of the population, which resulted in an upward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	3	0.30%
1970	0	0.00%
1980	5	0.50%
1990	7	0.70%
2000	105	10.49%
2011	881	88.01%
	1001	

Population		
Year Built/Ren	Frequency	% Population
1910	24	0.44%
1920	11	0.20%
1930	5	0.09%
1940	10	0.18%
1950	21	0.38%
1960	56	1.02%
1970	96	1.75%
1980	114	2.08%
1990	229	4.18%
2000	891	16.28%
2011	4015	73.37%
	5472	

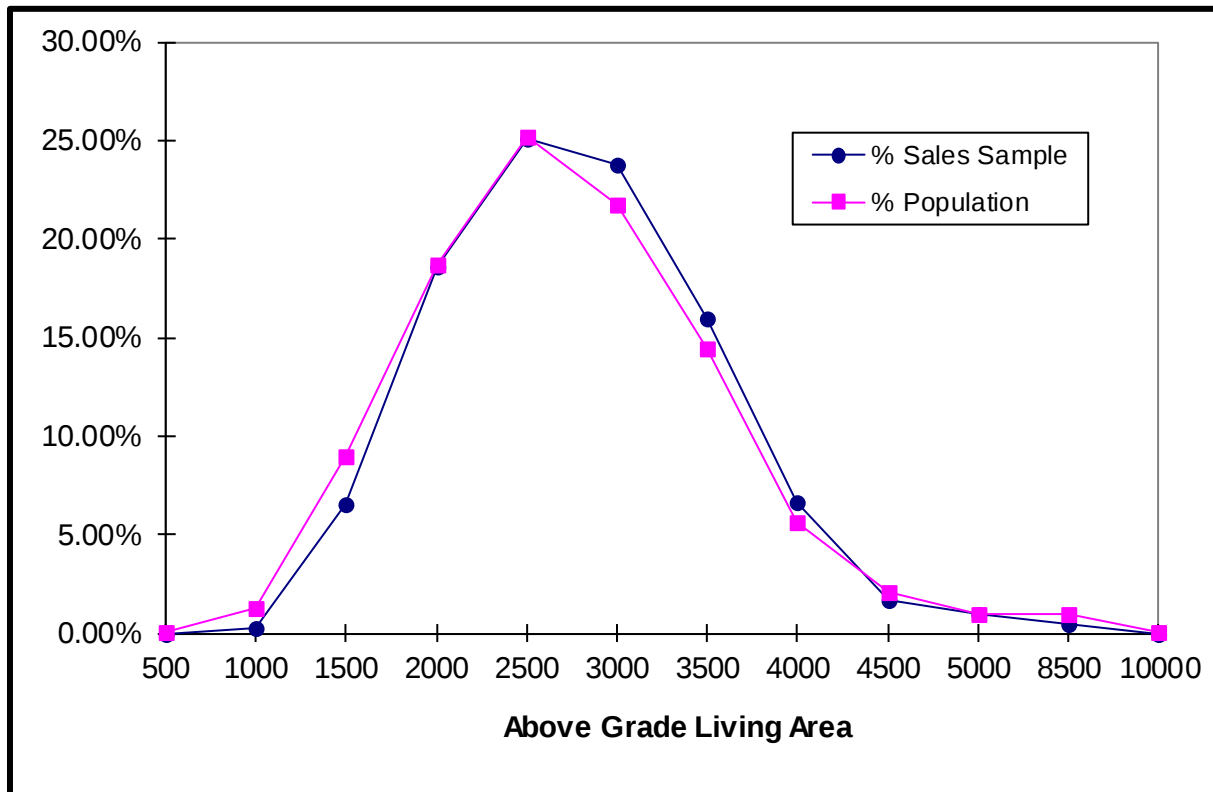


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	0.30%
1500	65	6.49%
2000	186	18.58%
2500	251	25.07%
3000	238	23.78%
3500	160	15.98%
4000	66	6.59%
4500	17	1.70%
5000	10	1.00%
8500	5	0.50%
10000	0	0.00%
	1001	

AGLA	Frequency	% Population
500	5	0.09%
1000	70	1.28%
1500	490	8.95%
2000	1023	18.70%
2500	1376	25.15%
3000	1187	21.69%
3500	789	14.42%
4000	310	5.67%
4500	116	2.12%
5000	55	1.01%
8500	50	0.91%
10000	1	0.02%
	5472	

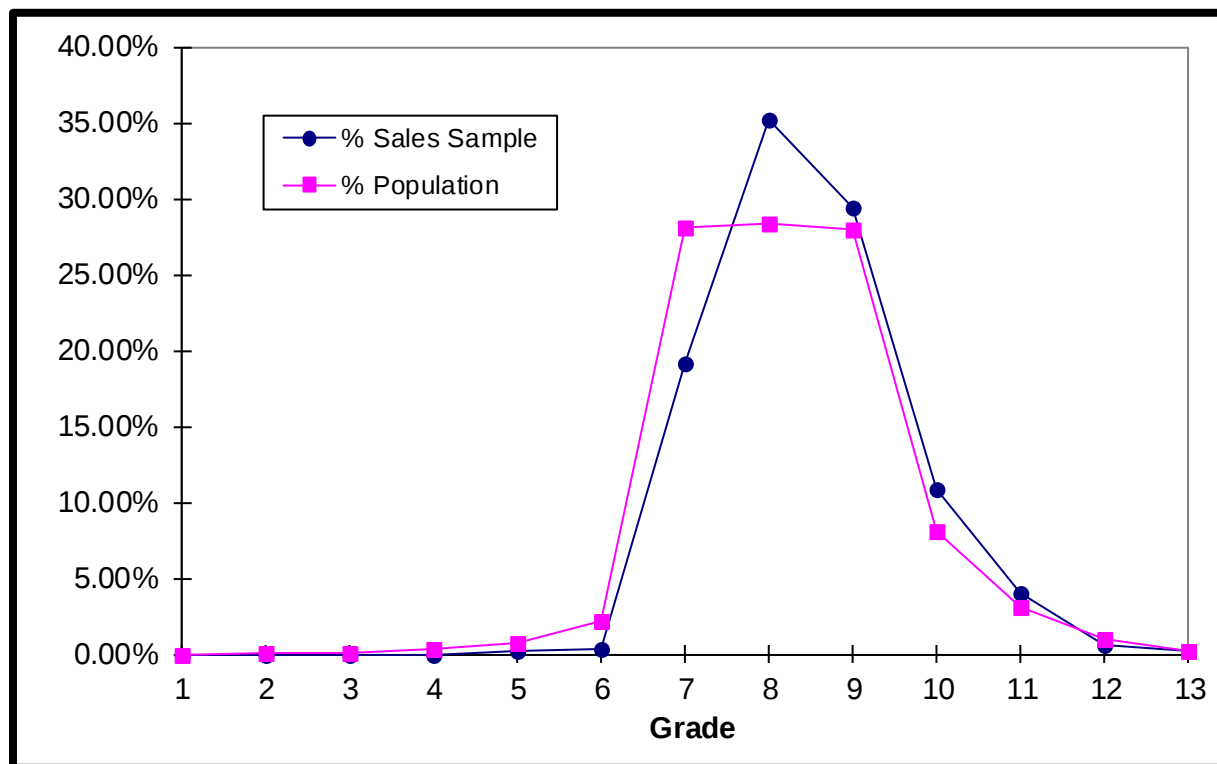


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	2	0.20%
6	3	0.30%
7	192	19.18%
8	352	35.16%
9	295	29.47%
10	109	10.89%
11	40	4.00%
12	6	0.60%
13	2	0.20%
1001		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	3	0.05%
4	21	0.38%
5	41	0.75%
6	117	2.14%
7	1539	28.13%
8	1550	28.33%
9	1527	27.91%
10	440	8.04%
11	171	3.13%
12	52	0.95%
13	10	0.18%
5472		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 32 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 three characteristic- and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade ≥ 11 parcels on the Golf Course in Sub Area 10, and Grade ≥ 11 parcels in Sub Area 9 were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. Grade 7 parcels in Plat 785336 (Diamond Ridge Estates) were at a lower ratio compared to the rest of the population, which resulted in an upward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1001 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 only 2 good 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 92.0%. 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 -2.6%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 75 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%

Sub 10, Grade >=11 on Golf Course	Yes
% Adjustment	-11.29%
Sub 9, Grade >= 11	Yes
% Adjustment	-6.50%
Plat 785336 (Diamond Ridge Estates), Grade 7	Yes
% Adjustment	3.68%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Grade >=11 parcel on the Golf Course in SubArea 10 would *approximately* receive a -11.29% downward adjustment. 62 parcels in the improved population would receive this adjustment. There were 15 sales.

For instance, a Grade >=11 parcel in SubArea 9 would *approximately* receive a -6.50% downward adjustment. 82 parcels in the improved population would receive this adjustment. There were 24 sales.

For instance, a Grade 7 parcel in Plat 785336 (Diamond Ridge Estates) would *approximately* receive a +3.68% upward adjustment. 64 parcels in the improved population would receive this adjustment. There were 40 sales.

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

Generally Grade 7 parcels in Plat 785336 (Diamond Ridge Estates) were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

96.2% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 75 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
785336	Diamond Ridge Estates	40	64	62.5%	SE-35-24-07	10	7	2009 thru 2011	SE Terrace St and Point Ave SE



Note: The highlighted parcels on this plat map represent Grade 7 parcels completed as of 1/1/2012.

Area 75 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 \$525000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.897, resulting in an adjusted value of \$471000 ($\$525000 \times .897 = \470925) – rounded to the nearest \$1000.

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	0.894	-10.6%
8/1/2009	0.897	-10.3%
9/1/2009	0.901	-9.9%
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	0.919	-8.1%
3/1/2010	0.922	-7.8%
4/1/2010	0.925	-7.5%
5/1/2010	0.929	-7.1%
6/1/2010	0.933	-6.7%
7/1/2010	0.936	-6.4%
8/1/2010	0.940	-6.0%
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	0.979	-2.1%
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 75
(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
008	398030	0305	8/16/11	\$333,000	\$328,000	630	5	1956	Avg	22425	Y	Y	7801 LAKE ALICE RD SE
008	102307	9072	1/27/10	\$359,000	\$330,000	1280	5	1959	Good	16148	N	N	33125 SE 126TH ST
008	172407	9018	9/28/09	\$337,500	\$305,000	1130	6	2004	Avg	109218	N	N	30431 SE ISSAQUAH-FALL CITY RD
008	102307	9049	8/24/09	\$310,000	\$279,000	1140	6	2005	Avg	15175	Y	Y	33401 SE 124TH ST
008	102307	9077	2/22/10	\$316,500	\$292,000	2280	6	1959	Avg	27007	N	N	12012 UPPER PRESTON RD SE
008	398030	0115	7/20/11	\$330,000	\$324,000	820	7	2006	Avg	16019	Y	Y	7249 LAKE ALICE RD SE
008	813170	0140	7/29/09	\$399,200	\$358,000	1230	7	1975	Good	39000	N	Y	5825 PRESTON-FALL CITY RD SE
008	042307	9055	8/27/09	\$444,000	\$400,000	1560	7	2002	Avg	71002	Y	Y	10421 324TH PL SE
008	282407	9053	11/18/09	\$410,000	\$373,000	1910	7	1997	Avg	66211	N	N	6917 PRESTON-FALL CITY RD SE
008	042307	9036	5/25/11	\$395,000	\$385,000	1920	7	1977	Good	44431	Y	Y	9605 314TH AVE SE
008	398030	0120	4/13/11	\$420,000	\$407,000	880	8	2010	Avg	13711	Y	Y	7253 LAKE ALICE RD SE
008	182407	9053	1/10/11	\$499,900	\$479,000	1520	8	1985	Avg	147668	N	N	28616 SE 45TH ST
008	142406	9037	4/20/10	\$500,000	\$464,000	1960	8	1999	Avg	194713	N	N	25505 SE ISSAQUAH-FALL CITY RD
008	398030	0155	6/23/09	\$670,000	\$598,000	1970	8	1983	Good	31450	Y	Y	7319 LAKE ALICE RD SE
008	192407	9076	3/10/10	\$430,000	\$397,000	2220	8	1987	Avg	112384	N	N	28843 SE 64TH ST
008	102307	9103	1/27/11	\$385,000	\$370,000	2350	8	2000	Avg	39190	N	N	12314 UPPER PRESTON RD SE
008	182407	9047	6/6/11	\$577,000	\$563,000	2470	8	1984	Good	140699	N	N	28918 SE 45TH ST
008	102307	9053	11/10/10	\$480,000	\$457,000	3030	8	1994	Avg	22900	Y	Y	33414 SE 126TH ST
008	182407	9039	2/10/11	\$500,000	\$481,000	1790	9	1996	Avg	184694	N	N	28515 SE 41ST ST
008	808880	0220	7/28/09	\$440,000	\$395,000	2250	9	1978	Fair	241322	Y	N	28520 SE 58TH ST
008	182407	9078	3/22/10	\$610,000	\$564,000	2580	9	1978	Good	108464	N	N	28727 SE 43RD PL
008	212407	9082	7/7/09	\$588,000	\$526,000	2710	9	1998	Avg	192535	Y	N	5730 322ND AVE SE
008	272407	9085	8/11/11	\$507,500	\$499,000	2750	9	2002	Avg	112384	N	N	7235 337TH PL SE
008	102307	9025	7/3/09	\$634,000	\$567,000	3090	9	2007	Avg	40840	N	N	32824 SE 115TH ST
008	102307	9114	8/5/09	\$720,000	\$646,000	3440	9	2002	Avg	259182	N	N	33310 SE 114TH ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
008	102307	9152	9/25/09	\$600,000	\$542,000	3620	9	2006	Avg	61420	N	N	11145 UPPER PRESTON RD SE
008	122406	9065	10/8/09	\$863,150	\$781,000	4360	9	1978	Good	113691	N	N	3723 274TH AVE SE
008	182407	9076	2/9/10	\$600,000	\$552,000	2290	10	2005	Avg	133729	N	N	28315 SE 43RD ST
008	142406	9083	4/5/11	\$560,000	\$542,000	2800	10	1999	Avg	48787	N	N	25223 SE ISSAQUAH-FALL CITY RD
008	202407	9035	4/21/11	\$620,000	\$602,000	3000	10	1990	Good	219978	Y	N	5424 298TH AVE SE
008	222406	9089	6/3/09	\$560,000	\$499,000	3590	10	1990	Avg	60548	N	N	24001 SE BLACK NUGGET RD
008	212407	9101	5/26/10	\$852,000	\$794,000	3630	10	2003	Avg	367646	Y	N	31420 SE 62ND WAY
008	212407	9030	8/24/11	\$930,000	\$916,000	3640	10	1998	Avg	676922	Y	N	5133 322ND AVE SE
008	032307	9058	9/20/10	\$555,000	\$525,000	3890	10	2007	Avg	22000	N	N	10603 UPPER PRESTON RD SE
008	182407	9006	1/25/11	\$897,750	\$862,000	4470	10	2004	Avg	183823	N	N	4114 278TH AVE SE
008	142406	9034	4/23/10	\$720,000	\$668,000	4640	10	1994	Avg	443876	N	N	26020 SE OLD BLACK NUGGET RD
008	172407	9052	12/30/09	\$755,000	\$691,000	4650	10	1992	Avg	222591	Y	N	4536 308TH AVE SE
008	212407	9032	7/13/10	\$1,100,000	\$1,031,000	3170	11	1990	Good	299257	Y	N	31103 SE 58TH ST
008	232406	9153	8/6/09	\$1,350,000	\$1,212,000	3180	11	1999	Avg	197151	N	N	24759 SE 56TH ST
008	272407	9032	7/6/09	\$1,125,000	\$1,006,000	4400	11	2004	Avg	782176	N	N	6540 PRESTON-FALL CITY RD SE
008	122406	9028	9/2/10	\$1,130,000	\$1,066,000	5350	12	1995	Avg	211701	N	N	26453 SE DUTHIE HILL RD
008	252406	9081	7/20/10	\$2,100,000	\$1,970,000	7270	13	2007	Avg	101168	N	N	6755 266TH CT SE
009	363007	0020	12/22/11	\$208,000	\$208,000	1050	7	2005	Avg	2679	N	N	2635 NE JARED CT
009	362992	0420	8/10/10	\$350,000	\$329,000	1260	7	2003	Avg	3160	N	N	2444 NE IVY WAY
009	362999	0020	12/30/10	\$325,000	\$311,000	1260	7	2005	Avg	2556	N	N	1903 25TH AVE NE
009	362997	0770	8/2/10	\$375,000	\$352,000	1350	7	2004	Avg	1783	N	N	2625 NE NORTHSTAR LN
009	363008	0160	5/18/09	\$350,000	\$311,000	1400	7	2005	Avg	1738	N	N	2218 NE MARION LN
009	362992	0040	6/27/11	\$290,000	\$284,000	1440	7	2003	Avg	3009	N	N	2469 NE JULEP ST
009	362992	0270	1/12/11	\$355,000	\$340,000	1440	7	2003	Avg	3000	N	N	2478 NE IVERSON LN
009	363008	0150	11/17/11	\$272,000	\$271,000	1440	7	2005	Avg	2219	N	N	2200 NE MARION LN

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363008	0170	9/2/09	\$370,000	\$333,000	1440	7	2005	Avg	2170	N	N	2240 NE MARION LN
009	362999	0310	2/4/09	\$400,000	\$351,000	1440	7	2005	Avg	2802	N	N	2488 NE KEYSTONE CT
009	363008	0300	3/22/11	\$345,000	\$334,000	1450	7	2005	Avg	1384	N	N	2684 NE MAGNOLIA ST
009	363008	0070	5/20/09	\$380,000	\$338,000	1500	7	2005	Avg	2255	N	N	2309 NE NATALIE WAY
009	363008	0380	11/11/09	\$351,000	\$319,000	1530	7	2005	Avg	1629	N	N	2540 NE MAGNOLIA ST
009	363008	0270	8/3/11	\$337,000	\$331,000	1540	7	2005	Avg	1783	Y	N	2738 NE MAGNOLIA ST
009	362992	0110	9/27/10	\$370,500	\$351,000	1630	7	2003	Avg	3321	N	N	2587 NE JULEP ST
009	362992	0180	7/6/09	\$419,000	\$375,000	1630	7	2003	Avg	3000	N	N	2475 NE JEWELL LN
009	362992	0520	9/1/10	\$360,000	\$340,000	1630	7	2003	Avg	2850	N	N	2527 NE IVY WAY
009	362999	0080	7/26/10	\$375,000	\$352,000	1630	7	2005	Avg	2925	N	N	1975 25TH AVE NE
009	362999	0230	1/19/09	\$433,000	\$379,000	1630	7	2005	Avg	3915	N	N	1990 24TH AVE NE
009	362999	0320	10/28/09	\$419,950	\$381,000	1630	7	2005	Avg	2751	N	N	2466 NE KEYSTONE CT
009	363008	0410	9/7/11	\$330,000	\$326,000	1650	7	2006	Avg	1898	N	N	2448 24TH CT NE
009	362992	0030	12/18/09	\$390,000	\$356,000	1890	7	2003	Avg	3006	N	N	2451 NE JULEP ST
009	362992	0190	3/12/09	\$449,000	\$395,000	1890	7	2003	Avg	3000	N	N	2467 NE JEWELL LN
009	362992	0220	4/27/11	\$419,000	\$407,000	1890	7	2003	Avg	3054	N	N	2415 NE JEWELL LN
009	362992	0410	4/12/11	\$359,029	\$348,000	1890	7	2003	Avg	3160	N	N	2460 NE IVY WAY
009	362999	0160	6/30/09	\$440,000	\$393,000	1890	7	2005	Avg	2888	N	N	2447 NE LARCHMOUNT ST
009	926885	0100	5/13/09	\$299,678	\$266,000	1020	8	2009	Avg	1237	N	N	955 5TH PL NE
009	926885	0320	11/20/09	\$295,000	\$268,000	1020	8	2009	Avg	1237	N	N	861 5TH PL NE
009	926885	1470	11/22/11	\$322,950	\$321,000	1020	8	2011	Avg	1104	N	N	387 NE EATON LN
009	926885	1780	4/29/10	\$333,000	\$309,000	1020	8	2010	Avg	1299	N	N	304 NE EATON WAY
009	926885	1840	2/3/11	\$292,000	\$281,000	1020	8	2010	Avg	1068	N	N	340 NE EATON WAY
009	362996	0110	9/18/09	\$310,000	\$280,000	1160	8	2004	Avg	955	N	N	1945 NE KENYON CT
009	362995	0030	8/13/10	\$302,000	\$284,000	1160	8	2003	Avg	956	N	N	1823 NE KENYON CT

