

Residential Revalue

2012 Assessment Roll

White Center

Area 77

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

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

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

Sincerely,

Lloyd Hara
Assessor

White Center's Housing



Grade 5/ Year Built 1936/ Total Living Area 640



Grade 6/ Year Built 1942/ Total Living Area 1740



Grade 7/ Year Built 1979/ Total Living Area 1780



Grade 8/ Year Built 2011/ Total Living Area 2250



Grade 9/ Year Built 1999/ Total Living Area 3730



Grade 10/ Year Built 2006/ Total Living Area 4160

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: White Center / Area 77

Number of Improved Sales: 630

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	\$84,500	\$156,600	\$241,100			
2012 Value	\$75,600	\$136,400	\$212,000	\$233,700	90.7%	9.97%
Change	-\$8,900	-\$20,200	-\$29,100			
% Change	-10.5%	-12.9%	-12.1%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$91,700	\$146,100	\$237,800
2012 Value	\$82,100	\$125,700	\$207,800
Percent Change	-10.5%	-14.0%	-12.6%

Number of one to three unit residences in the population: 7247

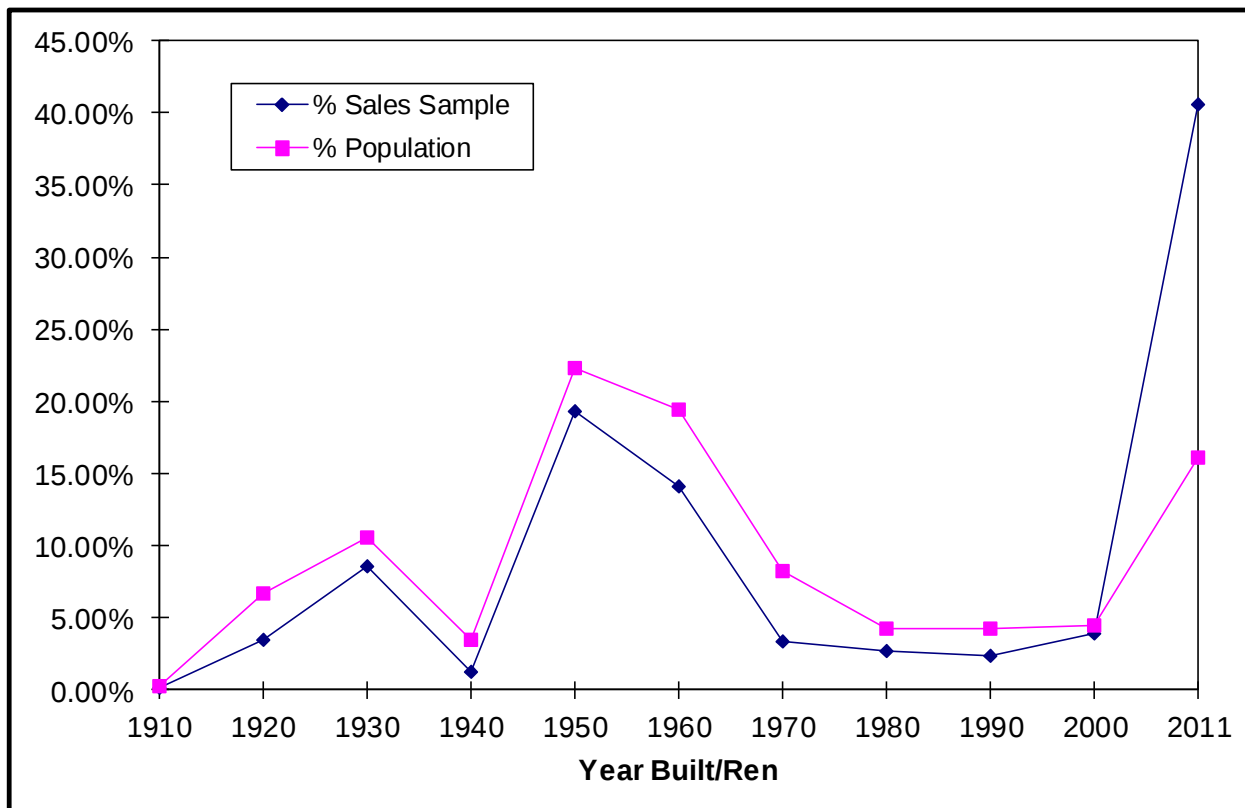
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels of construction quality Grade 8 and higher which needed an upward adjustment compared with the overall area standard adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.16%
1920	22	3.49%
1930	54	8.57%
1940	8	1.27%
1950	122	19.37%
1960	89	14.13%
1970	21	3.33%
1980	17	2.70%
1990	15	2.38%
2000	25	3.97%
2011	256	40.63%
	630	

Population		
Year Built/Ren	Frequency	% Population
1910	16	0.22%
1920	481	6.64%
1930	764	10.54%
1940	251	3.46%
1950	1615	22.29%
1960	1407	19.41%
1970	600	8.28%
1980	307	4.24%
1990	312	4.31%
2000	325	4.48%
2011	1169	16.13%
	7247	

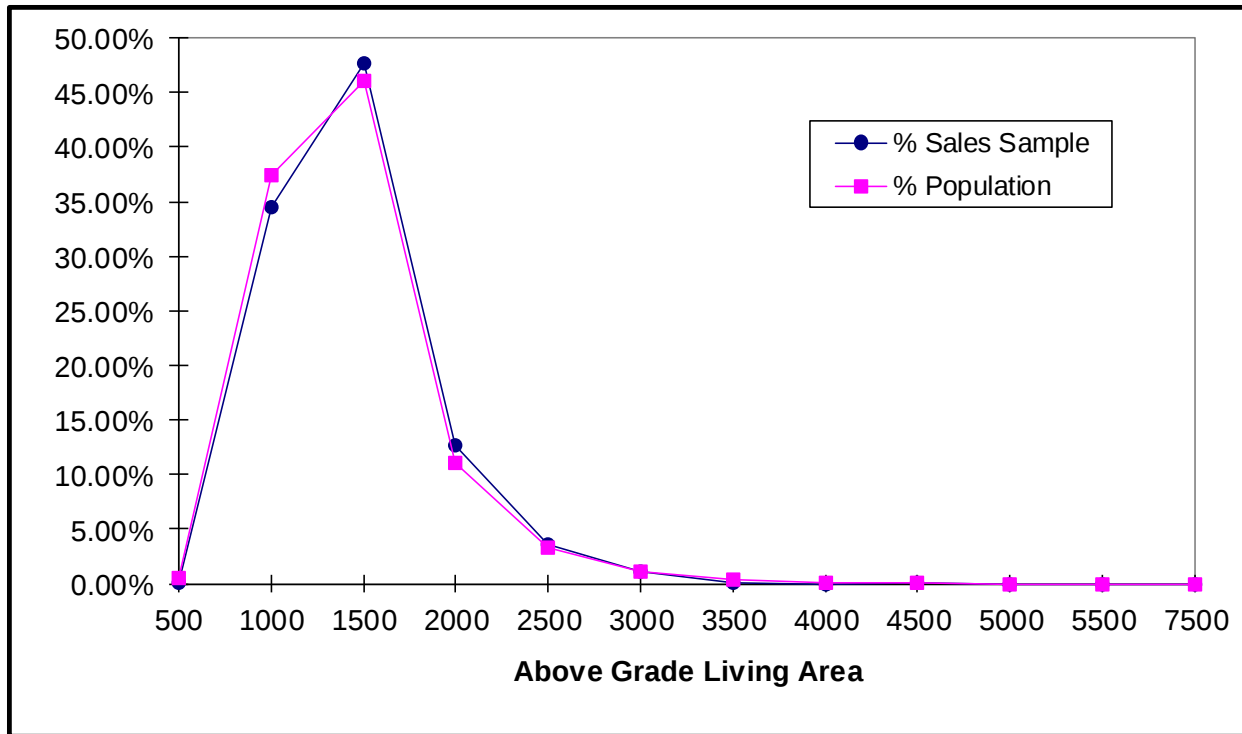


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.16%
1000	217	34.44%
1500	300	47.62%
2000	80	12.70%
2500	23	3.65%
3000	7	1.11%
3500	1	0.16%
4000	0	0.00%
4500	1	0.16%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	630	

Population		
AGLA	Frequency	% Population
500	42	0.58%
1000	2710	37.39%
1500	3343	46.13%
2000	798	11.01%
2500	236	3.26%
3000	86	1.19%
3500	23	0.32%
4000	4	0.06%
4500	5	0.07%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	7247	

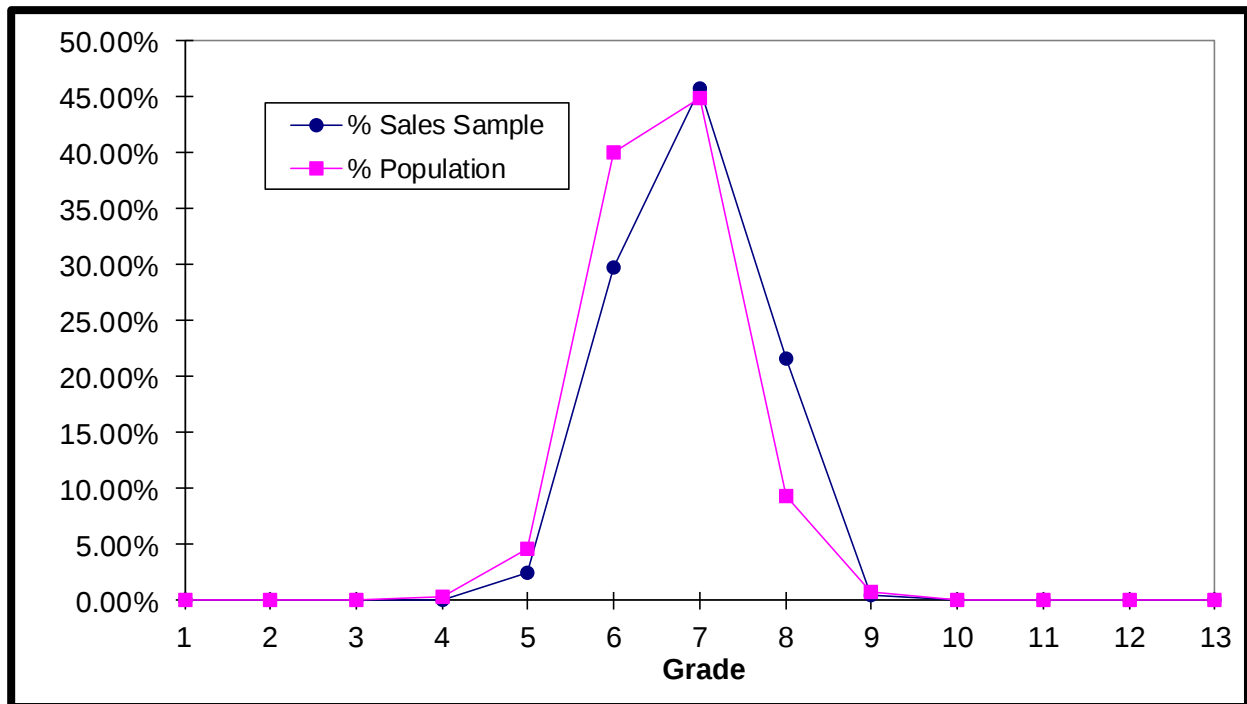


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	16	2.54%
6	187	29.68%
7	288	45.71%
8	136	21.59%
9	3	0.48%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	630	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	22	0.30%
5	334	4.61%
6	2900	40.02%
7	3255	44.92%
8	672	9.27%
9	57	0.79%
10	4	0.06%
11	1	0.01%
12	0	0.00%
13	0	0.00%
	7247	



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 6 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 10.5% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels of construction quality Grade 8 and higher which needed an upward adjustment compared with the overall area standard adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 630 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.

The derived adjustment formula is:

Mobile Home Update

There were insufficient 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 90.7%. 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 -12.6%. 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 77 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

-12.98%

Grade > 7

Yes

% Adjustment

-8.46%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Grade 8 or higher parcel would *approximately* receive a -8.46% downward adjustment. 734 parcels in the improved population would receive this adjustment. There were 139 sales.

