

Residential Revalue

2012 Assessment Roll

Mt. Baker/Seward Park

Area 81

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

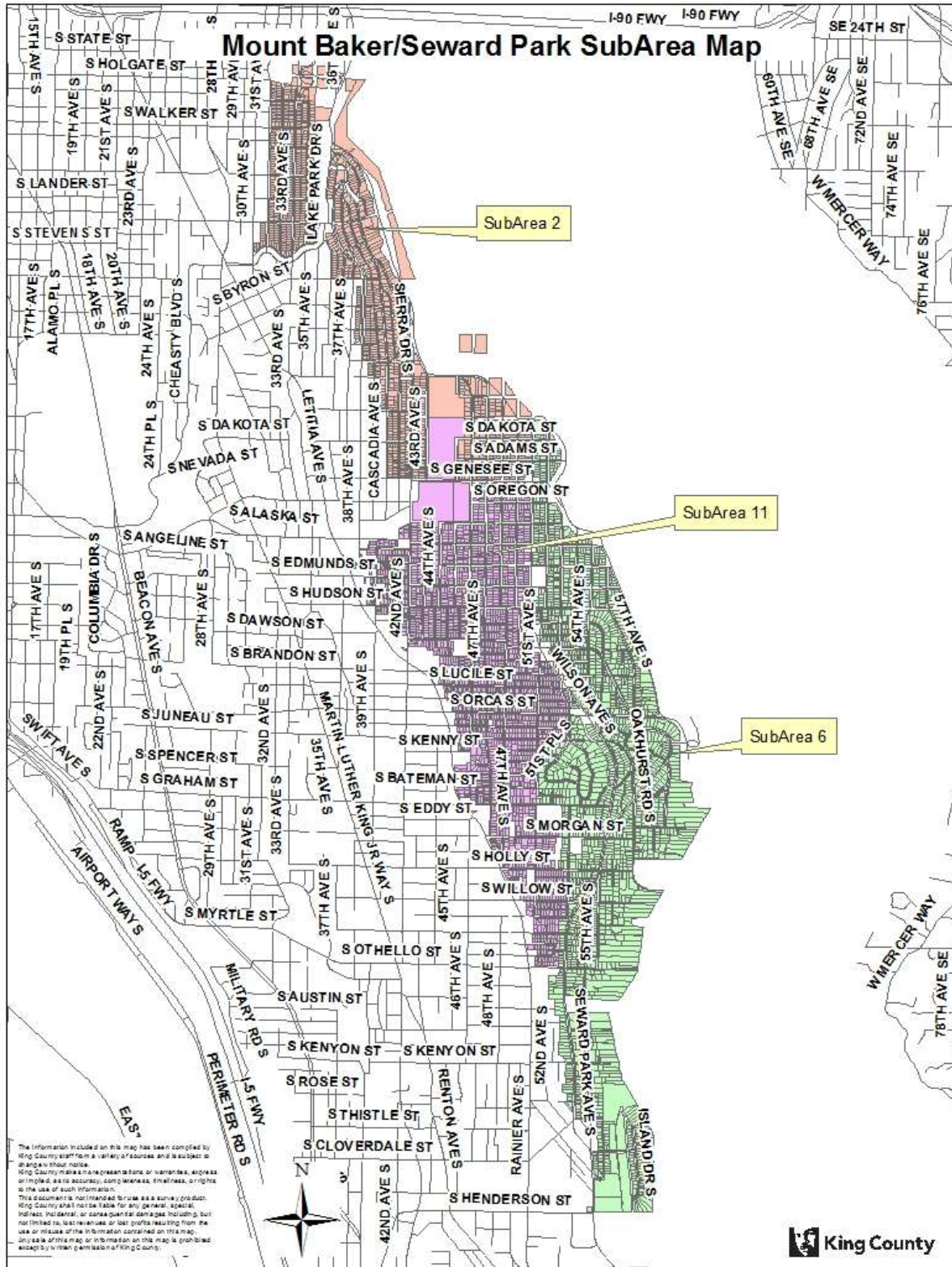
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

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

Sincerely,

Lloyd Hara
Assessor



Mt.Baker/Seward Park

Housing



Grade 6/ Year Built 1952/ Total Living Area 930



Grade 7/ Year Built 1915/ Total Living Area 1850



Grade 8/ Year Built 1951/ Total Living Area 2380



Grade 8/ Year Built 2002/ Total Living Area 1700



Grade 9/ Year Built 1942/ Total Living Area 2670



Grade 11/ Year Built 1989/ Total Living Area 3640

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: Mt. Baker / Seward Park - 81

Number of Improved Sales: 405

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	\$196,900	\$251,400	\$448,300			
2012 Value	\$191,600	\$238,700	\$430,300	\$478,000	90.0%	13.79%
Change	-\$5,300	-\$12,700	-\$18,000			
% Change	-2.7%	-5.1%	-4.0%			

*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	\$213,800	\$240,300	\$454,100
2012 Value	\$208,100	\$228,200	\$436,300
Percent Change	-2.7%	-5.0%	-3.9%

Number of one to three unit residences in the population: 5052

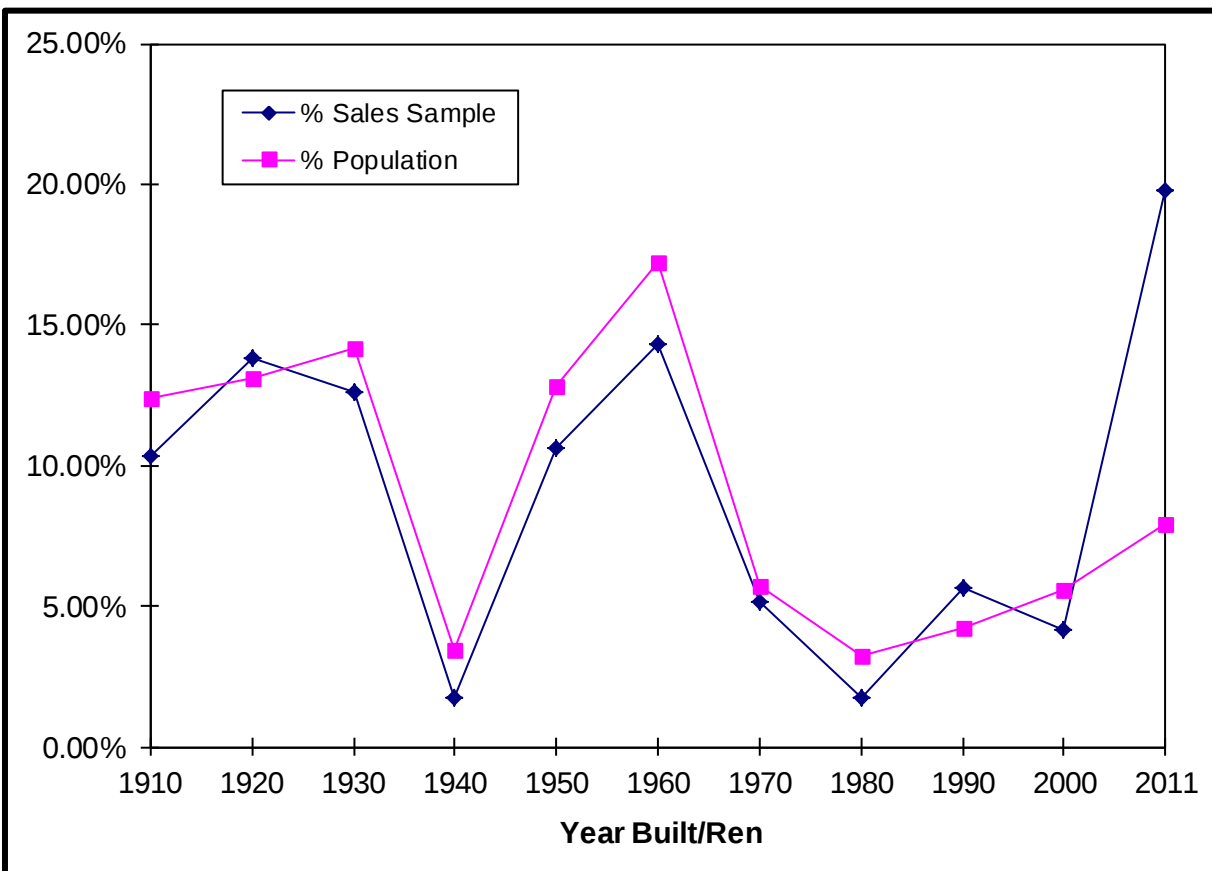
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels located in Neighborhood 3, Neighborhood 4 and good / very good condition improvements. Good and very good improvements not located in Neighborhood 3 and Neighborhood 4 received downward adjustment less than other parcels due to lower assessment ratio. Parcels located in Neighborhood 3 and Neighborhood 4 received an upward adjustment due to lower assessment ratio than other parcels. (See Neighborhoods map page 4).

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	42	10.37%
1920	56	13.83%
1930	51	12.59%
1940	7	1.73%
1950	43	10.62%
1960	58	14.32%
1970	21	5.19%
1980	7	1.73%
1990	23	5.68%
2000	17	4.20%
2011	80	19.75%
	405	

Population		
Year Built/Ren	Frequency	% Population
1910	626	12.39%
1920	664	13.14%
1930	718	14.21%
1940	176	3.48%
1950	648	12.83%
1960	871	17.24%
1970	288	5.70%
1980	163	3.23%
1990	215	4.26%
2000	283	5.60%
2011	400	7.92%
	5052	

