

Residential Revalue

2012 Assessment Roll

DesMoines/SeaTac/Kent

Area 88

**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.

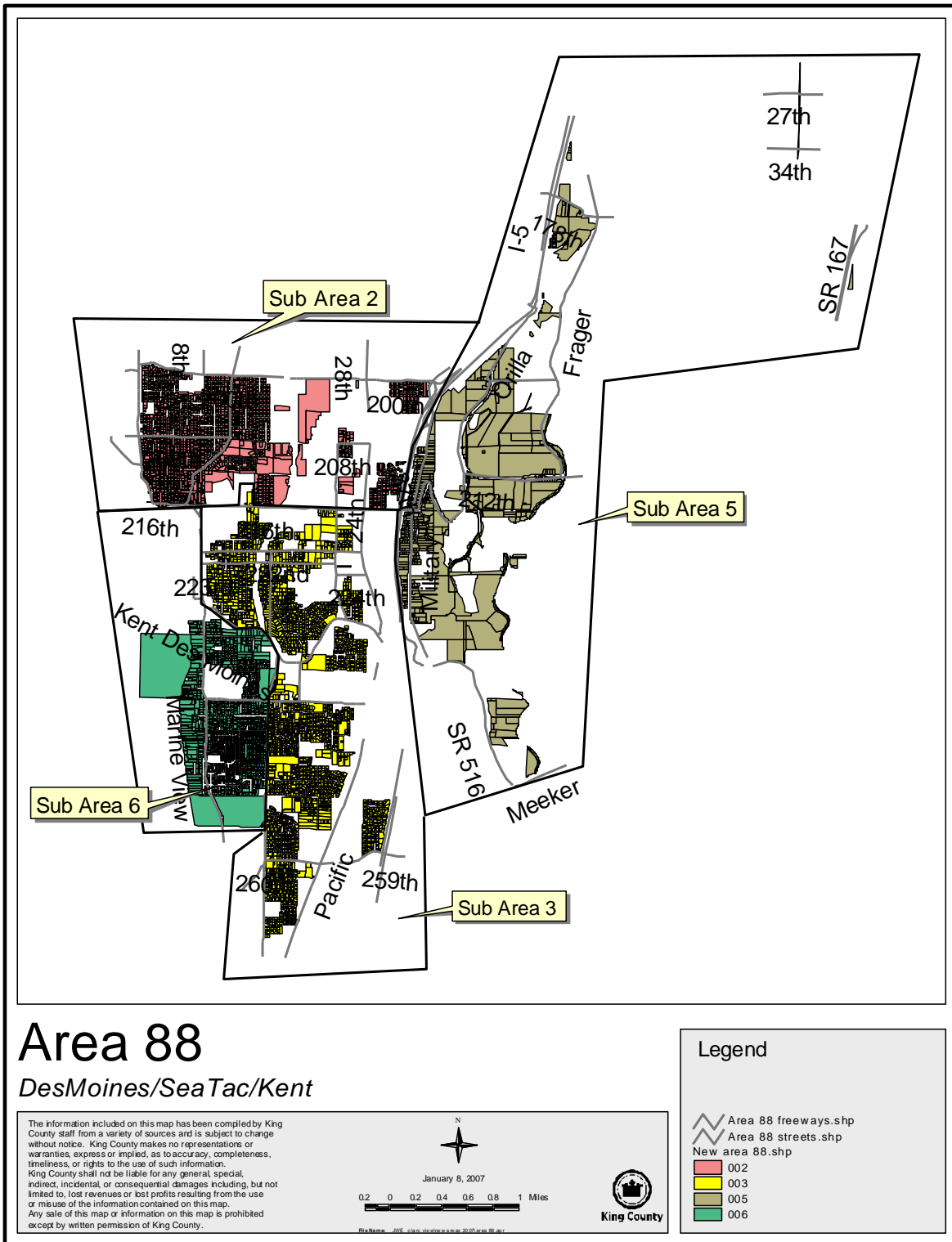
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



DesMoines/SeaTac/Kent

Housing



Grade 5/ Year Built 1943/ Total Living Area 960



Grade 8/ Year Built 1991/ Total Living Area 1980



Grade 6/ Year Built 1964/ Total Living Area 1450



Grade 9/ Year Built 1998/ Total Living Area 3280



Grade 7/ Year Built 1967/ Total Living Area 1530



Grade 10/ Year Built 2008/ Total Living Area 4820

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: DesMoines/SeaTac/Kent / 88

Number of Improved Sales: 383

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	\$94,900	\$130,800	\$225,700			
2012 Value	\$87,300	\$121,200	\$208,500	\$230,200	90.6%	10.28%
Change	-\$7,600	-\$9,600	-\$17,200			
% Change	-8.0%	-7.3%	-7.6%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$95,500	\$124,700	\$220,200
2012 Value	\$87,800	\$115,600	\$203,400
Percent Change	-8.1%	-7.3%	-7.6%

Number of one to three unit residences in the population: 6462

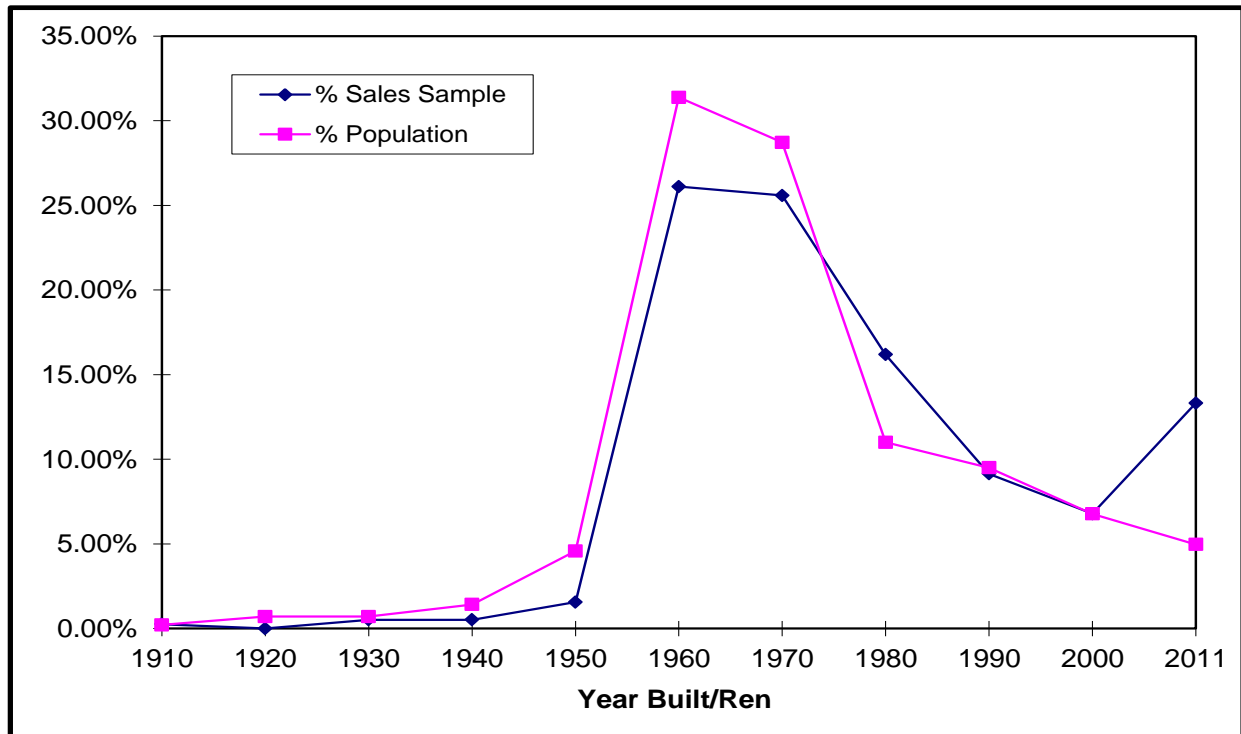
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.26%
1920	0	0.00%
1930	2	0.52%
1940	2	0.52%
1950	6	1.57%
1960	100	26.11%
1970	98	25.59%
1980	62	16.19%
1990	35	9.14%
2000	26	6.79%
2011	51	13.32%
	383	

Population		
Year Built/Ren	Frequency	% Population
1910	14	0.22%
1920	46	0.71%
1930	46	0.71%
1940	92	1.42%
1950	296	4.58%
1960	2028	31.38%
1970	1856	28.72%
1980	711	11.00%
1990	614	9.50%
2000	438	6.78%
2012	321	4.97%
	6462	

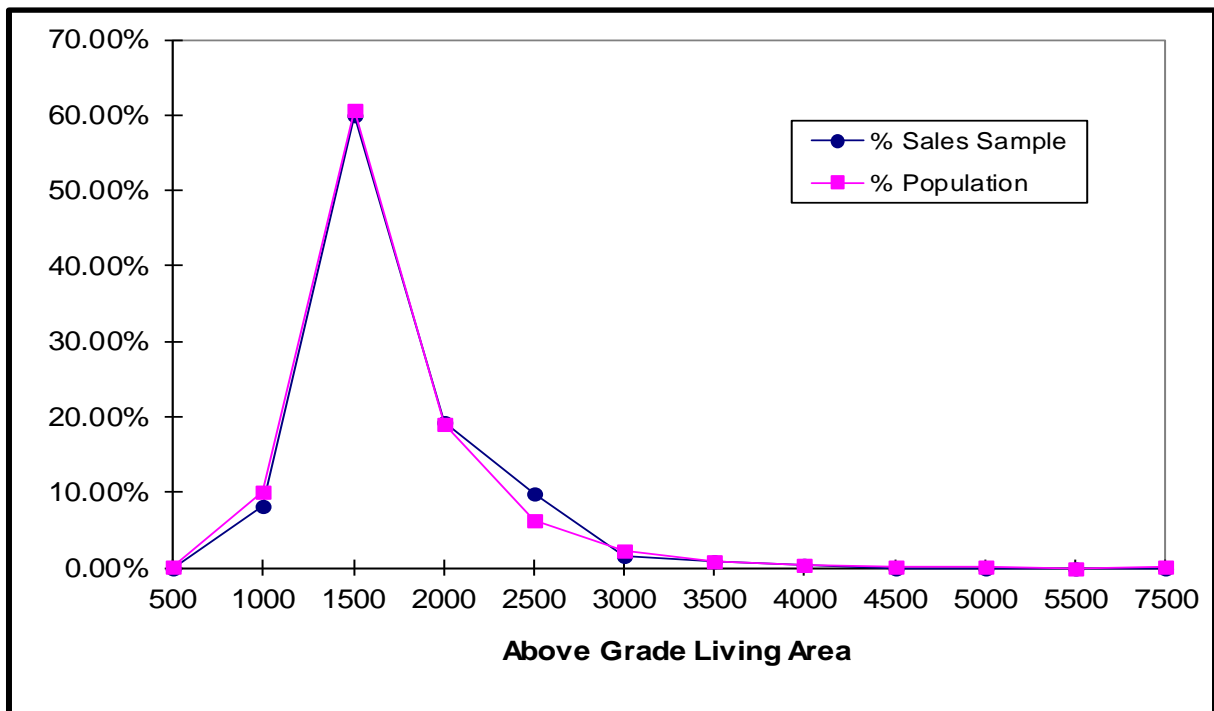


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	31	8.09%
1500	230	60.05%
2000	74	19.32%
2500	38	9.92%
3000	6	1.57%
3500	3	0.78%
4000	1	0.26%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	383	

