

Residential Revalue

2012 Assessment Roll

Covington

Area 86

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:

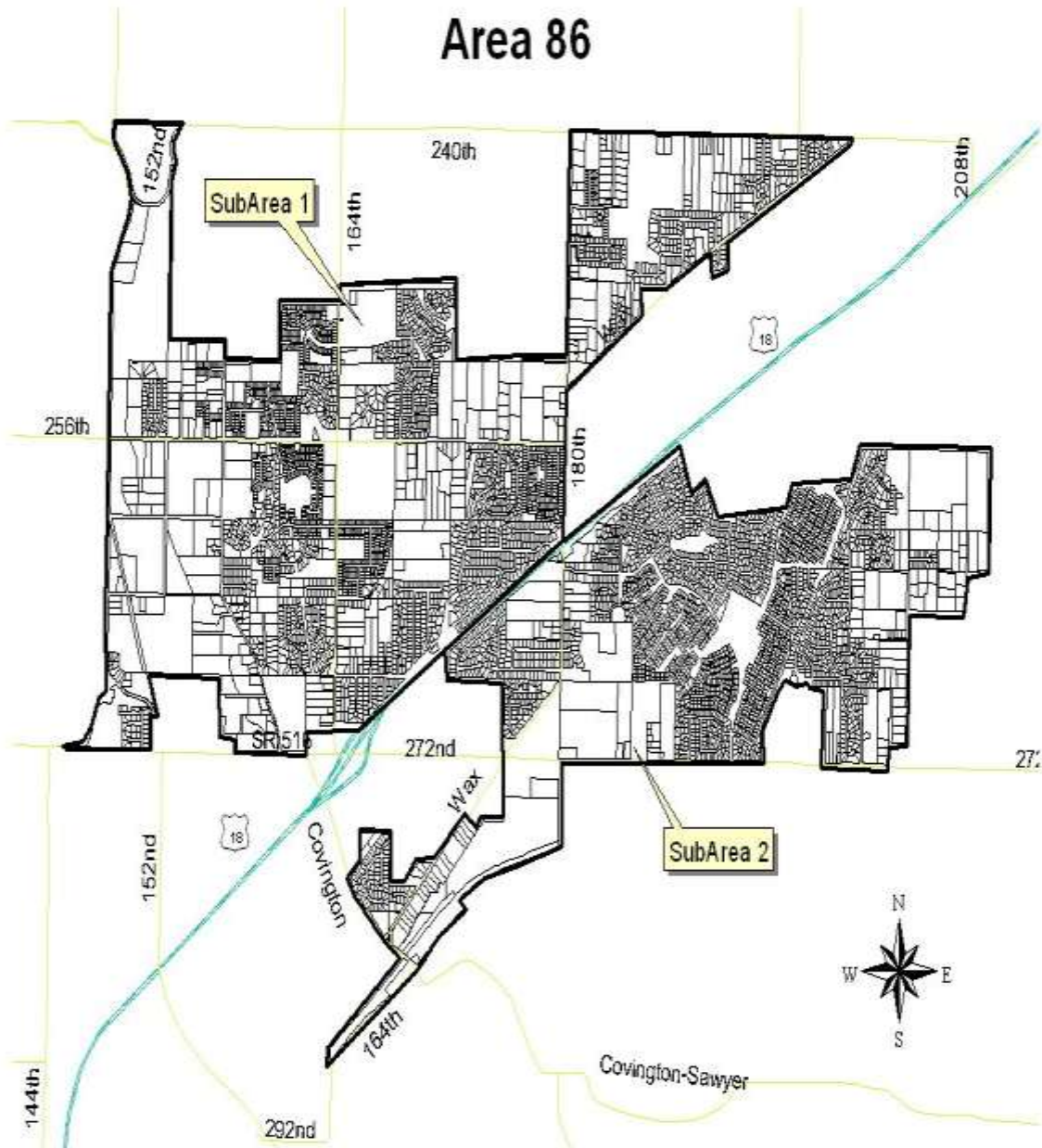
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Area 86



Covington's Housing



Grade 5/ Year Built 1974/ Total Living Area 540



Grade 6/ Year Built 1969/Total Living Area 840



Grade 7/ Year Built 2010/ Total Living Area 1750



Grade 8/Year Built 2007/Total Living Area 2550



Grade 9/ Year Built 1994/ Total Living Area 2850



Grade 10/Year Built 1997/Total Living Area 3630

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: Covington/ 86

Number of Improved Sales: 503

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	\$77,800	\$142,800	\$220,600			
2012 Value	\$67,600	\$134,800	\$202,400	\$221,900	91.2%	9.07%
Change	-\$10,200	-\$8,000	-\$18,200			
% Change	-13.1%	-5.6%	-8.3%			

*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	\$78,300	\$133,600	\$211,900
2012 Value	\$68,200	\$125,300	\$193,500
Percent Change	-12.9%	-6.2%	-8.7%

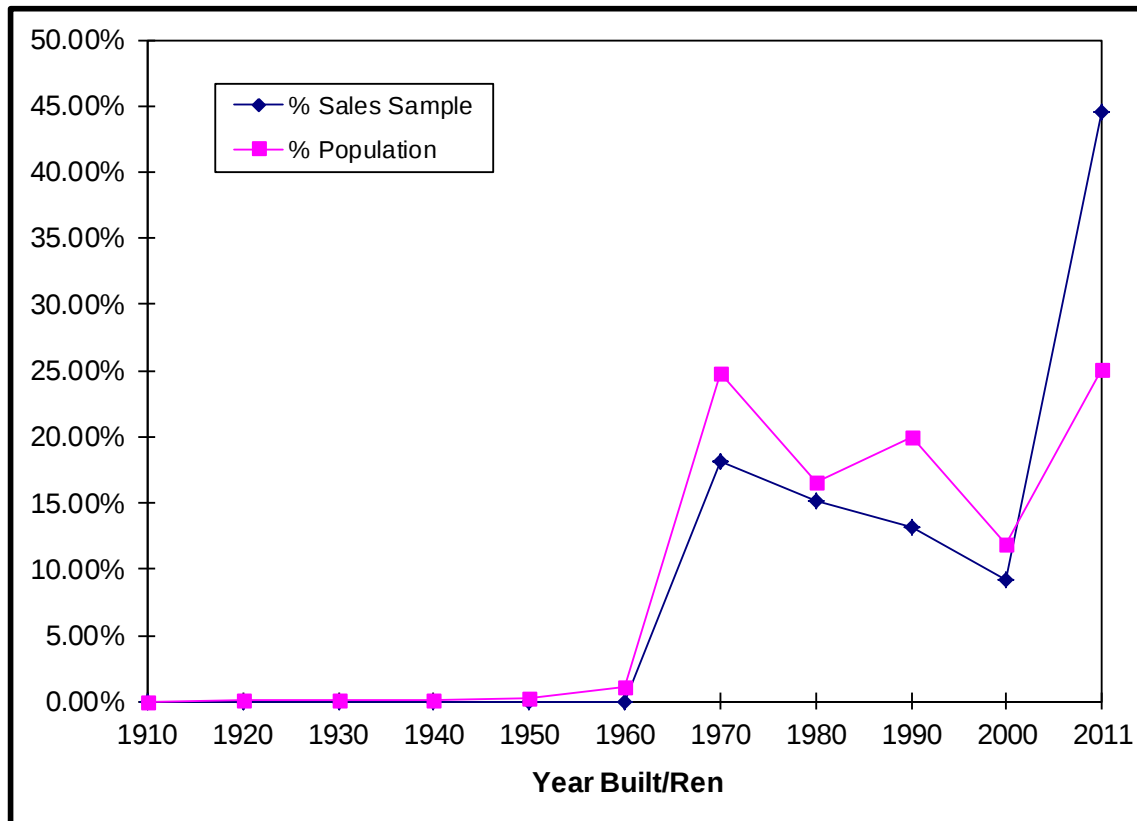
Number of one to three unit residences in the population: 5446

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 several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 2, Major 614765 (North Parke Meadows), and Majors 865140, 865141, and 865143 (Timberlane Estates) were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. Major 947850 (Wingfield) was at a lower ratio than the rest of the population, which resulted in less of a downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	0	0.00%
1970	91	18.09%
1980	76	15.11%
1990	66	13.12%
2000	46	9.15%
2011	224	44.53%
	503	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	4	0.07%
1930	6	0.11%
1940	4	0.07%
1950	15	0.28%
1960	57	1.05%
1970	1352	24.83%
1980	905	16.62%
1990	1087	19.96%
2000	647	11.88%
2011	1367	25.10%
	5446	

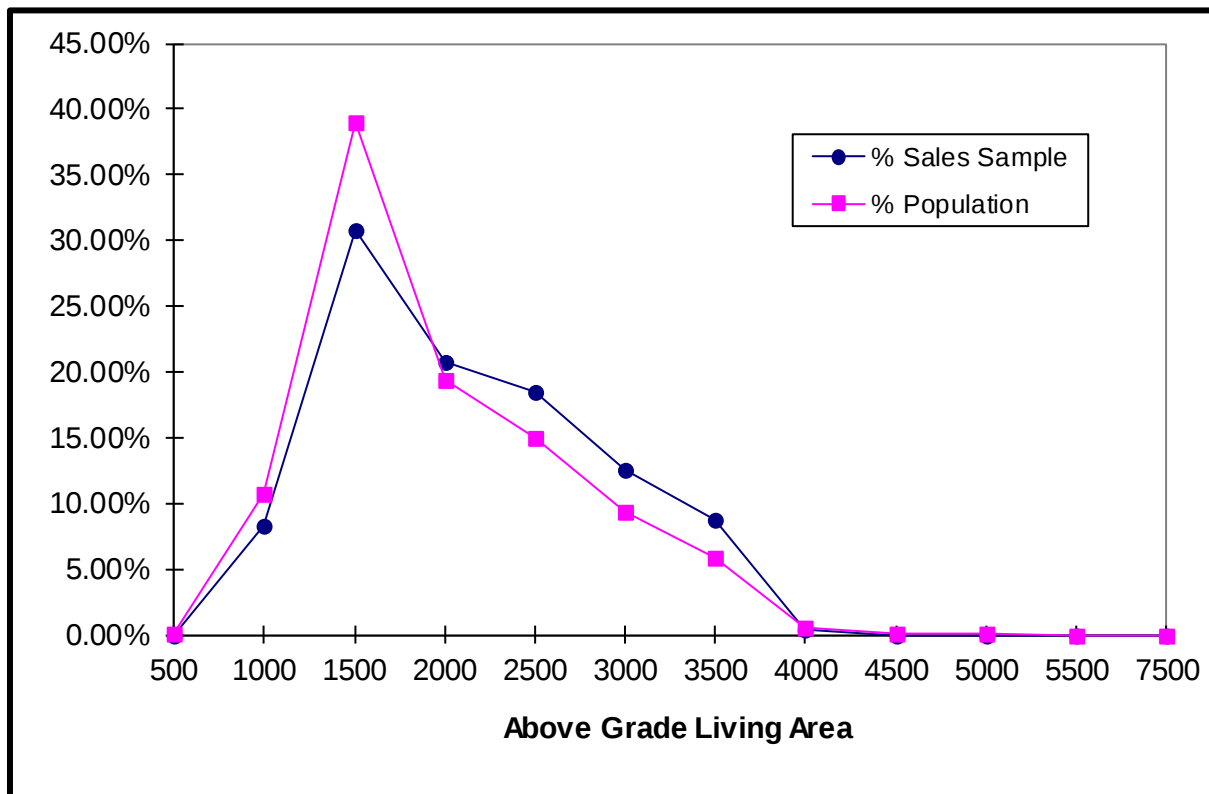


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	42	8.35%
1500	155	30.82%
2000	104	20.68%
2500	93	18.49%
3000	63	12.52%
3500	44	8.75%
4000	2	0.40%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	503	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	587	10.78%
1500	2121	38.95%
2000	1056	19.39%
2500	814	14.95%
3000	513	9.42%
3500	316	5.80%
4000	33	0.61%
4500	4	0.07%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	5446	