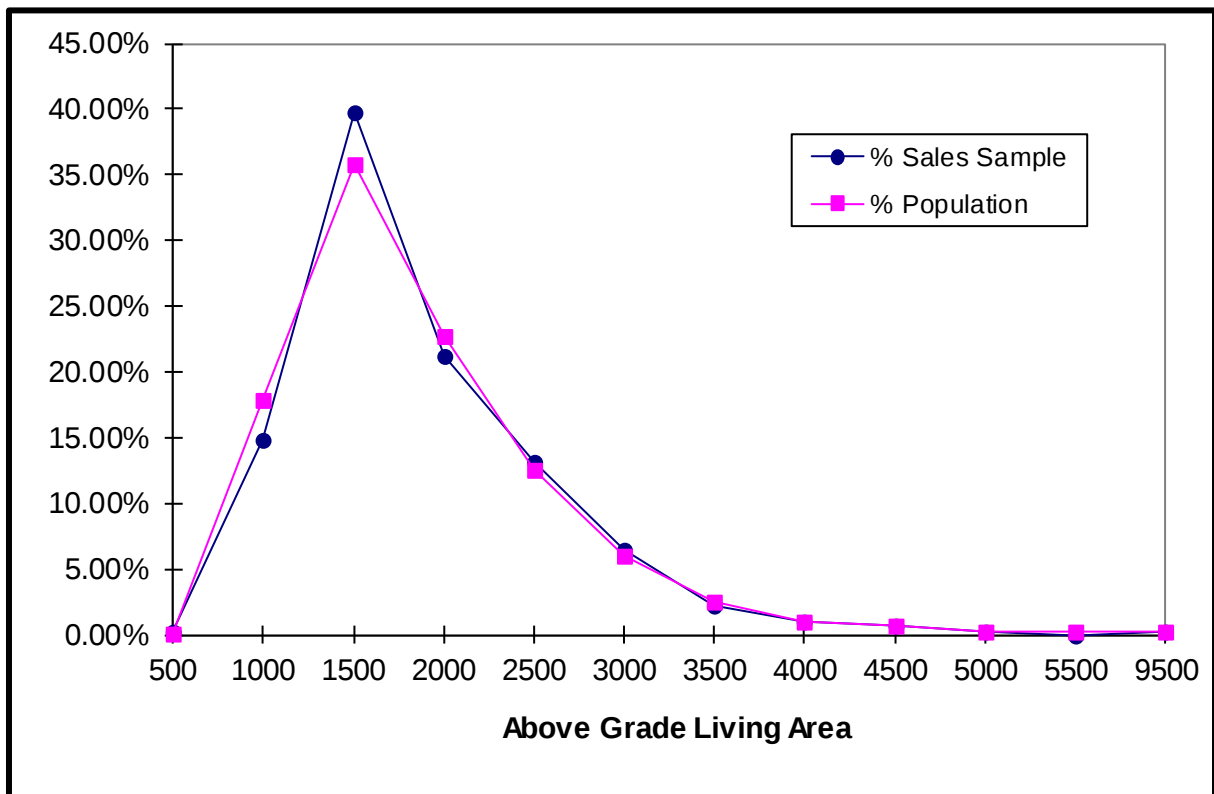


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.25%
1000	60	14.81%
1500	161	39.75%
2000	86	21.23%
2500	53	13.09%
3000	26	6.42%
3500	9	2.22%
4000	4	0.99%
4500	3	0.74%
5000	1	0.25%
5500	0	0.00%
9500	1	0.25%
	405	

Population		
AGLA	Frequency	% Population
500	7	0.14%
1000	902	17.85%
1500	1806	35.75%
2000	1148	22.72%
2500	632	12.51%
3000	305	6.04%
3500	128	2.53%
4000	51	1.01%
4500	36	0.71%
5000	14	0.28%
5500	8	0.16%
9500	15	0.30%
	5052	

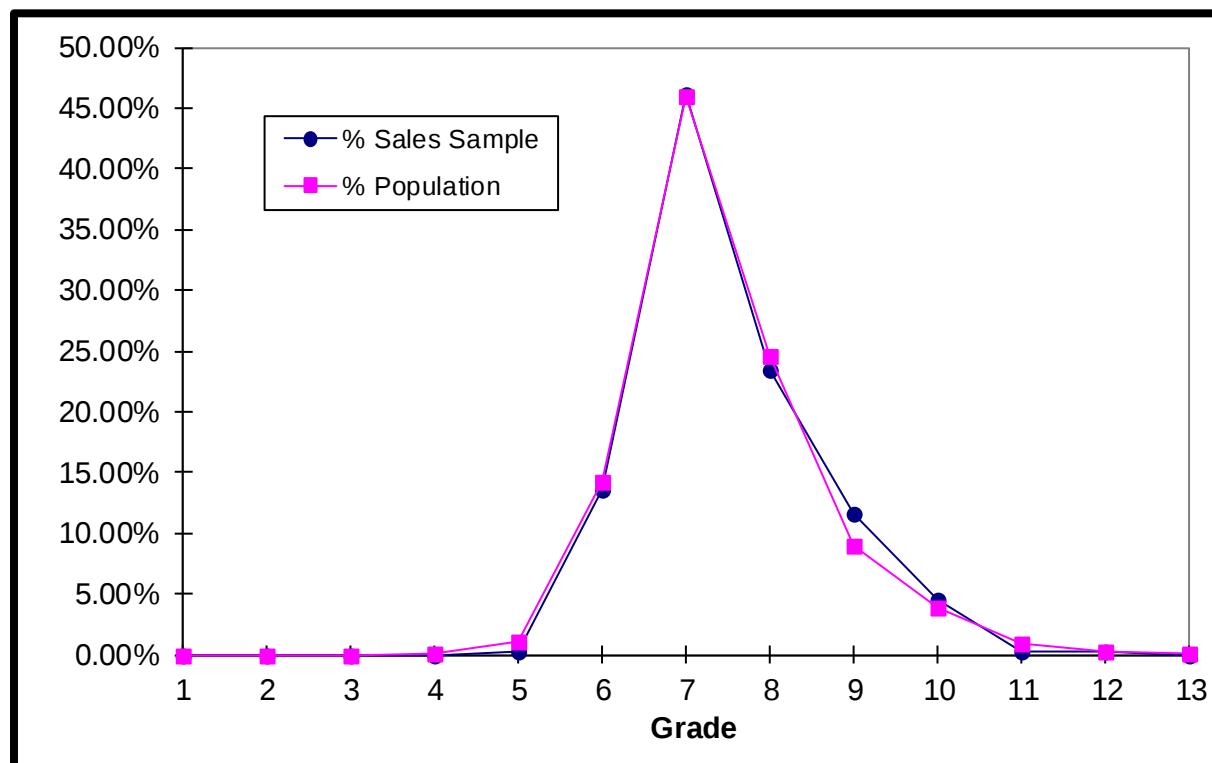


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.25%
6	55	13.58%
7	187	46.17%
8	95	23.46%
9	47	11.60%
10	18	4.44%
11	1	0.25%
12	1	0.25%
13	0	0.00%
405		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	53	1.05%
6	718	14.21%
7	2323	45.98%
8	1245	24.64%
9	454	8.99%
10	195	3.86%
11	49	0.97%
12	12	0.24%
13	2	0.04%
5052		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 12 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 2.7% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels located in Neighborhood 3, Neighborhood 4 and good / very good condition improvements. Good and very good improvements not located in Neighborhood 3 and Neighborhood 4 received downward adjustment less than other parcels due to lower assessment ratio. Parcels located in Neighborhood 3 and Neighborhood 4 received an upward adjustment due to lower assessment ratio than other parcels. (See Neighborhoods map page 4)

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 405 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.0%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -3.9%. 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 81 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

-7.84%

Good and V.Good Condition parcels except parcels located in Nghb 3 or Nghb 4	Yes
---	------------

% Adjustment	-1.03%
--------------	--------

Nghb 3	Yes
---------------	------------

% Adjustment	3.55%
--------------	-------

Nghb 4	Yes
---------------	------------

% Adjustment	4.34%
--------------	-------

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a good or very good condition parcels located in all Neighborhoods except in Neighborhood 3 or Neighborhood 4 would *approximately* receive a 1.03% downward adjustment. 889 parcels in the improved population would receive this adjustment. There were 95 sales.

Parcels located in Neighborhood 3 would approximately receive a 3.55% upward adjustment. 542 parcels in the improved population would receive this adjustment. There were 33 sales.

Similarly, parcels located in Neighborhood 4 would approximately receive a 4.34% upward adjustment. 300 parcels in the improved population would receive this adjustment. There were 21 sales.