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

90% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 77 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.873, resulting in an adjusted value of \$458,000 ($\$525,000 \times .873 = \$458,000$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.730	-27.0%
2/1/2009	0.738	-26.2%
3/1/2009	0.745	-25.5%
4/1/2009	0.753	-24.7%
5/1/2009	0.760	-24.0%
6/1/2009	0.768	-23.2%
7/1/2009	0.775	-22.5%
8/1/2009	0.783	-21.7%
9/1/2009	0.790	-21.0%
10/1/2009	0.798	-20.2%
11/1/2009	0.805	-19.5%
12/1/2009	0.813	-18.7%
1/1/2010	0.820	-18.0%
2/1/2010	0.828	-17.2%
3/1/2010	0.835	-16.5%
4/1/2010	0.842	-15.8%
5/1/2010	0.850	-15.0%
6/1/2010	0.857	-14.3%
7/1/2010	0.865	-13.5%
8/1/2010	0.873	-12.7%
9/1/2010	0.880	-12.0%
10/1/2010	0.888	-11.2%
11/1/2010	0.895	-10.5%
12/1/2010	0.903	-9.7%
1/1/2011	0.910	-9.0%
2/1/2011	0.918	-8.2%
3/1/2011	0.925	-7.5%
4/1/2011	0.932	-6.8%
5/1/2011	0.940	-6.0%
6/1/2011	0.947	-5.3%
7/1/2011	0.955	-4.5%
8/1/2011	0.962	-3.8%
9/1/2011	0.970	-3.0%
10/1/2011	0.977	-2.3%
11/1/2011	0.985	-1.5%
12/1/2011	0.992	-0.8%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
004	020600	0020	9/24/10	\$125,000	\$111,000	580	5	1949	Avg	3200	N	N	2124 SW 104TH ST
004	726220	0225	1/27/09	\$275,000	\$203,000	580	5	1922	Good	22963	N	N	10233 28TH AVE SW
004	630340	1205	7/14/09	\$215,000	\$167,000	670	5	1935	Good	6286	N	N	11015 17TH AVE SW
004	630340	0276	10/24/11	\$127,000	\$125,000	700	5	1939	Avg	3296	N	N	1609 SW 104TH ST
004	769460	0130	3/30/10	\$174,900	\$147,000	820	5	1936	Avg	6081	N	N	2609 SW 106TH ST
004	012303	9203	4/20/10	\$251,450	\$213,000	1060	5	1936	Avg	8160	N	N	9640 25TH AVE SW
004	721140	1805	6/14/11	\$117,500	\$112,000	1300	5	1917	Fair	5346	N	N	10257 18TH AVE SW
004	630340	0705	1/7/10	\$179,000	\$147,000	1460	5	1942	Avg	8382	N	N	10748 19TH AVE SW
004	815160	1050	2/22/11	\$202,950	\$187,000	770	6	1949	Avg	9448	N	N	10621 21ST AVE SW
004	159160	0215	5/10/11	\$310,500	\$292,000	950	6	1941	Good	11200	N	N	2503 SW 114TH ST
004	630340	1370	4/26/10	\$257,000	\$218,000	980	6	1927	Good	7935	N	N	11054 21ST AVE SW
004	630340	0470	6/23/11	\$207,500	\$198,000	990	6	1925	Good	8636	N	N	10623 18TH AVE SW
004	122303	9234	8/2/11	\$220,000	\$212,000	1090	6	1998	Avg	7193	N	N	11664 23RD AVE SW
004	012303	9370	5/23/11	\$218,000	\$206,000	1100	6	1947	Avg	8000	N	N	9616 24TH AVE SW
004	012303	9108	7/27/11	\$210,000	\$202,000	1220	6	1953	Avg	17977	N	N	9610 22ND AVE SW
004	012303	9235	12/29/09	\$270,000	\$221,000	1240	6	1939	Avg	29228	N	N	2203 SW ROXBURY ST
004	721140	1740	2/18/11	\$215,000	\$198,000	1250	6	1964	Good	4500	N	N	10234 19TH AVE SW
004	630340	1155	11/6/09	\$235,000	\$190,000	1340	6	1920	Avg	8382	N	N	11062 18TH AVE SW
004	159160	0376	2/13/09	\$243,000	\$180,000	1360	6	1942	Avg	13152	N	N	11434 21ST AVE SW
004	630340	0805	6/23/09	\$230,000	\$178,000	1440	6	1944	Avg	8382	N	N	10734 18TH AVE SW
004	726220	0085	12/21/09	\$220,000	\$180,000	1670	6	1939	Avg	25199	N	N	9834 30TH AVE SW
004	012303	9011	10/20/09	\$327,000	\$262,000	1750	6	1949	VGood	10391	N	N	9827 28TH AVE SW
004	159160	0578	7/16/09	\$350,000	\$273,000	870	7	1946	VGood	9560	N	N	11232 21ST AVE SW
004	159160	0715	7/19/11	\$200,000	\$192,000	880	7	1963	Avg	9920	N	N	11220 18TH AVE SW
004	769460	0104	2/22/10	\$240,000	\$200,000	900	7	1973	Avg	9287	N	N	2706 SW 105TH ST
004	769460	0073	6/30/09	\$299,000	\$232,000	920	7	1944	VGood	6823	N	N	2638 SW 106TH ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
004	012303	9431	11/11/09	\$325,000	\$263,000	940	7	1953	Good	6230	N	N	10735 28TH AVE SW
004	012303	9428	8/11/10	\$249,975	\$219,000	950	7	1953	Avg	6250	N	N	10741 28TH AVE SW
004	814360	0035	1/16/09	\$305,000	\$224,000	960	7	1950	Avg	16320	N	N	9815 21ST AVE SW
004	764220	0090	3/15/10	\$224,950	\$189,000	970	7	1955	Avg	7100	N	N	11817 18TH AVE SW
004	630340	0675	7/14/11	\$193,000	\$185,000	1010	7	1952	VGood	8382	N	N	10708 19TH AVE SW
004	721140	0095	5/28/10	\$280,000	\$240,000	1010	7	1958	VGood	3889	N	N	10046 21ST AVE SW
004	159160	0075	7/7/11	\$239,900	\$229,000	1020	7	1960	Avg	7680	N	N	11216 22ND PL SW
004	159160	0078	7/29/09	\$330,000	\$258,000	1020	7	1960	Good	7680	N	N	11226 22ND PL SW
004	122303	9046	7/22/11	\$274,000	\$263,000	1040	7	1958	Avg	22000	Y	N	11816 26TH AVE SW
004	159160	0130	12/8/10	\$285,000	\$258,000	1050	7	1969	Avg	13742	N	N	11317 25TH AVE SW
004	351050	0220	3/26/10	\$250,000	\$210,000	1050	7	1962	Avg	11700	N	N	11632 18TH AVE SW
004	630340	1350	1/25/10	\$306,500	\$253,000	1060	7	1978	Avg	7310	N	N	11028 21ST AVE SW
004	351050	0150	8/12/09	\$286,500	\$225,000	1100	7	1960	Good	7200	N	N	11633 18TH AVE SW
004	721140	2355	6/19/09	\$365,000	\$282,000	1120	7	1955	Good	5000	Y	N	10223 20TH AVE SW
004	769460	0300	5/14/09	\$340,000	\$259,000	1120	7	2004	Avg	7677	N	N	10623 28TH AVE SW
004	012303	9229	6/29/10	\$235,000	\$203,000	1140	7	1958	Avg	10418	N	N	9650 24TH AVE SW
004	935300	0040	2/10/09	\$350,000	\$259,000	1140	7	1985	Avg	7217	N	N	10214 23RD CT SW
004	012303	9514	8/10/11	\$319,950	\$309,000	1150	7	1959	Good	8200	N	N	10918 29TH PL SW
004	159160	0346	7/16/09	\$325,000	\$253,000	1160	7	1958	Good	9300	N	N	2118 SW 116TH ST
004	721140	2335	10/15/10	\$274,950	\$245,000	1190	7	1958	Avg	5000	Y	N	10233 20TH AVE SW
004	012303	9151	3/19/10	\$195,000	\$164,000	1200	7	1990	Avg	6800	N	N	9837 18TH AVE SW
004	122303	9276	11/20/09	\$267,500	\$217,000	1220	7	1976	Avg	7800	N	N	11638 23RD AVE SW
004	159160	0066	10/27/11	\$275,000	\$271,000	1240	7	1962	Good	7680	N	N	11221 22ND PL SW
004	159160	0497	8/26/09	\$350,000	\$276,000	1240	7	2000	Avg	9104	N	N	1841 SW 114TH ST
004	391900	0050	2/23/10	\$283,000	\$236,000	1270	7	1960	Avg	7400	N	N	11514 23RD AVE SW
004	012303	9343	3/11/09	\$230,000	\$172,000	1320	7	1947	Avg	8750	N	N	2315 SW ROXBURY ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
004	873100	0010	2/23/11	\$303,000	\$280,000	1340	7	1960	Avg	10290	N	N	11001 28TH AVE SW
004	159160	0255	2/10/11	\$299,000	\$275,000	1350	7	1971	Avg	9920	N	N	2142 SW 115TH ST
004	159160	0397	10/11/11	\$205,000	\$201,000	1350	7	1985	Avg	11868	N	N	11518 20TH AVE SW
004	630340	1410	11/6/11	\$265,000	\$261,000	1350	7	1992	Avg	8382	N	N	11031 19TH AVE SW
004	122303	9108	10/29/09	\$340,000	\$274,000	1360	7	1948	Good	8024	N	N	11611 23RD AVE SW
004	159160	0710	3/10/11	\$210,000	\$195,000	1360	7	1961	Good	7680	N	N	11216 18TH PL SW
004	688080	0010	4/7/10	\$360,000	\$304,000	1370	7	1954	Good	16080	N	N	10727 29TH PL SW
004	122303	9058	9/23/11	\$353,000	\$344,000	1410	7	1954	Avg	51400	N	N	11651 23RD AVE SW
004	159160	0207	9/23/09	\$250,000	\$199,000	1440	7	1956	Avg	9750	N	N	11426 26TH AVE SW
004	721140	0995	6/22/09	\$257,000	\$199,000	1440	7	2008	Avg	2500	N	N	10016 17TH AVE SW
004	721140	0565	11/6/09	\$210,000	\$169,000	1440	7	2002	Avg	2500	N	N	10042 19TH AVE SW
004	721140	0577	3/5/09	\$267,500	\$200,000	1440	7	2008	Avg	2500	N	N	10050 19TH AVE SW
004	721140	0996	7/20/09	\$255,000	\$199,000	1440	7	2008	Avg	2500	N	N	10018 17TH AVE SW
004	721140	1758	12/15/10	\$222,500	\$202,000	1440	7	2010	Avg	2500	N	N	10236 19TH AVE SW
004	721140	1759	1/11/11	\$235,000	\$214,000	1440	7	2010	Avg	2500	N	N	10240 19TH AVE SW
004	630340	0125	1/11/10	\$345,500	\$284,000	1470	7	1992	Good	8636	N	N	10419 18TH AVE SW
004	769460	0143	6/2/11	\$275,000	\$261,000	1480	7	1957	Good	9375	N	N	10721 26TH AVE SW
004	769460	0192	8/27/09	\$368,000	\$290,000	1480	7	1994	Avg	7200	N	N	10732 28TH AVE SW
004	769460	0121	9/29/09	\$249,000	\$198,000	1510	7	1959	Avg	7000	N	N	2655 SW 104TH ST
004	012303	9283	9/4/09	\$362,000	\$286,000	1540	7	1997	Avg	8797	N	N	9645 22ND AVE SW
004	815160	0210	5/29/09	\$369,000	\$283,000	1640	7	2007	Avg	11470	N	N	10732 26TH AVE SW
004	815160	0070	11/30/10	\$247,000	\$223,000	1660	7	1959	Good	11470	N	N	11011 25TH AVE SW
004	764220	0105	11/2/09	\$250,000	\$201,000	1750	7	1955	Avg	11180	N	N	11802 18TH AVE SW
004	721140	1920	6/16/09	\$305,000	\$235,000	1800	7	2002	Avg	3300	N	N	10202 20TH AVE SW
004	764220	0125	8/10/09	\$365,000	\$286,000	1920	7	1955	Good	8900	N	N	11828 18TH AVE SW
004	075800	0050	11/2/09	\$310,000	\$250,000	2160	7	1954	Good	7516	N	N	11834 22ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
004	159160	0187	3/16/10	\$425,000	\$356,000	2330	7	1996	Good	7211	N	N	2126 SW 114TH ST
004	815160	0263	11/2/09	\$415,000	\$334,000	2110	8	2006	Avg	5785	N	N	2520 SW 106TH ST
004	159160	0201	6/24/11	\$325,250	\$310,000	2180	8	1988	Avg	8700	N	N	2515 SW 114TH ST
004	815160	0770	6/6/11	\$329,849	\$313,000	2360	8	1956	Good	15860	Y	N	10757 22ND AVE SW
004	159160	0121	8/10/11	\$273,000	\$263,000	2500	8	1998	Avg	6156	N	N	2510 SW 114TH ST
004	815160	0501	11/16/09	\$420,000	\$340,000	2560	8	2007	Avg	4995	N	N	10837 24TH AVE SW
004	012303	9545	3/23/10	\$379,000	\$318,000	2620	8	2008	Avg	8803	N	N	10044 26TH AVE SW
004	122303	9006	8/24/09	\$320,000	\$252,000	2960	8	2007	Avg	13114	N	N	1605 SW 116TH ST
004	012303	9656	1/14/10	\$396,109	\$326,000	3110	8	2009	Avg	5691	N	N	9640 26TH AVE SW
004	012303	9396	6/22/11	\$430,000	\$410,000	4460	8	2009	Avg	5100	N	N	10917 28TH AVE SW
004	769460	0080	4/22/11	\$455,000	\$427,000	2910	9	2007	Avg	7001	N	N	2636 SW 106TH ST
006	436370	0080	10/26/11	\$185,000	\$182,000	620	5	1920	Avg	7860	N	N	7945 30TH AVE SW
006	436420	0265	5/17/11	\$297,000	\$280,000	870	5	1919	Good	7680	N	N	8120 34TH AVE SW
006	436570	0070	4/14/10	\$259,950	\$220,000	540	6	1924	VGood	7440	N	N	8837 24TH AVE SW
006	926920	0545	10/30/09	\$289,500	\$233,000	620	6	1926	Avg	4797	N	N	7552 31ST AVE SW
006	935290	0570	10/14/09	\$192,000	\$154,000	620	6	1941	Avg	5080	N	N	9234 21ST AVE SW
006	500500	0110	3/19/10	\$239,000	\$201,000	670	6	2009	Avg	4000	N	N	9227 21ST AVE SW
006	500500	0250	2/26/09	\$235,000	\$175,000	670	6	1941	Avg	4000	N	N	9419 21ST AVE SW
006	926920	0615	3/17/10	\$242,000	\$203,000	670	6	1941	Good	4331	N	N	3023 SW WEBSTER ST
006	926920	0765	7/29/10	\$240,000	\$209,000	670	6	1941	Avg	5000	N	N	7516 30TH AVE SW
006	745250	0270	8/24/11	\$174,633	\$169,000	700	6	1951	Good	5000	N	N	9323 31ST PL SW
006	745250	0480	5/17/10	\$228,500	\$195,000	700	6	1951	Good	5000	N	N	9311 31ST AVE SW
006	745250	0190	3/11/09	\$284,000	\$212,000	710	6	1950	Avg	5050	N	N	9258 34TH AVE SW
006	745300	0030	1/30/09	\$285,000	\$210,000	710	6	1950	Good	5000	N	N	9359 32ND AVE SW
006	926920	0220	12/6/11	\$231,000	\$230,000	710	6	1943	Good	5535	N	N	7514 34TH AVE SW
006	436570	0180	10/18/10	\$265,000	\$236,000	720	6	1924	Good	7440	N	N	8844 24TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	681810	0035	2/16/09	\$340,000	\$252,000	720	6	1944	VGood	5989	N	N	7703 30TH AVE SW
006	812210	0535	3/11/11	\$270,000	\$250,000	720	6	1928	Avg	5040	N	N	7317 31ST AVE SW
006	926920	0650	8/19/10	\$249,900	\$219,000	720	6	1941	Avg	4920	N	N	7509 30TH AVE SW
006	745250	0160	5/25/10	\$260,000	\$222,000	730	6	1950	Good	4950	N	N	9224 34TH AVE SW
006	812210	0650	4/7/09	\$245,000	\$185,000	730	6	1927	Avg	5040	N	N	7114 32ND AVE SW
006	812210	0695	2/20/09	\$260,000	\$193,000	730	6	1926	Avg	5040	N	N	7121 31ST AVE SW
006	436520	0425	7/27/09	\$349,112	\$273,000	740	6	1922	Good	7680	N	N	8802 30TH AVE SW
006	738750	0080	8/1/11	\$181,000	\$174,000	740	6	1947	Avg	8910	N	N	9418 23RD AVE SW
006	193230	0535	4/22/10	\$239,000	\$203,000	750	6	1942	Avg	4920	N	N	7719 31ST AVE SW
006	681810	0130	10/25/11	\$230,000	\$226,000	760	6	1941	Good	5650	N	N	7753 30TH AVE SW
006	812210	0485	5/26/10	\$354,000	\$303,000	760	6	1928	Good	5040	N	N	7326 32ND AVE SW
006	948570	0080	2/23/10	\$234,950	\$196,000	770	6	1918	Good	7680	N	N	8451 24TH AVE SW
006	555030	0084	4/5/10	\$205,000	\$173,000	780	6	1944	Avg	6400	N	N	7919 27TH AVE SW
006	812210	1015	11/17/11	\$228,000	\$225,000	780	6	1942	Good	5632	N	N	7339 30TH AVE SW
006	926920	0370	6/27/11	\$233,000	\$222,000	780	6	1942	Good	4800	N	N	7548 32ND AVE SW
006	812260	0030	8/20/09	\$320,000	\$252,000	790	6	1945	Good	4920	N	N	7140 29TH AVE SW
006	812260	0030	5/23/11	\$285,012	\$269,000	790	6	1945	Good	4920	N	N	7140 29TH AVE SW
006	812260	0200	9/23/11	\$233,000	\$227,000	790	6	1945	Good	5904	Y	N	7102 28TH AVE SW
006	812260	0255	4/16/10	\$300,000	\$254,000	790	6	1945	Avg	6765	N	N	7160 28TH AVE SW
006	926920	0916	9/26/11	\$265,000	\$259,000	790	6	1945	Good	6500	N	N	7508 29TH AVE SW
006	193230	0385	10/19/10	\$249,950	\$223,000	800	6	1942	Avg	4000	N	N	7706 32ND AVE SW
006	812210	0615	6/30/11	\$229,000	\$219,000	800	6	1927	Avg	5040	N	N	7142 32ND AVE SW
006	193230	0225	11/15/11	\$220,000	\$217,000	810	6	1922	Good	6150	N	N	7753 34TH AVE SW
006	193230	0515	5/26/10	\$225,000	\$193,000	810	6	1942	Avg	4920	N	N	7711 31ST AVE SW
006	436470	1025	4/6/10	\$292,500	\$247,000	810	6	1923	Avg	8190	N	N	3402 SW TRENTON ST
006	812210	0700	4/19/11	\$340,000	\$318,000	810	6	1942	Good	5040	N	N	7125 31ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	812210	1290	6/28/10	\$333,500	\$288,000	810	6	1945	Avg	6250	N	N	7302 29TH AVE SW
006	812260	0095	5/21/10	\$340,000	\$291,000	810	6	1945	Good	5637	N	N	7319 28TH AVE SW
006	812210	1216	6/18/10	\$245,000	\$211,000	820	6	1945	Avg	6630	N	N	7131 29TH AVE SW
006	812210	1230	3/17/10	\$320,600	\$269,000	830	6	1945	Avg	6630	N	N	7147 29TH AVE SW
006	815010	0130	7/13/09	\$306,000	\$238,000	830	6	1940	Avg	6000	N	N	7915 34TH AVE SW
006	812210	0825	3/23/11	\$296,000	\$275,000	850	6	1927	Avg	5140	N	N	7107 30TH AVE SW
006	815010	0140	1/11/10	\$246,000	\$202,000	850	6	1941	Avg	4800	N	N	7909 34TH AVE SW
006	436520	0375	3/29/10	\$311,000	\$262,000	860	6	1925	Avg	7740	N	N	8831 30TH AVE SW
006	745300	0035	7/27/09	\$228,000	\$178,000	860	6	1950	Avg	6264	N	N	9374 32ND AVE SW
006	812210	1095	1/9/09	\$340,000	\$249,000	870	6	1945	Avg	6500	N	N	7303 29TH AVE SW
006	926920	0876	5/19/09	\$310,000	\$237,000	870	6	1945	Avg	6500	N	N	7540 29TH AVE SW
006	436370	0185	6/10/10	\$256,000	\$220,000	880	6	1921	Avg	7920	Y	N	7938 30TH AVE SW
006	362403	9083	7/16/10	\$286,000	\$248,000	890	6	1941	Good	5200	N	N	7947 31ST AVE SW
006	815010	0185	4/28/10	\$335,000	\$284,000	890	6	1941	Avg	4800	N	N	8214 35TH AVE SW
006	815010	0225	10/13/11	\$261,000	\$256,000	890	6	1941	Avg	4982	N	N	8320 35TH AVE SW
006	812210	0040	4/19/11	\$180,000	\$169,000	900	6	1925	Avg	4760	N	N	7330 35TH AVE SW
006	745300	0045	6/9/09	\$245,000	\$189,000	910	6	1950	Avg	5200	N	N	9362 32ND AVE SW
006	436370	0270	12/8/09	\$225,500	\$184,000	920	6	1922	Avg	7860	N	N	8127 30TH AVE SW
006	436420	0120	7/13/09	\$335,000	\$261,000	930	6	1948	Avg	7680	N	N	7950 34TH AVE SW
006	500500	0280	12/22/11	\$171,000	\$171,000	930	6	1941	Avg	4000	N	N	9443 21ST AVE SW
006	745250	0220	5/22/09	\$325,000	\$249,000	930	6	1950	Avg	5150	N	N	9422 34TH AVE SW
006	436520	0595	10/12/11	\$210,000	\$206,000	940	6	1955	Avg	7740	N	N	9043 29TH AVE SW
006	436520	0635	4/22/09	\$285,000	\$216,000	940	6	1925	Avg	7740	N	N	9009 30TH AVE SW
006	436520	0935	9/5/09	\$310,000	\$245,000	950	6	1926	Good	7380	N	N	9009 34TH AVE SW
006	745250	0640	1/22/09	\$310,000	\$228,000	960	6	1951	Good	6090	N	N	3002 SW CAMBRIDGE ST
006	935290	0750	10/15/09	\$295,000	\$236,000	960	6	1951	Good	5080	N	N	9412 21ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	948570	0310	6/29/10	\$275,000	\$238,000	960	6	1949	Avg	15351	N	N	2116 SW THISTLE ST
006	362403	9097	11/18/10	\$290,000	\$261,000	970	6	1948	Good	6936	N	N	8137 31ST AVE SW
006	436470	0070	4/21/11	\$255,000	\$239,000	970	6	1950	Avg	7140	N	N	8439 34TH AVE SW
006	534720	0165	9/3/09	\$249,000	\$197,000	970	6	1947	Avg	4800	N	N	9416 35TH AVE SW
006	812260	0210	7/10/09	\$288,000	\$224,000	970	6	1945	Avg	6396	N	N	7112 28TH AVE SW
006	436570	0075	9/28/09	\$355,000	\$283,000	1000	6	1922	Good	7440	N	N	8845 24TH AVE SW
006	745250	0135	4/8/10	\$221,000	\$187,000	1010	6	1949	Avg	5220	N	N	3217 SW BARTON ST
006	812210	1160	11/24/09	\$365,000	\$296,000	1010	6	1926	Avg	7800	Y	N	7138 30TH AVE SW
006	926920	0315	7/9/09	\$359,000	\$279,000	1010	6	1958	Good	5904	N	N	7545 32ND AVE SW
006	436520	0900	2/3/10	\$315,000	\$261,000	1030	6	2009	Avg	7740	N	N	9044 34TH AVE SW
006	688250	0080	1/28/09	\$302,500	\$223,000	1060	6	1957	Good	7920	N	N	9431 26TH AVE SW
006	745250	0500	3/11/09	\$315,000	\$235,000	1080	6	1951	VGood	5000	N	N	9275 31ST AVE SW
006	534720	0120	11/3/11	\$205,000	\$202,000	1090	6	1953	Avg	4800	N	N	9219 34TH AVE SW
006	745250	0195	2/9/10	\$282,750	\$235,000	1090	6	1950	Avg	5050	N	N	9262 34TH AVE SW
006	436520	0195	12/2/10	\$355,000	\$320,000	1100	6	1923	Avg	7740	N	N	8857 32ND AVE SW
006	812210	0120	2/19/09	\$310,000	\$230,000	1100	6	1924	Good	4800	N	N	7333 34TH AVE SW
006	193230	0710	12/14/10	\$301,500	\$273,000	1110	6	1942	Good	5520	N	N	7742 31ST AVE SW
006	436570	0475	2/25/09	\$320,000	\$238,000	1110	6	1951	Good	10800	Y	N	9044 22ND AVE SW
006	688230	0070	4/22/09	\$257,000	\$195,000	1110	6	1957	Avg	7800	N	N	9219 26TH AVE SW
006	738750	0075	3/10/10	\$250,000	\$209,000	1110	6	1947	Avg	8910	N	N	9412 23RD AVE SW