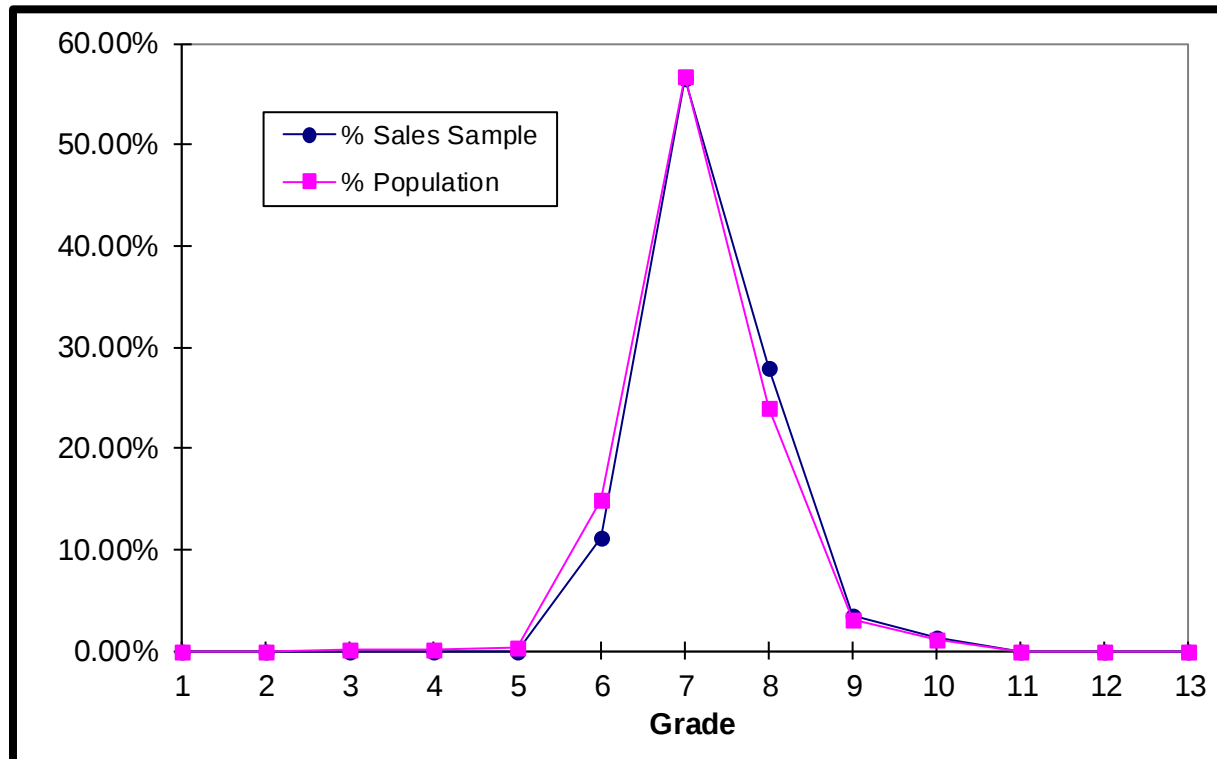


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
6	56	11.13%
7	284	56.46%
8	140	27.83%
9	17	3.38%
10	6	1.19%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	503	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	14	0.26%
6	811	14.89%
7	3087	56.68%
8	1301	23.89%
9	171	3.14%
10	60	1.10%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5446	



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 3 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 12.9% 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 several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 2, Major 614765 (North Parke Meadows), and Majors 865140, 865141, and 865143 (Timberlane Estates) were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. Major 947850 (Wingfield) was at a lower ratio than the rest of the population, which resulted in less of a downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 503 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 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 91.2%. 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 -8.7%. 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 86 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

-6.19%

Majors 865140-865143 Timberlane Estates	Yes
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% Adjustment	-16.08%
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Sub 2 W/O Majors 865140-865143	Yes
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% Adjustment	-10.69%
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Major 614765 North Parke Meadows	Yes
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% Adjustment	-17.66%
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Major 947850 Wingfield	Yes
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% Adjustment	-1.31%
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Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, parcels in Majors 865140, 865141, and 865143 would *approximately* receive a -16.08% downward adjustment. 568 parcels in the improved population would receive this adjustment. There were 46 sales.

For instance, a parcel in Sub 2 and not in Majors 865140-865143 would *approximately* receive a -10.69% downward adjustment. 1947 parcels in the improved population would receive this adjustment. There were 145 sales.

For instance, a parcel in Major 614765 would *approximately* receive a -17.66% downward adjustment. 48 parcels in the improved population would receive this adjustment. There were 13 sales.

For instance, a parcel in Major 947850 would *approximately* receive a -1.31% downward adjustment. 65 parcels in the improved population would receive this adjustment. There were 32 sales.

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

Generally parcels in Sub Area 2 and Majors , 614765, and 865140-865143 were at a higher assessment level than the rest of the population. Major 947850 was at a lower assessment level than the rest of the population. This model corrects for these strata differences.

51.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 86 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 0.888, resulting in an adjusted value of \$466,000 ($\$525,000 \times .888 = \$466,200$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.764	-23.6%
2/1/2009	0.771	-22.9%
3/1/2009	0.777	-22.3%
4/1/2009	0.784	-21.6%
5/1/2009	0.790	-21.0%
6/1/2009	0.797	-20.3%
7/1/2009	0.803	-19.7%
8/1/2009	0.810	-19.0%
9/1/2009	0.817	-18.3%
10/1/2009	0.823	-17.7%
11/1/2009	0.830	-17.0%
12/1/2009	0.836	-16.4%
1/1/2010	0.843	-15.7%
2/1/2010	0.849	-15.1%
3/1/2010	0.855	-14.5%
4/1/2010	0.862	-13.8%
5/1/2010	0.869	-13.1%
6/1/2010	0.875	-12.5%
7/1/2010	0.882	-11.8%
8/1/2010	0.888	-11.2%
9/1/2010	0.895	-10.5%
10/1/2010	0.902	-9.8%
11/1/2010	0.908	-9.2%
12/1/2010	0.915	-8.5%
1/1/2011	0.921	-7.9%
2/1/2011	0.928	-7.2%
3/1/2011	0.934	-6.6%
4/1/2011	0.941	-5.9%
5/1/2011	0.947	-5.3%
6/1/2011	0.954	-4.6%
7/1/2011	0.960	-4.0%
8/1/2011	0.967	-3.3%
9/1/2011	0.974	-2.6%
10/1/2011	0.980	-2.0%
11/1/2011	0.987	-1.3%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	242205	9141	5/15/09	\$209,999	\$167,000	980	6	2007	Avg	12035	N	N	25265 180TH AVE SE
001	571101	0020	6/29/09	\$207,500	\$167,000	1090	6	1969	Good	10935	N	N	16318 SE 263RD PL
001	571101	0110	9/10/09	\$187,000	\$153,000	1090	6	1969	Good	10672	N	N	16217 SE 263RD PL
001	809250	1430	8/25/09	\$224,950	\$183,000	1340	6	1971	VGood	9600	N	N	17141 SE 267TH ST
001	186581	0380	1/7/11	\$160,700	\$148,000	840	7	2007	Avg	6540	N	N	16930 SE 252ND PL
001	809270	0250	5/4/09	\$230,000	\$182,000	920	7	1970	Good	8470	N	N	17126 SE 264TH ST
001	794220	0020	1/13/11	\$203,000	\$188,000	940	7	1968	Good	11013	N	N	18550 SE 244TH PL
001	546930	0270	9/18/09	\$206,000	\$169,000	1010	7	1975	Avg	8366	N	N	15024 SE 253RD PL
001	794210	0170	8/13/09	\$235,000	\$191,000	1010	7	1969	VGood	9600	N	N	18811 SE 244TH PL
001	794210	0180	9/2/09	\$225,000	\$184,000	1010	7	1969	VGood	9600	N	N	18819 SE 244TH PL
001	809250	0760	12/9/10	\$152,500	\$140,000	1030	7	1969	Good	8832	N	N	17208 SE 262ND ST
001	179550	0130	10/16/09	\$226,000	\$187,000	1040	7	1976	Good	8645	N	N	26437 170TH AVE SE
001	179640	0190	1/5/09	\$239,900	\$184,000	1070	7	1968	Avg	9612	N	N	15611 SE 262ND PL
001	152281	0020	11/12/09	\$200,000	\$166,000	1080	7	1975	Good	9690	N	N	19528 SE 241ST PL
001	152281	0120	8/26/10	\$185,000	\$165,000	1080	7	1975	Avg	9690	N	N	19527 SE 241ST PL
001	255082	0060	6/19/09	\$237,000	\$190,000	1100	7	1977	Avg	10001	N	N	26833 166TH PL SE
001	809260	0050	5/11/10	\$218,000	\$190,000	1100	7	1968	Good	16587	N	N	17904 SE 260TH PL
001	809270	0470	5/21/10	\$214,000	\$187,000	1100	7	1975	Good	9200	N	N	17015 SE 264TH ST
001	809270	0310	2/12/09	\$207,200	\$160,000	1100	7	1975	Avg	8470	N	N	17014 SE 264TH ST
001	809270	0220	4/18/11	\$175,000	\$165,000	1100	7	1975	Good	20750	N	N	26350 171ST PL SE
001	809270	0020	1/21/11	\$159,000	\$147,000	1100	7	1975	Good	13432	N	N	17114 SE 267TH ST
001	546930	0020	7/9/10	\$150,000	\$133,000	1110	7	1971	Good	9516	N	N	25524 151ST PL SE
001	546540	0020	10/14/10	\$241,000	\$218,000	1130	7	1978	Avg	24445	N	N	26714 159TH AVE SE
001	809250	0780	11/13/09	\$230,000	\$191,000	1150	7	1967	Avg	9548	N	N	17224 SE 262ND ST
001	809250	1290	10/30/09	\$196,000	\$163,000	1150	7	1968	Good	9600	N	N	17401 SE 264TH ST

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Area 86
(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
001	809270	0500	8/11/09	\$224,000	\$182,000	1150	7	1969	Good	9600	N	N	26421 171ST AVE SE
001	546930	0250	10/2/09	\$225,000	\$185,000	1160	7	1972	Good	6408	N	N	25310 150TH PL SE
001	809260	0120	8/26/09	\$190,000	\$155,000	1160	7	1968	Good	10720	N	N	17612 SE 260TH PL
001	809200	0040	8/25/11	\$155,000	\$151,000	1170	7	1967	Good	9750	N	N	17704 SE 261ST ST
001	338430	0070	12/4/10	\$171,835	\$157,000	1190	7	1968	Good	10025	N	N	24049 193RD PL SE
001	794215	0110	6/29/09	\$200,000	\$161,000	1190	7	1968	VGood	9514	N	N	18561 SE 245TH PL
001	809250	0690	6/6/11	\$148,000	\$141,000	1190	7	1968	Good	9548	N	N	17237 SE 261ST ST
001	776060	0240	6/15/09	\$249,950	\$200,000	1200	7	1977	Good	10002	N	N	24097 196TH PL SE
001	809250	0360	3/30/09	\$269,000	\$211,000	1200	7	2000	Avg	12012	N	N	25965 172ND AVE SE
001	809270	0060	11/2/11	\$126,000	\$124,000	1200	7	1975	Avg	18564	N	N	17119 SE 265TH ST
001	794215	0130	5/19/10	\$219,950	\$192,000	1210	7	1968	Good	9600	N	N	24411 188TH AVE SE
001	546930	0480	10/15/09	\$177,025	\$146,000	1220	7	1970	Good	6400	N	N	25521 151ST PL SE
001	776060	0120	3/12/10	\$250,000	\$214,000	1220	7	1976	Good	9591	N	N	24091 196TH PL SE
001	776060	0090	6/7/09	\$215,000	\$172,000	1220	7	1976	Good	9887	N	N	24071 197TH PL SE
001	546876	0120	11/13/09	\$259,900	\$216,000	1240	7	2009	Avg	6750	N	N	16329 SE 261ST CT
001	546876	0010	3/12/10	\$256,000	\$220,000	1240	7	2009	Avg	6757	N	N	16330 SE 261ST CT
001	546876	0100	5/27/09	\$267,000	\$212,000	1240	7	2009	Avg	5019	N	N	16321 SE 261ST CT
001	232981	0060	2/24/09	\$259,000	\$201,000	1250	7	1989	Avg	8458	N	N	24912 168TH PL SE
001	546876	0020	2/23/10	\$249,990	\$214,000	1250	7	2009	Avg	5806	N	N	16326 SE 261ST CT
001	289520	0210	11/8/10	\$230,000	\$209,000	1260	7	1980	Good	10578	N	N	26519 168TH PL SE
001	255081	0190	9/24/09	\$230,000	\$189,000	1280	7	1976	Good	10220	N	N	26810 165TH PL SE
001	255081	0010	6/7/10	\$219,000	\$192,000	1280	7	1976	Good	11900	N	N	26805 165TH PL SE
001	262205	9139	4/24/09	\$237,000	\$187,000	1300	7	1973	Good	11326	N	N	26506 156TH PL SE
001	770150	0110	4/11/11	\$275,000	\$259,000	1300	7	1978	Avg	21137	N	N	24909 183RD PL SE
001	809270	0380	4/21/11	\$196,000	\$185,000	1310	7	1971	Good	12707	N	N	16810 SE 264TH ST
001	546876	0030	1/5/10	\$265,000	\$224,000	1320	7	2009	Avg	5684	N	N	16322 SE 261ST CT