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

65.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 81 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.879, resulting in an adjusted value of \$ 462,000 ($\$525,000 \times 0.879 = \$462,000$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.851	-14.9%
2/1/2009	0.855	-14.5%
3/1/2009	0.859	-14.1%
4/1/2009	0.863	-13.7%
5/1/2009	0.867	-13.3%
6/1/2009	0.871	-12.9%
7/1/2009	0.875	-12.5%
8/1/2009	0.879	-12.1%
9/1/2009	0.884	-11.6%
10/1/2009	0.888	-11.2%
11/1/2009	0.892	-10.8%
12/1/2009	0.896	-10.4%
1/1/2010	0.900	-10.0%
2/1/2010	0.905	-9.5%
3/1/2010	0.908	-9.2%
4/1/2010	0.913	-8.7%
5/1/2010	0.917	-8.3%
6/1/2010	0.921	-7.9%
7/1/2010	0.925	-7.5%
8/1/2010	0.929	-7.1%
9/1/2010	0.934	-6.6%
10/1/2010	0.938	-6.2%
11/1/2010	0.942	-5.8%
12/1/2010	0.946	-5.4%
1/1/2011	0.950	-5.0%
2/1/2011	0.954	-4.6%
3/1/2011	0.958	-4.2%
4/1/2011	0.962	-3.8%
5/1/2011	0.967	-3.3%
6/1/2011	0.971	-2.9%
7/1/2011	0.975	-2.5%
8/1/2011	0.979	-2.1%
9/1/2011	0.983	-1.7%
10/1/2011	0.987	-1.3%
11/1/2011	0.992	-0.8%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415430	2055	5/15/10	\$272,000	\$250,000	670	6	1919	Avg	2400	N	N	4618 S GENESEE ST
002	524980	0160	10/26/10	\$288,000	\$271,000	800	6	2005	Avg	7200	N	N	4224 42ND AVE S
002	795030	2700	10/21/11	\$225,000	\$223,000	820	6	1918	Avg	3030	N	N	4159 41ST AVE S
002	415430	0175	6/3/10	\$293,500	\$270,000	870	6	1900	Avg	4200	N	N	4132 42ND AVE S
002	415430	1970	11/4/09	\$374,000	\$334,000	900	6	1951	Avg	5400	N	N	4222 46TH AVE S
002	524980	3285	11/7/11	\$409,000	\$406,000	940	6	1940	Good	7200	N	N	4224 49TH AVE S
002	524980	3280	9/15/11	\$212,000	\$209,000	960	6	1940	Avg	7200	N	N	4220 49TH AVE S
002	415430	1915	6/23/10	\$415,000	\$383,000	1080	6	1904	VGood	3600	N	N	4229 46TH AVE S
002	812110	0945	4/14/10	\$450,000	\$411,000	800	7	1944	VGood	6180	Y	N	3822 41ST AVE S
002	524980	2695	8/29/11	\$275,000	\$270,000	910	7	1948	Avg	4800	N	N	4712 S ADAMS ST
002	812110	0685	8/28/11	\$425,000	\$418,000	970	7	1952	Avg	4944	Y	N	3815 41ST AVE S
002	415430	1900	6/29/11	\$423,130	\$412,000	1050	7	1961	Good	5760	N	N	4221 46TH AVE S
002	812110	1130	3/29/11	\$513,500	\$494,000	1050	7	1958	Avg	6000	Y	N	3711 41ST AVE S
002	795030	3030	5/3/10	\$350,000	\$321,000	1080	7	1914	Avg	3000	N	N	4118 41ST AVE S
002	812110	1285	9/28/09	\$380,000	\$337,000	1150	7	1951	Avg	4635	N	N	3725 39TH AVE S
002	795030	0225	10/14/10	\$460,000	\$432,000	1190	7	1965	Avg	5050	Y	N	4021 41ST AVE S
002	795030	0225	6/2/10	\$325,000	\$299,000	1190	7	1965	Avg	5050	Y	N	4021 41ST AVE S
002	570000	3120	1/28/11	\$512,000	\$488,000	1230	7	1921	Good	5284	N	N	3600 38TH AVE S
002	570000	3140	5/6/10	\$425,000	\$390,000	1230	7	1916	Avg	5335	N	N	3804 S COURT ST
002	415430	2020	11/17/09	\$600,000	\$537,000	1370	7	2008	Avg	7200	N	N	4221 47TH AVE S
002	795030	2940	9/24/09	\$338,000	\$300,000	1410	7	1907	Avg	3000	N	N	4231 42ND AVE S
002	570000	2440	3/14/11	\$492,254	\$473,000	1420	7	1924	Avg	4954	N	N	2946 36TH AVE S
002	570000	0675	8/10/10	\$391,800	\$365,000	1500	7	1922	Avg	5000	N	N	2532 31ST AVE S
002	570000	0515	9/1/10	\$520,000	\$485,000	1510	7	1922	Good	5000	N	N	2837 32ND AVE S
002	795030	0005	8/18/11	\$415,000	\$407,000	1700	7	1907	Avg	6356	Y	N	4009 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	570000	3130	5/25/10	\$680,000	\$626,000	1750	7	1917	Good	5200	N	N	3608 38TH AVE S
002	570000	1465	2/20/09	\$550,000	\$472,000	1870	7	1928	Avg	4995	N	N	2802 33RD AVE S
002	570000	0375	4/22/11	\$359,000	\$347,000	1950	7	1925	Good	4589	N	N	3002 S MOUNT BAKER BLVD
002	570000	0680	2/19/09	\$509,000	\$436,000	2090	7	1923	Avg	6000	N	N	2538 31ST AVE S
002	673870	0120	5/23/11	\$523,750	\$508,000	2120	7	1912	Avg	4000	N	N	2110 31ST AVE S
002	570000	1665	10/26/10	\$719,000	\$677,000	2160	7	1921	Good	5000	N	N	2534 33RD AVE S
002	570000	2420	1/10/11	\$470,000	\$447,000	2170	7	1924	Avg	8142	N	N	2847 MOUNT RAINIER DR S
002	570000	2485	3/15/11	\$565,000	\$542,000	2170	7	1918	Avg	6000	N	N	3135 37TH PL S
002	570000	0870	11/3/10	\$599,000	\$564,000	2200	7	1913	Avg	5000	N	N	2336 32ND AVE S
002	570000	1105	10/26/11	\$495,000	\$490,000	2270	7	1911	Avg	5000	N	N	2806 32ND AVE S
002	812110	0865	12/1/09	\$545,000	\$488,000	1230	8	1951	Avg	6120	Y	N	3827 42ND AVE S
002	524980	2835	3/15/11	\$460,000	\$442,000	1300	8	1930	Avg	3000	Y	N	4804 S ADAMS ST
002	795030	0345	11/30/11	\$460,000	\$458,000	1480	8	1963	Avg	6000	Y	N	4020 CASCADIA AVE S
002	570000	1115	10/11/10	\$523,000	\$491,000	1640	8	1910	Good	5000	N	N	2816 32ND AVE S
002	795030	0355	1/25/11	\$332,000	\$317,000	1670	8	1929	Fair	5000	Y	N	4014 CASCADIA AVE S
002	570000	3125	8/13/10	\$590,000	\$549,000	1750	8	1909	Good	5200	N	N	3604 38TH AVE S
002	570000	2030	6/14/10	\$570,000	\$526,000	1790	8	1918	Good	5000	N	N	3440 S MOUNT BAKER BLVD
002	570000	1850	7/7/10	\$725,000	\$671,000	1940	8	1907	Good	6000	N	N	2338 34TH AVE S
002	570000	0930	5/26/11	\$625,000	\$606,000	1950	8	1911	Avg	5000	N	N	2307 33RD AVE S
002	570000	1740	5/19/10	\$762,000	\$700,000	1960	8	1920	Good	5000	N	N	2320 33RD AVE S
002	524980	3395	8/10/11	\$647,000	\$634,000	1970	8	2006	Avg	7080	N	N	4026 49TH AVE S
002	570000	0780	9/11/09	\$700,000	\$620,000	1980	8	1916	Good	5000	N	N	2343 32ND AVE S
002	570000	1705	3/23/09	\$720,000	\$620,000	2060	8	1921	Good	5000	N	N	2509 34TH AVE S
002	570000	3221	1/11/10	\$875,000	\$789,000	2090	8	1923	Good	7400	N	N	3615 BELLA VISTA AVE S
002	208770	0075	2/16/11	\$605,000	\$579,000	2130	8	1916	Avg	7050	N	N	2124 31ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	570000	2465	4/28/10	\$565,000	\$518,000	2130	8	2000	Avg	4954	N	N	2970 36TH AVE S
002	570000	2970	8/8/11	\$849,000	\$832,000	2160	8	1913	Good	4500	N	N	3323 HUNTER BLVD S
002	570000	3325	12/3/09	\$729,000	\$653,000	2200	8	1914	Good	5000	N	N	3328 HUNTER BLVD S
002	570000	1670	8/23/11	\$1,000,000	\$982,000	2340	8	1924	Good	6000	N	N	2538 33RD AVE S
002	570000	1575	10/7/09	\$769,000	\$683,000	2360	8	1922	Good	5000	N	N	2722 33RD AVE S
002	673870	0270	7/29/11	\$757,500	\$741,000	2370	8	1914	Good	4000	N	N	2012 33RD AVE S
002	570000	2875	11/14/11	\$618,000	\$614,000	2380	8	1913	Avg	4000	N	N	3237 HUNTER BLVD S
002	208770	0116	3/14/11	\$629,950	\$605,000	2490	8	1916	Avg	4400	N	N	3107 S DOSE TER
002	570000	3350	8/24/11	\$832,500	\$818,000	2680	8	1917	Avg	5000	N	N	3329 BELLA VISTA AVE S
002	795030	2785	5/16/11	\$490,000	\$475,000	1390	9	2011	Avg	2000	N	N	4124 CASCADE AVE S
002	795030	2789	5/4/11	\$527,500	\$510,000	1670	9	2011	Avg	3000	N	N	4126 Cascadia Ave S.
002	570050	0150	5/17/11	\$1,300,000	\$1,259,000	1770	9	1920	Good	7000	Y	N	2334 SHORELAND DR S
002	570050	0150	5/12/09	\$1,160,000	\$1,007,000	1770	9	1920	Good	7000	Y	N	2334 SHORELAND DR S
002	570050	0150	4/10/09	\$1,180,000	\$1,020,000	1770	9	1920	Good	7000	Y	N	2334 SHORELAND DR S
002	570000	1835	9/27/11	\$1,270,000	\$1,253,000	1900	9	1925	Good	6000	Y	N	2320 34TH AVE S
002	570000	4115	9/8/11	\$890,000	\$876,000	2030	9	1925	Avg	7380	Y	N	3353 LAKEWOOD AVE S
002	673870	0135	5/6/11	\$1,007,000	\$974,000	2140	9	2003	Avg	4000	N	N	2027 32ND AVE S
002	812110	1131	6/26/09	\$1,400,000	\$1,224,000	2420	9	1914	VGood	6360	Y	N	3708 CASCADIA AVE S
002	570000	3720	4/29/10	\$1,404,000	\$1,287,000	2490	9	2010	Avg	7800	N	N	3017 CASCADIA AVE S
002	570000	1515	4/19/10	\$784,000	\$717,000	2510	9	1930	Good	7530	N	N	3320 S MOUNT BAKER BLVD
002	570000	3926	1/11/10	\$1,545,000	\$1,393,000	2530	9	1919	Good	7200	Y	N	3448 CASCADIA AVE S
002	570000	1095	5/10/10	\$735,000	\$675,000	2750	9	1936	Avg	5500	N	N	2701 33RD AVE S
