

Residential Revalue

2013 Assessment Roll

West Seattle

Area 16

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 2013 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 2013 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.

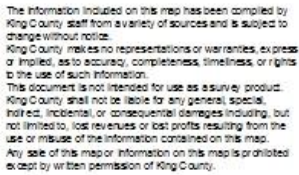
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

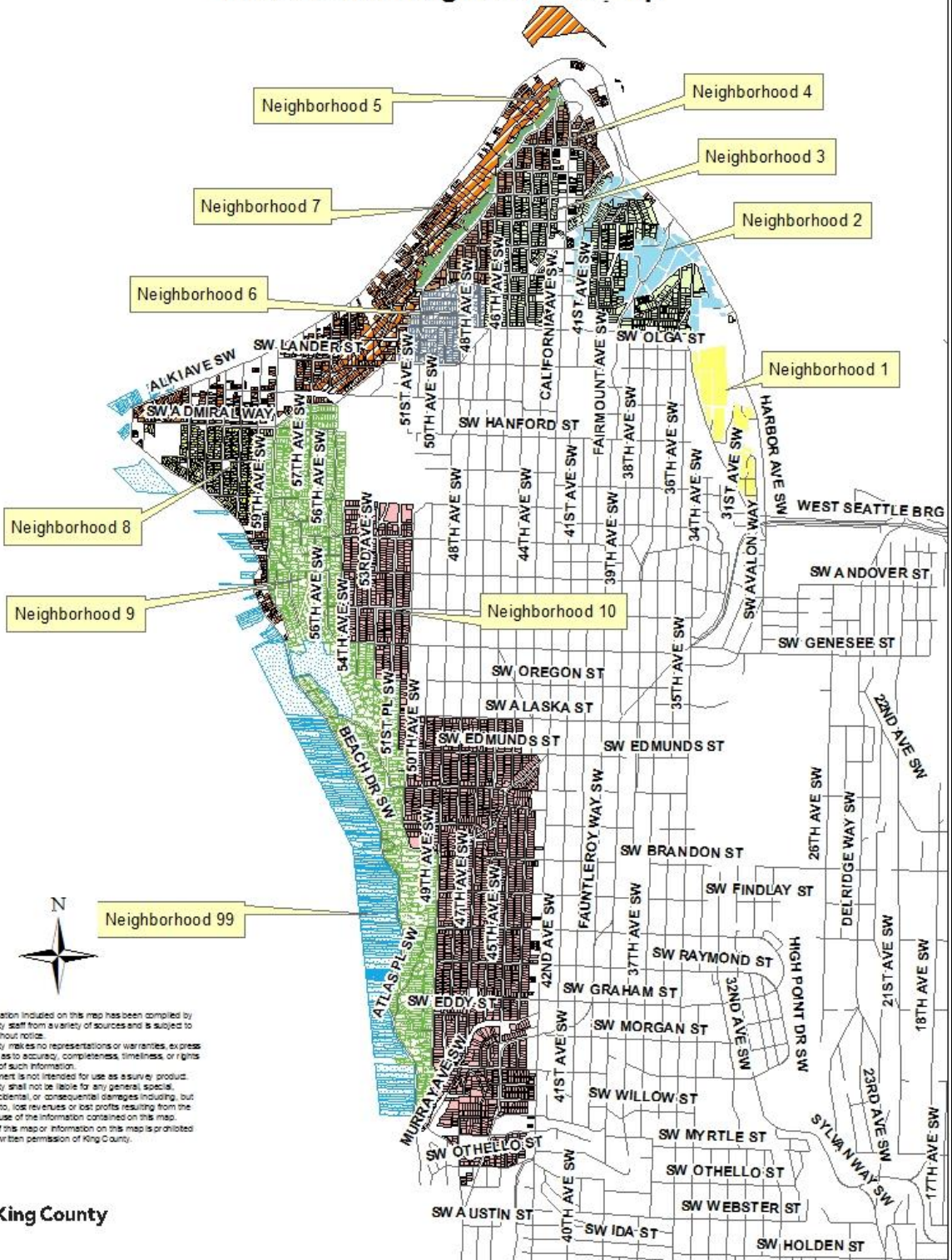
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor



West Seattle Neighborhood Map



West Seattle's Housing



Grade 6/ Year Built 1915/ Total Living Area 1400



Grade 7/ Year Built 1951 Total Living Area 1970



Grade 8/ Year Built 2006 Total Living Area 2140



Grade 9/ Year Built 1998/ Total Living Area 2390



Grade 10/Year Built 2001 / Total Living Area 3493



Grade 11/ Year Built 2001/ Total Living Area 3493

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 2013 Assessment Roll

Area Name / Number: West Seattle / Area 16

Previous Physical Inspection: 2008

Number of Improved Sales: 622

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$202,500	\$239,400	\$441,900			
2013 Value	\$210,900	\$249,200	\$460,100	\$505,600	90.8%	10.07%
Change	+\$8,400	+\$9,800	+\$18,200			
% Change	+4.1%	+ 4.1%	+4.1%			

*Sales are time adjusted to 1/1/2013.

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. *The 2013 COD of 10.07% is an improvement from the previous COD of 10.57%.*

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
2012 Value	\$238,700	\$231,900	\$470,600
2013 Value	\$248,700	\$242,700	\$491,400
Percent Change	+4.2%	+4.7%	+4.4%

Number of one to three unit residences in the population: 5974

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 a characteristic-based and a neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a house located in Neighborhood 8 excluding townhomes were at higher assessment levels and required a downward adjustment. In addition single family residences grade 6 or higher that were built or renovated before 1941 and were in good or very good condition and were not located in Neighborhoods 8 or 99 were at a lower assessment level compared to the rest of the population and required an upward adjustment. Townhomes in area 16 required no adjustment. The remainder of the area received the single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1900	3	0.48%
1915	64	10.29%
1930	112	18.01%
1940	23	3.70%
1950	81	13.02%
1960	66	10.61%
1970	27	4.34%
1980	17	2.73%
1990	31	4.98%
2000	35	5.63%
2012	163	26.21%
	622	

Population		
Year Built/Ren	Frequency	% Population
1900	11	0.18%
1915	776	12.99%
1930	1294	21.66%
1940	268	4.49%
1950	895	14.98%
1960	795	13.31%
1970	308	5.16%
1980	244	4.08%
1990	287	4.80%
2000	378	6.33%
2012	718	12.02%
	5974	

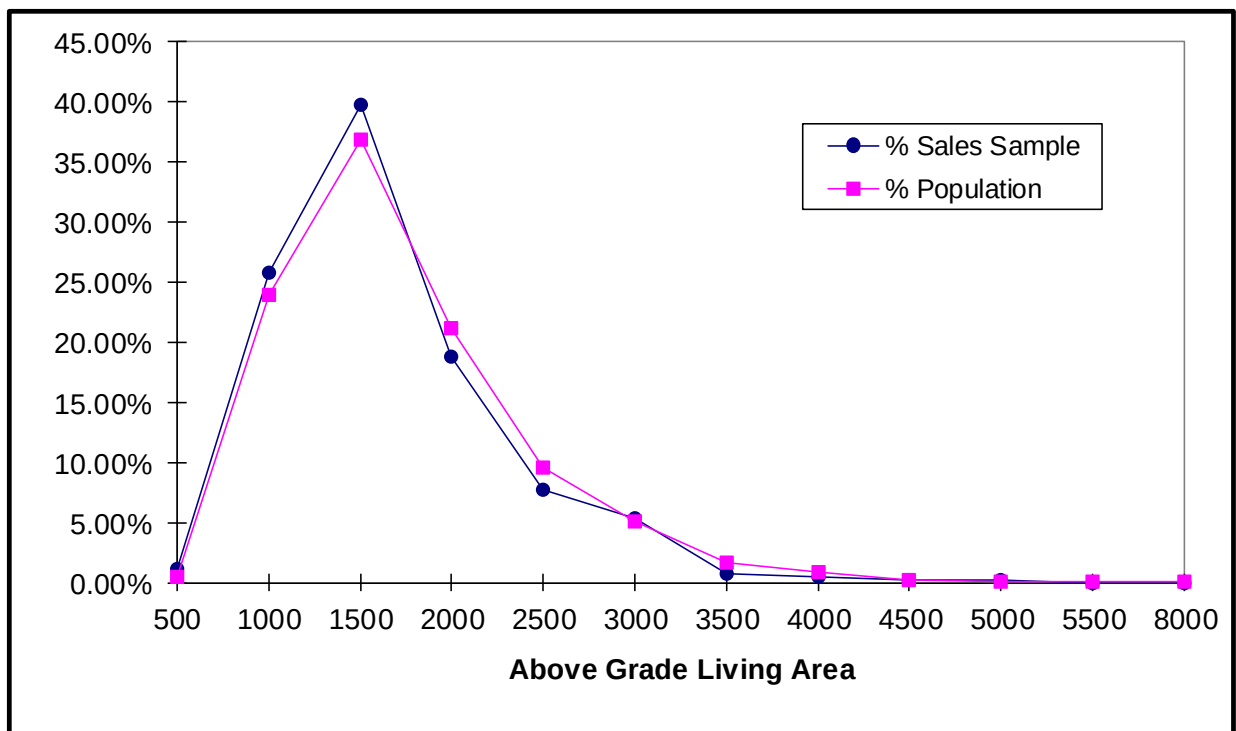


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	7	1.13%
1000	160	25.72%
1500	247	39.71%
2000	117	18.81%
2500	48	7.72%
3000	33	5.31%
3500	5	0.80%
4000	3	0.48%
4500	1	0.16%
5000	1	0.16%
5500	0	0.00%
8000	0	0.00%
	622	