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	289520	0140	3/23/10	\$235,000	\$202,000	1340	7	1980	Good	9922	N	N	26510 168TH PL SE
001	809200	0180	2/10/11	\$209,950	\$195,000	1340	7	1963	Avg	12056	N	N	26118 177TH AVE SE
001	338430	0210	4/7/11	\$190,000	\$179,000	1380	7	1968	Good	9736	N	N	19311 SE 243RD PL
001	262205	9179	9/2/10	\$210,000	\$188,000	1420	7	1993	Avg	59677	N	N	26526 159TH AVE SE
001	794210	0220	7/1/10	\$200,000	\$176,000	1450	7	1969	Good	9600	N	N	18851 SE 244TH PL
001	809250	0440	12/14/09	\$215,000	\$180,000	1450	7	1967	Good	11625	N	N	26017 172ND AVE SE
001	255082	0020	7/8/11	\$214,000	\$206,000	1460	7	1977	Good	9928	N	N	26809 166TH PL SE
001	809250	1280	7/17/09	\$150,000	\$121,000	1460	7	1969	Avg	9600	N	N	17409 SE 264TH ST
001	179640	0240	5/2/11	\$150,000	\$142,000	1490	7	1969	Good	12015	N	N	15641 SE 262ND PL
001	179550	0240	3/4/09	\$254,900	\$198,000	1500	7	1963	Good	8645	N	N	26428 170TH AVE SE
001	546540	0090	11/12/09	\$244,150	\$203,000	1530	7	1978	Good	13612	N	N	26605 159TH AVE SE
001	262176	0240	3/22/10	\$260,000	\$224,000	1570	7	1997	Avg	7669	N	N	17518 SE 259TH PL
001	232981	0510	7/6/10	\$308,950	\$273,000	1580	7	1989	Avg	10625	N	N	17105 SE 251ST ST
001	232981	0650	7/17/09	\$273,000	\$220,000	1580	7	1989	Avg	7910	N	N	25024 171ST AVE SE
001	546876	0050	5/26/10	\$266,000	\$232,000	1600	7	2009	Avg	9921	N	N	16314 SE 261ST CT
001	546876	0110	10/16/09	\$291,000	\$240,000	1650	7	2009	Avg	5248	N	N	16325 SE 261ST CT
001	546876	0040	5/5/11	\$209,990	\$199,000	1650	7	2009	Avg	5022	N	N	16318 SE 261ST CT
001	856289	1250	3/7/11	\$245,000	\$229,000	1660	7	2003	Avg	3606	N	N	16301 SE 251ST ST
001	947850	0970	10/8/10	\$217,500	\$196,000	1690	7	2008	Avg	4500	N	N	26117 171ST PL SE
001	794210	0330	6/15/11	\$195,400	\$187,000	1720	7	1977	Avg	9977	N	N	24621 190TH PL SE
001	192206	9149	5/26/11	\$275,000	\$262,000	1740	7	1976	Avg	59677	N	N	19405 SE 243RD ST
001	262205	9045	10/7/09	\$275,000	\$227,000	1740	7	1973	Good	20442	N	N	15650 SE 265TH ST
001	186580	0050	7/28/10	\$206,000	\$183,000	1750	7	1969	VGood	6540	N	N	25411 168TH PL SE
001	947850	0520	3/10/11	\$275,000	\$257,000	1750	7	2010	Avg	4656	N	N	16922 SE 262ND ST
001	947850	0830	7/8/11	\$261,532	\$252,000	1750	7	2010	Avg	4500	N	N	17017 SE 262ND ST
001	714070	0490	5/18/11	\$244,950	\$233,000	1770	7	2011	Avg	5000	N	N	24422 183RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	723730	0210	4/19/10	\$265,000	\$230,000	1770	7	2003	Avg	4000	N	N	25829 163RD AVE SE
001	809250	1210	12/31/09	\$210,000	\$177,000	1770	7	1988	Good	11484	N	N	26230 174TH AVE SE
001	923844	0190	5/19/10	\$235,000	\$205,000	1770	7	2002	Avg	4694	N	N	15809 SE 253RD PL
001	723730	0660	8/19/10	\$226,000	\$202,000	1780	7	2004	Avg	4400	N	N	25632 162ND PL SE
001	809250	0070	2/18/11	\$275,000	\$256,000	1820	7	1964	Good	22140	N	N	26001 175TH AVE SE
001	232981	0540	7/27/09	\$305,500	\$247,000	1830	7	1990	Good	8324	N	N	17117 SE 251ST ST
001	947850	1110	4/27/09	\$300,000	\$237,000	1860	7	2009	Avg	4351	N	N	26218 171ST PL SE
001	723730	0690	6/30/10	\$275,000	\$242,000	1880	7	2004	Avg	4777	N	N	25620 162ND PL SE
001	232980	0240	12/29/09	\$255,000	\$215,000	1900	7	1988	Good	7194	N	N	16724 SE 251ST PL
001	714070	0510	3/8/11	\$250,000	\$234,000	1900	7	2011	Avg	4999	N	N	24414 183RD AVE SE
001	184313	0570	2/9/09	\$269,900	\$209,000	1950	7	2003	Avg	4556	N	N	15912 SE 255TH ST
001	184313	0450	8/21/10	\$267,950	\$239,000	1950	7	2003	Avg	4780	N	N	15827 SE 253RD PL
001	714070	0630	6/23/10	\$263,180	\$232,000	1950	7	2010	Avg	5282	N	N	24509 183RD CT SE
001	714070	0640	6/17/10	\$245,200	\$215,000	1950	7	2010	Avg	4374	N	N	24513 183RD CT SE
001	262176	0080	6/20/11	\$282,000	\$270,000	1980	7	1997	Avg	8586	N	N	25885 175TH PL SE
001	714070	0520	10/5/10	\$259,950	\$235,000	1980	7	2010	Avg	4999	N	N	24414 183RD AVE SE
001	794210	0230	8/29/11	\$184,000	\$179,000	1980	7	1968	Good	10147	N	N	18859 SE 244TH PL
001	947850	0510	1/6/11	\$296,682	\$274,000	1980	7	2010	Avg	4265	N	N	16926 SE 262ND ST
001	947850	0780	4/26/11	\$284,990	\$270,000	1980	7	2010	Avg	4500	N	N	16927 SE 262ND ST
001	947850	0790	6/16/11	\$284,990	\$273,000	1980	7	2010	Avg	4500	N	N	17001 SE 262ND ST
001	947850	0480	6/21/11	\$282,797	\$271,000	1980	7	2010	Avg	4525	N	N	17004 SE 262ND ST
001	947850	0470	4/11/11	\$281,990	\$266,000	1980	7	2010	Avg	4198	N	N	17006 SE 262ND ST
001	947850	0450	7/28/11	\$279,990	\$271,000	1980	7	2010	Avg	4385	N	N	17014 SE 262ND ST
001	947850	0810	5/25/11	\$277,920	\$265,000	1980	7	2010	Avg	4500	N	N	17009 SE 262ND ST
001	947850	0890	9/29/11	\$275,000	\$269,000	1980	7	2011	Avg	4420	N	N	26122 170TH PL SE
001	794210	0010	6/19/09	\$220,000	\$176,000	2020	7	1968	VGood	9867	N	N	19004 SE WAX RD