002	570000	3775	8/4/11	\$1,096,850	\$1,074,000	2760	9	1909	Good	5445	Y	N	3247 CASCADIA AVE S
002	524980	0058	12/13/11	\$765,000	\$763,000	2920	9	1988	Avg	7200	Y	N	3933 43RD AVE S
002	570000	3480	1/3/11	\$1,575,000	\$1,497,000	3170	9	1923	Good	7410	Y	N	3115 CASCADIA AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	812110	0480	5/12/10	\$1,250,000	\$1,148,000	3190	9	2000	Avg	6180	Y	N	3815 CASCADIA AVE S
002	570000	3430	4/16/09	\$1,165,000	\$1,008,000	3260	9	1910	VGood	5380	N	N	3208 HUNTER BLVD S
002	570000	4351	6/14/11	\$1,481,250	\$1,441,000	3370	9	1990	Good	16500	Y	N	2820 CASCADIA AVE S
002	673870	0165	9/15/11	\$870,000	\$857,000	2400	10	2011	Avg	4100	N	N	2001 32ND AVE S
002	570000	3985	6/28/10	\$1,775,000	\$1,641,000	2820	10	1922	VGood	8000	Y	N	3226 CASCADIA AVE S
002	570000	4028	9/18/09	\$1,875,000	\$1,661,000	2870	10	2008	Avg	6505	Y	N	3216 SIERRA DR S
002	570150	0055	6/14/11	\$1,250,000	\$1,216,000	3260	10	2003	Avg	13006	Y	N	1912 33RD AVE S
002	570000	2695	1/19/10	\$1,380,000	\$1,246,000	3370	10	1928	Good	9600	N	N	2803 MOUNT SAINT HELENS PL S
002	152404	9005	1/6/09	\$1,735,000	\$1,477,000	4590	10	2008	Avg	6169	N	N	3202 HUNTER BLVD S
006	123100	1240	5/12/09	\$320,432	\$278,000	770	6	1918	Good	3534	N	N	5200 S BRANDON ST
006	524980	3730	7/30/09	\$305,000	\$268,000	770	6	1921	Avg	4800	N	N	4602 50TH AVE S
006	123100	0030	3/11/11	\$377,500	\$362,000	850	6	1954	Avg	3900	N	N	5020 51ST AVE S
006	123100	0940	8/12/10	\$249,000	\$232,000	890	6	1913	Avg	6000	N	N	5125 S DAWSON ST
006	123100	0025	2/11/10	\$340,000	\$308,000	920	6	1989	Avg	3900	N	N	5018 51ST AVE S
006	123100	0515	1/19/10	\$353,000	\$319,000	970	6	1990	Avg	4000	N	N	5105 S FARRAR ST
006	069100	0080	4/22/09	\$315,000	\$273,000	990	6	1950	Avg	7776	N	N	7015 BRIGHTON LN S
006	262404	9103	6/21/11	\$380,000	\$370,000	1040	6	1925	Avg	4576	N	N	5239 S MYRTLE ST
006	123100	1125	8/19/09	\$350,000	\$309,000	1170	6	1918	Good	4000	N	N	5213 S MAYFLOWER ST
006	123100	0035	11/9/10	\$420,000	\$396,000	1220	6	1927	Good	4212	Y	N	5111 S HUDSON ST
006	941290	0055	4/25/11	\$235,000	\$227,000	1240	6	1908	Avg	6000	N	N	7323 SEWARD PARK AVE S
006	372380	0131	1/13/11	\$380,000	\$362,000	1340	6	1925	Avg	6040	N	N	5253 S BRANDON ST
006	123100	0300	3/9/11	\$482,000	\$462,000	1700	6	2000	Good	4000	Y	N	5235 S PEARL ST
006	069100	0065	4/6/10	\$335,000	\$306,000	880	7	1952	Avg	5290	N	N	7003 BRIGHTON LN S
006	262404	9112	11/4/10	\$358,000	\$337,000	930	7	1926	Avg	4268	N	N	5233 S MYRTLE ST
006	883540	0465	3/25/09	\$495,000	\$427,000	930	7	1949	Avg	7200	Y	N	6221 HAMPTON RD S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	262404	9013	9/24/10	\$360,000	\$337,000	990	7	1947	Avg	4850	N	N	5217 S MYRTLE ST
006	110200	1227	5/1/09	\$415,000	\$360,000	1010	7	1956	Avg	5000	N	N	5767 S EDDY ST
006	262404	9155	12/23/11	\$293,900	\$294,000	1040	7	1956	Avg	4840	N	N	5412 S OTHELLO ST
006	372380	0418	3/31/11	\$288,000	\$277,000	1040	7	1952	Avg	4848	Y	N	5514 S ORCAS ST
006	415430	5660	8/13/10	\$453,000	\$422,000	1040	7	1952	Good	6480	N	N	4919 55TH AVE S
006	123100	0360	6/7/11	\$323,000	\$314,000	1050	7	1974	Avg	4000	N	N	5214 S FARRAR ST
006	786750	0020	8/20/10	\$367,000	\$342,000	1070	7	2010	Avg	5950	N	N	5404 S ORCAS ST
006	524980	4311	7/26/10	\$487,000	\$452,000	1100	7	1948	Avg	5400	Y	N	4214 51ST AVE S
006	321420	0050	10/2/09	\$338,000	\$300,000	1110	7	1952	Avg	5580	N	N	7209 54TH AVE S
006	110200	1090	9/3/09	\$300,000	\$265,000	1130	7	1927	Avg	6208	Y	N	6540 HOLLY TER S
006	214730	0045	3/25/10	\$468,500	\$427,000	1130	7	1934	Good	4179	N	N	5474 57TH AVE S
006	110900	0115	8/26/09	\$448,000	\$396,000	1140	7	1911	VGood	4200	N	N	7215 SEWARD PARK AVE S
006	352404	9071	6/8/11	\$336,000	\$327,000	1160	7	1927	Good	7800	N	N	7932 SEWARD PARK AVE S
006	983020	0230	2/17/11	\$295,000	\$282,000	1160	7	1949	Avg	4848	Y	N	6715 SEWARD PARK AVE S
006	983020	0230	4/30/10	\$223,000	\$204,000	1160	7	1949	Avg	4848	Y	N	6715 SEWARD PARK AVE S
006	524980	3805	11/28/11	\$393,000	\$391,000	1170	7	1927	Avg	4000	Y	N	4607 51ST AVE S
006	110200	0631	2/24/10	\$460,000	\$418,000	1180	7	1949	Avg	13680	Y	N	6934 55TH AVE S
006	262404	9194	6/23/09	\$388,000	\$339,000	1180	7	1960	Avg	5445	Y	N	6930 SEWARD PARK AVE S
006	110200	0290	8/22/11	\$500,000	\$491,000	1190	7	1947	Avg	9890	Y	N	6355 WILSON AVE S
006	123100	0885	8/11/11	\$331,500	\$325,000	1250	7	1986	Avg	6000	N	N	5208 S MAYFLOWER ST
006	372380	0412	10/26/10	\$550,000	\$518,000	1250	7	1950	Avg	9050	Y	N	5502 S ORCAS ST
006	110200	0249	11/8/10	\$400,000	\$377,000	1260	7	1956	Avg	5900	Y	N	5202 S MORGAN ST
006	110200	1040	5/19/10	\$370,000	\$340,000	1260	7	1924	Good	6325	Y	N	6558 SEWARD PARK AVE S
006	110200	0618	4/28/10	\$424,500	\$389,000	1280	7	1925	Avg	5610	Y	N	6547 SEWARD PARK AVE S
006	110200	0191	5/1/09	\$432,600	\$375,000	1300	7	1903	Good	5504	N	N	6315 52ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	524980	4495	9/3/09	\$475,000	\$420,000	1310	7	1929	Avg	7800	Y	N	4732 52ND AVE S
006	415430	5285	10/14/09	\$627,000	\$558,000	1320	7	1962	Avg	7920	Y	N	5303 S FERDINAND ST
006	883540	0985	12/9/10	\$545,000	\$516,000	1350	7	1949	Avg	6720	Y	N	5930 WILSON AVE S
006	524980	4995	12/17/09	\$525,000	\$472,000	1370	7	1949	Avg	7200	Y	N	4807 55TH AVE S
006	321420	0045	9/8/11	\$225,000	\$221,000	1380	7	1951	Avg	6000	N	N	7215 54TH AVE S
006	372380	0098	5/24/10	\$348,450	\$321,000	1420	7	1956	Good	6860	N	N	5468 WILSON AVE S
006	352404	9085	3/14/11	\$387,000	\$372,000	1440	7	1930	Avg	4000	N	N	5316 S BUDD CT
006	372380	0413	6/13/11	\$490,000	\$476,000	1440	7	1953	Avg	7952	Y	N	5508 S ORCAS ST
006	372380	0203	4/27/11	\$445,000	\$430,000	1480	7	1939	Avg	8315	N	N	5081 57TH AVE S
006	983020	0235	2/9/11	\$435,000	\$416,000	1490	7	1923	Avg	5858	N	N	6719 SEWARD PARK AVE S
006	983020	0235	7/6/10	\$275,000	\$255,000	1490	7	1923	Avg	5858	N	N	6719 SEWARD PARK AVE S
006	372380	0444	6/10/11	\$509,500	\$495,000	1530	7	1926	Avg	5550	Y	N	5420 57TH AVE S
006	333600	1905	10/20/10	\$246,500	\$232,000	1560	7	1951	Avg	4100	N	N	8453 55TH AVE S
006	524980	4690	1/27/09	\$550,000	\$470,000	1570	7	1912	Avg	5904	N	N	5307 S ALASKA ST
006	333600	1660	10/24/11	\$382,000	\$378,000	1590	7	1906	Avg	5500	N	N	8605 55TH AVE S
006	524980	3695	12/28/10	\$522,000	\$496,000	1590	7	1925	VGood	5280	Y	N	4225 51ST AVE S
006	123100	0458	9/22/09	\$550,000	\$488,000	1620	7	1913	VGood	7400	N	N	5126 S FARRAR ST
006	372380	0440	10/20/09	\$650,000	\$579,000	1650	7	1929	VGood	6090	Y	N	5430 57TH AVE S
006	110200	0455	5/7/10	\$615,500	\$565,000	1670	7	1902	Good	12610	Y	N	6533 SEWARD PARK AVE S
006	372380	0030	12/4/09	\$612,000	\$549,000	1760	7	1970	Good	8580	Y	N	5206 S MEAD ST
006	524980	4600	8/17/10	\$832,000	\$775,000	1840	7	1984	Avg	7200	Y	N	4821 53RD AVE S
006	372380	0427	10/21/11	\$561,750	\$556,000	1880	7	1940	Good	7245	Y	N	5454 57TH AVE S
006	110200	1195	5/26/10	\$490,000	\$451,000	1920	7	1900	Avg	9773	Y	N	6424 57TH AVE S
006	110200	1130	5/23/11	\$639,500	\$620,000	2100	7	1902	Good	11025	Y	N	6514 SEWARD PARK AVE S
006	110200	1058	10/20/10	\$565,000	\$531,000	2140	7	1908	Good	11439	Y	N	5518 S HOLLY ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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	372380	0360	5/4/09	\$520,000	\$451,000	2350	7	1984	Good	6341	N	N	5417 57TH AVE S
006	123100	0415	1/13/10	\$475,000	\$428,000	2940	7	2000	Avg	3000	N	N	5117 S PEARL ST
006	123100	0415	8/21/09	\$356,400	\$314,000	2940	7	2000	Avg	3000	N	N	5117 S PEARL ST
006	415430	5006	3/22/10	\$498,650	\$454,000	2970	7	1990	Avg	4900	N	N	4802 51ST AVE S