Population		
AGLA	Frequency	% Population
500	26	0.44%
1000	1428	23.90%
1500	2201	36.84%
2000	1267	21.21%
2500	570	9.54%
3000	305	5.11%
3500	100	1.67%
4000	53	0.89%
4500	11	0.18%
5000	7	0.12%
5500	2	0.03%
8000	4	0.07%
	5974	

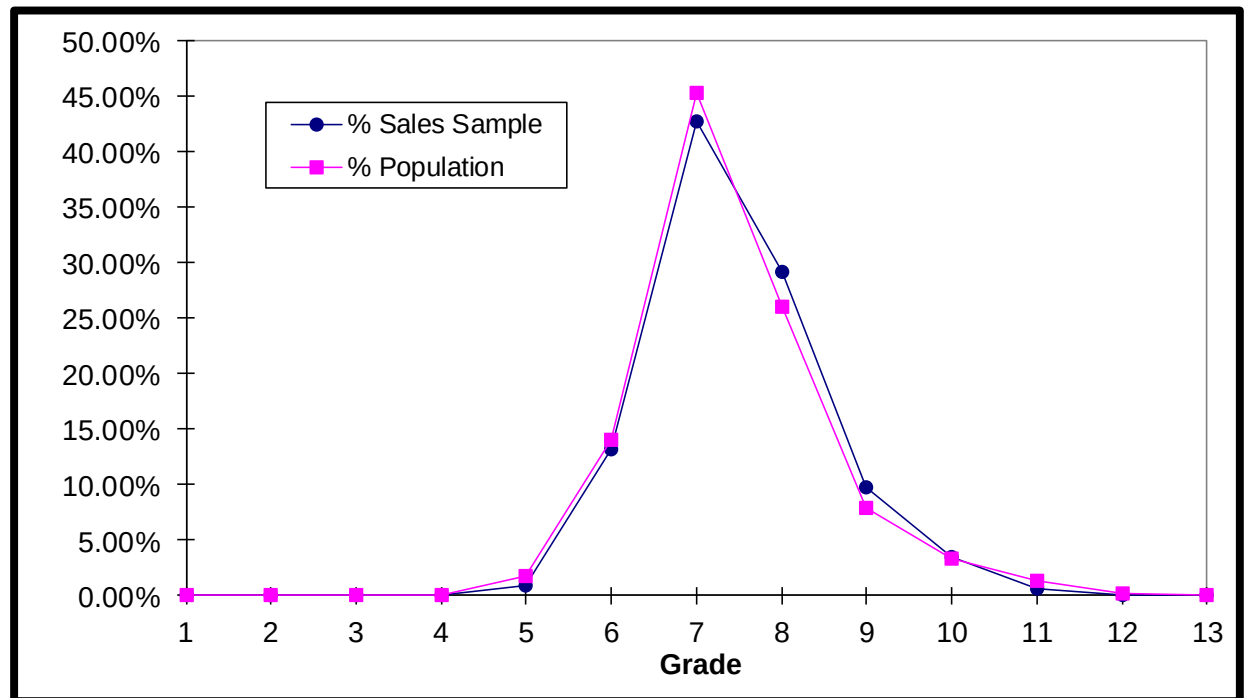


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	6	0.96%
6	82	13.18%
7	266	42.77%
8	181	29.10%
9	61	9.81%
10	22	3.54%
11	4	0.64%
12	0	0.00%
13	0	0.00%
622		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.10%
5	106	1.77%
6	838	14.03%
7	2704	45.26%
8	1556	26.05%
9	471	7.88%
10	200	3.35%
11	79	1.32%
12	12	0.20%
13	2	0.03%
5974		



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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 16 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.2% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.044, with the result truncated to the next \$1,000.

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 a characteristic-based and a neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a house located in Neighborhood 8 excluding townhomes were at higher assessment levels and required a downward adjustment. In addition single family residences grade 6 or higher that were built or renovated before 1941 and were in good or very good condition and were not located in Neighborhoods 8 or 99 were at a lower assessment level compared to the rest of the population and required an upward adjustment. Townhomes in area 16 required no adjustment. The remainder of the area received the 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 622 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.8%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +4.2%. This increase 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 16 Adjustments

2013 Total Value = 2012 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

3.48%

Neighborhood 8 No Townhomes	Yes
% Adjustment	-1.69%
Townhomes	Yes
% Adjustment	0.00%
PresentUse=2 and Grade>=6 and YearBuiltRen<=1940 and Condition>=4 and Not Neighborhoods 8 or 99	Yes
% Adjustment	12.40%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a House located in neighborhood 8 that is not a Townhome would *approximately* receive a -1.69% downward adjustment. 310 parcels in the improved population would receive this adjustment. There were 25 sales.

Townhomes required no adjustment from the previous assessment. There were 277 parcels in the improved population and there were 95 sales.

A single family home(PresentUse=2) grade 6 or higher that was built/renovated before 1941 and is in good or very good condition that is not located in Neighborhoods 8 or 99 would *approximately* receive a 12.40% upward adjustment. 1027 parcels in the improved population would receive this adjustment. There were 102 sales.