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	362995	0140	9/29/09	\$324,000	\$293,000	1160	8	2003	Avg	910	N	N	1848 NE KENYON CT
009	926885	0010	7/8/09	\$329,950	\$295,000	1230	8	2009	Avg	2666	N	N	983 5TH PL NE
009	926885	0050	11/6/09	\$325,000	\$295,000	1230	8	2009	Avg	1237	N	N	969 5TH PL NE
009	926885	0270	11/3/09	\$320,000	\$291,000	1230	8	2009	Avg	1237	N	N	867 5TH PL NE
009	926885	1460	4/5/11	\$346,707	\$336,000	1230	8	2011	Avg	1104	N	N	390 NE DARBY LN
009	926885	1830	4/7/11	\$279,950	\$271,000	1230	8	2010	Avg	1068	N	N	334 NE EATON WAY
009	926885	1890	6/20/10	\$349,950	\$327,000	1230	8	2010	Avg	1104	N	N	370 NE EATON WAY
009	363006	0290	7/1/10	\$285,000	\$267,000	1240	8	2005	Avg	2052	N	N	1727 26TH WALK NE
009	363007	0110	4/6/10	\$290,000	\$269,000	1240	8	2005	Avg	2052	N	N	1714 26TH WALK NE
009	362996	0640	4/27/10	\$277,000	\$257,000	1260	8	2003	Avg	1132	N	N	1907 18TH AVE NE
009	363007	0090	9/28/09	\$340,000	\$307,000	1260	8	2005	Avg	2052	N	N	1742 26TH WALK NE
009	362996	0590	7/8/11	\$285,000	\$279,000	1340	8	2003	Avg	1635	N	N	1740 NE PARK DR
009	362995	0060	2/18/10	\$360,000	\$331,000	1360	8	2003	Avg	1947	N	N	1843 NE KENYON CT
009	362996	0530	6/12/09	\$357,000	\$318,000	1370	8	2004	Avg	1375	N	N	1936 17TH AVE NE
009	363005	0150	11/7/11	\$320,000	\$318,000	1380	8	2006	Avg	2001	N	N	2385 PARK DR
009	363015	0110	9/24/09	\$374,000	\$338,000	1380	8	2006	Avg	3942	N	N	2583 NE KENSINGTON CT
009	362996	0550	5/23/11	\$348,300	\$339,000	1430	8	2003	Avg	1863	Y	N	1924 17TH AVE NE
009	362996	0580	1/12/11	\$349,950	\$336,000	1430	8	2003	Avg	1842	N	N	1888 17TH AVE NE
009	363015	0050	6/8/10	\$375,000	\$350,000	1460	8	2005	Avg	2567	N	N	2526 NE KIRKWOOD PL
009	895600	0260	8/5/10	\$512,313	\$482,000	1470	8	2010	Avg	2065	Y	N	1771 9TH CT NE
009	895600	0280	12/14/10	\$450,000	\$430,000	1470	8	2010	Avg	2064	Y	N	1761 9TH CT NE
009	895600	0300	1/6/11	\$450,000	\$431,000	1470	8	2010	Avg	2808	N	N	1745 9TH CT NE
009	895600	0310	8/4/10	\$504,995	\$475,000	1470	8	2010	Avg	2870	Y	N	982 NE INGRAM ST
009	363000	0060	4/6/09	\$360,000	\$318,000	1480	8	2005	Avg	2250	Y	N	2336 NE PARK DR
009	363002	0010	2/12/09	\$340,000	\$298,000	1480	8	2004	Avg	1729	N	N	2490 NE JULEP ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363002	0090	4/15/11	\$295,000	\$286,000	1480	8	2004	Avg	1741	N	N	2402 NE JULEP ST
009	363002	0120	6/1/11	\$293,500	\$286,000	1480	8	2004	Avg	1317	N	N	1724 24TH AVE NE
009	363002	0190	11/13/09	\$300,000	\$273,000	1480	8	2005	Avg	1460	N	N	1752 24TH AVE NE
009	363002	0340	12/15/10	\$298,000	\$285,000	1480	8	2005	Avg	2335	N	N	1775 25TH AVE NE
009	363002	0480	1/3/11	\$295,000	\$283,000	1480	8	2004	Avg	2062	N	N	1719 25TH AVE NE
009	362996	0700	6/2/10	\$342,000	\$319,000	1490	8	2004	Avg	1854	N	N	1931 18TH PL
009	362975	0120	11/10/09	\$345,000	\$314,000	1500	8	2000	Avg	2965	N	N	1943 12TH CT NE
009	363007	0270	5/25/10	\$330,000	\$307,000	1500	8	2005	Avg	3368	N	N	1805 28TH AVE NE
009	926885	0060	5/25/09	\$439,800	\$391,000	1520	8	2009	Avg	1507	N	N	856 4TH AVE NE
009	926885	0090	6/27/09	\$430,000	\$384,000	1520	8	2009	Avg	1507	N	N	932 4TH AVE NE
009	926885	0280	11/25/09	\$400,000	\$364,000	1520	8	2009	Avg	1508	N	N	866 4TH AVE NE
009	926885	0310	2/16/10	\$390,000	\$359,000	1520	8	2009	Avg	1507	N	N	850 4TH AVE NE
009	926885	1420	7/19/11	\$395,800	\$388,000	1520	8	2011	Avg	1405	N	N	861 4TH AVE NE
009	926885	1450	3/23/11	\$404,800	\$391,000	1520	8	2011	Avg	1487	N	N	853 4TH AVE NE
009	926885	1480	5/5/11	\$399,950	\$389,000	1520	8	2011	Avg	1487	N	N	869 4TH AVE NE
009	926885	1510	7/6/11	\$395,000	\$387,000	1520	8	2011	Avg	1406	N	N	879 4TH AVE NE
009	926885	1820	4/22/11	\$385,000	\$374,000	1520	8	2010	Avg	1405	N	N	925 4TH AVE NE
009	926885	1850	2/14/11	\$385,000	\$371,000	1520	8	2010	Avg	1406	N	N	917 4TH AVE NE
009	363001	0040	12/16/11	\$264,000	\$264,000	1540	8	2005	Avg	1827	N	N	2428 NE PARK DR
009	926885	0030	6/23/09	\$399,800	\$357,000	1540	8	2009	Avg	1075	N	N	972 4TH AVE NE
009	926885	0040	5/20/09	\$409,800	\$364,000	1540	8	2009	Avg	1425	N	N	964 4TH AVE NE
009	926885	0070	6/30/09	\$399,950	\$357,000	1540	8	2009	Avg	1058	N	N	948 4TH AVE NE
009	926885	0080	3/16/10	\$368,000	\$340,000	1540	8	2009	Avg	1057	N	N	940 4TH AVE NE
009	926885	0290	4/7/10	\$369,950	\$343,000	1540	8	2009	Avg	1057	N	N	860 4TH AVE NE
009	926885	0300	4/24/10	\$374,800	\$348,000	1540	8	2009	Avg	1058	N	N	856 4TH AVE NE

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Area 75
(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
009	926885	1430	6/6/11	\$369,950	\$361,000	1540	8	2011	Avg	998	N	N	859 4TH AVE NE
009	926885	1440	4/7/11	\$369,950	\$358,000	1540	8	2011	Avg	997	N	N	857 4TH AVE NE
009	926885	1490	6/10/11	\$375,800	\$367,000	1540	8	2011	Avg	997	N	N	871 4TH AVE NE
009	926885	1500	11/4/11	\$350,000	\$348,000	1540	8	2011	Avg	997	N	N	875 4TH AVE NE
009	926885	1790	5/6/10	\$409,950	\$381,000	1540	8	2010	Avg	1973	N	N	935 4TH AVE NE
009	926885	1800	11/17/10	\$349,950	\$333,000	1540	8	2010	Avg	998	N	N	931 4TH AVE NE
009	926885	1810	12/21/10	\$365,000	\$349,000	1540	8	2010	Avg	997	N	N	927 4TH AVE NE
009	926885	1860	9/28/10	\$349,950	\$331,000	1540	8	2010	Avg	997	N	N	915 4TH AVE NE
009	926885	1870	10/20/10	\$349,950	\$332,000	1540	8	2010	Avg	998	N	N	909 4TH AVE NE
009	926885	1880	6/21/10	\$419,950	\$393,000	1540	8	2010	Avg	1487	N	N	905 4TH AVE NE
009	363001	0010	7/27/09	\$310,000	\$278,000	1580	8	2005	Avg	2425	N	N	2400 NE PARK DR
009	895600	0270	8/4/10	\$505,733	\$475,000	1580	8	2010	Avg	2064	Y	N	1765 9TH CT NE
009	895600	0320	12/27/10	\$484,995	\$464,000	1580	8	2010	Avg	3111	Y	N	976 NE INGRAM ST
009	363002	0050	9/29/09	\$266,000	\$240,000	1590	8	2004	Avg	1522	N	N	2446 NE JULEP ST
009	363002	0160	11/16/09	\$273,800	\$249,000	1600	8	2005	Avg	1689	N	N	1740 24TH AVE NE
009	926885	0020	6/14/10	\$439,950	\$411,000	1600	8	2009	Avg	2091	N	N	980 4TH AVE NE
009	362996	0240	4/4/11	\$360,000	\$349,000	1640	8	2003	Avg	2014	N	N	1850 NE KINCAID WALK
009	362996	0410	5/25/10	\$360,000	\$335,000	1650	8	2005	Avg	3534	N	N	2018 NE KATSURA ST
009	362996	0420	3/12/10	\$355,000	\$328,000	1650	8	2004	Avg	3705	N	N	2020 NE KATSURA ST
009	363003	0030	8/13/10	\$399,000	\$375,000	1700	8	2005	Avg	3150	N	N	2483 NE LAURELWOOD LN
009	363006	0070	1/5/09	\$435,000	\$380,000	1700	8	2005	Avg	2383	N	N	1774 25TH AVE NE
009	363007	0170	7/25/11	\$378,250	\$371,000	1700	8	2005	Avg	2935	N	N	1753 27TH LN NE
009	363003	0170	5/21/10	\$431,000	\$401,000	1710	8	2004	Avg	3665	N	N	2525 NE LARCHMOUNT ST
009	363003	0520	6/28/11	\$387,500	\$379,000	1710	8	2004	Avg	3128	N	N	2049 LARCHMOUNT DR NE
009	363015	0240	11/18/10	\$379,000	\$361,000	1730	8	2005	Avg	2844	N	N	1902 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	926885	1020	9/19/11	\$565,000	\$558,000	1730	8	2011	Avg	2810	Y	N	939 3RD CT NE
009	362987	0090	7/26/10	\$400,000	\$376,000	1740	8	2001	Avg	3315	N	N	2047 NE KENILWORTH LN
009	362987	0200	12/15/10	\$415,000	\$397,000	1740	8	2000	Avg	3082	N	N	2001 NE KELSEY LN
009	363003	0180	5/13/10	\$415,000	\$386,000	1780	8	2004	Avg	3665	N	N	2527 NE LARCHMOUNT ST
009	363003	0310	8/14/09	\$445,000	\$400,000	1780	8	2004	Avg	4023	N	N	2534 LONGMIRE CT NE
009	363003	0420	1/4/10	\$410,000	\$375,000	1780	8	2004	Avg	3562	N	N	2510 LARCHMOUNT DR NE
009	363015	0010	10/22/09	\$438,600	\$398,000	1830	8	2005	Avg	3314	N	N	2000 25TH AVE NE
009	363015	0020	7/12/10	\$428,500	\$402,000	1830	8	2005	Avg	3555	N	N	2010 25TH AVE NE
009	362983	0070	7/1/10	\$530,000	\$496,000	1840	8	1999	Avg	2905	N	N	1530 NE JADE ST
009	362983	0220	8/3/09	\$445,000	\$399,000	1860	8	1999	Avg	3008	N	N	1531 NE IRIS ST
009	895600	0230	11/14/09	\$480,000	\$437,000	1870	8	2009	Avg	2189	Y	N	1764 9TH CT NE
009	895600	0250	3/5/10	\$475,000	\$438,000	1890	8	2009	Avg	3128	Y	N	1746 9TH CT NE
009	363011	0650	7/14/10	\$445,000	\$417,000	1920	8	2005	Avg	4396	N	N	3293 NE MARQUETTE WAY
009	926885	1090	12/19/11	\$457,000	\$456,000	1930	8	2011	Avg	2949	N	N	997 3RD CT NE
009	926885	1160	8/25/10	\$484,000	\$456,000	1930	8	2010	Avg	2090	N	N	356 NE EAGLE WAY
009	926885	1180	10/5/10	\$474,000	\$449,000	1930	8	2010	Avg	2001	N	N	372 NE EAGLE WAY
009	363003	0370	4/13/11	\$425,000	\$412,000	1970	8	2004	Avg	3734	N	N	2522 LARCHMOUNT DR NE
009	362979	0070	10/18/11	\$434,000	\$430,000	2060	8	1998	Avg	3898	N	N	1406 NE JADE ST
009	363006	0210	10/31/11	\$356,000	\$353,000	2080	8	2006	Avg	2959	N	N	1722 25TH WALK NE
009	926885	0790	4/22/11	\$610,000	\$592,000	2100	8	2011	Avg	4192	Y	N	839 3RD PL NE
009	362979	0170	8/15/11	\$463,000	\$456,000	2120	8	1999	Avg	3477	N	N	1435 NE IRIS ST
009	362997	1110	7/13/10	\$450,500	\$422,000	2120	8	2004	Avg	4185	N	N	2412 30TH AVE NE
009	926885	0900	8/22/11	\$527,000	\$519,000	2120	8	2011	Avg	2356	N	N	889 3RD AVE NE
009	926885	0960	6/24/11	\$478,000	\$467,000	2120	8	2011	Avg	2074	N	N	951 3RD AVE NE
009	926885	1260	2/16/10	\$459,800	\$423,000	2120	8	2009	Avg	1984	N	N	344 NE DENNY WAY

