

**Residential Revalue**

**2012 Assessment Roll**

# **SeaTac/Burien/Tukwila**

**Area 96**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

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

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

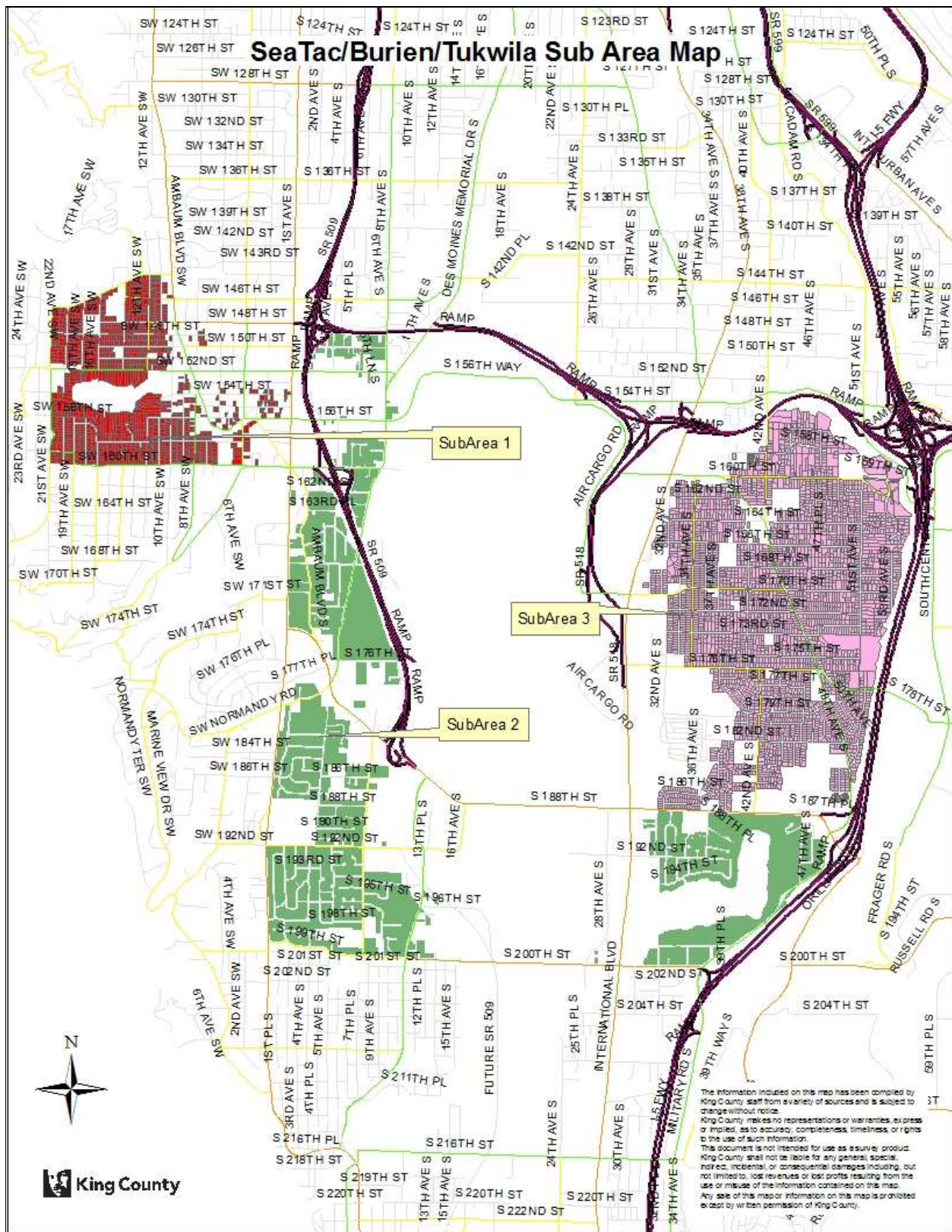
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

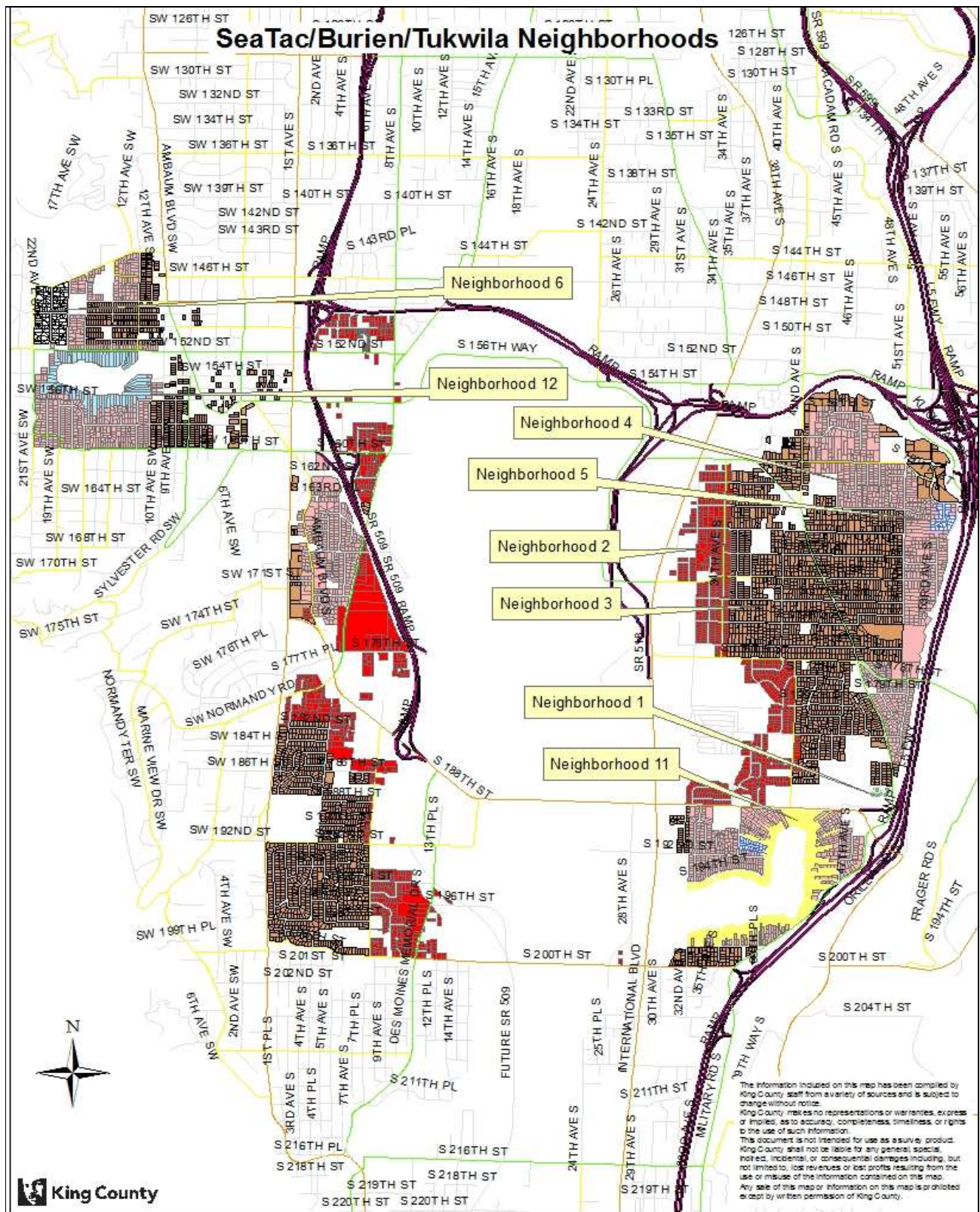
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor







# SeaTac/Burien/Tukwila

## Housing



Grade 6/ Year Built 1967/ Total Living Area 1480



Grade 7/ Year Built 1962 Total Living Area 1580



Grade 7/ Year Built 2009/ Total Living Area 2470  
(Townhouse)



Grade 8/ Year Built 1992/ Total Living Area 1800



Grade 9/ Year Built 2007/ Total Living Area 4830



Grade 10/ Year Built 2005/ Total Living Area 2830



## ***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: SeaTac/Burien/Tukwila /96

Number of Improved Sales: 347

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	\$136,100	\$101,000	\$237,100			
2012 Value	\$112,200	\$97,500	\$209,700	\$232,900	90.0%	12.92%
Change	-\$23,900	-\$3,500	-\$27,400			
% Change	-17.6%	-3.5%	-11.6%			

\*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%.


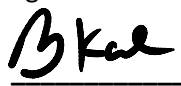

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$140,000	\$85,600	\$225,600
2012 Value	\$115,400	\$84,100	\$199,500
Percent Change	-17.6%	-1.8%	-11.6%

Number of one to three unit residences in the population: 6290

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels located in neighborhood 2. Neighborhood 2 received an additional downward adjustment reflecting the neighborhood's higher level of financial institution/ distress sales (See Neighborhoods map page 4).

We recommend posting these values for the 2012 Assessment Roll.