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

73% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 16 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.04, resulting in an adjusted value of \$546,000 ($\$525,000 \times 1.04 = \$546,000$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.949	-5.1%
2/1/2010	0.957	-4.3%
3/1/2010	0.965	-3.5%
4/1/2010	0.972	-2.8%
5/1/2010	0.980	-2.0%
6/1/2010	0.987	-1.3%
7/1/2010	0.993	-0.7%
8/1/2010	0.999	-0.1%
9/1/2010	1.005	0.5%
10/1/2010	1.010	1.0%
11/1/2010	1.015	1.5%
12/1/2010	1.019	1.9%
1/1/2011	1.023	2.3%
2/1/2011	1.027	2.7%
3/1/2011	1.030	3.0%
4/1/2011	1.033	3.3%
5/1/2011	1.035	3.5%
6/1/2011	1.037	3.7%
7/1/2011	1.039	3.9%
8/1/2011	1.040	4.0%
9/1/2011	1.041	4.1%
10/1/2011	1.041	4.1%
11/1/2011	1.041	4.1%
12/1/2011	1.041	4.1%
1/1/2012	1.040	4.0%
2/1/2012	1.039	3.9%
3/1/2012	1.038	3.8%
4/1/2012	1.036	3.6%
5/1/2012	1.033	3.3%
6/1/2012	1.031	3.1%
7/1/2012	1.027	2.7%
8/1/2012	1.024	2.4%
9/1/2012	1.020	2.0%
10/1/2012	1.016	1.6%
11/1/2012	1.011	1.1%
12/1/2012	1.006	0.6%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
637200	0120	5/4/12	\$320,000	\$331,000	480	5	1942	Avg	4520	N	N	2539 56TH AVE SW
938520	0105	10/10/12	\$285,000	\$289,000	530	5	1924	Good	4800	N	N	2434 WICKSTROM PL SW
927220	2450	3/23/11	\$150,500	\$155,000	620	5	1937	Fair	3330	N	N	1119 ELM PL SW
091300	0050	8/29/11	\$208,000	\$217,000	750	5	1908	Avg	2112	N	N	2139 BONAIR DR SW
637300	0186	2/16/12	\$249,000	\$259,000	450	6	1944	Good	1587	N	N	3007 B 62ND AVE SW
637300	0185	4/9/12	\$245,000	\$254,000	450	6	1944	Good	1605	N	N	3007 A 62ND AVE SW
762120	0080	9/28/10	\$397,000	\$401,000	700	6	1908	Avg	2448	N	N	6107 SW STEVENS ST
927420	2700	5/12/11	\$235,000	\$243,000	710	6	1908	Avg	2496	N	N	4514 SW WALKER ST
299780	0120	1/25/12	\$375,000	\$390,000	790	6	1923	Good	2398	N	N	5909 SW STEVENS ST
058500	0655	9/6/11	\$230,000	\$239,000	840	6	1923	Avg	5000	N	N	5006 SW WAITE ST
927420	0950	10/18/10	\$430,000	\$435,000	880	6	1922	Avg	4440	N	N	2129 FERRY AVE SW
938520	0045	8/23/12	\$400,000	\$408,000	950	6	1919	Avg	4000	N	N	2418 55TH AVE SW
927620	1105	9/24/12	\$267,500	\$272,000	980	6	1915	Avg	4000	N	N	2638 49TH AVE SW
091300	0390	5/27/10	\$337,000	\$332,000	1100	6	1910	Avg	4089	Y	N	2306 HOBART AVE SW
938520	0040	8/23/12	\$400,000	\$408,000	1230	6	1917	Avg	4000	N	N	2414 55TH AVE SW
762120	0145	10/29/12	\$426,000	\$431,000	1240	6	1914	Good	3600	N	N	3043 61ST AVE SW
927420	0755	8/21/12	\$300,000	\$306,000	1240	6	1906	Avg	5175	N	N	2134 44TH AVE SW
091300	0220	10/11/12	\$387,000	\$392,000	730	7	1943	Good	3952	Y	N	2154 HALLECK AVE SW
058500	0390	1/25/10	\$479,500	\$458,000	750	7	1919	Good	5000	N	N	5000 SW GRAYSON ST
532310	0134	9/1/10	\$275,000	\$276,000	770	7	2006	Avg	1158	N	N	3042 B 61ST AVE SW
532310	0132	12/10/10	\$270,000	\$276,000	770	7	2006	Avg	1143	N	N	3042 A 61ST AVE SW
637200	0345	10/15/12	\$460,000	\$466,000	780	7	1941	Good	5105	N	N	2570 56TH AVE SW
637950	0485	9/27/11	\$425,000	\$443,000	830	7	1928	VGood	3100	N	N	2307 45TH AVE SW
637350	0100	8/9/11	\$475,000	\$494,000	840	7	1938	Good	4840	N	N	3056 64TH AVE SW
015200	0050	5/21/10	\$570,000	\$561,000	860	7	1940	Avg	6000	Y	N	2966 ALKI AVE SW
637200	0155	3/2/11	\$530,000	\$546,000	890	7	1997	Avg	4520	N	N	2565 56TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
014800	0140	3/17/10	\$443,000	\$429,000	900	7	2010	Avg	1312	N	N	3021 63RD AVE SW
014800	0141	5/26/10	\$410,000	\$404,000	900	7	2010	Avg	1637	N	N	3019 63RD AVE SW
762120	0063	1/13/10	\$325,000	\$309,000	900	7	2008	Avg	912	N	N	6110 SW STEVENS ST
927420	0025	3/7/11	\$304,100	\$313,000	900	7	2009	Avg	1096	N	N	1512 A 44TH AVE SW
927420	0027	2/17/11	\$285,000	\$293,000	900	7	2009	Avg	1089	N	N	1510 B 44TH AVE SW
927420	0028	3/8/11	\$274,250	\$283,000	900	7	2009	Avg	1089	N	N	1510 A 44TH AVE SW
014800	0165	5/29/12	\$308,000	\$318,000	980	7	1940	Avg	4720	N	N	3043 63RD AVE SW
058500	0315	5/10/10	\$420,000	\$412,000	990	7	1953	Avg	5000	N	N	5036 SW GRAYSON ST
761620	0085	3/22/11	\$347,500	\$359,000	1000	7	1953	Avg	6300	N	N	5058 SW PRITCHARD ST
927420	3190	8/14/12	\$310,000	\$317,000	1030	7	1928	Avg	5750	N	N	1923 46TH AVE SW
005600	0060	5/9/12	\$575,000	\$594,000	1050	7	1956	Good	4483	Y	N	5730 SW ADMIRAL WAY
637950	0158	4/4/12	\$279,000	\$289,000	1050	7	2008	Avg	1391	N	N	2342 B 44TH AVE SW
927420	1875	6/2/11	\$479,500	\$497,000	1050	7	1916	Avg	2875	N	N	1516 46TH AVE SW
253080	0020	10/3/12	\$500,000	\$508,000	1060	7	1947	Avg	5640	N	N	2215 45TH AVE SW
014500	0015	4/5/11	\$645,000	\$666,000	1080	7	2001	Avg	5068	Y	N	5628 SW ADMIRAL WAY
927420	1235	11/30/10	\$375,000	\$382,000	1080	7	1905	Avg	5375	N	N	1712 45TH AVE SW
014800	0150	10/1/10	\$385,000	\$389,000	1080	7	1939	Avg	5900	N	N	3027 63RD AVE SW
014800	0185	8/30/11	\$380,000	\$396,000	1090	7	1941	Avg	5900	N	N	3069 63RD AVE SW
637300	0210	7/1/10	\$505,000	\$501,000	1100	7	1925	Avg	2583	N	N	2823 62ND AVE SW
927620	1480	9/25/12	\$475,000	\$483,000	1110	7	1951	Good	5500	N	N	2627 50TH AVE SW
637950	0495	2/2/11	\$435,600	\$447,000	1120	7	1918	Avg	6250	N	N	2311 45TH AVE SW
350510	0325	3/1/11	\$395,000	\$407,000	1120	7	1955	Avg	5000	N	N	5115 SW OLGA ST
927420	1395	4/2/12	\$443,000	\$459,000	1190	7	1928	Good	2280	N	N	4403 SW MASSACHUSETTS ST
927220	0700	8/21/12	\$409,950	\$419,000	1200	7	1915	Avg	4400	N	N	1330 44TH AVE SW
927420	2995	9/28/10	\$509,000	\$514,000	1230	7	2006	Avg	3795	N	N	2123 46TH AVE SW
005900	0765	10/8/12	\$605,000	\$614,000	1240	7	1955	VGood	6000	Y	N	5320 SW LANDER ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
927420	2975	8/26/11	\$321,900	\$335,000	1270	7	1910	Good	3795	N	N	2131 46TH AVE SW
253080	0050	1/14/10	\$425,500	\$405,000	1270	7	1945	Avg	5880	N	N	2224 46TH AVE SW
927620	1180	10/20/11	\$343,000	\$357,000	1310	7	1930	Avg	4112	N	N	2601 49TH AVE SW
928170	0035	12/13/12	\$420,000	\$421,000	1310	7	1959	Avg	6264	N	N	2328 48TH AVE SW
637200	0030	4/23/10	\$510,000	\$499,000	1320	7	1938	Avg	3600	N	N	2527 57TH AVE SW
928120	0005	10/17/11	\$333,500	\$347,000	1340	7	1928	Avg	5000	N	N	4902 SW WAITE ST
927120	0046	10/16/12	\$549,000	\$556,000	1350	7	1932	Avg	10896	Y	N	1026 CALIFORNIA LN SW
927220	0430	1/20/10	\$469,118	\$448,000	1370	7	1904	Avg	2650	N	N	1316 SUNSET AVE SW
927420	1280	6/10/12	\$640,000	\$659,000	1420	7	1915	Good	6250	N	N	1728 45TH AVE SW
015100	0070	12/7/11	\$500,000	\$521,000	1460	7	1951	Avg	4920	N	N	3053 64TH AVE SW
927420	1006	7/31/12	\$387,500	\$397,000	1470	7	0	Avg	4316	N	N	1902 45TH AVE SW
637300	0131	7/8/11	\$470,000	\$488,000	1470	7	2007	Avg	2420	N	N	3051 62ND AVE SW
443260	0145	12/3/12	\$549,900	\$553,000	1490	7	1926	Avg	5000	N	N	2222 45TH AVE SW
927420	0085	2/4/10	\$397,000	\$380,000	1500	7	1906	Avg	3400	N	N	4310 SW SEATTLE ST
927420	1515	10/4/12	\$499,950	\$508,000	1500	7	1912	Avg	3440	N	N	4422 SW MASSACHUSETTS ST
927420	0720	4/5/11	\$488,800	\$505,000	1510	7	1986	Avg	2875	N	N	2120 44TH AVE SW
091400	0065	1/17/11	\$430,000	\$441,000	1520	7	1933	Good	3640	Y	N	2212 BONAIR PL SW
927220	0710	9/7/11	\$630,000	\$656,000	1530	7	1907	Good	4125	N	N	1334 44TH AVE SW
762220	0205	10/4/12	\$447,500	\$454,000	1540	7	1968	Avg	5200	N	N	5710 SW STEVENS ST
927420	1560	8/30/11	\$586,000	\$610,000	1550	7	1999	Avg	5750	N	N	1629 44TH AVE SW
927420	1140	10/20/10	\$354,000	\$359,000	1600	7	1902	Avg	4312	N	N	1921 44TH AVE SW
927420	0410	6/22/11	\$565,000	\$587,000	1640	7	1926	Avg	5200	N	N	4320 SW HOLGATE ST
927420	2730	6/22/12	\$570,000	\$586,000	1700	7	1916	VGood	4750	N	N	2137 45TH AVE SW
005600	0090	11/27/12	\$618,000	\$622,000	1730	7	1926	Good	5608	Y	N	5706 SW ADMIRAL WAY
350810	0205	10/17/12	\$684,694	\$694,000	1790	7	1928	Good	4152	Y	N	2359 HUGHES AVE SW
927420	1357	8/3/10	\$506,500	\$506,000	1810	7	2008	Avg	3139	N	N	1709 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
350510	0335	7/14/10	\$560,000	\$557,000	1870	7	1999	Avg	7840	N	N	5121 SW OLGA ST
927420	3630	10/13/10	\$730,100	\$739,000	1910	7	1985	Good	4687	Y	N	1532 SUNSET AVE SW
637200	0440	10/25/12	\$450,000	\$455,000	2040	7	1989	Avg	5070	N	N	2712 57TH AVE SW
927220	0375	5/7/12	\$680,000	\$702,000	2070	7	1903	Avg	5500	N	N	1410 45TH AVE SW
005900	0290	8/7/12	\$625,000	\$639,000	2310	7	1940	Avg	5000	Y	N	5529 SW CAMPBELL PL
927920	0960	1/21/10	\$705,000	\$673,000	2340	7	1922	Avg	7500	Y	N	2123 47TH AVE SW
927420	1150	10/25/10	\$490,000	\$497,000	2420	7	1994	Avg	4312	N	N	1919 44TH AVE SW
927120	0045	12/4/12	\$647,000	\$650,000	2660	7	1990	Avg	12464	Y	N	1058 CALIFORNIA LN SW
637100	0020	7/10/12	\$320,100	\$329,000	760	8	2004	Avg	780	N	N	2717 B 60TH AVE S
637100	0145	3/23/12	\$391,000	\$405,000	840	8	2008	Avg	1160	N	N	3057 60TH AVE SW
637300	0211	3/17/10	\$395,000	\$383,000	870	8	2010	Avg	1088	N	N	2817 62ND AVE SW
637300	0212	2/25/10	\$385,000	\$371,000	870	8	2010	Avg	1047	N	N	2819 62ND AVE SW
927220	1294	6/30/10	\$440,000	\$437,000	880	8	2007	Avg	700	Y	N	4219 SW ATLANTIC ST
927220	1296	8/19/10	\$435,000	\$436,000	900	8	2007	Avg	700	Y	N	4217 SW ATLANTIC ST
927220	1300	4/10/12	\$477,500	\$494,000	900	8	2007	Avg	1908	Y	N	4215 SW ATLANTIC ST
637950	0194	3/4/11	\$345,000	\$355,000	920	8	2006	Avg	1358	N	N	2322 A 44TH AVE SW
637300	0188	2/8/12	\$359,000	\$373,000	1050	8	2012	Avg	1353	N	N	3009 A 62ND AVE SW
637300	0187	1/30/12	\$381,000	\$396,000	1050	8	2012	Avg	1353	N	N	3009 B 62ND AVE SW
637100	0105	6/1/10	\$396,000	\$391,000	1060	8	2005	Avg	1379	N	N	3027 B 60TH AVE SW
637100	0102	8/17/12	\$369,000	\$377,000	1060	8	2005	Avg	1210	N	N	3023 A 60TH AVE SW
637100	0146	2/4/10	\$385,000	\$369,000	1090	8	2008	Avg	1145	N	N	6002 SW ADMIRAL WAY
637950	0217	9/28/10	\$424,950	\$429,000	1100	8	2010	Avg	1168	N	N	2314 C 44TH AVE SW
637100	0108	9/17/12	\$379,000	\$386,000	1100	8	2005	Avg	1418	N	N	3025 A 60TH AVE SW
637200	0232	1/18/12	\$618,000	\$643,000	1120	8	2011	Avg	1188	Y	N	2510 56TH AVE SW
299780	0024	5/17/10	\$412,000	\$405,000	1120	8	2006	Avg	1264	N	N	3018 A 60TH AVE SW
532310	0117	3/26/10	\$440,000	\$427,000	1120	8	2010	Avg	1312	N	N	3030 61ST AVE SW