006	524980	3498	6/4/10	\$405,000	\$373,000	1020	8	1947	Avg	3600	N	N	5014 S DAKOTA ST
006	372380	0200	12/31/09	\$554,500	\$499,000	1240	8	1952	Avg	6825	Y	N	5710 S DAWSON ST
006	941240	0106	2/15/11	\$460,000	\$440,000	1260	8	1954	Good	11022	N	N	7723 SEWARD PARK AVE S
006	372380	0417	9/8/11	\$499,000	\$491,000	1270	8	1950	Avg	6621	Y	N	5544 S ORCAS ST
006	110200	1118	7/2/09	\$498,000	\$436,000	1310	8	1951	Avg	7680	Y	N	6539 57TH AVE S
006	372380	0375	11/1/10	\$535,000	\$504,000	1320	8	1950	Avg	6512	N	N	5510 SEWARD PARK AVE S
006	558320	0915	5/13/10	\$455,000	\$418,000	1340	8	2002	Avg	1953	N	N	5001 51ST AVE S
006	883540	0585	9/7/11	\$465,000	\$458,000	1340	8	1953	Avg	8100	N	N	6263 LAKE SHORE DR S
006	665090	0020	3/5/09	\$485,000	\$417,000	1350	8	1955	Avg	5655	Y	N	6514 57TH AVE S
006	262404	9209	8/5/11	\$475,000	\$465,000	1380	8	1968	Avg	10790	N	N	7156 55TH AVE S
006	883540	1095	10/22/09	\$582,000	\$518,000	1380	8	1979	Avg	7049	Y	N	5961 WILSON AVE S
006	941240	0109	12/21/11	\$365,000	\$364,000	1390	8	1961	Avg	7852	N	N	7711 SEWARD PARK AVE S
006	883540	0895	8/4/10	\$498,950	\$464,000	1400	8	1948	Avg	8580	Y	N	6129 OAKHURST RD S
006	262404	9012	12/1/11	\$470,000	\$468,000	1410	8	1924	Avg	9750	N	N	7112 55TH AVE S
006	883540	1080	6/12/09	\$460,000	\$401,000	1450	8	1986	Avg	6042	Y	N	5939 WILSON AVE S
006	883540	1075	6/8/11	\$525,000	\$510,000	1470	8	1958	Avg	6270	Y	N	5929 WILSON AVE S
006	069100	0020	5/25/11	\$427,000	\$414,000	1490	8	1949	Avg	5000	N	N	7003 55TH AVE S
006	069100	0020	4/30/10	\$409,000	\$375,000	1490	8	1949	Avg	5000	N	N	7003 55TH AVE S
006	524980	4190	10/12/10	\$502,500	\$472,000	1550	8	1953	Avg	7200	Y	N	4609 52ND AVE S
006	415430	5495	1/12/09	\$998,000	\$850,000	1580	8	2005	Avg	7200	Y	N	4833 54TH AVE S
006	110900	0110	10/1/10	\$482,000	\$452,000	1590	8	1929	Good	4200	N	N	7211 SEWARD PARK AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	689630	0101	6/14/10	\$810,000	\$747,000	1620	8	1960	Good	7140	Y	Y	8452 ISLAND DR S
006	883540	1000	6/2/10	\$591,125	\$544,000	1650	8	1953	Avg	9200	Y	N	5900 WILSON AVE S
006	123100	0390	10/12/10	\$410,000	\$385,000	1670	8	1914	VGood	6500	N	N	5106 51ST AVE S
006	883540	0178	9/1/11	\$512,500	\$504,000	1690	8	1959	Avg	9520	Y	N	5730 S HAWTHORN RD
006	123100	0520	3/15/11	\$470,000	\$451,000	1700	8	2002	Avg	4000	N	N	5111 S FARRAR ST
006	123100	0525	7/28/09	\$475,000	\$417,000	1700	8	2003	Avg	4000	N	N	5115 S FARRAR ST
006	262404	9200	11/22/11	\$457,000	\$455,000	1710	8	1963	Avg	9975	N	N	7330 SEWARD PARK AVE S
006	665090	0010	12/15/09	\$576,900	\$518,000	1750	8	1959	Avg	11458	Y	N	5711 S MORGAN PL
006	661700	0125	6/16/09	\$843,500	\$737,000	1760	8	1951	Avg	8125	Y	N	5161 55TH AVE S
006	883540	0080	8/23/11	\$776,000	\$762,000	1770	8	1947	Good	15300	Y	N	6030 LAKE SHORE DR S
006	415430	5065	11/3/11	\$499,000	\$495,000	1780	8	1988	Avg	6000	N	N	4828 51ST AVE S
006	372380	0315	3/2/09	\$739,900	\$635,000	1800	8	2004	Avg	4976	Y	N	5247 57TH AVE S
006	883590	0110	10/14/10	\$620,000	\$582,000	1800	8	1950	Avg	14760	Y	N	5835 SEWARD PARK AVE S
006	110200	1216	10/15/09	\$457,000	\$407,000	1810	8	1956	Avg	6480	N	N	6426 HAMPTON RD S
006	110900	0395	2/17/11	\$460,000	\$440,000	1890	8	1911	Good	7900	N	N	7125 SEWARD PARK AVE S
006	661600	0050	8/4/10	\$517,000	\$481,000	1960	8	1949	Avg	8750	Y	N	5224 54TH AVE S
006	110200	0811	4/15/10	\$629,000	\$575,000	1970	8	1921	Avg	13332	Y	N	6750 55TH AVE S
006	415430	5520	1/15/09	\$740,000	\$631,000	1980	8	1951	Good	3315	Y	N	4653 LAKE WASHINGTON BLVD S
006	665090	0015	5/28/11	\$550,000	\$534,000	2070	8	1957	Avg	11574	Y	N	5719 S MORGAN PL
006	661700	0006	6/22/10	\$1,090,000	\$1,007,000	2280	8	2007	Avg	9176	Y	N	5018 54TH AVE S
006	415430	4960	6/17/09	\$690,000	\$603,000	2340	8	1999	Avg	3600	Y	N	4919 52ND AVE S
006	110200	0666	8/4/11	\$723,000	\$708,000	2390	8	1955	Avg	7000	Y	N	5521 S FRONTENAC ST
006	110200	0638	6/9/11	\$600,000	\$583,000	2400	8	1963	Avg	13209	Y	N	6925 56TH AVE S
006	415430	5000	7/28/11	\$699,800	\$685,000	2450	8	2011	Avg	6000	Y	N	4933 52ND AVE S
006	895290	0185	1/25/11	\$557,500	\$532,000	2540	8	1988	Avg	7750	Y	N	5119 S RAYMOND ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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	524980	4915	3/25/10	\$751,000	\$685,000	2600	8	2004	Avg	6000	Y	N	5411 S ANGELINE ST
006	352404	9144	5/20/11	\$900,000	\$872,000	4000	8	1958	Good	8400	Y	Y	7936 A SEWARD PARK AVE S
006	352404	9174	2/11/11	\$355,000	\$339,000	1460	9	1991	Avg	5200	Y	N	8324 54TH AVE S
006	262404	9198	4/23/09	\$769,850	\$667,000	1670	9	1961	Avg	15360	Y	N	6902 SEWARD PARK AVE S
006	372380	0226	9/29/09	\$636,000	\$564,000	1800	9	1956	Avg	8710	Y	N	5208 55TH AVE S
006	262404	9051	8/2/10	\$897,340	\$834,000	1890	9	2008	Avg	8720	Y	N	6816 SEWARD PARK AVE S
006	883540	0885	10/5/11	\$750,000	\$741,000	1900	9	1968	Avg	8220	Y	N	6115 OAKHURST RD S
006	883590	0120	2/18/10	\$625,000	\$567,000	1960	9	1952	Avg	12257	Y	N	5855 SEWARD PARK AVE S
006	941240	0216	7/21/11	\$1,655,000	\$1,618,000	2020	9	2010	Avg	36157	Y	Y	5370 S KENYON ST
006	110200	1158	4/6/10	\$475,000	\$434,000	2250	9	1980	Avg	9256	Y	N	5525 S MORGAN ST
006	123100	0400	11/8/10	\$545,000	\$514,000	2260	9	2010	Avg	3000	N	N	5107 S PEARL ST
006	352404	9176	10/12/09	\$570,000	\$507,000	2300	9	1991	Avg	5786	Y	N	8320 54TH AVE S
006	110200	0514	10/25/11	\$840,000	\$832,000	2550	9	2008	Avg	9804	N	N	6547 54TH AVE S
006	895290	0150	12/16/10	\$490,000	\$465,000	2660	9	1953	Avg	12800	Y	N	6040 51ST PL S
006	524980	4525	7/28/11	\$1,149,000	\$1,124,000	2930	9	1956	VGood	14400	Y	N	4717 53RD AVE S
006	110200	1274	1/15/10	\$746,500	\$674,000	3400	9	1961	Avg	12825	Y	N	6445 HAMPTON RD S
006	883540	0140	6/27/11	\$899,000	\$876,000	4120	9	2005	Avg	7113	N	N	5929 SEWARD PARK AVE S
006	415430	4760	7/16/11	\$1,150,000	\$1,123,000	4240	9	2007	Avg	7200	Y	N	5009 S OREGON ST
006	372380	0367	1/11/11	\$774,000	\$736,000	2240	10	2010	Avg	7323	N	N	5541 S BRANDON ST
006	372380	0368	2/18/11	\$755,000	\$722,000	2240	10	2010	Avg	7269	N	N	5545 S BRANDON ST
006	372380	0369	10/27/10	\$790,000	\$744,000	2240	10	2010	Avg	7325	Y	N	5549 S BRANDON ST
006	883590	0075	7/16/10	\$1,195,000	\$1,108,000	2250	10	1960	VGood	13440	Y	N	5820 OAKHURST RD S
006	661700	0120	5/8/09	\$825,000	\$716,000	2510	10	2000	Avg	8500	Y	N	5151 55TH AVE S
006	110200	1235	11/9/10	\$1,225,000	\$1,155,000	2780	10	1968	Good	28532	Y	Y	5803 S EDDY ST
006	983020	0375	9/29/11	\$520,000	\$513,000	3060	10	1993	Avg	5302	Y	N	6816 52ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	941240	0188	5/26/11	\$835,000	\$810,000	3380	10	2005	Avg	13343	N	N	7738 SEWARD PARK AVE S
006	352404	9001	5/13/10	\$1,550,000	\$1,423,000	3730	10	1999	Avg	15476	Y	Y	5357 S KENYON ST
006	941240	0195	6/9/10	\$1,115,000	\$1,028,000	3890	10	1999	Avg	17134	N	N	7746 SEWARD PARK AVE S
006	895290	0231	1/7/11	\$850,000	\$808,000	5640	10	1956	Avg	14994	Y	N	5185 S SPENCER ST
006	262404	9202	1/13/11	\$1,097,580	\$1,045,000	3540	11	1925	Avg	19950	Y	N	5465 S OTHELLO ST
006	883590	0050	11/11/11	\$1,400,000	\$1,390,000	4340	12	2005	Avg	18955	Y	N	5846 SEWARD PARK AVE S
011	170540	0340	6/7/11	\$199,990	\$194,000	830	5	1905	Avg	2931	N	N	5027 BOWEN PL S
011	333200	0626	3/26/10	\$279,999	\$255,000	480	6	1919	Good	4000	N	N	4617 S MEAD ST
011	333150	0450	2/23/10	\$184,500	\$167,000	620	6	1931	Good	3090	N	N	4721 S LUCILE ST
011	170490	0494	10/21/09	\$289,000	\$257,000	730	6	1914	VGood	4800	N	N	4468 S BRANDON ST
011	333200	0230	4/6/11	\$189,900	\$183,000	730	6	1907	Avg	3090	N	N	4725 S ORCAS ST