AGLA	Frequency	% Population
500	3	0.05%
1000	655	10.14%
1500	3925	60.74%
2000	1229	19.02%
2500	401	6.21%
3000	151	2.34%
3500	58	0.90%
4000	30	0.46%
4500	6	0.09%
5000	1	0.02%
5500	0	0.00%
7500+	3	0.05%
	6462	

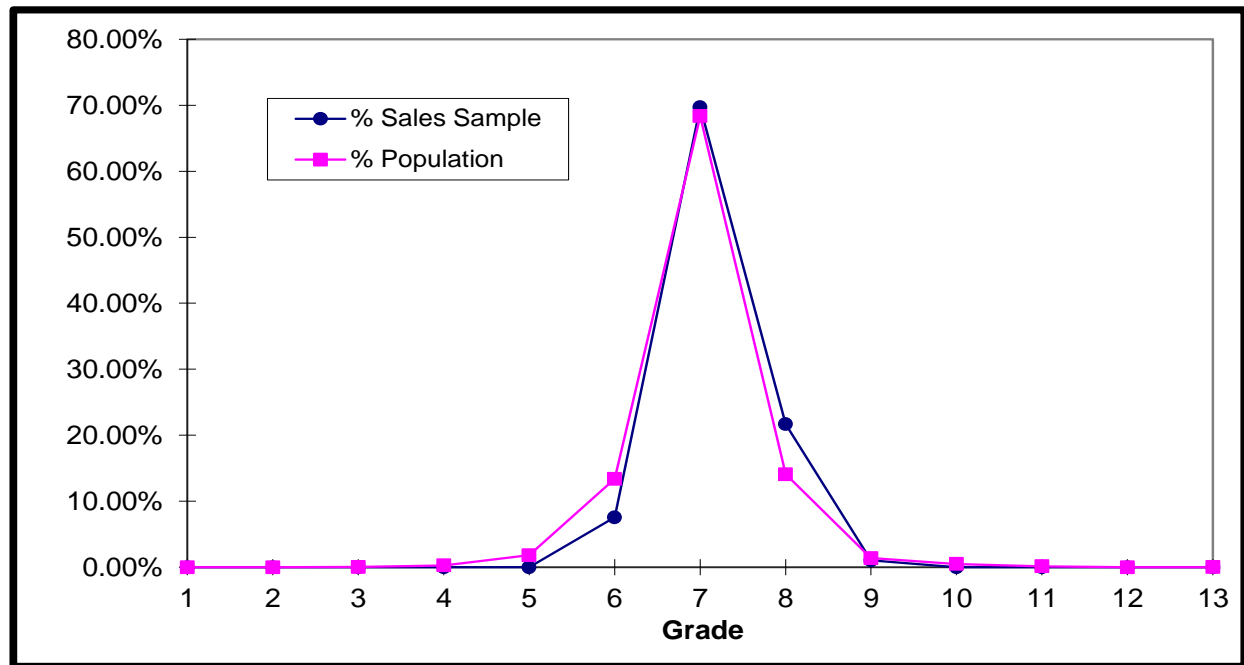


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	29	7.57%
7	267	69.71%
8	83	21.67%
9	4	1.04%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	383	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.05%
4	18	0.28%
5	118	1.83%
6	865	13.39%
7	4416	68.34%
8	911	14.10%
9	89	1.38%
10	32	0.50%
11	9	0.14%
12	0	0.00%
13	1	0.02%
	6462	



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 5 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 7.6% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

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 383 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 inadequate number of sales for an analysis (i.e. 4 sales) of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.6%. 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 -7.6%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Any properties excluded from the annual up-date process are noted in RealProperty.

Area 88 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

-7.38%

Comments :

The percentages listed are total adjustments not additive adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 88 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, 2011 would be adjusted by the time trend factor of 0.970 resulting in an adjusted value of \$509,000 (\$525,000 X .970=\$509,250 – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.783	-21.7%
2/1/2009	0.789	-21.1%
3/1/2009	0.795	-20.5%
4/1/2009	0.801	-19.9%
5/1/2009	0.807	-19.3%
6/1/2009	0.813	-18.7%
7/1/2009	0.819	-18.1%
8/1/2009	0.825	-17.5%
9/1/2009	0.831	-16.9%
10/1/2009	0.837	-16.3%
11/1/2009	0.843	-15.7%
12/1/2009	0.849	-15.1%
1/1/2010	0.855	-14.5%
2/1/2010	0.862	-13.8%
3/1/2010	0.867	-13.3%
4/1/2010	0.873	-12.7%
5/1/2010	0.879	-12.1%
6/1/2010	0.885	-11.5%
7/1/2010	0.891	-10.9%
8/1/2010	0.897	-10.3%
9/1/2010	0.904	-9.6%
10/1/2010	0.909	-9.1%
11/1/2010	0.916	-8.4%
12/1/2010	0.922	-7.8%
1/1/2011	0.928	-7.2%
2/1/2011	0.934	-6.6%
3/1/2011	0.939	-6.1%
4/1/2011	0.946	-5.4%
5/1/2011	0.951	-4.9%
6/1/2011	0.958	-4.2%
7/1/2011	0.964	-3.6%
8/1/2011	0.970	-3.0%
9/1/2011	0.976	-2.4%
10/1/2011	0.982	-1.8%
11/1/2011	0.988	-1.2%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 88
(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	294600	3810	8/7/09	\$139,900	\$116,000	800	6	1954	Avg	7680	N	N	20723 DES MOINES MEMORIAL DR S
002	768620	4405	9/8/09	\$185,000	\$154,000	800	6	1954	Good	7000	N	N	20618 15TH AVE S
002	344500	0246	12/15/11	\$235,000	\$234,000	920	6	1946	Good	17077	N	N	20625 26TH AVE S
002	294600	1520	10/11/11	\$178,000	\$175,000	962	6	1955	Good	6300	N	N	20212 9TH AVE S
002	768620	2400	6/21/09	\$220,000	\$180,000	970	6	1954	Good	8000	N	N	20136 14TH AVE S
002	768620	2825	5/15/10	\$210,000	\$185,000	1010	6	2009	Avg	8815	N	N	20127 12TH PL S
002	768620	3146	2/16/10	\$227,500	\$197,000	1010	6	1954	VGood	8000	N	N	20228 14TH AVE S
002	768620	5440	5/26/10	\$184,950	\$164,000	1010	6	1955	Fair	7500	N	N	20737 14TH AVE S
002	789380	6045	2/10/10	\$237,000	\$205,000	1010	6	1952	Avg	10000	Y	N	20932 4TH AVE S
002	789320	8150	2/27/11	\$210,000	\$197,000	1050	6	1980	Good	7500	N	N	20012 1ST PL S
002	789320	5120	11/19/09	\$190,000	\$161,000	1200	6	1930	Good	5000	N	N	20217 4TH AVE S
002	768620	2490	10/22/09	\$191,798	\$161,000	1270	6	1954	Avg	8000	N	N	20119 14TH AVE S
002	768620	2620	7/20/10	\$160,000	\$143,000	1300	6	1954	Avg	8000	N	N	20105 13TH AVE S
002	768620	3980	6/11/11	\$185,000	\$178,000	1300	6	1954	Good	8000	N	N	20406 13TH AVE S
002	432470	0035	3/22/10	\$272,500	\$237,000	1310	6	1956	Good	8484	N	N	3017 S 201ST ST
002	789380	3955	10/16/09	\$205,000	\$172,000	1380	6	1953	Avg	14966	Y	N	21045 DES MOINES MEMORIAL DR S
002	789320	0370	4/9/10	\$176,000	\$154,000	1460	6	1969	Good	5375	N	N	20713 3RD AVE S
002	768620	2700	8/6/09	\$230,000	\$190,000	1490	6	1954	Good	8000	N	N	20104 12TH PL S
002	789320	1330	2/10/11	\$229,999	\$215,000	850	7	1934	Good	5975	N	N	20624 7TH PL S
002	508310	0055	4/14/10	\$175,000	\$153,000	920	7	1955	Good	8296	N	N	21144 31ST AVE S
002	294600	2270	1/29/09	\$280,000	\$221,000	940	7	1955	Good	7750	Y	N	1016 S 206TH ST
002	789320	2550	2/20/09	\$230,000	\$182,000	950	7	1961	Good	7525	N	N	20635 2ND AVE S
002	294600	0305	9/28/09	\$262,000	\$219,000	960	7	1955	Good	9000	N	N	20017 8TH AVE S
002	789320	1231	9/15/11	\$180,000	\$176,000	960	7	1960	Good	8320	N	N	20714 7TH PL S
002	789380	6830	4/13/10	\$357,000	\$313,000	960	7	1954	Good	9219	Y	N	20926 7TH PL S

Improved Sales Used in this Annual Update Analysis
Area 88
(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	789320	3975	3/18/09	\$224,950	\$180,000	1000	7	1961	Good	6750	N	N	20420 6TH AVE S
002	092204	9339	7/2/09	\$217,000	\$178,000	1010	7	1962	Good	8576	N	N	20822 25TH AVE S
002	359600	0017	11/25/09	\$260,000	\$220,000	1010	7	1955	Good	6555	Y	N	20805 10TH AVE S
002	768620	4970	8/24/09	\$225,000	\$187,000	1010	7	1960	Good	9000	N	N	20621 12TH PL S
002	286830	0061	11/30/09	\$205,000	\$174,000	1030	7	1960	Good	10660	N	N	910 S 211TH PL
002	789320	2565	10/6/10	\$255,000	\$232,000	1040	7	1961	Good	7525	N	N	20643 2ND AVE S
002	200800	0340	5/14/10	\$224,000	\$198,000	1060	7	1962	Good	9711	N	N	21405 15TH AVE S
002	789380	5745	5/24/10	\$250,000	\$221,000	1060	7	1953	Good	13975	Y	N	20903 3RD AVE S
002	294600	0630	9/10/09	\$245,000	\$204,000	1070	7	1958	Good	6700	N	N	20116 9TH AVE S
002	789380	6090	10/13/11	\$207,000	\$204,000	1070	7	1966	Good	6250	N	N	20913 4TH PL S
002	789320	2365	5/17/10	\$269,950	\$238,000	1080	7	1958	Good	6668	N	N	20625 3RD AVE S
002	931530	0170	6/24/10	\$217,000	\$193,000	1080	7	1991	Avg	9120	N	N	1249 S 211TH ST
002	768620	2045	12/21/10	\$224,975	\$208,000	1090	7	1963	Avg	7500	N	N	20012 12TH PL S
002	859390	0020	8/22/11	\$270,000	\$263,000	1090	7	1963	Good	8600	Y	N	21229 5TH AVE S
002	768620	5515	6/3/10	\$218,000	\$193,000	1100	7	1958	Good	7000	N	N	20732 13TH AVE S
002	789320	3290	10/5/11	\$255,000	\$251,000	1100	7	1966	Good	10212	N	N	20404 3RD AVE S
002	082204	9103	7/21/09	\$190,500	\$157,000	1110	7	1955	Avg	8712	N	N	20809 DES MOINES MEMORIAL DR S
002	092204	9273	5/26/10	\$192,712	\$170,000	1130	7	1961	Avg	9583	Y	N	21244 29TH AVE S
002	294600	2975	9/2/09	\$267,750	\$223,000	1140	7	1963	Good	7500	Y	N	909 S 206TH ST
002	768620	4235	8/23/11	\$228,500	\$223,000	1150	7	1955	Avg	8500	N	N	20411 12TH PL S
002	789380	4325	4/8/09	\$350,000	\$281,000	1150	7	1967	VGood	11287	Y	N	21003 6TH AVE S
002	789320	0335	4/22/11	\$170,000	\$161,000	1170	7	1956	Good	10750	N	N	206 S 208TH ST
002	092204	9272	10/1/09	\$280,000	\$234,000	1190	7	1961	Good	9583	Y	N	21240 29TH AVE S
002	294600	3706	9/30/11	\$232,000	\$228,000	1190	7	1956	VGood	6145	Y	N	1014 S 208TH ST
002	789380	6890	7/1/11	\$284,950	\$275,000	1190	7	1953	Good	8113	Y	N	20818 7TH PL S