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532310	0122	4/22/10	\$440,000	\$430,000	1120	8	2010	Avg	1285	N	N	3036 61ST AVE SW
532310	0121	4/12/10	\$438,300	\$427,000	1120	8	2010	Avg	1318	N	N	3034 61ST AVE SW
532310	0116	3/15/10	\$434,670	\$421,000	1120	8	2010	Avg	1291	N	N	3028 61ST AVE SW
637200	0295	1/20/10	\$432,500	\$413,000	1120	8	2009	Avg	1434	N	N	2451 A 55TH AVE SW
637200	0290	5/12/10	\$425,000	\$417,000	1120	8	2009	Avg	1398	N	N	2445 A 55TH AVE SW
637200	0295	6/20/12	\$425,000	\$437,000	1120	8	2009	Avg	1434	N	N	2451 A 55TH AVE SW
637200	0296	8/20/10	\$405,000	\$406,000	1120	8	2009	Avg	1404	N	N	2451 B 55TH AVE SW
637950	0706	6/1/12	\$527,500	\$544,000	1138	8	1931	Avg	2385	Y	N	4609 SW COLLEGE ST
299780	0019	5/26/10	\$405,000	\$399,000	1140	8	2008	Avg	1265	N	N	3014 C 60TH AVE SW
927420	0017	6/19/12	\$427,000	\$439,000	1140	8	2009	Avg	1437	N	N	1508 B 44TH AVE SW
927970	0240	10/15/12	\$715,000	\$725,000	1170	8	1936	Good	5365	Y	N	1747 SUNSET AVE SW
927220	1310	4/15/10	\$439,500	\$429,000	1180	8	2007	Avg	1235	N	N	1508 E CALIFORNIA AVE SW
015100	0055	7/30/12	\$630,000	\$645,000	1180	8	2008	Avg	4920	N	N	3041 64TH AVE SW
927220	1316	9/21/10	\$428,500	\$432,000	1180	8	2007	Avg	807	N	N	1508 B CALIFORNIA AVE SW
927220	1314	6/9/10	\$420,000	\$415,000	1180	8	2007	Avg	807	N	N	1508 C CALIFORNIA AVE SW
927220	1312	8/19/10	\$399,950	\$401,000	1180	8	2007	Avg	790	N	N	1508 D CALIFORNIA AVE SW
299780	0082	12/18/12	\$450,000	\$451,000	1190	8	2005	Avg	1176	N	N	3045 A 59TH AVE SW
927420	1535	11/26/12	\$456,800	\$460,000	1220	8	1990	Avg	3360	N	N	4414 SW MASSACHUSETTS ST
927420	1535	4/6/11	\$440,000	\$455,000	1220	8	1990	Avg	3360	N	N	4414 SW MASSACHUSETTS ST
637200	0275	4/22/10	\$376,000	\$368,000	1240	8	2012	Avg	1435	N	N	2433 B 55TH AVE SW
927420	2290	11/2/12	\$530,450	\$536,000	1250	8	1931	Good	3135	N	N	4522 SW HOLGATE ST
350510	0520	4/27/10	\$410,000	\$401,000	1250	8	1953	Avg	11000	Y	N	5121 SW PRITCHARD ST
532310	0115	9/7/10	\$485,950	\$489,000	1260	8	2010	Avg	2196	N	N	3032 61ST AVE SW
532310	0120	7/21/10	\$479,136	\$478,000	1260	8	2010	Avg	2197	N	N	3038 61ST AVE SW
927920	0491	2/23/11	\$478,500	\$493,000	1280	8	1955	Avg	7440	N	N	4807 SW WALKER ST
927420	3610	7/15/10	\$640,000	\$637,000	1340	8	1959	Avg	5750	Y	N	1609 46TH AVE SW