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	895600	0220	1/27/10	\$479,995	\$441,000	2130	8	2009	Avg	2139	Y	N	1768 9TH CT NE
009	895600	0240	12/15/09	\$470,000	\$429,000	2130	8	2009	Avg	2240	Y	N	1758 9TH CT NE
009	926885	1230	11/16/10	\$438,500	\$418,000	2130	8	2010	Avg	1984	N	N	386 NE DENNY WAY
009	926885	1710	4/17/09	\$489,800	\$433,000	2130	8	2008	Avg	1984	N	N	956 3RD AVE NE
009	926885	1680	3/11/10	\$450,000	\$415,000	2134	8	2008	Avg	1984	N	N	932 3RD AVE NE
009	362987	0100	10/4/10	\$474,000	\$449,000	2150	8	2001	Avg	3075	N	N	2035 NE KENILWORTH LN
009	926885	0920	8/26/11	\$499,000	\$492,000	2150	8	2011	Avg	2074	N	N	911 3RD AVE NE
009	926885	1250	12/7/10	\$462,950	\$442,000	2150	8	2010	Avg	1984	N	N	358 NE DENNY WAY
009	926885	1280	6/16/09	\$503,000	\$449,000	2150	8	2009	Avg	3260	N	N	316 NE DENNY WAY
009	926885	1660	12/16/09	\$446,800	\$408,000	2150	8	2008	Avg	1984	N	N	908 3RD AVE NE
009	926885	1690	9/24/09	\$465,000	\$420,000	2150	8	2009	Avg	1984	N	N	944 3RD AVE NE
009	895600	0210	12/11/09	\$479,995	\$438,000	2159	8	2009	Avg	2090	Y	N	1772 9TH CT NE
009	362979	0040	11/19/09	\$484,000	\$440,000	2160	8	1999	Avg	4082	N	N	1452 NE JADE ST
009	362983	0250	10/21/11	\$475,000	\$471,000	2160	8	1999	Avg	4468	N	N	1513 NE IRIS ST
009	362983	0350	8/30/10	\$436,500	\$412,000	2160	8	1999	Avg	3326	N	N	1571 NE JADE ST
009	362979	0190	1/27/10	\$435,000	\$399,000	2170	8	1999	Avg	3494	N	N	1465 NE IRIS ST
009	362997	1130	4/7/09	\$440,000	\$389,000	2170	8	2004	Avg	3720	N	N	2426 30TH AVE NE
009	926885	1220	4/29/10	\$472,500	\$439,000	2170	8	2010	Avg	2232	N	N	398 NE DENNY WAY
009	926885	1270	5/26/09	\$479,800	\$427,000	2170	8	2009	Avg	1984	N	N	330 NE DENNY WAY
009	926885	1670	10/21/09	\$490,000	\$444,000	2170	8	2008	Avg	1984	N	N	916 3RD AVE NE
009	926885	1720	9/15/11	\$450,000	\$444,000	2170	8	2008	Avg	2046	N	N	960 3RD AVE NE
009	362983	0240	3/18/11	\$440,000	\$425,000	2180	8	1999	Avg	3666	N	N	1519 NE IRIS ST
009	362976	0320	8/7/09	\$520,000	\$467,000	2190	8	2003	Avg	4950	N	N	1784 12TH AVE NE
009	926885	1700	5/22/09	\$499,800	\$444,000	2190	8	2008	Avg	1984	N	N	946 3RD AVE NE
009	362976	0150	7/14/09	\$514,000	\$460,000	2210	8	2002	Avg	3779	N	N	1739 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	926885	1080	4/13/11	\$474,000	\$459,000	2210	8	2011	Avg	1941	Y	N	995 3RD CT NE
009	926885	1170	3/10/11	\$469,000	\$453,000	2210	8	2010	Avg	1987	N	N	348 NE EAGLE WAY
009	926885	1190	9/13/10	\$465,000	\$439,000	2210	8	2010	Avg	2161	N	N	364 NE EAGLE WAY
009	895600	0030	11/11/10	\$524,995	\$500,000	2220	8	2010	Avg	3283	N	N	1891 10TH AVE NE
009	895600	0060	5/5/10	\$550,460	\$512,000	2220	8	2010	Avg	4642	N	N	1881 10TH AVE NE
009	895600	0130	5/14/10	\$548,728	\$511,000	2220	8	2010	Avg	4187	Y	N	1839 10TH AVE
009	895600	0190	3/15/10	\$546,452	\$505,000	2220	8	2010	Avg	3994	Y	N	1779 10TH AVE NE
009	926885	1730	12/17/09	\$569,800	\$520,000	2220	8	2008	Avg	2046	N	N	315 NE EAGLE WAY
009	926885	1740	7/30/09	\$529,800	\$475,000	2220	8	2008	Avg	1984	N	N	329 NE EAGLE WAY
009	926885	1750	6/16/09	\$542,500	\$484,000	2220	8	2008	Avg	1984	N	N	341 NE EAGLE WAY
009	926885	1760	5/28/09	\$545,000	\$485,000	2220	8	2008	Avg	1984	N	N	359 NE EAGLE WAY
009	895600	0160	3/22/10	\$539,995	\$499,000	2230	8	2010	Avg	4187	Y	N	1821 10TH AVE NE
009	926885	1240	1/21/11	\$459,800	\$441,000	2240	8	2010	Avg	1984	N	N	372 NE DENNY WAY
009	926885	1650	12/1/09	\$435,000	\$396,000	2240	8	2008	Avg	1947	N	N	900 3RD AVE NE
009	363011	0530	9/22/09	\$475,000	\$429,000	2260	8	2005	Avg	3649	N	N	2970 NE MAGNOLIA ST
009	363003	0320	7/1/09	\$520,000	\$465,000	2310	8	2005	Avg	4147	N	N	2532 LARCHMOUNT DR NE
009	363003	0400	5/12/10	\$525,000	\$488,000	2310	8	2005	Avg	3831	N	N	2516 LARCHMOUNT DR NE
009	895600	0050	6/11/10	\$548,995	\$513,000	2320	8	2010	Avg	3920	N	N	1885 10TH AVE NE
009	895600	0110	5/3/10	\$553,947	\$515,000	2320	8	2010	Avg	4734	Y	N	1851 10TH AVE NE
009	895600	0110	11/18/11	\$530,000	\$527,000	2320	8	2010	Avg	4734	Y	N	1851 10TH AVE NE
009	895600	0140	6/11/10	\$576,817	\$539,000	2320	8	2010	Avg	4187	Y	N	1833 10TH AVE
009	895600	0170	1/25/10	\$584,628	\$537,000	2320	8	2010	Avg	3995	Y	N	1793 10TH AVE NE
009	895600	0170	8/22/11	\$560,000	\$551,000	2320	8	2010	Avg	3995	Y	N	1793 10TH AVE NE
009	895600	0200	3/15/10	\$547,032	\$505,000	2320	8	2010	Avg	3994	Y	N	1773 10TH AVE NE
009	895600	0330	1/18/10	\$529,995	\$486,000	2370	8	2010	Avg	6094	N	N	1705 11TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363011	0630	6/1/10	\$497,000	\$463,000	2390	8	2005	Avg	3741	N	N	3261 NE MARQUETTE WAY
009	363011	0400	9/8/09	\$495,000	\$446,000	2400	8	2005	Avg	3841	N	N	2987 NE MARQUETTE WAY
009	895600	0040	6/14/10	\$567,621	\$530,000	2450	8	2010	Avg	3312	N	N	1889 10TH AVE NE
009	895600	0120	6/8/10	\$589,678	\$550,000	2450	8	2010	Avg	4187	Y	N	1845 10TH AVE
009	895600	0150	7/16/10	\$559,995	\$525,000	2450	8	2010	Avg	4187	Y	N	1827 10TH AVE NE
009	895600	0180	2/10/10	\$592,063	\$544,000	2450	8	2010	Avg	3994	Y	N	1785 10TH AVE NE
009	363024	0050	5/17/11	\$355,000	\$346,000	1580	9	2007	Avg	1425	N	N	1153 NE HIGH ST
009	363024	0020	10/26/10	\$400,000	\$380,000	1600	9	2007	Avg	1168	N	N	1117 NE HIGH ST
009	363024	0070	6/16/10	\$405,000	\$378,000	1600	9	2007	Avg	1173	N	N	1177 NE HIGH ST
009	363012	0050	12/29/11	\$414,000	\$414,000	1670	9	2005	Avg	4008	N	N	2114 NE NELSON LN
009	363012	0180	8/19/10	\$460,000	\$433,000	1670	9	2005	Avg	3696	N	N	2117 NE NATALIE WAY
009	363024	0160	2/5/09	\$475,000	\$416,000	1740	9	2007	Avg	1528	N	N	1102 NE PARK DR
009	363024	0160	3/18/10	\$455,000	\$420,000	1740	9	2007	Avg	1528	N	N	1102 NE PARK DR
009	895600	0020	5/18/09	\$507,000	\$450,000	1860	9	2009	Avg	3253	N	N	1895 10TH AVE NE
009	895600	0080	7/12/09	\$575,000	\$515,000	1860	9	2008	Avg	5664	Y	N	1869 10TH AVE NE
009	895600	0090	8/23/09	\$590,000	\$531,000	1860	9	2008	Avg	4823	Y	N	1863 10TH AVE NE
009	363013	0100	10/26/11	\$420,000	\$417,000	1890	9	2006	Avg	3632	N	N	2654 NE PARK DR
009	363013	0150	8/19/10	\$387,900	\$365,000	1890	9	2006	Avg	2987	N	N	2563 NE PARK DR
009	363013	0250	9/9/10	\$465,000	\$439,000	1890	9	2006	Avg	2932	N	N	2643 NE PARK DR
009	363013	0010	2/17/11	\$452,500	\$436,000	1910	9	2006	Avg	4363	N	N	2562 NE PARK DR
009	363013	0120	6/17/09	\$470,000	\$419,000	1910	9	2006	Avg	3125	N	N	2682 NE PARK DR
009	363013	0160	6/8/10	\$470,000	\$439,000	1910	9	2006	Avg	2744	N	N	2569 NE PARK DR
009	362980	0180	4/29/10	\$480,000	\$446,000	2000	9	2000	Avg	4171	N	N	1927 14TH CT NE
009	362980	0250	2/24/10	\$432,000	\$398,000	2010	9	2000	Avg	6883	N	N	1990 14TH CT NE
009	362980	0280	9/27/10	\$420,000	\$397,000	2010	9	2000	Avg	3328	N	N	1966 14TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	895600	0460	12/15/09	\$485,000	\$443,000	2010	9	2009	Avg	3200	N	N	1783 11TH AVE NE
009	895600	0480	2/24/09	\$538,000	\$473,000	2010	9	2009	Avg	3600	N	N	1799 11TH AVE NE
009	895600	0010	8/7/09	\$499,995	\$449,000	2030	9	2009	Avg	3223	N	N	1899 10TH AVE NE
009	895600	0100	4/2/09	\$677,995	\$599,000	2030	9	2008	Avg	4713	Y	N	1857 10TH AVE NE
009	362993	0130	3/9/10	\$420,000	\$388,000	2120	9	2003	Avg	4778	N	N	2324 29TH AVE NE
009	362980	0160	12/21/11	\$370,000	\$370,000	2150	9	2000	Avg	4105	N	N	1905 14TH CT NE
009	362992	1472	11/16/11	\$457,500	\$455,000	2170	9	2004	Avg	4750	N	N	1811 30TH AVE NE
009	895600	0470	9/9/09	\$496,500	\$448,000	2190	9	2008	Avg	3600	N	N	1791 11TH AVE NE
009	895600	0550	6/10/09	\$525,000	\$468,000	2190	9	2009	Avg	3579	N	N	1893 11TH AVE NE
009	362991	0090	8/12/09	\$512,500	\$460,000	2200	9	2004	Avg	4538	N	N	2935 NE LOGAN ST
009	895600	0340	5/18/09	\$542,000	\$482,000	2200	9	2008	Avg	3872	N	N	1711 11TH AVE NE
009	362993	0090	11/29/10	\$480,000	\$458,000	2250	9	2003	Avg	4287	N	N	2883 NE LOGAN ST
009	362993	0100	6/24/11	\$500,000	\$489,000	2250	9	2003	Avg	4882	N	N	2893 NE LOGAN ST
009	362991	0020	8/1/11	\$512,315	\$503,000	2290	9	2003	Avg	3978	N	N	2962 NE LOGAN ST
009	362998	0590	8/9/10	\$535,000	\$503,000	2290	9	2006	Avg	4072	N	N	3451 NE MEADOW WAY
009	363012	0330	6/14/10	\$510,000	\$476,000	2290	9	2005	Avg	3507	N	N	2598 NE NATALIE WAY
009	362998	0650	6/6/11	\$495,000	\$483,000	2310	9	2005	Avg	4076	N	N	3471 NE MONTEREY LN
009	362998	0730	6/10/11	\$500,000	\$488,000	2310	9	2006	Avg	4741	N	N	3423 NE MONTEREY LN
009	362998	0890	10/22/09	\$502,000	\$455,000	2310	9	2004	Avg	3900	N	N	3440 NE MADISON WAY
009	362998	0890	5/9/11	\$475,000	\$462,000	2310	9	2004	Avg	3900	N	N	3440 NE MADISON WAY
009	362992	0590	9/28/11	\$484,000	\$479,000	2320	9	2003	Avg	5000	N	N	1790 26TH AVE NE
009	362998	0920	12/8/10	\$450,000	\$430,000	2330	9	2004	Avg	3917	N	N	3424 NE MADISON WAY
009	363012	0140	10/29/10	\$524,950	\$499,000	2330	9	2005	Avg	3570	N	N	2053 NE NATALIE WAY
009	363012	0270	10/10/11	\$489,900	\$485,000	2340	9	2007	Avg	4258	N	N	2625 22ND AVE NE
009	363012	0340	10/20/11	\$475,000	\$471,000	2340	9	2007	Avg	3507	N	N	2061 NE NOBLE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363012	0400	10/30/09	\$527,500	\$479,000	2340	9	2007	Avg	4695	N	N	2022 NE NOBLE ST
009	363012	0550	10/20/09	\$475,000	\$431,000	2340	9	2006	Avg	3854	N	N	2105 NE NEWTON LN
009	363012	0580	8/31/10	\$475,000	\$448,000	2340	9	2006	Avg	3444	N	N	2055 NE NEWTON LN
009	895600	0540	7/10/09	\$515,000	\$461,000	2350	9	2009	Avg	3200	N	N	1889 11TH AVE NE
009	895600	0500	10/8/09	\$496,000	\$449,000	2370	9	2009	Avg	3200	N	N	1841 11TH AVE NE
009	363012	0160	6/4/10	\$545,000	\$508,000	2410	9	2006	Avg	3740	N	N	2085 NE NATALIE WAY
009	363012	0410	3/23/11	\$510,000	\$493,000	2410	9	2006	Avg	3640	N	N	2038 NE NOBLE ST
009	362988	0242	10/15/09	\$572,000	\$518,000	2470	9	2004	Avg	4272	N	N	2146 30TH AVE NE
009	362988	0256	11/9/10	\$485,000	\$461,000	2470	9	2004	Avg	3833	N	N	2022 30TH AVE NE
009	362976	0060	8/21/09	\$504,000	\$453,000	2490	9	2003	Avg	4050	N	N	1758 11TH AVE NE
009	362991	0330	10/28/09	\$499,950	\$454,000	2490	9	2003	Avg	3600	N	N	2062 32ND AVE NE
009	362991	0260	7/14/11	\$530,000	\$519,000	2510	9	2003	Avg	3959	N	N	3161 NE LARKSPUR LN
009	363022	0110	2/25/09	\$717,500	\$631,000	2530	9	2007	Avg	4570	N	N	2500 22ND CT NE
009	363020	0640	6/15/09	\$639,900	\$571,000	2540	9	2009	Avg	5760	N	N	2918 NE DAVIS LOOP
009	363020	0530	3/18/09	\$615,000	\$542,000	2570	9	2007	Avg	4961	N	N	1492 29TH PL NE
009	363020	0580	7/27/09	\$587,000	\$526,000	2570	9	2007	Avg	3600	N	N	2944 NE DAVIS LOOP
009	363020	0520	1/8/10	\$605,000	\$554,000	2580	9	2007	Avg	5787	N	N	1486 29TH PL NE
009	363020	0550	7/20/09	\$615,000	\$551,000	2580	9	2006	Avg	6123	N	N	2960 NE DAVIS LOOP
009	362998	0020	6/15/10	\$640,000	\$598,000	2620	9	2006	Avg	4400	Y	N	2519 34TH AVE NE
009	362998	0160	11/30/09	\$614,900	\$560,000	2620	9	2006	Avg	4400	N	N	3476 NE MEADOW WAY
009	362976	0360	11/11/11	\$505,000	\$502,000	2630	9	2003	Avg	5572	N	N	1258 NE KATSURA ST
009	363022	0310	9/22/11	\$621,600	\$614,000	2630	9	2011	Avg	3876	N	N	2192 NE MORGAN LN
009	362998	0410	8/17/09	\$543,500	\$489,000	2640	9	2005	Avg	5342	N	N	3443 NE MADISON WAY
009	362997	0050	6/3/09	\$570,000	\$507,000	2640	9	2004	Avg	5006	N	N	3095 NE MULBERRY ST
009	362976	0030	6/11/09	\$528,000	\$471,000	2650	9	2003	Avg	4050	N	N	1776 11TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	362976	0390	10/20/10	\$578,000	\$549,000	2650	9	2003	Avg	5743	N	N	1188 NE KATSURA ST
009	362976	0070	9/15/09	\$498,000	\$449,000	2660	9	2003	Avg	4050	N	N	1752 11TH AVE NE
009	362991	0120	6/12/09	\$550,000	\$490,000	2660	9	2004	Avg	4007	N	N	2095 29TH LN NE
009	362992	0680	11/17/09	\$573,800	\$522,000	2660	9	2003	Avg	6777	N	N	1816 28TH AVE NE
009	362992	0720	12/9/10	\$535,000	\$511,000	2660	9	2003	Avg	5763	N	N	1792 28TH AVE NE
009	362992	1160	9/30/10	\$630,000	\$596,000	2660	9	2003	Avg	5500	Y	N	1669 28TH AVE NE
009	363022	0030	7/28/10	\$625,000	\$587,000	2670	9	2007	Avg	3756	N	N	2572 22ND CT NE
009	363022	0060	12/15/09	\$660,000	\$603,000	2670	9	2007	Avg	4615	N	N	2548 22ND AVE NE
009	362993	0170	7/11/11	\$512,000	\$502,000	2700	9	2004	Avg	4004	N	N	2372 29TH PL NE
009	362992	1330	3/17/11	\$550,000	\$531,000	2710	9	2003	Avg	5000	N	N	1729 24TH AVE NE
009	362993	0140	4/25/10	\$574,500	\$533,000	2730	9	2003	Avg	4890	N	N	2336 29TH PL NE
009	362991	0400	1/26/11	\$532,000	\$511,000	2770	9	2004	Avg	3600	N	N	2162 32ND AVE NE
009	362991	0500	10/11/10	\$568,000	\$538,000	2770	9	2005	Avg	4382	N	N	3034 NE LOGAN ST
009	363022	0330	8/16/11	\$616,600	\$607,000	2770	9	2011	Avg	3990	N	N	2198 NE MORGAN LN
009	362986	0130	2/4/09	\$532,000	\$466,000	2810	9	2000	Avg	4965	N	N	2042 16TH CT NE
009	363012	0620	6/13/11	\$560,000	\$547,000	2810	9	2007	Avg	5974	N	N	2548 22ND AVE NE
009	362997	0180	11/2/09	\$550,000	\$499,000	2820	9	2005	Avg	5435	N	N	2496 33RD AVE NE
009	362997	0200	12/14/09	\$550,000	\$502,000	2820	9	2004	Avg	5001	N	N	3127 NE MAGNOLIA ST
009	362997	0300	12/10/10	\$530,000	\$506,000	2820	9	2004	Avg	5001	N	N	3140 NE NORTON LN
009	363022	0020	5/23/11	\$588,000	\$573,000	2840	9	2007	Avg	4534	N	N	2584 22ND CT NE
009	363016	0100	3/2/11	\$580,000	\$559,000	2850	9	2006	Avg	5925	Y	N	1635 24TH AVE NE
009	363022	0200	7/1/11	\$625,000	\$612,000	2850	9	2008	Avg	3571	N	N	2158 22ND CT NE
009	363022	0140	1/16/09	\$680,000	\$594,000	2860	9	2007	Avg	3250	N	N	2140 22ND CT NE
009	363022	0180	3/4/09	\$700,000	\$616,000	2860	9	2007	Avg	3634	N	N	2154 NE MORGAN LN
009	362998	0250	12/16/09	\$623,950	\$570,000	2870	9	2005	Avg	4400	N	N	2516 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	362992	1010	9/3/09	\$595,000	\$536,000	2880	9	2003	Avg	5457	Y	N	1759 28TH AVE NE
009	363018	0250	7/1/10	\$580,000	\$543,000	2890	9	2006	Avg	4978	N	N	1494 24TH AVE NE
009	363020	0570	8/11/09	\$627,000	\$563,000	2890	9	2007	Avg	3600	N	N	2948 NE DAVIS LOOP
009	362997	0260	6/30/10	\$575,000	\$538,000	2910	9	2004	Avg	6202	N	N	3196 NE NORTON LN
009	362997	0320	3/20/09	\$562,000	\$495,000	2910	9	2004	Avg	6202	N	N	3110 NE NORTON LN
009	362998	0420	5/17/10	\$620,000	\$577,000	2930	9	2004	Avg	4805	N	N	3435 NE MADISON WAY
009	363004	0040	6/1/09	\$575,000	\$512,000	2930	9	2004	Avg	5000	N	N	1677 24TH AVE NE
009	363022	0040	12/13/10	\$605,000	\$578,000	2950	9	2007	Avg	4211	N	N	2560 22ND CT NE
009	362998	0240	9/6/11	\$585,000	\$577,000	2960	9	2005	Avg	4800	N	N	2530 35TH AVE NE
009	363011	0220	6/30/09	\$560,000	\$500,000	2960	9	2005	Avg	4750	N	N	3194 NE MARQUETTE WAY
009	363022	0100	10/1/09	\$660,000	\$597,000	2960	9	2007	Avg	4304	N	N	2510 22ND CT NE
009	362997	0950	2/23/10	\$509,999	\$470,000	2980	9	2005	Avg	3640	N	N	2469 30TH AVE NE
009	362998	0300	9/10/09	\$617,500	\$557,000	3000	9	2005	Avg	4800	N	N	2452 35TH AVE NE
009	363004	0010	6/25/09	\$599,000	\$535,000	3020	9	2005	Avg	5000	N	N	1701 24TH AVE NE
009	362997	0290	11/28/11	\$575,000	\$573,000	3020	9	2004	Avg	5001	N	N	3162 NE NORTON LN
009	363020	0630	9/1/09	\$627,000	\$565,000	3020	9	2009	Avg	3600	N	N	2924 NE DAVIS LOOP
009	363016	0210	6/3/11	\$572,500	\$558,000	3070	9	2006	Avg	7329	N	N	1554 24TH AVE NE
009	363020	0600	1/12/10	\$599,500	\$549,000	3070	9	2008	Avg	3600	N	N	2936 NE DAVIS LOOP
009	362986	0170	10/26/09	\$592,000	\$537,000	3080	9	2004	Avg	5222	N	N	1982 16TH CT NE
009	362998	0040	9/15/09	\$759,000	\$685,000	3080	9	2006	Avg	4800	Y	N	2557 34TH AVE NE
009	363012	0940	11/19/10	\$630,000	\$600,000	3190	9	2006	Avg	5000	N	N	2076 NE NEWTON LN
009	363012	1070	8/25/11	\$575,000	\$566,000	3190	9	2006	Avg	5028	N	N	2614 22ND AVE NE
009	363011	0130	2/18/11	\$645,000	\$621,000	3230	9	2006	Avg	7150	N	N	2608 30TH CT NE
009	363012	0730	1/10/09	\$610,000	\$533,000	3230	9	2007	Avg	5318	N	N	2017 NE NELSON LN
009	363022	0150	10/21/10	\$605,000	\$574,000	3250	9	2007	Avg	3349	N	N	2144 22ND CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	362992	0830	4/20/11	\$580,000	\$563,000	3260	9	2003	Avg	5608	N	N	1726 28TH AVE NE
009	362997	0330	11/10/10	\$600,000	\$571,000	3280	9	2004	Avg	5474	N	N	3109 NE NORTON LN
009	363012	0610	7/20/09	\$620,000	\$555,000	3310	9	2007	Avg	6293	N	N	2566 22ND AVE NE
009	363012	0810	3/23/10	\$620,000	\$573,000	3310	9	2005	Avg	5367	N	N	2603 20TH AVE NE
009	363012	0880	7/27/10	\$585,000	\$549,000	3310	9	2005	Avg	5558	N	N	2711 20TH AVE NE
009	363012	0900	8/9/11	\$608,000	\$598,000	3330	9	2006	Avg	6930	N	N	2006 NE NEWTON LN
009	363018	0370	12/13/11	\$530,000	\$529,000	3350	9	2006	Avg	5000	N	N	1542 24TH AVE NE
009	363012	0840	9/23/11	\$595,000	\$588,000	3370	9	2006	Avg	5294	N	N	2649 20TH AVE NE
009	363018	0340	1/24/11	\$605,000	\$581,000	3370	9	2006	Avg	5000	N	N	1528 24TH AVE NE
009	363016	0090	2/24/11	\$678,000	\$653,000	3440	9	2011	Avg	5045	Y	N	1641 24TH AVE NE
009	362992	0890	5/26/10	\$636,000	\$593,000	3470	9	2004	Avg	5537	N	N	1690 28TH AVE NE
009	362992	1020	7/6/10	\$695,000	\$651,000	3470	9	2003	Avg	5110	Y	N	1753 28TH AVE NE
009	362997	0100	6/23/11	\$625,000	\$611,000	3470	9	2004	Avg	5000	N	N	3199 NE MULBERRY ST
009	362997	0270	12/15/09	\$600,000	\$548,000	3470	9	2004	Avg	5001	N	N	3184 NE NORTON LN
009	363018	0170	9/13/11	\$685,000	\$676,000	3480	9	2006	Avg	4500	Y	N	1505 24TH AVE NE
009	363011	0190	6/21/10	\$631,125	\$590,000	3490	9	2006	Avg	4750	N	N	3132 NE MARQUETTE WAY
009	363011	0090	2/8/10	\$701,000	\$644,000	3530	9	2006	Avg	10154	N	N	2641 30TH CT NE
009	362997	1060	1/26/09	\$765,000	\$670,000	3550	9	2005	Avg	10382	N	N	2335 30TH AVE NE
009	362992	0920	8/1/09	\$635,000	\$570,000	3620	9	2003	Avg	6050	N	N	1672 28TH AVE NE
009	363016	0150	7/21/11	\$600,000	\$589,000	3640	9	2006	Avg	5000	Y	N	1595 24TH AVE NE
009	363016	0190	12/28/09	\$650,000	\$594,000	3660	9	2006	Avg	5000	Y	N	1561 24TH AVE NE
009	362997	1010	2/26/09	\$608,000	\$534,000	3950	9	2005	Avg	4095	N	N	2411 30TH AVE NE
009	363009	0100	5/21/10	\$585,000	\$545,000	2460	10	2006	Avg	2147	N	N	1769 28TH AVE NE
009	363016	0370	2/16/10	\$716,000	\$659,000	2550	10	2006	Avg	5532	Y	N	1609 25TH AVE NE
009	363020	0120	10/13/10	\$590,000	\$559,000	2710	10	2009	Avg	3400	N	N	1461 26TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	363020	0020	6/26/09	\$650,000	\$580,000	2850	10	2008	Avg	3400	N	N	2442 NE DAVIS LOOP
009	363020	0020	11/29/11	\$520,000	\$518,000	2850	10	2008	Avg	3400	N	N	2442 NE DAVIS LOOP
009	363020	0240	5/18/10	\$750,000	\$698,000	2850	10	2007	Avg	6243	N	N	1494 26TH AVE NE
009	363016	0540	6/3/11	\$599,000	\$584,000	2930	10	2006	Avg	5810	N	N	1568 25TH AVE NE
009	363016	0590	4/2/09	\$570,000	\$503,000	2930	10	2006	Avg	5500	N	N	1628 25TH AVE NE
009	363020	0100	5/21/10	\$640,000	\$596,000	2930	10	2009	Avg	3400	N	N	1477 26TH AVE NE
009	363020	0010	10/14/10	\$625,450	\$593,000	2940	10	2008	Avg	3825	N	N	2450 NE DAVIS LOOP
009	363020	0050	11/12/10	\$619,950	\$590,000	2950	10	2008	Avg	3400	N	N	2416 NE DAVIS LOOP
009	363020	0740	8/27/09	\$767,900	\$691,000	2970	10	2009	Avg	6969	N	N	2553 NE DAVIS LOOP
009	363020	0790	7/7/09	\$720,000	\$644,000	2970	10	2008	Avg	5003	N	N	2673 NE DAVIS LOOP
009	363020	0030	6/28/11	\$550,000	\$538,000	2990	10	2008	Avg	3400	N	N	2434 NE DAVIS LOOP
009	363020	0190	7/18/11	\$679,753	\$667,000	3040	10	2011	Avg	5000	N	N	1478 26TH AVE NE
009	363020	0110	2/17/11	\$618,000	\$595,000	3050	10	2009	Avg	3400	N	N	1467 26TH AVE NE
009	363020	0980	9/1/09	\$675,000	\$608,000	3070	10	2007	Avg	7112	N	N	2943 DAYTON CT NE
009	363020	0670	4/5/11	\$875,000	\$847,000	3130	10	2007	Avg	6000	N	N	2425 NE DAVIS LOOP
009	363020	1020	8/16/10	\$720,000	\$678,000	3130	10	2007	Avg	6824	N	N	2959 NE DAVIS LOOP
009	363018	0540	6/9/10	\$800,000	\$747,000	3140	10	2007	Avg	5989	Y	N	2460 NE DAPHNE ST
009	362989	0150	12/7/10	\$1,000,000	\$955,000	3160	10	2004	Avg	5909	Y	N	1677 30TH AVE NE
009	362989	0100	6/19/09	\$955,000	\$852,000	3180	10	2004	Avg	5941	Y	N	1717 30TH AVE NE
009	363018	0670	8/24/09	\$809,458	\$728,000	3270	10	2007	Avg	4500	N	N	2855 NE DAPHNE ST
009	363020	0230	7/21/10	\$799,950	\$751,000	3270	10	2008	Avg	4928	N	N	1490 26TH AVE NE
009	363018	0580	7/28/09	\$765,000	\$686,000	3320	10	2007	Avg	6697	N	N	2569 NE DAPHNE ST
009	362989	0180	3/10/11	\$1,025,000	\$990,000	3350	10	2004	Avg	6021	Y	N	1653 30TH AVE NE
009	363020	0070	3/16/10	\$695,000	\$642,000	3350	10	2007	Avg	3960	N	N	2410 NE DAVIS LOOP
009	362992	0980	5/24/10	\$711,000	\$662,000	3380	10	2006	Avg	7113	N	N	1636 28TH AVE NE