006	738750	0165	10/16/09	\$185,000	\$148,000	1110	6	1947	Avg	5500	N	N	9254 24TH AVE SW
006	745250	0750	8/16/11	\$193,545	\$187,000	1130	6	1951	Avg	6250	N	N	9210 31ST AVE SW
006	436520	0620	9/22/11	\$295,000	\$288,000	1150	6	1923	Good	7930	N	N	9056 30TH AVE SW
006	935290	1040	7/7/11	\$183,000	\$175,000	1150	6	1945	Avg	4720	N	N	9452 18TH AVE SW
006	738750	0255	5/18/10	\$294,000	\$251,000	1160	6	2010	Avg	7480	N	N	9220 25TH AVE SW
006	436520	0840	10/27/09	\$316,000	\$254,000	1170	6	1954	Avg	7740	N	N	9008 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	436520	0150	2/9/11	\$305,000	\$281,000	1190	6	1925	Avg	7740	N	N	8827 32ND AVE SW
006	926920	0405	12/21/11	\$169,950	\$169,000	1220	6	1911	Avg	4920	N	N	7540 32ND AVE SW
006	436520	0160	7/27/09	\$295,000	\$231,000	1240	6	1950	Avg	7740	N	N	8832 34TH AVE SW
006	745250	0240	6/28/10	\$310,000	\$268,000	1250	6	1950	Avg	7452	N	N	9444 34TH AVE SW
006	745250	0820	5/20/10	\$170,000	\$145,000	1310	6	1951	Fair	5000	N	N	9312 31ST AVE SW
006	436520	0911	8/12/09	\$288,250	\$226,000	1360	6	1957	Avg	6960	N	N	3206 SW BARTON ST
006	745250	0360	2/18/10	\$349,950	\$291,000	1420	6	1950	Good	6100	N	N	9232 32ND AVE SW
006	327780	1440	6/30/09	\$250,000	\$194,000	1430	6	1959	Avg	3788	N	N	6534 34TH AVE SW
006	436520	0906	4/25/09	\$289,000	\$219,000	1460	6	1959	Avg	7296	N	N	3214 SW BARTON ST
006	815010	0295	4/19/10	\$342,700	\$290,000	1500	6	1941	Avg	4760	N	N	8105 34TH AVE SW
006	436520	0030	9/29/11	\$237,450	\$232,000	1580	6	1952	Avg	7320	N	N	8815 34TH AVE SW
006	436520	0750	7/27/10	\$270,000	\$235,000	1660	6	1956	Avg	7740	N	N	9015 31ST AVE SW
006	436470	0515	3/30/10	\$399,000	\$336,000	1680	6	1919	Good	7500	N	N	8600 30TH AVE SW
006	812260	0055	3/15/11	\$265,000	\$246,000	1690	6	1945	Avg	5170	N	N	7151 28TH AVE SW
006	812870	0200	2/9/11	\$235,000	\$216,000	1760	6	1958	Avg	7500	N	N	8155 28TH AVE SW
006	534720	0196	1/15/09	\$225,000	\$165,000	720	7	2008	Avg	1527	N	N	9442 C 35TH AVE SW
006	327780	1446	9/21/09	\$215,000	\$171,000	720	7	2009	Avg	904	N	N	6538A 34TH AVE SW
006	327780	1447	9/10/09	\$211,000	\$167,000	720	7	2009	Avg	665	N	N	6538B 34TH AVE SW
006	327780	1448	9/30/09	\$221,500	\$177,000	720	7	2009	Avg	889	N	N	6538 C 34TH AVE SW
006	327780	1441	5/5/10	\$230,000	\$196,000	720	7	2010	Avg	904	N	N	6536 A 34TH AVE SW
006	327780	1442	7/5/11	\$159,900	\$153,000	720	7	2010	Avg	665	N	N	6536 B 34TH AVE SW
006	327780	1443	3/10/11	\$176,500	\$164,000	720	7	2010	Avg	889	N	N	6536 C 34TH AVE SW
006	327780	0842	5/25/10	\$187,000	\$160,000	740	7	2005	Avg	858	N	N	6348 B 34TH AVE SW
006	534720	0072	5/17/10	\$205,000	\$175,000	740	7	2007	Avg	1121	N	N	3416B SW CAMBRIDGE ST
006	534720	0074	2/4/10	\$209,000	\$173,000	740	7	2007	Avg	1099	N	N	3416 A SW CAMBRIDGE ST
006	812210	0460	12/1/09	\$309,000	\$251,000	760	7	1929	Avg	5040	N	N	7346 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327780	0798	12/9/11	\$160,000	\$159,000	760	7	2011	Avg	1013	N	N	6318 C 34TH AVE SW
006	327780	0802	12/12/11	\$155,000	\$154,000	760	7	2011	Avg	1017	N	N	6318 A 34TH AVE SW
006	436370	0315	9/8/09	\$399,990	\$317,000	790	7	1925	Avg	7860	N	N	8157 30TH AVE SW
006	812210	1440	1/27/10	\$260,000	\$215,000	800	7	1953	Avg	7260	N	N	7354 27TH AVE SW
006	088000	0205	6/29/11	\$175,000	\$167,000	810	7	2011	Avg	1125	N	N	8609 A DELRIDGE WAY SW
006	088000	0209	5/20/11	\$167,000	\$158,000	810	7	2011	Avg	801	N	N	8609 B DELRIDGE WAY SW
006	088000	0210	8/24/11	\$164,500	\$159,000	810	7	2011	Avg	799	N	N	8609 C DELRIDGE WAY SW
006	088000	0211	8/20/11	\$181,000	\$175,000	810	7	2011	Avg	1133	N	N	8609 D DELRIDGE WAY SW
006	088000	0212	6/29/11	\$179,500	\$171,000	810	7	2011	Avg	1571	N	N	8605 D DELRIDGE WAY SW
006	088000	0213	5/23/11	\$167,000	\$158,000	810	7	2011	Avg	1173	N	N	8605 C DELRIDGE WAY SW
006	088000	0214	6/29/11	\$166,500	\$159,000	810	7	2011	Avg	1172	N	N	8605 B DELRIDGE WAY SW
006	088000	0215	5/27/11	\$179,500	\$170,000	810	7	2011	Avg	1580	N	N	8605 A DELRIDGE WAY SW
006	534720	0194	2/23/11	\$158,500	\$146,000	820	7	2008	Avg	641	N	N	9442 B 35TH AVE SW
006	436570	0235	5/5/10	\$245,000	\$208,000	830	7	2005	Avg	1593	N	N	8819 B DELRIDGE WAY SW
006	436570	0231	12/16/09	\$181,000	\$148,000	830	7	2005	Avg	1338	N	N	8819 A DELRIDGE WAY SW
006	926920	0846	1/4/10	\$369,000	\$303,000	850	7	1945	Good	6125	N	N	7557 29TH AVE SW
006	327780	1431	10/13/09	\$253,000	\$203,000	850	7	2008	Avg	977	N	N	6524 A 34TH AVE SW
006	327780	1429	11/12/09	\$255,000	\$206,000	850	7	2008	Avg	970	N	N	6520 C 34TH AVE SW
006	812210	0225	5/15/09	\$387,000	\$295,000	860	7	1924	VGood	5000	N	N	7156 34TH AVE SW
006	436470	0215	11/18/09	\$317,000	\$257,000	880	7	1952	Avg	7560	N	N	8408 32ND AVE SW
006	534720	0172	8/26/09	\$262,000	\$207,000	920	7	2009	Avg	924	N	N	9420 35TH AVE SW
006	534720	0174	12/1/09	\$245,000	\$199,000	920	7	2009	Avg	684	N	N	9420 35TH AVE SW
006	534720	0176	9/18/09	\$255,000	\$203,000	920	7	2009	Avg	1484	N	N	9420 35TH AVE SW
006	745100	0145	10/27/11	\$237,530	\$234,000	930	7	1954	Avg	7500	N	N	8850 28TH AVE SW
006	926920	0500	5/24/10	\$310,000	\$265,000	940	7	1951	Avg	4920	N	N	7529 31ST AVE SW
006	317260	0095	10/26/11	\$313,000	\$308,000	980	7	1954	Good	6400	N	N	9233 25TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	555030	0005	4/9/10	\$324,000	\$274,000	990	7	1944	Avg	7296	N	N	7902 28TH AVE SW
006	815010	0020	8/3/11	\$295,500	\$285,000	990	7	1950	Avg	4800	N	N	7912 35TH AVE SW
006	436520	0990	5/19/09	\$285,000	\$218,000	1010	7	1952	Avg	7380	N	N	9039 34TH AVE SW
006	812870	0095	2/18/09	\$358,750	\$266,000	1010	7	1920	Good	7500	N	N	7949 28TH AVE SW
006	926920	0140	5/25/10	\$210,000	\$180,000	1010	7	1978	Avg	4920	N	N	7545 34TH AVE SW
006	745100	0030	3/22/10	\$305,000	\$256,000	1020	7	1954	Avg	7500	N	N	8833 28TH AVE SW
006	798540	0084	6/8/09	\$224,000	\$172,000	1020	7	2004	Avg	1274	N	N	2414 B SW HOLDEN ST
006	436520	0055	11/22/11	\$294,000	\$291,000	1030	7	1965	Avg	7320	N	N	8833 34TH AVE SW
006	436470	0650	8/9/11	\$289,000	\$279,000	1040	7	1952	Avg	7560	N	N	8620 31ST AVE SW
006	088000	0120	2/4/10	\$220,000	\$182,000	1050	7	1972	Avg	7380	N	N	8620 24TH AVE SW
006	534720	0245	10/13/11	\$275,000	\$270,000	1060	7	1962	Avg	4880	N	N	9437 34TH AVE SW
006	681810	0257	11/18/11	\$290,000	\$287,000	1060	7	1969	Good	6731	Y	N	2922 SW KENYON ST
006	798540	0108	9/26/11	\$175,000	\$171,000	1060	7	2004	Avg	1579	N	N	2410 A SW HOLDEN ST
006	812210	1171	8/5/10	\$275,000	\$240,000	1060	7	1927	Avg	4940	Y	N	7124 30TH AVE SW
006	812210	1485	3/29/10	\$312,500	\$263,000	1060	7	1957	Avg	7440	N	N	7345 26TH AVE SW
006	812210	1490	7/29/09	\$339,000	\$265,000	1060	7	1957	Avg	7440	N	N	7351 26TH AVE SW
006	362403	9140	7/12/11	\$138,500	\$133,000	1070	7	1955	Poor	8083	N	N	9416 25TH AVE SW
006	339060	0010	4/8/10	\$290,000	\$245,000	1090	7	1955	Good	6435	N	N	2510 SW PORTLAND CT
006	436370	0030	10/6/09	\$309,950	\$248,000	1090	7	1954	Avg	7500	N	N	7914 31ST AVE SW
006	798540	0172	3/24/11	\$330,000	\$307,000	1100	7	1955	Good	6848	N	N	7751 26TH AVE SW
006	436470	0521	4/27/10	\$338,675	\$287,000	1110	7	1952	Good	6545	N	N	8605 29TH AVE SW
006	327780	1627	10/1/09	\$285,000	\$227,000	1110	7	2009	Avg	1341	N	N	6519 B 34TH AVE SW
006	327780	1628	3/24/10	\$260,000	\$219,000	1110	7	2009	Avg	1633	N	N	6519 A 34TH AVE SW
006	926920	0670	4/15/09	\$322,000	\$243,000	1120	7	1941	Good	4920	N	N	7525 30TH AVE SW
006	327860	5960	7/13/11	\$234,141	\$224,000	1120	7	2011	Avg	1380	N	N	2802 SW MORGAN ST
006	362403	9153	9/8/09	\$360,000	\$285,000	1140	7	1959	Avg	3473	N	N	2204 SW ELMGROVE ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327860	4340	10/9/11	\$246,828	\$242,000	1140	7	2011	Avg	1073	N	N	2816 SW BATAAN ST
006	327860	4350	10/20/11	\$240,832	\$237,000	1140	7	2011	Avg	1073	N	N	2814 SW BATAAN ST
006	327860	4390	10/12/11	\$237,990	\$233,000	1140	7	2011	Avg	1073	N	N	2804 SW BATAAN ST
006	327860	5900	6/23/11	\$234,946	\$224,000	1140	7	2011	Avg	1380	N	N	2818 SW MORGAN ST
006	327860	5910	6/28/11	\$237,007	\$226,000	1140	7	2011	Avg	1380	N	N	2816 SW MORGAN ST
006	327860	5940	7/11/11	\$233,832	\$224,000	1140	7	2011	Avg	1380	N	N	2806 SW MORGAN ST
006	327860	5950	8/16/11	\$245,990	\$238,000	1140	7	2011	Avg	1380	N	N	2804 SW MORGAN ST
006	339060	0055	5/24/11	\$242,000	\$229,000	1150	7	1958	Avg	12190	N	N	2500 SW CHICAGO CT
006	436370	0188	5/2/11	\$235,000	\$221,000	1150	7	1952	Avg	7500	N	N	7937 29TH AVE SW
006	436520	0199	11/16/09	\$354,000	\$286,000	1150	7	1948	Good	4800	N	N	8856 34TH AVE SW
006	085900	0162	2/13/09	\$230,000	\$170,000	1160	7	2005	Avg	598	N	N	8649 B DELRIDGE WAY SW
006	327780	1625	7/1/09	\$299,000	\$232,000	1180	7	2009	Avg	1506	N	N	6517 A 34TH AVE SW
006	327780	1626	8/3/09	\$299,000	\$234,000	1180	7	2009	Avg	1501	N	N	6517 B 34TH AVE SW
006	327780	0820	6/9/09	\$295,000	\$227,000	1190	7	2009	Avg	1498	N	N	6334 A 34TH AVE SW
006	745100	0085	2/25/09	\$337,000	\$251,000	1190	7	1954	Good	7500	N	N	8820 29TH AVE SW
006	327780	0821	6/19/09	\$295,000	\$228,000	1190	7	2009	Avg	1502	N	N	6334 B 34TH AVE SW
006	327780	0822	7/13/09	\$290,000	\$226,000	1190	7	2009	Avg	1623	N	N	6336 B 34TH AVE SW
006	327780	0823	5/22/09	\$285,000	\$218,000	1190	7	2009	Avg	1627	N	N	6336 A 34TH AVE SW
006	327780	0825	9/27/11	\$235,000	\$229,000	1200	7	2007	Avg	1775	N	N	6340 A 34TH AVE SW
006	886250	0050	5/18/11	\$180,000	\$170,000	1200	7	2008	Avg	1314	N	N	2428 A SW HOLDEN ST
006	886250	0100	10/20/11	\$175,000	\$172,000	1200	7	2008	Avg	1803	N	N	2428 F SW HOLDEN ST
006	798540	0136	10/21/09	\$249,000	\$200,000	1225	7	2006	Avg	1763	N	N	2102 SW HOLDEN ST
006	362403	9141	3/23/10	\$283,000	\$238,000	1230	7	1955	Avg	8160	N	N	9411 25TH AVE SW
006	926920	0570	5/24/11	\$340,000	\$321,000	1240	7	1988	Avg	4920	N	N	7532 31ST AVE SW
006	327861	0500	12/9/10	\$220,000	\$199,000	1240	7	2010	Avg	3230	N	N	6501 31ST AVE SW
006	436570	0290	6/13/11	\$207,000	\$197,000	1250	7	1942	Avg	7680	N	N	2118 SW HENDERSON ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	436570	0170	8/13/09	\$374,000	\$294,000	1260	7	1961	Good	7440	N	N	8839 22ND AVE SW
006	812210	0340	9/23/09	\$320,500	\$255,000	1260	7	1927	Good	5040	N	N	7320 34TH AVE SW
006	798540	0179	6/14/11	\$255,000	\$242,000	1260	7	1996	Avg	5000	N	N	7704 26TH PL SW
006	437850	0040	2/10/11	\$205,000	\$189,000	1290	7	1954	Avg	7800	N	N	9215 29TH AVE SW
006	085900	0135	2/12/10	\$279,500	\$232,000	1300	7	1961	Avg	7661	N	N	2116 SW TRENTON ST
006	362403	9108	11/1/11	\$307,500	\$303,000	1300	7	1967	Avg	6750	N	N	7901 31ST AVE SW
006	223500	0010	4/19/10	\$250,000	\$212,000	1330	7	1928	Avg	4560	N	N	6706 35TH AVE SW
006	812210	0160	3/21/11	\$255,000	\$237,000	1330	7	1924	Avg	7020	N	N	7148 35TH AVE SW
006	935290	0390	7/15/11	\$291,750	\$280,000	1330	7	1993	Avg	5452	N	N	9258 20TH AVE SW
006	910900	0055	7/13/11	\$254,000	\$243,000	1340	7	1954	Good	6060	N	N	2918 SW CAMBRIDGE ST
006	436470	0790	6/12/09	\$317,000	\$244,000	1360	7	1953	Avg	7560	N	N	8645 31ST AVE SW
006	886250	0130	5/11/11	\$220,000	\$207,000	1360	7	2008	Avg	1762	N	N	2430 C SW HOLDEN ST
006	886250	0160	6/23/11	\$210,900	\$201,000	1360	7	2008	Avg	1977	N	N	2430 F SW HOLDEN ST
006	088000	0040	7/9/09	\$234,950	\$183,000	1380	7	1998	Avg	1729	N	N	2505 SW CLOVERDALE ST
006	436520	0706	10/2/09	\$335,000	\$267,000	1380	7	1958	Avg	7259	N	N	3014 SW BARTON ST
006	327860	4330	10/6/11	\$274,509	\$269,000	1400	7	2011	Avg	2281	N	N	2820 SW BATAAN ST
006	327860	4370	10/17/11	\$276,266	\$271,000	1400	7	2011	Avg	2036	N	N	2810 SW BATAAN ST
006	327860	4380	11/3/11	\$278,861	\$275,000	1400	7	2011	Avg	2036	N	N	2808 SW BATAAN ST
006	327860	4410	9/22/11	\$290,035	\$283,000	1400	7	2011	Avg	2282	N	N	2800 SW BATAAN ST
006	327860	5890	6/23/11	\$262,735	\$250,000	1400	7	2011	Avg	2932	N	N	2820 SW MORGAN ST
006	327860	5920	7/1/11	\$256,832	\$245,000	1400	7	2011	Avg	2618	N	N	2814 SW MORGAN ST
006	327860	5930	8/18/11	\$267,278	\$258,000	1400	7	2011	Avg	2618	N	N	2810 SW MORGAN ST
006	327860	5970	7/13/11	\$263,958	\$253,000	1400	7	2011	Avg	2933	N	N	2800 SW MORGAN ST
006	798540	0096	9/23/09	\$300,000	\$239,000	1400	7	2005	Avg	3052	N	N	2414 H SW HOLDEN ST
006	681810	0134	8/24/09	\$335,000	\$264,000	1450	7	1991	Avg	2825	N	N	7749 30TH AVE SW
006	436570	0160	8/2/10	\$299,999	\$262,000	1480	7	1928	Good	7440	N	N	8832 24TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	812210	0420	2/25/11	\$300,000	\$277,000	1510	7	1928	Avg	5040	N	N	7341 32ND AVE SW
006	436520	0075	9/5/09	\$349,500	\$277,000	1520	7	1953	Avg	7329	N	N	8845 34TH AVE SW
006	886250	0170	4/9/10	\$205,000	\$173,000	1570	7	2008	Avg	1399	N	N	2432 A SW HOLDEN ST
006	886250	0210	6/23/10	\$228,000	\$197,000	1570	7	2008	Avg	1751	N	N	2432 C SW HOLDEN ST
006	886250	0220	9/1/11	\$185,000	\$179,000	1570	7	2008	Avg	1621	N	N	2432 D SW HOLDEN ST
006	886250	0270	4/20/10	\$193,000	\$163,000	1570	7	2007	Avg	1268	N	N	2436 A SW HOLDEN ST
006	886250	0280	1/4/10	\$256,200	\$210,000	1570	7	2007	Avg	1268	N	N	2436 B SW HOLDEN ST
006	886250	0290	1/22/10	\$170,500	\$141,000	1570	7	2007	Avg	1268	N	N	2436 C SW HOLDEN ST
006	436370	0085	6/7/11	\$297,000	\$282,000	1580	7	1952	Avg	7500	N	N	7944 31ST AVE SW
006	436520	0270	8/2/10	\$384,985	\$336,000	1620	7	1970	Good	7740	N	N	8839 31ST AVE SW
006	327780	1405	10/1/09	\$290,900	\$232,000	1700	7	1959	Avg	6777	N	N	6502 34TH AVE SW
006	798540	0181	2/5/10	\$340,000	\$282,000	1730	7	1996	Avg	5000	N	N	7712 26TH PL SW
006	812870	0130	8/30/10	\$290,000	\$255,000	1800	7	1928	Avg	7680	N	N	8132 29TH AVE SW
006	436520	0240	6/8/10	\$410,000	\$352,000	1880	7	1975	Avg	7680	N	N	8820 32ND AVE SW
006	812260	0005	8/14/09	\$415,000	\$326,000	2060	7	2005	Avg	4209	N	N	7100 29TH AVE SW
006	920695	0200	9/18/09	\$304,000	\$242,000	660	8	2004	Avg	1957	N	N	2452 SW WEBSTER ST
006	327860	0570	12/27/11	\$184,000	\$184,000	870	8	2008	Avg	1457	N	N	5910 31ST AVE SW
006	327780	0810	4/29/11	\$262,000	\$246,000	900	8	1929	Avg	3343	N	N	6328 34TH AVE SW
006	362403	9181	6/16/09	\$302,000	\$233,000	1050	8	2009	Avg	1350	N	N	2200 SW ELMGROVE ST
006	362403	9182	6/8/09	\$305,301	\$235,000	1050	8	2009	Avg	1335	N	N	2202 SW ELMGROVE ST
006	534720	0145	2/11/11	\$206,000	\$190,000	1060	8	2006	Avg	1549	N	N	9400 35TH AVE SW
006	534720	0030	10/22/09	\$369,500	\$297,000	1080	8	1928	Avg	4800	N	N	9222 35TH AVE SW
006	362403	9183	11/17/10	\$295,000	\$265,000	1150	8	2010	Avg	1590	N	N	2208 SW ELMGROVE ST
006	362403	9184	6/1/11	\$230,000	\$218,000	1150	8	2010	Avg	1470	N	N	2206 SW ELMGROVE ST
006	327860	2230	2/16/11	\$240,000	\$221,000	1230	8	2006	Avg	1441	N	N	6011 LANHAM PL SW
006	327780	1585	8/5/10	\$326,950	\$286,000	1240	8	2010	Avg	1499	N	N	6557 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327780	1586	4/8/11	\$246,000	\$230,000	1240	8	2010	Avg	1464	N	N	6659 34TH AVE SW
006	920695	0090	2/26/09	\$350,000	\$260,000	1270	8	2004	Avg	3099	N	N	2488 SW WEBSTER ST
006	920695	0100	1/21/10	\$318,500	\$263,000	1270	8	2004	Avg	2509	N	N	2490 SW WEBSTER ST
006	920695	0110	2/23/10	\$327,500	\$273,000	1270	8	2004	Avg	1683	N	N	2492 SW WEBSTER ST
006	920695	0150	2/19/09	\$342,000	\$254,000	1270	8	2004	Avg	1624	N	N	2466 SW WEBSTER ST
006	327860	1930	5/12/10	\$249,727	\$213,000	1270	8	2006	Avg	1604	N	N	3245 SW RAYMOND ST
006	327860	2080	3/30/11	\$246,950	\$230,000	1270	8	2006	Avg	2937	N	N	3223 SW RAYMOND ST
006	327860	2040	8/30/10	\$330,000	\$290,000	1290	8	2006	Avg	2048	N	N	3235 SW RAYMOND ST
006	085900	0024	9/3/09	\$295,000	\$233,000	1300	8	2008	Avg	1192	N	N	2516 SW TRENTON ST
006	085900	0020	6/23/09	\$316,500	\$245,000	1320	8	2008	Avg	2108	N	N	8654 A 26TH AVE SW
006	085900	0016	7/20/09	\$323,250	\$252,000	1320	8	2008	Avg	1604	N	N	8648 A 26TH AVE SW
006	085900	0018	5/21/09	\$325,500	\$249,000	1320	8	2008	Avg	2226	N	N	8648 B 26TH AVE SW
006	085900	0022	3/5/09	\$314,500	\$235,000	1320	8	2008	Avg	1844	N	N	2514 SW TRENTON ST
006	085900	0026	2/10/10	\$308,500	\$256,000	1320	8	2008	Avg	1585	N	N	2518 SW TRENTON ST
006	085900	0028	8/11/09	\$319,500	\$251,000	1320	8	2008	Avg	1587	N	N	2520 B SW TRENTON ST
006	085900	0030	10/12/09	\$308,500	\$247,000	1320	8	2008	Avg	1588	N	N	2520 A SW TRENTON ST
006	327780	1587	4/12/11	\$215,000	\$201,000	1320	8	2010	Avg	1593	N	N	3406 SW HOLLY ST
006	327780	1588	5/4/11	\$215,000	\$202,000	1320	8	2010	Avg	1448	N	N	3408 SW HOLLY ST
006	327860	2180	5/2/11	\$339,990	\$320,000	1340	8	2006	Avg	1956	N	N	3201 SW RAYMOND ST
006	327860	0630	8/24/09	\$369,950	\$292,000	1360	8	2007	Avg	1760	N	N	5922 31ST AVE SW
006	327860	0770	9/2/10	\$225,000	\$198,000	1380	8	2007	Avg	1592	N	N	5936 31ST AVE SW
006	383760	0005	8/12/10	\$340,000	\$298,000	1400	8	1991	Avg	5136	Y	N	7703 27TH AVE SW
006	816550	0280	2/20/09	\$314,000	\$233,000	1420	8	2008	Avg	1660	N	N	2661 SW SYLVAN HEIGHTS DR
006	816550	0310	2/19/09	\$314,950	\$234,000	1420	8	2008	Avg	1660	N	N	2667 SW SYLVAN HEIGHTS DR
006	816550	0350	6/1/09	\$319,900	\$246,000	1420	8	2008	Avg	1660	N	N	2681 SW SYLVAN HEIGHTS DR
006	816550	0380	4/24/09	\$314,900	\$239,000	1420	8	2008	Avg	2229	N	N	2687 SW SYLVAN HEIGHTS DR