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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
927220	0800	10/22/10	\$600,000	\$608,000	1340	8	1939	Avg	4750	Y	N	1313 CALIFORNIA AVE SW
927420	2080	2/17/12	\$530,000	\$550,000	1340	8	1991	Avg	5750	N	N	1622 46TH AVE SW
927920	0290	4/6/10	\$516,000	\$502,000	1380	8	1947	Avg	5000	N	N	2164 50TH AVE SW
927420	0240	7/26/10	\$600,000	\$599,000	1390	8	1947	Good	6325	N	N	4320 SW MASSACHUSETTS ST
927420	1085	9/11/12	\$627,500	\$639,000	1440	8	1929	Good	3640	N	N	1950 45TH AVE SW
386740	0125	7/19/12	\$850,000	\$872,000	1450	8	1964	Avg	5227	Y	N	1320 ALKI AVE SW
058500	0445	8/16/12	\$575,000	\$588,000	1470	8	2007	Avg	5000	N	N	5023 SW GRAYSON ST
927420	2855	4/25/12	\$565,000	\$584,000	1500	8	1930	Avg	2808	N	N	2106 47TH AVE SW
927320	0155	7/22/11	\$810,000	\$842,000	1500	8	1941	Good	2100	Y	N	1436 PALM AVE SW
637200	0235	10/22/11	\$779,500	\$812,000	1530	8	1954	Avg	5535	Y	N	2424 ALKI AVE SW
927420	3320	5/16/11	\$790,000	\$819,000	1550	8	1929	Good	4400	N	N	4606 SW HOLGATE ST
928170	0160	7/16/10	\$599,950	\$597,000	1620	8	1927	VGood	4350	N	N	2325 47TH AVE SW
386740	0135	4/2/10	\$750,000	\$730,000	1660	8	1956	VGood	4071	Y	N	1314 ALKI AVE SW
927920	0370	2/24/10	\$800,000	\$771,000	1660	8	1948	Avg	12100	N	N	2133 49TH AVE SW
927220	2780	5/24/11	\$730,000	\$757,000	1660	8	1974	Avg	6938	Y	N	1123 CALIFORNIA AVE SW
927420	0320	12/19/12	\$450,000	\$451,000	1740	8	2008	Avg	1280	Y	N	1609 C CALIFORNIA AVE SW
927420	0320	5/29/12	\$450,000	\$464,000	1740	8	2008	Avg	1280	Y	N	1609 C CALIFORNIA AVE SW
927920	0445	5/15/12	\$580,000	\$599,000	1800	8	1952	Avg	8910	N	N	2130 49TH AVE SW
350510	0005	11/1/10	\$695,000	\$705,000	1930	8	1964	Good	10581	N	N	5100 SW GRAYSON ST
637950	0715	3/14/11	\$505,500	\$521,000	1930	8	1926	Good	5750	Y	N	2307 46TH AVE SW
637200	0500	10/10/12	\$857,000	\$869,000	1950	8	1990	Good	11667	Y	N	5635 SW TEIG PL
091300	0200	5/11/11	\$663,500	\$687,000	1950	8	1910	VGood	4000	Y	N	2142 HALLECK AVE SW
927220	0365	7/8/10	\$703,000	\$699,000	1960	8	1924	Avg	5500	Y	N	1408 45TH AVE SW
927970	0110	5/1/12	\$900,000	\$930,000	2070	8	1928	VGood	4922	Y	N	1730 SUNSET AVE SW
927420	3036	3/3/11	\$716,788	\$738,000	2450	8	2001	Avg	4446	N	N	2103 46TH AVE SW
927620	1130	4/20/12	\$650,000	\$672,000	2450	8	2008	Avg	5000	N	N	2620 49TH AVE SW

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Area 16
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927420	3620	9/20/10	\$855,000	\$862,000	2690	8	1901	Good	5980	Y	N	1603 46TH AVE SW
928120	0110	11/3/10	\$681,100	\$691,000	2700	8	2006	Avg	3943	N	N	2304 50TH AVE SW
058500	0530	10/7/11	\$770,000	\$802,000	3020	8	2005	Avg	8846	N	N	5070 SW WAITE ST
350510	0150	11/9/12	\$535,000	\$540,000	1279	9	2000	Avg	5500	N	N	5106 SW WAITE ST
938520	0088	9/22/11	\$390,000	\$406,000	1300	9	2005	Avg	1873	N	N	2444 WICKSTROM PL SW
938520	0055	6/8/10	\$610,000	\$603,000	1330	9	2001	Avg	2000	N	N	2445 WICKSTROM PL SW
014800	0073	7/25/12	\$519,000	\$532,000	1500	9	2011	Avg	1722	N	N	5910 SW STEVENS ST
014800	0070	4/19/12	\$525,000	\$543,000	1500	9	2011	Avg	1885	N	N	2771 59TH AVE SW
014800	0071	3/20/12	\$535,000	\$555,000	1500	9	2011	Avg	2175	N	N	2775 59TH AVE SW
014800	0072	5/2/12	\$520,000	\$537,000	1530	9	2011	Avg	1988	N	N	5912 SW STEVENS ST
927420	0007	2/4/11	\$585,000	\$601,000	1620	9	2006	Avg	1193	N	N	1500 44TH AVE SW
637200	0510	7/18/12	\$703,000	\$721,000	1660	9	2005	Avg	3250	N	N	5621 SW TEIG PL
782920	0081	6/1/12	\$560,000	\$577,000	1680	9	2012	Avg	1600	N	N	5916 SW STEVENS ST
782920	0080	5/17/12	\$550,000	\$568,000	1680	9	2012	Avg	1600	N	N	5918 SW STEVENS ST
443260	0075	9/21/10	\$564,500	\$569,000	1710	9	2003	Avg	4140	N	N	2214 44TH AVE SW
927220	0610	9/24/12	\$799,000	\$812,000	1810	9	1960	Good	6050	Y	N	1144 44TH AVE SW
102403	9052	9/19/11	\$810,000	\$843,000	1820	9	2009	Avg	7933	Y	N	5305 SW PRITCHARD ST
927420	2050	8/8/12	\$660,000	\$675,000	1820	9	1930	Good	5665	Y	N	4521 SW SEATTLE ST
927970	0440	6/14/10	\$1,025,000	\$1,014,000	1870	9	1972	Good	9100	Y	N	2161 SUNSET AVE SW
015300	0025	5/18/12	\$635,000	\$655,000	1880	9	1991	Avg	2967	Y	N	3116 ALKI AVE SW
927970	0020	11/4/10	\$760,000	\$772,000	1970	9	1928	Avg	5550	N	N	1944 SUNSET AVE SW
927420	2020	10/10/11	\$690,336	\$719,000	2080	9	1928	Good	4000	N	N	1507 45TH AVE SW
927920	1170	4/19/12	\$1,020,000	\$1,055,000	2120	9	1982	VGood	19098	Y	N	1940 BONAIR DR SW
927420	2540	3/23/10	\$840,000	\$815,000	2240	9	1900	Good	9375	N	N	1927 45TH AVE SW
927420	3695	8/27/12	\$1,020,000	\$1,041,000	2240	9	1981	Avg	7500	Y	N	1515 SUNSET AVE SW
927920	0770	4/12/12	\$872,000	\$902,000	2440	9	1931	VGood	6000	Y	N	1914 48TH AVE SW

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350510	0314	9/7/12	\$795,000	\$810,000	2530	9	2012	Avg	7000	N	N	5109 SW OLGA ST
015300	0020	9/19/11	\$623,877	\$650,000	2670	9	1991	Avg	3000	Y	N	3112 ALKI AVE SW
927420	0220	9/7/10	\$950,000	\$956,000	2860	9	2004	Avg	8625	N	N	1624 44TH AVE SW
927920	0790	3/19/12	\$800,000	\$829,000	1740	10	1986	Avg	4500	Y	N	1924 48TH AVE SW
927420	3720	12/15/11	\$1,095,000	\$1,140,000	2020	10	2011	Avg	4656	Y	N	1527 SUNSET AVE SW
927920	1280	8/22/11	\$860,000	\$895,000	2410	10	1988	Avg	3780	Y	N	2041 BONAIR DR SW
927970	0006	11/30/11	\$1,280,000	\$1,333,000	2550	10	2008	Avg	7252	Y	N	1936 SUNSET AVE SW
927420	3565	10/10/11	\$850,000	\$885,000	2660	10	2006	Avg	4600	N	N	1629 46TH AVE SW
927220	0025	7/3/12	\$1,395,000	\$1,433,000	2799	10	2002	Avg	6000	Y	N	1119 SUNSET AVE SW
927420	2190	7/28/10	\$1,075,000	\$1,073,000	2840	10	1900	VGood	9750	Y	N	1603 45TH AVE SW
927220	0860	7/26/11	\$1,150,000	\$1,196,000	3050	10	2006	Avg	5850	Y	N	1314 CALIFORNIA AVE SW
091400	0070	4/5/11	\$1,085,000	\$1,121,000	3880	10	1995	Avg	3920	Y	N	2213 HALLECK AVE SW
091300	0099	2/2/11	\$699,000	\$718,000	940	11	2008	Avg	1240	Y	N	2121 BONAIR DR SW
798740	0316	10/14/11	\$177,777	\$185,000	500	5	1910	Avg	1642	N	N	3318 31ST AVE SW
632400	0175	10/24/11	\$238,500	\$248,000	660	6	1906	Avg	1800	N	N	4063 SW PRINCE ST
915160	0081	9/7/12	\$555,000	\$566,000	700	6	1900	Good	6130	Y	N	1939 WALNUT AVE SW
691170	0030	4/26/10	\$240,000	\$235,000	700	6	1918	Avg	5840	Y	N	3009 1/2 HARBOR AVE SW
927420	3885	10/27/11	\$263,000	\$274,000	750	6	1944	Avg	3125	N	N	1929 42ND AVE SW
927220	2220	3/30/11	\$320,000	\$330,000	880	6	1903	Good	2013	N	N	1923 FERRY AVE SW
011700	0415	9/13/12	\$320,600	\$326,000	960	6	1908	Avg	5750	N	N	2211 41ST AVE SW
798740	0332	4/26/11	\$305,000	\$316,000	960	6	1910	VGood	4000	Y	N	3305 30TH AVE SW
927420	4040	5/18/10	\$320,000	\$315,000	1340	6	1958	Avg	7900	Y	N	1717 41ST AVE SW
927570	1780	8/11/10	\$575,000	\$576,000	1600	6	1918	Good	6700	N	N	2411 BELVIDERE AVE SW
632400	0075	5/10/12	\$483,500	\$499,000	790	7	1909	Good	3780	Y	N	2328 WALNUT AVE SW
719280	0200	1/14/10	\$417,000	\$397,000	1090	7	1909	VGood	4200	Y	N	3281 31ST AVE SW
915160	0520	1/12/11	\$350,000	\$359,000	1140	7	1907	Avg	7800	Y	N	2135 ARCH PL SW