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Area 75
(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
009	363018	0660	11/12/09	\$775,000	\$705,000	3390	10	2007	Avg	4500	N	N	2831 NE DAPHNE ST
009	363020	0080	9/15/09	\$700,000	\$632,000	3390	10	2008	Avg	3960	N	N	1481 26TH AVE NE
009	362989	0030	6/22/09	\$830,000	\$741,000	3430	10	2003	Avg	6988	N	N	1773 30TH AVE NE
009	363016	0520	6/21/11	\$575,000	\$562,000	3430	10	2006	Avg	6341	N	N	1548 25TH AVE NE
009	362992	0950	2/3/10	\$620,000	\$570,000	3440	10	2005	Avg	6900	N	N	1654 28TH AVE NE
009	363020	0060	3/2/10	\$785,000	\$724,000	3440	10	2007	Avg	4707	N	N	2404 NE DAVIS LOOP
009	362994	0230	3/29/11	\$680,000	\$658,000	3450	10	2003	Avg	8002	N	N	1780 30TH AVE NE
009	363020	0090	3/12/10	\$699,500	\$646,000	3460	10	2008	Avg	4500	N	N	1479 26TH AVE NE
009	363018	0630	7/28/09	\$825,000	\$740,000	3530	10	2007	Avg	6175	N	N	2727 NE DAPHNE ST
009	363018	0640	12/17/09	\$800,000	\$731,000	3570	10	2007	Avg	5564	N	N	2765 NE DAPHNE ST
009	363018	0570	4/20/11	\$928,888	\$901,000	3610	10	2008	Avg	5515	Y	N	2492 NE DAPHNE ST
009	363016	0410	8/26/10	\$725,000	\$683,000	3660	10	2006	Avg	6040	Y	N	1555 25TH AVE NE
009	363016	0380	11/24/09	\$889,000	\$809,000	3670	10	2006	Avg	5560	Y	N	1597 25TH AVE NE
009	363016	0440	8/17/10	\$740,000	\$697,000	3800	10	2006	Avg	6615	Y	N	1531 25TH AVE NE
009	362994	0200	11/30/11	\$695,000	\$692,000	3830	10	2004	Avg	9231	N	N	1802 30TH AVE NE
009	363020	1090	10/5/11	\$830,000	\$821,000	3850	10	2006	Avg	7233	N	N	2989 NE DAVIS LOOP
009	363020	1040	9/18/11	\$858,250	\$848,000	3880	10	2006	Avg	5240	N	N	2967 NE DAVIS LOOP
009	363020	0760	7/28/09	\$819,900	\$735,000	3890	10	2008	Avg	7210	N	N	2591 NE DAVIS LOOP
009	363020	0750	6/10/09	\$840,000	\$749,000	3930	10	2009	Avg	7406	N	N	2575 NE DAVIS LOOP
009	363021	0160	8/31/09	\$1,295,000	\$1,166,000	4640	10	2008	Avg	13152	N	N	3560 NE HARRISON DR
009	363016	0660	10/26/10	\$650,000	\$617,000	2160	11	2007	Avg	5950	Y	N	1593 26TH CT NE
009	363016	0640	5/1/09	\$848,000	\$752,000	2400	11	2007	Avg	6658	Y	N	1613 26TH CT NE
009	363016	0670	4/22/09	\$927,000	\$821,000	3020	11	2007	Avg	6084	Y	N	1587 26TH CT NE
009	363020	0310	7/23/09	\$1,100,000	\$986,000	3150	11	2007	Avg	6000	Y	N	1475 29TH PL NE
009	363020	0380	3/18/10	\$970,000	\$896,000	3150	11	2009	Avg	6912	Y	N	1451 29TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
009	362992	1190	7/22/11	\$899,000	\$882,000	3200	11	2006	Avg	5500	Y	N	1651 28TH AVE NE
009	363016	0060	6/29/09	\$1,022,700	\$914,000	3280	11	2007	Avg	6610	Y	N	2570 NE DAPHNE ST
009	363016	0030	10/26/09	\$876,000	\$795,000	3340	11	2006	Avg	6448	Y	N	2658 NE DAPHNE ST
009	362992	1450	1/27/10	\$675,000	\$620,000	3360	11	2006	Avg	6130	N	N	2820 NE DAPHNE ST
009	362992	1200	5/14/10	\$850,000	\$791,000	3370	11	2005	Avg	5500	Y	N	1645 28TH AVE NE
009	363016	0050	5/11/09	\$1,075,000	\$954,000	3410	11	2007	Avg	6000	Y	N	2600 NE DAPHNE ST
009	363020	0370	2/26/10	\$1,108,500	\$1,021,000	3410	11	2009	Avg	7802	Y	N	1453 29TH PL NE
009	362992	1260	2/22/10	\$742,000	\$683,000	3460	11	2006	Avg	5000	Y	N	1609 28TH AVE NE
009	363018	0020	4/6/11	\$922,275	\$893,000	3560	11	2007	Avg	6000	Y	N	1531 24TH CT NE
009	363016	0070	10/6/10	\$960,000	\$909,000	3635	11	2009	Avg	6843	Y	N	2536 NE DAPHNE ST
009	363016	0080	11/9/10	\$955,000	\$909,000	3750	11	2009	Avg	8171	Y	N	2502 NE DAPHNE ST
009	362992	1602	6/9/11	\$800,000	\$781,000	3760	11	2006	Avg	6850	N	N	1594 30TH AVE NE
009	363021	0150	9/11/09	\$1,550,000	\$1,398,000	3870	11	2008	Avg	13858	N	N	3558 NE HARRISON DR
009	363021	0220	12/20/10	\$1,350,000	\$1,291,000	4560	11	2008	Avg	9600	Y	N	1764 HARRISON WAY NE
009	362994	0150	11/8/09	\$1,250,000	\$1,136,000	4660	11	2007	Avg	16936	Y	N	3225 NE HARRISON ST
009	362994	0050	11/8/11	\$1,050,000	\$1,043,000	3180	12	2006	Avg	15000	Y	N	3174 NE HARRISON ST
009	363021	0050	2/8/10	\$1,500,000	\$1,379,000	3770	12	2007	Avg	12302	Y	N	1773 HARRISON CT NE
009	362994	0190	11/29/10	\$1,375,000	\$1,311,000	3880	12	2005	Avg	18575	Y	N	3049 NE HARRISON ST
009	362994	0030	9/15/10	\$1,700,000	\$1,606,000	4950	12	2006	Avg	15000	Y	N	3094 NE HARRISON ST
010	785210	0280	6/22/09	\$272,500	\$243,000	1220	7	2001	Avg	3837	N	N	34432 SE OSPREY CT
010	785323	0690	6/11/09	\$311,000	\$277,000	1380	7	2004	Avg	5219	N	N	7832 CORTLAND AVE SE
010	785218	0050	11/16/11	\$272,500	\$271,000	1430	7	2005	Avg	3658	N	N	7810 FISHER AVE SE
010	785323	0670	7/30/09	\$315,000	\$283,000	1430	7	2004	Avg	5074	Y	N	7916 CORTLAND AVE SE
010	785321	0050	6/2/10	\$325,000	\$303,000	1450	7	2004	Avg	3748	N	N	7617 SE ORCHARD DR
010	785321	0140	8/11/09	\$305,000	\$274,000	1450	7	2004	Avg	3850	N	N	36702 SE GRAVENSTEIN CT