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	816550	0890	1/6/10	\$302,500	\$249,000	1420	8	2009	Avg	1600	N	N	2661 SW MYRTLE ST
006	816550	0900	1/7/10	\$295,867	\$243,000	1420	8	2009	Avg	1200	N	N	2663 SW MYRTLE ST
006	816550	0910	10/28/09	\$296,950	\$239,000	1420	8	2009	Avg	1200	N	N	2665 SW MYRTLE ST
006	816550	0920	11/17/09	\$314,950	\$255,000	1420	8	2009	Avg	2160	N	N	2667 SW MYRTLE ST
006	816550	0930	1/6/10	\$314,950	\$259,000	1420	8	2010	Avg	2160	N	N	7110 27TH AVE SW
006	816550	0940	3/4/10	\$304,950	\$255,000	1420	8	2010	Avg	1200	N	N	7112 27TH AVE SW
006	816550	0950	5/13/10	\$299,950	\$256,000	1420	8	2010	Avg	1200	N	N	7114 27TH AVE SW
006	816550	1060	6/9/10	\$319,950	\$275,000	1420	8	2010	Avg	2160	N	N	7120 27TH AVE SW
006	816550	1660	6/3/10	\$330,000	\$283,000	1420	8	2007	Avg	2398	N	N	2735 SW SYLVAN HEIGHTS DR
006	816550	0090	10/15/09	\$307,000	\$246,000	1460	8	2007	Avg	1504	N	N	2702 SW SYLVAN HEIGHTS DR
006	816550	0190	5/21/09	\$322,750	\$247,000	1460	8	2008	Avg	1421	N	N	2660 SW SYLVAN HEIGHTS DR
006	816550	0330	2/5/10	\$315,000	\$261,000	1460	8	2008	Avg	1328	N	N	2673 SW SYLVAN HEIGHTS DR
006	816550	0400	12/8/09	\$315,000	\$257,000	1460	8	2008	Avg	1328	N	N	2634 SW MYRTLE ST
006	816550	0430	1/28/09	\$319,950	\$236,000	1460	8	2008	Avg	1328	N	N	2626 SW MYRTLE ST
006	816550	0460	9/15/09	\$320,000	\$254,000	1460	8	2008	Avg	1328	N	N	2616 SW MYRTLE ST
006	816550	0490	3/5/09	\$327,500	\$244,000	1460	8	2008	Avg	1328	N	N	2610 SW MYRTLE ST
006	816550	0520	6/8/09	\$324,950	\$250,000	1460	8	2008	Avg	1328	N	N	2602 SW MYRTLE ST
006	816550	0870	3/5/10	\$319,950	\$267,000	1460	8	2009	Avg	1245	N	N	2653 SW MYRTLE ST
006	816550	1500	3/5/09	\$319,000	\$238,000	1460	8	2008	Avg	1329	N	N	7063 27TH AVE SW
006	816550	0340	2/19/09	\$349,950	\$260,000	1550	8	2008	Avg	1826	N	N	2675 SW SYLVAN HEIGHTS DR
006	816550	0410	3/5/09	\$349,950	\$261,000	1550	8	2008	Avg	1826	N	N	2632 SW MYRTLE ST
006	816550	0420	5/22/09	\$349,950	\$268,000	1550	8	2008	Avg	1826	N	N	2628 SW MYRTLE ST
006	816550	0440	7/14/09	\$349,950	\$272,000	1550	8	2008	Avg	1826	N	N	2624 SW MYRTLE ST
006	816550	0450	10/12/09	\$335,000	\$268,000	1550	8	2008	Avg	1826	N	N	2618 SW MYRTLE ST
006	816550	0480	4/27/09	\$339,000	\$257,000	1550	8	2008	Avg	1826	N	N	2612 SW MYRTLE ST
006	816550	0500	10/1/09	\$345,000	\$275,000	1550	8	2008	Avg	1826	N	N	2608 SW MYRTLE ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	816550	0860	1/7/10	\$339,950	\$279,000	1550	8	2008	Avg	1955	N	N	2651 SW MYRTLE ST
006	816550	0880	3/8/10	\$329,950	\$276,000	1550	8	2009	Avg	1760	N	N	2665 SW MYRTLE ST
006	816550	0970	9/10/10	\$342,950	\$303,000	1550	8	2010	Avg	1760	N	N	7115 SHINKLE PL SW
006	816550	0990	3/4/10	\$339,000	\$283,000	1550	8	2010	Avg	2190	N	N	7111 SHINKLE PL SW
006	816550	1000	11/16/10	\$300,000	\$270,000	1550	8	2010	Avg	2190	N	N	7121 SHINKLE PL SW
006	816550	1070	12/10/10	\$304,900	\$276,000	1550	8	2010	Avg	2349	N	N	7130 27TH AVE SW
006	816550	1100	3/24/11	\$324,500	\$302,000	1550	8	2010	Avg	2001	N	N	7131 SHINKLE PL SW
006	816550	1110	12/8/10	\$329,900	\$298,000	1550	8	2010	Avg	3554	N	N	7133 SHINKLE PL SW
006	816550	1780	7/6/09	\$332,000	\$258,000	1550	8	2007	Avg	2398	N	N	2759 SW SYLVAN HEIGHTS DR
006	327860	4500	7/18/11	\$300,190	\$288,000	1580	8	2011	Avg	2790	N	N	3011 SW BATAAN ST
006	327860	4520	8/5/11	\$282,717	\$272,000	1580	8	2011	Avg	2790	N	N	3005 SW BATAAN ST
006	327860	5510	6/20/11	\$290,107	\$276,000	1580	8	2011	Avg	2700	N	N	2809 SW BATAAN ST
006	327860	5590	6/6/11	\$287,435	\$273,000	1580	8	2011	Avg	3825	N	N	2801 SW BATAAN ST
006	327860	2820	7/27/09	\$380,000	\$297,000	1600	8	2006	Avg	2310	N	N	6019 29TH AVE SW
006	327860	0840	5/24/11	\$490,000	\$463,000	1640	8	2007	Avg	2953	Y	N	3012 CYCLE CT SW
006	327860	0580	6/17/09	\$535,000	\$413,000	1690	8	2007	Avg	2344	Y	N	5908 31ST AVE SW
006	327860	2460	11/17/09	\$304,000	\$246,000	1790	8	2007	Avg	1181	N	N	3135 SW RAYMOND ST
006	327860	2570	5/20/11	\$273,000	\$258,000	1790	8	2007	Avg	1096	N	N	6007 31ST AVE SW
006	327860	4490	6/26/11	\$314,990	\$300,000	1800	8	2011	Avg	3420	N	N	3015 SW BATAAN ST
006	327860	4510	7/6/11	\$309,813	\$296,000	1800	8	2011	Avg	2790	N	N	3009 SW BATAAN ST
006	327860	4530	10/20/11	\$308,813	\$303,000	1800	8	2011	Avg	2790	N	N	3003 SW BATAAN ST
006	327860	4540	8/25/11	\$312,813	\$303,000	1800	8	2011	Avg	3420	N	N	3001 SW BATAAN ST
006	327860	5490	5/5/11	\$311,224	\$293,000	1800	8	2011	Avg	3375	N	N	2811 SW BATAAN ST
006	327860	5530	7/21/11	\$307,990	\$296,000	1800	8	2011	Avg	2700	N	N	2807 SW BATAAN ST
006	327860	5550	9/28/11	\$311,218	\$304,000	1800	8	2011	Avg	2700	N	N	2805 SW BATAAN ST
006	327860	5570	6/29/11	\$307,355	\$293,000	1800	8	2011	Avg	2700	N	N	2803 SW BATAAN ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327861	1630	10/28/11	\$311,748	\$307,000	1800	8	2011	Avg	2792	N	N	3005 SW MORGAN ST
006	327780	1460	11/23/10	\$448,000	\$403,000	1810	8	1929	Good	6250	N	N	6558 34TH AVE SW
006	327860	3010	1/11/11	\$374,950	\$342,000	1930	8	2006	Avg	2488	N	N	6022 29TH AVE SW
006	436470	0310	4/14/11	\$386,000	\$361,000	2110	8	1988	Avg	7200	N	N	3019 SW THISTLE ST
006	436520	0114	7/7/11	\$465,000	\$445,000	2380	8	2000	Avg	7683	N	N	3209 SW TRENTON ST
006	926920	0705	10/26/11	\$340,000	\$334,000	2660	8	2002	Avg	4920	N	N	7553 30TH AVE SW
006	223500	0005	2/18/11	\$525,000	\$484,000	2310	9	2010	Avg	4788	N	N	3421 SW HOLLY ST
008	211470	0645	4/1/10	\$241,900	\$204,000	430	5	1919	VGood	4800	N	N	7759 10TH AVE SW
008	329870	0025	11/10/09	\$220,000	\$178,000	540	5	1921	Good	4662	N	N	8826 16TH AVE SW
008	211270	0055	12/4/09	\$185,000	\$150,000	710	5	1922	Avg	4000	N	N	7741 15TH AVE SW
008	211470	0865	8/10/09	\$284,000	\$223,000	770	5	1918	VGood	4760	N	N	7752 12TH AVE SW
008	537020	0085	5/21/10	\$225,000	\$192,000	880	5	1943	Good	4403	N	N	9056 11TH AVE SW
008	789980	0365	6/22/09	\$231,000	\$179,000	880	5	1947	Avg	5120	N	N	8842 20TH AVE SW
008	797260	2120	12/18/09	\$240,000	\$196,000	630	6	1997	Avg	7620	N	N	8450 10TH AVE SW
008	797260	0655	6/26/09	\$265,000	\$205,000	670	6	1942	Avg	5120	N	N	1010 SW ELMGROVE ST
008	775050	0480	11/18/09	\$195,000	\$158,000	700	6	1941	Avg	3480	N	N	9029 8TH AVE SW
008	211370	0665	7/20/10	\$219,000	\$190,000	710	6	1943	Avg	4000	N	N	8147 15TH AVE SW
008	211370	1175	3/25/09	\$200,000	\$150,000	710	6	1943	Avg	4501	N	N	8122 13TH AVE SW
008	329870	0305	7/20/09	\$285,000	\$222,000	710	6	1942	Avg	4240	N	N	9005 12TH AVE SW
008	329870	0335	10/4/10	\$209,000	\$186,000	710	6	1942	Avg	4876	N	N	9046 13TH AVE SW
008	329870	0830	11/10/11	\$160,000	\$158,000	710	6	1942	Avg	4305	N	N	9247 12TH AVE SW
008	797260	0726	8/20/09	\$268,500	\$211,000	710	6	1943	Good	5080	N	N	7926 12TH AVE SW
008	211270	0565	3/1/10	\$174,950	\$146,000	720	6	1947	Good	4040	N	N	7733 12TH AVE SW
008	211370	0275	6/16/09	\$295,000	\$228,000	720	6	1943	Good	4000	N	N	7920 14TH AVE SW
008	329870	0956	10/27/09	\$185,000	\$149,000	720	6	1946	Avg	6771	N	N	9432 14TH AVE SW
008	430220	0800	7/20/11	\$215,000	\$206,000	720	6	1921	Avg	5160	N	N	8437 17TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	797260	0320	7/1/09	\$330,000	\$256,000	720	6	1947	Good	7620	Y	N	7920 8TH AVE SW
008	797260	3371	10/27/09	\$240,000	\$193,000	720	6	1943	Good	4920	N	N	8641 9TH AVE SW
008	537020	0210	2/22/11	\$215,000	\$198,000	730	6	1918	Good	5159	N	N	9045 11TH AVE SW
008	797260	1991	6/11/10	\$300,000	\$258,000	730	6	1943	VGood	4880	N	N	8418 9TH AVE SW
008	775050	0425	1/21/10	\$205,000	\$169,000	740	6	1918	Avg	6600	N	N	9046 9TH AVE SW
008	797260	1990	2/20/09	\$274,950	\$204,000	740	6	1943	Avg	4880	N	N	8414 9TH AVE SW
008	329870	1020	2/19/10	\$195,000	\$162,000	750	6	1943	Avg	4125	N	N	1413 SW CAMBRIDGE ST
008	537020	0195	7/6/10	\$219,900	\$190,000	750	6	1942	Good	5080	N	N	9029 11TH AVE SW
008	329870	0366	6/25/09	\$240,000	\$186,000	770	6	1948	Good	5772	Y	N	9022 14TH AVE SW
008	430270	0365	4/21/10	\$263,500	\$223,000	770	6	1948	Good	5160	N	N	8149 17TH AVE SW
008	211370	0676	4/6/09	\$290,000	\$219,000	780	6	1941	Good	3650	N	N	1506 SW THISTLE ST
008	329870	0320	5/24/10	\$237,000	\$203,000	780	6	1942	Avg	4876	N	N	9032 13TH AVE SW
008	430320	0179	8/19/11	\$163,000	\$158,000	780	6	1948	Avg	6450	N	N	7921 18TH AVE SW
008	797260	2650	2/24/09	\$294,000	\$219,000	790	6	1949	Good	7320	N	N	1415 SW THISTLE ST
008	211470	0150	8/9/10	\$224,000	\$196,000	800	6	1954	VGood	3640	N	N	7702 9TH AVE SW
008	797260	3775	11/17/09	\$190,000	\$154,000	800	6	1955	Good	7620	N	N	9239 9TH AVE SW
008	775050	0265	10/19/10	\$225,000	\$201,000	820	6	1919	Avg	4760	N	N	9038 10TH AVE SW
008	430220	0620	8/24/11	\$180,000	\$174,000	830	6	1942	Avg	5120	N	N	8415 16TH AVE SW
008	797260	3055	4/24/09	\$308,000	\$234,000	830	6	1942	Avg	5950	N	N	8656 13TH AVE SW
008	329870	1057	6/29/10	\$150,000	\$130,000	830	6	1929	Avg	2145	N	N	9444 15TH AVE SW
008	211370	0525	10/28/09	\$328,000	\$264,000	840	6	1949	Good	7000	N	N	7955 15TH AVE SW
008	211370	0525	3/23/10	\$315,000	\$265,000	840	6	1949	Good	7000	N	N	7955 15TH AVE SW
008	797260	0693	11/8/11	\$212,000	\$209,000	860	6	1921	Good	7239	N	N	7909 10TH AVE SW
008	789980	0025	3/29/10	\$210,000	\$177,000	880	6	1902	Good	5120	N	N	8814 17TH AVE SW
008	211320	0130	5/22/09	\$262,500	\$201,000	900	6	1920	Avg	5000	N	N	7720 17TH AVE SW
008	329870	0360	3/31/10	\$328,000	\$276,000	900	6	1922	Good	6882	N	N	9019 13TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	430220	0540	7/11/11	\$212,000	\$203,000	900	6	1952	Avg	5160	N	N	8648 17TH AVE SW
008	430270	0275	12/1/09	\$325,000	\$264,000	900	6	1947	Good	10240	N	N	8120 20TH AVE SW
008	797260	4585	7/28/10	\$195,000	\$170,000	900	6	1920	Good	7620	N	N	9427 6TH AVE SW
008	211370	0420	5/26/09	\$309,950	\$237,000	930	6	1943	Good	4200	N	N	7932 15TH AVE SW
008	329870	0317	3/22/10	\$249,000	\$209,000	960	6	1942	Avg	4346	N	N	9018 13TH AVE SW
008	797260	0730	4/8/09	\$288,000	\$217,000	960	6	1943	Good	7650	N	N	7930 12TH AVE SW
008	211270	0155	7/14/10	\$215,000	\$187,000	970	6	1923	Avg	5192	N	N	1411 SW HOLDEN ST
008	797260	1995	3/28/11	\$219,950	\$205,000	980	6	1943	Avg	4880	N	N	8422 9TH AVE SW
008	211370	0705	4/21/10	\$248,000	\$210,000	990	6	1930	Avg	8000	N	N	8136 16TH AVE SW
008	211270	0425	6/27/11	\$224,000	\$214,000	1000	6	2004	Avg	4000	N	N	7768 14TH AVE SW
008	329870	0030	7/20/10	\$219,000	\$190,000	1000	6	1973	Avg	6710	N	N	8827 15TH AVE SW
008	430220	0695	8/18/11	\$199,950	\$193,000	1000	6	1943	Avg	10320	N	N	8442 17TH AVE SW
008	797260	2880	2/20/09	\$327,000	\$243,000	1000	6	1949	VGood	8201	N	N	1402 SW TRENTON ST
008	329870	0220	11/2/09	\$256,000	\$206,000	1010	6	1919	Good	6527	N	N	8821 12TH AVE SW
008	797260	1125	6/12/09	\$255,000	\$196,000	1010	6	1924	Avg	7320	N	N	8126 9TH AVE SW
008	211270	0240	9/16/10	\$157,000	\$139,000	1050	6	1918	Avg	7500	N	N	7756 15TH AVE SW
008	430320	0218	3/3/10	\$310,000	\$259,000	1080	6	1948	Good	4800	N	N	1808 SW ELMGROVE ST
008	797260	2460	7/6/09	\$250,000	\$194,000	1080	6	1948	Avg	7620	N	N	8438 13TH AVE SW
008	211270	0560	5/14/10	\$201,000	\$171,000	1100	6	1918	Avg	4040	N	N	7729 12TH AVE SW
008	211370	1060	11/11/09	\$286,500	\$231,000	1120	6	1942	Avg	6174	N	N	8101 12TH AVE SW
008	797260	3185	1/6/11	\$259,500	\$237,000	1120	6	1943	Avg	6096	N	N	8627 11TH AVE SW
008	797260	4011	6/3/10	\$265,000	\$227,000	1140	6	1915	Avg	9261	N	N	9402 12TH AVE SW
008	312404	9029	6/23/09	\$330,000	\$255,000	1160	6	1938	Good	9230	Y	N	9032 3RD AVE SW
008	329870	0440	12/31/10	\$225,000	\$205,000	1200	6	1949	VGood	6771	N	N	9042 15TH AVE SW
008	430220	0530	10/11/10	\$215,000	\$191,000	1220	6	1955	Avg	5160	N	N	1620 SW TRENTON ST
008	126320	0085	10/11/11	\$220,000	\$216,000	1310	6	1927	Avg	11900	N	N	1006 SW HENDERSON ST