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683770	0225	12/26/12	\$540,000	\$541,000	1200	7	1926	Avg	8680	Y	N	2304 WALNUT AVE SW
632400	0190	7/26/12	\$455,000	\$466,000	1210	7	1917	Avg	3700	N	N	4055 SW PRINCE ST
632400	0130	9/28/12	\$362,500	\$368,000	1310	7	1908	Good	4000	N	N	2316 WALNUT AVE SW
632400	0050	3/30/12	\$510,000	\$528,000	1320	7	1910	Good	5000	N	N	2317 WALNUT AVE SW
927220	1790	10/28/11	\$550,000	\$573,000	1370	7	1929	Avg	4800	N	N	1508 42ND AVE SW
927570	1915	3/28/12	\$427,000	\$442,000	1380	7	1925	Avg	3360	N	N	3806 SW ADMIRAL WAY
719280	0145	8/19/10	\$338,000	\$339,000	1400	7	1908	Avg	4480	Y	N	3257 30TH AVE SW
927220	1830	12/21/10	\$550,000	\$562,000	1480	7	1982	Avg	5500	N	N	1532 42ND AVE SW
927420	4610	11/28/12	\$450,000	\$453,000	1520	7	1922	Avg	2875	N	N	4109 SW HILL ST
632400	0200	12/16/12	\$515,000	\$517,000	1570	7	1918	Avg	6543	N	N	4023 SW PRINCE ST
927220	1515	11/30/10	\$335,000	\$341,000	1580	7	1925	VGood	2275	N	N	1622 CALIFORNIA AVE SW
683770	0151	12/3/12	\$590,000	\$593,000	1680	7	1909	Avg	6000	Y	N	4007 SW WALKER ST
915160	0541	6/16/10	\$603,000	\$597,000	1690	7	1928	Good	4500	Y	N	4022 SW WALKER ST
011700	0050	3/23/11	\$550,000	\$568,000	1750	7	1924	VGood	5750	N	N	2135 41ST AVE SW
927570	1947	5/23/11	\$525,500	\$545,000	1920	7	2004	Avg	2500	Y	N	3781 SW GRAYSON ST
719280	0150	2/18/10	\$325,000	\$313,000	1980	7	2002	Avg	4400	Y	N	3253 30TH AVE SW
927420	3968	6/26/12	\$485,000	\$499,000	2070	7	1998	Avg	2254	Y	N	1719 WALNUT AVE SW
915160	0055	12/12/12	\$670,000	\$672,000	2100	7	1910	VGood	6000	Y	N	1925 WALNUT AVE SW
915160	0095	9/8/11	\$829,950	\$864,000	2210	7	1977	Good	7070	Y	N	1943 WALNUT AVE SW
683770	0130	10/25/11	\$405,000	\$422,000	790	8	1931	Avg	2500	N	N	4057 SW COLLEGE ST
608710	0305	7/18/12	\$460,000	\$472,000	1200	8	1928	Avg	3113	N	N	2301 42ND AVE SW
122403	9013	5/17/12	\$671,750	\$693,000	1400	8	1982	Avg	9566	Y	N	2274 LOTUS AVE
927220	1537	9/10/12	\$457,500	\$466,000	1430	8	2002	Avg	1501	N	N	1632 A CALIFORNIA AVE SW
915160	0106	4/16/10	\$525,000	\$512,000	1530	8	1927	Good	3300	N	N	4064 SW HILL ST
927570	2020	5/18/12	\$647,500	\$668,000	1660	8	1948	Avg	5313	Y	N	3700 SW ADMIRAL WAY
927220	1975	9/26/11	\$710,700	\$740,000	1720	8	1909	Good	3200	Y	N	1602 PALM AVE SW

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Area 16
(1 to 3 Unit Residences)

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
927420	3841	3/19/10	\$600,000	\$582,000	1830	8	2007	Avg	2077	Y	N	2008 A CALIFORNIA AVE SW
927420	3839	4/21/10	\$590,000	\$577,000	1830	8	2007	Avg	2106	Y	N	2008 B CALIFORNIA AVE SW
691120	0006	6/10/10	\$545,000	\$539,000	1830	8	1952	Good	9665	Y	N	3520 SW ADMIRAL WAY
927420	4125	2/24/12	\$439,950	\$457,000	1840	8	1970	Avg	3696	N	N	1743 41ST AVE SW
632400	0005	6/2/11	\$690,000	\$716,000	1920	8	2009	Avg	5500	N	N	2324 41ST AVE SW
011700	0200	8/19/10	\$499,900	\$501,000	1940	8	1910	Avg	5560	N	N	2135 42ND AVE SW
927570	0006	7/4/11	\$800,000	\$831,000	2230	8	1989	Avg	5308	Y	N	1700 ARCH AVE SW
927570	1960	11/17/10	\$600,000	\$610,000	2230	8	1971	Good	3700	Y	N	3777 SW GRAYSON ST
927570	0080	12/17/12	\$700,000	\$702,000	1270	9	1998	Avg	7095	Y	N	1740 ARCH AVE SW
683770	0195	8/8/12	\$900,000	\$921,000	2010	9	2009	Avg	10000	Y	N	2216 WALNUT AVE SW
683770	0240	4/26/11	\$890,000	\$921,000	2170	10	2002	Avg	5000	Y	N	2312 WALNUT AVE SW
927570	1235	6/29/12	\$1,098,000	\$1,128,000	2630	10	2006	Avg	5679	Y	N	2100 FAIRMOUNT AVE SW
915160	0716	6/10/10	\$944,000	\$933,000	2640	10	2001	Avg	5400	Y	N	2104 41ST AVE SW
927570	2040	10/18/11	\$978,000	\$1,019,000	2720	10	2005	Avg	8000	Y	N	2507 37TH AVE SW
927220	2020	5/23/11	\$1,121,000	\$1,162,000	2790	10	2002	Avg	5095	Y	N	1628 PALM AVE SW
927220	2011	12/6/12	\$925,000	\$929,000	2880	10	2002	Avg	5090	Y	N	1626 PALM AVE SW
927570	0580	11/12/12	\$1,488,000	\$1,501,000	2610	11	1993	Good	5300	Y	N	1720 VICTORIA AVE SW
782870	0092	6/20/11	\$199,950	\$208,000	480	6	1918	Avg	1397	N	N	3221 62ND AVE SW
771260	0425	4/22/11	\$219,000	\$227,000	820	6	1953	Good	3119	N	N	3827 53RD AVE SW
147440	0045	7/22/11	\$320,000	\$333,000	890	6	1957	Good	4720	N	N	3224 61ST AVE SW
014800	0410	8/16/11	\$418,500	\$436,000	900	6	1940	Avg	4800	N	N	3245 63RD AVE SW
147440	0030	6/21/11	\$345,000	\$358,000	940	6	1911	Avg	4366	N	N	3210 61ST AVE SW
984130	0070	9/6/11	\$305,000	\$318,000	960	6	1925	Avg	3660	N	N	3235 60TH AVE SW
239210	0395	12/9/11	\$385,000	\$401,000	1000	6	1911	Good	3748	N	N	4138 53RD AVE SW
239210	0395	9/29/11	\$350,000	\$365,000	1000	6	1911	Good	3748	N	N	4138 53RD AVE SW
239210	0035	5/10/11	\$274,900	\$285,000	1020	6	1992	Good	5750	N	N	4119 51ST AVE SW