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785323	0550	9/22/11	\$255,000	\$252,000	1450	7	2004	Avg	5175	N	N	36911 SE BRAEBURN ST
010	785327	0790	7/23/10	\$295,000	\$277,000	1470	7	2005	Avg	4598	N	N	34417 SE DIO ST
010	785215	0160	2/11/11	\$259,000	\$249,000	1490	7	2003	Avg	4000	N	N	35215 SE RIDGE ST
010	785215	0590	8/2/11	\$320,000	\$314,000	1530	7	2003	Avg	4914	N	N	35116 SE KINSEY ST
010	785205	0150	12/2/10	\$305,000	\$291,000	1540	7	1999	Avg	3323	N	N	7826 DOUGLAS AVE SE
010	785205	0250	6/27/11	\$262,000	\$256,000	1540	7	1999	Avg	3471	N	N	7914 DOUGLAS AVE SE
010	785206	0330	7/28/09	\$336,950	\$302,000	1548	7	2000	Avg	3200	N	N	34730 SE KINSEY ST
010	785206	0500	2/7/11	\$301,000	\$290,000	1548	7	2000	Avg	3411	N	N	7821 INGRAM LN SE
010	785206	0250	4/21/10	\$322,000	\$299,000	1586	7	2000	Avg	3457	N	N	34704 SE KINSEY ST
010	785206	0550	8/23/10	\$315,000	\$297,000	1586	7	2000	Avg	4746	N	N	7831 INGRAM LN SE
010	785205	0170	9/22/09	\$314,250	\$284,000	1590	7	1999	Avg	3400	N	N	7830 DOUGLAS AVE SE
010	785206	0370	5/20/10	\$320,000	\$298,000	1590	7	2000	Avg	4242	N	N	34802 SE KINSEY ST
010	785323	0560	11/20/09	\$335,000	\$305,000	1620	7	2004	Avg	5892	N	N	7717 MELROSE LN SE
010	785330	2260	12/3/10	\$359,000	\$343,000	1630	7	2010	Avg	7539	N	N	6612 SALMON BERRY CT SE
010	785336	0950	3/26/10	\$351,150	\$325,000	1650	7	2009	Avg	5878	N	N	9421 POINT AVE SE
010	785336	1210	10/14/09	\$385,000	\$349,000	1650	7	2009	Avg	5027	N	N	35007 SE TERRACE ST
010	785330	2250	7/16/09	\$359,990	\$322,000	1680	7	2007	Avg	6220	N	N	6608 SALMON BERRY CT SE
010	785215	0020	2/1/10	\$357,900	\$329,000	1700	7	2003	Avg	3982	N	N	35027 SE RIDGE ST
010	785215	0330	10/14/11	\$318,500	\$316,000	1700	7	2004	Avg	4058	N	N	7423 FAIRWAY AVE SE
010	785215	0600	6/14/10	\$340,000	\$318,000	1700	7	2003	Avg	4914	N	N	35112 SE KINSEY ST
010	785218	0490	9/23/10	\$329,000	\$311,000	1700	7	2004	Avg	3982	N	N	36407 SE FOREST ST
010	785327	0900	7/31/09	\$325,000	\$292,000	1720	7	2005	Avg	5036	N	N	6419 DOUGLAS AVE SE
010	785336	0970	3/22/11	\$413,273	\$400,000	1770	7	2011	Avg	795	N	N	9501 POINT AVE SE
010	785205	0200	9/8/11	\$310,000	\$306,000	1780	7	1999	Avg	3273	N	N	7904 DOUGLAS AVE SE
010	785336	0490	10/23/09	\$330,000	\$299,000	1780	7	2009	Avg	15415	N	N	34905 SE KELLER ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785205	0130	6/11/09	\$330,000	\$294,000	1800	7	1999	Avg	3572	N	N	7818 DOUGLAS AVE SE
010	785206	0260	10/18/10	\$345,000	\$327,000	1800	7	2000	Avg	3213	N	N	34708 SE KINSEY ST
010	785206	0280	8/21/09	\$355,000	\$319,000	1802	7	2000	Avg	3208	N	N	34712 SE KINSEY ST
010	785330	2500	5/20/10	\$341,000	\$318,000	1890	7	2006	Avg	6968	N	N	34015 SE CARMICHAEL ST
010	785206	0180	7/28/10	\$323,000	\$303,000	1922	7	2000	Avg	3706	N	N	7624 DOUGLAS AVE SE
010	785336	0520	3/30/11	\$350,000	\$339,000	1950	7	2009	Avg	5569	N	N	9408 TEMPLETON AVE SE
010	785336	0520	10/23/09	\$334,400	\$303,000	1950	7	2009	Avg	5569	N	N	9408 TEMPLETON AVE SE
010	785336	0620	5/8/09	\$392,000	\$348,000	1950	7	2009	Avg	5689	N	N	9415 HEBNER AVE SE
010	785336	0830	11/30/09	\$383,898	\$350,000	1950	7	2009	Avg	5827	N	N	9426 MCBANE AVE SE
010	785336	0990	12/31/09	\$386,040	\$353,000	1950	7	2009	Avg	4949	N	N	9416 POINT AVE SE
010	785336	1020	5/13/10	\$400,522	\$373,000	1950	7	2009	Avg	5000	N	N	9414 POINT AVE SE
010	785215	0580	4/23/09	\$379,900	\$336,000	1960	7	2003	Avg	4914	N	N	35120 SE KINSEY ST
010	785323	0510	3/16/10	\$355,000	\$328,000	1960	7	2004	Avg	4309	N	N	36903 SE BRAEBURN ST
010	785327	0950	10/19/11	\$310,000	\$307,000	1960	7	2005	Avg	4617	N	N	6515 DOUGLAS AVE SE
010	785327	1120	7/18/11	\$307,800	\$302,000	1960	7	2005	Avg	4279	N	N	6510 SILENT CREEK AVE SE
010	785336	0930	10/16/09	\$430,000	\$390,000	1960	7	2009	Avg	5866	N	N	9413 POINT AVE SE
010	785215	0220	4/23/09	\$394,900	\$350,000	1970	7	2003	Avg	4036	N	N	35305 SE RIDGE ST
010	785336	0760	2/14/11	\$379,165	\$365,000	1970	7	2011	Avg	5866	N	N	9407 MCBANE AVE SE
010	785336	0790	7/13/10	\$402,510	\$377,000	1970	7	2011	Avg	5866	N	N	9419 MCBANE AVE SE
010	785336	1120	7/7/10	\$446,250	\$418,000	1970	7	2011	Avg	6295	N	N	9415 TEMPLETON AVE SE
010	785330	1770	6/16/09	\$393,000	\$350,000	1980	7	2006	Avg	5087	N	N	34010 SE INDIAN PLUM ST
010	785330	2240	5/7/09	\$360,000	\$319,000	1980	7	2006	Avg	8686	N	N	6604 SALMON BERRY CT SE
010	785213	0790	4/27/10	\$382,500	\$355,000	2030	7	2002	Avg	5943	N	N	7127 SILENT CREEK AVE SE
010	785332	1100	1/5/09	\$379,900	\$332,000	2070	7	2007	Avg	4362	N	N	9022 VENN AVE SE
010	785323	0530	10/9/09	\$350,000	\$317,000	2080	7	2004	Avg	5249	N	N	36907 SE BRAEBURN ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785330	0550	3/7/11	\$320,000	\$309,000	2090	7	2006	Avg	4376	N	N	33827 SE MCCULLOUGH ST
010	785321	0090	6/30/09	\$375,000	\$335,000	2100	7	2005	Avg	3692	N	N	7631 ORCHARD AVE SE
010	785200	0570	9/19/11	\$323,500	\$320,000	2120	7	1998	Avg	6422	N	N	6918 AUTUMN AVE SE
010	785203	0020	8/11/10	\$354,900	\$334,000	2120	7	1999	Avg	4944	N	N	7417 DOUGLAS AVE SE
010	785203	0960	8/20/10	\$370,000	\$348,000	2120	7	2000	Avg	4500	N	N	34515 COTTONWOOD DR SE
010	785203	1020	8/31/11	\$328,000	\$323,000	2120	7	2000	Avg	4500	N	N	7529 RAVEN AVE SE
010	785321	0250	6/30/10	\$399,900	\$374,000	2190	7	2004	Avg	4066	N	N	36728 SE GRAVENSTEIN CT
010	785332	0810	11/8/10	\$398,000	\$379,000	2190	7	2007	Avg	7740	N	N	35424 SE VENN ST
010	785332	1130	3/31/11	\$339,900	\$329,000	2190	7	2007	Avg	5332	N	N	35323 SE VENN ST
010	785336	0560	5/12/09	\$394,950	\$351,000	2190	7	2009	Avg	5441	N	N	9426 TEMPLETON AVE SE
010	785336	0600	4/5/10	\$401,615	\$372,000	2190	7	2010	Avg	5630	N	N	9407 HEBNER AVE SE
010	785336	1170	2/3/11	\$411,710	\$396,000	2190	7	2011	Avg	6000	N	N	9513 TEMPLETON AVE SE
010	785336	0290	12/20/10	\$447,900	\$428,000	2200	7	2010	Avg	5000	N	N	35212 SE BRINKLEY ST
010	785336	1000	11/17/11	\$394,000	\$392,000	2200	7	2011	Avg	4945	N	N	9422 POINT AVE SE
010	785323	0650	8/1/11	\$350,000	\$344,000	2230	7	2004	Avg	6875	Y	N	7827 MELROSE LN SE
010	785330	2230	6/12/09	\$394,990	\$352,000	2230	7	2006	Avg	8917	N	N	6530 SALMON BERRY CT SE
010	785213	0830	3/18/11	\$320,000	\$309,000	2240	7	2002	Avg	6047	N	N	7119 SILENT CREEK AVE SE
010	785332	0260	9/21/09	\$430,610	\$389,000	2260	7	2009	Avg	4840	N	N	35004 SE SWENSON ST
010	785330	0500	4/23/10	\$353,000	\$328,000	2270	7	2006	Avg	5911	N	N	7102 STROUF AVE SE
010	785215	0730	7/7/10	\$390,000	\$365,000	2310	7	2001	Avg	4227	N	N	34826 SE KINSEY ST
010	785327	1190	10/26/10	\$361,500	\$343,000	2310	7	2005	Avg	4711	N	N	6410 SILENT CREEK AVE SE
010	785203	0260	6/18/09	\$375,000	\$335,000	2320	7	2000	Avg	3908	N	N	34526 COTTONWOOD DR SE
010	785203	0400	8/24/10	\$372,500	\$351,000	2320	7	2000	Avg	4002	N	N	7430 COTTONWOOD DR SE
010	785330	2520	9/24/10	\$350,000	\$331,000	2320	7	2006	Avg	10046	N	N	6715 QUIGLEY AVE SE
010	785215	0250	3/30/10	\$385,000	\$356,000	2340	7	2004	Avg	4402	N	N	35317 SE RIDGE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785218	0570	5/6/10	\$380,000	\$353,000	2340	7	2004	Avg	4295	N	N	36418 SE WOODY CREEK LN
010	785218	0260	6/19/09	\$418,995	\$374,000	2350	7	2004	Avg	4456	N	N	36426 SE FOREST ST
010	785218	0290	11/17/11	\$327,000	\$325,000	2350	7	2004	Avg	4456	N	N	36506 SE FOREST ST
010	785200	0230	9/13/10	\$390,000	\$368,000	2360	7	1998	Avg	4714	N	N	7248 AUTUMN AVE SE
010	785203	0090	3/11/09	\$412,000	\$363,000	2360	7	1999	Avg	4993	N	N	7517 DOUGLAS AVE SE
010	785330	2200	2/16/11	\$400,000	\$385,000	2380	7	2010	Avg	9053	N	N	6605 SALMON BERRY CT SE
010	785336	0960	5/6/10	\$411,670	\$383,000	2380	7	2009	Avg	5908	N	N	9425 POINT AVE SE
010	785210	0250	11/19/10	\$375,000	\$357,000	2390	7	2001	Avg	7825	N	N	7915 SE STELLER WAY
010	785213	0210	7/6/11	\$350,000	\$343,000	2390	7	2003	Avg	4078	N	N	7126 CRANBERRY CT SE
010	785203	0390	3/20/09	\$429,000	\$378,000	2410	7	2000	Avg	4003	N	N	7502 COTTONWOOD DR SE
010	785203	1000	9/11/09	\$375,000	\$338,000	2410	7	2001	Avg	4950	N	N	7608 FERN AVE SE
010	785200	0120	7/21/10	\$420,000	\$394,000	2420	7	1998	Avg	7263	N	N	7118 AUTUMN AVE SE
010	785200	0250	12/16/11	\$406,000	\$405,000	2420	7	1998	Avg	7334	N	N	7253 AUTUMN AVE SE
010	785203	0040	10/10/11	\$388,000	\$384,000	2420	7	1999	Avg	5347	N	N	7425 DOUGLAS AVE SE
010	785203	0200	11/21/11	\$339,000	\$337,000	2420	7	1999	Avg	6089	N	N	7703 DOUGLAS AVE SE
010	785336	0510	1/25/11	\$380,000	\$365,000	2430	7	2009	Avg	5582	N	N	9404 TEMPLETON AVE SE
010	785336	0510	10/23/09	\$356,400	\$323,000	2430	7	2009	Avg	5582	N	N	9404 TEMPLETON AVE SE
010	785336	0670	4/14/10	\$428,159	\$397,000	2430	7	2010	Avg	5860	N	N	9426 HEBNER AVE SE
010	785336	0720	1/31/11	\$406,100	\$390,000	2430	7	2011	Avg	5867	N	N	9404 HEBNER AVE SE
010	785336	0740	4/26/10	\$430,910	\$400,000	2430	7	2009	Avg	7016	N	N	9329 MCBANE AVE SE
010	785336	0850	2/19/10	\$411,280	\$379,000	2430	7	2009	Avg	5866	N	N	9416 MCBANE AVE SE
010	785336	0910	1/7/10	\$417,270	\$382,000	2430	7	2009	Avg	5867	N	N	9405 POINT AVE SE
010	785336	1230	1/1/10	\$450,075	\$412,000	2430	7	2009	Avg	5000	N	N	35015 SE TERRACE ST
010	785336	1250	4/26/11	\$409,000	\$397,000	2430	7	2011	Avg	5000	N	N	35023 SE TERRACE ST
010	785330	1220	11/22/10	\$355,000	\$338,000	2440	7	2007	Avg	5088	N	N	33814 SE SORENSON ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785330	2220	7/10/09	\$385,000	\$344,000	2440	7	2006	Avg	6638	N	N	6529 SALMON BERRY CT SE
010	785330	2220	11/8/11	\$355,000	\$353,000	2440	7	2006	Avg	6638	N	N	6529 SALMON BERRY CT SE
010	785330	2340	2/17/10	\$325,000	\$299,000	2440	7	2006	Avg	6406	N	N	34014 SE SORENSON ST
010	785200	0460	6/9/11	\$369,000	\$360,000	2460	7	1998	Avg	7085	N	N	7023 AUTUMN AVE SE
010	785200	0510	11/11/09	\$399,000	\$363,000	2460	7	1998	Avg	7368	N	N	7001 AUTUMN AVE SE
010	785330	0600	12/14/11	\$337,000	\$336,000	2460	7	2006	Avg	4376	N	N	33913 SE MCCULLOUGH ST
010	785330	0750	11/30/09	\$375,000	\$342,000	2460	7	2006	Avg	4400	N	N	33817 SE ODELL ST
010	785213	0150	11/17/09	\$389,900	\$355,000	2480	7	2003	Avg	6058	N	N	7131 CRANBERRY CT SE
010	785213	0290	11/25/09	\$414,000	\$377,000	2480	7	2002	Avg	5016	N	N	7232 CRANBERRY CT SE
010	785323	0310	1/27/09	\$356,000	\$312,000	2480	7	2004	Avg	4813	N	N	37023 SE GALA CT
010	785326	0160	3/17/11	\$385,000	\$372,000	2480	7	2005	Avg	4995	N	N	7014 ALLMAN AVE SE
010	785326	0190	2/9/10	\$395,000	\$363,000	2480	7	2005	Avg	4761	N	N	7026 ALLMAN AVE SE
010	785213	0260	11/17/11	\$330,000	\$328,000	2530	7	2002	Avg	5034	N	N	7214 CRANBERRY CT SE
010	785203	0770	6/16/10	\$417,000	\$390,000	2550	7	2000	Avg	5000	N	N	7521 FERN AVE SE
010	785323	0540	1/15/11	\$382,000	\$366,000	2550	7	2000	Avg	4458	N	N	36909 SE BRAEBURN ST
010	785330	1060	3/18/11	\$355,000	\$343,000	2570	7	2007	Avg	5798	N	N	33821 SE SORENSON ST
010	785327	1290	12/15/09	\$441,900	\$403,000	2590	7	2005	Avg	4921	N	N	6429 SILENT CREEK AVE SE
010	785215	0390	2/8/10	\$350,000	\$322,000	2610	7	2003	Avg	5088	N	N	35320 SE KINSEY ST
010	785215	0570	5/26/09	\$438,900	\$390,000	2610	7	2003	Avg	4914	N	N	35124 SE KINSEY ST
010	785215	0670	9/24/09	\$350,000	\$316,000	2620	7	2002	Avg	4646	N	N	34903 SE RIDGE ST
010	785210	0070	9/16/11	\$390,500	\$386,000	2640	7	2000	Avg	6111	N	N	7908 SE STELLER WAY
010	785203	0540	4/16/09	\$435,000	\$385,000	2660	7	2000	Avg	4774	N	N	34518 SE LINDEN LOOP
010	785336	0660	8/4/09	\$473,445	\$425,000	2710	7	2009	Avg	6991	N	N	9502 HEBNER AVE SE
010	785336	0690	3/17/10	\$442,440	\$409,000	2710	7	2010	Avg	5866	N	N	9416 HEBNER AVE SE
010	785336	0750	2/23/11	\$426,945	\$411,000	2710	7	2011	Avg	5867	N	N	9403 MCBANE AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785336	0820	3/26/09	\$473,805	\$418,000	2710	7	2009	Avg	6937	N	N	9502 MCBANE AVE SE
010	785336	0890	7/30/09	\$459,005	\$412,000	2710	7	2009	Avg	7016	N	N	9330 MCBANE AVE SE
010	785336	1130	4/1/09	\$454,035	\$401,000	2710	7	2009	Avg	6038	N	N	9419 TEMPLETON AVE SE
010	785330	1000	1/24/11	\$365,000	\$350,000	2720	7	2006	Avg	4587	N	N	33904 SE TIBBITS ST
010	785332	0410	7/16/09	\$443,960	\$397,000	2720	7	2009	Avg	5506	N	N	8819 VENN AVE SE
010	785336	0840	12/14/09	\$429,240	\$392,000	2720	7	2009	Avg	5854	N	N	9420 MCBANE AVE SE
010	785336	0980	7/30/09	\$456,900	\$410,000	2720	7	2009	Avg	5740	N	N	9502 POINT AVE SE
010	785336	1200	12/1/09	\$465,820	\$425,000	2720	7	2009	Avg	6009	N	N	35003 SE TERRACE ST
010	785323	0250	4/26/11	\$402,000	\$390,000	2730	7	2004	Avg	6651	Y	N	37118 SE GALA CT
010	785327	1260	10/11/10	\$360,000	\$341,000	2730	7	2005	Avg	4798	N	N	6421 SILENT CREEK AVE SE
010	785329	0100	12/7/10	\$365,000	\$348,000	2730	7	2006	Avg	6785	N	N	6221 SILENT CREEK AVE SE
010	785203	0810	10/1/09	\$419,000	\$379,000	2760	7	2000	Avg	6668	N	N	7605 FERN AVE SE
010	785330	1740	8/31/11	\$330,000	\$325,000	2770	7	2006	Avg	6196	N	N	33926 SE INDIAN PLUM ST
010	785323	0420	1/11/10	\$399,000	\$366,000	2820	7	2004	Avg	4500	N	N	7825 CORTLAND AVE SE
010	785323	0470	6/10/09	\$413,000	\$368,000	2820	7	2004	Avg	5809	N	N	36824 SE BRAEBURN ST
010	785332	0830	2/14/11	\$434,000	\$418,000	2850	7	2009	Avg	7140	N	N	9003 WEITING AVE SE
010	785213	0230	8/4/10	\$429,950	\$404,000	2870	7	2001	Avg	5587	N	N	7202 CRANBERRY CT SE
010	785218	0190	11/22/11	\$340,000	\$338,000	2870	7	2006	Avg	4456	N	N	36326 SE FOREST ST
010	785332	1140	12/22/11	\$375,000	\$375,000	2870	7	2007	Avg	5577	N	N	35317 SE VENN ST
010	785323	0120	12/4/09	\$442,500	\$403,000	2910	7	2004	Avg	5548	N	N	7730 MELROSE LN SE
010	785326	0050	1/25/10	\$372,000	\$341,000	2910	7	2005	Avg	4631	N	N	37101 SE STEWART ST
010	785210	0100	8/1/11	\$399,999	\$393,000	2930	7	2001	Avg	5774	N	N	34512 SE JAY CT
010	785213	0350	11/21/11	\$421,500	\$419,000	2960	7	2002	Avg	5494	N	N	7231 CRANBERRY CT SE
010	785329	0130	6/10/09	\$465,000	\$414,000	2960	7	2006	Avg	7865	N	N	6209 SILENT CREEK AVE SE
010	785336	1160	11/29/10	\$462,440	\$441,000	3080	7	2010	Avg	6000	N	N	9507 TEMPLETON AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785330	0060	1/24/11	\$349,000	\$335,000	3100	7	2006	Avg	5250	N	N	33919 SE STROUF ST
010	785330	2210	6/17/09	\$454,990	\$406,000	3170	7	2006	Avg	8117	N	N	6601 SALMON BERRY CT SE
010	785332	0670	9/14/10	\$490,000	\$463,000	3220	7	2007	Avg	8478	N	N	8826 WEITING AVE SE
010	785329	0140	3/27/09	\$587,000	\$518,000	3280	7	2006	Avg	12561	N	N	34308 SE BURKE ST
010	785336	1180	4/19/10	\$539,043	\$500,000	3880	7	2009	Avg	11446	N	N	9517 TEMPLETON AVE SE
010	785334	0630	4/9/09	\$330,000	\$292,000	1620	8	2008	Avg	2828	Y	N	9305 MITTEN AVE SE
010	785334	0650	1/22/09	\$370,000	\$324,000	1620	8	2008	Avg	2378	Y	N	9301 MITTEN AVE SE
010	785217	0760	8/22/11	\$322,000	\$317,000	1630	8	2003	Avg	3680	N	N	6501 EAST CREST VIEW LOOP SE
010	785217	0810	3/1/10	\$360,000	\$332,000	1630	8	2003	Avg	3211	N	N	6519 EAST CREST VIEW LOOP SE
010	785334	0700	2/17/09	\$384,990	\$338,000	1630	8	2008	Avg	1902	Y	N	9308 MITTEN AVE SE
010	785334	0700	12/14/11	\$300,000	\$299,000	1630	8	2008	Avg	1902	Y	N	9308 MITTEN AVE SE
010	785334	0640	7/23/09	\$330,000	\$296,000	1650	8	2008	Avg	2356	Y	N	9303 MITTEN AVE SE
010	785334	0660	4/16/09	\$314,900	\$279,000	1650	8	2008	Avg	2710	Y	N	9227 MITTEN AVE SE
010	386270	0130	6/17/11	\$315,000	\$308,000	1650	8	2010	Avg	2913	N	N	7515 BETTER WAY LOOP SE
010	386270	0140	10/24/11	\$295,000	\$293,000	1650	8	2010	Avg	2624	N	N	7513 BETTER WAY LOOP SE
010	785334	0430	10/21/09	\$344,990	\$313,000	1700	8	2009	Avg	2513	N	N	34618 SE JACOBIA ST
010	785334	0460	12/22/09	\$349,990	\$320,000	1700	8	2009	Avg	2542	N	N	34612 SE JACOBIA ST
010	785334	0150	12/27/10	\$409,990	\$392,000	1710	8	2010	Avg	1787	Y	N	9224 MERRITT AVE
010	785334	0160	4/20/10	\$414,990	\$385,000	1710	8	2010	Avg	1820	Y	N	9226 MERRITT AVE SE
010	785334	0210	12/7/10	\$409,990	\$391,000	1710	8	2010	Avg	1999	Y	N	9308 MERRITT AVE SE
010	785334	0220	12/6/10	\$409,990	\$391,000	1710	8	2010	Avg	1999	Y	N	9310 MERRITT AVE SE
010	785334	0410	10/1/09	\$384,990	\$348,000	1760	8	2009	Avg	3177	N	N	34626 SE JACOBIA ST
010	785334	0440	11/11/09	\$374,990	\$341,000	1760	8	2009	Avg	2973	N	N	34616 SE JACOBIA ST
010	785334	0840	3/16/11	\$339,990	\$328,000	1760	8	2010	Avg	4770	Y	N	9214 MITTEN AVE SE
010	785334	0840	11/15/11	\$327,500	\$326,000	1760	8	2010	Avg	4770	Y	N	9214 MITTEN AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785334	0860	9/13/10	\$364,950	\$345,000	1760	8	2010	Avg	4139	Y	N	9218 MITTEN AVE SE
010	785334	0450	11/5/09	\$374,990	\$341,000	1770	8	2009	Avg	3172	N	N	34614 SE JACOBIA ST
010	785334	0480	3/1/10	\$329,990	\$304,000	1770	8	2009	Avg	3474	N	N	34608 SE JACOBIA ST
010	785334	0960	4/17/09	\$402,990	\$357,000	1770	8	2008	Avg	3088	Y	N	9117 MERRITT AVE SE
010	785334	1010	7/23/09	\$399,990	\$358,000	1770	8	2008	Avg	3413	Y	N	9107 MERRITT AVE SE
010	386270	0170	8/11/11	\$354,950	\$349,000	1780	8	2011	Avg	6561	N	N	7507 BETTER WAY LOOP SE
010	785334	0130	5/11/10	\$449,990	\$419,000	1790	8	2010	Avg	4109	Y	N	9220 MERRITT AVE SE
010	785334	0140	7/16/10	\$409,990	\$384,000	1790	8	2010	Avg	1755	Y	N	9222 MERRITT AVE SE
010	785334	0170	9/1/10	\$409,990	\$387,000	1790	8	2010	Avg	1849	Y	N	9228 MERRITT AVE SE
010	785334	0180	3/15/10	\$449,900	\$415,000	1790	8	2010	Avg	2799	Y	N	9302 MERRITT AVE SE
010	785334	0190	4/21/11	\$410,000	\$398,000	1790	8	2010	Avg	2673	Y	N	9304 MERRITT AVE SE
010	785334	0240	12/13/10	\$449,990	\$430,000	1790	8	2010	Avg	2769	Y	N	9314 MERRITT AVE SE
010	785334	0570	4/28/09	\$369,990	\$328,000	1800	8	2008	Avg	2129	Y	N	34719 SE JEFFS ST
010	785334	0310	2/1/11	\$309,990	\$298,000	1810	8	2010	Avg	3011	N	N	34806 SE JACOBIA ST
010	785334	0200	4/8/11	\$382,990	\$371,000	1830	8	2010	Avg	1999	Y	N	9306 MERRITT AVE
010	785334	0230	12/14/10	\$429,990	\$411,000	1830	8	2010	Avg	1999	Y	N	9312 MERRITT AVE SE
010	785334	0300	12/10/10	\$354,990	\$339,000	1850	8	2010	Avg	4613	Y	N	34810 SE JACOBIA ST
010	785334	0320	5/31/11	\$305,000	\$297,000	1850	8	2010	Avg	3589	N	N	34804 SE JACOBIA ST
010	785217	0840	12/22/09	\$360,000	\$329,000	1870	8	2003	Avg	3566	N	N	6601 EAST CREST VIEW LOOP SE
010	785334	0420	8/6/09	\$369,990	\$332,000	1870	8	2009	Avg	2506	N	N	34620 SE JACOBIA ST
010	785334	0470	6/10/10	\$308,744	\$288,000	1870	8	2009	Avg	2568	N	N	34610 SE JACOBIA ST
010	785334	0850	4/26/11	\$297,000	\$288,000	1870	8	2010	Avg	3076	Y	N	9216 MITTEN AVE SE
010	785217	0640	8/25/09	\$392,000	\$353,000	1950	8	2003	Avg	3184	N	N	6532 WEST CREST VIEW LOOP SE
010	785336	0110	5/9/11	\$439,995	\$428,000	1970	8	2011	Avg	5787	N	N	34918 SE BRINKLEY ST
010	785336	0340	5/31/11	\$391,515	\$382,000	2000	8	2011	Avg	6911	N	N	34911 SE BRINKLEY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785331	0670	2/23/10	\$380,000	\$350,000	2010	8	2008	Avg	4160	N	N	8721 SWENSON DR SE
010	785211	0150	10/13/09	\$439,000	\$398,000	2020	8	2002	Avg	5661	N	N	7023 CURTIS DR SE
010	785211	0210	4/6/10	\$415,000	\$384,000	2020	8	2001	Avg	5493	N	N	6925 CURTIS DR SE
010	785211	0240	4/20/09	\$418,900	\$371,000	2020	8	2001	Avg	6465	N	N	6924 CURTIS DR SE
010	386270	0060	7/28/11	\$410,000	\$403,000	2020	8	2010	Avg	4169	N	N	7430 BETTER WAY LOOP SE
010	386270	0070	12/3/10	\$410,000	\$391,000	2020	8	2010	Avg	3861	N	N	7504 BETTER WAY LOOP SE
010	386270	0090	6/16/10	\$407,000	\$380,000	2020	8	2010	Avg	4609	N	N	7510 BETTER WAY LOOP SE
010	386270	0100	12/10/10	\$419,950	\$401,000	2020	8	2010	Avg	4791	N	N	7512 BETTER WAY LOOP SE
010	386270	0120	2/25/11	\$409,800	\$395,000	2040	8	2010	Avg	4006	N	N	7516 BETTER WAY LOOP SE
010	785204	0110	5/27/11	\$389,000	\$379,000	2070	8	1999	Avg	3986	N	N	7324 DOUGLAS AVE SE
010	785209	0120	6/16/09	\$419,000	\$374,000	2073	8	2000	Avg	3761	N	N	7315 THOMPSON AVE SE
010	785202	0660	7/21/10	\$460,000	\$432,000	2100	8	1999	Avg	5824	Y	N	7447 DOGWOOD LN SE
010	785322	0900	6/11/10	\$425,000	\$397,000	2120	8	2004	Avg	5871	N	N	36329 SE ISLEY ST
010	386270	0030	6/15/11	\$373,000	\$364,000	2120	8	2011	Avg	3852	N	N	7416 BETTER WAY LOOP SE
010	386270	0050	2/2/11	\$436,800	\$420,000	2120	8	2010	Avg	3515	N	N	7424 BETTER WAY LOOP SE
010	386270	0080	9/22/11	\$420,000	\$415,000	2120	8	2011	Avg	3658	N	N	7506 BETTER WAY LOOP SE
010	386270	0110	7/15/10	\$439,950	\$413,000	2120	8	2010	Avg	3510	N	N	7514 BETTER WAY LOOP SE
010	785214	0280	5/14/10	\$425,000	\$395,000	2160	8	2003	Avg	5388	N	N	6728 ELDERBERRY AVE SE
010	785202	0300	4/28/10	\$450,000	\$418,000	2200	8	2000	Avg	4544	N	N	7629 DOGWOOD LN SE
010	785336	0090	10/19/11	\$430,000	\$426,000	2200	8	2011	Avg	5414	N	N	34910 SE BRINKLEY ST
010	785336	0120	4/6/11	\$414,995	\$402,000	2200	8	2011	Avg	5389	N	N	34922 SE BRINKLEY ST
010	785336	0170	8/5/11	\$449,995	\$442,000	2200	8	2011	Avg	5443	N	N	35014 SE BRINKLEY ST
010	785336	0380	5/11/11	\$401,655	\$391,000	2200	8	2011	Avg	6134	N	N	34929 SE BRINKLEY ST
010	785336	1070	4/5/11	\$447,463	\$433,000	2200	8	2011	Avg	6639	N	N	9412 RAINES AVE SE
010	785336	1390	6/15/11	\$428,524	\$419,000	2200	8	2011	Avg	4750	N	N	35229 SE TERRACE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785209	0110	10/9/09	\$415,500	\$376,000	2232	8	2000	Avg	3761	N	N	7319 THOMPSON AVE SE
010	785322	0730	7/1/11	\$382,500	\$374,000	2240	8	2004	Avg	5857	N	N	36502 SE ISLEY ST
010	785336	0450	5/5/10	\$523,480	\$487,000	2240	8	2010	Avg	5000	N	N	34922 SE KELLER ST
010	785338	0150	8/19/09	\$435,000	\$391,000	2240	8	2009	Avg	4393	N	N	9511 ELM AVE SE
010	785202	0290	8/29/11	\$438,500	\$432,000	2260	8	2000	Avg	6739	N	N	7633 DOGWOOD LN SE
010	785214	0250	3/17/11	\$415,000	\$401,000	2270	8	2003	Avg	5261	N	N	6716 ELDERBERRY AVE SE
010	785336	0100	8/11/11	\$469,995	\$462,000	2280	8	2011	Avg	5728	N	N	34914 SE BRINKLEY ST
010	785331	0950	6/29/09	\$479,000	\$428,000	2290	8	2008	Avg	5066	N	N	8711 SWENSON DR SE
010	785211	0070	5/4/10	\$415,000	\$386,000	2300	8	2001	Avg	7398	Y	N	7114 THOMPSON AVE SE
010	785331	0720	6/10/11	\$390,000	\$381,000	2300	8	2008	Avg	4637	N	N	34625 SE LEITZ ST
010	785325	0140	9/15/10	\$450,000	\$425,000	2320	8	2005	Avg	7229	N	N	6916 SILENT CREEK AVE SE
010	785325	0170	8/15/11	\$429,900	\$423,000	2320	8	2005	Avg	6695	N	N	7002 SILENT CREEK AVE SE
010	785325	0130	7/8/10	\$490,000	\$459,000	2350	8	2005	Avg	6285	N	N	6912 SILENT CREEK AVE SE
010	785329	0220	3/7/11	\$414,900	\$400,000	2350	8	2006	Avg	7411	N	N	34323 SE BURKE ST
010	785211	0170	7/12/11	\$406,000	\$398,000	2380	8	2002	Avg	5310	N	N	7007 CURTIS DR SE
010	785201	0430	7/20/11	\$405,000	\$397,000	2400	8	1998	Avg	5829	N	N	7212 FAIRWAY AVE SE
010	785331	0960	5/5/09	\$485,000	\$430,000	2410	8	2008	Avg	4160	N	N	8707 SWENSON DR SE
010	785209	0860	3/24/10	\$395,000	\$365,000	2415	8	2000	Avg	4209	N	N	34805 SE BURROWS WAY
010	785209	0200	10/21/11	\$365,000	\$362,000	2420	8	2000	Avg	4205	N	N	7207 THOMPSON AVE SE
010	785331	0640	12/16/11	\$450,000	\$449,000	2420	8	2008	Avg	8173	N	N	8805 SWENSON DR SE
010	785331	0680	3/30/09	\$514,990	\$455,000	2420	8	2008	Avg	5066	N	N	8717 SWENSON DR SE
010	785338	0040	11/18/09	\$457,400	\$416,000	2420	8	2010	Avg	5366	N	N	9322 FRONTIER AVE SE
010	785338	0090	9/27/10	\$439,990	\$416,000	2420	8	2010	Avg	4593	N	N	9412 FRONTIER AVE SE
010	785338	0130	7/17/09	\$450,000	\$403,000	2420	8	2009	Avg	5166	N	N	9428 FRONTIER AVE SE
010	785338	0230	11/12/09	\$457,850	\$416,000	2420	8	2010	Avg	4898	N	N	9409 ELM AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785209	0930	5/27/11	\$393,000	\$383,000	2430	8	2001	Avg	4798	N	N	34826 SE BURROWS WAY
010	785211	0410	12/1/09	\$440,000	\$401,000	2430	8	2001	Avg	5725	N	N	7118 CURTIS DR SE
010	785219	0530	7/21/09	\$470,000	\$421,000	2430	8	2004	Avg	5806	N	N	7027 COOK CT SE
010	785219	0530	10/27/10	\$454,300	\$431,000	2430	8	2004	Avg	5806	N	N	7027 COOK CT SE
010	785338	0020	2/25/10	\$453,020	\$417,000	2450	8	2010	Avg	3770	N	N	9314 FRONTIER AVE SE
010	785209	0600	6/3/10	\$450,000	\$420,000	2460	8	2001	Avg	5710	N	N	34904 SE CURTIS DR
010	785338	0060	1/6/10	\$439,990	\$403,000	2460	8	2009	Avg	3989	N	N	9404 FRONTIER AVE SE
010	785338	0110	6/22/10	\$439,990	\$411,000	2460	8	2010	Avg	4460	N	N	9420 FRONTIER AVE SE
010	785338	0200	1/24/11	\$426,000	\$409,000	2460	8	2010	Avg	4138	N	N	9421 ELM AVE SE
010	785338	0170	11/5/10	\$429,990	\$409,000	2470	8	2010	Avg	4327	N	N	9503 ELM AVE SE
010	785338	0100	6/23/10	\$454,990	\$425,000	2490	8	2010	Avg	4599	N	N	9416 FRONTIER AVE SE
010	785202	0510	4/6/09	\$405,000	\$358,000	2500	8	1999	Avg	4033	N	N	35507 SE KINSEY ST
010	785338	0010	2/12/10	\$454,990	\$419,000	2500	8	2010	Avg	4691	Y	N	9310 FRONTIER AVE SE
010	785338	0080	6/26/10	\$454,990	\$426,000	2500	8	2010	Avg	4879	N	N	9410 FRONTIER AVE SE
010	785338	0160	1/27/11	\$430,000	\$413,000	2500	8	2010	Avg	4279	N	N	9507 ELM AVE SE
010	785338	0210	9/10/10	\$450,000	\$425,000	2500	8	2010	Avg	4156	N	N	9417 ELM AVE SE
010	785338	0240	11/23/09	\$454,990	\$414,000	2500	8	2010	Avg	4850	N	N	34407 SE NYE ST
010	785338	0270	4/22/10	\$509,990	\$473,000	2500	8	2010	Avg	4500	Y	N	34415 SE NYE ST
010	785338	0070	3/1/10	\$449,990	\$415,000	2510	8	2010	Avg	4124	N	N	9406 FRONTIER AVE SE
010	785338	0070	7/25/11	\$415,000	\$407,000	2510	8	2010	Avg	4124	N	N	9406 FRONTIER AVE SE
010	785338	0120	4/26/10	\$454,990	\$422,000	2510	8	2010	Avg	4347	N	N	9424 FRONTIER AVE SE
010	785338	0140	7/22/09	\$470,000	\$421,000	2510	8	2009	Avg	5273	N	N	9515 ELM AVE SE
010	785338	0180	3/24/11	\$430,000	\$416,000	2510	8	2010	Avg	4359	N	N	9429 ELM AVE SE
010	785338	0190	12/29/10	\$421,990	\$404,000	2510	8	2010	Avg	4296	N	N	9425 ELM AVE SE
010	785219	0180	6/26/09	\$465,000	\$415,000	2530	8	2003	Avg	6676	N	N	6704 SILENT CREEK AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785336	0070	10/13/11	\$460,336	\$456,000	2530	8	2011	Avg	8284	N	N	9128 JACOBIA AVE SE
010	785336	0350	8/9/11	\$405,000	\$398,000	2530	8	2011	Avg	6769	N	N	34919 SE BRINKLEY ST
010	785336	0390	9/9/11	\$417,000	\$411,000	2530	8	2011	Avg	8040	N	N	35003 SE BRINKLEY ST
010	785336	1080	7/13/11	\$433,995	\$425,000	2530	8	2011	Avg	7798	N	N	9416 RAINES AVE SE
010	785338	0030	7/13/10	\$454,990	\$427,000	2530	8	2010	Avg	3770	N	N	9318 FRONTIER AVE SE
010	785201	0520	1/19/10	\$430,000	\$394,000	2550	8	1998	Avg	6784	N	N	7006 FAIRWAY AVE SE
010	785322	0840	10/7/10	\$428,000	\$406,000	2550	8	2004	Avg	7114	Y	N	36423 SE ISLEY ST
010	785202	0320	12/23/10	\$400,000	\$383,000	2580	8	2000	Avg	5431	N	N	7619 DOGWOOD LN SE
010	785219	0360	3/31/11	\$440,000	\$426,000	2580	8	2004	Avg	8155	N	N	35006 SE CURTIS DR
010	785209	0750	5/11/10	\$470,000	\$437,000	2590	8	2001	Avg	5756	N	N	7232 HOFF AVE SE
010	785219	0380	2/20/09	\$550,000	\$483,000	2590	8	2004	Avg	9150	N	N	35014 SE CURTIS DR
010	785219	0480	12/1/10	\$569,000	\$543,000	2590	8	2004	Avg	5691	Y	N	7024 COOK CT SE
010	785338	0260	10/1/10	\$454,990	\$431,000	2610	8	2010	Avg	3600	N	N	34413 SE NYE ST
010	785202	0340	7/27/11	\$400,000	\$393,000	2630	8	2001	Avg	4611	N	N	7615 DOGWOOD LN SE
010	785209	0790	5/7/10	\$485,000	\$451,000	2632	8	2000	Avg	9353	N	N	34901 SE BURROWS WAY
010	785329	0200	8/16/11	\$510,000	\$502,000	2660	8	2006	Avg	6367	N	N	34400 SE BURKE ST
010	785322	0930	12/6/10	\$430,000	\$410,000	2680	8	2004	Avg	7133	N	N	36323 SE ISLEY ST
010	785336	0440	10/4/11	\$473,180	\$468,000	2705	8	2011	Avg	5000	Y	N	34919 SE KELLER ST
010	785219	0510	11/16/11	\$450,000	\$448,000	2710	8	2004	Avg	6371	N	N	7031 COOK CT SE
010	785219	0520	7/23/10	\$500,000	\$469,000	2710	8	2004	Avg	6752	N	N	7029 COOK CT SE
010	785336	0220	8/31/11	\$466,785	\$460,000	2710	8	2011	Avg	5000	N	N	35110 SE BRINKLEY ST
010	785336	0360	6/20/11	\$449,995	\$440,000	2720	8	2011	Avg	6895	N	N	34923 SE BRINKLEY ST
010	785336	1100	6/1/11	\$490,001	\$478,000	2720	8	2011	Avg	6050	N	N	9424 RAINES AVE SE
010	785336	1380	11/1/11	\$441,995	\$439,000	2720	8	2011	Avg	5000	N	N	35225 SE TERRACE ST
010	785337	0650	11/1/11	\$464,345	\$461,000	2720	8	2011	Avg	6200	N	N	9126 JACOBIA AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785219	0590	6/9/10	\$460,000	\$429,000	2730	8	2005	Avg	6054	N	N	7015 COOK CT SE
010	785219	0470	6/6/11	\$425,000	\$415,000	2740	8	2004	Avg	7596	N	N	7018 COOK CT SE
010	785336	0280	3/5/10	\$535,140	\$494,000	2750	8	2010	Avg	5000	N	N	35208 SE BRINKLEY ST
010	785336	0300	5/28/10	\$540,570	\$504,000	2750	8	2010	Avg	6005	N	N	35216 SE BRINKLEY ST
010	785336	0310	6/22/10	\$545,000	\$510,000	2750	8	2010	Avg	6805	N	N	35220 SE BRINKLEY ST
010	785336	0410	8/31/10	\$552,000	\$521,000	2750	8	2009	Avg	5268	Y	N	34906 SE KELLER ST
010	785336	0460	5/17/10	\$550,480	\$512,000	2750	8	2010	Avg	5216	N	N	34926 SE KELLER ST
010	785336	0200	3/28/11	\$498,835	\$483,000	2760	8	2011	Avg	6500	N	N	35102 SE BRINKLEY ST
010	785336	0210	3/23/11	\$490,985	\$475,000	2760	8	2011	Avg	5000	N	N	35106 SE BRINKLEY ST
010	785329	0250	8/27/10	\$515,000	\$485,000	2800	8	2006	Avg	10081	N	N	34326 SE COCHRANE ST
010	785214	0070	12/27/10	\$425,100	\$407,000	2830	8	2003	Avg	11477	N	N	6907 ELDERBERRY AVE SE
010	785214	0170	1/4/11	\$570,000	\$546,000	2830	8	2003	Avg	14538	N	N	6717 ELDERBERRY AVE SE
010	785214	0220	9/2/11	\$450,000	\$444,000	2830	8	2003	Avg	15404	N	N	34402 SE CARMICHAEL ST
010	785325	0180	12/2/10	\$465,000	\$444,000	2830	8	2005	Avg	6952	N	N	7006 SILENT CREEK AVE SE
010	785327	0550	5/5/10	\$515,000	\$479,000	2830	8	2006	Avg	7262	N	N	34503 SE BURKE ST
010	785209	0690	9/26/11	\$452,000	\$447,000	2850	8	2001	Avg	6396	N	N	7223 CURTIS DR SE
010	785209	0690	9/26/11	\$452,000	\$447,000	2850	8	2001	Avg	6396	N	N	7223 CURTIS DR SE
010	785322	0570	8/20/10	\$493,750	\$465,000	2860	8	2004	Avg	7187	Y	N	36306 SE ISLEY ST
010	785322	0660	1/21/09	\$460,000	\$402,000	2860	8	2004	Avg	12875	N	N	36406 SE ISLEY ST
010	785322	0710	4/20/09	\$487,000	\$431,000	2860	8	2004	Avg	8254	N	N	36424 SE ISLEY ST
010	785209	0610	10/6/11	\$455,000	\$450,000	2880	8	2001	Avg	5726	N	N	34910 SE CURTIS DR
010	785327	0580	6/21/10	\$559,000	\$523,000	2900	8	2005	Avg	6056	Y	N	34502 SE COCHRANE ST
010	785327	0760	12/8/09	\$499,900	\$456,000	2900	8	2006	Avg	9170	N	N	34412 SE DIO ST
010	785201	0510	3/3/11	\$405,000	\$391,000	2910	8	1999	Avg	6250	N	N	7012 FAIRWAY AVE SE
010	785201	0840	8/24/09	\$525,000	\$472,000	2910	8	1998	Avg	7287	N	N	7251 FAIRWAY AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785201	0970	8/5/09	\$482,000	\$433,000	2910	8	1998	Avg	5817	N	N	7027 FAIRWAY AVE SE
010	785327	0590	7/21/09	\$540,550	\$484,000	2920	8	2005	Avg	6333	Y	N	34430 SE COCHRANE ST
010	785329	0240	7/27/11	\$420,000	\$412,000	2920	8	2006	Avg	10172	N	N	34315 SE BURKE ST
010	785325	0090	3/9/09	\$620,000	\$546,000	2930	8	2004	Avg	5130	N	N	6917 SILENT CREEK AVE SE
010	785322	1180	4/7/10	\$525,000	\$486,000	2950	8	2004	Avg	7695	Y	N	7618 HUCKLEBERRY WAY SE
010	785202	0260	6/10/11	\$467,500	\$456,000	2960	8	2001	Avg	6534	N	N	7645 DOGWOOD LN SE
010	785219	0230	3/3/10	\$519,000	\$479,000	2990	8	2004	Avg	6701	N	N	6726 SILENT CREEK AVE SE
010	785336	0330	3/14/11	\$499,995	\$483,000	3230	8	2011	Avg	9589	N	N	34907 SE BRINKLEY ST
010	785336	0370	11/2/11	\$483,155	\$480,000	3230	8	2011	Avg	6308	N	N	34927 SE BRINKLEY ST
010	785336	1090	6/6/11	\$525,871	\$513,000	3230	8	2011	Avg	8196	N	N	9420 RAINES AVE SE
010	785337	0640	11/8/11	\$500,495	\$497,000	3230	8	2011	Avg	6445	N	N	9122 JACOBIA AVE SE
010	785322	0470	1/7/09	\$580,000	\$506,000	2350	9	2005	Avg	7980	Y	N	7424 PINNACLE PL SE
010	785217	0430	9/10/09	\$475,000	\$428,000	2370	9	2003	Avg	5333	N	N	6526 SE CREST VIEW LOOP SE
010	785338	0250	11/16/11	\$412,000	\$410,000	2400	9	2011	Avg	3600	N	N	34411 SE NYE ST
010	785335	0050	10/7/10	\$535,000	\$507,000	2450	9	2010	Avg	5500	N	N	35925 SE KENDALL PEAK ST
010	785332	0020	5/11/10	\$484,990	\$451,000	2490	9	2009	Avg	5321	N	N	8907 NORMAN AVE SE
010	785332	0050	12/28/09	\$479,990	\$439,000	2490	9	2009	Avg	5860	N	N	8825 NORMAN AVE SE
010	785332	0100	5/25/10	\$503,002	\$469,000	2490	9	2009	Avg	5851	N	N	8805 NORMAN AVE SE
010	785338	0050	11/3/09	\$454,990	\$413,000	2510	9	2009	Avg	5269	N	N	9402 FRONTIER AVE SE
010	785332	0070	7/2/10	\$489,990	\$459,000	2520	9	2009	Avg	6539	N	N	8817 NORMAN AVE SE
010	785332	0170	4/28/10	\$499,990	\$464,000	2540	9	2009	Avg	7647	N	N	8818 NORMAN AVE SE
010	785338	0220	10/18/11	\$420,346	\$417,000	2540	9	2011	Avg	4085	N	N	9413 ELM AVE SE
010	785338	0490	5/12/10	\$499,990	\$465,000	2550	9	2008	Avg	5916	N	N	34225 SE ELM ST
010	785322	0090	6/29/10	\$509,990	\$477,000	2560	9	2004	Avg	8791	Y	N	7712 GREENRIDGE CT SE
010	785339	0030	4/20/11	\$471,500	\$457,000	2570	9	2010	Avg	5764	N	N	34119 SE MAHONIA ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785335	0080	10/18/10	\$499,000	\$473,000	2580	9	2010	Avg	7745	Y	N	35911 SE KENDALL PEAK ST
010	785331	0390	6/22/09	\$559,990	\$500,000	2630	9	2008	Avg	5394	N	N	34910 SE MOFFAT ST
010	785331	0420	4/27/09	\$549,990	\$487,000	2630	9	2008	Avg	6671	N	N	34916 SE MOFFAT ST
010	785331	0450	6/15/09	\$542,300	\$484,000	2630	9	2008	Avg	6326	N	N	34919 SE MOFFAT ST
010	785335	0190	7/29/10	\$664,000	\$624,000	2640	9	2010	Avg	7247	Y	N	6311 WHITAKER LN SE
010	785339	0050	2/11/11	\$509,990	\$491,000	2650	9	2010	Avg	5500	N	N	34111 SE MAHONIA ST
010	785338	0320	11/14/11	\$454,990	\$452,000	2680	9	2011	Avg	5495	N	N	9406 ELM AVE SE
010	785332	0030	11/24/09	\$489,990	\$446,000	2700	9	2009	Avg	5150	N	N	8903 NORMAN AVE SE
010	785332	0060	7/14/10	\$479,990	\$450,000	2700	9	2009	Avg	5747	N	N	8821 NORMAN AVE SE
010	785204	0020	3/3/09	\$471,500	\$415,000	2710	9	1999	Avg	6399	Y	N	34719 CURTIS DR SE
010	785209	0510	5/8/09	\$567,500	\$504,000	2730	9	2000	Avg	5500	Y	N	34801 SE CURTIS DR
010	785209	0510	3/7/11	\$500,000	\$483,000	2730	9	2000	Avg	5500	Y	N	34801 SE CURTIS DR
010	785332	0040	2/4/10	\$485,990	\$447,000	2740	9	2009	Avg	5499	N	N	8829 NORMAN AVE SE
010	785332	0120	12/10/09	\$504,990	\$461,000	2740	9	2009	Avg	9397	N	N	8802 NORMAN AVE SE
010	785339	0250	11/1/10	\$504,990	\$480,000	2740	9	2010	Avg	5488	N	N	34112 SE MAHONIA ST
010	785322	1350	10/16/09	\$530,000	\$480,000	2750	9	2004	Avg	6165	Y	N	7516 SNOWBERRY AVE SE
010	785322	0110	7/17/09	\$475,000	\$425,000	2760	9	2004	Avg	8494	Y	N	7716 GREENRIDGE CT SE
010	785322	0160	10/15/09	\$480,000	\$435,000	2760	9	2004	Avg	8454	Y	N	7730 GREENRIDGE CT SE
010	785339	0010	3/17/11	\$489,990	\$473,000	2780	9	2010	Avg	6001	N	N	34125 SE MAHONIA ST
010	785332	0080	6/28/10	\$499,990	\$468,000	2810	9	2009	Avg	6626	N	N	8813 NORMAN AVE SE
010	785332	0110	6/29/10	\$503,350	\$471,000	2810	9	2009	Avg	7868	N	N	8801 NORMAN AVE SE
010	785332	0130	12/18/09	\$547,477	\$500,000	2810	9	2009	Avg	7953	N	N	8806 NORMAN AVE SE
010	785332	0140	5/13/10	\$516,317	\$480,000	2810	9	2009	Avg	5539	N	N	8810 NORMAN AVE SE
010	785332	0190	7/23/10	\$499,990	\$469,000	2810	9	2009	Avg	5887	N	N	8826 NORMAN AVE SE
010	785211	0660	8/17/11	\$505,000	\$497,000	2815	9	2000	Avg	9351	N	N	34905 RHODODENDRON DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785211	0730	3/12/11	\$525,000	\$507,000	2815	9	2000	Avg	8111	N	N	34828 RHODODENDRON DR SE
010	785211	0760	7/1/10	\$535,440	\$501,000	2815	9	2000	Avg	7930	N	N	34912 RHODODENDRON DR SE
010	785322	0500	5/4/11	\$481,000	\$467,000	2820	9	2005	Avg	8139	Y	N	7432 PINNACLE PL SE
010	785338	0460	11/16/09	\$515,500	\$469,000	2820	9	2009	Avg	5765	N	N	34307 SE ELM ST
010	785330	1680	6/1/11	\$410,000	\$400,000	2840	9	2006	Avg	7001	N	N	34007 SE SALAL ST
010	785338	0450	8/28/09	\$550,000	\$495,000	2850	9	2009	Avg	6778	N	N	34311 SE ELM ST
010	785339	0020	6/3/11	\$459,990	\$449,000	2850	9	2011	Avg	5426	N	N	34121 SE MAHONIA ST
010	785332	0010	11/25/09	\$499,990	\$455,000	2880	9	2009	Avg	7641	N	N	8909 NORMAN AVE SE
010	785332	0150	6/7/10	\$534,186	\$499,000	2880	9	2009	Avg	6356	N	N	8812 NORMAN AVE SE
010	785332	0180	6/3/10	\$552,327	\$515,000	2880	9	2009	Avg	6554	N	N	8822 NORMAN AVE SE
010	785335	0020	11/10/09	\$598,950	\$544,000	2880	9	2009	Avg	6056	N	N	36011 SE KENDALL PEAK ST
010	785338	0430	12/9/10	\$524,990	\$501,000	2880	9	2010	Avg	9010	N	N	9520 ELM AVE SE
010	785328	0700	8/26/09	\$575,000	\$518,000	2910	9	2006	Avg	4664	Y	N	6823 PINEHURST AVE SE
010	785322	1330	8/23/10	\$507,000	\$478,000	2920	9	2004	Avg	6000	Y	N	7508 SNOWBERRY AVE SE
010	785335	0030	10/7/09	\$589,950	\$534,000	2920	9	2009	Avg	5603	N	N	36005 SE KENDALL PEAK ST
010	785338	0480	12/3/09	\$575,000	\$524,000	2930	9	2008	Avg	6050	N	N	34229 SE ELM ST
010	785211	0510	10/30/09	\$555,000	\$504,000	2940	9	2001	Avg	8007	N	N	35014 RHODODENDRON DR SE
010	785201	0640	8/18/09	\$575,000	\$517,000	2950	9	1998	Avg	6691	N	N	7213 CHANTICLEER AVE SE
010	785201	0800	1/8/10	\$510,000	\$467,000	2950	9	1998	Avg	6879	N	N	7203 LAUREL AVE SE
010	785322	0020	8/24/10	\$500,000	\$471,000	2950	9	2004	Avg	7457	Y	N	36119 SE ISLEY ST
010	785338	0420	7/19/10	\$519,990	\$488,000	2970	9	2010	Avg	5121	N	N	9516 ELM AVE SE
010	785338	0440	8/26/09	\$607,000	\$546,000	2970	9	2009	Avg	6831	N	N	9524 SE ELM ST
010	785211	0490	9/11/09	\$530,000	\$478,000	2990	9	2001	Avg	7605	N	N	35010 RHODODENDRON DR SE
010	785211	0650	9/2/09	\$500,000	\$450,000	2990	9	2000	Avg	9356	N	N	34911 RHODODENDRON DR SE
010	785217	0420	2/16/10	\$492,000	\$453,000	2990	9	2003	Avg	5313	N	N	6522 EAST CREST VIEW LOOP SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785324	0410	10/15/09	\$510,000	\$462,000	2990	9	2005	Avg	7101	N	N	35902 SE KENNEDY CT
010	785335	0040	2/27/09	\$589,950	\$519,000	2990	9	2008	Avg	5500	N	N	35929 SE KENDALL PEAK ST
010	785335	0230	4/5/11	\$525,000	\$508,000	2990	9	2010	Avg	5750	Y	N	35810 SE KENDALL PEAK ST
010	785211	0640	8/27/10	\$545,000	\$514,000	2995	9	2000	Avg	10442	N	N	34917 RHODODENDRON DR SE
010	785211	0740	3/31/10	\$540,000	\$500,000	2995	9	2000	Avg	8622	N	N	34904 RHODODENDRON DR SE
010	785209	0460	8/25/10	\$541,500	\$510,000	3000	9	2001	Avg	5500	Y	N	34827 SE CURTIS DR
010	785209	0480	3/22/10	\$535,000	\$494,000	3020	9	2001	Avg	5500	Y	N	34815 SE CURTIS DR
010	785209	0440	3/30/10	\$550,000	\$509,000	3030	9	2001	Avg	5500	Y	N	34905 SE CURTIS DR
010	785332	0160	5/21/10	\$559,990	\$522,000	3030	9	2009	Avg	7748	N	N	8814 NORMAN AVE SE
010	785338	0410	10/26/10	\$524,990	\$499,000	3030	9	2010	Avg	4961	N	N	9512 ELM AVE SE
010	785211	0580	8/10/09	\$538,000	\$483,000	3060	9	2001	Avg	7504	N	N	35003 RHODODENDRON DR SE
010	785322	0230	6/23/10	\$535,000	\$500,000	3080	9	2004	Avg	7817	Y	N	7713 GREENRIDGE CT SE
010	785209	0400	8/16/10	\$570,000	\$537,000	3090	9	2002	Avg	7702	Y	N	34923 SE CURTIS DR
010	785324	0590	8/11/09	\$540,000	\$485,000	3090	9	2005	Avg	6715	N	N	35904 SE KALEETAN LOOP
010	785207	0090	7/17/09	\$675,000	\$604,000	3110	9	2002	Avg	11727	Y	N	6225 FAIRWAY PL SE
010	785328	0260	4/15/09	\$625,000	\$553,000	3110	9	2006	Avg	8966	Y	N	6925 ARDMORE AVE SE
010	785328	0610	2/21/11	\$600,000	\$578,000	3130	9	2006	Avg	6293	Y	N	6904 PINEHURST AVE SE
010	785328	0610	9/24/09	\$560,000	\$506,000	3130	9	2006	Avg	6293	Y	N	6904 PINEHURST AVE SE
010	785201	0830	7/6/11	\$465,000	\$455,000	3160	9	1998	Avg	8765	N	N	7221 LAUREL AVE SE
010	785322	1340	10/7/11	\$504,500	\$499,000	3160	9	2004	Avg	6000	Y	N	7512 SNOWBERRY AVE SE
010	785331	0610	12/4/09	\$565,000	\$515,000	3170	9	2008	Avg	7369	N	N	8905 MCINTOSH CT SE
010	785217	0070	10/24/11	\$425,000	\$422,000	3180	9	2003	Avg	5257	N	N	6711 WEST CREST VIEW LOOP SE
010	785217	0320	11/19/09	\$583,000	\$531,000	3180	9	2004	Avg	9151	Y	N	35810 SE CREST VIEW LOOP SE
010	785324	0230	11/13/09	\$570,000	\$518,000	3180	9	2005	Avg	7641	Y	N	6502 DENNY PEAK DR SE
010	785324	0600	10/22/09	\$500,000	\$453,000	3180	9	2004	Avg	6654	N	N	35902 SE KALEETAN LOOP