011	415430	4000	8/19/11	\$308,500	\$303,000	790	6	1948	Good	6000	N	N	4813 50TH AVE S
011	333150	0495	11/15/11	\$178,000	\$177,000	820	6	1906	Good	2575	N	N	4625 S LUCILE ST
011	170290	1260	12/15/09	\$312,000	\$280,000	860	6	1920	Avg	4950	N	N	3924 S FERDINAND ST
011	170290	0265	5/22/10	\$352,000	\$324,000	870	6	1908	Good	3300	N	N	4770 39TH AVE S
011	410960	0135	12/21/11	\$225,000	\$225,000	880	6	1907	Good	3100	N	N	5105 S MEAD ST
011	415430	2215	7/27/11	\$325,000	\$318,000	880	6	1928	Avg	5028	N	N	4603 S ANGELINE ST
011	110900	0050	3/15/10	\$347,500	\$316,000	900	6	1910	Avg	3731	N	N	5125 S GARDEN ST
011	170540	0265	3/5/09	\$391,000	\$336,000	920	6	1920	Good	3960	N	N	5002 44TH AVE S
011	333050	0075	6/24/10	\$339,000	\$313,000	930	6	1926	Good	3348	N	N	4449 S BRANDON ST
011	333050	1545	8/30/11	\$268,000	\$263,000	950	6	1909	Good	3090	N	N	4539 S ORCAS ST
011	333350	0046	9/3/10	\$265,500	\$248,000	950	6	1918	Avg	5150	N	N	5128 S ORCAS ST
011	558320	0155	11/1/11	\$200,000	\$198,000	1000	6	1918	Avg	5000	N	N	5310 50TH AVE S
011	410960	0065	7/30/09	\$255,000	\$224,000	1010	6	1916	Avg	5150	N	N	5132 S MEAD ST
011	314560	0060	11/9/10	\$164,900	\$155,000	1050	6	1912	Fair	5000	N	N	5306 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	0545	8/5/11	\$330,000	\$323,000	1100	6	1925	Avg	7200	N	N	4615 44TH AVE S
011	333350	0030	7/13/09	\$319,500	\$280,000	1120	6	1908	Good	3090	N	N	5116 S ORCAS ST
011	524980	2315	4/8/10	\$339,500	\$310,000	1130	6	1979	Avg	9000	N	N	4512 46TH AVE S
011	333050	1031	2/22/10	\$294,000	\$267,000	1150	6	1982	Avg	3849	N	N	4542 S ORCAS ST
011	333200	0250	8/25/10	\$246,500	\$230,000	1200	6	1985	Avg	5150	N	N	4711 S ORCAS ST
011	333200	0326	2/16/11	\$205,000	\$196,000	1210	6	1929	Good	2280	N	N	5714 46TH AVE S
011	276020	0015	12/30/09	\$270,000	\$243,000	1220	6	1909	Avg	3733	N	N	6512 RAINIER AVE S
011	333250	0115	4/15/10	\$342,500	\$313,000	1230	6	1907	Avg	6600	N	N	4530 S KENNY ST
011	333200	0660	5/24/10	\$308,700	\$284,000	1240	6	1913	Good	3134	N	N	5812 46TH AVE S
011	111200	0046	4/7/09	\$405,000	\$350,000	1280	6	1919	Good	5000	N	N	5137 S WILLOW ST
011	110900	0260	10/26/11	\$308,000	\$305,000	1330	6	1919	Good	4032	N	N	5130 S GARDEN ST
011	333200	0430	2/2/10	\$295,000	\$267,000	1330	6	1909	Good	5239	N	N	5709 51ST AVE S
011	110900	0215	9/2/09	\$342,000	\$302,000	1470	6	1919	Good	4112	N	N	5125 S ORCHARD ST
011	411210	0115	5/18/10	\$330,000	\$303,000	1480	6	1948	Good	6128	N	N	5103 S LUCILE ST
011	110500	0255	8/9/11	\$350,000	\$343,000	1600	6	1915	Avg	8786	N	N	4830 1/2 S MORGAN ST
011	333200	0156	7/7/10	\$389,000	\$360,000	1610	6	2010	Avg	3645	N	N	4706 S ORCAS ST
011	392990	0085	10/20/09	\$281,750	\$251,000	760	7	1943	Avg	5034	N	N	4716 38TH AVE S
011	558320	0200	2/22/10	\$396,944	\$360,000	790	7	1948	Good	6000	N	N	4821 S MAYFLOWER ST
011	170540	0035	11/7/11	\$356,400	\$354,000	820	7	1914	VGood	3427	N	N	5016 42ND AVE S
011	170390	0294	9/24/09	\$350,000	\$310,000	850	7	1948	Good	5000	N	N	4722 S BRANDON ST
011	170390	0315	6/28/10	\$379,000	\$350,000	870	7	1948	Good	5000	N	N	4712 S BRANDON ST
011	170490	0161	8/21/10	\$349,950	\$326,000	900	7	1946	Good	5127	N	N	5044 44TH AVE S
011	661750	0110	3/17/10	\$329,000	\$300,000	920	7	1954	Good	5760	N	N	4840 S JUNEAU ST
011	088300	0025	10/13/11	\$210,000	\$208,000	940	7	1994	Avg	3000	N	N	6217 46TH AVE S
011	410960	0235	12/7/11	\$317,000	\$316,000	940	7	1909	Good	4252	N	N	5157 S MEAD ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	811310	1232	4/27/09	\$315,000	\$273,000	940	7	1957	Good	9261	N	N	5918 47TH AVE S
011	110500	0363	5/26/11	\$185,000	\$179,000	950	7	2009	Avg	1176	N	N	4812 A S HOLLY ST
011	333200	0200	4/3/10	\$269,500	\$246,000	950	7	1951	Avg	6180	N	N	4606 S ORCAS ST
011	558320	0570	11/3/10	\$250,000	\$236,000	950	7	1943	Avg	7621	N	N	4807 S HUDSON ST
011	110500	0369	5/26/11	\$197,000	\$191,000	950	7	2009	Avg	1338	N	N	4814 B S HOLLY ST
011	110500	0371	6/20/11	\$195,000	\$190,000	950	7	2009	Avg	1596	N	N	4814 A S HOLLY ST
011	110500	0373	6/20/11	\$189,000	\$184,000	950	7	2009	Avg	986	N	N	4812 B S HOLLY ST
011	110500	0377	7/28/11	\$192,500	\$188,000	950	7	2009	Avg	1513	N	N	4810 B S HOLLY ST
011	110500	0379	2/2/11	\$192,000	\$183,000	950	7	2009	Avg	1268	N	N	4810 A S HOLLY ST
011	170540	0010	12/6/10	\$375,000	\$355,000	960	7	1908	Avg	3849	N	N	5000 42ND AVE S
011	415430	0295	8/14/09	\$340,000	\$300,000	960	7	1955	Avg	5049	N	N	4614 42ND AVE S
011	415430	4395	10/15/10	\$350,000	\$329,000	1000	7	1944	Avg	7200	N	N	4418 49TH AVE S
011	415430	4305	10/22/10	\$231,200	\$217,000	1010	7	1951	Avg	7200	N	N	4519 50TH AVE S
011	170390	0010	7/10/09	\$359,000	\$315,000	1030	7	1907	Avg	4872	N	N	5207 48TH AVE S
011	415430	2865	7/27/09	\$356,000	\$313,000	1040	7	1919	Avg	7200	N	N	4509 48TH AVE S
011	524980	2366	9/12/11	\$315,000	\$310,000	1040	7	1957	Avg	6600	N	N	4509 47TH AVE S
011	314560	0095	5/25/11	\$225,400	\$219,000	1050	7	1949	Avg	6000	N	N	5326 46TH AVE S
011	110500	0292	10/4/11	\$297,500	\$294,000	1060	7	1960	Avg	5600	N	N	6337 51ST AVE S
011	262404	9126	10/5/09	\$423,000	\$376,000	1060	7	1961	Good	8960	N	N	5141 S FRONTENAC ST
011	170540	0490	11/22/10	\$257,000	\$243,000	1070	7	1948	Avg	4086	N	N	5026 BOWEN PL S
011	786600	0065	11/22/10	\$325,000	\$307,000	1070	7	1996	Good	6240	N	N	6212 47TH AVE S
011	170290	0615	5/13/10	\$330,000	\$303,000	1080	7	2009	Avg	1246	N	N	3831 S ANGELINE ST
011	333200	0235	12/9/09	\$390,000	\$350,000	1080	7	1907	Good	4326	N	N	4721 S ORCAS ST
011	786600	0100	11/18/09	\$285,000	\$255,000	1080	7	1995	Avg	7800	N	N	6224 47TH AVE S
011	170290	0620	5/12/10	\$320,000	\$294,000	1080	7	2009	Avg	1252	N	N	3813 S ANGELINE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	170290	0620	5/12/10	\$309,500	\$284,000	1080	7	2009	Avg	1252	N	N	3813 S ANGELINE ST
011	170290	0616	2/9/11	\$290,000	\$277,000	1080	7	2009	Avg	905	N	N	3833 S ANGELINE ST
011	170290	0617	8/20/10	\$309,500	\$288,000	1080	7	2009	Avg	1242	N	N	3835 S ANGELINE ST
011	170290	0618	10/4/10	\$300,000	\$281,000	1080	7	2009	Avg	1156	N	N	3829 S ANGELINE ST
011	170290	0619	5/13/10	\$309,950	\$285,000	1080	7	2009	Avg	839	N	N	3827 S ANGELINE ST
011	170290	0622	5/12/10	\$328,500	\$302,000	1080	7	2009	Avg	1249	N	N	3817 S ANGELINE ST
011	170290	0626	3/10/11	\$289,500	\$278,000	1080	7	2009	Avg	1152	N	N	3825 S ANGELINE ST
011	415430	3915	1/28/10	\$420,000	\$380,000	1090	7	1909	VGood	5000	N	N	4800 49TH AVE S
011	524980	2245	11/14/11	\$470,000	\$467,000	1090	7	1963	Avg	7200	N	N	4420 46TH AVE S
011	415430	4140	2/3/10	\$399,000	\$361,000	1120	7	1951	VGood	5400	N	N	4619 50TH AVE S
011	558320	0475	10/15/09	\$332,000	\$295,000	1120	7	1920	Avg	6360	N	N	5049 49TH AVE S
011	170290	1485	12/8/09	\$375,000	\$336,000	1130	7	1906	Avg	6600	N	N	3924 S HUDSON ST
011	272404	9155	4/7/10	\$227,000	\$207,000	1130	7	2008	Avg	1410	N	N	6720 A RAINIER AVE S
011	524980	3245	10/17/11	\$410,000	\$406,000	1130	7	1948	Good	7200	N	N	4721 50TH AVE S
011	811360	0256	4/20/09	\$355,000	\$307,000	1130	7	1963	Avg	5400	N	N	4844 S SPENCER ST
011	272404	9229	3/5/10	\$211,000	\$192,000	1130	7	2008	Avg	1542	N	N	6718 A RAINIER AVE S
011	088300	0075	4/26/11	\$205,000	\$198,000	1140	7	1918	Avg	6975	N	N	6218 RAINIER AVE S
011	415430	4271	9/28/09	\$415,000	\$368,000	1140	7	1947	Avg	7200	N	N	4528 49TH AVE S
011	123100	1034	7/6/11	\$282,000	\$275,000	1160	7	1909	Avg	3565	N	N	5115 S MAYFLOWER ST
011	529720	0098	8/4/09	\$459,000	\$404,000	1160	7	1989	Avg	4103	N	N	5117 47TH AVE S
011	883540	1545	6/22/10	\$446,000	\$412,000	1160	7	1952	Avg	7500	N	N	5127 S JUNEAU ST