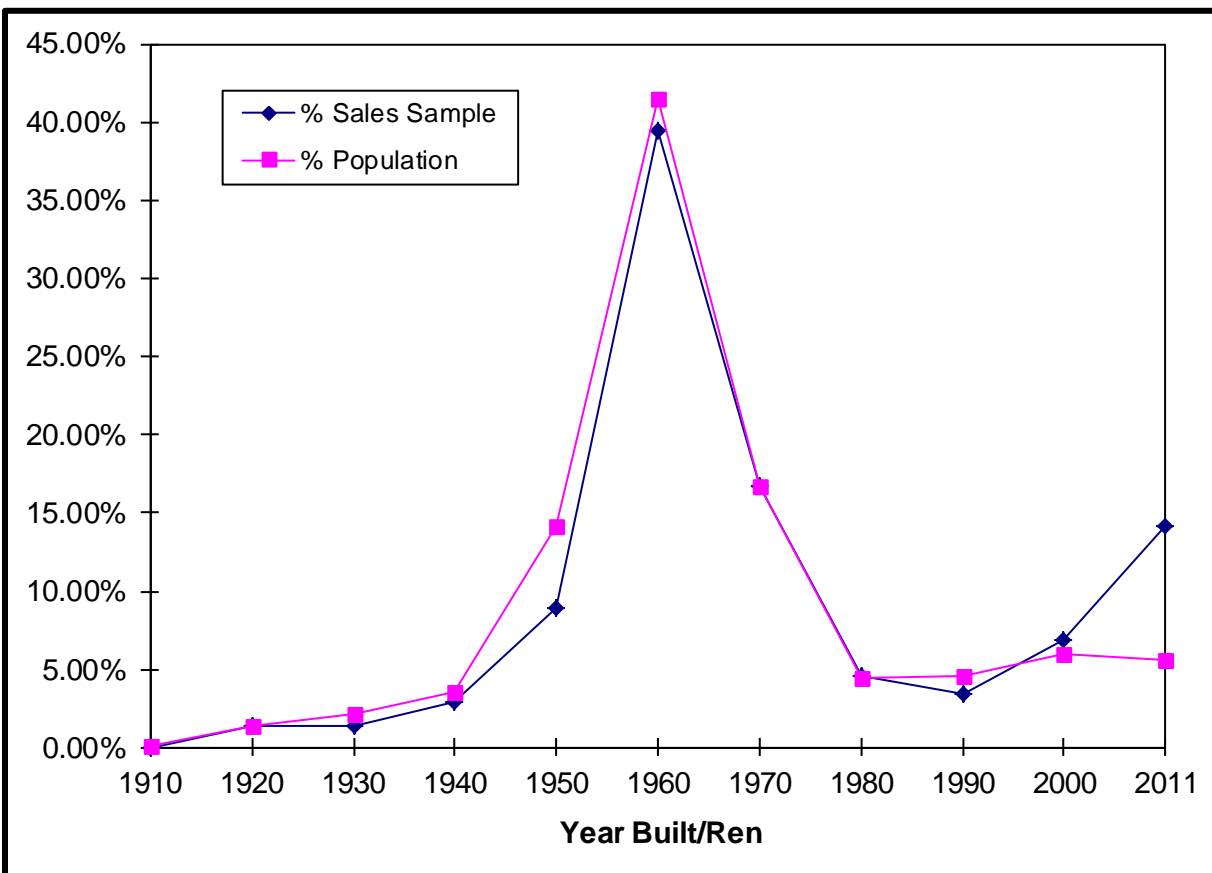
 Appr. II	 Sr. Appraiser	 Division Director	Assessor	Date
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### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	1.44%
1930	5	1.44%
1940	10	2.88%
1950	31	8.93%
1960	137	39.48%
1970	58	16.71%
1980	16	4.61%
1990	12	3.46%
2000	24	6.92%
2011	49	14.12%
	347	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.13%
1920	87	1.38%
1930	131	2.08%
1940	222	3.53%
1950	892	14.18%
1960	2608	41.46%
1970	1052	16.72%
1980	279	4.44%
1990	287	4.56%
2000	376	5.98%
2011	348	5.53%
	6290	

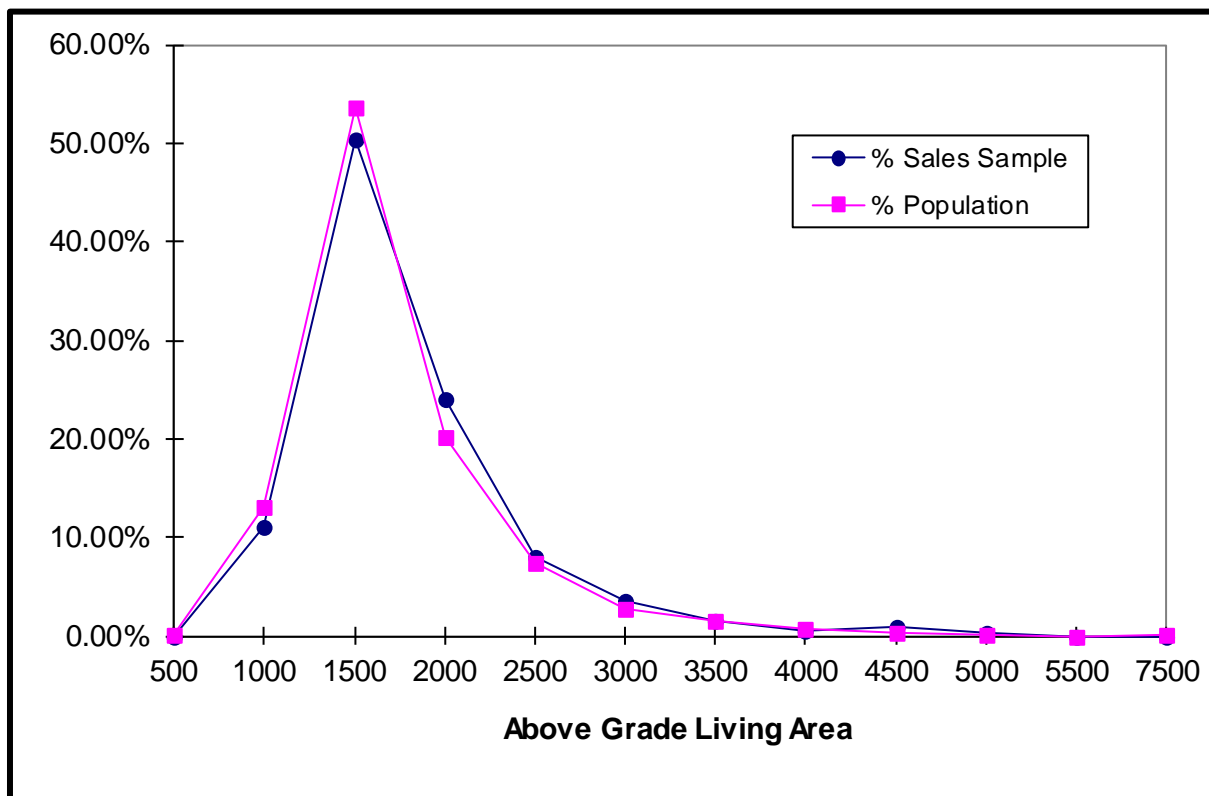


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	38	10.95%
1500	175	50.43%
2000	83	23.92%
2500	28	8.07%
3000	12	3.46%
3500	5	1.44%
4000	2	0.58%
4500	3	0.86%
5000	1	0.29%
5500	0	0.00%
7500	0	0.00%
	347	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.03%
1000	824	13.10%
1500	3377	53.69%
2000	1267	20.14%
2500	470	7.47%
3000	178	2.83%
3500	96	1.53%
4000	51	0.81%
4500	16	0.25%
5000	4	0.06%
5500	0	0.00%
7500	5	0.08%
	6290	

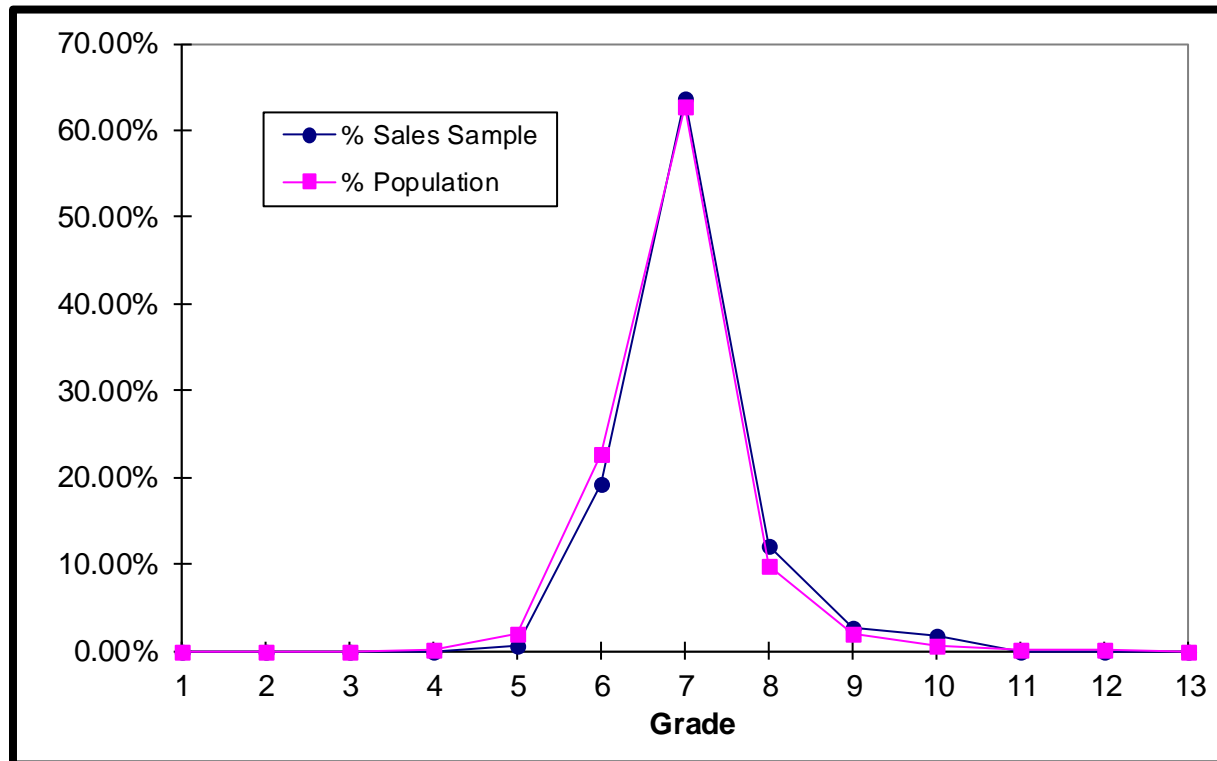


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.58%
6	67	19.31%
7	221	63.69%
8	42	12.10%
9	9	2.59%
10	6	1.73%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	347	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	125	1.99%
6	1432	22.77%
7	3941	62.66%
8	613	9.75%
9	128	2.03%
10	43	0.68%
11	6	0.10%
12	1	0.02%
13	0	0.00%
	6290	



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 4 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 17.6% 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 except parcels located in neighborhood 2. Neighborhood 2 received an additional downward adjustment reflecting the neighborhood's higher level of financial institution/ distress sales (See Neighborhoods map page 4).

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 347 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***

Based on 2 usable mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile home parcels, a 17.5% downward adjustment was made in mobile home assessment. 74 mobile homes located in this area will get this adjustment.

## ***Results***

The resulting assessment level is 90%. 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 -11.6%. This decrease is due partly to market changes over time and the previous assessment levels.

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

## Area 96 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

-10.76%

Neighborhood 2	Yes
% Adjustment	-14.49%

#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcels located in Neighborhood 2 would *approximately* receive a 14.49% downward adjustment. 1184 parcels in the improved population would receive this adjustment. There were 66 sales.

82% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### **Area 96 Market Value Changes Over Time**

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

*For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.798, resulting in an adjusted value of \$419,000 (\$525,000 X 0.798 = \$419,000 – rounded to the nearest \$1,000).*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.749	-25.1%
2/1/2009	0.756	-24.4%
3/1/2009	0.762	-23.8%
4/1/2009	0.770	-23.0%
5/1/2009	0.776	-22.4%
6/1/2009	0.784	-21.6%
7/1/2009	0.790	-21.0%
8/1/2009	0.798	-20.2%
9/1/2009	0.805	-19.5%
10/1/2009	0.811	-18.9%
11/1/2009	0.819	-18.1%
12/1/2009	0.825	-17.5%
1/1/2010	0.833	-16.7%
2/1/2010	0.840	-16.0%
3/1/2010	0.846	-15.4%
4/1/2010	0.853	-14.7%
5/1/2010	0.860	-14.0%
6/1/2010	0.867	-13.3%
7/1/2010	0.874	-12.6%
8/1/2010	0.881	-11.9%
9/1/2010	0.888	-11.2%
10/1/2010	0.895	-10.5%
11/1/2010	0.902	-9.8%
12/1/2010	0.909	-9.1%
1/1/2011	0.916	-8.4%
2/1/2011	0.923	-7.7%
3/1/2011	0.930	-7.0%
4/1/2011	0.937	-6.3%
5/1/2011	0.944	-5.6%
6/1/2011	0.951	-4.9%
7/1/2011	0.958	-4.2%
8/1/2011	0.965	-3.5%
9/1/2011	0.972	-2.8%
10/1/2011	0.979	-2.1%
11/1/2011	0.986	-1.4%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	990000	0080	5/13/11	\$180,000	\$170,000	1000	5	1947	Avg	8100	N	N	1414 SW 149TH ST
001	121900	0285	8/17/09	\$178,000	\$143,000	810	6	1947	Avg	7560	N	N	15838 7TH AVE SW
001	190000	0185	4/29/10	\$189,950	\$163,000	830	6	1939	Avg	7641	N	N	1032 SW 152ND ST
001	121800	0410	9/24/09	\$250,900	\$203,000	850	6	1948	Good	7059	N	N	15802 12TH AVE SW
001	192304	9221	9/8/11	\$219,500	\$214,000	860	6	1952	Good	6900	N	N	1429 SW 151ST ST
001	190060	0195	7/20/09	\$289,700	\$230,000	1030	6	1959	VGood	6604	N	N	1209 SW 151ST ST
001	500600	0010	1/29/10	\$210,000	\$176,000	1100	6	1944	Avg	7906	N	N	1429 SW 149TH ST
001	500600	0085	4/1/09	\$282,000	\$217,000	1130	6	1944	Avg	7906	N	N	1433 SW 150TH ST
001	690220	0185	7/23/09	\$246,500	\$196,000	1150	6	1942	Good	7800	N	N	14613 11TH AVE SW
001	690220	0235	12/10/10	\$249,950	\$228,000	1220	6	1942	Good	7800	N	N	14643 11TH AVE SW
001	990000	0150	3/1/10	\$254,500	\$215,000	1220	6	1944	Good	8100	N	N	1227 SW 148TH ST
001	500600	0185	10/15/10	\$250,000	\$225,000	1270	6	1944	Avg	7906	N	N	1440 SW 152ND ST
001	121800	0765	6/15/11	\$285,000	\$272,000	1330	6	1964	VGood	6542	N	N	15803 8TH AVE SW
001	143080	0204	9/1/09	\$270,000	\$217,000	1480	6	1967	Avg	7215	N	N	1325 SW 147TH ST
001	190060	0105	3/8/10	\$182,500	\$155,000	1490	6	1918	Good	6604	N	N	1215 SW 150TH ST
001	143080	0235	5/19/11	\$223,700	\$212,000	1700	6	1940	Good	9000	N	N	1216 SW 146TH ST
001	447640	0155	7/30/10	\$241,000	\$212,000	1730	6	1941	Good	8625	N	N	15672 20TH AVE SW
001	990000	0095	4/24/09	\$395,400	\$306,000	1890	6	1930	VGood	12060	N	N	1430 SW 149TH ST
001	447640	0265	4/15/10	\$190,000	\$163,000	770	7	1951	Avg	8775	N	N	15905 19TH AVE SW
001	447640	0235	3/31/10	\$222,700	\$190,000	850	7	1956	Avg	6900	N	N	15910 20TH AVE SW
001	990000	0427	3/9/10	\$270,000	\$229,000	1000	7	1946	Good	6223	N	N	1246 SW 152ND ST
001	763580	0460	10/15/09	\$280,500	\$229,000	1010	7	1948	Good	9500	N	N	14970 21ST AVE SW
001	763580	0500	2/28/10	\$375,000	\$317,000	1020	7	1937	Good	19000	N	N	14963 20TH AVE SW
001	121900	0215	12/5/11	\$190,000	\$189,000	1025	7	1955	VGood	7560	N	N	15843 7TH AVE SW
001	122000	1275	5/6/09	\$212,000	\$165,000	1030	7	1955	Good	6759	N	N	420 SW 156TH ST
001	242303	9188	7/24/09	\$285,000	\$227,000	1040	7	1955	Good	7680	N	N	2012 SW 156TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	399020	0135	6/30/10	\$300,000	\$262,000	1050	7	1968	Good	9618	N	N	1232 SW 160TH ST
001	143080	0115	2/19/09	\$303,000	\$230,000	1200	7	1937	Good	12500	N	N	14614 16TH AVE SW
001	242303	9135	9/23/11	\$384,000	\$375,000	1260	7	1955	Good	9100	N	N	1914 SW 156TH ST
001	447640	0015	2/12/10	\$265,000	\$223,000	1260	7	1938	Good	11325	N	N	15620 21ST AVE SW
001	763580	0200	1/7/09	\$343,500	\$258,000	1400	7	1992	Avg	9500	N	N	14661 18TH AVE SW
001	447640	0181	1/8/09	\$265,000	\$199,000	1420	7	1954	Avg	6960	N	N	15669 19TH AVE SW
001	399020	0024	10/11/11	\$190,000	\$186,000	1460	7	1921	Avg	20591	N	N	1301 SW 158TH ST
001	447640	0065	9/21/09	\$379,500	\$307,000	1520	7	1960	Avg	13741	N	N	15685 20TH AVE SW
001	933480	0135	7/20/09	\$318,000	\$253,000	1520	7	1951	Good	8160	N	N	15686 19TH AVE SW
001	447640	0281	7/13/09	\$297,900	\$236,000	1550	7	1956	Good	10570	N	N	15920 21ST AVE SW
001	447640	0180	8/30/11	\$242,000	\$235,000	1620	7	1955	Avg	6960	N	N	15675 19TH AVE SW
001	933480	0090	10/12/11	\$285,000	\$280,000	1670	7	1951	Avg	8160	N	N	15913 18TH AVE SW
001	990000	0285	6/23/10	\$261,000	\$228,000	1720	7	1953	Good	6111	N	N	14903 14TH AVE SW
001	122100	0492	6/16/09	\$385,000	\$303,000	1720	7	2009	Avg	1812	N	N	216 SW 155TH ST
001	425000	0050	10/21/10	\$275,150	\$248,000	1730	7	1962	Good	7900	N	N	15841 14TH AVE SW
001	121900	0160	4/5/11	\$220,000	\$206,000	1750	7	1997	Avg	7560	N	N	15810 8TH AVE SW
001	189940	0195	2/18/11	\$299,950	\$278,000	1750	7	2004	Avg	7620	N	N	1028 SW 150TH ST
001	763580	0430	3/16/09	\$455,000	\$348,000	1760	7	1918	Good	19000	N	N	14944 21ST AVE SW
001	763580	0752	10/21/11	\$263,000	\$259,000	1760	7	1953	Avg	10000	N	N	1633 SW 149TH ST
001	122100	0630	4/14/10	\$299,000	\$256,000	1840	7	1963	Avg	7980	N	N	157 SW 155TH ST
001	425000	0020	7/21/10	\$285,000	\$250,000	1850	7	1960	Avg	7253	N	N	15826 14TH AVE SW
001	122100	0491	6/4/09	\$375,000	\$294,000	1970	7	2009	Avg	1830	N	N	214 A SW 155TH ST
001	990000	0415	10/13/11	\$275,000	\$270,000	2030	7	1988	Avg	6178	N	N	1255 SW 151ST ST
001	399020	0125	10/13/09	\$299,000	\$243,000	930	8	2004	Avg	7400	N	N	1310 SW 160TH ST
001	121800	0501	7/15/09	\$262,500	\$208,000	1420	8	1957	Avg	7020	N	N	15855 11TH AVE SW
001	122000	0370	8/3/09	\$318,000	\$254,000	1470	8	2008	Avg	2106	N	N	15427 9TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	122000	0367	8/5/09	\$300,000	\$240,000	1470	8	2008	Avg	1855	N	N	15423 9TH AVE SW
001	122000	0368	8/4/09	\$299,950	\$239,000	1470	8	2008	Avg	2117	N	N	15421 9TH AVE SW
001	122000	0371	9/10/09	\$302,500	\$244,000	1470	8	2008	Avg	1866	N	N	15425 9TH AVE SW
001	242303	9159	10/26/09	\$438,400	\$358,000	1480	8	1959	Avg	8526	N	N	1918 SW 155TH PL
001	763580	0550	2/9/11	\$520,000	\$481,000	1650	8	2010	Avg	19000	N	N	14917 20TH AVE SW
001	192304	9187	11/2/09	\$675,000	\$553,000	1750	8	2005	Avg	12650	Y	Y	1229 SW 152ND ST
001	121900	0340	4/3/09	\$525,000	\$404,000	1960	8	2004	Avg	9628	N	N	15813 6TH AVE SW
001	416160	0040	4/6/11	\$750,000	\$704,000	2080	8	1959	Good	16101	Y	Y	15701 13TH AVE SW