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	184313	0790	6/4/09	\$282,000	\$225,000	2030	7	2003	Avg	5000	N	N	25418 160TH PL SE
001	714070	0500	7/1/11	\$255,000	\$245,000	2040	7	2011	Avg	5000	N	N	24418 183RD AVE SE
001	262176	0270	5/5/10	\$304,500	\$265,000	2060	7	1997	Avg	6820	N	N	17536 SE 259TH PL
001	714070	1420	8/4/09	\$239,950	\$194,000	2070	7	2007	Avg	4945	N	N	18712 SE 244TH LN
001	714070	0130	2/8/10	\$256,986	\$219,000	2080	7	2009	Avg	8888	N	N	24101 187TH CT SE
001	714070	0150	2/22/10	\$240,000	\$205,000	2080	7	2009	Avg	3783	N	N	24111 187TH CT SE
001	714070	0710	5/18/10	\$253,990	\$222,000	2140	7	2009	Avg	4425	N	N	24404 183RD CT SE
001	714070	0010	7/29/09	\$270,000	\$218,000	2150	7	2007	Avg	6949	N	N	18522 SE 240TH PL
001	714070	1310	4/29/10	\$265,000	\$230,000	2150	7	2008	Avg	4363	N	N	18417 SE 242ND CT
001	714070	1300	11/17/11	\$225,000	\$223,000	2150	7	2008	Avg	4441	N	N	18413 SE 242ND CT
001	714070	0230	12/4/09	\$246,120	\$206,000	2180	7	2009	Avg	5053	N	N	24114 187TH CT SE
001	947850	0500	12/27/10	\$302,990	\$279,000	2180	7	2010	Avg	4157	N	N	17000 SE 262ND ST
001	947850	0800	12/29/10	\$299,990	\$276,000	2180	7	2010	Avg	4500	N	N	17005 SE 262ND ST
001	947850	0840	6/26/11	\$293,000	\$281,000	2180	7	2010	Avg	4686	N	N	17021 SE 262ND ST
001	947850	0880	7/22/11	\$292,490	\$282,000	2180	7	2011	Avg	4971	N	N	26200 170TH PL SE
001	947850	0490	3/8/11	\$291,350	\$273,000	2180	7	2010	Avg	4505	N	N	17002 SE 262ND ST
001	947850	0440	3/25/11	\$289,990	\$272,000	2180	7	2010	Avg	4516	N	N	17018 SE 262ND ST
001	947850	0820	4/22/11	\$289,990	\$274,000	2180	7	2010	Avg	4500	N	N	17013 SE 262ND ST
001	947850	0870	6/23/11	\$289,990	\$278,000	2180	7	2010	Avg	5154	N	N	17107 SE 262ND ST
001	947850	0460	5/17/11	\$287,990	\$274,000	2180	7	2010	Avg	4358	N	N	17010 SE 262ND ST
001	723730	0150	10/6/09	\$320,000	\$264,000	2200	7	2004	Avg	5046	N	N	25723 163RD AVE SE
001	723730	0400	1/7/11	\$260,000	\$240,000	2200	7	2004	Avg	6065	N	N	25932 161ST CT SE
001	723730	1230	11/3/09	\$265,000	\$220,000	2200	7	2004	Avg	4465	N	N	16114 SE 258TH ST
001	714070	0190	11/12/09	\$238,500	\$198,000	2230	7	2009	Avg	4857	N	N	24126 187TH CT SE
001	184313	0070	3/30/09	\$299,000	\$234,000	2240	7	2003	Avg	5107	N	N	16103 SE 255TH PL
001	184313	0760	6/19/09	\$303,100	\$243,000	2240	7	2003	Avg	5000	N	N	25415 161ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	714070	0660	11/20/09	\$284,915	\$238,000	2250	7	2009	Avg	5796	N	N	24522 183RD CT SE
001	714070	0670	11/18/09	\$275,100	\$229,000	2250	7	2009	Avg	5700	N	N	24418 183RD CT SE
001	947850	1040	2/17/09	\$310,000	\$240,000	2250	7	2009	Avg	4496	N	N	26219 171ST PL SE
001	947850	0760	5/11/09	\$302,000	\$239,000	2250	7	2008	Avg	4557	N	N	17021 SE 263RD ST
001	947850	0980	10/20/10	\$245,000	\$222,000	2250	7	2008	Avg	4500	N	N	26121 171ST PL SE
001	184313	0560	4/9/09	\$319,950	\$251,000	2330	7	2003	Avg	5730	N	N	15907 SE 254TH PL
001	184313	0970	10/23/09	\$305,000	\$252,000	2330	7	2003	Avg	5816	N	N	25434 160TH AVE SE
001	184313	0130	2/25/11	\$249,900	\$233,000	2330	7	2003	Avg	5000	N	N	25438 161ST AVE SE
001	723730	0910	3/27/09	\$295,000	\$231,000	2350	7	2004	Avg	4643	N	N	25625 160TH PL SE
001	186581	0060	9/23/10	\$235,000	\$211,000	2390	7	1977	VGood	6600	N	N	16917 SE 254TH PL
001	723730	0830	4/29/11	\$240,000	\$227,000	2400	7	2003	Avg	5240	N	N	16026 SE 256TH PL
001	723730	0870	8/1/11	\$225,900	\$218,000	2410	7	2004	Avg	6646	N	N	25609 160TH PL SE
001	714070	0160	6/23/10	\$327,220	\$288,000	2500	7	2007	Avg	5024	N	N	24115 187TH CT SE
001	714070	0100	2/10/10	\$238,000	\$203,000	2500	7	2007	Avg	5726	N	N	18605 SE 241ST ST
001	714070	0650	1/12/10	\$337,465	\$285,000	2570	7	2009	Avg	6747	N	N	24526 183RD CT SE
001	947850	0770	5/26/09	\$375,000	\$298,000	2570	7	2009	Avg	4557	N	N	16923 SE 262ND ST
001	947850	1030	5/1/09	\$360,507	\$285,000	2570	7	2009	Avg	4500	N	N	26215 171ST PL SE
001	947850	1070	4/28/09	\$339,990	\$268,000	2570	7	2009	Avg	4847	N	N	26308 171ST PL SE
001	947850	0530	3/11/10	\$314,865	\$270,000	2570	7	2008	Avg	4574	N	N	16919 SE 263RD ST
001	947850	0550	6/17/09	\$309,940	\$248,000	2570	7	2009	Avg	4463	N	N	17013 SE 263RD ST
001	947850	0990	11/23/10	\$265,000	\$242,000	2570	7	2008	Avg	4500	N	N	26125 171ST PL SE
001	714070	0200	11/30/09	\$253,201	\$212,000	2610	7	2009	Avg	6173	N	N	24124 187TH CT SE
001	947850	0540	8/13/09	\$317,550	\$258,000	2620	7	2009	Avg	4722	N	N	17009 SE 263RD ST
001	947850	0570	12/14/10	\$250,000	\$229,000	2620	7	2008	Avg	4469	N	N	17005 SE 263RD ST
001	614765	0080	3/12/09	\$310,000	\$242,000	2730	7	2005	Avg	4590	N	N	24223 181ST PL SE
001	614765	0100	10/2/09	\$260,000	\$214,000	2730	7	2005	Avg	4590	N	N	24211 181ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	614765	0250	7/13/10	\$272,500	\$241,000	2730	7	2005	Avg	4766	N	N	24308 181ST PL SE
001	614765	0080	2/7/11	\$250,000	\$232,000	2730	7	2005	Avg	4590	N	N	24223 181ST PL SE
001	614765	0160	2/26/10	\$240,000	\$205,000	2730	7	2005	Avg	5135	N	N	24222 181ST PL SE
001	614765	0390	2/17/11	\$232,000	\$216,000	2730	7	2005	Avg	7282	N	N	18221 SE 244TH PL
001	614765	0070	6/13/11	\$225,000	\$215,000	2800	7	2005	Avg	4589	N	N	24229 181ST PL SE
001	714070	0120	1/22/10	\$315,000	\$267,000	2960	7	2008	Avg	5028	N	N	18613 SE 241ST ST
001	714070	1320	6/1/11	\$275,000	\$262,000	2960	7	2008	Avg	4420	N	N	18419 SE 242ND CT
001	714070	0170	9/9/09	\$265,000	\$217,000	2960	7	2007	Avg	6385	N	N	24119 187TH CT SE
001	723730	0880	6/21/11	\$291,500	\$279,000	2960	7	2004	Avg	4262	N	N	25613 160TH PL SE
001	614765	0220	4/24/09	\$307,800	\$243,000	3020	7	2005	Avg	6771	N	N	24244 181ST PL SE
001	614765	0270	3/23/09	\$285,000	\$223,000	3020	7	2005	Avg	6930	N	N	18108 SE 244TH ST
001	614765	0380	8/18/09	\$280,000	\$228,000	3020	7	2005	Avg	6196	N	N	18217 SE 244TH ST
001	614765	0270	11/11/11	\$225,000	\$223,000	3020	7	2005	Avg	6930	N	N	18108 SE 244TH ST
001	714070	1360	5/26/10	\$304,950	\$267,000	3030	7	2008	Avg	5199	N	N	18406 SE 242ND CT
001	714070	0020	7/27/09	\$279,000	\$226,000	3070	7	2007	Avg	5680	N	N	18518 SE 240TH PL
001	614765	0470	4/6/10	\$305,000	\$263,000	3130	7	2005	Avg	5153	N	N	24515 183RD AVE SE
001	614765	0330	12/6/10	\$242,500	\$222,000	3130	7	2005	Avg	5608	N	N	24409 183RD AVE SE
001	192206	9020	7/12/10	\$265,000	\$234,000	1180	8	1978	Avg	89733	N	N	24012 180TH AVE SE
001	262205	9104	10/23/09	\$350,000	\$290,000	1350	8	1977	Good	28835	N	N	26424 148TH AVE SE
001	262175	0350	10/1/09	\$368,000	\$303,000	1360	8	1998	Avg	8057	N	N	17514 SE 257TH ST
001	019350	0020	6/16/09	\$235,400	\$188,000	1470	8	1968	Good	9680	N	N	27036 150TH PL SE
001	019350	0030	5/10/10	\$239,950	\$209,000	1490	8	1968	Good	9680	N	N	27028 150TH PL SE
001	756945	0070	4/8/09	\$277,000	\$217,000	1680	8	2003	Avg	3825	N	N	16206 SE 260TH ST
001	756945	0480	10/13/09	\$260,000	\$215,000	1680	8	2003	Avg	4226	N	N	16331 SE 260TH ST
001	756945	0220	10/26/10	\$244,000	\$221,000	1680	8	2004	Avg	4656	N	N	16019 SE 260TH ST
001	756945	0070	6/2/11	\$240,000	\$229,000	1680	8	2003	Avg	3825	N	N	16206 SE 260TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	770150	0100	6/10/11	\$355,000	\$339,000	1700	8	1977	Avg	37736	N	N	24903 183RD PL SE
001	689251	0260	10/21/09	\$235,000	\$194,000	1770	8	2003	Avg	4802	N	N	25511 157TH AVE SE
001	262175	0220	7/18/11	\$264,950	\$255,000	1790	8	1997	Avg	6783	N	N	25760 174TH PL SE
001	756945	0460	10/7/09	\$250,000	\$206,000	1800	8	2003	Avg	5000	N	N	16321 SE 260TH ST
001	756945	0320	4/25/11	\$245,000	\$232,000	1800	8	2004	Avg	5134	N	N	16131 SE 260TH ST
001	756945	0160	3/18/11	\$225,000	\$211,000	1800	8	2003	Avg	6196	N	N	25935 161ST CT SE
001	858640	0071	11/10/10	\$280,000	\$255,000	1800	8	1978	Good	22005	N	N	26127 156TH AVE SE
001	001190	0110	8/16/10	\$235,000	\$210,000	1850	8	2003	Avg	4575	N	N	15408 SE 252ND PL
001	001190	0050	12/16/11	\$222,300	\$222,000	1850	8	2004	Avg	4500	N	N	15510 SE 252ND PL
001	262175	0672	8/29/11	\$249,000	\$242,000	1850	8	2004	Avg	10333	N	N	17302 SE 257TH ST
001	775490	0190	3/22/11	\$244,000	\$229,000	1900	8	1976	Avg	23000	N	N	16521 SE 254TH PL
001	279980	0420	4/19/10	\$261,900	\$227,000	1910	8	2003	Avg	5044	N	N	16418 SE 262ND PL
001	262175	0671	10/24/11	\$249,950	\$246,000	1960	8	2004	Avg	9830	N	N	17230 SE 257TH ST
001	262205	9170	11/21/11	\$204,900	\$203,000	1960	8	1995	Avg	11632	N	N	26926 150TH PL SE
001	665470	0410	2/11/10	\$306,000	\$261,000	1970	8	2003	Avg	6699	N	N	18212 SE 247TH ST
001	714070	1260	4/11/11	\$262,000	\$247,000	1990	8	2007	Avg	5612	N	N	24317 185TH LOOP SE
001	756945	0370	6/17/10	\$298,950	\$263,000	2020	8	2003	Avg	4797	N	N	16207 SE 260TH ST
001	756945	0140	3/5/10	\$284,990	\$244,000	2020	8	2003	Avg	4149	N	N	16104 SE 260TH ST
001	279980	0230	3/27/09	\$295,000	\$231,000	2030	8	2004	Avg	5575	N	N	16708 SE 262ND PL
001	279980	0240	3/22/11	\$239,900	\$225,000	2030	8	2004	Avg	5216	N	N	16706 SE 262ND PL
001	279980	0200	11/4/11	\$225,900	\$223,000	2030	8	2004	Avg	6937	N	N	16627 SE 262ND PL
001	665470	0480	3/18/09	\$343,000	\$268,000	2050	8	2003	Avg	7358	N	N	18307 SE 246TH ST
001	262176	0040	6/22/09	\$290,000	\$232,000	2060	8	1997	Avg	7772	N	N	25915 175TH PL SE
001	665470	0060	8/2/11	\$223,000	\$216,000	2060	8	2003	Avg	6998	N	N	18108 SE 246TH ST
001	669900	0930	11/6/09	\$265,000	\$220,000	2090	8	2003	Avg	4821	N	N	17808 SE 259TH PL
001	669900	0370	8/12/11	\$203,000	\$197,000	2090	8	2002	Avg	4791	N	N	25820 178TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	192206	9197	10/31/11	\$500,000	\$493,000	2120	8	1994	Avg	206474	N	N	24906 180TH AVE SE
001	714070	1120	6/22/10	\$286,030	\$252,000	2140	8	2010	Avg	5000	N	N	24105 185TH LOOP SE
001	714070	0310	6/11/10	\$279,585	\$245,000	2140	8	2010	Avg	5109	N	N	24111 184TH AVE SE
001	714070	0280	2/14/11	\$255,000	\$237,000	2140	8	2009	Avg	4954	N	N	24105 184TH AVE SE
001	689251	0320	1/28/09	\$289,900	\$223,000	2160	8	2002	Avg	4847	N	N	25420 156TH PL SE
001	756945	0250	10/13/11	\$275,000	\$270,000	2170	8	2003	Avg	5104	N	N	16105 SE 260TH ST
001	689250	0080	6/23/10	\$286,000	\$252,000	2190	8	2000	Avg	5625	N	N	25402 155TH AVE SE
001	714070	0930	5/18/09	\$350,000	\$278,000	2200	8	2008	Avg	4531	N	N	24222 185TH LOOP SE
001	714070	0910	10/14/09	\$329,200	\$272,000	2200	8	2008	Avg	4341	N	N	24306 185TH LOOP SE
001	714070	0920	10/5/09	\$315,000	\$260,000	2200	8	2008	Avg	4409	N	N	24304 185TH LOOP SE
001	950720	0750	8/7/09	\$303,000	\$246,000	2210	8	2004	Avg	5001	N	N	16527 SE 260TH ST
001	950720	0110	10/10/11	\$199,000	\$195,000	2210	8	2005	Avg	4500	N	N	16530 SE 260TH ST
001	689251	0100	10/20/10	\$260,000	\$235,000	2260	8	2002	Avg	4945	N	N	15631 SE 255TH PL
001	775490	0200	12/30/11	\$232,000	\$232,000	2260	8	1973	Good	19182	N	N	16529 SE 254TH PL
001	001190	0010	2/25/10	\$290,000	\$248,000	2330	8	2003	Avg	5420	N	N	15526 SE 252ND PL
001	262175	0250	6/17/09	\$355,000	\$284,000	2350	8	1997	Avg	11388	N	N	25746 174TH PL SE
001	546720	0045	9/2/10	\$385,000	\$345,000	2390	8	1999	Avg	17739	N	N	26817 149TH AVE SE
001	184310	0190	7/29/09	\$340,000	\$275,000	2400	8	1989	Avg	7469	N	N	25341 163RD AVE SE
001	665470	0380	10/6/10	\$300,000	\$271,000	2400	8	2003	Avg	6999	N	N	18124 SE 247TH ST
001	665470	0220	9/14/11	\$300,000	\$293,000	2400	8	2003	Avg	11786	N	N	18329 SE 247TH ST
001	665470	0520	3/12/10	\$280,000	\$240,000	2400	8	2003	Avg	6999	N	N	18131 SE 246TH ST
001	856289	0340	5/9/11	\$327,000	\$310,000	2410	8	2002	Avg	6243	N	N	25008 161ST PL SE
001	756945	0120	10/8/10	\$299,000	\$270,000	2420	8	2003	Avg	5522	N	N	16112 SE 260TH ST
001	756945	0090	12/27/11	\$240,000	\$240,000	2420	8	2003	Avg	3825	N	N	16124 SE 260TH ST
001	856289	0900	3/12/09	\$351,500	\$274,000	2430	8	2003	Avg	5000	N	N	16102 SE 251ST ST
001	856289	0760	10/20/09	\$326,500	\$270,000	2430	8	2002	Avg	4991	N	N	16024 SE 250TH CT