Improved Sales Used in this Annual Update Analysis
Area 88
(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	789320	7955	10/19/09	\$216,950	\$182,000	1200	7	1967	Good	7339	N	N	20005 3RD AVE S
002	789320	5366	5/21/09	\$273,000	\$221,000	1210	7	1954	Good	6250	N	N	20214 2ND AVE S
002	768620	4220	10/28/09	\$224,000	\$189,000	1220	7	1956	Avg	7500	N	N	20403 12TH PL S
002	789320	1865	3/3/10	\$280,000	\$243,000	1220	7	1964	Good	7170	N	N	20621 5TH AVE S
002	789380	4645	8/4/11	\$257,000	\$249,000	1230	7	1967	Good	7000	Y	N	21005 4TH PL S
002	092204	9313	12/11/10	\$184,950	\$171,000	1250	7	1963	Fair	6672	N	N	20831 25TH AVE S
002	789380	4740	5/12/10	\$335,800	\$296,000	1250	7	1955	Good	7500	Y	N	21010 4TH AVE S
002	294600	2960	5/21/10	\$308,000	\$272,000	1260	7	1963	Good	7500	Y	N	20612 9TH AVE S
002	508300	0345	3/10/11	\$190,000	\$179,000	1260	7	1956	Good	12429	N	N	3008 S 212TH ST
002	359600	0375	10/31/11	\$209,900	\$207,000	1270	7	1961	Avg	11385	Y	N	20923 8TH AVE S
002	432490	0020	4/11/11	\$203,850	\$193,000	1270	7	1956	Good	8886	N	N	3028 S 201ST ST
002	789380	3155	5/28/09	\$360,000	\$292,000	1270	7	1961	Good	8062	Y	N	21221 4TH PL S
002	093700	0300	6/24/10	\$178,500	\$159,000	1280	7	1960	Avg	11833	N	N	3517 S 202ND ST
002	294600	0710	1/21/11	\$260,000	\$242,000	1290	7	1966	Good	6666	N	N	20115 10TH AVE S
002	789380	5455	1/16/09	\$360,000	\$283,000	1290	7	2007	Avg	5313	N	N	20928 1ST AVE S
002	200800	0310	1/21/09	\$310,000	\$244,000	1300	7	1960	Good	9213	N	N	21439 15TH AVE S
002	294600	0425	6/3/10	\$237,000	\$210,000	1300	7	1967	Good	7500	N	N	20136 8TH AVE S
002	789380	5454	6/27/11	\$234,000	\$225,000	1310	7	2007	Avg	5313	N	N	20926 1ST AVE S
002	789320	0770	10/29/09	\$217,000	\$183,000	1330	7	1965	Good	7500	N	N	20708 4TH PL S
002	789380	6115	7/13/10	\$319,000	\$285,000	1330	7	1954	Good	10000	Y	N	418 S 210TH ST
002	294600	2522	8/21/09	\$196,000	\$162,000	1330	7	2000	Avg	2688	N	N	1108 S 207TH ST
002	789320	0775	3/10/10	\$265,000	\$230,000	1350	7	1965	Good	7500	N	N	20716 4TH PL S
002	294600	1000	4/8/11	\$190,000	\$180,000	1370	7	1954	Avg	7500	N	N	20128 DES MOINES MEMORIAL DR
002	789320	6065	8/12/10	\$248,000	\$223,000	1380	7	1954	Good	7500	N	N	20102 2ND AVE S
002	769860	0130	6/10/09	\$266,150	\$217,000	1390	7	1960	Good	8640	N	N	20212 10TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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	864400	0250	9/24/09	\$244,500	\$204,000	1390	7	1960	Avg	8400	N	N	3221 S 203RD ST
002	789320	0595	10/5/11	\$215,000	\$211,000	1420	7	1962	Good	9225	N	N	20704 4TH AVE S
002	789320	2165	2/17/09	\$275,000	\$218,000	1430	7	1968	Good	10750	N	N	321 S 206TH ST
002	789380	7105	9/8/11	\$297,000	\$290,000	1450	7	1961	Good	7500	Y	N	20823 7TH AVE S
002	789320	1055	12/3/10	\$230,000	\$212,000	1460	7	1962	Good	13000	N	N	20705 7TH AVE S
002	789320	1701	4/20/10	\$285,000	\$250,000	1480	7	2000	Avg	6250	N	N	20613 6TH AVE S
002	294600	2620	11/22/11	\$250,000	\$248,000	1490	7	1992	Avg	7503	Y	N	20618 11TH AVE S
002	789380	3020	8/17/09	\$292,950	\$243,000	1510	7	1964	Avg	10000	Y	N	21235 4TH AVE S
002	789320	0924	8/10/09	\$244,000	\$202,000	1570	7	1954	Good	9129	N	N	20724 5TH AVE S
002	294600	4052	5/21/09	\$227,000	\$184,000	1630	7	1999	Avg	3694	N	N	20611 12TH AVE S
002	294600	3425	3/24/09	\$324,940	\$260,000	1740	7	1961	Good	6500	N	N	20717 9TH AVE S
002	789380	2325	1/7/09	\$287,000	\$225,000	1750	7	1954	Good	15500	Y	N	21314 1ST PL S
002	508300	0335	3/22/11	\$196,500	\$185,000	1810	7	1955	Good	8831	N	N	3022 S 212TH ST
002	789320	1421	1/8/10	\$220,000	\$188,000	1851	7	1959	Good	6988	N	N	20631 7TH PL S
002	931530	0290	6/3/09	\$285,000	\$232,000	1870	7	1940	VGood	14815	N	N	21117 12TH PL S
002	508300	0415	6/10/10	\$228,950	\$203,000	1890	7	1956	Good	9450	N	N	21239 31ST AVE S
002	294600	1590	10/11/10	\$214,950	\$196,000	1920	7	1955	VGood	6773	N	N	20217 9TH AVE S
002	294600	2710	2/19/09	\$252,000	\$200,000	1940	7	1991	Avg	8889	N	N	20613 11TH AVE S
002	200820	0050	6/17/09	\$275,000	\$224,000	2020	7	1904	Good	11520	N	N	21434 13TH AVE S
002	093700	0210	4/27/10	\$215,000	\$189,000	2080	7	1960	Good	8978	N	N	20021 35TH AVE S
002	864400	0010	12/9/10	\$240,000	\$222,000	2120	7	1960	VGood	8714	N	N	3204 S 203RD ST
002	344500	0260	2/1/11	\$300,000	\$280,000	2320	7	1963	Fair	38100	N	N	20606 24TH AVE S
002	789380	4165	6/8/10	\$420,000	\$372,000	1480	8	1958	Good	10750	Y	N	617 S 210TH ST
002	200900	0885	3/25/11	\$385,000	\$363,000	1500	8	1989	Avg	11220	Y	N	307 S 216TH ST
002	923740	0030	4/27/10	\$299,950	\$263,000	1540	8	1964	Good	8050	Y	N	906 S 206TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(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	789380	0460	4/15/09	\$440,000	\$354,000	1940	8	1985	Good	8896	Y	N	21412 4TH PL S
002	789380	4985	9/14/11	\$400,000	\$391,000	1590	9	1977	Good	16125	Y	N	21030 3RD AVE S
002	789380	3445	8/20/10	\$370,800	\$334,000	2200	9	1978	Good	10750	Y	N	21213 6TH AVE S
003	162204	9166	10/25/11	\$130,000	\$128,000	920	6	1963	Avg	11014	N	N	2333 S KENT-DES MOINES RD
003	605240	0085	10/5/09	\$224,500	\$188,000	920	6	1925	Good	11250	N	N	1105 S 222ND ST
003	786450	0070	7/22/10	\$249,000	\$223,000	1200	6	1976	Good	8179	N	N	2012 S 253RD ST
003	360060	0815	7/20/11	\$166,000	\$161,000	1220	6	1942	Good	9000	N	N	24208 25TH AVE S
003	201140	0760	6/30/10	\$305,000	\$272,000	1260	6	1946	Avg	10075	Y	N	22510 8TH AVE S
003	162204	9236	4/23/09	\$270,000	\$217,000	1750	6	1997	Avg	9603	N	N	2471 S 224TH ST
003	692960	2340	3/12/10	\$193,000	\$168,000	880	7	1978	Good	10000	N	N	24335 21ST AVE S
003	200900	2320	5/17/10	\$200,000	\$176,000	910	7	1950	Avg	6000	N	N	21928 MARINE VIEW DR S
003	911000	0015	7/13/11	\$256,000	\$247,000	920	7	1952	Good	8071	Y	N	812 S 226TH PL
003	195110	0045	7/20/09	\$163,000	\$134,000	940	7	1959	Avg	8349	N	N	25422 29TH AVE S
003	195110	0095	6/15/11	\$157,000	\$151,000	940	7	1959	Avg	12525	N	N	25404 30TH AVE S
003	195090	0115	6/21/10	\$170,000	\$151,000	960	7	1956	Good	6700	N	N	2912 S 253RD ST
003	752380	0055	5/27/11	\$235,000	\$225,000	970	7	1959	VGood	9800	N	N	2510 S 250TH PL
003	169700	0010	12/3/10	\$170,000	\$157,000	1010	7	1973	Avg	10180	N	N	1617 S 255TH PL
003	195090	0035	5/28/09	\$183,000	\$149,000	1010	7	1956	Good	7125	N	N	25327 29TH AVE S
003	769530	0180	2/5/09	\$267,000	\$211,000	1020	7	1962	Good	8040	N	N	1844 S 246TH PL
003	769530	0290	2/27/09	\$253,500	\$201,000	1020	7	1962	Good	8040	N	N	1653 S 246TH PL
003	769530	0310	7/27/09	\$259,000	\$213,000	1020	7	1961	Good	8040	N	N	1803 S 246TH PL
003	788820	0090	9/1/09	\$249,950	\$208,000	1020	7	1961	Good	8527	N	N	1820 S 257TH ST
003	788830	0260	6/26/09	\$250,000	\$204,000	1020	7	1962	Good	10360	N	N	1815 S 264TH PL
003	788840	0640	7/22/09	\$240,000	\$198,000	1020	7	1962	Good	7689	N	N	26133 20TH AVE S
003	201100	0360	5/24/10	\$230,000	\$203,000	1030	7	1986	VGood	7205	N	N	1839 S 245TH PL