001	143080	0270	6/17/10	\$325,000	\$283,000	2320	8	1994	Avg	7393	N	N	1313 SW 144TH PL
001	763580	0220	7/15/11	\$412,000	\$396,000	2370	8	2006	Avg	10000	N	N	14645 18TH AVE SW
001	297080	0105	3/10/11	\$395,000	\$368,000	2420	8	2007	Avg	5244	N	N	14438 12TH AVE SW
001	297080	0106	7/8/10	\$399,000	\$349,000	2420	8	2007	Avg	5245	N	N	14436 12TH AVE SW
001	190060	0090	4/22/10	\$402,000	\$345,000	2450	8	1987	Avg	9854	N	N	1233 SW 150TH ST
001	447640	0120	2/10/11	\$453,500	\$420,000	2360	9	2010	Avg	8625	N	N	15618 20th Ave SW
001	399020	0055	6/15/09	\$490,000	\$385,000	2620	9	2007	Avg	10522	N	N	15826 16TH AVE SW
001	192304	9164	8/23/11	\$875,000	\$849,000	2390	10	2006	Avg	22259	Y	Y	1216 SW 157TH ST
001	242303	9001	10/7/11	\$830,000	\$814,000	3400	10	1918	Good	36638	Y	Y	1621 SW 152ND ST
002	052204	9061	12/22/10	\$254,000	\$232,000	1070	5	1932	Good	13200	N	N	19815 8TH AVE S
002	292304	9360	5/26/11	\$190,000	\$180,000	710	6	1917	Good	13068	N	N	17241 AMBAUM BLVD S
002	443800	0005	11/23/11	\$134,950	\$134,000	720	6	1953	Good	7397	N	N	802 S 194TH ST
002	443800	0235	10/21/09	\$148,820	\$121,000	720	6	1953	Avg	6500	N	N	19410 10TH AVE S
002	443800	0095	5/26/11	\$134,000	\$127,000	730	6	1953	Avg	6650	N	N	19423 10TH AVE S
002	443880	0065	4/7/10	\$198,950	\$170,000	760	6	1954	Avg	7200	N	N	337 S 185TH ST
002	443880	0180	8/14/09	\$249,000	\$199,000	840	6	1954	Good	7200	N	N	308 S 184TH ST
002	725000	0129	10/8/10	\$128,800	\$116,000	890	6	1940	Good	8982	N	N	16203 DES MOINES MEMORIAL DR S
002	443800	0070	4/7/10	\$169,000	\$144,000	1080	6	1953	VGood	8653	N	N	907 S 194TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	443800	0230	5/3/10	\$175,850	\$151,000	1080	6	1953	Good	6500	N	N	19416 10TH AVE S
002	023900	0400	10/8/09	\$164,900	\$134,000	1110	6	1960	Avg	6990	Y	N	19424 MILITARY RD
002	443800	0110	8/10/09	\$203,400	\$163,000	1190	6	1953	Avg	7435	N	N	846 S 195TH ST
002	612360	0225	11/30/11	\$150,000	\$149,000	1260	6	1953	Avg	8125	N	N	217 S 198TH ST
002	443800	0175	10/23/09	\$209,000	\$171,000	1270	6	1953	Avg	6728	N	N	827 S 195TH ST
002	161440	0010	11/12/09	\$214,000	\$176,000	1330	6	1954	Good	7800	N	N	3052 S 200TH ST
002	024000	0290	9/28/10	\$379,000	\$339,000	1360	6	1926	Avg	17577	Y	Y	3236 S 198TH ST
002	052204	9050	12/31/09	\$254,400	\$212,000	1620	6	1991	Avg	29185	N	N	19526 8TH AVE S
002	176060	0270	10/7/09	\$230,423	\$187,000	1770	6	1955	Avg	12000	N	N	323 S 150TH ST
002	795760	0045	10/20/10	\$160,000	\$144,000	940	7	1954	Avg	13703	N	N	19255 OCCIDENTAL AVE S
002	955780	0030	5/27/11	\$165,000	\$157,000	940	7	1965	Good	9747	N	N	18615 8TH AVE S
002	955880	0160	5/6/09	\$225,000	\$175,000	940	7	1954	Good	8870	N	N	249 S 187TH ST
002	524560	0125	2/25/09	\$216,000	\$164,000	970	7	1955	Avg	13868	N	N	1030 S 197TH ST
002	023660	0030	3/24/09	\$259,950	\$200,000	980	7	1962	Avg	7305	N	N	19111 34TH PL S
002	228640	0110	2/11/10	\$171,650	\$145,000	1000	7	1954	Good	9162	N	N	14838 5TH AVE S
002	507400	0010	8/3/10	\$297,950	\$263,000	1000	7	1952	Avg	8400	N	N	18117 OCCIDENTAL AVE S
002	292304	9311	10/17/11	\$170,000	\$167,000	1010	7	1950	Good	7840	N	N	16810 AMBAUM BLVD S
002	612100	0080	8/26/09	\$215,000	\$173,000	1010	7	1960	Avg	9047	N	N	455 S 190TH ST
002	809780	0111	10/6/11	\$245,000	\$240,000	1010	7	1961	Good	12879	N	N	19608 7TH AVE S
002	612100	0100	5/11/10	\$255,000	\$220,000	1030	7	1960	Avg	7980	N	N	460 S 190TH ST
002	207680	0050	5/27/11	\$230,000	\$218,000	1040	7	1959	Good	8632	N	N	18935 47TH AVE S
002	612380	0055	5/19/10	\$320,000	\$277,000	1040	7	1958	Good	8550	N	N	19230 4TH AVE S
002	612380	0060	11/2/11	\$160,000	\$158,000	1040	7	1958	Avg	8129	N	N	19234 4TH AVE S
002	201500	0010	10/2/09	\$230,000	\$187,000	1050	7	1963	Avg	9181	N	N	404 S 188TH ST
002	815600	0060	10/3/11	\$164,950	\$162,000	1050	7	1965	Avg	8778	N	N	19217 7TH PL S
002	955780	0110	5/26/10	\$243,000	\$210,000	1070	7	1965	Avg	10168	N	N	18609 7TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	778990	0040	12/9/11	\$212,000	\$211,000	1080	7	1955	Avg	9082	N	N	612 S 195TH ST
002	612300	0075	6/1/10	\$149,000	\$129,000	1090	7	1954	Avg	9423	N	N	19533 4TH AVE S
002	611220	0010	10/14/10	\$210,000	\$189,000	1100	7	1966	Avg	8400	N	N	631 S 192ND ST
002	394440	0030	3/8/11	\$185,000	\$172,000	1120	7	1958	Avg	11280	N	N	16825 AMBAUM BLVD S
002	795760	0100	3/22/10	\$294,950	\$251,000	1130	7	1961	Good	8520	N	N	19292 OCCIDENTAL AVE S
002	725000	0145	5/27/10	\$167,500	\$145,000	1140	7	1950	Avg	27000	N	N	16247 DES MOINES MEMORIAL DR S
002	292304	9285	6/27/11	\$189,950	\$182,000	1160	7	1958	Good	7405	N	N	319 S 168TH ST
002	524540	0240	8/31/11	\$174,000	\$169,000	1160	7	1955	Good	9375	N	N	19629 5TH AVE S
002	056400	0025	6/24/10	\$217,000	\$189,000	1200	7	1954	Good	9052	N	N	14832 4TH AVE S
002	085400	0290	4/15/11	\$250,000	\$235,000	1200	7	1955	VGood	8395	N	N	16505 4TH AVE S
002	121470	0040	2/24/11	\$309,000	\$287,000	1200	7	1963	Good	8547	N	N	15831 5TH PL S
002	322304	9158	11/15/10	\$220,000	\$199,000	1210	7	1953	Avg	10000	N	N	18060 OCCIDENTAL AVE S
002	815600	0040	11/5/09	\$288,500	\$236,000	1220	7	1965	Avg	8505	N	N	19220 7TH PL S
002	524540	0200	9/28/10	\$280,000	\$250,000	1240	7	1955	Avg	9020	N	N	601 S 198TH ST
002	612180	0150	11/4/09	\$247,000	\$202,000	1240	7	1954	Avg	9750	N	N	19602 4TH AVE S
002	350980	0030	1/25/11	\$220,000	\$203,000	1250	7	1966	Avg	9725	N	N	19024 6TH PL S
002	784420	0165	9/21/10	\$283,000	\$253,000	1250	7	1955	Avg	9375	N	N	19226 34TH AVE S
002	784420	0620	7/24/09	\$201,500	\$160,000	1260	7	1956	Avg	10500	N	N	3601 S 192ND ST
002	815860	0016	6/22/11	\$208,000	\$199,000	1260	7	1965	Good	8468	N	N	19069 32ND AVE S
002	052204	9128	12/29/11	\$170,000	\$170,000	1270	7	1961	Avg	8580	N	N	19611 8TH AVE S
002	121470	0180	9/21/09	\$310,000	\$251,000	1270	7	1964	Avg	8424	N	N	15830 5TH PL S
002	612300	0005	11/4/09	\$280,000	\$229,000	1280	7	1953	Good	9950	N	N	140 S 196TH ST
002	023640	0110	12/24/09	\$232,500	\$193,000	1290	7	1959	Good	8800	N	N	18931 33RD AVE S
002	024000	0404	9/4/09	\$250,000	\$201,000	1300	7	1960	Avg	11336	N	N	19814 35TH AVE S
002	809780	0090	9/30/10	\$267,950	\$240,000	1300	7	1960	Good	8360	N	N	19617 7TH AVE S
002	100120	0045	8/20/09	\$269,950	\$216,000	1310	7	1955	VGood	7491	N	N	19018 32ND AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	612360	0125	7/27/09	\$240,000	\$191,000	1310	7	1953	Avg	8587	N	N	19812 4TH AVE S
002	612300	0355	9/15/09	\$235,000	\$190,000	1320	7	1953	Avg	8636	N	N	19503 3RD AVE S
002	024000	0041	1/22/10	\$232,340	\$195,000	1340	7	1978	Avg	11000	Y	N	19712 41ST AVE S