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785331	0170	6/18/10	\$535,000	\$500,000	3190	9	2006	Avg	6084	N	N	34823 SE LEITZ ST
010	785331	0220	3/1/11	\$506,000	\$488,000	3190	9	2006	Avg	5308	N	N	34803 SE LEITZ ST
010	785331	0470	3/24/09	\$599,990	\$529,000	3190	9	2008	Avg	5923	N	N	34915 SE MOFFAT ST
010	785331	0470	4/18/11	\$461,200	\$447,000	3190	9	2008	Avg	5923	N	N	34915 SE MOFFAT ST
010	785331	0770	6/1/09	\$540,000	\$481,000	3190	9	2006	Avg	6670	N	N	34615 SE LEITZ ST
010	785328	0690	1/4/11	\$650,000	\$623,000	3200	9	2006	Avg	4918	Y	N	6825 PINEHURST AVE SE
010	785331	0580	10/9/09	\$555,000	\$502,000	3200	9	2008	Avg	5834	N	N	8826 MCINTOSH CT SE
010	785211	0770	5/26/10	\$540,000	\$503,000	3210	9	2001	Avg	8397	Y	N	34916 RHODODENDRON DR SE
010	785331	0500	3/26/09	\$649,990	\$573,000	3210	9	2008	Avg	6827	N	N	34909 SE MOFFAT ST
010	785331	0010	6/28/11	\$490,000	\$479,000	3240	9	2007	Avg	7003	N	N	8521 BYBEE CT SE
010	785331	0100	12/16/10	\$485,000	\$463,000	3240	9	2007	Avg	6182	N	N	8606 LEITZ AVE SE
010	785331	0150	9/3/10	\$530,000	\$500,000	3240	9	2007	Avg	5324	N	N	34901 SE LEITZ ST
010	785331	0280	8/5/09	\$530,000	\$476,000	3240	9	2007	Avg	6136	N	N	34814 SE LEITZ ST
010	785331	0480	4/20/09	\$689,990	\$611,000	3240	9	2008	Avg	6041	N	N	34913 SE MOFFAT ST
010	785331	0510	8/18/09	\$618,328	\$556,000	3240	9	2008	Avg	5010	N	N	34907 SE MOFFAT ST
010	785331	0840	4/13/10	\$525,000	\$487,000	3240	9	2007	Avg	6293	N	N	34612 SE LEITZ ST
010	785202	0050	8/23/10	\$610,000	\$575,000	3250	9	2003	Avg	6149	Y	N	7322 HEATHER AVE SE
010	785322	1220	2/26/10	\$475,000	\$438,000	3250	9	2004	Avg	5274	N	N	7607 HUCKLEBERRY WAY SE
010	785322	1390	4/2/10	\$585,000	\$541,000	3250	9	2004	Avg	6000	Y	N	7608 SNOWBERRY AVE SE
010	785217	0030	8/2/11	\$449,950	\$442,000	3260	9	2004	Avg	5260	N	N	6731 CREST VIEW AVE SE
010	785217	0100	12/20/10	\$533,300	\$510,000	3260	9	2003	Avg	5259	N	N	6629 WEST CREST VIEW LOOP SE
010	785217	0230	6/3/09	\$565,000	\$503,000	3260	9	2004	Avg	5552	N	N	6431 SE CREST VIEW LOOP SE
010	785327	0190	11/5/10	\$540,000	\$513,000	3290	9	2005	Avg	6785	N	N	34614 SE CARMICHAEL LOOP
010	785331	0880	1/12/11	\$465,000	\$446,000	3300	9	2006	Avg	7880	N	N	34620 SE LEITZ ST
010	785331	0400	8/24/09	\$607,300	\$546,000	3310	9	2008	Avg	5451	N	N	34912 SE MOFFAT ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785327	0030	11/23/09	\$570,000	\$519,000	3350	9	2005	Avg	6254	N	N	34613 SE CARMICHAEL LOOP
010	785327	0130	6/21/10	\$625,000	\$584,000	3350	9	2005	Avg	9534	N	N	34717 SE CARMICHAEL LOOP
010	785328	0670	8/10/09	\$610,000	\$548,000	3360	9	2005	Avg	5573	Y	N	6829 PINEHURST AVE SE
010	785335	0320	7/17/09	\$655,000	\$586,000	3390	9	2009	Avg	12562	Y	N	35708 SE KENDALL PEAK ST
010	785335	0200	5/21/10	\$670,000	\$624,000	3420	9	2010	Avg	8036	Y	N	6315 WHITAKER LN SE
010	785335	0240	3/10/11	\$637,950	\$616,000	3420	9	2010	Avg	9805	Y	N	35806 SE KENDALL PEAK ST
010	785322	0250	12/6/10	\$589,000	\$562,000	3450	9	2004	Avg	7795	Y	N	7705 GREENRIDGE CT SE
010	785327	0200	8/13/09	\$495,000	\$445,000	3470	9	2005	Avg	6651	N	N	34612 SE CARMICHAEL LOOP
010	785327	0420	11/23/09	\$599,000	\$545,000	3470	9	2006	Avg	12079	N	N	6122 DOUGLAS AVE SE
010	785327	0080	7/29/11	\$513,000	\$504,000	3480	9	2005	Avg	6391	N	N	34624 SE CARMICHAEL ST
010	785201	0720	9/8/10	\$500,000	\$472,000	3530	9	1999	Avg	7187	N	N	7212 CHANTICLEER AVE SE
010	785328	0020	5/11/09	\$620,000	\$550,000	3530	9	2006	Avg	9290	Y	N	36211 SE TURNBERRY ST
010	785330	1610	11/11/11	\$475,000	\$472,000	3550	9	2007	Avg	8750	N	N	34102 SE SALAL ST
010	785322	1190	12/3/10	\$520,000	\$496,000	3560	9	2004	Avg	9142	Y	N	7621 HUCKLEBERRY WAY SE
010	785331	0440	2/12/09	\$679,650	\$596,000	3600	9	2008	Avg	10264	N	N	34921 SE MOFFAT ST
010	785201	0670	8/28/09	\$600,000	\$540,000	3710	9	1999	Avg	7984	N	N	7313 CHANTICLEER AVE SE
010	785328	0240	5/26/09	\$675,000	\$600,000	3870	9	2006	Avg	8361	Y	N	36210 SE TURNBERRY ST
010	785328	0240	8/24/11	\$599,000	\$590,000	3870	9	2006	Avg	8361	Y	N	36210 SE TURNBERRY ST
010	785330	1660	3/29/10	\$620,000	\$574,000	3920	9	2007	Avg	8572	N	N	34017 SE SALAL ST
010	785330	1710	7/25/11	\$500,000	\$491,000	3920	9	2006	Avg	8468	N	N	6502 SWORD FERN AVE SE
010	785328	0070	7/31/09	\$650,000	\$583,000	3940	9	2006	Avg	8147	Y	N	36117 SE TURNBERRY ST
010	785328	0090	12/20/10	\$630,000	\$602,000	3950	9	2006	Avg	8130	Y	N	36107 SE TURNBERRY ST
010	785216	0280	9/28/09	\$700,000	\$633,000	3970	9	2007	Avg	15219	Y	N	7210 SAINT ANDREWS LN SE
010	785330	1510	6/11/09	\$610,000	\$544,000	4000	9	2007	Avg	9701	N	N	33918 SE SALAL ST
010	785324	0050	12/7/11	\$652,000	\$650,000	4050	9	2004	Avg	7550	Y	N	6802 DENNY PEAK DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785324	0090	8/17/11	\$650,000	\$640,000	4050	9	2004	Avg	9387	Y	N	6714 DENNY PEAK DR SE
010	785324	0030	8/2/11	\$667,000	\$655,000	4110	9	2004	Avg	8583	Y	N	6814 DENNY PEAK DR SE
010	785331	0410	7/13/09	\$674,990	\$604,000	4110	9	2008	Avg	6229	N	N	34914 SE MOFFAT ST
010	785331	0430	2/26/09	\$679,990	\$598,000	4150	9	2008	Avg	6963	N	N	34918 SE MOFFAT ST
010	785328	0030	10/18/10	\$610,000	\$579,000	4310	9	2007	Avg	9804	Y	N	36207 SE TURNBERRY ST
010	785328	0270	3/5/10	\$690,000	\$636,000	4310	9	2006	Avg	8979	Y	N	6921 ARDMORE AVE SE
010	785338	0520	9/17/09	\$621,990	\$561,000	2760	10	2009	Avg	7342	N	N	9419 ASH AVE SE
010	785338	0660	2/15/11	\$584,500	\$563,000	2760	10	2011	Avg	8079	Y	N	9410 ASH AVE SE
010	785338	0500	4/22/10	\$569,990	\$529,000	2980	10	2010	Avg	6962	N	N	9427 ASH AVE SE
010	785335	0160	6/23/09	\$709,315	\$633,000	3060	10	2009	Avg	5122	Y	N	6223 WHITAKER LN SE
010	785207	0200	12/13/10	\$840,000	\$802,000	3120	10	2003	Avg	15964	Y	N	6302 FAIRWAY PL SE
010	785338	0510	3/2/10	\$572,500	\$528,000	3120	10	2010	Avg	7644	N	N	9423 ASH AVE SE
010	785322	0350	10/21/11	\$635,000	\$630,000	3150	10	2004	Avg	8004	N	N	7517 SNOWBERRY AVE SE
010	785338	0620	9/29/10	\$619,990	\$587,000	3170	10	2010	Avg	5500	Y	N	9318 ASH AVE SE
010	785335	0170	11/10/09	\$685,000	\$623,000	3200	10	2009	Avg	6455	N	N	6227 WHITAKER LN SE
010	785338	0600	9/7/10	\$654,990	\$618,000	3220	10	2010	Avg	5500	Y	N	9310 ASH AVE SE
010	785332	0360	11/5/09	\$649,990	\$590,000	3270	10	2009	Avg	7236	N	N	35124 SE SWENSON ST
010	785338	0470	10/16/09	\$680,990	\$617,000	3270	10	2008	Avg	5500	N	N	34303 SE ELM ST
010	785338	0470	4/8/11	\$648,000	\$628,000	3270	10	2008	Avg	5500	N	N	34303 SE ELM ST
010	785338	0530	6/29/09	\$639,990	\$572,000	3270	10	2009	Avg	6058	N	N	9415 ASH AVE SE
010	785338	0560	2/8/10	\$644,990	\$593,000	3270	10	2010	Avg	5075	N	N	9313 ASH AVE SE
010	785338	0640	12/7/09	\$639,990	\$584,000	3270	10	2010	Avg	5531	Y	N	9326 ASH AVE SE
010	785338	0630	12/2/09	\$620,000	\$565,000	3300	10	2010	Avg	5500	Y	N	9322 ASH AVE SE
010	785338	0590	12/28/10	\$584,660	\$560,000	3320	10	2010	Avg	5500	Y	N	9306 ASH AVE SE
010	785338	0650	6/4/10	\$650,000	\$606,000	3320	10	2010	Avg	7200	Y	N	9404 ASH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785338	0570	8/18/10	\$619,990	\$584,000	3340	10	2010	Avg	5314	N	N	9309 ASH AVE SE
010	785322	0310	8/23/10	\$675,000	\$636,000	3350	10	2004	Avg	7804	N	N	7605 SNOWBERRY AVE SE
010	785201	0120	9/24/10	\$610,000	\$577,000	3360	10	2001	Avg	9170	Y	N	7102 LAUREL AVE SE
010	785332	0350	12/10/09	\$649,990	\$593,000	3360	10	2009	Avg	7342	N	N	35122 SE SWENSON ST
010	785199	0390	6/9/11	\$610,000	\$595,000	3370	10	1999	Good	11669	N	N	6514 CASCADE AVE SE
010	785201	0240	4/22/11	\$565,000	\$548,000	3380	10	2000	Avg	7546	Y	N	35531 SE ENGLISH ST
010	785201	0270	12/10/09	\$600,000	\$547,000	3430	10	1999	Avg	8031	Y	N	35511 SE ENGLISH ST
010	785338	0540	12/16/10	\$605,000	\$578,000	3430	10	2010	Avg	9578	N	N	9411 ASH AVE SE
010	785338	0540	12/30/09	\$593,850	\$543,000	3430	10	2010	Avg	9578	N	N	9411 ASH AVE SE
010	785332	0351	8/4/10	\$609,990	\$573,000	3430	10	2009	Avg	7240	N	N	35122 SE SWENSON ST
010	785332	0361	8/2/10	\$599,990	\$564,000	3430	10	2009	Avg	6792	N	N	35126 SE SWENSON ST
010	785212	0030	7/16/10	\$620,000	\$581,000	3510	10	2001	Avg	9263	N	N	6615 AZALEA WAY SE
010	785339	0190	3/14/11	\$634,990	\$613,000	3520	10	2010	Avg	6534	N	N	9410 SATTERLEE AVE SE
010	785212	0202	7/13/10	\$720,000	\$675,000	3530	10	2003	Avg	13444	N	N	6802 AZALEA WAY SE
010	785199	0100	9/22/09	\$706,500	\$638,000	3720	10	1999	Avg	11369	Y	N	6541 CASCADE AVE SE
010	785199	0260	3/17/10	\$625,000	\$577,000	3740	10	1999	Avg	18222	Y	N	6702 FAIRWAY AVE SE
010	785199	0040	8/6/09	\$813,000	\$730,000	3770	10	1998	Avg	11657	Y	N	6701 CASCADE AVE SE
010	785199	0160	6/10/10	\$650,000	\$607,000	3770	10	1999	Avg	12587	N	N	6431 CASCADE AVE SE
010	785198	0070	7/14/11	\$745,000	\$730,000	3780	10	2003	Avg	14002	Y	N	6767 CASCADE AVE SE
010	785198	0070	9/21/09	\$725,000	\$655,000	3780	10	2003	Avg	14002	Y	N	6767 CASCADE AVE SE
010	785208	0030	9/26/11	\$641,000	\$634,000	3788	10	2000	Avg	16001	N	N	35121 AUGUSTA PL SE
010	785198	0130	9/10/11	\$759,000	\$749,000	3830	10	2001	Avg	18280	Y	N	6812 CASCADE AVE SE
010	785322	0380	8/24/09	\$722,500	\$650,000	3860	10	2006	Avg	11899	N	N	7501 SNOWBERRY AVE SE
010	785199	0340	7/29/11	\$650,000	\$638,000	3950	10	1999	Avg	10072	N	N	6603 FAIRWAY AVE SE
010	785198	0090	1/25/10	\$636,000	\$584,000	3960	10	2003	Avg	12800	Y	N	6749 CASCADE AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785338	0550	8/16/10	\$679,990	\$640,000	3980	10	2010	Avg	6062	N	N	9317 ASH AVE SE
010	785338	0610	2/25/11	\$649,990	\$627,000	3980	10	2010	Avg	5500	Y	N	9314 ASH AVE SE
010	785339	0130	11/23/10	\$715,000	\$681,000	3980	10	2010	Avg	7733	Y	N	9427 SATTERLEE AVE SE
010	785207	0150	7/28/10	\$1,000,000	\$939,000	4110	10	2005	Avg	13746	Y	N	6214 FAIRWAY PL SE
010	785212	0060	5/11/10	\$640,000	\$595,000	4270	10	2001	Avg	10478	N	N	6627 AZALEA WAY SE
010	785198	0140	7/24/10	\$707,728	\$664,000	4330	10	2001	Avg	18808	Y	N	6824 CASCADE AVE SE
010	785207	0220	5/10/10	\$912,500	\$849,000	5630	10	2004	Avg	12813	Y	N	6318 FAIRWAY PL SE
010	785201	0040	3/16/09	\$735,000	\$648,000	3190	11	2002	Avg	9590	Y	N	6934 LAUREL AVE SE
010	785201	0090	8/17/09	\$718,000	\$645,000	3195	11	2000	Avg	9130	Y	N	7034 LAUREL AVE SE
010	785216	0310	9/23/09	\$765,000	\$691,000	3430	11	2005	Avg	15877	Y	N	7122 SAINT ANDREWS LN SE
010	785201	0190	7/13/10	\$687,000	\$644,000	3520	11	1999	Avg	9170	Y	N	7210 LAUREL AVE SE
010	785198	0110	6/23/09	\$898,000	\$802,000	3540	11	2003	Avg	15822	Y	N	6766 CASCADE AVE SE
010	785198	0110	9/3/10	\$799,000	\$754,000	3540	11	2003	Avg	15822	Y	N	6766 CASCADE AVE SE
010	785212	0222	7/13/10	\$750,000	\$703,000	3750	11	2004	Avg	9935	N	N	6628 AZALEA WAY SE
010	785207	0130	6/2/10	\$795,000	\$741,000	3880	11	2003	Avg	13469	Y	N	6211 FAIRWAY PL SE
010	785201	0010	12/17/09	\$857,500	\$783,000	4230	11	2001	Avg	9453	Y	N	6914 LAUREL LN SE
010	785201	0010	7/27/11	\$722,100	\$709,000	4230	11	2001	Avg	9453	Y	N	6914 LAUREL LN SE
010	785198	0210	10/11/10	\$790,000	\$749,000	4235	11	2000	Avg	18290	Y	N	7014 CASCADE AVE SE
010	785198	0210	3/23/11	\$760,000	\$735,000	4235	11	2000	Avg	18290	Y	N	7014 CASCADE AVE SE
010	785198	0160	9/4/09	\$962,500	\$867,000	4670	11	2006	Avg	20197	Y	N	6906 CASCADE AVE SE
010	785207	0080	12/17/09	\$880,000	\$804,000	4780	11	2005	Avg	14149	Y	N	35206 PALMETER LN
010	785198	0180	10/13/11	\$965,000	\$956,000	4820	11	2001	Avg	20003	Y	N	6926 CASCADE AVE SE
010	785207	0210	8/31/09	\$920,000	\$829,000	4950	11	2004	Avg	11533	Y	N	6310 FAIRWAY PL SE
010	785198	0290	1/5/10	\$830,000	\$760,000	5340	11	2000	Avg	24205	Y	N	7134 CASCADE AVE SE
010	785216	0300	1/11/11	\$1,085,000	\$1,040,000	2530	12	2005	Avg	13939	Y	N	7126 SAINT ANDREWS LN SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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
010	785216	0100	8/20/09	\$1,450,000	\$1,304,000	5200	13	2006	Avg	18661	Y	N	7215 SAINT ANDREWS LN SE