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	752370	0545	5/22/09	\$209,000	\$169,000	1030	7	1958	Avg	7786	N	N	25028 21ST AVE S
003	195340	0035	5/7/10	\$200,000	\$176,000	1060	7	1959	Avg	13442	N	N	23237 25TH AVE S
003	212204	9138	9/20/11	\$185,000	\$181,000	1060	7	1975	Avg	9926	N	N	2222 S 252ND ST
003	215640	0107	2/17/09	\$339,000	\$269,000	1060	7	1955	Avg	8350	N	N	22026 24TH AVE S
003	752370	0065	7/31/09	\$186,000	\$153,000	1060	7	1958	Avg	8280	N	N	24822 20TH AVE S
003	195090	0295	3/31/09	\$250,000	\$200,000	1070	7	1958	Good	11970	N	N	2943 S 253RD ST
003	195110	0110	9/7/10	\$210,000	\$190,000	1080	7	1977	Good	9450	N	N	25426 30TH AVE S
003	162204	9210	6/24/09	\$223,975	\$183,000	1090	7	2002	Avg	18546	N	N	2026 S KENT-DES MOINES RD
003	769530	0050	4/5/10	\$150,000	\$131,000	1090	7	1962	Avg	8040	N	N	1626 S 246TH PL
003	360360	0260	6/17/10	\$229,500	\$204,000	1100	7	1986	Avg	6000	N	N	24048 26TH PL S
003	509200	0110	2/4/09	\$216,300	\$171,000	1110	7	1962	Avg	8625	N	N	1707 S 244TH ST
003	788840	0460	4/20/10	\$270,000	\$237,000	1110	7	1962	Avg	9114	Y	N	1704 S 263RD PL
003	201320	0080	4/28/10	\$240,000	\$211,000	1130	7	1960	Avg	10175	N	N	23329 19TH AVE S
003	168380	0080	5/18/10	\$222,000	\$196,000	1140	7	1967	Good	7905	N	N	1645 S 244TH PL
003	195340	0490	3/13/09	\$307,000	\$245,000	1140	7	1960	Good	14210	N	N	23423 27TH AVE S
003	864300	0195	10/6/09	\$365,000	\$306,000	1150	7	1963	Good	11742	N	N	22919 19TH AVE S
003	195360	0050	7/14/10	\$210,000	\$188,000	1160	7	1956	Avg	10650	N	N	23449 25TH AVE S
003	752370	0775	6/2/09	\$244,000	\$198,000	1160	7	1958	Good	8391	N	N	2220 S 251ST ST
003	752370	0320	3/20/09	\$284,950	\$228,000	1170	7	1959	Good	8250	N	N	2204 S 250TH ST
003	788840	0060	3/23/09	\$250,000	\$200,000	1170	7	1962	Avg	10053	Y	N	26309 17TH AVE S
003	162204	9235	8/9/10	\$215,000	\$193,000	1180	7	1995	Avg	9504	N	N	23215 22ND PL S
003	605240	0431	2/10/10	\$302,500	\$261,000	1180	7	1960	Good	7200	Y	N	1010 S 222ND ST
003	082204	9144	11/11/09	\$274,000	\$232,000	1200	7	1964	Good	8276	N	N	21443 13TH AVE S
003	713800	0280	9/27/10	\$250,000	\$227,000	1200	7	1961	Good	9750	N	N	2620 S 227TH PL
003	093430	0010	5/6/09	\$265,000	\$214,000	1220	7	1962	Avg	7636	Y	N	1604 S 257TH PL