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	151592	0090	9/9/09	\$349,500	\$286,000	2440	8	1994	Avg	18674	N	N	26127 162ND AVE SE
001	756945	0030	2/23/10	\$330,000	\$282,000	2460	8	2003	Avg	4540	N	N	16226 SE 260TH ST
001	756945	0420	3/19/10	\$305,000	\$262,000	2460	8	2003	Avg	5573	N	N	16221 SE 260TH ST
001	184310	0330	6/20/11	\$295,000	\$283,000	2480	8	1989	Avg	11765	N	N	16148 SE 252ND PL
001	252205	9201	6/22/11	\$301,125	\$289,000	2490	8	1965	Good	122403	N	N	17015 SE 256TH ST
001	508790	0040	6/24/10	\$308,000	\$271,000	2500	8	2008	Avg	5995	N	N	25315 176TH AVE SE
001	262175	0470	11/10/09	\$369,000	\$307,000	2530	8	1997	Avg	17433	N	N	25723 176TH PL SE
001	508790	0110	10/29/09	\$369,950	\$307,000	2530	8	2008	Avg	5031	N	N	25316 176TH AVE SE
001	714070	0270	6/25/09	\$325,000	\$261,000	2550	8	2009	Avg	4387	N	N	24103 184TH AVE SE
001	151592	0200	9/27/10	\$412,000	\$371,000	2570	8	1995	Avg	10603	N	N	26118 162ND AVE SE
001	184310	0340	3/11/10	\$278,405	\$239,000	2570	8	1989	Avg	8491	N	N	16144 SE 252ND PL
001	669900	0750	3/1/11	\$299,900	\$280,000	2570	8	2003	Avg	5640	N	N	17726 SE 257TH ST
001	184310	0140	5/5/11	\$280,000	\$265,000	2580	8	1990	Avg	8804	N	N	25300 163RD AVE SE
001	665470	0150	12/29/11	\$255,670	\$256,000	2590	8	2004	Avg	7025	N	N	18320 SE 246TH ST
001	714070	0470	7/26/10	\$293,300	\$260,000	2620	8	2007	Avg	4954	N	N	24315 184TH AVE SE
001	714070	1250	1/24/11	\$260,000	\$241,000	2620	8	2007	Avg	5003	N	N	24315 185TH LOOP SE
001	669900	0920	2/10/09	\$326,500	\$252,000	2630	8	2003	Avg	5882	N	N	25817 178TH PL SE
001	669900	1500	3/16/11	\$290,000	\$272,000	2640	8	2001	Avg	5000	N	N	17824 SE 259TH ST
001	714070	1150	5/8/09	\$344,435	\$273,000	2640	8	2008	Avg	5000	N	N	24205 185TH LOOP SE
001	669900	1330	7/13/11	\$274,950	\$265,000	2650	8	2002	Avg	4715	N	N	17825 SE 259TH ST
001	279980	0400	2/3/10	\$303,450	\$258,000	2690	8	2003	Avg	4750	N	N	16428 SE 262ND PL
001	508790	0050	6/4/09	\$369,950	\$295,000	2710	8	2008	Avg	4960	N	N	25311 176TH AVE SE
001	252205	9080	2/16/09	\$375,000	\$290,000	2740	8	1978	Good	118047	N	N	17023 SE 257TH PL
001	669900	0150	11/20/09	\$335,000	\$279,000	2740	8	2002	Avg	5613	N	N	25825 177TH PL SE
001	151592	0150	8/25/10	\$321,500	\$287,000	2760	8	1997	Avg	14654	N	N	16223 SE 261ST PL
001	856289	1220	3/17/10	\$350,000	\$301,000	2810	8	2002	Avg	4085	N	N	16227 SE 251ST ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	262175	0520	9/26/11	\$346,500	\$339,000	2830	8	1997	Avg	6948	N	N	17515 SE 257TH ST
001	856289	0100	4/27/10	\$319,900	\$278,000	2830	8	2002	Avg	4000	N	N	16304 SE 251ST ST
001	429900	0010	12/8/09	\$310,000	\$260,000	2900	8	2005	Avg	5311	N	N	15811 SE 262ND PL
001	546720	0080	7/2/11	\$325,750	\$313,000	2900	8	1999	Avg	9148	N	N	14816 SE 267TH ST
001	279980	0350	8/25/09	\$292,500	\$238,000	2910	8	2003	Avg	4750	N	N	16520 SE 262ND PL
001	856289	0260	3/24/09	\$439,000	\$343,000	2910	8	2001	Avg	6187	N	N	16306 SE 250TH PL
001	856289	0950	4/10/09	\$370,000	\$291,000	2910	8	2003	Avg	5000	N	N	16008 SE 251ST ST
001	950720	0850	9/10/09	\$299,900	\$245,000	2910	8	2004	Avg	4483	N	N	16425 SE 260TH ST
001	856289	0480	7/15/11	\$370,000	\$356,000	2950	8	2002	Avg	5046	N	N	16228 SE 249TH PL
001	665470	0090	1/27/10	\$350,000	\$297,000	3020	8	2003	Avg	6998	N	N	18130 SE 246TH ST
001	665470	0460	8/9/11	\$324,950	\$315,000	3020	8	2003	Avg	7314	N	N	18321 SE 246TH ST
001	429900	0190	2/22/10	\$309,000	\$264,000	3070	8	2005	Avg	5257	N	N	15816 SE 262ND PL
001	508790	0060	11/7/11	\$318,000	\$314,000	3070	8	2008	Avg	6813	N	N	25307 176TH AVE SE
001	856289	0460	4/14/09	\$434,000	\$341,000	3110	8	2002	Avg	8894	N	N	16229 SE 249TH PL
001	279980	0070	5/15/09	\$335,000	\$266,000	3140	8	2004	Avg	5365	N	N	26230 165TH PL SE
001	279980	0550	11/30/10	\$318,000	\$291,000	3140	8	2003	Avg	5031	N	N	16429 SE 263RD ST
001	279980	0030	1/8/10	\$289,900	\$245,000	3140	8	2004	Avg	4747	N	N	26316 165TH PL SE
001	279980	0790	4/26/11	\$279,900	\$265,000	3140	8	2003	Avg	6041	N	N	16513 SE 262ND PL
001	950720	0880	1/9/09	\$310,000	\$237,000	3140	8	2004	Avg	6363	N	N	16417 SE 260TH ST
001	262205	9136	11/22/11	\$315,000	\$312,000	3150	8	2008	Avg	5882	N	N	16102 SE 256TH PL
001	669900	1090	8/18/11	\$298,000	\$289,000	3190	8	2002	Avg	6778	N	N	25706 178TH PL SE
001	669900	1050	5/6/10	\$330,000	\$287,000	3194	8	2003	Avg	5030	N	N	25732 177TH PL SE
001	669900	1540	2/26/09	\$345,000	\$268,000	3220	8	2002	Avg	6128	N	N	17804 SE 259TH ST
001	669900	1190	11/25/09	\$344,998	\$288,000	3220	8	2002	Avg	5799	N	N	25727 179TH PL SE
001	669900	0730	1/4/11	\$285,000	\$263,000	3220	8	2002	Avg	5640	N	N	17804 SE 257TH ST
001	669900	0340	8/18/11	\$245,000	\$238,000	3240	8	2002	Avg	6000	N	N	17825 SE 259TH PL