Improved Sales Used in this Annual Update Analysis
Area 77
(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	797260	4375	1/6/11	\$177,000	\$161,000	1330	6	1954	Avg	7320	N	N	9439 8TH AVE SW
008	797260	0835	5/22/09	\$270,000	\$207,000	1370	6	1945	Good	5182	N	N	8144 12TH AVE SW
008	789980	0872	3/24/09	\$209,950	\$158,000	680	7	2007	Avg	573	N	N	9047 B 17TH AVE SW
008	789980	0793	7/19/09	\$224,000	\$175,000	720	7	2007	Avg	856	N	N	9008 B 18TH AVE SW
008	430220	0118	11/29/10	\$169,000	\$152,000	720	7	2008	Avg	939	N	N	8622 C DELRIDGE WAY SW
008	430220	0122	1/21/10	\$199,000	\$164,000	720	7	2008	Avg	587	N	N	8622 B DELRIDGE WAY SW
008	430220	0124	1/13/10	\$196,500	\$162,000	720	7	2008	Avg	1240	N	N	8622 A DELRIDGE WAY SW
008	789980	0785	7/29/09	\$229,000	\$179,000	790	7	2007	Avg	1179	N	N	9008 A 18TH AVE SW
008	643840	0135	6/3/09	\$302,000	\$232,000	840	7	1953	Good	6000	N	N	7320 7TH AVE SW
008	797260	2470	4/9/10	\$315,000	\$266,000	840	7	1947	Avg	7620	N	N	8450 13TH AVE SW
008	789980	1001	4/21/10	\$167,500	\$142,000	840	7	2008	Avg	1047	N	N	9054 A 17TH AVE SW
008	789980	1002	3/12/10	\$170,100	\$142,000	840	7	2008	Avg	1535	N	N	9054 B 17TH AVE SW
008	797260	0558	11/15/10	\$170,000	\$153,000	880	7	2008	Avg	1864	N	N	7953 A 9TH AVE SW
008	797260	0562	9/24/10	\$165,000	\$146,000	880	7	2008	Avg	1887	N	N	7953 B 9TH AVE SW
008	711300	0062	5/11/10	\$229,500	\$196,000	880	7	2008	Avg	1342	N	N	801 C SW TRENTON ST
008	797260	4640	6/18/10	\$265,000	\$228,000	900	7	1952	Avg	7620	N	N	9438 6TH AVE SW
008	797260	1680	5/28/09	\$240,000	\$184,000	910	7	1971	Avg	7620	Y	N	8414 6TH AVE SW
008	211320	0440	5/19/10	\$245,500	\$210,000	920	7	1947	Good	6613	N	N	7712 20TH AVE SW
008	211470	0005	3/24/09	\$359,700	\$270,000	930	7	2006	Avg	8160	Y	N	7701 8TH AVE SW
008	211320	0090	1/20/10	\$257,000	\$212,000	940	7	1953	Avg	5160	N	N	7752 17TH AVE SW
008	329870	0600	8/18/10	\$219,950	\$193,000	940	7	2010	Avg	873	N	N	9218 E 16TH AVE SW
008	329870	0601	6/28/10	\$219,950	\$190,000	940	7	2010	Avg	1258	N	N	9218 D 16TH AVE SW
008	329870	0596	1/10/11	\$189,950	\$173,000	960	7	2010	Avg	1317	N	N	9220 A 16TH AVE SW
008	329870	0597	4/11/11	\$189,000	\$177,000	960	7	2010	Avg	821	N	N	9220 B 16TH AVE SW
008	797260	1100	4/6/11	\$261,750	\$244,000	980	7	1950	Avg	7705	N	N	8103 9TH AVE SW
008	329870	0598	10/20/10	\$199,950	\$178,000	980	7	2010	Avg	998	N	N	9220 C 16TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	430220	0805	8/24/09	\$325,000	\$256,000	990	7	1964	Good	5160	N	N	8441 17TH AVE SW
008	797260	0695	2/2/10	\$307,000	\$254,000	1000	7	1969	Good	5000	N	N	7903 10TH AVE SW
008	211370	0345	1/15/09	\$326,500	\$240,000	1010	7	1979	Avg	6360	Y	N	7933 14TH AVE SW
008	797260	2870	1/14/10	\$309,100	\$255,000	1010	7	1962	Avg	11645	N	N	1401 SW DONOVAN ST
008	211270	0568	6/14/10	\$225,000	\$194,000	1020	7	1989	Avg	4020	N	N	7737 12TH AVE SW
008	789980	0295	2/3/10	\$243,000	\$201,000	1030	7	1975	Good	5132	N	N	8815 17TH AVE SW
008	789980	0477	2/23/09	\$232,900	\$173,000	1030	7	2005	Avg	1355	N	N	8810 B DELRIDGE WAY SW
008	935290	0220	2/23/09	\$239,950	\$178,000	1040	7	2007	Avg	1281	N	N	9237 A 17TH AVE SW
008	935290	0222	2/24/09	\$229,000	\$170,000	1040	7	2007	Avg	963	N	N	9237 B 17TH AVE SW
008	211270	0280	12/2/09	\$277,500	\$226,000	1050	7	1979	Good	4000	N	N	7726 15TH AVE SW
008	797260	0485	8/5/09	\$334,000	\$262,000	1050	7	1941	Good	7650	Y	N	7921 8TH AVE SW
008	797260	0250	1/25/11	\$250,000	\$229,000	1060	7	1954	Avg	7620	Y	N	7956 7TH AVE SW
008	797260	3740	2/13/09	\$238,000	\$176,000	1060	7	1977	Avg	7620	N	N	9238 10TH AVE SW
008	711300	0052	3/23/10	\$225,000	\$189,000	1060	7	2008	Avg	946	N	N	803 C SW TRENTON ST
008	711300	0054	2/3/10	\$225,500	\$187,000	1060	7	2008	Avg	949	N	N	803 B SW TRENTON ST
008	211270	0390	10/1/11	\$284,000	\$278,000	1070	7	1960	Avg	4000	N	N	7753 13TH AVE SW
008	789980	0175	5/8/09	\$340,000	\$259,000	1070	7	1961	Avg	7097	N	N	8812 18TH AVE SW
008	329872	0180	4/19/11	\$337,000	\$316,000	1080	7	1982	Avg	21632	Y	N	604 SW AUSTIN PL
008	711300	0050	3/11/10	\$229,000	\$192,000	1080	7	2008	Avg	1288	N	N	801 SW TRENTON ST
008	711300	0056	3/31/10	\$263,037	\$222,000	1080	7	2008	Avg	1654	N	N	803 A SW TRENTON ST
008	329870	1038	10/4/11	\$192,500	\$188,000	1100	7	2007	Avg	2330	N	N	9432 15TH AVE SW
008	797260	0775	6/7/11	\$238,500	\$226,000	1100	7	1923	Avg	7620	N	N	7929 11TH AVE SW
008	789980	0753	5/2/11	\$170,000	\$160,000	1120	7	2006	Avg	1199	N	N	9019 A 18TH AVE SW
008	789980	0729	1/7/11	\$174,900	\$159,000	1120	7	2006	Avg	1157	N	N	9031 B 18TH AVE SW
008	789980	0733	8/31/10	\$224,000	\$197,000	1120	7	2006	Avg	1165	N	N	9025 B 18TH AVE SW
008	789980	0738	3/12/10	\$195,000	\$163,000	1120	7	2006	Avg	1199	N	N	9027 A 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	211370	0025	4/27/10	\$254,000	\$216,000	1129	7	1953	Avg	3840	N	N	7917 12TH AVE SW
008	711300	0058	5/12/10	\$263,000	\$224,000	1130	7	2008	Avg	1326	N	N	801 A SW TRENTON ST
008	211470	0805	5/13/11	\$195,000	\$184,000	1140	7	1979	Avg	4760	N	N	7759 11TH AVE SW
008	329870	0730	6/23/10	\$260,500	\$225,000	1140	7	1925	Avg	8481	N	N	9241 13TH AVE SW
008	789980	0765	11/6/09	\$270,000	\$218,000	1160	7	2009	Avg	1233	N	N	9009 A 18TH AVE SW
008	789980	0767	11/23/09	\$264,500	\$214,000	1160	7	2009	Avg	1225	N	N	9009 C 18TH AVE SW
008	789980	0768	5/6/10	\$249,950	\$213,000	1160	7	2009	Avg	1237	N	N	9007 A 18TH AVE SW
008	789980	0770	6/2/10	\$225,000	\$193,000	1160	7	2009	Avg	1291	N	N	9007 C 18TH AVE SW
008	211370	0220	9/8/09	\$327,950	\$260,000	1170	7	1950	VGood	6300	N	N	1310 SW ELMGROVE ST
008	430320	0080	11/3/09	\$265,000	\$214,000	1170	7	2003	Avg	5160	N	N	7956 DELRIDGE WAY SW
008	211370	1075	11/28/11	\$196,000	\$194,000	1180	7	1988	Avg	3998	N	N	8113 12TH AVE SW
008	797260	0030	8/12/09	\$295,000	\$232,000	1190	7	1986	Avg	8994	N	N	7938 5TH AVE SW
008	312404	9035	12/7/10	\$368,600	\$333,000	1200	7	1950	Avg	28750	Y	N	9014 4TH AVE SW
008	711300	0045	5/25/10	\$235,000	\$201,000	1205	7	2000	Avg	4780	N	N	8815 8TH AVE SW
008	430220	0485	11/17/09	\$240,000	\$194,000	1210	7	1967	Avg	5120	N	N	8629 16TH AVE SW
008	797260	4390	10/7/09	\$234,950	\$188,000	1210	7	1954	Avg	7320	N	N	9421 8TH AVE SW
008	789980	0766	11/25/09	\$265,000	\$215,000	1220	7	2009	Avg	1053	N	N	9009 B 18TH AVE SW
008	789980	0769	3/15/10	\$241,409	\$202,000	1220	7	2009	Avg	1062	N	N	9007 B 18TH AVE SW
008	329870	1044	11/10/11	\$192,500	\$190,000	1240	7	2007	Avg	1112	N	N	9430 B 15TH AVE SW
008	329870	1048	3/22/11	\$199,500	\$186,000	1240	7	2007	Avg	1517	N	N	9430 C 15TH AVE SW
008	312404	9196	5/7/10	\$330,000	\$281,000	1250	7	1966	Good	9448	N	N	9055 3RD AVE SW
008	797260	3070	4/8/09	\$316,700	\$239,000	1270	7	1915	Good	7200	N	N	8645 12TH AVE SW
008	797260	4195	7/7/09	\$275,000	\$214,000	1270	7	1980	Avg	7620	N	N	9415 10TH AVE SW
008	211320	0505	10/6/10	\$205,000	\$182,000	1300	7	1986	Avg	5120	N	N	7739 20TH AVE SW
008	513200	0025	7/24/09	\$325,000	\$254,000	1300	7	2004	Good	5080	N	N	8809 11TH AVE SW
008	935290	0203	9/23/09	\$232,000	\$185,000	1300	7	2009	Avg	850	N	N	9227 B 17TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	935290	0204	12/21/09	\$206,000	\$168,000	1300	7	2009	Avg	1406	N	N	9229 B 17TH AVE SW
008	935290	0205	2/22/10	\$199,950	\$167,000	1300	7	2009	Avg	1401	N	N	9229 A 17TH AVE SW
008	935290	0206	1/25/10	\$198,000	\$164,000	1300	7	2009	Avg	850	N	N	9227 A 17TH AVE SW
008	935290	0200	11/12/09	\$210,000	\$170,000	1320	7	2009	Avg	955	N	N	9225 A 17TH AVE SW
008	935290	0202	11/24/09	\$219,950	\$178,000	1320	7	2009	Avg	950	N	N	9225 B 17TH AVE SW
008	797260	2885	9/30/10	\$193,000	\$171,000	1350	7	1963	Avg	6834	N	N	1408 SW TRENTON ST
008	797260	0335	5/17/11	\$286,635	\$270,000	1410	7	1987	Avg	7650	Y	N	7944 8TH AVE SW
008	797260	0330	9/20/11	\$326,000	\$318,000	1450	7	1954	Good	7620	Y	N	7932 8TH AVE SW
008	789980	0310	11/5/09	\$299,000	\$241,000	1460	7	1956	Good	6415	N	N	1703 SW TRENTON ST
008	797260	3700	10/28/09	\$299,000	\$240,000	1470	7	1954	Good	7320	N	N	9209 8TH AVE SW
008	797260	4685	6/5/10	\$245,000	\$210,000	1480	7	1916	Avg	7620	N	N	9425 5TH AVE SW
008	775050	0292	1/11/10	\$218,000	\$179,000	1480	7	1996	Avg	4780	N	N	9057 9TH AVE SW
008	797260	0400	4/1/10	\$385,000	\$324,000	1580	7	1980	Avg	8890	Y	N	7903 7TH AVE SW
008	797260	0066	12/8/11	\$264,900	\$263,000	1590	7	1987	Avg	9747	N	N	7941 4TH AVE SW
008	797260	0525	7/21/09	\$340,000	\$265,000	1610	7	1971	Good	7620	N	N	7926 10TH AVE SW
008	797260	2935	3/18/11	\$335,000	\$311,000	1650	7	1928	Good	7650	Y	N	8626 14TH AVE SW
008	430220	0165	5/29/09	\$335,000	\$257,000	1690	7	1989	Avg	6450	N	N	8609 18TH AVE SW
008	797260	4215	1/8/10	\$360,000	\$296,000	1700	7	1965	Avg	7620	N	N	9408 10TH AVE SW
008	537020	0030	1/21/10	\$310,000	\$256,000	1740	7	1996	Avg	7140	N	N	9021 10TH AVE SW
008	211320	0545	2/1/10	\$249,900	\$207,000	1860	7	1991	Avg	4000	N	N	7744 DELRIDGE WAY SW
008	211320	0100	8/17/11	\$284,950	\$275,000	1940	7	2007	Avg	5001	N	N	7744 17TH AVE SW
008	329870	1040	2/24/11	\$210,000	\$194,000	1960	7	1918	Avg	5661	N	N	9426 15TH AVE SW
008	211270	0540	7/8/11	\$289,750	\$277,000	2030	7	2011	Avg	4135	N	N	7713 12TH AVE SW
008	211320	0135	10/6/09	\$360,000	\$288,000	2110	7	2009	Avg	5290	N	N	7718 17TH AVE SW
008	645330	0062	4/13/11	\$339,800	\$318,000	2280	7	2007	Avg	7234	N	N	9456 OLSON PL SW
008	211470	0199	6/25/10	\$191,000	\$165,000	1000	8	2005	Avg	1082	N	N	7630 HIGHLAND PRK WAY SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	789980	0784	11/28/11	\$191,900	\$190,000	1060	8	2006	Avg	1166	N	N	1715 SW HENDERSON ST
008	430270	0084	2/5/10	\$224,000	\$186,000	1100	8	2007	Avg	2266	N	N	8154 DELRIDGE WAY SW
008	211470	0762	4/16/10	\$245,000	\$207,000	1180	8	2008	Avg	1207	N	N	1109 SW HOLDEN ST
008	211470	0764	9/16/09	\$285,000	\$226,000	1180	8	2008	Avg	1651	N	N	1111 SW HOLDEN ST
008	211470	0765	7/23/09	\$285,000	\$222,000	1180	8	2008	Avg	1850	N	N	1113 SW HOLDEN ST
008	789980	0845	5/17/10	\$309,000	\$264,000	1190	8	2010	Avg	1210	N	N	9060 18TH AVE SW
008	789980	0851	1/5/11	\$239,000	\$218,000	1190	8	2010	Avg	801	N	N	1730 SW BARTON ST
008	789980	0846	11/9/10	\$247,000	\$222,000	1190	8	2010	Avg	1235	N	N	9056 18TH AVE SW
008	789980	0850	11/10/10	\$225,000	\$202,000	1190	8	2010	Avg	1616	N	N	9048 18TH AVE SW
008	789980	0856	4/13/11	\$220,000	\$206,000	1190	8	2010	Avg	810	N	N	1724 SW BARTON ST
008	789980	0867	4/11/11	\$222,000	\$208,000	1190	8	2010	Avg	645	N	N	1722 SW BARTON ST
008	211470	0760	5/27/09	\$299,950	\$230,000	1330	8	2008	Avg	1224	N	N	1107 SW HOLDEN ST
008	211370	0581	11/21/11	\$269,900	\$267,000	1450	8	2005	Avg	4001	N	N	7916 16TH AVE SW
008	643840	0015	8/27/10	\$360,000	\$316,000	1750	8	1995	Avg	10483	Y	N	606 SW OTHELLO ST
008	797260	0305	5/27/09	\$369,000	\$283,000	1780	8	2006	Avg	7649	N	N	7908 8TH AVE SW
008	645330	0321	7/28/10	\$325,000	\$283,000	1850	8	1999	Good	8059	N	N	9218 3RD AVE SW
008	797260	1545	1/8/09	\$383,000	\$280,000	1930	8	2000	Avg	9692	N	N	8139 4TH AVE SW
008	797260	2656	2/18/09	\$400,000	\$297,000	1970	8	2002	Avg	5400	N	N	8411 14TH AVE SW
008	797260	1555	8/11/09	\$361,000	\$283,000	1990	8	2000	Avg	9697	N	N	8135 4TH AVE SW
008	797260	0555	11/25/09	\$400,000	\$324,000	2010	8	1928	Good	4349	N	N	7957 9TH AVE SW
008	797260	0325	4/15/10	\$411,187	\$348,000	2020	8	1988	Avg	7620	Y	N	7926 8TH AVE SW
008	211470	0020	7/30/10	\$293,500	\$256,000	2180	8	2008	Avg	4080	Y	N	7713 8TH AVE SW
008	211270	0275	3/30/10	\$375,000	\$316,000	2210	8	2007	Avg	4000	N	N	7732 15TH AVE SW
008	430270	0240	8/29/11	\$465,000	\$451,000	2250	8	2011	Avg	6418	N	N	8142 20TH AVE SW
008	797260	1615	12/14/10	\$355,000	\$322,000	2270	8	2000	Avg	7209	N	N	412 SW CLOVERDALE ST
008	797260	1070	11/18/10	\$340,000	\$306,000	2280	8	2006	Avg	4600	N	N	8137 9TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	797260	1600	7/1/11	\$330,000	\$315,000	2340	8	2005	Avg	7270	N	N	8434 5TH AVE SW
008	430320	0280	5/20/10	\$432,000	\$369,000	2430	8	2005	Avg	5160	N	N	7918 20TH AVE SW
008	329870	0732	9/25/09	\$425,000	\$338,000	2490	8	2009	Avg	5000	N	N	9239 13TH AVE SW
008	797260	4255	12/28/10	\$330,000	\$300,000	2618	8	2007	Avg	8890	N	N	9456 10TH AVE SW
008	797260	4160	6/27/11	\$385,000	\$367,000	2620	8	2007	Avg	8220	N	N	9457 10TH AVE SW
008	789980	0863	4/22/10	\$259,950	\$220,000	920	9	2008	Avg	2046	N	N	1710 SW BARTON ST