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	057600	0804	12/13/10	\$210,000	\$194,000	1230	7	1954	Avg	11250	N	N	1601 S 223RD ST
003	727200	0785	8/28/09	\$275,000	\$228,000	1230	7	1992	Avg	8885	N	N	22638 15TH AVE S
003	195160	0240	6/24/10	\$160,000	\$142,000	1240	7	1959	Good	9198	N	N	25675 29TH AVE S
003	201140	0702	11/2/11	\$275,000	\$272,000	1240	7	1953	Good	6000	Y	N	22544 8TH AVE S
003	864300	0190	11/25/09	\$299,975	\$254,000	1240	7	1963	Good	10379	N	N	22929 19TH AVE S
003	769530	0360	6/19/09	\$201,000	\$164,000	1250	7	1962	Avg	8040	N	N	1833 S 246TH PL
003	195340	0165	11/7/11	\$230,000	\$227,000	1260	7	1957	Good	13650	Y	N	23245 27TH AVE S
003	864300	0205	5/12/11	\$261,000	\$249,000	1260	7	1962	Good	10209	Y	N	1915 S 229TH ST
003	727200	0136	9/27/11	\$184,000	\$181,000	1290	7	1963	Avg	10178	N	N	22639 13TH AVE S
003	195340	0095	4/29/10	\$220,000	\$193,000	1300	7	1956	Avg	7700	N	N	23246 25TH AVE S
003	195340	0515	9/23/09	\$253,000	\$211,000	1310	7	1959	Good	8750	Y	N	2626 S 236TH ST
003	169700	0080	9/21/09	\$241,500	\$202,000	1330	7	1968	Avg	8912	N	N	1809 S 255TH PL
003	201320	0370	6/18/09	\$300,000	\$245,000	1330	7	1965	Avg	10723	N	N	23321 17TH PL S
003	601400	0025	9/21/09	\$250,900	\$210,000	1340	7	1962	Avg	11236	N	N	1230 S 229TH ST
003	195160	0230	5/7/10	\$200,000	\$176,000	1350	7	1959	Avg	8970	N	N	25669 29TH AVE S
003	195340	0320	11/4/09	\$247,500	\$209,000	1350	7	1957	Avg	8250	N	N	23234 28TH AVE S
003	201140	0583	2/17/11	\$347,000	\$325,000	1350	7	1959	Good	9994	Y	N	22725 10TH AVE S
003	509210	0170	8/5/09	\$290,000	\$239,000	1350	7	1963	Avg	8352	N	N	1828 S 244TH ST
003	692960	1870	11/29/11	\$161,000	\$160,000	1350	7	1979	Avg	7750	N	N	24014 18TH PL S
003	057600	1000	9/21/09	\$245,000	\$205,000	1360	7	1961	Avg	9450	N	N	22301 EMMETT LN S
003	195340	0025	2/13/09	\$300,000	\$237,000	1370	7	1957	Avg	10950	N	N	23219 25TH AVE S
003	509210	0190	7/30/10	\$210,000	\$188,000	1370	7	1963	Good	8352	N	N	1810 S 244TH ST
003	769530	0400	5/7/09	\$206,000	\$166,000	1370	7	1961	Avg	9246	N	N	1857 S 246TH PL
003	864300	0110	4/20/09	\$285,000	\$229,000	1370	7	1963	Good	11808	N	N	1918 S 229TH ST
003	195160	0140	10/19/11	\$239,950	\$236,000	1380	7	1959	VGood	8500	N	N	25609 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	195340	0255	10/7/09	\$232,500	\$195,000	1380	7	1956	Good	8250	N	N	23259 28TH AVE S
003	509210	0240	8/4/10	\$265,000	\$238,000	1380	7	1962	Avg	8136	N	N	1825 S 244TH ST
003	788800	0280	11/9/09	\$234,950	\$199,000	1380	7	1959	Avg	7298	N	N	25817 19TH AVE S
003	111300	0060	3/18/11	\$217,000	\$205,000	1390	7	1965	Good	10593	N	N	26704 16TH PL S
003	169700	0230	4/14/11	\$188,000	\$178,000	1390	7	1968	Avg	8400	N	N	1720 S 254TH PL
003	666911	0050	4/23/10	\$236,900	\$208,000	1390	7	1981	Good	9585	N	N	2027 S 244TH PL
003	201100	0030	2/22/11	\$222,000	\$208,000	1400	7	1985	Avg	5999	N	N	1617 S 245TH PL
003	201140	0729	7/24/09	\$315,000	\$259,000	1400	7	1961	Avg	10801	Y	N	22443 12TH AVE S
003	692960	3204	8/6/09	\$200,000	\$165,000	1400	7	1979	Avg	7500	N	N	24314 22ND AVE S
003	869980	0060	10/12/11	\$230,000	\$226,000	1410	7	1988	Avg	8909	Y	N	22702 18TH AVE S
003	679060	0390	2/12/09	\$313,000	\$248,000	1420	7	1964	Good	9555	N	N	2105 S 229TH ST
003	282204	9073	7/7/09	\$276,000	\$226,000	1427	7	2009	Avg	11500	N	N	26106 20TH AVE S
003	168380	0110	5/19/10	\$250,000	\$221,000	1430	7	1964	Good	8075	N	N	1813 S 244TH PL
003	201140	0012	3/22/11	\$260,000	\$245,000	1440	7	1989	Good	8276	N	N	23015 16TH AVE S
003	162204	9132	9/22/09	\$224,000	\$187,000	1470	7	1962	Good	9900	N	N	22630 24TH AVE S
003	201140	0630	4/10/09	\$337,000	\$271,000	1480	7	1962	Avg	12480	Y	N	1145 RAINBOW LN
003	752370	0125	10/10/11	\$184,000	\$181,000	1480	7	1958	Good	7665	N	N	24821 22ND AVE S
003	864300	0030	3/18/11	\$233,000	\$220,000	1480	7	1964	Avg	12064	Y	N	22933 18TH AVE S
003	168380	0230	11/12/10	\$236,700	\$217,000	1490	7	1968	Avg	7475	N	N	1840 S 244TH PL
003	195130	0055	6/27/11	\$170,000	\$164,000	1490	7	1959	Good	12375	N	N	2914 S 259TH PL
003	195370	0120	12/14/09	\$239,950	\$204,000	1500	7	1962	Avg	9100	N	N	23175 24TH AVE S
003	692960	0735	6/7/10	\$192,000	\$170,000	1520	7	1990	Avg	7500	N	N	24162 17TH AVE S
003	601400	0030	9/28/11	\$187,500	\$184,000	1540	7	1962	Avg	11917	N	N	1215 S 229TH ST
003	605240	0335	4/19/11	\$345,000	\$327,000	1540	7	1964	Avg	7200	Y	N	22025 11TH AVE S
003	212204	9181	9/11/09	\$233,000	\$194,000	1570	7	1992	Avg	7684	N	N	2123 S 254TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	752370	0215	4/12/10	\$210,000	\$184,000	1600	7	1959	Good	8250	N	N	2217 S 248TH ST
003	692960	3135	11/15/10	\$230,000	\$211,000	1610	7	1979	Good	7500	N	N	24313 22ND AVE S
003	713800	0090	4/10/09	\$245,950	\$197,000	1610	7	1961	Avg	11160	N	N	22865 26TH AVE S
003	111300	0570	6/28/10	\$248,000	\$221,000	1620	7	1962	Avg	7710	N	N	1814 S 266TH PL
003	727200	0815	11/24/09	\$230,000	\$195,000	1630	7	1992	Avg	8886	N	N	22626 15TH AVE S
003	727200	1120	10/30/09	\$242,300	\$204,000	1640	7	1993	Avg	8888	N	N	22442 15TH AVE S
003	195340	0280	10/28/10	\$253,000	\$231,000	1650	7	1957	Good	8250	Y	N	23226 27TH AVE S
003	201100	0280	10/21/09	\$245,000	\$206,000	1650	7	1985	Avg	8166	N	N	1801 S 245TH PL
003	201140	0009	6/18/09	\$240,000	\$196,000	1650	7	1988	Good	9225	N	N	23037 16TH AVE S
003	692960	1885	4/9/09	\$295,300	\$237,000	1660	7	2005	Avg	20000	N	N	24034 18TH PL S
003	321080	0370	12/22/09	\$285,000	\$243,000	1680	7	1968	Good	10290	N	N	21813 13TH AVE S
003	212204	9049	4/28/09	\$227,000	\$183,000	1690	7	1981	Avg	14616	N	N	2109 S 252ND ST
003	864260	0140	1/4/10	\$394,000	\$337,000	1700	7	1955	Good	12150	Y	N	23023 THUNDERBIRD DR S
003	285500	0150	9/4/09	\$300,000	\$250,000	1707	7	2009	Avg	6420	N	N	23453 23RD AVE S
003	285500	0190	4/15/10	\$289,950	\$254,000	1707	7	2010	Avg	6680	N	N	23435 23RD AVE S
003	285500	0200	11/24/09	\$299,950	\$254,000	1707	7	2010	Avg	5730	N	N	23431 23RD AVE S
003	201140	0700	6/14/10	\$460,000	\$408,000	1750	7	1952	Good	21475	Y	N	22548 8TH AVE S
003	692960	0020	11/25/09	\$198,000	\$168,000	1780	7	1989	Avg	7200	N	N	24018 16TH AVE S
003	314875	0060	10/27/10	\$256,000	\$234,000	1800	7	1995	Avg	7343	Y	N	25109 23RD PL S
003	285500	0170	1/21/10	\$359,950	\$309,000	1816	7	2010	Avg	5805	N	N	23443 23RD AVE S
003	285500	0090	12/29/09	\$315,000	\$269,000	1819	7	2010	Avg	5066	N	N	23438 23RD AVE S
003	285500	0160	4/23/10	\$305,000	\$268,000	1819	7	2010	Avg	6158	N	N	23449 23RD AVE S
003	285500	0240	12/12/11	\$276,000	\$275,000	1819	7	2010	Avg	5000	N	N	23415 23RD AVE S
003	285500	0140	3/3/10	\$319,950	\$278,000	1862	7	2010	Avg	5439	N	N	23457 23RD AVE S
003	692960	2040	9/21/09	\$290,000	\$242,000	1900	7	1998	Avg	5000	N	N	24038 19TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	285500	0180	5/26/10	\$302,000	\$267,000	1911	7	2010	Avg	5710	N	N	23439 23RD AVE S
003	285500	0260	11/13/09	\$359,950	\$304,000	1935	7	2009	Avg	5364	N	N	23407 23RD AVE S
003	285500	0270	9/27/11	\$275,000	\$270,000	1935	7	2009	Avg	5896	N	N	23403 23RD AVE S
003	285500	0080	11/9/10	\$375,000	\$344,000	1991	7	2010	Avg	7537	N	N	23434 23RD AVE S
003	788810	0330	11/2/09	\$259,950	\$219,000	2010	7	1960	Avg	7919	N	N	25720 20TH AVE S
003	201140	0573	12/29/11	\$355,000	\$355,000	2020	7	1957	Good	10301	Y	N	22732 10TH AVE S
003	037900	0010	7/10/09	\$259,400	\$213,000	2056	7	1960	Good	10500	N	N	2439 S 226TH ST
003	250060	0311	6/21/11	\$210,000	\$202,000	2060	7	1955	Avg	30636	N	N	22606 30TH AVE S
003	812868	0080	5/18/10	\$279,000	\$246,000	2061	7	2010	Avg	6670	N	N	2305 S 254TH CT
003	812868	0120	5/27/10	\$275,000	\$243,000	2061	7	2010	Avg	7220	N	N	2201 S 254TH CT
003	418030	0030	8/25/10	\$436,000	\$393,000	2140	7	1980	Avg	7945	Y	N	846 S 227TH PL
003	285500	0030	6/4/10	\$339,000	\$300,000	2198	7	2010	Avg	6071	N	N	23412 23RD AVE S
003	285500	0060	7/20/10	\$344,950	\$309,000	2198	7	2010	Avg	8791	N	N	23426 23RD AVE S
003	285500	0070	7/12/11	\$288,000	\$278,000	2198	7	2010	Avg	5000	N	N	23430 23RD AVE S
003	285500	0110	5/24/10	\$339,950	\$300,000	2198	7	2010	Avg	6222	Y	N	23446 23RD AVE S
003	285500	0020	10/26/09	\$345,000	\$291,000	2214	7	2009	Avg	5221	N	N	23408 23RD AVE S
003	082204	9059	7/1/11	\$399,950	\$385,000	2220	7	1993	Avg	14810	Y	N	813 S 223RD ST
003	285500	0010	11/17/09	\$369,950	\$313,000	2232	7	2009	Avg	5915	N	N	23404 23RD AVE S
003	285500	0040	5/24/10	\$369,950	\$327,000	2232	7	2010	Avg	7380	N	N	23416 23RD AVE S
003	285500	0050	6/24/10	\$365,000	\$325,000	2232	7	2010	Avg	8320	N	N	23420 23RD AVE S
003	285500	0100	5/21/10	\$369,950	\$327,000	2232	7	2010	Avg	7621	N	N	23442 23RD AVE S
003	285500	0120	11/19/09	\$370,000	\$313,000	2232	7	2009	Avg	9186	Y	N	23450 23RD AVE S
003	285500	0130	2/25/10	\$374,950	\$325,000	2232	7	2009	Avg	7335	Y	N	23454 23RD AVE S
003	752390	0150	5/19/09	\$300,000	\$243,000	2280	7	1998	Avg	7290	N	N	1841 S 251ST PL
003	788840	0290	2/23/09	\$259,000	\$206,000	2280	7	1962	Avg	8957	N	N	1809 S 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 88
(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
003	660049	0120	5/13/11	\$220,000	\$210,000	2290	7	2005	Avg	3607	N	N	26701 19TH AVE S
003	201140	0201	10/18/11	\$370,000	\$365,000	2950	7	1955	Good	17420	Y	N	1205 S 228TH ST
003	201140	0631	7/25/11	\$350,000	\$339,000	3880	7	1960	VGood	26000	Y	N	22634 10TH AVE S
003	058760	0030	10/28/11	\$215,000	\$212,000	1250	8	1968	Avg	9600	Y	N	1727 S 227TH PL
003	692960	2760	2/27/09	\$285,000	\$226,000	1250	8	1979	Avg	7500	N	N	24020 21ST AVE S
003	201320	0140	10/19/10	\$289,000	\$264,000	1290	8	1977	Good	9382	Y	N	1708 S 234TH ST
003	942600	0010	3/30/10	\$440,000	\$384,000	1340	8	1962	Good	10490	Y	N	22545 10TH AVE S
003	058760	0010	7/11/11	\$275,000	\$266,000	1410	8	1965	Good	9520	Y	N	1747 S 227TH PL
003	888888	0060	2/6/09	\$238,995	\$189,000	1430	8	1989	Good	8400	N	N	1515 S 218TH ST
003	144635	0060	1/6/09	\$240,000	\$188,000	1488	8	2006	Avg	1875	N	N	23819 20TH AVE S
003	144635	0210	3/3/10	\$239,000	\$207,000	1492	8	2006	Avg	2517	N	N	23935 20TH AVE S
003	131390	0050	11/14/11	\$325,000	\$322,000	2060	8	2007	Avg	10076	N	N	1605 S 253RD PL
003	131390	0050	1/23/09	\$339,950	\$268,000	2060	8	2007	Avg	10076	N	N	1605 S 253RD PL
003	990200	0030	5/10/11	\$462,500	\$441,000	2160	8	1959	Good	12230	Y	N	1014 S 226TH ST
003	605240	0245	1/13/11	\$259,950	\$242,000	2190	8	1953	Avg	19767	Y	N	1022 S 223RD ST
003	812868	0100	2/23/09	\$399,950	\$317,000	2492	8	2008	Avg	7200	N	N	2213 S 254TH CT
003	990200	0025	3/25/09	\$525,000	\$420,000	2520	8	2004	Avg	11034	Y	N	1017 S 226TH ST
003	200630	0100	12/23/10	\$315,000	\$292,000	2900	8	1980	Avg	7200	N	N	23309 20TH AVE S
003	200630	0140	3/29/10	\$312,000	\$272,000	2900	8	1980	Good	7200	N	N	23345 20TH AVE S
003	605240	0920	8/25/09	\$497,000	\$412,000	3240	8	1984	Good	6000	Y	N	910 S 223RD ST
003	605240	2235	5/26/11	\$345,000	\$330,000	3370	8	2000	Avg	24000	N	N	1309 S 220TH ST
003	201140	0559	10/22/10	\$515,000	\$471,000	2790	9	2000	Avg	8494	Y	N	1120 S 229TH PL
005	352304	9046	10/7/09	\$280,000	\$235,000	1410	6	1949	Avg	86684	N	N	17825 54TH PL S
005	751000	0030	5/24/10	\$154,000	\$136,000	1310	7	1955	Avg	8499	N	N	21859 MILITARY RD S
005	102204	9142	5/6/09	\$210,000	\$170,000	1430	7	1955	Good	7500	N	N	21430 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	919801	0410	6/10/10	\$253,000	\$224,000	1573	8	2009	Avg	1813	N	N	23705 65TH AVE S
005	919801	0420	5/24/10	\$261,500	\$231,000	1587	8	2009	Avg	1812	N	N	23707 65TH AVE S
005	919801	0330	8/27/09	\$274,000	\$227,000	1623	8	2009	Avg	1863	N	N	23704 64TH PL S
005	725920	0195	4/29/11	\$350,000	\$333,000	1640	8	1963	Good	59677	Y	N	21930 34TH AVE S
005	919801	0230	8/14/09	\$300,000	\$248,000	1710	8	2009	Avg	2666	N	N	23703 64TH PL S
005	919801	0270	9/21/09	\$300,000	\$251,000	1716	8	2009	Avg	3090	N	N	23711 64TH PL S
005	102204	9172	11/4/10	\$432,000	\$396,000	2130	8	2008	Avg	14580	Y	N	21416 35TH AVE S
006	172204	9074	2/25/11	\$196,000	\$184,000	720	6	1947	Good	101884	N	N	23406 14TH AVE S
006	256080	4445	5/6/09	\$199,000	\$161,000	990	6	1954	Avg	8737	N	N	916 S 247TH ST
006	256080	0387	9/28/09	\$215,000	\$180,000	1060	6	1976	Avg	3750	N	N	24416 15TH AVE S
006	201380	0859	8/17/09	\$250,000	\$207,000	1150	6	1978	Avg	7920	N	N	24309 16TH AVE S
006	330079	0570	11/1/11	\$202,000	\$200,000	930	7	1985	Avg	8648	N	N	23807 14TH AVE S
006	168420	0100	6/22/09	\$229,000	\$187,000	980	7	1962	Avg	12385	N	N	24111 15TH AVE S
006	256080	5200	12/19/11	\$214,950	\$214,000	1060	7	1976	Good	10000	N	N	24909 9TH AVE S
006	936131	0120	11/14/11	\$216,000	\$214,000	1060	7	1978	Good	9811	N	N	926 S 240TH PL
006	330079	0560	10/27/11	\$220,000	\$217,000	1100	7	1986	Avg	7741	N	N	23801 14TH AVE S
006	256080	5125	12/2/11	\$258,000	\$256,000	1120	7	1958	Good	10827	N	N	25110 8TH PL S
006	330079	0090	7/22/09	\$235,500	\$194,000	1140	7	1984	Good	10928	N	N	23814 14TH AVE S
006	330079	0390	7/6/09	\$279,950	\$230,000	1150	7	1986	Avg	6939	N	N	1205 S 236TH PL
006	256080	5555	11/23/09	\$280,000	\$237,000	1160	7	1978	Good	6500	N	N	24710 MARINE VIEW DR S
006	256080	0210	1/12/10	\$225,000	\$193,000	1200	7	1966	Good	5000	N	N	24527 16TH AVE S
006	330079	0550	8/4/11	\$219,900	\$213,000	1210	7	1985	Avg	8539	N	N	23643 14TH AVE S
006	256080	0230	5/18/10	\$200,000	\$177,000	1220	7	1967	Good	5000	N	N	1503 S 245TH ST
006	936131	0050	10/3/11	\$169,900	\$167,000	1240	7	1978	Avg	7281	N	N	915 S 240TH PL
006	256080	0994	4/21/10	\$180,000	\$158,000	1250	7	1968	Good	6400	N	N	24716 13TH PL S