002	121470	0070	9/16/11	\$175,000	\$171,000	1340	7	1964	Avg	8588	N	N	15807 5TH PL S
002	052204	9130	12/22/09	\$279,950	\$232,000	1350	7	1960	Avg	17424	N	N	19905 9TH AVE S
002	023800	0241	4/3/09	\$335,000	\$258,000	1360	7	1966	Good	8546	N	N	18916 37TH AVE S
002	350980	0040	10/21/10	\$253,400	\$228,000	1360	7	1965	Avg	9985	N	N	19028 6TH PL S
002	507150	0200	12/16/09	\$198,000	\$164,000	1360	7	1966	Avg	9453	N	N	660 S 188TH ST
002	613110	0020	7/15/09	\$243,000	\$193,000	1360	7	1967	Avg	11474	N	N	3608 S 190TH ST
002	292304	9286	1/13/09	\$240,000	\$180,000	1380	7	1956	Good	8276	N	N	16818 AMBAUM BLVD S
002	176060	0302	7/29/09	\$315,000	\$251,000	1390	7	2008	Avg	14982	N	N	513 S 150TH ST
002	201500	0300	6/29/09	\$272,000	\$215,000	1400	7	1962	Good	8941	N	N	18804 5TH AVE S
002	784420	0150	7/7/11	\$170,500	\$164,000	1400	7	1955	Avg	9375	N	N	19204 34TH AVE S
002	024000	0435	3/21/11	\$160,000	\$150,000	1410	7	1955	Avg	23520	N	N	3705 S 198TH ST
002	500720	0045	9/1/09	\$180,000	\$145,000	1410	7	1955	Avg	8468	N	N	660 S 194TH ST
002	612300	0110	4/7/10	\$246,000	\$210,000	1420	7	1953	Good	9685	N	N	19550 3RD AVE S
002	023640	0240	10/13/10	\$209,000	\$188,000	1430	7	1959	Avg	8250	N	N	18944 33RD AVE S
002	778990	0055	2/22/10	\$288,400	\$244,000	1430	7	1956	Avg	8183	N	N	630 S 195TH ST
002	330670	0280	11/2/11	\$209,950	\$207,000	1440	7	2011	Avg	2015	N	N	15045 5TH LN S
002	363900	0160	10/22/10	\$319,375	\$287,000	1460	7	1958	Avg	9360	N	N	17003 4TH AVE S
002	809780	0050	9/8/11	\$190,000	\$185,000	1460	7	1961	Avg	8400	N	N	715 S 197TH ST
002	611220	0030	8/24/11	\$163,000	\$158,000	1470	7	1968	Avg	8400	N	N	705 S 192ND ST
002	612240	0085	8/24/09	\$379,000	\$304,000	1480	7	1953	Good	8914	N	N	306 S 193RD ST
002	024000	0356	2/17/11	\$220,000	\$204,000	1520	7	1962	Avg	7350	N	N	19830 32ND AVE S
002	024000	0360	8/2/11	\$149,900	\$145,000	1520	7	1962	Avg	8800	N	N	3212 S 200TH ST
002	443880	0040	1/29/09	\$328,000	\$248,000	1520	7	1954	Good	7514	N	N	307 S 185TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	520620	0040	3/29/10	\$267,000	\$228,000	1540	7	1953	Good	10880	N	N	608 S 200TH ST
002	612100	0140	12/12/10	\$247,000	\$225,000	1540	7	1960	VGood	8942	N	N	434 S 190TH ST
002	024000	0216	8/27/09	\$672,000	\$540,000	1560	7	1933	Avg	25575	Y	Y	3532 1/2 S 198TH ST
002	612300	0335	2/17/10	\$300,000	\$253,000	1580	7	1953	Good	10098	N	N	19527 3RD AVE S
002	330670	0200	2/11/10	\$279,950	\$236,000	1610	7	2010	Avg	2016	N	N	15034 5TH LN S
002	524560	0160	5/27/10	\$201,000	\$174,000	1630	7	1955	Avg	8545	N	N	1033 S 197TH ST
002	177620	0010	4/17/09	\$360,000	\$278,000	1650	7	2002	Avg	8999	N	N	4418 S 188TH PL
002	292304	9110	7/1/11	\$254,500	\$244,000	1670	7	1951	Good	23958	N	N	17035 AMBAUM BLVD S
002	085400	0280	5/17/11	\$210,000	\$199,000	1680	7	1955	Avg	8395	N	N	16511 4TH AVE S
002	725000	0080	11/4/09	\$235,950	\$193,000	1700	7	1933	Avg	11082	N	N	610 S 162ND ST
002	202304	9534	6/24/11	\$284,950	\$272,000	1720	7	1986	Good	7241	N	N	543 S 158TH ST
002	932099	0090	12/15/11	\$275,000	\$274,000	1730	7	1999	Avg	4004	N	N	445 S 191ST PL
002	507400	0020	6/16/09	\$289,000	\$227,000	1740	7	1954	Avg	16800	Y	N	18227 OCCIDENTAL AVE S
002	932300	0080	10/11/10	\$340,000	\$305,000	1740	7	1999	Good	8191	N	N	622 S 193RD PL
002	932300	0180	7/20/09	\$367,000	\$292,000	1740	7	1999	Avg	8841	N	N	617 S 192ND PL
002	932300	0350	7/14/11	\$319,000	\$306,000	1740	7	1999	Avg	7617	N	N	19317 6TH AVE S
002	023640	0220	3/19/09	\$269,000	\$206,000	1790	7	1959	Avg	8163	N	N	3303 S 191ST ST
002	795760	0040	8/2/10	\$330,500	\$291,000	1820	7	1986	Avg	12509	N	N	19249 OCCIDENTAL AVE S
002	085380	0055	6/2/11	\$239,000	\$227,000	1850	7	1955	Fair	8850	N	N	16526 4TH AVE S
002	330670	0230	9/2/11	\$224,950	\$219,000	1860	7	2010	Avg	2740	N	N	15005 5TH LN S
002	330670	0240	3/24/10	\$264,000	\$225,000	1860	7	2010	Avg	2797	N	N	15011 5th Ave Ln S.
002	023640	0020	3/23/11	\$200,000	\$187,000	1880	7	1959	Avg	7344	N	N	18811 33RD AVE S
002	379750	0020	5/19/09	\$246,950	\$193,000	1880	7	1958	Avg	10614	N	N	438 S 182ND ST
002	330670	0210	2/18/10	\$270,000	\$228,000	1910	7	2010	Avg	3058	N	N	15026 5th Ln S.
002	278140	0130	3/19/09	\$340,000	\$261,000	2160	7	1978	Avg	8347	N	N	623 S 189TH ST
002	932300	0300	11/9/10	\$350,000	\$316,000	2280	7	1999	Avg	7219	N	N	19207 6TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	932300	0040	7/17/09	\$390,000	\$310,000	2610	7	1999	Good	6453	N	N	607 S 193RD PL
002	052204	9154	6/1/10	\$282,400	\$245,000	1170	8	1975	Avg	10019	N	N	19719 10TH AVE S
002	259716	0150	8/19/09	\$378,000	\$303,000	1640	8	1995	Avg	7506	N	N	19420 5TH AVE S
002	259716	0010	6/21/11	\$315,000	\$301,000	1650	8	1994	Avg	7988	N	N	19521 5TH AVE S
002	177620	0070	8/10/10	\$284,500	\$251,000	1780	8	2002	Avg	7694	Y	N	4446 S 188TH PL
002	259716	0430	6/22/10	\$329,900	\$288,000	1940	8	1994	Avg	7200	N	N	507 S 195TH PL
002	292304	9406	5/25/11	\$240,000	\$228,000	1940	8	1964	Good	8452	N	N	260 S 163RD PL
002	807390	0070	4/29/09	\$408,000	\$317,000	1950	8	2006	Avg	7221	N	N	3766 S 192ND ST
002	023800	0243	8/3/11	\$609,000	\$588,000	1980	8	1968	Avg	20666	Y	Y	18846 37TH AVE S
002	177620	0060	6/7/11	\$275,000	\$262,000	2030	8	2002	Avg	7685	Y	N	4442 S 188TH PL
002	507160	0140	6/27/11	\$302,500	\$289,000	2040	8	2007	Avg	7381	N	N	513 S 182ND ST
002	024000	0097	8/6/09	\$301,506	\$241,000	2130	8	2003	Avg	7200	N	N	19782 40TH AVE S
002	259716	0320	6/23/11	\$285,000	\$272,000	2170	8	1995	Avg	7254	N	N	19500 6TH AVE S
002	259716	0180	8/1/10	\$343,500	\$303,000	2180	8	1994	Avg	7600	N	N	512 S 195TH PL
002	259716	0060	7/2/09	\$344,475	\$272,000	2310	8	1995	Avg	6600	N	N	19425 5TH AVE S
002	023900	0029	4/1/09	\$349,000	\$269,000	2310	8	2004	Avg	7202	N	N	4575 S 192ND LN
002	292304	9393	6/17/11	\$195,000	\$186,000	2400	8	1964	Avg	7738	N	N	249 S 163RD PL
002	809180	0120	5/13/10	\$347,900	\$300,000	2590	8	2000	Avg	6749	N	N	475 S 190TH ST
002	023800	0240	9/15/11	\$470,000	\$458,000	2610	8	2008	Avg	22711	N	N	19002 37TH AVE S
002	023800	0046	6/7/11	\$600,000	\$571,000	2830	8	1978	Avg	10998	Y	Y	19003 46TH AVE S
002	394440	0065	6/20/11	\$325,000	\$310,000	2100	9	1993	Avg	8609	N	N	132 S 169TH PL
002	023800	0073	4/29/10	\$785,000	\$675,000	2750	9	2000	Avg	15886	Y	Y	4406 S 189TH ST
002	866500	0030	1/12/10	\$499,500	\$417,000	3370	9	2007	Avg	7571	N	N	3718 S 191ST PL
002	024000	0269	6/23/11	\$544,950	\$521,000	4060	10	2007	Avg	10800	N	N	3415 S 198TH ST
002	023800	0192	6/21/10	\$500,000	\$436,000	4233	10	2005	Avg	11032	N	N	3724 S 188TH LN
003	810860	0502	3/24/11	\$150,000	\$140,000	680	6	1938	Good	7280	N	N	4412 S 160TH ST