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	012303	9103	6/12/09	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	012303	9119	12/2/11	\$116,280	DOR RATIO
004	012303	9161	12/9/11	\$289,390	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	012303	9207	2/18/11	\$150,000	NON REPRESENTATIVE SALE
004	012303	9270	11/15/10	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	012303	9276	10/13/10	\$125,000	IMP CHAR DON'T MATCH SALES CHAR.
004	012303	9297	4/25/11	\$247,979	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	012303	9323	6/27/11	\$173,199	DOR RATIO;IMP COUNT;STATEMENT TO DOR
004	012303	9340	10/27/11	\$250,484	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	012303	9365	8/4/10	\$185,500	IMP CHAR DON'T MATCH SALES CHAR.
004	012303	9386	12/27/11	\$190,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	012303	9433	8/15/11	\$120,457	DIAGNOSTIC OUTLIER
004	012303	9475	5/11/09	\$201,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	012303	9577	10/11/11	\$120,750	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	122303	9242	7/14/11	\$278,243	NO MARKET EXPOSURE; QUIT CLAIM DEED
004	159160	0077	5/14/10	\$359,000	IMP CHAR DON'T MATCH SALES CHAR.
004	159160	0088	6/11/09	\$329,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	159160	0195	1/5/10	\$133,000	OBSOL;FINANCIAL INSTITUTION RESALE
004	159160	0226	11/19/10	\$373,000	IMP CHAR DON'T MATCH SALES CHAR.
004	159160	0226	1/5/09	\$295,000	IMP CHARS CHANGE SINCE SALE.
004	159160	0346	2/23/09	\$249,049	IMP. CHAR CHANGED SINCE SALE
004	159160	0528	3/8/09	\$50,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	300480	0185	2/10/10	\$1,000	DOR RATIO
004	300480	0225	5/17/11	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	300480	0285	11/17/11	\$87,000	DOR RATIO;FORCED SALE
004	300480	0335	5/19/10	\$156,000	DIAGNOSTIC OUTLIER
004	300480	0345	7/27/11	\$109,900	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
004	351050	0120	8/18/10	\$244,387	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	630340	0005	8/23/11	\$128,000	DIAGNOSTIC OUTLIER
004	630340	0121	4/27/11	\$128,000	DIAGNOSTIC OUTLIER
004	630340	0165	3/1/10	\$159,900	IMP COUNT
004	630340	0285	11/23/09	\$235,000	IMP COUNT
004	630340	0410	8/5/11	\$190,000	DIAGNOSTIC OUTLIER
004	630340	0420	8/14/09	\$353,000	IMP COUNT
004	630340	0525	1/26/11	\$170,000	NO MARKET EXPOSURE
004	630340	0550	12/2/11	\$75,199	IMP. CHAR SINCE SALE; FINANCIAL INSTITUTION RESALE
004	630340	0560	7/30/09	\$249,950	UNFIN AREA
004	630340	0730	6/22/09	\$130,000	NO MARKET EXPOSURE
004	630340	0820	6/17/10	\$135,000	DIAGNOSTIC OUTLIER
004	630340	0981	1/12/10	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	630340	1125	4/5/11	\$310,879	NO MARKET EXPOSURE; GOVERNMENT AGENCY
004	630340	1175	10/11/10	\$57,100	DOR RATIO;QUIT CLAIM DEED
004	630340	1425	5/16/11	\$44,000	DOR RATIO;PREVIMP<=25K;TEAR DOWN