Improved Sales Used in this Annual Update Analysis
Area 88
(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	256080	1160	4/9/09	\$205,900	\$165,000	1250	7	1968	Good	6100	N	N	24518 13TH PL S
006	201380	0864	6/17/09	\$325,000	\$265,000	1280	7	2009	Avg	11046	N	N	24321 16TH AVE S
006	256080	4850	7/1/09	\$299,950	\$246,000	1290	7	2003	Avg	5375	N	N	24910 9TH AVE S
006	175330	0090	12/21/10	\$283,888	\$263,000	1300	7	1962	Good	8327	N	N	805 S 234TH PL
006	175330	0090	7/27/09	\$350,000	\$288,000	1300	7	1962	Good	8327	N	N	805 S 234TH PL
006	175350	0020	8/24/09	\$268,500	\$223,000	1300	7	1963	Good	9603	N	N	1211 S 234TH PL
006	175350	0120	11/23/11	\$225,000	\$223,000	1330	7	1963	Good	8430	N	N	23322 10TH AVE S
006	201380	0320	3/15/11	\$300,000	\$283,000	1330	7	1956	Good	37625	N	N	1220 S 242ND ST
006	201380	1410	11/12/09	\$299,950	\$254,000	1350	7	1990	Avg	7632	N	N	24314 9TH AVE S
006	609300	0100	2/23/11	\$580,000	\$544,000	1350	7	1984	Avg	10345	Y	Y	23913 6TH AVE S
006	330079	0720	10/19/10	\$205,000	\$187,000	1400	7	1985	Avg	6754	N	N	23829 13TH CT S
006	201380	0178	11/4/09	\$277,000	\$234,000	1460	7	1976	Good	9300	N	N	24043 13TH PL S
006	330079	0110	12/18/09	\$230,000	\$196,000	1490	7	1986	Fair	7317	N	N	23804 14TH AVE S
006	201380	1270	5/21/09	\$250,000	\$203,000	1510	7	1988	Avg	7237	N	N	24220 10TH AVE S
006	256080	5175	9/23/10	\$215,000	\$195,000	1520	7	1979	Avg	8025	N	N	804 S 252ND ST
006	201380	1180	5/25/11	\$270,000	\$258,000	1550	7	1990	Avg	9750	N	N	24243 12TH PL S
006	201380	0891	8/10/11	\$224,950	\$219,000	1570	7	1974	Good	11063	N	N	1414 S 244TH ST
006	201380	0008	5/15/09	\$248,000	\$201,000	1580	7	1979	Avg	8910	N	N	24003 16TH AVE S
006	144880	0020	3/17/11	\$200,000	\$189,000	1630	7	1992	Avg	8424	N	N	1410 S 234TH ST
006	201380	1352	4/23/09	\$277,000	\$223,000	1650	7	1993	Avg	7226	N	N	24329 10TH AVE S
006	330079	0080	4/12/10	\$220,000	\$193,000	1670	7	1987	Avg	12805	N	N	23820 14TH AVE S
006	330079	0470	3/18/10	\$285,000	\$248,000	1690	7	1986	Avg	7200	N	N	1307 S 236TH PL
006	330079	0730	1/13/11	\$225,000	\$209,000	1700	7	1985	Avg	7044	N	N	23835 13TH CT S
006	144880	0090	9/15/10	\$225,000	\$204,000	1790	7	1995	Avg	8479	N	N	1464 S 234TH ST
006	201140	0310	10/14/11	\$269,000	\$265,000	1790	7	1994	Avg	7797	N	N	903 S 233RD CT

Improved Sales Used in this Annual Update Analysis
Area 88
(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	201380	1720	6/22/10	\$690,000	\$614,000	1900	7	1963	Avg	44867	Y	Y	24325 7TH AVE S
006	201140	0210	7/20/11	\$268,000	\$259,000	2170	7	2007	Avg	18624	N	N	23514 10TH AVE S
006	201380	2000	11/19/10	\$331,000	\$304,000	2590	7	2008	Avg	9000	N	N	24632 8TH AVE S
006	353042	0061	1/19/10	\$155,000	\$133,000	790	8	1974	Good	3750	N	N	24829 10TH AVE S
006	353042	0045	11/4/09	\$162,000	\$137,000	930	8	1972	Good	2931	N	N	24819 10TH AVE S
006	353046	0020	6/25/09	\$175,500	\$144,000	970	8	1977	Good	3441	N	N	24508 13TH AVE S
006	353047	0310	10/15/10	\$160,000	\$146,000	1000	8	1978	Good	2761	N	N	1005 S 246TH PL
006	353047	0311	7/26/11	\$169,000	\$164,000	1000	8	1978	Good	3460	N	N	1007 S 246TH PL
006	353041	0260	11/3/11	\$166,000	\$164,000	1030	8	1970	Good	5100	N	N	1203 S 248TH ST
006	353047	0011	8/17/09	\$182,000	\$151,000	1030	8	1977	Good	4000	N	N	24508 11TH AVE S
006	353047	0010	7/13/10	\$161,730	\$145,000	1040	8	1977	Good	3540	N	N	24510 11TH AVE S
006	353050	0180	8/11/09	\$191,000	\$158,000	1050	8	1981	Good	2880	N	N	24926 11TH AVE S
006	353040	0030	5/2/11	\$178,000	\$169,000	1090	8	1969	Good	5568	N	N	24724 11TH AVE S
006	353041	0020	2/26/10	\$299,000	\$259,000	1090	8	1970	Good	4536	N	N	24801 11TH AVE S
006	353050	0130	4/8/10	\$236,500	\$207,000	1090	8	1980	Good	1770	N	N	24938 11TH AVE S
006	353047	0240	9/3/09	\$206,200	\$171,000	1100	8	1977	Good	2931	N	N	24441 9TH PL S
006	353049	0250	7/28/11	\$190,000	\$184,000	1140	8	1978	Good	4571	N	N	1018 S 244TH PL
006	353045	0130	10/26/11	\$212,000	\$209,000	1170	8	1976	Good	4759	N	N	24628 11TH AVE S
006	353051	0030	11/25/09	\$260,000	\$220,000	1180	8	1980	Good	4859	N	N	24513 9TH PL S
006	353042	0090	3/12/09	\$265,000	\$211,000	1190	8	1972	Good	4000	N	N	24818 10TH AVE S
006	353043	0140	11/22/11	\$192,500	\$191,000	1210	8	1974	Good	4640	N	N	24703 13TH AVE S
006	353047	0020	6/6/11	\$190,000	\$182,000	1220	8	1978	Good	4229	N	N	1026 S 245TH PL
006	353042	0050	4/14/10	\$279,000	\$244,000	1240	8	1972	Good	4446	N	N	24825 10TH AVE S
006	752435	0100	3/12/10	\$275,000	\$239,000	1270	8	1994	Avg	6649	N	N	25141 13TH AVE S
006	353042	0075	4/21/11	\$185,000	\$176,000	1300	8	1974	Good	4207	N	N	24828 10TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 88
(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	353049	0060	5/4/10	\$271,000	\$238,000	1310	8	1979	Good	5340	N	N	24426 11TH AVE S
006	353047	0250	3/5/10	\$249,950	\$217,000	1340	8	1978	Good	6312	N	N	923 S 245TH PL
006	353047	0065	4/1/09	\$199,975	\$160,000	1350	8	1978	Good	3399	N	N	930 S 245TH PL
006	353049	0180	9/24/10	\$225,000	\$204,000	1370	8	1978	Good	5691	N	N	24428 12TH AVE S
006	353049	0260	5/19/09	\$300,000	\$243,000	1400	8	1978	Good	5893	N	N	1014 S 244TH PL
006	353051	0050	4/13/11	\$218,400	\$207,000	1400	8	1981	Good	3864	N	N	24512 9TH PL S
006	353048	0080	12/13/10	\$225,000	\$208,000	1410	8	1978	Good	2345	N	N	1212 S 244TH PL
006	353049	0190	6/26/09	\$240,000	\$196,000	1410	8	1979	Good	4228	N	N	1116 S 244TH PL
006	353042	0130	7/13/11	\$221,000	\$213,000	1420	8	1975	Good	4609	N	N	24716 12TH AVE S
006	353049	0080	7/22/10	\$235,000	\$210,000	1420	8	1979	Good	3547	N	N	24431 12TH AVE S
006	201140	0477	3/4/11	\$349,950	\$329,000	1430	8	1961	Good	13560	Y	N	23016 MARINE VIEW DR S
006	353044	0100	8/21/09	\$274,000	\$227,000	1430	8	1975	Good	4558	N	N	24842 13TH AVE S
006	172204	9147	5/18/10	\$250,000	\$221,000	1440	8	1979	Avg	9600	N	N	1229 S 232ND ST
006	353049	0070	10/19/09	\$275,000	\$231,000	1440	8	1978	Good	5680	N	N	24429 12TH AVE S
006	353050	0210	11/9/10	\$239,000	\$219,000	1440	8	1981	Good	2516	N	N	24918 11TH AVE S
006	353043	0030	5/18/10	\$237,000	\$209,000	1450	8	1975	Good	5547	N	N	24800 13TH AVE S
006	353054	0030	2/22/10	\$250,000	\$216,000	1450	8	1983	Good	5432	N	N	24812 9TH PL S
006	353046	0100	10/26/10	\$285,000	\$261,000	1470	8	1977	Good	6818	N	N	24603 12TH AVE S
006	353049	0030	3/27/09	\$230,000	\$184,000	1470	8	1979	Good	2884	N	N	24439 11TH AVE S
006	353049	0041	6/22/11	\$175,000	\$168,000	1480	8	1979	Good	2571	N	N	24436 11TH AVE S
006	353045	0020	6/10/09	\$299,950	\$244,000	1490	8	1975	Good	5540	N	N	24621 11TH AVE S
006	353041	0140	6/1/10	\$260,000	\$230,000	1520	8	1971	Good	5184	N	N	1117 S 248TH ST
006	353047	0110	9/28/10	\$245,000	\$223,000	1530	8	1981	Good	4555	N	N	923 S 244TH PL
006	172204	9008	3/19/10	\$975,000	\$849,000	1690	8	1965	Avg	23958	Y	Y	724 S 231ST ST
006	201140	0503	4/26/10	\$265,000	\$233,000	1770	8	1962	Avg	12090	N	N	833 S 230TH ST