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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
037500	0070	1/6/12	\$250,000	\$260,000	1130	6	1920	Avg	2220	N	N	6319 SW WILTON CT
782870	0020	2/9/12	\$424,000	\$440,000	1200	6	1922	Good	5900	N	N	3220 63RD AVE SW
156310	0730	6/6/11	\$420,000	\$436,000	1300	6	1910	Good	4256	N	N	4021 CHILBERG AVE SW
005600	0110	9/24/12	\$275,000	\$280,000	680	7	1952	Avg	4261	Y	N	5820 SW HANFORD ST
636590	0215	2/19/10	\$490,000	\$471,000	800	7	1948	VGood	6900	N	N	4048 52ND AVE SW
239210	0300	7/18/12	\$315,000	\$323,000	830	7	1952	Good	3565	N	N	4137 52ND AVE SW
764690	0500	11/17/12	\$293,000	\$295,000	840	7	1952	Avg	4640	N	N	5252 SW CHARLESTOWN ST
636590	0205	4/19/10	\$387,000	\$378,000	860	7	1948	Avg	6900	N	N	4042 52ND AVE SW
037500	0215	1/28/11	\$400,000	\$411,000	880	7	1925	Good	2700	N	N	6304 SW MARGUERITE CT
636590	0295	6/28/11	\$365,000	\$379,000	930	7	1948	Avg	5635	N	N	4027 52ND AVE SW
637250	0075	5/27/10	\$350,000	\$345,000	930	7	1942	Avg	4680	N	N	3246 60TH AVE SW
014500	0175	8/22/12	\$432,000	\$441,000	940	7	1940	Avg	5750	Y	N	5607 SW WINTHROP ST
014200	0215	3/25/11	\$290,000	\$299,000	940	7	1918	Avg	6050	N	N	4111 53RD AVE SW
156310	2990	6/20/12	\$377,000	\$388,000	950	7	1949	Avg	5000	N	N	4127 55TH AVE SW
181880	0060	7/27/10	\$420,058	\$419,000	950	7	1979	Avg	3636	N	N	6107 SW SPOKANE ST
637250	0275	6/4/12	\$415,000	\$428,000	1010	7	1938	Good	4800	Y	N	3421 60TH AVE SW
205610	0335	9/20/11	\$310,000	\$323,000	1040	7	1947	Good	5000	N	N	4016 54TH AVE SW
205610	0085	5/23/12	\$355,000	\$366,000	1060	7	1947	Good	7500	N	N	4042 53RD AVE SW
205610	0070	3/8/10	\$489,000	\$473,000	1080	7	1950	Good	7500	N	N	4036 53RD AVE SW
156310	0985	10/26/12	\$299,000	\$302,000	1130	7	1952	Avg	5500	Y	N	4015 AIKINS AVE SW
636590	0015	7/6/11	\$327,400	\$340,000	1130	7	1951	Avg	5750	N	N	4007 51ST AVE SW
549620	0209	6/2/10	\$500,000	\$493,000	1150	7	1946	Good	5800	N	N	4112 55TH AVE SW
637250	0090	10/6/10	\$520,000	\$526,000	1190	7	2001	Avg	6201	Y	N	3339 59TH AVE SW
239210	0170	7/19/12	\$430,000	\$441,000	1200	7	1963	Avg	5750	N	N	4128 52ND AVE SW
014800	0062	5/7/12	\$550,000	\$568,000	1200	7	1948	Good	7053	Y	N	5515 SW WINTHROP ST
156310	2634	10/7/11	\$418,500	\$436,000	1200	7	1947	Good	6200	N	N	4024 56TH AVE SW

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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
181880	0120	4/6/10	\$617,000	\$601,000	1260	7	1916	VGood	7410	Y	N	3604 60TH AVE SW
636590	0255	2/18/11	\$472,000	\$486,000	1270	7	1948	VGood	5635	N	N	4007 52ND AVE SW
014800	0600	3/1/10	\$620,000	\$598,000	1290	7	1938	Good	16730	Y	N	3354 59TH AVE SW
636590	0335	10/26/10	\$392,000	\$397,000	1300	7	1948	VGood	5520	N	N	4047 52ND AVE SW
156310	2765	5/23/12	\$451,000	\$465,000	1300	7	1931	Good	5000	N	N	4035 55TH AVE SW
637250	0015	12/1/11	\$285,000	\$297,000	1310	7	1949	Avg	4800	N	N	5915 SW ADMIRAL WAY
014800	0463	2/17/12	\$524,000	\$544,000	1350	7	1953	Good	7350	Y	N	3306 58TH AVE SW
205610	0565	6/29/10	\$470,000	\$466,000	1370	7	1945	Good	5500	N	N	4018 55TH AVE SW
638450	0165	3/3/10	\$430,000	\$415,000	1380	7	1951	Good	6426	N	N	3835 52ND AVE SW
942240	0115	3/25/11	\$432,200	\$446,000	1400	7	1959	Avg	4800	N	N	3421 62ND AVE SW
152403	9046	10/15/12	\$475,000	\$481,000	1420	7	1997	Avg	3840	N	N	3966 59TH AVE SW
638450	0145	8/20/10	\$350,000	\$351,000	1440	7	1951	Avg	6171	N	N	3847 52ND AVE SW
205610	0600	3/20/12	\$425,000	\$441,000	1450	7	1945	Good	5000	Y	N	4002 55TH AVE SW
156310	2445	8/18/11	\$441,500	\$459,000	1460	7	1926	Avg	5400	Y	N	4103 56TH AVE SW
156310	1025	11/9/10	\$359,995	\$366,000	1470	7	2000	Avg	5000	N	N	4112 58TH PL SW
210270	0035	7/6/12	\$550,000	\$565,000	1480	7	2003	Avg	7725	Y	N	3621 59TH AVE SW
014500	0165	6/16/10	\$535,000	\$530,000	1510	7	1909	Good	5750	Y	N	5615 SW WINTHROP ST
771260	0466	5/25/10	\$455,000	\$448,000	1540	7	1965	Good	6500	N	N	5303 SW CHARLESTOWN ST
782870	0025	2/21/12	\$510,000	\$529,000	1550	7	1908	Good	5900	N	N	3226 63RD AVE SW
771260	0125	7/2/10	\$420,000	\$417,000	1590	7	1996	Good	5000	N	N	5404 SW ANDOVER ST
771260	0060	9/12/11	\$420,000	\$437,000	1640	7	1947	Avg	9375	Y	N	3830 55TH AVE SW
156310	1660	6/23/10	\$609,000	\$604,000	1730	7	1973	Avg	9133	Y	N	4002 AIKINS AVE SW
147440	0050	4/2/12	\$320,000	\$331,000	1740	7	1909	Avg	4720	N	N	3226 61ST AVE SW
181880	0100	3/3/11	\$499,000	\$514,000	1810	7	1929	VGood	4716	N	N	3614 61ST AVE SW
205610	0585	5/30/12	\$527,000	\$543,000	1820	7	1988	Good	5500	N	N	4008 55TH AVE SW
771260	0275	1/20/10	\$580,000	\$553,000	1910	7	2002	Avg	6250	N	N	3816 54TH AVE SW