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	721140	0095	8/20/09	\$163,500	IMP CHAR CHANGE AFTER SALE
004	721140	0415	1/26/10	\$183,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	721140	0635	12/3/10	\$144,200	IMP. CHAR CHANGED SINCE SALE
004	721140	0895	3/16/10	\$165,100	DIAGNOSTIC OUTLIER
004	721140	0895	11/20/09	\$267,039	NO MARKET EXPOSURE; GOVERNMENT AGENCY
004	721140	1790	6/15/11	\$120,000	DOR RATIO
004	726220	0030	11/4/11	\$469,884	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	769400	0040	6/14/11	\$188,000	NO MARKET EXPOSURE
004	769460	0261	1/25/11	\$415,000	IMP CHAR DON'T MATCH SALES CHAR.
004	769460	0321	5/21/09	\$300,000	NO MARKET EXPOSURE; RELATED PARTY
004	778530	0030	4/19/11	\$363,500	IMP CHAR DON'T MATCH SALES CHAR.
004	814360	0015	3/25/09	\$258,000	NO MARKET EXPOSURE
004	814360	0035	1/15/09	\$260,800	RELOCATION - SALE TO SERVICE
004	815160	0070	11/24/09	\$211,263	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
004	815160	0070	1/12/10	\$145,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	815160	0113	5/18/11	\$165,000	DIAGNOSTIC OUTLIER
004	815160	0241	12/13/10	\$173,000	IMP CHAR DON'T MATCH SALES CHAR.
004	815160	0262	11/14/11	\$127,000	DIAGNOSTIC OUTLIER
004	815160	0320	4/15/11	\$148,575	NON REPRESENTATIVE SALE
004	815160	0540	7/22/09	\$330,000	NO MARKET EXPOSURE
004	815160	0740	5/21/09	\$319,000	NO MARKET EXPOSURE
004	815160	0810	3/4/09	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	815160	0950	12/7/09	\$129,900	DIAGNOSTIC OUTLIER
004	815160	0990	9/22/09	\$120,500	NO MARKET EXPOSURE
004	928680	0005	6/9/11	\$4,500	DOR RATIO
004	929020	0035	5/11/10	\$290,000	IMP CHAR DON'T MATCH SALES CHAR.
006	088000	0191	1/3/11	\$134,900	DIAGNOSTIC OUTLIER
006	193230	0485	6/24/10	\$405,000	NON REPRESENTATIVE SALE
006	223500	0090	11/12/09	\$90,500	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	327780	0805	8/6/10	\$259,999	NO MARKET EXPOSURE
006	327860	0010	10/15/10	\$300,000	DIAGNOSTIC OUTLIER
006	327860	0070	8/27/10	\$300,000	DIAGNOSTIC OUTLIER
006	327860	0820	11/16/11	\$175,000	DIAGNOSTIC OUTLIER
006	327860	4190	11/7/11	\$282,430	PREVIMP<=25K
006	327860	4220	11/3/11	\$281,280	PREVIMP<=25K
006	327860	4230	12/19/11	\$281,079	PREVIMP<=25K
006	327861	0010	12/1/09	\$255,000	AFFORDABLE HOUSING SALES
006	327861	0020	12/1/09	\$250,000	AFFORDABLE HOUSING SALES
006	327861	0030	12/1/09	\$255,000	AFFORDABLE HOUSING SALES
006	327861	0040	12/1/09	\$250,000	AFFORDABLE HOUSING SALES
006	327861	0460	12/9/10	\$215,000	AFFORDABLE HOUSING SALES;
006	327861	0470	12/9/10	\$215,000	AFFORDABLE HOUSING SALES
006	327861	0480	12/9/10	\$205,000	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	327861	0490	12/9/10	\$205,000	AFFORDABLE HOUSING SALES
006	327861	1590	11/7/11	\$297,898	% COMPLETE
006	327861	1610	12/4/11	\$309,536	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	327861	1620	10/14/11	\$292,892	%COMPL
006	327861	1640	11/2/11	\$315,990	%COMPL
006	327861	2440	12/6/11	\$283,803	PREVIMP<=25K
006	327861	2450	12/14/11	\$308,813	PREVIMP<=25K
006	362403	9107	2/10/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	362403	9143	7/14/09	\$112,000	DOR RATIO;STATEMENT TO DOR
006	362403	9174	7/29/11	\$52,000	AFFORDABLE HOUSING SALE; DOR RATIO
006	362403	9174	7/29/11	\$68,000	DOR RATIO;LEASE OR LEASE-HOLD
006	436370	0265	2/25/10	\$243,598	DIAGNOSTIC OUTLIER
006	436420	0100	12/6/11	\$41,399	DOR RATIO;QUIT CLAIM DEED
006	436470	0645	12/7/11	\$120,000	DOR RATIO
006	436470	0795	7/8/10	\$458,500	IMP CHAR DON'T MATCH SALES CHAR.
006	436470	0795	12/17/10	\$218,092	QUIT CLAIM DEED
006	436470	0940	9/15/11	\$196,400	BOX PLOT OUTLIER
006	436470	1025	4/19/10	\$327,500	RELOCATION - SALE TO SERVICE
006	436520	0005	12/23/11	\$231,395	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	436520	0235	8/28/09	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	436520	0260	5/25/10	\$105,220	DOR RATIO;QUIT CLAIM DEED; CORRECTION DEED
006	436520	0535	4/26/10	\$210,000	IMP CHAR DON'T MATCH SALES CHAR.
006	436520	0830	11/16/10	\$330,000	IMP COUNT
006	436520	0900	10/5/09	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	436570	0055	4/19/10	\$149,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	436570	0070	10/6/09	\$162,500	IMP CHAR CHANGED AFTER SALE; SHORT SALE
006	436570	0155	12/9/10	\$270,000	IMP CHAR DON'T MATCH SALES CHAR.
006	436570	0241	12/22/11	\$139,900	DIAGNOSTIC OUTLIER
006	436570	0335	5/6/10	\$140,000	NO MARKET EXPOSURE
006	436570	0385	7/21/11	\$137,500	DOR RATIO;PREVIMP<=25K
006	436570	0400	7/21/11	\$157,500	DOR RATIO;PREVIMP<=25K
006	436570	0495	4/8/11	\$199,500	DIAGNOSTIC OUTLIER
006	437850	0015	11/23/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	500500	0025	1/15/11	\$80,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
006	500500	0080	4/13/11	\$107,000	IMP CHARS CHANGE SINCE SALE.
006	500500	0080	9/15/11	\$199,000	IMP CHARS DON'T MATCH SALES CHARS
006	500500	0110	12/18/09	\$140,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	500500	0125	9/29/11	\$90,000	DOR RATIO
006	500500	0270	4/29/09	\$180,500	NON-REPRESENTATIVE SALE
006	534720	0180	11/10/11	\$150,000	DIAGNOSTIC OUTLIER
006	534720	0184	12/28/11	\$155,000	DIAGNOSTIC OUTLIER
006	534720	0188	12/2/11	\$176,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	534720	0190	11/23/11	\$165,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	688250	0065	8/24/10	\$366,690	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	738750	0075	12/22/09	\$178,000	NO MARKET EXPOSURE; FORCED SALE
006	738750	0145	6/2/11	\$135,500	DIAGNOSTIC OUTLIER
006	738750	0145	1/13/11	\$217,275	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	738750	0225	3/24/10	\$172,000	QUIT CLAIM DEED
006	738750	0255	12/28/09	\$135,000	IMP CHARS CHANGE AFTER SALE; SHORT SALE
006	738750	0345	8/13/09	\$245,000	NO MARKET EXPOSURE
006	745250	0050	1/7/11	\$254,230	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	745250	0075	11/16/10	\$119,950	DOR RATIO;UNFIN AREA
006	745250	0075	4/26/11	\$237,000	UNFIN AREA
006	745250	0480	12/17/09	\$145,000	IMP. CHAR CHANGED SINCE SALE
006	745300	0115	9/30/11	\$80,000	DOR RATIO;NON-REPRESENTATIVE SALE
006	798540	0084	3/3/09	\$272,841	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	798540	0086	12/27/11	\$190,800	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	798540	0133	11/2/11	\$99,900	DOR RATIO; NON-REPRESENTATIVE SALE
006	812210	0025	12/8/09	\$262,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	812210	0085	4/30/09	\$218,000	NO MARKET EXPOSURE
006	812210	0800	5/24/10	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	812210	1025	8/11/09	\$330,000	IMP COUNT
006	812210	1045	3/18/11	\$225,000	DIAGNOSTIC OUTLIER
006	812210	1260	11/2/09	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	812210	1450	3/31/11	\$186,500	DIAGNOSTIC OUTLIER
006	812310	0120	1/10/10	\$124,634	DOR RATIO;QUIT CLAIM DEED
006	812870	0035	10/22/09	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	812870	0125	12/8/11	\$138,950	DIAGNOSTIC OUTLIER
006	812870	0195	10/20/10	\$256,500	IMP CHARS DON'T MATCH SALES CHARS
006	815010	0065	4/19/11	\$144,000	DIAGNOSTIC OUTLIER
006	816550	0090	9/11/09	\$312,000	RELOCATION - SALE TO SERVICE
006	816550	0130	4/18/11	\$146,899	DOR RATIO;QUIT CLAIM DEED
006	816550	0260	6/10/11	\$233,000	BOX PLOT OUTLIER
006	816550	1080	12/10/10	\$299,950	%COMPL
006	816550	1520	5/3/11	\$240,000	BOX PLOT OUTLIER
006	886250	0010	6/20/10	\$59,799	DOR RATIO;NO MARKET EXPOSURE
006	886250	0010	6/20/10	\$190,201	NO MARKET EXPOSURE; STATEMENT TO DOR
006	886250	0020	6/16/10	\$62,800	DOR RATIO;NO MARKET EXPOSURE
006	886250	0020	6/16/10	\$187,200	NO MARKET EXPOSURE; STATEMENT TO DOR
006	886250	0050	5/18/11	\$60,000	DOR RATIO
006	886250	0070	11/29/10	\$45,000	DOR RATIO
006	886250	0070	11/29/10	\$205,000	FULL SALES PRICE NOT REPORTED
006	886250	0080	9/14/11	\$60,000	AFFORDABLE HOUSING SALE; DOR RATIO
006	886250	0080	9/14/11	\$165,000	DIAGNOSTIC OUTLIER
006	886250	0090	4/7/10	\$185,000	AFFORDABLE HOUSING SALES
006	886250	0090	4/7/10	\$65,000	DOR RATIO;STATEMENT TO DOR