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**Area 96**  
**(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	443500	0670	8/13/09	\$170,000	\$136,000	770	6	1942	Avg	8700	N	N	17011 34TH AVE S
003	537980	1870	8/14/09	\$178,000	\$142,000	850	6	1950	Good	9490	N	N	3704 S 164TH ST
003	443560	0185	4/27/10	\$176,700	\$152,000	870	6	1943	Avg	8700	N	N	17327 34TH AVE S
003	433600	0061	11/16/09	\$215,000	\$177,000	940	6	1949	Avg	7420	N	N	3221 S 169TH ST
003	538100	0086	8/27/09	\$214,950	\$173,000	950	6	1953	Avg	9600	N	N	3768 S 170TH ST
003	100300	0090	9/2/10	\$191,000	\$170,000	980	6	1954	Good	8125	N	N	3224 S 187TH ST
003	100300	0175	7/2/10	\$181,000	\$158,000	980	6	1954	Good	7606	N	N	3403 S 186TH ST
003	100300	0175	7/2/10	\$181,000	\$158,000	980	6	1954	Good	7606	N	N	3403 S 186TH ST
003	731800	0110	4/1/10	\$160,000	\$137,000	1000	6	1955	Good	9085	Y	N	18442 49TH AVE S
003	537980	1745	6/12/10	\$235,000	\$204,000	1030	6	1954	Good	7125	N	N	3755 S 162ND ST
003	443500	0605	4/14/10	\$224,500	\$192,000	1040	6	1942	Avg	8410	N	N	16645 34TH AVE S
003	443600	0020	3/23/09	\$255,000	\$196,000	1050	6	1950	Good	13974	N	N	4725 S 172ND PL
003	537980	3031	3/14/11	\$200,000	\$187,000	1050	6	1920	Avg	8712	N	N	4253 S 164TH ST
003	538100	0122	5/19/11	\$185,500	\$176,000	1060	6	1953	Good	7500	N	N	16836 37TH AVE S
003	538100	0122	6/11/09	\$162,500	\$128,000	1060	6	1953	Good	7500	N	N	16836 37TH AVE S
003	537980	1415	6/3/11	\$185,000	\$176,000	1070	6	1959	Good	9771	N	N	3242 S 162ND ST
003	443500	0190	11/18/10	\$149,900	\$136,000	1080	6	1943	Avg	9425	N	N	16804 35TH AVE S
003	537980	1395	5/4/10	\$210,000	\$181,000	1080	6	1952	Good	9816	N	N	3229 S 161ST ST
003	100300	0005	10/29/09	\$209,000	\$171,000	1130	6	1954	Good	7090	N	N	18704 32ND AVE S
003	731800	0045	3/2/10	\$168,000	\$142,000	1210	6	1955	Avg	8400	N	N	18455 49TH AVE S
003	443500	0420	1/24/11	\$169,900	\$157,000	1330	6	1943	Avg	8700	N	N	16853 35TH AVE S
003	443500	0495	9/9/09	\$237,000	\$191,000	1360	6	1943	Good	8410	N	N	16633 35TH AVE S
003	443500	0470	1/27/09	\$214,950	\$162,000	1390	6	1943	Avg	8410	N	N	16603 35TH AVE S
003	443500	0550	5/17/11	\$135,000	\$128,000	1390	6	1942	Fair	8410	N	N	16620 34TH AVE S
003	443500	0695	5/18/09	\$209,950	\$164,000	1420	6	1942	Avg	8700	N	N	17041 34TH AVE S
003	433600	0070	11/19/09	\$175,000	\$144,000	1440	6	1950	Avg	10500	N	N	3222 S 169TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	342304	9140	5/3/09	\$185,000	\$144,000	1450	6	1951	Good	9000	N	N	4213 S 182ND ST
003	443500	0355	10/21/09	\$250,000	\$204,000	1530	6	1942	Good	8700	N	N	17024 34TH AVE S
003	538100	0181	11/19/11	\$210,000	\$208,000	1700	6	1977	Good	13750	N	N	3724 S 172ND ST
003	443560	0310	9/28/09	\$240,000	\$195,000	1730	6	1943	Avg	8700	N	N	17240 33RD AVE S
003	537980	5130	1/26/10	\$190,000	\$159,000	1750	6	1987	Avg	10075	N	N	4254 S 173RD ST
003	537980	3453	6/24/10	\$205,000	\$179,000	3350	6	1962	Avg	8750	N	N	16623 51ST AVE S
003	537980	6200	7/2/09	\$178,000	\$141,000	820	7	1954	Avg	11669	N	N	4247 S 175TH ST
003	537980	2800	9/16/09	\$215,000	\$174,000	960	7	1961	Avg	9600	N	N	4826 S 166TH ST
003	812520	0013	2/23/10	\$252,950	\$214,000	960	7	1955	Good	8740	N	N	5117 S 168TH ST
003	537980	5413	4/14/10	\$200,000	\$171,000	980	7	1959	Avg	10830	N	N	4476 S 173RD ST
003	538100	0066	4/29/11	\$200,000	\$189,000	1000	7	1963	Good	8400	N	N	3739 S 168TH ST
003	100340	0125	5/11/09	\$235,000	\$183,000	1010	7	1955	Avg	15036	N	N	18407 38TH AVE S
003	537980	6600	12/16/09	\$172,000	\$143,000	1010	7	1955	Avg	7121	N	N	3361 S 175TH ST
003	433600	0080	9/28/11	\$165,000	\$161,000	1040	7	1978	Avg	10890	N	N	16811 33RD AVE S
003	537980	5901	11/13/09	\$232,000	\$191,000	1060	7	1963	Avg	9167	N	N	4036 S 175TH ST
003	714740	0120	3/29/10	\$195,000	\$166,000	1060	7	1956	Good	9575	N	N	17609 42ND AVE S
003	184040	0090	6/22/10	\$206,000	\$180,000	1070	7	1961	Avg	11914	N	N	4345 S 177TH ST
003	433600	0092	4/27/10	\$205,000	\$176,000	1080	7	1978	Avg	9497	N	N	16804 33RD AVE S
003	885810	0040	12/7/10	\$180,000	\$164,000	1080	7	1967	Avg	8512	N	N	16042 40TH PL S
003	184000	0030	6/8/10	\$234,950	\$204,000	1090	7	1957	Avg	11914	Y	N	4820 S 179TH ST
003	184020	0025	12/15/11	\$199,950	\$199,000	1100	7	1958	Avg	8963	Y	N	17930 MILITARY RD S
003	432710	0035	2/18/11	\$157,000	\$146,000	1100	7	1957	Good	8875	N	N	18018 47TH AVE S
003	443500	0050	8/26/09	\$189,500	\$152,000	1100	7	1955	Avg	8410	N	N	16655 37TH AVE S
003	537980	2160	11/3/09	\$205,000	\$168,000	1110	7	1955	Avg	8832	N	N	16450 32ND AVE S
003	184040	0010	11/4/10	\$300,000	\$271,000	1130	7	1964	Good	9308	N	N	4320 S 177TH ST
003	342304	9230	8/27/10	\$187,000	\$166,000	1130	7	1959	Avg	9749	N	N	4433 S 176TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	537980	5220	8/9/11	\$191,000	\$185,000	1130	7	1955	Avg	12400	N	N	17230 40TH AVE S
003	570200	0020	6/15/11	\$235,000	\$224,000	1140	7	1964	Good	9629	N	N	17702 46TH AVE S
003	714850	0010	10/8/09	\$230,000	\$187,000	1140	7	1958	Avg	10115	N	N	18206 45TH AVE S
003	810860	0121	10/30/11	\$163,000	\$161,000	1140	7	1965	Avg	8505	N	N	4252 S 158TH ST
003	810860	0342	3/14/11	\$235,000	\$219,000	1140	7	1960	Good	14338	N	N	15617 47TH AVE S
003	184000	0165	1/21/11	\$235,000	\$216,000	1150	7	1957	Avg	8800	N	N	17914 48TH AVE S
003	432500	0065	8/17/10	\$154,700	\$137,000	1150	7	1959	Avg	8694	N	N	18128 45TH AVE S
003	681830	0030	3/22/10	\$260,000	\$221,000	1150	7	1958	Avg	8489	N	N	16006 47TH AVE S
003	342304	9281	8/30/11	\$157,500	\$153,000	1190	7	1962	Avg	9583	N	N	4049 S 186TH ST
003	537980	3991	10/13/10	\$250,000	\$224,000	1190	7	1993	Avg	7290	N	N	16842 MILITARY RD S
003	537980	5285	3/23/10	\$260,000	\$221,000	1190	7	1991	Avg	10125	N	N	4233 S 172ND ST
003	714800	0110	2/23/09	\$174,000	\$132,000	1190	7	1956	Avg	9226	N	N	4334 S 178TH ST
003	714820	0065	4/28/10	\$215,000	\$185,000	1190	7	1957	Good	8978	N	N	18108 46TH AVE S
003	537980	3735	12/5/11	\$187,000	\$186,000	1200	7	1955	Avg	15244	N	N	4040 S 168TH ST
003	537980	1390	11/17/09	\$259,000	\$213,000	1220	7	1955	Avg	9816	N	N	3228 S 162ND ST
003	538100	0426	3/18/09	\$263,000	\$202,000	1220	7	1954	Avg	10448	N	N	3929 S 173RD ST
003	538100	0410	10/2/09	\$260,000	\$211,000	1240	7	1955	Avg	12300	N	N	3815 S 173RD ST
003	681840	0130	3/30/11	\$220,500	\$206,000	1240	7	1961	Avg	11800	N	N	5129 S 164TH ST
003	537980	6275	4/21/09	\$164,900	\$128,000	1250	7	1956	Avg	11678	N	N	4200 S 176TH ST
003	537980	5035	5/11/10	\$275,000	\$237,000	1260	7	2003	Avg	10211	N	N	4265 S 172ND ST
003	184000	0160	1/6/09	\$210,000	\$158,000	1270	7	1957	Avg	8807	N	N	17920 48TH AVE S
003	537980	0165	10/19/09	\$269,500	\$220,000	1270	7	1959	Avg	8496	N	N	16018 46TH AVE S
003	537980	2191	9/2/11	\$195,000	\$190,000	1270	7	1962	Avg	10350	N	N	16416 34TH AVE S
003	768400	0130	4/14/11	\$350,000	\$329,000	1280	7	1976	Good	11400	Y	N	18234 51ST AVE S
003	810860	0125	4/11/11	\$225,000	\$211,000	1290	7	1962	Avg	12324	N	N	15633 44TH AVE S
003	537980	3405	5/20/10	\$210,000	\$182,000	1300	7	1956	Avg	8400	N	N	4816 S 168TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	537980	1515	11/28/11	\$250,000	\$248,000	1320	7	1962	Good	8370	N	N	3253 S 162ND ST
003	537980	2855	10/20/10	\$262,500	\$236,000	1320	7	1964	Good	11070	N	N	16439 48TH AVE S
003	884930	0330	5/26/11	\$265,000	\$252,000	1340	7	1983	Good	12506	Y	N	5026 S 182ND ST
003	339538	0140	11/23/09	\$234,000	\$193,000	1370	7	1987	Avg	2074	N	N	15818 40TH LN S
003	339538	0150	3/26/09	\$242,000	\$186,000	1370	7	1987	Avg	2088	N	N	15822 40TH LN S
003	339538	0210	11/5/10	\$206,000	\$186,000	1370	7	1987	Avg	2034	N	N	4033 S 159TH LN
003	342304	9307	6/28/10	\$215,000	\$188,000	1380	7	1967	Avg	8406	N	N	18219 46TH PL S
003	537980	0240	4/19/11	\$195,000	\$184,000	1400	7	1954	Good	11835	N	N	4835 S 160TH ST
003	537980	3680	9/13/10	\$180,000	\$160,000	1400	7	1968	Avg	15120	N	N	4031 S 166TH ST
003	873275	0220	8/15/11	\$160,000	\$155,000	1400	7	1984	Avg	2313	N	N	18606 48TH PL S
003	238660	0035	9/2/11	\$181,000	\$176,000	1440	7	1968	Avg	12194	N	N	15812 47TH AVE S
003	538100	0411	6/24/11	\$172,500	\$165,000	1440	7	1986	Avg	7200	N	N	17314 38TH PL S
003	432730	0020	9/13/10	\$179,900	\$160,000	1450	7	1958	Avg	9242	N	N	4221 S 183RD ST
003	537980	4182	9/23/09	\$270,000	\$219,000	1460	7	1977	Avg	9147	N	N	4848 S 170TH ST
003	538040	0017	10/27/10	\$169,000	\$152,000	1460	7	1959	Avg	8700	N	N	16844 33RD AVE S
003	184030	0030	3/21/11	\$209,500	\$196,000	1480	7	1961	Avg	8800	N	N	5035 S 179TH ST
003	537980	2300	1/27/09	\$250,000	\$189,000	1480	7	1953	Avg	20075	N	N	3711 S 164TH ST
003	714760	0145	6/1/11	\$250,000	\$238,000	1500	7	1957	Good	9399	N	N	3839 S 178TH ST
003	884970	0080	11/9/10	\$200,888	\$182,000	1500	7	1967	Avg	9167	N	N	16205 49TH AVE S
003	810860	0064	8/13/09	\$235,000	\$188,000	1510	7	1967	Avg	12420	N	N	4416 S 156TH ST
003	810860	0065	10/1/09	\$226,000	\$183,000	1510	7	1967	Avg	13279	N	N	4422 S 156TH ST
003	885880	0070	12/14/10	\$235,000	\$214,000	1510	7	1957	Avg	17347	Y	N	16650 53RD AVE S
003	538100	0406	6/16/11	\$250,000	\$239,000	1540	7	1977	Avg	9400	N	N	17313 38TH PL S
003	537980	2972	7/7/11	\$253,000	\$243,000	1560	7	1978	Avg	9583	N	N	4434 S 166TH ST
003	537980	5581	8/24/10	\$265,000	\$235,000	1620	7	1962	Avg	13500	N	N	4833 S 172ND ST
003	100300	0075	12/14/11	\$190,000	\$189,000	1670	7	1954	Good	8100	N	N	18620 32ND AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	432500	0040	1/20/10	\$242,000	\$203,000	1680	7	1959	Avg	8754	N	N	4502 S 181ST ST
003	537980	1481	8/4/11	\$306,000	\$295,000	1730	7	1974	Avg	8448	N	N	3237 S 162ND ST
003	810860	0881	7/23/09	\$310,000	\$247,000	1730	7	1978	Avg	11573	N	N	4052 S 158TH ST
003	538100	0365	10/18/11	\$170,500	\$168,000	1750	7	1955	Avg	12600	N	N	3417 S 173RD ST
003	537980	4800	5/24/11	\$202,000	\$192,000	1760	7	1941	Avg	18452	N	N	17011 MILITARY RD S
003	538100	0010	6/10/10	\$255,000	\$222,000	1770	7	1951	Good	7250	N	N	3749 S 166TH ST
003	537980	1821	1/6/10	\$214,000	\$178,000	1810	7	1979	Avg	9600	N	N	3738 S 164TH ST
003	537980	2748	1/26/09	\$230,000	\$174,000	1840	7	1958	Avg	10531	N	N	16427 51ST AVE S
003	537980	3008	10/27/09	\$265,500	\$217,000	1840	7	1925	Avg	17424	N	N	4417 S 164TH ST
003	432500	0090	1/6/09	\$285,000	\$214,000	1870	7	1958	Avg	8910	N	N	4343 S 181ST ST
003	443500	0415	7/27/11	\$250,000	\$241,000	1870	7	2009	Avg	8700	N	N	16847 35TH AVE S
003	537980	5230	1/12/10	\$240,000	\$200,000	1900	7	1965	Avg	11200	N	N	4003 S 172ND ST
003	537980	5370	5/5/10	\$250,000	\$215,000	1900	7	1921	Good	13933	N	N	4630 S 172ND PL
003	537980	3345	4/21/11	\$270,000	\$254,000	1910	7	1962	Avg	10980	N	N	4624 S 168TH ST
003	537980	6190	9/18/09	\$300,000	\$243,000	2010	7	1976	Good	11665	N	N	4255 S 175TH ST
003	443500	0235	10/20/10	\$320,000	\$288,000	2030	7	2010	Avg	9425	N	N	17049 37TH AVE S
003	099600	0020	11/28/11	\$220,000	\$218,000	2040	7	1978	Avg	6063	N	N	3114 S 166TH ST
003	537980	5126	6/11/10	\$277,250	\$241,000	2120	7	1999	Avg	9600	N	N	17235 43RD AVE S
003	810860	0523	3/30/10	\$270,000	\$230,000	2240	7	1963	Avg	11470	N	N	4377 S 158TH ST
003	537980	2862	10/26/09	\$399,950	\$327,000	2650	7	2008	Avg	7500	N	N	4682 S 166TH ST
003	537980	2860	7/6/09	\$420,000	\$332,000	2790	7	2008	Avg	7500	N	N	4658 S 166TH ST
003	537980	6290	9/9/11	\$258,000	\$251,000	2930	7	1950	Good	11310	N	N	4018 S 176TH ST
003	185350	0210	6/29/09	\$335,000	\$265,000	1800	8	1992	Avg	13270	N	N	17769 50TH CT S
003	537980	2739	1/21/11	\$290,000	\$267,000	2170	8	2001	Avg	6920	N	N	16435 51ST AVE S
003	885805	0040	5/19/09	\$330,000	\$258,000	2220	8	1995	Avg	7281	N	N	17815 50TH CT S
003	537980	6140	5/22/09	\$400,000	\$312,000	2440	8	2005	Avg	10808	N	N	4440 S 176TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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	538100	0392	9/17/09	\$331,000	\$268,000	2540	8	2001	Avg	9487	N	N	17323 36TH LN S
003	537980	2737	5/26/09	\$350,000	\$274,000	2810	8	2001	Avg	8400	N	N	16441 51ST AVE S
003	537920	0066	1/7/10	\$403,950	\$337,000	3250	8	2007	Avg	9959	N	N	16030 51ST AVE S
003	779640	0010	7/19/10	\$292,500	\$257,000	2930	9	1988	Avg	12050	Y	N	16351 53RD PL S
003	537920	0147	10/30/09	\$577,500	\$472,000	3280	9	2008	Avg	9100	N	N	5140 S 166TH LN
003	238660	0015	9/29/10	\$495,000	\$443,000	4230	9	2007	Avg	13365	N	N	15815 47TH AVE S
003	537980	2550	1/28/10	\$453,000	\$380,000	4580	9	2008	Avg	12225	N	N	3766 S 166TH ST
003	537980	1920	4/29/11	\$500,000	\$472,000	3630	10	2008	Avg	7482	N	N	3436 S 164TH ST
003	537980	1922	11/4/09	\$617,500	\$506,000	3910	10	2008	Avg	7240	N	N	16349 34TH LN S