Improved Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	032307	9058	6/26/09	\$521,250	DIAGNOSTIC OUTLIER
008	102307	9031	5/10/10	\$347,000	OBSOLESCENCE
008	102307	9040	6/20/11	\$310,000	OBSOLESCENCE
008	102307	9131	12/22/10	\$585,000	NO MARKET EXPOSURE
008	132406	9018	11/30/10	\$825,000	IMP COUNT
008	142406	9017	12/8/10	\$184,985	DOR RATIO; NO MARKET EXPOSURE
008	142406	9017	4/1/11	\$200,000	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
008	142406	9057	1/2/09	\$1,000,000	IMP CHAR. DO NOT MATCH SALES CHARACTERISTICS
008	152407	9190	6/7/11	\$890,000	DIAGNOSTIC OUTLIER
008	162407	9088	5/14/09	\$349,000	OBSOLESCENCE; UNFINISHED AREA
008	162407	9109	6/1/10	\$311,500	NO MARKET EXPOSURE
008	182407	9007	7/28/11	\$850,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
008	182407	9053	7/16/10	\$645,000	RELOCATION - SALE TO SERVICE
008	182407	9091	3/25/10	\$303,000	IMP COUNT
008	192407	9065	12/6/11	\$164,900	DOR RATIO;O PEN SPACE; EXEMPT EXCISE TAX
008	192407	9079	7/30/09	\$330,000	DIAGNOSTIC OUTLIER
008	202407	9023	8/13/10	\$25,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
008	202407	9024	12/23/11	\$365,000	DIAGNOSTIC OUTLIER
008	202407	9042	6/21/11	\$875,000	SHORT SALE
008	202407	9047	2/8/10	\$285,000	OPEN SPACE/NON-REP SALE; FINANCIAL INST SALE
008	212407	9035	8/14/09	\$457,000	OPEN SPACE
008	212407	9091	11/7/11	\$625,000	DIAGNOSTIC OUTLIER
008	212407	9101	8/14/09	\$950,000	RELOCATION - SALE TO SERVICE
008	222407	9034	6/10/11	\$460,000	DIAGNOSTIC OUTLIER
008	292407	9006	9/9/11	\$645,000	DIAGNOSTIC OUTLIER
008	292407	9022	5/28/09	\$492,500	SEGREGATION AND/OR MERGER
008	292407	9027	11/29/10	\$200,000	DIAGNOSTIC OUTLIER
008	302407	9027	10/18/11	\$205,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	302407	9083	9/27/10	\$250,000	IMP COUNT; NO MARKET EXPOSURE; RELATED PARTY
008	302407	9083	12/15/11	\$200,000	IMP COUNT; NO MARKET EXPOSURE; RELATED PARTY
008	302407	9097	4/13/11	\$10,750	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
008	328130	0115	6/23/10	\$88,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
008	328130	0160	10/4/11	\$276,500	DIAGNOSTIC OUTLIER
008	332407	9003	12/13/11	\$150,000	DOR RATIO; GOV AGENCY; EXEMPT EXCISE TAX
008	332407	9056	1/6/10	\$184,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	398030	0035	8/23/11	\$360,000	DIAGNOSTIC OUTLIER
008	398030	0160	7/30/09	\$280,000	IMP COUNT
008	689330	0450	11/29/11	\$275,000	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR
008	689330	0600	12/7/11	\$354,743	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
009	362980	0090	8/27/09	\$384,900	NON-REPRESENTATIVE SALE; BANKRUPTCY
009	362983	0070	5/28/10	\$530,000	RELOCATION - SALE TO SERVICE
009	362992	1190	7/22/11	\$899,000	RELOCATION - SALE TO SERVICE
009	362994	0070	2/3/11	\$2,050,000	DIAGNOSTIC OUTLIER
009	362994	0070	5/8/09	\$625,000	FORECLOSURE; IMP. CHAR CHANGED SINCE SALE
009	362994	0080	2/4/09	\$3,000,000	IMP CHAR. DO NOT MATCH SALES CHARACTERISTICS