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	856289	0070	7/8/11	\$325,000	\$313,000	3340	8	2001	Avg	7176	N	N	25002 163RD PL SE
001	279980	0680	11/18/11	\$285,663	\$283,000	3370	8	2003	Avg	6052	N	N	16512 SE 263RD ST
001	714070	0320	3/16/09	\$399,990	\$312,000	3370	8	2007	Avg	5409	N	N	24113 184TH AVE SE
001	950720	0010	3/3/10	\$365,000	\$312,000	3370	8	2004	Avg	6391	N	N	16404 SE 260TH ST
001	950720	0300	2/18/09	\$339,000	\$263,000	3370	8	2004	Avg	5000	Y	N	26032 167TH PL SE
001	950720	0740	6/1/09	\$299,900	\$239,000	3370	8	2004	Avg	5250	N	N	16531 SE 260TH ST
001	950720	0710	2/24/09	\$300,000	\$233,000	3370	8	2005	Avg	5230	N	N	26101 166TH PL SE
001	279980	0320	1/20/09	\$355,000	\$273,000	3490	8	2005	Avg	4750	N	N	16604 SE 262ND PL
001	950720	0730	3/29/10	\$362,000	\$312,000	3520	8	2004	Avg	5250	N	N	16535 SE 260TH ST
001	714070	0750	3/28/11	\$285,000	\$268,000	1680	9	2007	Avg	5636	N	N	24430 184TH CT SE
001	923844	0120	11/29/11	\$324,900	\$323,000	2260	9	1966	Good	16540	N	N	25330 157TH PL SE
001	680630	0550	7/25/11	\$375,000	\$362,000	2310	9	1995	Avg	9169	N	N	26534 161ST AVE SE
001	564130	0140	4/2/10	\$307,000	\$265,000	2440	9	2004	Avg	4950	N	N	15807 SE 257TH ST
001	564130	0110	2/13/09	\$310,000	\$240,000	2460	9	2004	Avg	5038	N	N	15808 SE 257TH ST
001	232205	9146	3/1/10	\$500,000	\$428,000	2570	9	2001	Avg	31530	N	N	15014 SE 253RD PL
001	714070	0790	5/29/09	\$325,000	\$259,000	2620	9	2008	Avg	4802	N	N	24414 184TH CT SE
001	680630	0600	8/15/11	\$350,000	\$340,000	2730	9	1993	Avg	7935	N	N	26442 161ST AVE SE
001	564130	0290	7/22/09	\$324,900	\$262,000	2750	9	2006	Avg	4696	N	N	25822 158TH AVE SE
001	680630	0890	7/6/10	\$410,000	\$362,000	2780	9	1993	Avg	11063	N	N	26505 161ST AVE SE
001	714070	0740	5/3/11	\$386,500	\$366,000	3000	9	2006	Avg	7327	N	N	24413 184TH CT SE
001	714070	0720	7/1/09	\$342,715	\$275,000	3080	9	2008	Avg	8497	N	N	24405 184TH CT SE
001	680630	0410	8/4/11	\$410,000	\$397,000	3422	9	1997	Avg	8945	N	N	16213 SE 264TH PL
001	680630	1010	4/15/10	\$405,000	\$350,000	3170	10	1997	Avg	29611	N	N	16010 SE 267TH CT
001	680630	0240	1/5/11	\$415,000	\$383,000	3310	10	1995	Avg	8530	N	N	16308 SE 266TH PL
001	680630	0050	9/22/10	\$415,000	\$373,000	3400	10	1997	Avg	11032	Y	N	26610 161ST AVE SE
001	680630	0950	7/6/09	\$383,900	\$309,000	3470	10	1996	Avg	8255	N	N	26603 161ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	858640	0117	5/22/09	\$817,000	\$649,000	3560	10	2008	Avg	126324	N	N	26302 148TH AVE SE
002	865140	0200	1/15/10	\$169,000	\$143,000	840	6	1969	Good	5200	N	N	26838 194TH AVE SE
002	865140	1210	5/26/10	\$158,450	\$138,000	840	6	1968	VGood	4550	N	N	19422 SE 266TH ST
002	865140	0510	1/26/11	\$141,000	\$131,000	840	6	1969	Good	5200	N	N	19235 SE 268TH ST
002	865140	0410	8/11/11	\$129,000	\$125,000	840	6	1969	Good	5330	N	N	19216 SE 268TH ST
002	865141	0050	6/2/10	\$168,000	\$147,000	840	6	1969	Good	4550	N	N	19413 SE 265TH ST
002	865141	0080	11/19/09	\$155,000	\$129,000	840	6	1969	Good	5200	N	N	19419 SE 265TH ST
002	865141	0010	5/12/10	\$133,000	\$116,000	840	6	1969	Good	5200	N	N	19401 SE 265TH ST
002	865143	0170	3/30/09	\$150,000	\$117,000	840	6	1969	Good	4875	N	N	19634 SE 259TH ST
002	865143	0510	5/18/11	\$135,000	\$128,000	840	6	1969	VGood	5330	N	N	19663 SE 259TH ST
002	865143	0840	6/15/09	\$140,000	\$112,000	840	6	1969	Good	5200	N	N	26009 196TH AVE SE
002	865140	1910	5/27/09	\$146,000	\$116,000	860	6	1968	Good	5607	N	N	26653 190TH AVE SE
002	865140	1680	8/25/11	\$113,000	\$110,000	860	6	1968	Good	5185	N	N	19106 SE 266TH ST
002	865143	0990	6/16/11	\$139,500	\$134,000	870	6	1969	Good	5330	N	N	19633 SE 260TH ST
002	865143	1060	1/30/09	\$137,190	\$106,000	870	6	1969	Good	5200	N	N	19651 SE 260TH ST
002	865143	0570	3/10/10	\$134,000	\$115,000	870	6	1969	Good	5330	N	N	19644 SE 260TH ST
002	865140	1340	11/9/09	\$175,000	\$145,000	890	6	1968	Good	5200	N	N	19443 SE 266TH ST
002	865140	0780	9/19/11	\$141,500	\$138,000	900	6	1968	VGood	5200	N	N	19407 SE 267TH ST
002	865144	0100	2/23/10	\$168,000	\$144,000	900	6	1977	Good	5200	N	N	26442 189TH AVE SE
002	865144	1420	2/17/11	\$145,000	\$135,000	900	6	1977	Good	5200	N	N	18612 SE 265TH ST
002	865140	0270	11/24/09	\$175,450	\$146,000	920	6	1969	Good	5200	N	N	19256 SE 268TH ST
002	865140	0680	10/7/09	\$175,000	\$144,000	920	6	1969	Good	5200	N	N	19230 SE 269TH ST
002	865141	0440	1/7/10	\$175,500	\$148,000	920	6	1969	Good	4550	N	N	19417 SE 264TH ST
002	865141	0360	9/9/09	\$134,500	\$110,000	920	6	1969	Good	5200	N	N	19400 SE 265TH ST
002	865140	0980	2/12/09	\$186,000	\$144,000	960	6	1968	VGood	4550	N	N	19480 SE 266TH ST
002	865140	1760	2/24/10	\$192,000	\$164,000	980	6	1968	Good	5330	N	N	19008 SE 266TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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	865141	0750	10/9/09	\$173,500	\$143,000	980	6	1969	Good	5200	N	N	26108 197TH AVE SE
002	865141	1450	12/27/11	\$120,000	\$120,000	980	6	1970	Good	5200	N	N	19509 SE 261ST ST
002	865144	1500	8/27/09	\$150,000	\$122,000	1000	6	1977	Good	4550	N	N	26503 186TH PL SE
002	865140	0420	12/19/11	\$114,900	\$115,000	1010	6	1969	VGood	6630	N	N	19214 SE 268TH ST
002	865143	1040	4/9/10	\$175,000	\$151,000	1020	6	1969	Good	5200	N	N	19645 SE 260TH ST
002	865143	0470	10/17/09	\$131,670	\$109,000	1030	6	1969	Good	5330	N	N	19645 SE 259TH ST
002	076651	0070	5/25/11	\$138,000	\$131,000	1040	6	1977	Good	10125	N	N	18247 SE 262ND PL
002	865140	0580	6/22/09	\$185,000	\$148,000	1050	6	1969	Good	5525	N	N	26811 194TH AVE SE
002	865140	1000	12/14/10	\$179,950	\$165,000	1050	6	1968	Avg	4422	N	N	19476 SE 266TH ST
002	865140	1430	6/5/09	\$140,000	\$112,000	1050	6	1968	Avg	5395	N	N	19469 SE 266TH ST
002	865141	0340	10/14/10	\$169,950	\$154,000	1050	6	1969	Good	5420	N	N	19404 SE 265TH ST
002	865141	0200	12/30/09	\$132,000	\$111,000	1050	6	1969	Good	4875	N	N	26418 195TH PL SE
002	865141	0120	5/28/09	\$184,950	\$147,000	1100	6	1969	Good	5200	N	N	19503 SE 265TH ST
002	865140	2480	7/16/10	\$145,000	\$128,000	1120	6	1968	Good	4875	N	N	26707 191ST PL SE
002	865140	2260	3/1/11	\$135,000	\$126,000	1130	6	1968	Good	5200	N	N	19049 SE 269TH ST
002	127400	0200	7/22/10	\$169,900	\$151,000	1140	6	1967	Good	12960	N	N	17635 SE 267TH PL
002	865140	1930	9/21/09	\$170,000	\$140,000	1150	6	1968	Good	5200	N	N	26661 190TH AVE SE
002	865140	2930	11/18/11	\$129,950	\$129,000	1150	6	1969	VGood	5950	N	N	19037 SE 266TH ST
002	865141	1210	9/2/09	\$162,000	\$132,000	1150	6	1969	Avg	4550	N	N	26145 195TH PL SE
002	865140	0630	8/30/10	\$185,000	\$166,000	1190	6	2010	Avg	5200	N	N	19240 SE 269TH ST
002	865141	0430	9/25/09	\$188,750	\$155,000	1190	6	1969	Good	4770	N	N	19415 SE 264TH ST
002	865140	2140	5/5/10	\$169,950	\$148,000	1360	6	1968	Good	5200	N	N	19007 SE 269TH ST
002	865143	0530	9/27/11	\$147,500	\$144,000	1400	6	1977	Avg	5200	N	N	19654 SE 260TH ST
002	865140	2660	6/24/10	\$150,000	\$132,000	1450	6	1969	Good	5530	N	N	19030 SE 269TH ST
002	256960	0140	4/28/10	\$215,000	\$187,000	1490	6	1961	VGood	7592	N	N	26860 172ND PL SE
002	865140	2470	6/24/09	\$205,000	\$164,000	1570	6	1968	VGood	5460	N	N	26705 191ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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	865141	0140	9/21/09	\$190,000	\$156,000	1600	6	1969	Avg	5780	N	N	19509 SE 265TH ST
002	865144	1150	5/15/09	\$214,800	\$170,000	910	7	1977	Good	5200	N	N	26313 185TH PL SE
002	865144	2600	5/4/10	\$209,000	\$182,000	910	7	1977	Good	5200	N	N	18710 SE 268TH ST
002	865144	0040	7/14/09	\$183,650	\$148,000	910	7	1977	Avg	5200	N	N	18902 SE 265TH ST
002	865144	2950	7/26/10	\$166,000	\$147,000	960	7	1977	Good	5200	N	N	26630 188TH AVE SE
002	179635	1020	4/12/10	\$242,000	\$209,000	980	7	1981	Good	10440	N	N	18533 SE 259TH PL
002	865144	2390	6/27/11	\$152,000	\$146,000	990	7	1977	VGood	4875	N	N	26608 TIMBERLANE DR SE
002	865144	3220	11/3/09	\$194,500	\$161,000	1000	7	1977	Good	5200	N	N	26441 189TH AVE SE
002	865144	1980	7/14/11	\$185,000	\$178,000	1000	7	1977	Good	5200	N	N	18630 SE 268TH ST
002	865144	0460	12/21/09	\$161,000	\$135,000	1000	7	1977	Good	5840	N	N	26417 TIMBERLANE DR SE
002	865144	1950	4/20/11	\$157,000	\$148,000	1000	7	1977	Good	4960	N	N	18636 SE 268TH ST
002	127450	0560	10/22/09	\$215,000	\$178,000	1010	7	1968	Good	9600	N	N	26532 175TH AVE SE
002	179635	1110	12/27/11	\$179,000	\$179,000	1020	7	1981	Good	6825	N	N	18534 SE TIMBERLANE BLVD
002	865144	0580	7/29/09	\$210,000	\$170,000	1020	7	1977	Good	5200	N	N	26506 187TH AVE SE
002	865144	0680	2/18/09	\$250,000	\$194,000	1030	7	1977	Good	5200	N	N	26416 187TH AVE SE
002	865144	0870	6/24/09	\$240,000	\$192,000	1030	7	1977	Good	6840	N	N	26309 186TH AVE SE
002	865144	1070	9/20/10	\$215,000	\$193,000	1030	7	1976	Good	6318	N	N	26314 184TH PL SE
002	865144	3000	9/21/09	\$190,000	\$156,000	1030	7	1977	Good	5200	N	N	26618 188TH AVE SE
002	865144	0230	8/26/10	\$179,950	\$161,000	1030	7	1977	Good	5200	N	N	26402 189TH AVE SE
002	865144	1440	9/28/09	\$174,900	\$144,000	1030	7	1977	Good	4875	N	N	18608 SE 265TH ST
002	865144	1290	11/30/09	\$170,000	\$142,000	1030	7	1977	Good	5200	N	N	26466 186TH CT SE
002	865144	0880	5/6/09	\$201,500	\$159,000	1040	7	1977	Good	7980	N	N	26313 186TH AVE SE
002	865144	0780	5/11/11	\$153,500	\$146,000	1040	7	1977	Good	4875	N	N	26312 185TH AVE SE
002	179620	0130	5/27/10	\$212,000	\$185,000	1050	7	1977	Avg	9590	N	N	16624 SE 279TH PL
002	179620	0190	7/7/09	\$207,000	\$167,000	1050	7	1977	Good	10220	N	N	27746 166TH AVE SE
002	864820	0120	3/16/11	\$183,000	\$172,000	1050	7	1983	Good	6245	N	N	19715 SE 265TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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	864821	0150	7/9/09	\$237,500	\$191,000	1050	7	1985	Good	7290	N	N	19855 SE 267TH PL
002	864821	0040	11/18/10	\$169,600	\$155,000	1050	7	1985	Good	8126	N	N	26605 198TH AVE SE
002	127450	0190	8/28/09	\$179,190	\$146,000	1060	7	1968	Good	9709	N	N	17211 SE 265TH ST
002	865144	3010	4/28/09	\$199,000	\$157,000	1060	7	1977	Good	5200	N	N	26616 188TH AVE SE
002	179636	0220	7/1/10	\$190,000	\$168,000	1070	7	1987	Good	8842	N	N	18801 SE 263RD ST
002	291661	0020	6/17/09	\$254,000	\$203,000	1080	7	1983	Good	7508	N	N	26231 197TH AVE SE
002	291661	0070	4/12/11	\$228,500	\$216,000	1080	7	1982	VGood	9749	N	N	26327 197TH PL SE
002	291661	0220	11/9/11	\$200,000	\$198,000	1080	7	1983	Avg	7322	N	N	26225 200TH AVE SE
002	864821	0280	8/2/09	\$263,000	\$213,000	1080	7	1988	Avg	7316	N	N	20010 SE 268TH ST
002	179620	0490	9/15/09	\$180,420	\$148,000	1090	7	1977	Good	10150	N	N	27739 166TH AVE SE
002	179638	0830	2/18/10	\$220,000	\$188,000	1090	7	1990	Avg	7245	N	N	26106 192ND PL SE
002	179638	0710	10/10/10	\$176,000	\$159,000	1090	7	1990	Avg	10017	N	N	26217 192ND PL SE
002	179639	0010	4/30/09	\$256,000	\$202,000	1090	7	1992	Avg	9541	N	N	17654 SE 268TH PL
002	291660	0060	6/29/09	\$220,000	\$177,000	1100	7	1980	Avg	7673	N	N	26233 196TH PL SE
002	864822	0150	6/15/09	\$200,000	\$160,000	1130	7	1988	Avg	10762	N	N	27062 200TH AVE SE
002	865144	2380	8/4/09	\$199,900	\$162,000	1140	7	1977	Avg	4875	N	N	26610 TIMBERLANE DR SE
002	856200	0020	6/24/11	\$165,000	\$158,000	1150	7	1985	Avg	7799	N	N	26511 197TH PL SE
002	179635	0020	3/4/09	\$210,550	\$164,000	1160	7	1987	Avg	9000	N	N	26127 184TH CT SE
002	865144	2840	7/15/09	\$234,000	\$189,000	1160	7	1978	VGood	4875	N	N	18745 SE 268TH ST
002	417850	0090	7/21/10	\$256,000	\$227,000	1170	7	1990	Avg	7068	N	N	19022 SE 270TH ST
002	417850	0600	6/28/11	\$209,500	\$201,000	1170	7	1990	Avg	7040	N	N	27035 190TH AVE SE
002	179636	0830	3/3/10	\$165,000	\$141,000	1180	7	1984	Good	7799	N	N	25934 191ST PL SE
002	291661	0060	5/21/09	\$237,400	\$189,000	1180	7	1982	Good	9749	N	N	26319 197TH PL SE
002	856200	0010	9/30/10	\$218,000	\$196,000	1210	7	1985	Avg	8864	N	N	26505 197TH PL SE
002	776040	0490	6/16/09	\$234,000	\$187,000	1230	7	1994	Avg	11590	N	N	20114 SE 258TH ST
002	179635	1080	4/29/11	\$165,000	\$156,000	1250	7	1980	Good	7995	N	N	26021 186TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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	127450	0810	4/20/10	\$193,000	\$167,000	1260	7	1968	Avg	12397	N	N	17200 SE 265TH ST
002	179639	0130	11/15/11	\$155,000	\$153,000	1280	7	1992	Avg	9359	N	N	17530 SE 268TH PL
002	417850	0840	2/24/10	\$219,000	\$187,000	1280	7	1989	Avg	6932	N	N	19214 SE 270TH PL
002	776040	0130	12/9/11	\$193,000	\$192,000	1280	7	1996	Avg	9695	N	N	19903 SE 260TH CT
002	179637	0090	5/17/11	\$185,000	\$176,000	1290	7	1992	Avg	7613	N	N	18708 SE 258TH ST
002	179637	0140	11/18/11	\$150,000	\$149,000	1290	7	1992	Good	9100	N	N	18736 SE 258TH ST
002	179638	1050	3/13/09	\$280,000	\$218,000	1290	7	1990	Avg	8392	N	N	25903 193RD PL SE
002	179638	0970	4/14/10	\$256,000	\$221,000	1290	7	1990	Avg	7586	N	N	26213 193RD PL SE
002	417850	0980	4/22/11	\$210,000	\$199,000	1290	7	1989	Avg	6450	N	N	27018 193RD CT SE
002	417850	0890	9/14/09	\$211,000	\$173,000	1290	7	1989	Avg	6864	N	N	19318 SE 270TH PL
002	776040	0020	4/22/10	\$240,000	\$208,000	1300	7	1994	Avg	12656	N	N	26125 200TH AVE SE
002	776040	0540	8/24/09	\$219,950	\$179,000	1310	7	1994	Avg	7350	N	N	25811 203RD AVE SE
002	179635	0540	7/14/11	\$161,000	\$155,000	1320	7	1981	Good	8450	N	N	25901 186TH PL SE
002	864821	0300	9/25/09	\$237,500	\$195,000	1350	7	1988	Good	8776	N	N	19918 SE 268TH ST
002	127450	0490	8/3/10	\$199,000	\$177,000	1360	7	1968	Good	9310	N	N	17503 SE 267TH PL
002	865144	1730	7/21/10	\$196,000	\$174,000	1380	7	1970	Good	5200	N	N	26627 TIMBERLANE DR SE
002	179635	0280	9/1/09	\$258,990	\$211,000	1390	7	1987	Good	9086	N	N	25912 184TH PL SE
002	776040	0570	6/18/09	\$285,000	\$228,000	1390	7	1995	Avg	10935	N	N	20218 SE 259TH ST
002	776040	0830	1/23/09	\$275,000	\$211,000	1390	7	1994	Avg	14401	N	N	20101 SE 259TH ST
002	179635	1040	10/12/09	\$249,800	\$206,000	1410	7	1981	Good	8500	N	N	18537 SE 259TH PL
002	179637	0640	3/27/09	\$264,000	\$207,000	1420	7	1992	Avg	7707	N	N	26012 189TH AVE SE
002	864820	0090	11/12/09	\$244,950	\$204,000	1420	7	1983	Good	7200	N	N	26616 197TH PL SE
002	127450	0010	11/12/09	\$180,000	\$150,000	1430	7	1968	Good	9922	Y	N	17203 SE 267TH PL
002	127400	0250	10/4/11	\$199,950	\$196,000	1450	7	1967	Good	12960	N	N	17817 SE 267TH PL
002	302206	9086	2/5/10	\$280,000	\$238,000	1480	7	2000	Avg	11025	N	N	27000 186TH AVE SE
002	179637	0520	7/10/09	\$262,500	\$211,000	1490	7	1990	Good	7689	N	N	19024 SE 260TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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	864821	0600	5/6/10	\$230,000	\$200,000	1490	7	1985	Good	7444	N	N	19840 SE 267TH PL
002	179636	0540	8/12/11	\$199,950	\$194,000	1500	7	1981	Good	7499	N	N	26227 191ST PL SE
002	127450	0210	10/23/09	\$220,000	\$182,000	1510	7	1968	VGood	11564	N	N	26509 173RD PL SE
002	085100	0100	3/10/10	\$235,000	\$201,000	1520	7	2001	Avg	8834	N	N	18302 SE 260TH PL
002	179670	0010	3/5/09	\$268,000	\$208,000	1520	7	2001	Avg	4310	N	N	26101 184TH AVE SE
002	179635	1131	10/22/10	\$210,000	\$190,000	1530	7	1989	Avg	10129	N	N	18326 SE 259TH CT
002	127450	0220	4/30/10	\$228,000	\$198,000	1560	7	1968	Good	13068	N	N	26512 173RD PL SE
002	179637	0270	7/14/11	\$195,000	\$188,000	1560	7	1990	Good	8797	N	N	25926 188TH AVE SE
002	292206	9084	3/18/09	\$290,000	\$226,000	1560	7	1962	Good	177289	N	N	19840 SE 272ND ST
002	179637	0820	2/11/10	\$246,000	\$209,000	1580	7	1990	Good	8074	N	N	25923 188TH AVE SE
002	179637	0910	11/17/10	\$228,500	\$208,000	1590	7	1990	Avg	7943	N	N	18734 SE 258TH PL
002	417850	0010	12/9/09	\$275,000	\$230,000	1610	7	1990	Avg	8918	N	N	19108 SE 270TH PL
002	179637	0960	4/8/10	\$247,500	\$214,000	1640	7	1990	Good	8076	N	N	25812 187TH AVE SE
002	865144	3100	7/29/09	\$215,000	\$174,000	1640	7	1977	Good	5200	N	N	26407 189TH AVE SE
002	865144	0920	5/28/10	\$210,000	\$184,000	1640	7	1977	Good	6192	N	N	26302 186TH AVE SE
002	865144	1940	6/24/09	\$222,000	\$178,000	1650	7	1977	Good	5200	N	N	26721 186TH AVE SE
002	865144	1910	10/24/11	\$199,950	\$197,000	1650	7	1977	Good	5475	N	N	26703 186TH AVE SE
002	864821	0670	2/2/09	\$227,000	\$175,000	1670	7	1985	Avg	7534	N	N	19809 SE 266TH CT
002	179635	0520	1/21/09	\$224,900	\$173,000	1680	7	1983	Good	7150	N	N	25841 186TH PL SE
002	864822	0060	6/21/10	\$258,200	\$227,000	1680	7	1988	Avg	10155	N	N	26910 200TH AVE SE
002	417850	0040	3/29/10	\$246,950	\$213,000	1690	7	1990	Avg	9674	N	N	19052 SE 270TH ST
002	417850	0400	3/29/11	\$225,000	\$212,000	1720	7	1990	Avg	7346	N	N	19023 SE 270TH ST
002	292206	9007	10/2/09	\$189,000	\$156,000	1760	7	1978	Avg	11761	N	N	26214 197TH AVE SE
002	085100	0080	4/27/09	\$297,000	\$234,000	1770	7	2001	Avg	6831	N	N	18221 SE 260TH PL
002	085100	0110	6/24/11	\$217,000	\$208,000	1770	7	2001	Avg	6406	N	N	18308 SE 260TH PL
002	179670	0100	1/20/10	\$249,900	\$212,000	1770	7	2001	Avg	6101	N	N	18230 SE 261ST CT