Improved Sales Used in this Annual Update Analysis
Area 88
(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	201380	1353	4/23/10	\$292,500	\$257,000	1930	8	1993	Avg	7750	N	N	24339 10TH AVE S
006	201140	0382	2/18/09	\$345,000	\$273,000	1946	8	2005	Avg	7273	N	N	931 S 232ND ST
006	353044	0030	4/14/09	\$280,000	\$225,000	2000	8	1975	Good	4770	N	N	24827 13TH AVE S
006	752387	0030	7/14/11	\$299,000	\$289,000	2110	8	1995	Avg	7488	N	N	1338 S 251ST CT
006	752435	0070	12/11/09	\$300,000	\$255,000	2130	8	1993	Avg	7823	N	N	25171 13TH AVE S
006	201140	0440	4/19/10	\$366,500	\$321,000	2210	8	1983	Good	15946	N	N	902 S 231ST PL
006	201140	0380	2/18/10	\$395,000	\$342,000	2216	8	2009	Avg	7337	N	N	815 S 232ND ST
006	201140	0130	4/19/10	\$460,000	\$403,000	3420	9	2008	Avg	28090	N	N	1302 S 232ND ST

Improved Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032204	9012	7/21/11	\$134,820	Diagnostic Outlier-SAS
002	032204	9013	12/15/11	\$100,000	DOR RATIO
002	032204	9013	11/18/11	\$23,929	DOR RATIO;QUIT CLAIM DEED;
002	032204	9078	8/26/11	\$147,000	Diagnostic Outlier-SAS
002	032204	9096	10/3/10	\$185,414	EXEMPT FROM EXCISE TAX
002	032204	9096	12/2/11	\$129,000	NON-REPRESENTATIVE SALE;
002	082204	9151	7/16/10	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092204	9049	1/12/11	\$159,000	Diagnostic Outlier-SAS
002	092204	9066	4/15/11	\$202,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	092204	9189	11/9/09	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	092204	9293	5/6/11	\$145,950	Diagnostic Outlier-SAS
002	092204	9313	5/31/10	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	093700	0040	6/20/11	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	175300	0050	10/26/11	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	175300	0070	10/18/11	\$145,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
002	200800	0530	9/9/09	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	200800	0571	6/5/09	\$209,990	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	294600	0008	5/27/11	\$137,900	Diagnostic Outlier-SAS
002	294600	0191	12/14/11	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	294600	0350	4/12/11	\$189,569	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	294600	0421	9/10/09	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	294600	0475	1/8/10	\$294,075	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	294600	0581	8/30/11	\$125,000	Diagnostic Outlier-SAS
002	294600	1405	4/16/10	\$180,000	Diagnostic Outlier-SAS
002	294600	1405	2/3/10	\$37,947	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
002	294600	1630	2/2/11	\$109,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	294600	1675	2/4/10	\$138,500	Lack of Representation-Grade5
002	294600	1800	12/21/09	\$132,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	294600	2885	11/10/11	\$275,573	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	294600	3706	12/22/10	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	294600	3865	8/21/09	\$100,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
002	294600	4270	9/13/11	\$142,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	344500	0265	12/16/10	\$226,000	Lack of Representation-Grade5
002	344500	0268	8/24/10	\$154,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	432470	0015	8/28/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	501820	0075	12/20/11	\$170,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
002	501820	0160	5/23/11	\$196,000	FINANCIAL INSTITUTION RESALE
002	508300	0075	5/19/11	\$185,267	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	508300	0075	10/26/11	\$115,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	508300	0375	1/14/11	\$45,634	QUIT CLAIM DEED;
002	508300	0440	3/4/09	\$175,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	508300	0445	3/25/09	\$225,925	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	612360	0195	7/11/11	\$139,000	Diagnostic Outlier-SAS
002	612360	0210	9/22/11	\$146,000	FINANCIAL INSTITUTION RESALE
002	768620	2240	11/29/10	\$218,150	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	768620	2275	1/13/11	\$108,600	Diagnostic Outlier-SAS
002	768620	2610	3/31/11	\$146,000	Diagnostic Outlier-SAS
002	768620	3180	8/3/11	\$110,000	Diagnostic Outlier-SAS
002	768620	3400	6/8/11	\$295,148	FINANCIAL INSTITUTION RESALE
002	768620	3850	9/15/09	\$160,000	Diagnostic Outlier-SAS
002	768620	3880	11/22/11	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	768620	4170	3/6/09	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	768620	4350	9/10/10	\$315,400	EXEMPT FROM EXCISE TAX
002	768620	4490	12/8/09	\$164,948	FINANCIAL INSTITUTION RESALE
002	768620	4810	4/20/09	\$171,050	Diagnostic Outlier-SAS
002	768620	4820	2/14/09	\$220,000	QUIT CLAIM DEED
002	789320	0035	10/22/10	\$196,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789320	0065	4/16/10	\$214,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	789320	0235	4/9/09	\$107,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	789320	0515	2/1/10	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	789320	0530	12/23/09	\$225,000	IMP COUNT
002	789320	0595	7/22/11	\$110,000	DOR RATIO
002	789320	0925	7/27/10	\$135,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	789320	1625	11/16/09	\$371,037	EXEMPT FROM EXCISE TAX
002	789320	1845	8/5/09	\$269,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	2165	3/25/09	\$274,000	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
002	789320	2235	2/20/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789320	3665	9/20/11	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	789320	3900	5/6/11	\$129,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	789320	5441	12/30/10	\$71,690	DOR RATIO;QUIT CLAIM DEED
002	789320	5925	10/18/11	\$157,854	EXEMPT FROM EXCISE TAX
002	789320	6475	6/15/09	\$224,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	789320	6605	12/12/11	\$132,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	789320	8045	9/27/10	\$186,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	0460	1/9/09	\$440,000	RELOCATION - SALE TO SERVICE
002	789380	2740	9/28/09	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	2765	9/30/11	\$443,750	Diagnostic Outlier-SAS
002	789380	2960	5/11/11	\$535,000	Diagnostic Outlier-SAS
002	789380	3040	2/25/09	\$310,750	RELATED PARTY, FRIEND, OR NEIGHBOR
002	789380	3200	11/25/09	\$64,242	DOR RATIO;QUIT CLAIM DEED;
002	789380	3200	11/25/09	\$200,000	QUIT CLAIM DEED
002	789380	4080	10/25/10	\$635,000	Lack of Representation-Grade10
002	789380	4135	5/15/09	\$300,000	Diagnostic Outlier-SAS
002	789380	5015	3/10/10	\$585,000	ASSESSOR DATA DOESN'T MATCH SALE DATA
002	789380	5790	10/27/11	\$553,000	Lack of Representation-Grade10
002	789380	5810	3/9/10	\$635,000	Lack of Representation-Grade10
002	789380	6735	3/4/09	\$262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	6855	3/11/09	\$225,000	NO MARKET EXPOSURE
002	789380	7025	5/12/11	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	789380	7480	3/13/09	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	789380	7685	4/12/10	\$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	864400	0080	6/10/11	\$128,000	FINANCIAL INSTITUTION RESALE
002	864400	0170	5/25/11	\$132,950	FINANCIAL INSTITUTION RESALE
002	931530	0220	9/15/09	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	931530	0260	7/9/09	\$160,000	Diagnostic Outlier-SAS
002	931531	0040	10/22/09	\$172,000	Diagnostic Outlier-SAS
003	057600	0748	9/14/11	\$392,500	FINANCIAL INSTITUTION RESALE
003	059120	0110	4/18/11	\$220,000	FINANCIAL INSTITUTION RESALE
003	082204	9144	11/20/09	\$274,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
003	092204	9081	8/10/11	\$145,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	092204	9148	11/18/11	\$176,000	EXEMPT FROM EXCISE TAX;
003	092204	9264	9/2/09	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	093430	0020	3/29/11	\$234,900	FINANCIAL INSTITUTION RESALE
003	093430	0230	8/20/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	111300	0060	8/30/10	\$125,000	FINANCIAL INSTITUTION RESALE
003	111300	0180	4/20/09	\$154,875	BANKRUPTCY - RECEIVER OR TRUSTEE
003	111300	0190	6/6/11	\$110,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	144635	0030	2/12/09	\$239,400	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144635	0110	10/5/11	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	144635	0150	3/10/09	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	162204	9011	8/4/11	\$200,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	162204	9018	8/23/10	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	162204	9084	11/29/11	\$132,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	162204	9125	6/24/11	\$63,525	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	162204	9214	5/20/10	\$193,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	169700	0010	11/17/09	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	169700	0320	4/15/09	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	169700	0460	3/16/10	\$203,500	FINANCIAL INSTITUTION RESALE
003	195110	0145	4/22/10	\$140,000	FINANCIAL INSTITUTION RESALE
003	195130	0050	8/3/11	\$141,000	UNFIN AREA;GOVERNMENT AGENCY;
003	195140	0005	11/20/09	\$140,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	195160	0140	5/17/10	\$149,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	195160	0150	5/17/10	\$147,000	Diagnostic Outlier-SAS
003	195340	0170	12/22/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	195340	0175	11/3/10	\$195,000	FINANCIAL INSTITUTION RESALE
003	195340	0415	7/1/11	\$124,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	195340	0570	6/29/11	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	200630	0010	12/4/09	\$72,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	200700	0140	5/12/11	\$205,000	Diagnostic Outlier-SAS
003	200900	2310	5/14/10	\$299,000	Diagnostic Outlier-SAS
003	201100	0360	3/24/10	\$155,000	FINANCIAL INSTITUTION RESALE
003	201100	0370	12/17/09	\$236,000	FINANCIAL INSTITUTION RESALE
003	201140	0010	5/25/11	\$164,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	201140	0019	8/23/11	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	201140	0111	10/28/09	\$335,000	ASSESSOR DATA DOESN'T MATCH SALE DATA