011	885778	0300	6/15/11	\$312,000	\$303,000	1180	7	1985	Avg	5864	Y	N	6105 48TH AVE S
011	661750	0100	9/9/09	\$389,000	\$344,000	1210	7	1955	Good	5760	Y	N	4828 S JUNEAU ST
011	888140	0060	1/5/11	\$283,000	\$269,000	1210	7	1963	Avg	5063	N	N	6602 49TH AVE S
011	410960	0325	4/13/11	\$429,000	\$414,000	1220	7	1947	Good	5554	N	N	5112 S JUNEAU ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	410960	0325	3/8/10	\$267,500	\$243,000	1220	7	1947	Good	5554	N	N	5112 S JUNEAU ST
011	110500	0098	9/28/10	\$184,950	\$173,000	1230	7	1978	Avg	7126	N	N	6326 47TH AVE S
011	170390	0074	7/15/09	\$474,000	\$416,000	1270	7	1955	Good	4269	N	N	5215 48TH AVE S
011	333150	0715	12/10/10	\$355,000	\$336,000	1270	7	1912	Good	6180	N	N	4819 S LUCILE ST
011	333050	0196	2/15/11	\$230,900	\$221,000	1280	7	1971	Avg	6695	N	N	4558 S LUCILE ST
011	524980	1720	4/13/10	\$280,000	\$256,000	1280	7	1985	Good	5040	N	N	4623 46TH AVE S
011	883540	1535	1/3/11	\$421,000	\$400,000	1300	7	1952	Avg	7500	N	N	5115 S JUNEAU ST
011	983020	0440	1/12/10	\$352,000	\$317,000	1300	7	1947	Good	6765	Y	N	5153 S BRIGHTON ST
011	415430	2335	8/31/11	\$440,000	\$433,000	1310	7	1965	Good	5400	N	N	4614 S FERDINAND ST
011	333200	0325	5/26/10	\$334,000	\$307,000	1320	7	1929	Good	3900	N	N	5720 46TH AVE S
011	661750	0025	8/19/10	\$275,000	\$256,000	1320	7	1956	Avg	7466	N	N	4850 S MEAD ST
011	415430	2875	10/12/09	\$360,000	\$320,000	1340	7	1946	Avg	7200	N	N	4515 48TH AVE S
011	333050	0695	8/16/10	\$300,500	\$280,000	1350	7	1912	Good	3090	N	N	4525 S LUCILE ST
011	333150	0080	4/18/11	\$340,000	\$328,000	1370	7	1990	Avg	6180	N	N	4815 S BRANDON ST
011	524980	3170	4/28/10	\$525,000	\$481,000	1400	7	1981	Good	7200	Y	N	4927 50TH AVE S
011	795030	4440	11/18/11	\$450,000	\$447,000	1400	7	1981	Good	5400	N	N	4603 42ND AVE S
011	170540	0037	6/17/09	\$442,500	\$386,000	1400	7	2003	Avg	3427	N	N	5014 42ND AVE S
011	170290	0730	7/5/09	\$603,326	\$528,000	1420	7	1920	Avg	6540	N	N	3834 S EDMUNDS ST
011	415430	1361	9/27/11	\$347,000	\$342,000	1440	7	1957	Good	5040	N	N	4801 45TH AVE S
011	170540	0415	2/4/10	\$360,000	\$326,000	1450	7	1912	Avg	6000	N	N	4459 S HUDSON ST
011	276020	0080	11/5/10	\$300,600	\$283,000	1450	7	2008	Avg	4500	N	N	6518 48TH AVE S
011	885778	0130	10/2/09	\$340,000	\$302,000	1450	7	1985	Avg	5500	N	N	4627 S RAYMOND PL
011	524980	1125	5/24/10	\$300,000	\$276,000	1470	7	1928	Avg	6720	N	N	4632 44TH AVE S
011	410960	0195	11/1/11	\$225,000	\$223,000	1480	7	1908	Avg	5000	N	N	5139 S MEAD ST
011	558320	0020	8/25/10	\$425,000	\$396,000	1500	7	1910	Avg	6000	N	N	5307 51ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	558320	0030	1/7/11	\$364,000	\$346,000	1520	7	1906	Good	4448	N	N	5227 51ST AVE S
011	110500	0065	9/8/11	\$318,000	\$313,000	1540	7	1965	Avg	14732	N	N	4813 S GRAHAM ST
011	314560	0130	7/15/10	\$283,000	\$262,000	1550	7	1910	Avg	3829	N	N	4615 S DAWSON ST
011	983020	0115	3/10/10	\$369,000	\$336,000	1560	7	1945	Good	6150	Y	N	5126 S BRIGHTON ST
011	170540	0040	7/19/11	\$362,000	\$354,000	1570	7	1998	Avg	3427	N	N	5018 42ND AVE S
011	524980	3060	10/1/09	\$445,000	\$395,000	1570	7	1928	Avg	6000	Y	N	4714 48TH AVE S
011	170490	0050	3/3/11	\$318,250	\$305,000	1600	7	1926	Avg	4069	N	N	5042 45TH AVE S
011	524980	3240	7/10/09	\$479,000	\$420,000	1600	7	1990	Good	7200	N	N	4725 50TH AVE S
011	524980	0435	10/25/11	\$511,000	\$506,000	1630	7	1915	Good	7200	N	N	4926 42ND AVE S
011	170490	0125	2/23/09	\$265,000	\$227,000	1690	7	1952	Avg	4069	N	N	5046 BOWEN PL S
011	983020	0475	12/13/10	\$410,900	\$389,000	1710	7	1947	Good	7440	N	N	5146 S WILLOW ST
011	110900	0173	2/3/09	\$390,000	\$333,000	1720	7	2004	Avg	2511	N	N	5122 S OTHELLO ST
011	415430	3760	8/2/11	\$601,600	\$589,000	1730	7	1907	Good	7650	N	N	4825 49TH AVE S
011	415430	4155	6/21/11	\$390,000	\$380,000	1730	7	1923	Avg	7200	N	N	4629 50TH AVE S
011	524980	3075	5/4/09	\$539,000	\$467,000	1750	7	1942	Good	4800	Y	N	4730 48TH AVE S
011	110900	0330	9/9/09	\$428,500	\$379,000	1820	7	2004	Avg	3405	N	N	5127 S MYRTLE ST
011	524980	1370	4/22/10	\$473,650	\$434,000	1830	7	2005	Avg	8100	N	N	4416 S HUDSON ST
011	411210	0165	6/22/09	\$425,000	\$371,000	1860	7	2001	Avg	2554	N	N	5127 S LUCILE ST
011	170490	0295	5/19/10	\$543,000	\$499,000	2080	7	1907	Good	10017	N	N	4411 S DAWSON ST
011	170290	1632	9/7/10	\$295,000	\$276,000	920	8	2007	Avg	878	N	N	4927 39TH AVE S
011	524980	3180	4/11/11	\$369,000	\$356,000	1150	8	1949	Avg	7200	Y	N	4915 50TH AVE S
011	524980	2499	5/3/10	\$565,000	\$518,000	1290	8	1960	VGood	6000	N	N	4924 47TH AVE S
011	333350	0096	2/16/11	\$537,000	\$514,000	1490	8	1960	VGood	5627	Y	N	5615 52ND AVE S
011	415430	2645	3/26/09	\$430,000	\$371,000	1500	8	1988	Avg	3590	N	N	4612 47TH AVE S
011	415430	2648	5/6/11	\$382,000	\$369,000	1500	8	1988	Avg	3600	N	N	4606 47TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	2275	9/8/09	\$540,000	\$478,000	1560	8	2008	Avg	3600	N	N	4807 47TH AVE S
011	415430	2273	2/25/09	\$550,000	\$472,000	1560	8	2008	Avg	3600	N	N	4809 47TH AVE S
011	170290	1435	3/16/10	\$400,000	\$364,000	1670	8	2008	Avg	1563	N	N	3903 A S FERDINAND ST
011	170290	0678	6/25/10	\$445,000	\$411,000	1730	8	2008	Avg	1026	N	N	3717 A S ANGELINE ST
011	170290	1437	11/10/09	\$434,000	\$388,000	1880	8	2008	Avg	1227	N	N	3903 B S FERDINAND ST
011	170490	0496	5/12/10	\$450,000	\$413,000	1890	8	2010	Avg	3216	N	N	5251 45TH AVE S
011	170490	0200	6/23/10	\$495,000	\$457,000	1950	8	1900	Good	7948	N	N	5035 43RD AVE S
011	811360	0420	2/18/10	\$515,000	\$467,000	2030	8	1964	Avg	7630	Y	N	4859 S SPENCER ST
011	170540	0710	5/24/11	\$473,500	\$459,000	2070	8	1909	VGood	4281	N	N	5019 46TH AVE S
011	558320	0546	11/9/11	\$559,950	\$556,000	2150	8	2005	Avg	5300	N	N	5009 49TH AVE S
011	333150	0240	1/8/09	\$425,000	\$362,000	2180	8	2006	Avg	3090	N	N	4729 S BRANDON ST
011	415430	3985	3/15/10	\$560,000	\$510,000	2230	8	2009	Avg	4355	Y	N	4801 50TH AVE S
011	415430	3910	4/19/10	\$575,000	\$526,000	2230	8	2010	Avg	5000	Y	N	4919 S ANGELINE ST
011	110500	0404	7/28/11	\$537,490	\$526,000	2380	8	2011	Avg	5096	N	N	4930 S Holly St.
011	333150	0990	4/13/09	\$460,000	\$398,000	2520	8	2003	Avg	4635	N	N	4721 S FINDLAY ST
011	170290	1441	10/21/09	\$625,000	\$557,000	2540	8	2008	Avg	2600	N	N	3903 D S FERDINAND ST
011	811310	0974	8/24/10	\$259,000	\$241,000	2730	8	1914	Fair	7192	N	N	6201 46TH AVE S
011	333350	0130	9/17/10	\$372,500	\$349,000	870	9	2009	Avg	2678	N	N	5121 S ORCAS ST
011	170490	0303	9/14/11	\$475,000	\$468,000	1360	9	2011	Avg	5234	N	N	4328 S BENNETT ST
011	170290	0005	10/22/09	\$562,000	\$501,000	1760	9	2003	Avg	7200	Y	N	3900 S AMERICUS ST
011	110900	0424	12/30/09	\$530,625	\$478,000	2090	9	2009	Avg	3405	N	N	5138 S ORCHARD ST
011	415430	3895	7/24/11	\$648,150	\$634,000	2100	9	1971	Avg	7200	Y	N	4927 49TH AVE S
011	558320	0025	8/20/11	\$555,000	\$545,000	2280	9	2011	Avg	4555	N	N	5231 51ST AVE S
011	170290	0080	10/26/11	\$750,000	\$743,000	2340	9	1992	VGood	3900	Y	N	3934 S AMERICUS ST
011	110200	0109	2/1/11	\$550,000	\$525,000	2600	9	2007	Avg	7681	N	N	5133 S MORGAN ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	110200	0105	5/17/11	\$510,000	\$494,000	2890	9	2007	Avg	8556	N	N	5129 S MORGAN ST
011	110200	0113	11/14/11	\$585,000	\$581,000	2950	9	2007	Avg	8162	N	N	5137 S MORGAN ST
011	110200	0113	6/16/09	\$699,999	\$611,000	2950	9	2007	Avg	8162	N	N	5137 S MORGAN ST
011	110200	0107	1/20/11	\$590,000	\$562,000	2980	9	2007	Avg	7681	N	N	5131 S MORGAN ST
011	373180	0080	6/19/09	\$570,000	\$498,000	2130	10	2004	Avg	4098	N	N	5114 S LUCILE ST