Improved Sales Used in this Annual Update Analysis
Area 86
(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	179670	0160	10/14/10	\$189,900	\$172,000	1770	7	2001	Avg	4338	N	N	18211 SE 261ST CT
002	127450	0340	9/27/11	\$170,000	\$166,000	1780	7	1968	Good	10000	N	N	26535 175TH AVE SE
002	864821	0270	5/3/10	\$209,000	\$182,000	1780	7	1987	Good	7788	N	N	20016 SE 268TH ST
002	864821	0560	3/14/11	\$191,500	\$179,000	1800	7	1988	Good	7271	N	N	26615 199TH PL SE
002	864822	0240	11/22/11	\$192,000	\$190,000	1800	7	1988	Avg	9600	N	N	27009 200TH AVE SE
002	179636	0240	7/7/09	\$275,000	\$221,000	1850	7	1987	Good	7508	N	N	18813 SE 263RD ST
002	864821	0340	5/9/11	\$244,850	\$232,000	1970	7	1986	Good	8012	N	N	26716 199TH PL SE
002	776040	0880	6/23/11	\$246,500	\$236,000	2040	7	1994	Avg	11841	N	N	25925 201ST CT SE
002	776040	0580	7/15/10	\$270,000	\$239,000	2050	7	1994	Avg	25297	N	N	20208 SE 259TH ST
002	864810	0040	4/6/11	\$255,000	\$240,000	2050	7	1998	Avg	9233	N	N	26506 200TH AVE SE
002	864821	0500	6/22/09	\$215,000	\$172,000	2070	7	1988	Avg	8639	N	N	19908 SE 266TH ST
002	864821	0580	7/20/10	\$270,200	\$239,000	2130	7	1986	Good	7882	N	N	19856 SE 267TH PL
002	179642	0130	11/15/11	\$275,000	\$272,000	2630	7	1995	Avg	9363	N	N	17609 SE 269TH PL
002	292206	9126	3/19/10	\$299,000	\$257,000	1190	8	1971	Avg	41445	N	N	27005 204TH AVE SE
002	292206	9143	12/17/10	\$299,000	\$275,000	1400	8	1978	Good	44784	N	N	20015 SE 262ND ST
002	417850	0220	7/23/10	\$219,900	\$195,000	1760	8	1990	Avg	7040	N	N	27110 189TH AVE SE
002	005030	0180	4/13/11	\$283,000	\$267,000	1920	8	2004	Avg	7622	N	N	20212 SE 261ST CT
002	179650	0020	6/3/10	\$300,000	\$263,000	1980	8	2008	Avg	4180	N	N	26715 178TH LOOP SE
002	179650	0030	12/14/10	\$260,000	\$239,000	1980	8	2008	Avg	4503	N	N	26717 178TH LOOP SE
002	179650	0010	3/11/11	\$240,000	\$225,000	1980	8	2008	Avg	4402	N	N	23713 178TH LOOP SE
002	179650	0050	2/15/11	\$238,000	\$222,000	1980	8	2008	Avg	3600	N	N	26721 178TH LOOP SE
002	179650	0070	3/28/11	\$234,000	\$220,000	1980	8	2008	Avg	3729	N	N	26725 178TH LOOP SE
002	179650	0040	3/23/11	\$230,000	\$216,000	1980	8	2008	Avg	3600	N	N	26719 178TH LOOP SE
002	864780	0050	6/28/11	\$215,000	\$206,000	1980	8	1990	Avg	6700	N	N	20033 SE 267TH PL
002	865010	0020	8/5/10	\$310,000	\$276,000	2130	8	1989	Avg	9463	N	N	26944 189TH AVE SE
002	005030	0060	3/18/11	\$271,000	\$254,000	2520	8	2003	Avg	13042	N	N	20217 SE 260TH CT