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	121800	0115	2/1/10	\$151,000	DIAGNOSTIC OUTLIERS
001	121800	0400	7/15/11	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	121900	0210	3/2/11	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122000	0460	9/9/10	\$130,500	UNFINISHED AREA CODED
001	122100	0490	4/24/09	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	143080	0090	5/13/09	\$259,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	143080	0123	1/19/10	\$180,000	QUIT CLAIM DEED
001	143080	0175	1/11/11	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	143080	0250	9/8/11	\$180,699	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	192304	9124	12/14/10	\$84,000	DOR RATIO
001	242303	9119	12/7/09	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	399020	0051	11/9/09	\$187,500	PREVIMP<=25K
001	399020	0070	2/2/09	\$282,071	QUIT CLAIM DEED
001	447640	0050	8/19/09	\$385,000	DIAGNOSTIC OUTLIERS
001	447640	0165	3/28/11	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	447640	0209	6/14/11	\$138,000	EXEMPT FROM EXCISE TAX
001	447640	0260	4/5/10	\$100,000	PERCENT COMPLETE CODED
001	500600	0045	12/2/09	\$360,604	GOVERNMENT AGENCY
001	690220	0235	6/25/10	\$123,000	DIAGNOSTIC OUTLIERS
001	763580	0180	2/2/09	\$192,000	QUIT CLAIM DEED
001	763580	0715	4/15/11	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	933480	0133	9/8/10	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	990000	0475	6/11/09	\$249,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	020020	0100	4/20/10	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	023620	0140	4/19/11	\$275,000	NO MARKET EXPOSURE
002	023640	0020	6/11/10	\$128,000	FINANCIAL INSTITUTION RESALE
002	023800	0010	3/19/09	\$28,350	QUIT CLAIM DEED
002	023800	0202	6/10/09	\$160,000	PREVIMP<=25K
002	023900	0155	3/18/09	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	023900	0180	11/15/11	\$325,000	IMP COUNT
002	024000	0044	4/15/11	\$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	024000	0136	12/23/11	\$275,000	NO MARKET EXPOSURE
002	024600	0036	4/10/10	\$50,048	QUIT CLAIM DEED
002	085400	0040	9/14/10	\$238,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	085400	0085	10/20/11	\$161,000	DIAGNOSTIC OUTLIERS
002	085400	0145	3/21/09	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	100100	0050	7/14/09	\$365,000	NO MARKET EXPOSURE
002	121470	0040	11/17/09	\$202,500	NO MARKET EXPOSURE
002	176060	0173	11/2/09	\$124,000	DOR RATIO
002	176060	0173	1/14/10	\$153,000	NO MARKET EXPOSURE
002	176060	0260	12/13/11	\$856,300	DOR RATIO
002	176060	0307	2/24/10	\$300,000	BUILDER OR DEVELOPER SALES
002	202304	9134	12/7/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	202304	9316	2/14/11	\$120,000	DIAGNOSTIC OUTLIERS
002	207680	0050	10/26/10	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	207680	0180	4/15/11	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	292304	9495	2/25/10	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	322304	9127	10/1/10	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	322304	9204	4/22/10	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	322304	9216	12/10/09	\$80,000	DOR RATIO
002	330670	0120	11/11/11	\$274,000	PERCENT COMPLETE CODED
002	330670	0140	11/4/10	\$45,000	DOR RATIO
002	330670	0250	10/14/11	\$256,234	PERCENT COMPLETE CODED
002	330670	0260	10/14/11	\$199,000	DIAGNOSTIC OUTLIERS
002	330670	0270	12/11/11	\$199,950	DIAGNOSTIC OUTLIERS
002	342304	9344	1/21/09	\$341,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	350980	0020	5/18/10	\$245,850	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	363900	0105	9/29/09	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	363900	0145	11/18/11	\$203,089	GOVERNMENT AGENCY
002	391740	0044	1/6/10	\$92,400	NO MARKET EXPOSURE
002	391740	0175	12/5/11	\$203,500	OBSOLESCENCE CODED
002	443800	0005	7/12/11	\$70,000	DOR RATIO
002	443800	0040	2/2/11	\$67,398	QUIT CLAIM DEED
002	443800	0055	11/28/11	\$101,000	DIAGNOSTIC OUTLIERS
002	443880	0060	2/14/11	\$169,000	PREVIMP<=25K
002	443880	0085	4/9/09	\$185,000	PREVIMP<=25K
002	443880	0095	12/8/09	\$238,500	GOVERNMENT AGENCY
002	507150	0110	12/7/11	\$150,000	SHORT SALE
002	507160	0100	1/6/10	\$200,000	QUIT CLAIM DEED
002	507160	0170	10/18/10	\$304,900	FINANCIAL INSTITUTION RESALE
002	507160	0190	2/24/09	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	507170	0090	12/4/09	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524540	0050	4/1/11	\$115,000	DIAGNOSTIC OUTLIERS
002	524540	0255	8/2/11	\$127,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	524560	0035	7/7/09	\$312,000	UNFINISHED AREA CODED
002	524560	0085	12/6/10	\$129,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524560	0170	11/28/11	\$106,764	GOVERNMENT AGENCY
002	612120	0150	5/18/11	\$149,000	SHORT SALE
002	612180	0005	4/22/10	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	612300	0195	11/1/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	612360	0005	10/20/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	612360	0120	8/17/11	\$109,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	612380	0030	1/6/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	784420	0595	5/4/11	\$208,000	FINANCIAL INSTITUTION RESALE
002	795760	0105	1/19/11	\$80,200	PERCENT NET CONDITION CODED
002	809780	0020	3/12/09	\$300,000	NO MARKET EXPOSURE
002	815860	0016	2/9/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	932300	0150	5/7/11	\$110,000	QUIT CLAIM DEED
002	955880	0025	3/26/10	\$156,500	UNFINISHED AREA CODED
003	100340	0085	5/3/10	\$223,000	OBSOLESCENCE CODED
003	100340	0155	9/20/11	\$125,199	DIAGNOSTIC OUTLIERS
003	156560	0050	9/29/10	\$95,500	PREVIMP<=25K