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	066900	0160	2/5/09	\$617,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	066900	0190	11/18/11	\$480,000	DIAGNOSTIC OUTLIERS
002	102404	9006	5/20/09	\$605,000	OBSOLESCENCE CODED
002	152404	9010	4/8/09	\$1,625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	208770	0105	8/17/11	\$853,000	NO MARKET EXPOSURE
002	415430	0040	11/24/09	\$480,000	SHORT SALE
002	415430	1865	5/20/10	\$44,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	415430	3250	3/14/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524980	1934	9/17/09	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524980	2220	8/24/11	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	525030	0100	5/12/09	\$925,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	0375	1/26/10	\$230,000	DIAGNOSTIC OUTLIERS
002	570000	0790	8/13/09	\$409,500	DOR RATIO
002	570000	1025	10/6/09	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	1195	3/23/11	\$516,905	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	1640	11/19/09	\$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	1670	8/23/11	\$1,000,000	RELOCATION - SALE TO SERVICE
002	570000	2640	3/8/11	\$965,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	2795	4/27/11	\$835,000	DIAGNOSTIC OUTLIERS
002	570000	3545	9/15/09	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3720	1/8/09	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3765	9/9/11	\$1,125,000	DIAGNOSTIC OUTLIERS
002	570000	4030	12/29/09	\$1,000,000	DIAGNOSTIC OUTLIERS
002	673870	0165	8/2/10	\$300,000	DOR RATIO
002	674570	0085	6/29/10	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	795030	0250	7/20/09	\$56,240	RELATED PARTY, FRIEND, OR NEIGHBOR
002	795030	2790	4/2/10	\$360,000	NO MARKET EXPOSURE
002	812110	0410	2/23/11	\$513,000	DIAGNOSTIC OUTLIERS
002	812110	0415	2/23/11	\$665,000	DIAGNOSTIC OUTLIERS
002	812110	1020	12/13/11	\$321,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	110200	0050	5/28/10	\$576,000	NO MARKET EXPOSURE
006	110200	0165	1/31/11	\$300,000	DIAGNOSTIC OUTLIERS
006	110200	0224	6/15/09	\$675,000	NO MARKET EXPOSURE
006	110200	0290	2/24/11	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	110200	0369	5/16/09	\$485,000	OBSOLESCENCE CODED
006	110200	0721	6/30/11	\$463,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	110200	0749	12/6/10	\$887,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	110200	1230	11/18/10	\$1,315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	110200	1233	7/15/09	\$911,250	PREVIMP<=25K
006	123100	0460	12/18/09	\$161,121	QUIT CLAIM DEED
006	123100	0730	6/15/10	\$339,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	1225	9/13/10	\$66,349	QUIT CLAIM DEED
006	214730	0005	7/12/10	\$225,000	QUIT CLAIM DEED
006	214730	0010	5/19/09	\$597,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	262404	9100	8/26/09	\$348,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	262404	9137	6/24/10	\$1,250,000	OBSOLESCENCE CODED
006	333600	1715	8/22/11	\$197,000	FINANCIAL INSTITUTION RESALE
006	333600	1905	8/16/10	\$150,000	DOR RATIO
006	333600	2145	10/27/11	\$300,000	PERCENT NET CONDITION CODED
006	333600	2225	10/7/09	\$368,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	352404	9137	12/13/10	\$1,332,000	NO MARKET EXPOSURE
006	352404	9185	6/26/09	\$480,950	SHORT SALE
006	352404	9186	3/2/09	\$514,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	352404	9188	5/6/10	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	372380	0203	9/28/11	\$495,000	ACTIVE PERMIT BEFORE SALE>25K
006	372380	0244	8/30/10	\$358,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0391	6/11/09	\$444,450	BANKRUPTCY - RECEIVER OR TRUSTEE
006	415430	4615	1/21/10	\$150,000	DOR RATIO
006	415430	4835	8/30/11	\$428,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	4885	3/11/11	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	5135	9/1/10	\$419,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	3499	3/12/09	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	524980	3830	7/1/09	\$364,000	SHORT SALE
006	524980	5050	5/9/11	\$517,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	558320	0905	2/25/10	\$195,000	SHORT SALE
006	558320	0907	7/30/09	\$259,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	661700	0095	6/4/10	\$462,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	661700	0120	5/8/09	\$825,000	RELOCATION - SALE TO SERVICE
006	689630	0101	11/13/09	\$900,000	EXEMPT FROM EXCISE TAX
006	689630	0460	12/14/10	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	786750	0015	4/28/09	\$245,000	QUIT CLAIM DEED
006	883540	0280	4/14/11	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883540	0365	3/17/11	\$410,000	EXEMPT FROM EXCISE TAX
006	883540	0415	12/23/09	\$515,000	FINANCIAL INSTITUTION RESALE
006	883540	0540	5/20/11	\$619,000	DIAGNOSTIC OUTLIERS
006	883540	0745	6/9/11	\$667,000	DIAGNOSTIC OUTLIERS
006	883540	0750	10/3/11	\$520,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883540	0985	5/5/10	\$287,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883590	0100	10/21/09	\$635,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883590	0140	8/24/10	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	895290	0105	12/9/11	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	895290	0240	12/21/09	\$890,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	941240	0165	11/9/11	\$1,515,000	IMP COUNT > 1
006	941240	0165	10/28/11	\$1,000,000	IMP COUNT > 1
006	941240	0186	8/4/10	\$850,000	PREVIMP<=25K
006	941240	0215	4/29/10	\$545,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	983020	0310	12/20/10	\$244,277	NO MARKET EXPOSURE
011	110500	0085	2/10/09	\$182,000	QUIT CLAIM DEED
011	110500	0085	4/6/09	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	110500	0310	7/6/11	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	110500	0404	11/3/10	\$57,000	DOR RATIO
011	110500	0579	1/26/11	\$145,200	DOR RATIO
011	110500	0589	9/21/10	\$188,000	DOR RATIO
011	110900	0335	4/28/09	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0425	6/29/09	\$360,000	NO MARKET EXPOSURE
011	111200	0070	6/7/11	\$308,950	IMP COUNT > 1
011	111200	0171	3/3/10	\$203,481	QUIT CLAIM DEED
011	170290	0012	8/18/10	\$312,206	QUIT CLAIM DEED
011	170290	0555	2/26/10	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170290	0730	3/29/11	\$450,000	ACTIVE PERMIT BEFORE SALE>25K
011	170290	1285	10/5/09	\$206,098	QUIT CLAIM DEED
011	170290	1340	8/21/09	\$182,502	QUIT CLAIM DEED
011	170290	1485	12/15/10	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	170390	0005	3/5/10	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170490	0145	8/25/10	\$135,583	DOR RATIO
011	170490	0494	6/19/09	\$263,000	SEGREGATION AND/OR MERGER
011	170540	0300	9/11/09	\$322,400	NO MARKET EXPOSURE
011	270310	0030	8/18/09	\$285,000	OBSOLESCENCE CODED
011	272404	9223	6/22/10	\$174,950	NO MARKET EXPOSURE
011	272404	9231	10/16/09	\$275,000	NO MARKET EXPOSURE
011	276020	0050	9/15/10	\$75,000	QUIT CLAIM DEED
011	314560	0250	8/24/11	\$145,000	NO MARKET EXPOSURE
011	333050	0045	1/4/11	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	0165	3/24/11	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	0190	5/26/11	\$180,000	GOVERNMENT AGENCY
011	333050	1530	10/1/10	\$183,212	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	0195	10/6/11	\$225,000	OBSOLESCENCE CODED
011	333150	0680	5/25/11	\$81,410	QUIT CLAIM DEED
011	333150	1065	1/27/10	\$156,272	QUIT CLAIM DEED
011	333200	0115	10/7/10	\$81,500	DOR RATIO
011	333200	0125	11/28/09	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333200	0156	3/4/10	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333200	0190	6/4/10	\$139,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333200	0395	2/5/10	\$204,964	DIAGNOSTIC OUTLIERS
011	333200	0626	10/19/09	\$119,900	DOR RATIO
011	333350	0040	6/14/10	\$161,000	DOR RATIO
011	333400	0015	12/15/11	\$174,967	EXEMPT FROM EXCISE TAX
011	333400	0065	5/22/09	\$168,208	QUIT CLAIM DEED
011	392990	0085	10/6/09	\$281,750	RELOCATION - SALE TO SERVICE
011	392990	0110	10/19/11	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	411210	0065	7/24/09	\$438,035	QUIT CLAIM DEED
011	415430	1455	11/2/10	\$350,000	FULL SALES PRICE NOT REPORTED
011	415430	2176	3/28/11	\$267,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2325	12/7/11	\$419,426	GOVERNMENT AGENCY
011	415430	4395	10/12/10	\$350,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	524980	0385	7/27/10	\$271,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	0581	5/21/09	\$265,000	OBSOLESCENCE CODED
011	524980	1615	10/6/11	\$205,790	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	2390	11/10/11	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	524980	3170	4/28/10	\$525,000	RELOCATION - SALE TO SERVICE
011	558320	0030	5/25/10	\$425,000	SEGREGATION AND/OR MERGER
011	558320	0295	7/29/09	\$175,000	DOR RATIO
011	564960	0075	2/17/09	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	564960	0080	6/2/09	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	786600	0065	5/14/10	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	786600	0100	11/15/11	\$125,000	DOR RATIO
011	786600	0115	12/23/09	\$230,000	NO MARKET EXPOSURE
011	786600	0120	5/18/11	\$202,000	NO MARKET EXPOSURE
011	811310	1130	4/16/09	\$145,500	DOR RATIO
011	811310	1690	1/6/09	\$275,000	GOVERNMENT AGENCY
011	811310	1711	3/25/10	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	811360	0380	12/16/10	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	870710	0020	10/3/11	\$100,000	PREVIMP<=25K
011	885778	0310	6/14/09	\$295,000	NO MARKET EXPOSURE
011	983020	0030	2/3/10	\$137,500	DOR RATIO
011	983020	0040	11/15/10	\$318,000	NO MARKET EXPOSURE
011	983020	0485	10/5/09	\$367,000	IMP COUNT > 1

Vacant Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	372380	0429	4/14/2009	\$260,000	5760	N	N
011	415430	0334	6/16/2011	\$145,000	6600	N	N
011	415430	0334	1/13/2010	\$130,000	6600	N	N
011	415430	0334	6/10/2009	\$129,000	6600	N	N
011	415430	3915	10/14/2009	\$140,000	5000	N	N
011	415430	3985	9/20/2009	\$157,992	4355	Y	N
011	524980	0583	11/8/2011	\$135,750	4531	N	N
011	524980	0583	8/28/2009	\$135,000	4531	N	N
011	524980	2355	4/14/2009	\$95,000	7200	Y	N
011	558320	0025	11/11/2010	\$150,000	4555	N	N
011	811310	1035	7/16/2010	\$150,000	8076	N	N
011	811310	1250	6/29/2009	\$225,000	29546	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	570000	0376	2/17/2011	\$110,000	NO MARKET EXPOSURE
002	570000	1704	3/24/2009	\$60,000	DOR RATIO
002	795030	2730	12/2/2010	\$128,940	QUIT CLAIM DEED
006	110200	0747	11/29/2010	\$735,000	DOR RATIO