Improved Sales Used in this Annual Update Analysis
Area 86
(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	259178	0060	6/9/11	\$333,000	\$318,000	2770	8	2004	Avg	7198	N	N	20514 SE 261ST PL
002	259178	0010	12/2/10	\$300,000	\$274,000	2770	8	2004	Avg	8046	N	N	20416 SE 261ST PL
002	417850	0250	8/2/10	\$320,000	\$284,000	2990	8	1990	Avg	7040	N	N	27130 189TH AVE SE
002	259178	0070	9/20/10	\$360,000	\$324,000	3260	8	2004	Avg	9439	N	N	20518 SE 261ST PL
002	292206	9163	12/19/11	\$380,000	\$379,000	3290	8	1983	Good	59241	N	N	20725 SE 262ND ST
002	228670	0050	10/9/09	\$515,000	\$425,000	2880	9	2006	Avg	11923	N	N	20009 SE 260TH PL
002	228670	0040	3/30/09	\$435,000	\$341,000	2970	9	2008	Avg	10030	N	N	20010 SE 260TH PL
002	292206	9062	11/8/10	\$480,000	\$437,000	3170	9	2000	Avg	65340	N	N	20546 SE 263RD CT
002	292206	9192	4/27/11	\$478,400	\$453,000	3380	9	1999	Avg	54886	N	N	20524 SE 263RD CT
002	292206	9110	6/7/10	\$408,000	\$358,000	3080	10	1999	Avg	39600	N	N	26101 208TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	019350	0040	11/30/11	\$159,950	DIAGNOSTIC OUTLIER
001	019350	0100	11/13/09	\$179,000	QCD;PART INTEREST;RELATED PARTY OR FRIEND
001	179640	0180	4/9/10	\$318,555	BANKRUPTCY - RECEIVER OR TRUSTEE
001	179640	0180	5/21/10	\$162,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	184310	0100	11/23/09	\$309,900	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
001	184313	0010	3/9/11	\$184,187	BANKRUPTCY - RECEIVER OR TRUSTEE
001	184313	0280	11/10/11	\$280,018	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
001	184313	0330	12/7/11	\$193,566	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
001	184313	0760	6/13/09	\$303,100	RELOCATION - SALE TO SERVICE
001	184313	0790	2/6/09	\$328,959	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
001	186581	0060	12/14/09	\$338,132	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	186581	0350	7/24/09	\$165,000	NON-REPRESENTATIVE SALE
001	192206	9033	12/2/09	\$180,000	REAL MH
001	192206	9046	8/11/11	\$175,000	DOR RATIO;NON-REP SALE; FINANCIAL INST RESALE
001	192206	9129	10/4/11	\$214,000	DOR RATIO;NON-REP SALE; FINANCIAL INST RESALE
001	192206	9151	12/8/11	\$273,920	IMP COUNT;NO MARKET EXPOSURE; GOV AGENCY
001	192206	9170	12/11/09	\$240,000	PREVIMP<=25K
001	232205	9075	2/8/11	\$355,000	DIAGNOSTIC OUTLIER
001	232205	9114	10/27/11	\$244,082	OBSOL;PREVIMP<=25K;NO MRKT EXPOSURE;GOV AGENCY
001	232980	0170	10/28/11	\$165,199	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	232981	0040	12/15/11	\$156,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	232981	0280	2/17/09	\$154,284	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
001	242205	9179	11/17/10	\$88,334	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	252205	9209	5/27/10	\$2,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
001	255080	0040	10/25/11	\$103,994	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
001	255081	0080	2/10/10	\$154,400	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	255081	0150	8/17/09	\$328,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	255081	0200	1/6/09	\$189,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	262175	0250	6/17/09	\$355,000	RELOCATION - SALE TO SERVICE
001	262175	0360	9/30/09	\$104,751	QCD; PART INTEREST; RELATED PARTY, FRIEND
001	262176	0630	4/29/09	\$155,815	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
001	262205	9083	11/15/11	\$215,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	279980	0240	9/28/10	\$220,898	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
001	279980	0790	4/26/11	\$279,900	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
001	338430	0070	1/26/10	\$142,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	338430	0120	8/30/11	\$119,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	391340	0010	1/5/10	\$260,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	546540	0140	5/11/10	\$126,360	RELATED PARTY, FRIEND, OR NEIGHBOR
001	546930	0130	2/22/11	\$56,374	QCD; PART INTEREST; RELATED PARTY, FRIEND
001	564130	0140	12/29/09	\$275,249	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	614765	0080	2/7/11	\$260,000	RELOCATION - SALE TO SERVICE
001	614765	0130	12/5/11	\$221,000	BANKRUPTCY; NO MARKET EXPOSURE
001	614765	0330	10/21/10	\$242,500	BANKRUPTCY; QCD; EXEMPT FROM EXCISE TAX
001	614765	0360	1/26/10	\$252,560	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
001	614765	0390	10/1/10	\$265,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	669900	0970	11/16/09	\$290,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	669900	1190	8/6/09	\$252,200	EXEMPT FROM EXCISE TAX
001	680630	0220	3/30/09	\$144,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
001	680630	0750	2/9/10	\$341,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	680630	0950	6/14/11	\$425,000	SELLER'S OR PURCHASER'S ASSIGNMENT
001	689251	0320	1/27/09	\$289,900	CORPORATE AFFILIATES; BANKRUPTCY
001	714070	0060	12/5/11	\$202,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	714070	0110	4/19/11	\$235,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	714070	0210	2/9/09	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	714070	0390	10/24/11	\$235,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	714070	0550	11/16/11	\$264,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	714070	0590	11/17/11	\$255,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	714070	0610	12/2/11	\$259,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	714070	0760	11/9/09	\$320,000	BANKRUPTCY; NON-REPRESENTATIVE SALE
001	714070	1030	8/26/10	\$308,775	%COMPLETE
001	714070	1100	10/28/11	\$395,373	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	723730	0340	2/1/11	\$159,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	756945	0140	2/26/10	\$284,990	RELOCATION - SALE TO SERVICE
001	756945	0220	3/8/10	\$39,233	DOR RATIO;EXEMPT FROM EXCISE TAX
001	794210	0290	11/11/09	\$149,000	GOV AGENCY; EXEMPT EXCISE TAX; NON-REP SALE
001	794215	0020	11/14/11	\$215,000	ESTATE ADMIN; NO MARKET EXPOSURE; QCD
001	794215	0100	5/21/11	\$251,722	NO MARKET EXPOSURE; GOV AGENCY; FINANCE INSTSALE
001	794220	0140	3/30/10	\$220,000	PRESENT CHAR DO NOT MATCH SALE CHAR
001	809250	0250	9/28/11	\$106,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	809250	0420	4/28/09	\$64,011	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
001	809250	0670	6/7/11	\$142,500	DIAGNOSTIC OUTLIER
001	809250	0960	12/27/11	\$99,900	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
001	809250	1190	3/25/10	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	809250	1360	2/22/10	\$307,408	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	809250	1380	7/29/09	\$139,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	809270	0210	10/30/09	\$112,502	BANKRUPTCY - RECEIVER OR TRUSTEE
001	809270	0210	3/3/10	\$185,000	PRESENT CHAR DO NOT MATCH SALE CHAR
001	856289	0100	4/27/10	\$319,900	RELOCATION - SALE TO SERVICE
001	856289	0900	2/17/09	\$351,500	RELOCATION - SALE TO SERVICE
001	923844	0120	10/5/11	\$330,000	RELOCATION - SALE TO SERVICE
001	947850	0410	10/5/11	\$261,945	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	947850	0670	11/28/11	\$232,000	NON-REPRESENTATIVE SALE
001	947850	0900	12/4/11	\$305,079	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	947850	0910	8/23/11	\$270,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	947850	0930	12/8/11	\$302,306	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	950720	0390	11/22/11	\$226,100	BANKRUPTCY; NO MARKET EXPOSURE
001	950720	0840	1/7/09	\$288,000	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
002	127450	0300	3/30/11	\$126,447	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
002	127450	0360	9/29/11	\$140,000	DIAGNOSTIC OUTLIER
002	127450	0370	4/4/11	\$155,000	NO MARKET EXPOSURE
002	127450	0370	11/18/10	\$135,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
002	127450	0570	9/8/11	\$119,900	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	127450	0650	5/21/10	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	179620	0280	4/1/11	\$160,000	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
002	179635	0090	8/16/11	\$128,090	QCD; EXEMPT EXCISE TAX; RELATED PARTY/FRIEND
002	179635	0690	11/17/10	\$108,980	DOR RATIO;NO MRKT EXPOSURE;QCD;NON-REP SALE
002	179635	0920	1/13/10	\$105,262	DOR RATIO; QCD; RELATED PARTY/FRIEND/NEIGHBOR
002	179636	0290	11/11/11	\$150,302	BANKRUPTCY; NO MARKET EXPOSURE
002	179637	0600	1/4/10	\$215,000	NON-REPRESENTATIVE SALE
002	179638	0800	11/30/10	\$129,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	179638	1070	1/27/10	\$217,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	179638	1140	11/11/10	\$219,950	NON-REPRESENTATIVE SALE
002	179638	1170	5/18/10	\$222,750	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
002	179638	1170	12/16/10	\$243,000	NO MARKET EXPOSURE
002	179650	0060	3/21/11	\$235,000	DIAGNOSTIC OUTLIER
002	179670	0050	1/27/10	\$236,587	BANKRUPTCY; EXEMPT FROM EXCISE TAX
002	256960	0060	3/17/11	\$113,500	DIAGNOSTIC OUTLIER
002	256960	0070	7/14/09	\$129,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	291660	0060	1/20/11	\$81,964	QCD; PART INTEREST; RELATED PARTY, FRIEND
002	291661	0070	1/18/11	\$121,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
002	291661	0390	2/6/11	\$150,000	DIAGNOSTIC OUTLIER
002	291662	0010	3/10/10	\$100,000	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
002	302206	9044	7/7/09	\$850,000	DOR RATIO; PREVIMP<=25K; CHANGE OF USE
002	302206	9074	10/6/11	\$101,882	DOR RATIO; BANKRUPTCY; QUIT CLAIM DEED
002	302206	9085	10/6/11	\$98,844	DOR RATIO; BANKRUPTCY; QUIT CLAIM DEED
002	362205	9072	11/17/11	\$147,000	DOR RATIO;PREVIMP<=25K;FINANCIAL INST RESALE
002	417850	0030	9/30/09	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	417850	0030	1/19/10	\$206,100	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	431170	0020	4/22/09	\$100,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
002	856200	0240	7/15/11	\$155,000	DIAGNOSTIC OUTLIER
002	864780	0080	9/27/10	\$172,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	864810	0090	7/21/11	\$142,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	864810	0170	9/24/10	\$116,668	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
002	864822	0290	5/19/11	\$109,100	PARTIAL INTEREST; QCD; RELATED PARTY, FRIEND
002	865010	0120	12/2/11	\$220,781	NO MRKT EXPOSURE; FINANCE INST SALE
002	865140	0030	10/12/11	\$85,250	DOR RATIO
002	865140	0050	4/11/11	\$73,500	DOR RATIO
002	865140	0120	5/1/09	\$141,250	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865140	0350	1/12/11	\$99,900	DIAGNOSTIC OUTLIER
002	865140	0410	5/19/11	\$65,900	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
002	865140	0410	8/17/10	\$227,318	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	865140	0630	12/28/09	\$40,900	DOR RATIO;NON-REP SALE; FINANCIAL INST RESALE
002	865140	0640	1/8/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865140	0770	10/18/11	\$75,001	DOR RATIO
002	865140	0780	6/1/11	\$79,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
002	865140	1000	1/26/10	\$113,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865140	1250	4/13/11	\$112,413	DIAGNOSTIC OUTLIER
002	865140	1250	9/17/10	\$111,263	BANKRUPTCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	865140	1300	2/16/11	\$82,500	DIAGNOSTIC OUTLIER
002	865140	1410	8/9/10	\$120,000	NON-REPRESENTATIVE SALE
002	865140	1470	8/13/09	\$125,000	NON-REPRESENTATIVE SALE
002	865140	1790	12/28/09	\$180,000	%COMPLETE
002	865140	1900	11/3/11	\$97,255	DOR RATIO; EXEMPT FROM EXCISE TAX
002	865140	1930	5/13/09	\$100,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865140	1970	11/9/11	\$99,000	PRESENT CHAR DO NOT MATCH SALE CHAR
002	865140	2510	10/7/11	\$78,000	DOR RATIO
002	865140	2620	11/23/09	\$242,921	BANKRUPTCY; EXEMPT FROM EXCISE TAX
002	865140	2760	2/8/11	\$89,250	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
002	865140	2770	11/18/11	\$82,500	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
002	865140	2870	10/26/10	\$135,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865141	0090	10/3/11	\$70,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
002	865141	0160	12/28/11	\$85,000	DOR RATIO
002	865141	0540	11/18/11	\$110,000	GOV AGENCY; EXEMPT EXCISE TAX; FINANCE INST SALE
002	865141	0550	11/16/11	\$74,000	DOR RATIO
002	865141	0760	10/3/11	\$102,000	DIAGNOSTIC OUTLIER
002	865141	0920	8/18/09	\$137,125	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865141	1420	11/15/10	\$105,000	DIAGNOSTIC OUTLIER
002	865143	0150	8/4/11	\$79,900	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
002	865143	0150	12/8/11	\$142,000	UNFIN AREA
002	865143	0250	12/6/11	\$181,409	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	865143	0510	2/22/10	\$120,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
002	865143	0510	5/5/10	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865143	0520	1/11/11	\$107,790	DIAGNOSTIC OUTLIER
002	865143	0530	4/26/11	\$60,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
002	865143	0660	11/30/11	\$82,200	DIAGNOSTIC OUTLIER
002	865143	0880	9/28/10	\$126,000	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
002	865143	0960	11/22/11	\$198,667	NO MRKT EXPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
002	865144	0210	5/25/10	\$155,000	NON-REPRESENTATIVE SALE
002	865144	0270	11/14/11	\$100,000	DIAGNOSTIC OUTLIER
002	865144	0400	3/3/10	\$165,000	NO MARKET EXPOSURE;FINANCIAL INSTITUTION RESALE
002	865144	0430	11/12/09	\$135,000	DIAGNOSTIC OUTLIER
002	865144	0660	8/29/11	\$135,000	DIAGNOSTIC OUTLIER
002	865144	0720	2/2/10	\$149,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865144	0740	1/22/10	\$170,000	NO MRKT EXPOSURE; FINANCE INST SALE
002	865144	1570	12/13/11	\$81,000	DOR RATIO
002	865144	1580	4/22/10	\$100,000	ESTATE ADMIN; RELATED PARTY/FRIEND/NEIGHBOR
002	865144	1750	4/28/11	\$92,150	DIAGNOSTIC OUTLIER
002	865144	2390	6/3/10	\$157,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865144	2420	7/29/09	\$144,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865144	2570	2/18/11	\$68,116	DOR RATIO;QUIT CLAIM DEED
002	865144	2740	6/13/11	\$120,000	NON-REPRESENTATIVE SALE

***Vacant Sales Used in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	546876	0060	7/11/2011	\$76,000	5626	N	N
001	714070	0640	4/1/2010	\$76,000	4374	N	N
001	714070	0650	9/8/2009	\$76,000	6747	N	N

***Vacant Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	546876	0060	12/20/2011	\$269,500	IMPROVED SALE; BUILDER OR DEVELOPER SALES
001	947850	0100	11/22/2011	\$305,037	IMPROVED SALE; BUILDER OR DEVELOPER SALES
001	947850	0110	12/5/2011	\$266,782	IMPROVED SALE; BUILDER OR DEVELOPER SALES
001	947850	0120	12/7/2011	\$305,031	IMPROVED SALE; BUILDER OR DEVELOPER SALES
001	947855	0140	12/29/2011	\$840,000	MULTI-PARCEL SALE;FINANCIAL INSTITUTION SALE
002	085100	0180	2/16/2011	\$344,500	IMPROVED SALE; BUILDER OR DEVELOPER SALES