Improved Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	362994	0200	7/8/11	\$690,000	RELOCATION - SALE TO SERVICE
009	362995	0120	6/10/11	\$225,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	362995	0230	3/5/09	\$419,000	MULTI-PARCEL SALE
009	362996	0150	5/5/11	\$230,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
009	362996	0190	7/29/09	\$398,000	MULTI-PARCEL SALE
009	362996	0330	7/8/09	\$341,900	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
009	362996	0350	12/15/11	\$380,000	MULTI-PARCEL SALE WITH CONDO GARAGE
009	362996	0350	5/14/10	\$355,000	MULTI-PARCEL SALE WITH CONDO GARAGE
009	362996	0360	5/21/10	\$347,500	MULTI-PARCEL SALE WITH CONDO GARAGE
009	362996	0800	6/22/11	\$288,000	MULTI-PARCEL SALE WITH CONDO GARAGE
009	362996	0830	6/20/11	\$264,000	MULTI-PARCEL SALE WITH CONDO GARAGE
009	362997	0470	11/17/11	\$412,768	FORCLOSURE; NO MRKT EXPOSURE; EXEMPT EXCISE TAX
009	362997	0920	8/24/09	\$565,000	QUIT CLAIM DEED
009	362998	0250	12/16/09	\$623,950	RELOCATION - SALE TO SERVICE
009	362998	0300	7/28/09	\$617,500	RELOCATION - SALE TO SERVICE
009	362999	0020	12/30/10	\$335,000	RELOCATION - SALE TO SERVICE
009	363003	0400	5/10/10	\$525,000	RELOCATION - SALE TO SERVICE
009	363005	0140	11/21/11	\$225,000	DIAGNOSTIC OUTLIER
009	363005	0140	4/23/10	\$327,399	NO MRKT EXPOSURE; GOV AGENCY; EXEMPT EXCISE TAX
009	363005	0140	11/21/11	\$225,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
009	363007	0040	10/23/11	\$222,000	DIAGNOSTIC OUTLIER
009	363007	0040	1/9/09	\$5,000	DOR RATIO; QUIT CLAIM DEED
009	363009	0100	12/8/09	\$482,147	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
009	363011	0160	1/19/11	\$545,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	363011	0400	9/8/09	\$495,000	RELOCATION - SALE TO SERVICE
009	363012	0340	10/20/11	\$487,500	RELOCATION - SALE TO SERVICE
009	363012	0610	5/30/09	\$620,000	RELOCATION - SALE TO SERVICE
009	363012	0730	1/9/09	\$610,000	RELOCATION - SALE TO SERVICE
009	363016	0680	2/16/11	\$755,000	DIAGNOSTIC OUTLIER
009	363016	0720	5/10/10	\$751,750	DIAGNOSTIC OUTLIER
009	363018	0020	2/11/09	\$575,000	NON-REPRESENTATIVE SALE; BANKRUPTCY
009	363018	0170	9/13/11	\$685,000	RELOCATION - SALE TO SERVICE
009	363020	0020	6/17/09	\$650,000	QCD; EXEMPT EXCISE TAX; RELATED PARTY OR FRIEND
009	363020	0020	11/29/11	\$520,000	RELOCATION - SALE TO SERVICE
009	363020	0130	10/25/11	\$512,500	DIAGNOSTIC OUTLIER
009	363020	0150	10/21/11	\$748,935	%COMPLETE; NON-REPRESENTATIVE SALE
009	363020	0200	11/28/11	\$674,488	%COMPLETE
009	363020	0210	9/15/11	\$636,706	%COMPLETE
009	363020	0220	8/23/11	\$582,557	%COMPLETE
009	363020	0500	6/11/09	\$530,000	RELOCATION - SALE BY SERVICE; NON-REP SALE
009	363020	0550	5/21/09	\$650,000	RELOCATION - SALE TO SERVICE
009	363021	0210	5/28/10	\$1,200,000	DIAGNOSTIC OUTLIER
009	895600	0290	11/24/10	\$480,000	PREVIMP<=25K
009	926885	0110	2/27/09	\$288,790	AFFORDABLE HOUSING SALES
009	926885	0120	4/1/09	\$264,570	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	926885	0200	8/17/11	\$125,000	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
009	926885	0210	10/1/09	\$142,931	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
009	926885	0330	3/19/09	\$288,790	AFFORDABLE HOUSING SALES
009	926885	0340	4/3/09	\$264,570	AFFORDABLE HOUSING SALES
009	926885	0350	2/13/09	\$288,790	AFFORDABLE HOUSING SALES
009	926885	0360	3/16/09	\$288,790	AFFORDABLE HOUSING SALES
009	926885	0380	2/23/09	\$288,790	AFFORDABLE HOUSING SALES
009	926885	0390	4/9/09	\$264,570	AFFORDABLE HOUSING SALES
009	926885	0400	3/27/09	\$288,790	AFFORDABLE HOUSING SALES
009	926885	0480	10/12/10	\$280,000	AFFORDABLE HOUSING SALES
009	926885	0880	8/16/11	\$535,491	%COMPLETE
009	926885	0890	10/24/11	\$490,000	%COMPLETE
009	926885	0940	12/15/11	\$489,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	926885	0980	10/21/11	\$539,950	%COMPLETE
009	926885	1570	9/26/11	\$390,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	926885	1630	11/4/11	\$420,000	PREVIMP<=25K
009	989500	0070	12/7/11	\$599,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	785198	0180	9/11/09	\$897,250	NON-REPRESENTATIVE SALE
010	785198	0210	3/11/11	\$760,000	RELOCATION - SALE TO SERVICE
010	785198	0270	8/3/10	\$650,000	OBSOLESCENCE; SHORT SALE
010	785199	0040	7/30/09	\$813,000	RELOCATION - SALE TO SERVICE
010	785199	0160	6/10/10	\$677,500	RELOCATION - SALE TO SERVICE
010	785199	0340	4/27/11	\$484,583	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
010	785201	0310	11/19/10	\$485,000	RELOCATION - SALE BY SERVICE; NON-REP SALE
010	785201	0310	4/29/10	\$530,000	RELOCATION - SALE TO SERVICE
010	785201	0510	3/3/11	\$416,000	RELOCATION - SALE TO SERVICE
010	785201	0520	12/1/09	\$430,000	RELOCATION - SALE TO SERVICE
010	785201	0800	1/8/10	\$510,000	RELOCATION - SALE TO SERVICE
010	785201	0870	12/1/11	\$316,634	NON-REPRESENTATIVE SALE; EXEMPT EXCISE TAX
010	785202	0260	6/4/11	\$467,500	RELOCATION - SALE TO SERVICE
010	785202	0770	8/13/10	\$301,000	QUESTIONABLE PER APPRAISAL
010	785203	0020	4/5/10	\$375,000	RELOCATION - SALE TO SERVICE
010	785203	0790	5/27/09	\$375,000	NON-REPRESENTATIVE SALE;BANKRUPTCY
010	785205	0160	12/12/11	\$275,000	DIAGNOSTIC OUTLIER
010	785206	0220	11/23/11	\$272,191	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
010	785207	0220	5/9/10	\$912,500	RELOCATION - SALE TO SERVICE
010	785209	0140	12/2/11	\$276,257	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
010	785209	0270	10/7/11	\$650,000	DIAGNOSTIC OUTLIER
010	785209	0580	11/17/11	\$380,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
010	785209	0690	9/26/11	\$13,000	CORRECTION DEED; RELOCATION - SALE TO SERVICE
010	785210	0200	3/15/11	\$345,000	FORCED SALE
010	785213	0370	2/23/10	\$412,000	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
010	785213	0650	12/1/10	\$322,500	NON-REPRESENTATIVE SALE
010	785214	0400	10/19/11	\$334,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785216	0110	9/28/10	\$900,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785216	0120	6/7/10	\$1,237,500	NON-REPRESENTATIVE SALE
010	785216	0130	6/24/10	\$1,697,000	DIAGNOSTIC OUTLIER
010	785217	0100	12/20/10	\$533,300	RELOCATION - SALE TO SERVICE
010	785217	0230	6/3/09	\$565,000	RELOCATION - SALE TO SERVICE
010	785217	0470	6/19/09	\$437,500	NON-REPRESENTATIVE SALE; BANKRUPTCY
010	785217	0510	2/5/09	\$450,000	NON-REPRESENTATIVE SALE; BANKRUPTCY
010	785218	0190	11/12/11	\$340,000	RELOCATION - SALE TO SERVICE
010	785218	0290	11/14/11	\$327,000	RELOCATION - SALE TO SERVICE
010	785218	0710	7/8/11	\$325,000	DIAGNOSTIC OUTLIER
010	785219	0230	2/27/10	\$519,000	RELOCATION - SALE TO SERVICE
010	785219	0360	3/19/11	\$440,000	RELOCATION - SALE TO SERVICE
010	785219	0430	12/28/11	\$500,000	NO MARKET EXPOSURE
010	785219	0430	10/3/11	\$520,000	RELOCATION - SALE TO SERVICE
010	785219	0620	8/6/09	\$357,000	QUIT CLAIM DEED; NON-REP SALE; BANKRUPTCY
010	785321	0090	6/30/09	\$375,000	RELOCATION - SALE TO SERVICE
010	785321	0100	12/13/11	\$258,000	FORCLOSURE; EXEMPT FROM EXCISE TAX
010	785322	0170	4/12/10	\$422,625	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785322	0490	12/29/11	\$436,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785322	1240	9/8/11	\$440,000	NON-REPRESENTATIVE SALE; BANKRUPTCY
010	785323	0250	3/5/11	\$410,000	RELOCATION - SALE TO SERVICE
010	785323	0430	6/4/09	\$410,000	TRADE
010	785323	0430	6/1/09	\$410,000	TRADE
010	785323	0530	8/14/09	\$376,000	RELOCATION - SALE TO SERVICE
010	785323	0590	1/6/10	\$296,000	NON-REP SALE ; FORCLOSURE; EXEMPT EXCISE TAX
010	785324	0050	2/17/10	\$609,000	NON-REPRESENTATIVE SALE
010	785324	0050	10/31/11	\$652,000	RELOCATION - SALE TO SERVICE
010	785324	0090	8/2/11	\$682,500	RELOCATION - SALE TO SERVICE
010	785325	0160	4/3/09	\$130,000	DOR RATIO; QUIT CLAIM DEED
010	785325	0170	8/10/11	\$429,900	RELOCATION - SALE TO SERVICE
010	785327	0080	7/14/11	\$535,000	RELOCATION - SALE TO SERVICE
010	785327	0200	3/7/09	\$560,000	RELOCATION - SALE TO SERVICE
010	785327	0420	11/19/09	\$599,000	RELOCATION - SALE TO SERVICE
010	785327	0580	6/21/10	\$559,000	RELOCATION - SALE TO SERVICE
010	785327	1190	10/5/10	\$367,950	RELOCATION - SALE TO SERVICE
010	785328	0020	5/4/09	\$620,000	RELOCATION - SALE TO SERVICE
010	785328	0170	11/9/11	\$450,000	SHORT SALE
010	785328	0240	4/30/09	\$675,000	RELOCATION - SALE TO SERVICE
010	785328	0240	7/29/11	\$599,000	RELOCATION - SALE TO SERVICE
010	785328	0500	9/4/09	\$575,000	DIAGNOSTIC OUTLIER
010	785328	0650	8/26/11	\$498,800	NON-REPRESENTATIVE SALE; BANKRUPTCY
010	785328	0670	6/19/09	\$645,000	RELOCATION - SALE TO SERVICE
010	785328	0710	6/1/10	\$504,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785330	1000	1/25/11	\$365,000	NO MARKET EXPOSURE
010	785330	1390	9/6/11	\$487,330	DIAGNOSTIC OUTLIER
010	785330	1510	6/11/09	\$610,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785330	1660	12/2/09	\$620,000	RELOCATION - SALE TO SERVICE
010	785330	1710	5/7/11	\$500,000	RELOCATION - SALE TO SERVICE
010	785330	1760	12/6/11	\$322,767	DIAGNOSTIC OUTLIER
010	785330	1850	8/2/11	\$270,000	DIAGNOSTIC OUTLIER
010	785330	2150	2/28/11	\$295,000	NON-REPRESENTATIVE SALE
010	785331	0040	12/13/10	\$450,002	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785331	0150	9/3/10	\$530,000	RELOCATION - SALE TO SERVICE
010	785331	0290	7/24/11	\$652,064	FORCLOSURE;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
010	785332	0200	4/27/10	\$479,990	PREVIMP<=25K
010	785332	0210	12/21/09	\$500,000	PREVIMP<=25K
010	785332	0660	6/18/10	\$339,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785334	0400	12/15/11	\$272,250	DIAGNOSTIC OUTLIER
010	785334	0930	8/26/11	\$354,900	PREVIMP<=25K
010	785334	0950	11/15/11	\$325,000	PREVIMP<=25K
010	785335	0070	3/2/10	\$635,000	PREVIMP<=25K
010	785335	0120	4/26/11	\$449,950	PREVIMP<=25K
010	785336	0140	11/2/11	\$469,995	%COMPLETE
010	785336	0240	12/2/11	\$518,595	PREVIMP<=25K
010	785336	0260	11/9/11	\$475,090	PREVIMP<=25K
010	785336	0270	9/20/11	\$490,194	PREVIMP<=25K
010	785336	0410	10/23/09	\$475,200	IMP CHAR CHANGED SINCE SALE; BUILDER SALES
010	785336	0500	8/9/11	\$439,380	%COMPLETE
010	785336	0530	12/29/11	\$433,103	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
010	785336	0550	12/28/11	\$292,600	NON-REPRESENTATIVE SALE
010	785336	1040	12/12/11	\$440,000	%COMPLETE
010	785336	1050	12/13/11	\$409,995	%COMPLETE
010	785336	1110	8/8/11	\$400,945	%COMPLETE
010	785336	1150	9/27/11	\$506,485	PREVIMP<=25K
010	785336	1190	8/22/11	\$433,380	%COMPLETE
010	785336	1220	8/18/11	\$429,970	%COMPLETE
010	785336	1240	6/2/09	\$382,325	NON-REPRESENTATIVE SALE; BANKRUPTCY
010	785337	0610	10/13/11	\$486,915	PREVIMP<=25K
010	785337	0630	8/25/11	\$459,665	%COMPLETE
010	785338	0280	8/17/11	\$484,912	%COMPLETE
010	785338	0290	8/19/11	\$477,900	%COMPLETE
010	785338	0310	10/26/11	\$461,000	%COMPLETE
010	785338	0350	12/7/11	\$465,944	%COMPLETE
010	785340	0030	8/3/11	\$439,900	%COMPLETE

Vacant Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
008	102307	9110	11/28/2011	\$123,000	68574	Y	Y
008	132406	9030	12/14/2011	\$140,000	218671	N	N
008	142406	9056	10/14/2010	\$165,000	61419	N	N
008	182407	9021	8/25/2009	\$287,000	228254	N	N
008	212407	9054	9/16/2009	\$285,000	247325	Y	N
008	212407	9086	6/12/2009	\$288,000	642945	N	N
008	222407	9088	12/7/2010	\$60,000	218235	N	N
008	242406	9037	11/16/2011	\$164,500	89298	N	N
008	242406	9153	9/14/2011	\$310,000	103237	N	N
008	252406	9079	11/9/2010	\$185,000	104108	N	N
008	272407	9084	1/12/2011	\$45,000	48588	N	Y
008	322407	9115	6/7/2011	\$20,405	67322	Y	N
008	322407	9115	6/7/2011	\$14,595	67322	Y	N
008	328130	0031	8/13/2009	\$10,000	5063	Y	N
008	332407	9044	5/25/2011	\$30,535	321037	N	N
009	362994	0120	12/20/2011	\$275,000	18392	Y	N
009	362997	1340	12/13/2011	\$825,000	154166	N	N
009	363016	0090	7/21/2009	\$180,000	5045	Y	N
009	363016	0310	7/16/2010	\$150,000	6003	N	N
009	363021	0040	10/27/2011	\$245,000	18283	Y	N
009	363021	0100	12/16/2010	\$275,000	17815	Y	N
009	363021	0110	12/27/2010	\$280,000	15169	Y	N
009	363021	0190	11/28/2011	\$225,000	9716	Y	N
009	363021	0200	12/30/2011	\$225,000	9600	Y	N
009	363021	0280	8/11/2011	\$190,000	9242	N	N
009	363021	0440	11/12/2010	\$250,000	14123	N	N
009	363021	0450	4/28/2011	\$250,396	12577	N	N
009	363021	0460	10/19/2011	\$260,000	11981	N	N
009	363021	0470	4/26/2011	\$260,000	13362	N	N
009	363021	0480	10/6/2010	\$300,000	15017	N	N
009	363022	0210	5/7/2010	\$150,000	3316	N	N
010	785216	0020	11/10/2010	\$160,000	17503	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	042307	9054	6/3/2010	\$16,000	GOV AGENCY;NO MARKET EXPOSURE;EXEMPT EXCISE TAX
008	062307	9001	11/16/2011	\$5,000	EASEMENT OR RIGHT-OF-WAY; NO MARKET EXPOSURE
008	132406	9041	10/6/2011	\$257,500	GOV AGENCY;NO MARKET EXPOSURE;EXEMPT EXCISE TAX
008	182407	9011	12/15/2011	\$730,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
008	182407	9011	6/11/2010	\$600,000	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
008	192407	9035	5/2/2011	\$162,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
008	212407	9007	1/12/2011	\$306,365	RELATED PARTY, FRIEND, OR NEIGHBOR
008	232406	9024	2/11/2011	\$155,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	328130	0031	4/12/2011	\$10,000	RELATED PARTY/FRIEND/NEIGHBOR;NO MRKT EXPOSURE
008	332407	9093	9/28/2010	\$132,000	GOV AGENCY;NO MARKET EXPOSURE;EXEMPT EXCISE TAX
009	362993	0342	10/15/2010	\$50,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
009	362993	0342	10/18/2010	\$140,692	AFFORDABLE HOUSING;LEASEHOLD;NO MRKT EXPOSURE
009	926885	0650	12/13/2011	\$469,990	IMPROVED PROPERTY
009	926885	1100	5/17/2011	\$474,000	IMPROVED PROPERTY
010	386270	0300	11/17/2011	\$1,792,850	CORPORATE AFFILITES
010	785332	1330	11/18/2010	\$1,813	EASEMENT; GOV AGENCY; NO MARKET EXPOSURE
010	785336	0250	11/2/2011	\$467,465	IMPROVED PROPERTY
010	785336	1490	6/15/2011	\$5,173	EASEMENT OR RIGHT-OF-WAY; NO MARKET EXPOSURE
010	785338	0740	8/18/2010	\$2,751,486	NON-REPRESENTATIVE SALE
010	785340	0010	10/19/2011	\$432,124	IMPROVED PROPERTY

Mobile Home Sales Used in this Annual Update Analysis
Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
008	242406	9148	3/28/2011	550000	450846	N	N
008	302407	9009	9/2/2011	275000	121532	Y	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	142406	9076	4/5/2011	\$83,319	M.H.; RELATED PARTY/FRIEND; PART INTEREST
008	813070	0130	11/18/2011	\$64,000	M.H.; FINANCIAL INST SALE;NON-REP SALE