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	886250	0100	10/20/11	\$50,000	DOR RATIO
006	886250	0110	11/15/11	\$200,000	AFFORDABLE HOUSING SALES
006	886250	0110	11/15/11	\$60,000	DOR RATIO;LEASE OR LEASE-HOLD
006	886250	0130	5/11/11	\$55,000	AFFORDABLE HOUSING SALE; DOR RATIO
006	886250	0140	10/3/11	\$60,000	AFFORDABLE HOUSING SALE; DOR RATIO
006	886250	0140	10/3/11	\$200,000	LEASE OR LEASE-HOLD; STATEMENT TO DOR
006	886250	0160	6/23/11	\$65,000	AFFORDABLE HOUSING SALE; DOR RATIO
006	886250	0170	4/9/10	\$45,000	DOR RATIO;CORPORATE AFFILIATES
006	886250	0180	11/17/09	\$60,000	DOR RATIO; AFFORDABLE HOUSING SALES
006	886250	0180	11/17/09	\$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
006	886250	0190	3/1/10	\$67,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	886250	0190	3/1/10	\$183,000	AFFORDABLE HOUSING SALES
006	886250	0200	3/2/10	\$255,000	AFFORDABLE HOUSING SALE
006	886250	0210	6/23/10	\$72,000	AFFORDABLE HOUSING SALE; DOR RATIO
006	886250	0220	9/1/11	\$55,000	DOR RATIO
006	886250	0230	3/30/11	\$63,500	DOR RATIO
006	886250	0230	3/30/11	\$186,500	LEASE OR LEASE-HOLD
006	886250	0240	6/21/10	\$55,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
006	886250	0240	6/21/10	\$201,000	AFFORDABLE HOUSING SALES
006	886250	0250	1/26/10	\$12,000	DOR RATIO;STATEMENT TO DOR
006	886250	0250	1/27/10	\$244,000	AFFORDABLE HOUSING SALES
006	886250	0260	3/19/10	\$55,000	AFFORDABLE HOUSING SALE; DOR RATIO
006	886250	0260	3/22/10	\$195,000	AFFORDABLE HOUSING SALES
006	886250	0270	4/20/10	\$57,000	DOR RATIO;STATEMENT TO DOR
006	886250	0290	1/22/10	\$79,500	DOR RATIO;STATEMENT TO DOR
006	886250	0300	3/10/10	\$173,000	AFFORDABLE HOUSING SALE
006	886250	0300	3/10/10	\$77,000	DOR RATIO;STATEMENT TO DOR
006	910900	0055	3/8/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	920695	0080	11/3/09	\$297,500	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	920695	0090	2/20/09	\$350,000	RELOCATION - SALE TO SERVICE
006	920695	0110	2/10/10	\$327,500	RELOCATION - SALE TO SERVICE
006	926920	0145	10/14/11	\$326,000	DIAGNOSTIC OUTLIER
006	935290	0565	7/20/11	\$174,000	IMP CHARS DON'T MATCH SALES CHARS
006	935290	0730	5/26/11	\$239,950	ACTIVE PERMIT BEFORE SALE>25K
006	935290	0730	1/12/10	\$123,422	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	935290	0730	1/19/11	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	935290	0890	10/14/11	\$279,521	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
006	935290	1035	3/31/09	\$125,950	NO MARKET EXPOSURE
006	935290	1035	3/31/09	\$99,000	NO MARKET EXPOSURE
006	935290	1050	9/1/10	\$102,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	948570	0075	2/18/11	\$127,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
006	948570	0280	9/10/09	\$6,000	DOR RATIO;QUIT CLAIM DEED
006	948570	0295	4/18/11	\$191,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	948570	0300	5/20/11	\$165,000	DIAGNOSTIC OUTLIER
006	948570	0325	2/23/09	\$230,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	126320	0100	8/3/10	\$106,000	DOR RATIO
008	203120	0005	10/13/09	\$376,860	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	203120	0005	12/9/09	\$220,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	211270	0090	8/3/11	\$83,000	DOR RATIO;NON-REPRESENTATIVE SALE
008	211270	0420	2/11/10	\$6,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	211270	0425	8/25/09	\$2,500	DOR RATIO;NO MARKET EXPOSURE
008	211270	0465	6/3/09	\$215,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	211270	0570	6/17/09	\$322,500	IMP CHAR DON'T MATCH SALES CHAR.
008	211270	0710	8/3/11	\$128,500	DOR RATIO;NO MARKET EXPOSURE
008	211320	0350	8/29/11	\$140,000	IMP CHAR DON'T MATCH SALES CHAR.
008	211320	0370	4/14/11	\$102,600	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
008	211320	0400	6/22/09	\$180,000	NON-REPRESENTATIVE SALE
008	211370	0275	7/23/10	\$142,786	RELATED PARTY, FRIEND OR NEIGHBOR
008	211370	0405	10/29/11	\$102,500	DOR RATIO
008	211370	0405	10/5/11	\$68,000	DOR RATIO
008	211370	0490	1/14/09	\$210,000	NON-REPRESENTATIVE SALE
008	211370	0635	5/7/09	\$349,900	IMP CHAR DON'T MATCH SALES CHAR.
008	211370	0705	12/31/09	\$175,379	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	211370	0835	6/21/11	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	211370	1080	7/22/11	\$176,000	DIAGNOSTIC OUTLIER
008	211470	0015	10/29/09	\$320,000	NON REPRESENTATIVE SALE; SHORT SALE
008	211470	0040	4/20/10	\$277,400	MULTI-PARCEL SALE;
008	211470	0195	3/18/10	\$125,000	PREVIMP<=25K
008	211470	0195	9/30/09	\$166,500	PREVIMP<=25K;NO MARKET EXPOSURE
008	211470	0520	7/19/10	\$113,517	DOR RATIO;UNFIN AREA
008	211470	0560	9/9/10	\$138,800	NON-REPRESENTATIVE SALE
008	211470	0735	6/19/09	\$207,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2)
008	211470	0755	12/16/11	\$313,588	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	211470	0805	1/28/11	\$124,165	DOR RATIO;NON-REPRESENTATIVE SALE
008	312404	9168	1/27/10	\$238,701	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	312404	9196	1/6/10	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	329870	0028	2/22/09	\$215,000	IMP CHAR DON'T MATCH SALES CHAR.
008	329870	0028	2/22/09	\$186,000	RELOCATION - SALE TO SERVICE
008	329870	0242	11/12/10	\$140,000	DIAGNOSTIC OUTLIER
008	329870	0245	10/25/11	\$145,000	IMP CHAR DON'T MATCH SALES CHAR.
008	329870	0405	11/10/09	\$175,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	329870	0420	10/19/11	\$100,000	PREVIMP<=25K;ESTATE ADMINISTRATOR
008	329870	0436	6/24/09	\$148,498	QUIT CLAIM DEED
008	329870	0599	6/28/10	\$219,950	IMP COUNT
008	329870	0674	4/16/09	\$130,500	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	329870	0721	11/30/11	\$297,941	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	329870	0850	3/13/09	\$333,000	IMP CHAR DON'T MATCH SALES CHAR.
008	329870	0896	10/28/09	\$289,443	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	329870	1021	9/29/10	\$155,000	PREVIMP<=25K
008	329870	1035	9/3/10	\$136,900	NON-REPRESENTATIVE SALE
008	329870	1067	11/23/11	\$255,203	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	329870	1071	8/19/09	\$309,767	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	329870	1071	5/18/11	\$99,750	DOR RATIO;NO MARKET EXPOSURE
008	430220	0120	1/14/11	\$145,000	DIAGNOSTIC OUTLIER
008	430220	0132	11/15/10	\$216,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	0132	10/14/11	\$114,199	NON REPRESENTITIVE SALE
008	430220	0135	10/7/11	\$95,000	DOR RATIO;PREVIMP<=25K
008	430220	0243	4/13/11	\$170,600	RELATED PARTY, FRIEND, OR NEIGHBOR
008	430220	0320	4/4/11	\$149,400	DIAGNOSTIC OUTLIER
008	430220	0320	3/1/11	\$176,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	0381	6/3/09	\$1,000	DOR RATIO;\$1,000 SALE OR LESS
008	430220	0480	9/16/11	\$145,000	DIAGNOSTIC OUTLIER
008	430220	0515	6/3/11	\$118,000	IMP CHAR DON'T MATCH SALES CHAR.
008	430220	1186	12/5/11	\$150,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	1198	7/20/09	\$250,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	1200	7/20/09	\$237,500	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	1202	8/18/09	\$250,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	1204	7/20/09	\$256,500	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	1206	7/13/09	\$247,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430220	1208	7/13/09	\$259,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	430270	0084	8/14/09	\$176,002	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
008	430270	0090	11/18/11	\$139,000	DIAGNOSTIC OUTLIER
008	430270	0490	3/26/09	\$330,000	IMP CHARS CHANGE AFTER SALE; SHORT SALE
008	430320	0085	11/11/11	\$172,000	DIAGNOSTIC OUTLIER
008	537020	0170	7/28/09	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	645330	0062	10/25/10	\$174,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	645330	0318	12/9/11	\$110,000	DOR RATIO
008	775050	0145	9/23/11	\$82,813	DIAGNOSTIC OUTLIER
008	775050	0176	10/28/09	\$172,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	775050	0235	4/21/11	\$155,000	DIAGNOSTIC OUTLIER
008	775050	0250	3/15/11	\$119,900	DIAGNOSTIC OUTLIER
008	775050	0295	6/13/11	\$131,500	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
008	775050	0480	6/24/09	\$130,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	789980	0005	7/26/11	\$160,000	DIAGNOSTIC OUTLIER
008	789980	0210	9/3/09	\$220,000	IMP CHAR DON'T MATCH SALES CHAR.
008	789980	0430	12/12/11	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	789980	0730	4/19/11	\$160,000	DIAGNOSTIC OUTLIER
008	789980	0736	12/14/11	\$313,939	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	789980	0784	10/21/11	\$195,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	789980	0871	10/25/10	\$235,000	BUILDER OR DEVELOPER SALES
008	789980	1000	6/15/11	\$101,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
008	797260	0432	8/20/09	\$139,975	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	797260	0434	8/20/09	\$139,975	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	797260	0442	7/21/11	\$116,500	NON REPRESENTATIVE SALE
008	797260	0535	1/26/09	\$175,000	IMP. CHAR CHANGED SINCE SALE
008	797260	0557	5/10/11	\$184,000	NO MARKET EXPOSURE
008	797260	0560	5/24/11	\$179,000	DIAGNOSTIC OUTLIER
008	797260	0565	4/28/11	\$158,000	IMP CHAR DON'T MATCH SALES CHAR.
008	797260	0565	4/21/11	\$148,000	IMP CHAR DON'T MATCH SALES CHAR.
008	797260	0567	5/24/11	\$135,000	OBSOL
008	797260	0568	4/15/11	\$149,950	DIAGNOSTIC OUTLIER
008	797260	0600	6/4/10	\$281,539	IMP CHAR DON'T MATCH SALES CHAR.
008	797260	0606	5/17/11	\$150,000	DIAGNOSTIC OUTLIER
008	797260	0970	4/20/11	\$107,310	BOX
008	797260	0970	10/11/10	\$176,760	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	797260	1100	3/17/11	\$265,000	RELOCATION - SALE TO SERVICE
008	797260	1120	3/19/10	\$165,000	DIAGNOSTIC OUTLIER
008	797260	1250	6/21/10	\$354,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	797260	1260	10/4/11	\$200,000	DIAGNOSTIC OUTLIER
008	797260	1400	5/1/09	\$170,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
008	797260	1593	5/11/09	\$162,781	DOR RATIO;QUIT CLAIM DEED
008	797260	1677	4/21/10	\$180,000	DIAGNOSTIC OUTLIER
008	797260	1731	8/27/09	\$220,600	NON-REPRESENTATIVE SALE
008	797260	1825	11/29/11	\$269,800	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	797260	2021	11/11/10	\$120,000	IMP CHAR CHANGED AFTER SALE
008	797260	2021	3/22/11	\$244,990	IMP CHAR DON'T MATCH SALES CHAR.
008	797260	2111	12/22/10	\$82,889	DOR RATIO
008	797260	2300	3/25/10	\$147,098	DOR RATIO;QUIT CLAIM DEED
008	797260	2465	6/7/09	\$250,000	NON-REPRESENTATIVE SALE
008	797260	2945	10/27/11	\$115,000	DOR RATIO;NON-REPRESENTATIVE SALE
008	797260	3355	5/18/09	\$1,500	DOR RATIO;NO MARKET EXPOSURE
008	797260	3640	9/10/09	\$231,500	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	797260	3930	10/25/10	\$214,950	IMP CHAR DON'T MATCH SALES CHAR.
008	797260	3931	11/30/11	\$120,000	NON REPRESENTATIVE SALE
008	797260	3995	7/22/11	\$199,900	DIAGNOSTIC OUTLIER
008	797260	4155	3/10/11	\$182,000	DIAGNOSTIC OUTLIER
008	797260	4200	9/25/09	\$285,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	797260	4255	2/10/10	\$330,000	FORECLOSURE; NO MARKET EXP; EXEMPT EXCISE TAX
008	797260	4635	2/3/09	\$300,000	NO MARKET EXPOSURE
008	797260	4770	4/6/09	\$240,000	NON REPRESENTATIVE SALE
008	935290	0125	5/20/11	\$208,000	DIAGNOSTIC OUTLIER
008	935290	0135	3/31/11	\$169,900	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	122303	9105	1/24/2010	\$140,000	15631	N	N
004	630340	0481	9/20/2011	\$50,000	3175	N	N
004	928680	0041	7/19/2011	\$60,000	9137	N	N
006	436420	0195	3/17/2011	\$90,000	7680	N	N
008	312404	9193	6/12/2009	\$145,000	8047	Y	N
008	797260	0245	1/25/2011	\$100,000	7620	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	815160	0951	11/5/2009	\$100,000	RELATED PARTY, FRIEND OR NEIGHBOR
006	327861	0430	12/9/2010	\$260,000	NEW IMPROVEMENT NOT PICKED UP
006	327861	0440	12/9/2010	\$205,000	NEW IMPROVEMENT NOT PICKED UP
006	327861	0450	12/9/2010	\$205,000	NEW IMPROVEMENT NOT PICKED UP
006	436420	0195	11/22/2011	\$500,000	NEW IMPROVEMENT NOT PICKED UP
008	211270	0057	1/21/2011	\$75,000	RELATED PARTY, FRIEND OR NEIGHBOR
008	211470	0039	4/22/2010	\$60,000	MULTI PARCEL
008	211470	0735	6/19/2009	\$99,000	NON PROFIT ORGANIZATION
008	329870	0674	4/16/2009	\$89,000	NON PROFIT ORGANIZATION
008	645330	0025	8/30/2011	\$20,000	NON REPRESENTATIVE SALE
008	789980	0841	3/1/2011	\$299,000	NEW IMPROVEMENT NOT PICKED UP

Mobile Home Sales Used in this Annual Update Analysis
Area 77

Sub Area	Major	Minor	SaleDate	Sales Price	Lot Size	View	Water-front	Situs Address
004	159160	0211	9/23/2009	\$84,000	8960	N	N	11424 26th Ave SW