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	184020	0020	12/24/09	\$251,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	184020	0050	1/22/09	\$276,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	185350	0140	1/24/11	\$276,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	185350	0320	2/1/11	\$86,000	QUIT CLAIM DEED
003	185350	0320	1/14/11	\$195,000	QUIT CLAIM DEED
003	238660	0046	2/13/09	\$145,000	NO MARKET EXPOSURE
003	238660	0050	7/5/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	282304	9120	11/8/11	\$252,440	EXEMPT FROM EXCISE TAX
003	339538	0030	9/7/11	\$143,000	DIAGNOSTIC OUTLIERS
003	342304	9021	6/10/11	\$156,000	DIAGNOSTIC OUTLIERS
003	432500	0120	1/24/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	432710	0005	2/25/10	\$199,335	NO MARKET EXPOSURE
003	433600	0040	12/2/11	\$96,600	NO MARKET EXPOSURE
003	433600	0101	9/26/11	\$58,600	QUIT CLAIM DEED
003	443500	0030	9/9/10	\$185,000	NO MARKET EXPOSURE
003	443500	0295	11/9/11	\$232,867	OBSOLESCENCE CODED
003	443500	0310	11/14/11	\$142,000	PREVIMP<=25K
003	443500	0395	1/28/10	\$177,550	PREVIMP<=25K
003	443500	0420	4/5/10	\$209,500	NO MARKET EXPOSURE
003	443500	0425	10/11/11	\$65,000	DOR RATIO
003	443500	0475	12/8/11	\$112,000	GOVERNMENT AGENCY
003	443500	0505	5/6/09	\$178,500	NO MARKET EXPOSURE
003	443500	0540	10/4/10	\$160,608	NO MARKET EXPOSURE
003	443560	0160	12/10/09	\$100,000	NO MARKET EXPOSURE
003	443560	0205	6/6/11	\$105,000	DIAGNOSTIC OUTLIERS
003	443560	0295	12/19/11	\$90,000	FINANCIAL INSTITUTION RESALE
003	443560	0430	1/6/11	\$132,000	IMP COUNT
003	443600	0015	3/25/11	\$86,000	DOR RATIO
003	443600	0045	11/18/11	\$95,000	DOR RATIO
003	537920	0165	5/25/10	\$225,000	NO MARKET EXPOSURE
003	537920	0196	8/12/10	\$125,000	DOR RATIO
003	537920	0225	8/10/11	\$140,000	NO MARKET EXPOSURE
003	537920	0232	11/6/09	\$220,000	PREVIMP<=25K
003	537980	0175	7/14/11	\$88,000	PREVIMP<=25K
003	537980	0200	5/25/10	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	0222	10/12/10	\$149,799	QUIT CLAIM DEED
003	537980	0255	12/17/09	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	0450	11/9/09	\$179,000	PREVIMP<=25K
003	537980	0528	5/19/11	\$89,000	DOR RATIO
003	537980	0718	8/18/09	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	0720	11/22/11	\$152,199	DIAGNOSTIC OUTLIERS
003	537980	1005	4/19/11	\$230,186	EXEMPT FROM EXCISE TAX
003	537980	1117	9/14/11	\$71,000	DOR RATIO
003	537980	1300	1/27/09	\$232,000	NO MARKET EXPOSURE
003	537980	1363	10/26/10	\$58,557	DOR RATIO
003	537980	1415	12/29/10	\$101,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	537980	1515	6/27/11	\$127,000	DOR RATIO
003	537980	1525	8/8/11	\$160,000	DIAGNOSTIC OUTLIERS
003	537980	1530	3/21/11	\$107,900	DOR RATIO
003	537980	1605	10/27/11	\$38,050	DOR RATIO
003	537980	2095	10/27/11	\$96,000	DOR RATIO
003	537980	2300	4/15/09	\$90,000	QUIT CLAIM DEED
003	537980	2330	9/3/10	\$19,785	QUIT CLAIM DEED
003	537980	2360	8/26/11	\$130,000	GOVERNMENT AGENCY
003	537980	2730	4/20/11	\$93,015	QUIT CLAIM DEED
003	537980	2881	1/24/11	\$110,000	DOR RATIO
003	537980	3070	8/26/11	\$155,000	PREVIMP<=25K
003	537980	3372	4/14/10	\$75,000	NO MARKET EXPOSURE
003	537980	3735	7/21/11	\$98,000	DOR RATIO
003	537980	4100	7/20/11	\$144,500	GOVERNMENT AGENCY
003	537980	4120	9/23/09	\$12,000	DOR RATIO
003	537980	4531	4/8/11	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	4602	7/29/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	4630	2/23/11	\$77,000	DOR RATIO
003	537980	4680	6/13/11	\$261,073	GOVERNMENT AGENCY
003	537980	4813	11/9/11	\$289,391	GOVERNMENT AGENCY
003	537980	4870	11/29/11	\$131,225	EXEMPT FROM EXCISE TAX
003	537980	4941	4/9/10	\$71,427	QUIT CLAIM DEED
003	537980	5370	9/24/09	\$187,500	EXEMPT FROM EXCISE TAX
003	537980	5430	3/26/10	\$200,000	NO MARKET EXPOSURE
003	537980	5911	4/13/09	\$180,000	PREVIMP<=25K
003	537980	6225	6/17/11	\$157,900	PREVIMP<=25K
003	537980	6290	11/22/10	\$145,000	DOR RATIO
003	538040	0017	2/1/10	\$230,000	EXEMPT FROM EXCISE TAX
003	538100	0036	12/21/11	\$128,500	DIAGNOSTIC OUTLIERS
003	538100	0159	5/9/11	\$175,000	PREVIMP<=25K
003	538100	0181	3/17/11	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538100	0241	6/13/11	\$150,000	DIAGNOSTIC OUTLIERS
003	538100	0275	2/10/09	\$221,194	GOVERNMENT AGENCY
003	538100	0349	11/16/09	\$219,541	GOVERNMENT AGENCY
003	538100	0370	11/23/11	\$164,900	GOVERNMENT AGENCY
003	538100	0380	3/29/11	\$238,000	IMP COUNT
003	538160	0114	1/26/10	\$168,001	GOVERNMENT AGENCY
003	714740	0020	1/7/09	\$142,000	DIAGNOSTIC OUTLIERS
003	714760	0270	5/26/11	\$146,000	OBSOLESCENCE CODED
003	714800	0020	10/18/10	\$210,500	OBSOLESCENCE CODED
003	714800	0080	6/9/09	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	714800	0080	9/9/09	\$250,000	OBSOLESCENCE CODED
003	714800	0240	11/23/11	\$153,120	NO MARKET EXPOSURE
003	714800	0245	8/4/09	\$116,578	QUIT CLAIM DEED
003	714830	0120	12/6/11	\$130,000	DOR RATIO
003	714830	0140	9/22/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	731800	0050	8/20/09	\$226,500	NO MARKET EXPOSURE
003	731800	0105	6/16/09	\$250,000	QUIT CLAIM DEED
003	807680	0085	6/29/09	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	810860	0060	5/8/09	\$59,626	QUIT CLAIM DEED
003	810860	0341	10/17/11	\$80,000	DOR RATIO
003	810860	0522	2/10/11	\$196,000	PREVIMP<=25K
003	810860	0601	12/7/09	\$159,950	PREVIMP<=25K
003	810860	0681	2/9/09	\$158,000	OBSOLESCENCE CODED
003	810860	0880	6/1/11	\$110,000	DOR RATIO
003	812520	0232	6/27/09	\$16,994	DOR RATIO
003	812520	0234	5/29/09	\$254,000	NO MARKET EXPOSURE
003	812520	0243	6/12/09	\$147,059	QUIT CLAIM DEED
003	856740	0010	6/14/11	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	856740	0015	11/29/11	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	870050	0120	2/1/10	\$143,000	DOR RATIO
003	931490	0080	6/22/10	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis  
Area 96  
(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	192304	9391	09/22/11	\$120,000	7325	Y	N
002	322304	9231	07/21/11	\$80,000	6883	N	N
003	222304	9115	04/08/09	\$100,000	10393	N	N
003	537920	0168	06/02/10	\$92,000	8189	N	N

***Vacant Sales Removed in this Annual Update Analysis  
Area 96  
(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	447640	0120	01/26/10	\$125,000	DOR RATIO
002	292304	9376	08/16/11	\$80,000	DOR RATIO
002	322304	9231	03/18/11	\$15,000	DOR RATIO
003	115720	0100	04/22/11	\$23,000	DOR RATIO
003	222304	9115	07/20/11	\$68,000	DOR RATIO
003	443500	0235	12/10/09	\$82,900	DOR RATIO
003	812520	0482	05/27/09	\$60,000	DOR RATIO