Improved Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	201140	0453	12/27/11	\$316,000	Diagnostic Outlier-SAS
003	201140	0729	7/24/09	\$315,000	RELOCATION - SALE TO SERVICE
003	201140	0733	8/1/11	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	201140	0760	3/25/09	\$112,500	QUIT CLAIM DEED;
003	201320	0170	9/27/10	\$167,850	Diagnostic Outlier-SAS
003	201320	0170	5/4/10	\$200,308	EXEMPT FROM EXCISE TAX
003	201320	0330	6/8/11	\$354,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	212204	9043	5/4/09	\$185,000	FINANCIAL INSTITUTION RESALE
003	212204	9107	7/24/09	\$228,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	212204	9134	7/27/11	\$105,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	215640	0242	2/2/11	\$332,691	Diagnostic Outlier-SAS
003	250060	0305	9/2/09	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	250060	0309	10/16/09	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	272420	0495	3/16/11	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	272420	0600	10/24/11	\$27,000	QUIT CLAIM DEED;
003	272420	0615	7/23/10	\$164,732	QUIT CLAIM DEED;
003	272420	0720	1/25/11	\$99,300	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	272420	0730	6/17/11	\$92,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	272420	1560	3/10/09	\$142,000	Diagnostic Outlier-SAS
003	321040	0260	11/18/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	321040	0370	11/21/11	\$167,500	FINANCIAL INSTITUTION RESALE
003	321050	0030	10/7/11	\$94,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	321050	0030	2/4/11	\$126,375	EXEMPT FROM EXCISE TAX
003	360060	0340	10/18/10	\$112,813	FINANCIAL INSTITUTION RESALE
003	360060	0535	8/26/09	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	360120	0050	4/20/09	\$163,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	360120	0475	8/31/10	\$309,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	360300	0340	1/11/10	\$228,000	FINANCIAL INSTITUTION RESALE
003	360300	0410	2/11/09	\$125,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
003	509200	0040	9/22/09	\$77,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	551460	0040	5/26/11	\$100,199	DOR RATIO; FINANCIAL INSTITUTION RESALE
003	551460	0045	5/13/11	\$100,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	551460	0065	10/15/09	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	551460	0071	1/7/10	\$210,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	605240	0030	11/2/11	\$204,018	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	605240	0085	10/1/09	\$224,500	RELOCATION - SALE TO SERVICE
003	605240	0204	1/17/11	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	605240	0385	3/15/11	\$237,000	EXEMPT FROM EXCISE TAX
003	605240	1565	6/5/09	\$157,600	RELATED PARTY, FRIEND, OR NEIGHBOR
003	660049	0320	3/24/11	\$149,100	FINANCIAL INSTITUTION RESALE
003	665400	0010	9/14/10	\$163,000	FINANCIAL INSTITUTION RESALE
003	666911	0040	9/28/10	\$95,073	DOR RATIO;QUIT CLAIM DEED;
003	679060	0260	3/11/11	\$165,000	Diagnostic Outlier-SAS
003	679060	0630	12/5/11	\$119,001	DOR RATIO;EXEMPT FROM EXCISE TAX;
003	692960	0055	9/15/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE;

Improved Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	692960	0275	2/23/09	\$1,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY;
003	692960	2980	3/30/11	\$132,231	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	692960	3135	5/6/10	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	692960	4100	12/9/11	\$171,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	692960	4325	12/17/09	\$266,200	BANKRUPTCY - RECEIVER OR TRUSTEE
003	713800	0140	4/9/09	\$126,000	QUIT CLAIM DEED;
003	752255	0010	7/2/09	\$83,000	DOR RATIO;QUIT CLAIM DEED;
003	752370	0075	12/9/10	\$140,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	752370	0085	2/11/10	\$158,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	752370	0225	12/8/11	\$133,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	752370	0230	11/21/11	\$89,000	DOR RATIO;GOVERNMENT AGENCY;
003	752370	0310	10/30/09	\$60,236	DOR RATIO;EXEMPT FROM EXCISE TAX
003	752370	0310	2/17/10	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	752370	0485	2/24/11	\$112,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	752370	0635	12/14/11	\$133,000	FINANCIAL INSTITUTION RESALE
003	752370	0655	4/2/10	\$166,100	FINANCIAL INSTITUTION RESALE
003	752380	0035	12/30/11	\$144,500	FINANCIAL INSTITUTION RESALE
003	752380	0080	9/7/10	\$145,000	FINANCIAL INSTITUTION RESALE
003	752390	0150	5/2/09	\$300,000	RELOCATION - SALE TO SERVICE
003	769530	0110	12/27/11	\$242,402	EXEMPT FROM EXCISE TAX;
003	769530	0250	5/20/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	769530	0300	11/9/11	\$165,000	EXEMPT FROM EXCISE TAX;
003	769530	0350	12/16/11	\$90,000	DOR RATIO
003	769530	0360	1/20/09	\$119,800	NON-REPRESENTATIVE SALE
003	782720	0040	10/5/11	\$95,000	DOR RATIO
003	786450	0110	3/17/11	\$66,496	DOR RATIO;QUIT CLAIM DEED;
003	788800	0210	8/5/09	\$49,252	DOR RATIO;QUIT CLAIM DEED;
003	788810	0120	11/5/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	788810	0250	9/2/10	\$178,900	FINANCIAL INSTITUTION RESALE
003	788820	0130	7/10/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	788830	0190	2/7/11	\$124,000	FINANCIAL INSTITUTION RESALE
003	788830	0350	12/2/09	\$280,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	788840	0090	8/22/11	\$157,000	EXEMPT FROM EXCISE TAX
003	788840	0180	4/20/09	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	788840	0260	2/21/11	\$134,900	FINANCIAL INSTITUTION RESALE
003	788840	0710	12/7/10	\$176,500	FINANCIAL INSTITUTION RESALE
003	864260	0105	2/17/11	\$53,960	DOR RATIO;QUIT CLAIM DEED
003	864300	0105	6/27/11	\$195,000	Diagnostic Outlier-SAS
003	942600	0020	6/21/11	\$375,000	Diagnostic Outlier-SAS
005	032204	9074	10/26/10	\$300,000	Diagnostic Outlier-SAS
005	102204	9080	1/22/10	\$231,293	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	102204	9088	2/27/09	\$189,000	NON-REPRESENTATIVE SALE
005	102204	9092	4/15/10	\$510,000	IMP COUNT
005	102204	9132	4/30/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	102204	9160	7/27/11	\$99,500	Diagnostic Outlier-SAS

Improved Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	152204	9060	10/26/09	\$116,000	QUIT CLAIM DEED;
005	152204	9105	5/11/11	\$146,500	Diagnostic Outlier-SAS
005	263200	0105	7/8/11	\$75,000	DOR RATIO
005	263200	0121	11/18/10	\$85,000	DOR RATIO
005	352304	9034	6/24/11	\$2,249,586	IMP COUNT
005	367340	0169	12/15/11	\$162,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	367340	0178	7/22/10	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	725920	0016	8/3/09	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	725920	0021	12/27/10	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	775980	0021	7/15/11	\$335,000	NO MARKET EXPOSURE
005	866330	0050	12/22/11	\$105,000	Diagnostic Outlier-SAS
006	172204	9013	7/20/09	\$1,545,000	Diagnostic Outlier-SAS
006	172204	9016	8/25/09	\$2,200,000	IMP COUNT;QUESTIONABLE PER SALES IDENTIFICATION
006	172204	9075	10/6/11	\$361,000	OBSOL
006	172204	9085	1/27/11	\$85,000	DOR RATIO
006	172204	9086	3/16/10	\$210,000	Diagnostic Outlier-SAS
006	172204	9115	8/16/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	172204	9147	12/30/09	\$299,950	EXEMPT FROM EXCISE TAX
006	179255	0060	5/26/11	\$166,352	QUIT CLAIM DEED
006	200900	4135	8/2/11	\$90,000	DOR RATIO;IMP COUNT
006	200900	4355	6/15/10	\$138,988	QUIT CLAIM DEED
006	201140	0400	12/5/11	\$375,000	NO MARKET EXPOSURE
006	201140	0477	8/10/10	\$242,572	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	201380	0025	12/9/11	\$253,912	EXEMPT FROM EXCISE TAX;
006	201380	0235	6/20/11	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	201380	0545	12/5/11	\$217,102	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	201380	0740	5/11/09	\$401,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	201380	0740	4/6/09	\$390,600	EXEMPT FROM EXCISE TAX
006	201380	0959	9/8/09	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	202204	9016	5/10/10	\$202,757	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	202204	9017	11/18/10	\$192,900	NON-REPRESENTATIVE SALE
006	256080	0080	4/12/11	\$185,199	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	256080	0365	6/16/09	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	256080	0765	5/24/11	\$213,607	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
006	256080	0908	4/11/11	\$160,000	NON-REPRESENTATIVE SALE;
006	256080	1014	3/18/10	\$242,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	1065	10/6/09	\$194,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	256080	1070	10/12/10	\$168,000	NON-REPRESENTATIVE SALE;
006	256080	1190	12/7/11	\$16,746	DOR RATIO;GOVERNMENT AGENCY;
006	256080	1405	7/8/11	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	256080	1730	12/13/11	\$139,465	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	256080	3250	12/21/09	\$65,500	DOR RATIO;QUIT CLAIM DEED;
006	256080	4475	5/18/09	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	256080	4910	2/22/10	\$244,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	330079	0580	12/20/10	\$1,500	DOR RATIO;QUIT CLAIM DEED;

Improved Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	353041	0240	6/21/11	\$135,000	Diagnostic Outlier-SAS
006	353042	0073	3/23/10	\$138,000	NON-REPRESENTATIVE SALE;
006	353042	0100	9/19/11	\$120,000	Diagnostic Outlier-SAS
006	353043	0155	11/4/09	\$179,975	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353047	0050	6/10/09	\$262,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353047	0140	11/14/11	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353049	0270	4/28/11	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	353050	0150	6/30/11	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	353050	0170	8/24/11	\$145,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	511940	0040	1/13/11	\$121,000	DOR RATIO;LEASE OR LEASE-HOLD
006	511940	0040	1/13/11	\$149,000	DOR RATIO;LEASE OR LEASE-HOLD
006	511940	0105	3/10/11	\$293,000	%COMPL;NON-REPRESENTATIVE SALE;
006	511940	0110	8/9/10	\$550,000	ASSESSOR DATA DOESN'T MATCH SALE DATA
006	542420	0040	12/14/11	\$175,000	IMP COUNT
006	752385	0150	2/22/10	\$290,000	FINANCIAL INSTITUTION RESALE
006	936131	0060	12/19/11	\$180,000	FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	294600	3840	3/2/2010	\$50,000	8,707	N	N
003	057600	1150	5/11/2011	\$25,000	14,000	N	N
003	092204	9097	4/14/2011	\$50,500	55,321	N	N
003	092204	9274	7/13/2010	\$35,000	16,650	N	N
003	162204	9067	12/6/2011	\$275,000	58,806	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 88
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	789320	1610	2/26/2010	\$25,000	FINANCIAL INSTITUTION RESALE;
003	201140	0030	12/9/2010	\$1,000	EASEMENT OR RIGHT-OF-WAY;
003	201140	0451	9/21/2010	\$3,380	EASEMENT OR RIGHT-OF-WAY;
006	201380	1645	5/27/2010	\$147,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	256080	1880	2/7/2011	\$7,000	QUIT CLAIM DEED; STATEMENT TO DOR;