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Area 16
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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
156310	1095	6/6/12	\$605,000	\$623,000	1920	7	1963	Avg	5000	Y	N	4107 AIKINS AVE SW
014800	0531	6/21/12	\$428,000	\$440,000	2080	7	1910	Fair	8125	Y	N	5615 SW HANFORD ST
942240	0035	11/29/10	\$405,000	\$413,000	2090	7	1985	Avg	6000	Y	N	3428 63RD AVE SW
102100	0034	5/4/11	\$632,000	\$654,000	2820	7	1982	Avg	4417	Y	N	3811 59TH AVE SW
181880	0050	9/24/10	\$310,000	\$313,000	960	8	2008	Avg	992	N	N	3636 B BEACH DR SW
637250	0006	6/17/11	\$428,500	\$445,000	1030	8	1951	Avg	3655	N	N	3208 60TH AVE SW
156310	0845	6/28/10	\$414,000	\$411,000	1030	8	1992	Avg	4000	N	N	4018 59TH AVE SW
181880	0047	12/9/10	\$380,000	\$388,000	1070	8	1953	Avg	3650	N	N	3650 BEACH DR SW
239210	0385	3/23/10	\$680,000	\$660,000	1190	8	1953	VGood	5750	N	N	4142 53RD AVE SW
181880	0039	8/29/12	\$285,000	\$291,000	1190	8	1984	Avg	1601	N	N	3628 BEACH DR SW
181880	0051	8/16/10	\$355,000	\$356,000	1200	8	2008	Avg	1461	N	N	3636 C BEACH DR SW
181880	0049	8/17/10	\$350,000	\$351,000	1200	8	2008	Avg	1459	N	N	3636 A BEACH DR SW
156310	2585	3/26/10	\$360,000	\$350,000	1230	8	1941	Good	6200	Y	N	4004 56TH AVE SW
299830	0005	10/12/11	\$325,000	\$338,000	1260	8	1941	Avg	5026	N	N	3200 59TH AVE SW
014800	0011	5/27/10	\$526,000	\$518,000	1260	8	2002	Avg	6047	Y	N	5510 SW WINTHROP ST
021900	0105	7/18/11	\$572,500	\$595,000	1300	8	1954	Avg	7344	Y	N	3255 56TH AVE SW
771260	0015	5/3/12	\$580,000	\$599,000	1380	8	1952	Good	6250	Y	N	3806 55TH AVE SW
021940	0090	8/15/11	\$645,000	\$671,000	1400	8	1956	Good	7140	Y	N	3327 56TH AVE SW
156310	2690	6/27/12	\$540,000	\$555,000	1420	8	1987	Avg	5000	N	N	4052 56TH AVE SW
014800	0059	6/3/11	\$495,000	\$514,000	1430	8	1948	Avg	5200	Y	N	5611 SW ADMIRAL WAY
181880	0222	6/6/10	\$586,000	\$579,000	1440	8	1952	Avg	6228	Y	N	3656 HILLCREST AVE SW
181880	0350	8/12/11	\$735,000	\$765,000	1480	8	1960	Avg	7525	Y	N	3811 56TH AVE SW
205610	0205	2/14/11	\$525,000	\$540,000	1500	8	1992	Avg	5000	N	N	4041 53RD AVE SW
299830	0265	12/27/11	\$508,000	\$529,000	1520	8	1956	Avg	5720	Y	N	5714 SW SPOKANE ST
021900	0025	1/5/12	\$615,000	\$640,000	1540	8	1954	Good	8690	Y	N	3224 56TH AVE SW
513500	0090	6/1/12	\$615,000	\$634,000	1550	8	1959	Avg	6000	Y	N	3609 55TH AVE SW

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181880	0263	9/26/12	\$530,000	\$539,000	1570	8	2012	Avg	8170	Y	N	3611 57TH PL SW
949020	0080	5/25/10	\$540,000	\$532,000	1570	8	1978	Avg	8580	N	N	5616 SW ANDOVER ST
181880	0130	4/18/11	\$550,000	\$569,000	1610	8	1955	Avg	5000	Y	N	3614 59TH AVE SW
021920	0025	8/21/12	\$725,000	\$740,000	1620	8	1966	Avg	9828	Y	N	3331 FRATER AVE SW
014800	0541	8/29/11	\$650,000	\$677,000	1620	8	1966	Avg	8250	Y	N	3239 56TH PL SW
181880	0041	9/7/10	\$490,000	\$493,000	1640	8	2008	Avg	1638	N	N	3638 B BEACH DR SW
181880	0040	8/12/10	\$480,000	\$481,000	1640	8	2008	Avg	1636	N	N	3638 A BEACH DR SW
014200	0020	4/20/10	\$500,000	\$489,000	1780	8	1980	Good	6000	N	N	4108 54TH AVE SW
014800	0527	6/9/10	\$665,000	\$657,000	1850	8	1953	Avg	9450	Y	N	3252 57TH AVE SW
239210	0140	7/30/12	\$525,000	\$538,000	1900	8	1983	Avg	5750	N	N	4142 52ND AVE SW
014800	0661	5/23/12	\$595,000	\$614,000	1940	8	1991	Avg	4800	N	N	3432 62ND AVE SW
299880	0070	4/16/12	\$554,600	\$574,000	2050	8	1999	Avg	4800	Y	N	3428 60TH AVE SW
771260	0426	5/10/11	\$610,000	\$632,000	2200	8	2011	Avg	3119	N	N	3829 53RD AVE SW
075500	0064	2/27/12	\$470,000	\$488,000	1180	9	2005	Avg	1459	Y	N	3216 A ALKI AVE SW
239210	0290	7/12/10	\$510,000	\$508,000	1510	9	2010	Avg	2875	N	N	4135 52ND AVE SW
014500	0195	6/15/10	\$722,500	\$715,000	1610	9	2001	Avg	6180	Y	N	5626 SW HANFORD ST
156310	0890	7/25/11	\$535,000	\$556,000	1690	9	1990	Fair	3500	Y	N	4000 58TH PL SW
156310	2730	10/10/11	\$565,000	\$588,000	1720	9	1993	Avg	5900	Y	N	4049 55TH AVE SW
156310	0530	8/3/10	\$650,000	\$650,000	1900	9	2001	Avg	2303	N	N	4146 BEACH DR SW
014800	0705	6/20/11	\$750,000	\$779,000	2030	9	2007	Avg	4440	N	N	3433 61ST AVE SW
156310	2805	4/14/11	\$610,000	\$631,000	2140	9	1949	Good	10000	Y	N	4017 55TH AVE SW
239210	0160	9/5/12	\$644,000	\$656,000	2290	9	2012	Avg	2875	N	N	4134 52ND AVE SW
147440	0075	7/30/12	\$685,000	\$702,000	2470	9	2007	Avg	4720	N	N	3248 61ST AVE SW
156310	2685	6/25/12	\$735,000	\$756,000	2520	9	1995	Good	3750	Y	N	4048 56TH AVE SW
205610	0225	2/19/10	\$685,000	\$659,000	2640	9	2003	Avg	5000	N	N	4053 53RD AVE SW
014800	0596	3/2/11	\$665,000	\$685,000	2790	9	2007	Avg	4296	N	N	3410 59TH AVE SW

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210270	0010	5/16/12	\$790,000	\$815,000	2840	9	2006	Avg	5750	Y	N	6010 SW ORLEANS ST
205610	0440	6/14/12	\$700,000	\$721,000	2970	9	1999	Avg	7000	N	N	4035 54TH AVE SW
513500	0095	6/23/12	\$1,050,000	\$1,080,000	3010	9	2012	Avg	6000	Y	N	5501 SW SPOKANE ST
130930	0061	6/14/10	\$772,500	\$764,000	3350	9	2008	Avg	5956	Y	N	5333 SW MANNING ST
014800	0305	10/21/11	\$948,250	\$988,000	3560	9	1977	Avg	9450	Y	N	6621 SW ADMIRAL WAY
152403	9073	12/11/12	\$675,000	\$678,000	1890	10	1984	Avg	7447	Y	N	5715 SW BRADFORD ST
130930	0116	10/20/10	\$983,000	\$996,000	2700	10	2000	Avg	4606	Y	N	5350 SW ORLEANS ST
156310	1200	8/24/11	\$1,250,000	\$1,301,000	4260	10	2011	Avg	5000	Y	N	4228 CHILBERG AVE SW
156310	1210	7/5/11	\$1,220,000	\$1,268,000	4580	10	2011	Avg	5000	Y	N	4832 CHILBERG AVE SW
156310	2545	2/23/10	\$925,000	\$891,000	2270	11	1995	Avg	5000	Y	N	4017 56TH AVE SW
156310	2530	3/22/11	\$1,000,000	\$1,032,000	2760	11	1998	Avg	5000	Y	N	4021 56TH AVE SW
431620	0055	9/28/12	\$200,000	\$203,000	430	5	1921	Good	5000	N	N	6780 48TH AVE SW
431570	0110	9/14/11	\$195,100	\$203,000	480	6	1918	Good	3529	N	N	7011 FAUNTLEROY WAY SW
281010	0065	6/3/11	\$280,000	\$290,000	640	6	1919	Avg	4160	N	N	4345 SW WILLOW ST
431570	0545	8/30/11	\$300,000	\$312,000	650	6	1928	Good	3200	N	N	4636 SW MYRTLE ST
762570	1211	6/17/10	\$296,000	\$293,000	670	6	1919	Good	2600	N	N	4410 SW FINDLAY ST
431620	0040	7/10/12	\$280,000	\$287,000	670	6	1920	Avg	6000	N	N	6765 MURRAY AVE SW
762570	3575	2/28/12	\$330,000	\$342,000	690	6	1923	Good	6000	N	N	6001 45TH AVE SW
031200	0125	12/3/10	\$263,500	\$269,000	700	6	1943	Avg	5120	N	N	4702 SW HUDSON ST
762570	1935	11/19/10	\$262,000	\$267,000	700	6	1943	Good	4000	N	N	5957 46TH AVE SW
814960	0366	9/20/10	\$240,000	\$242,000	700	6	1943	Avg	4640	N	N	4617 SW ALASKA ST
175070	0035	12/16/10	\$306,900	\$313,000	710	6	1943	Avg	6100	N	N	4843 50TH AVE SW
939370	0070	3/17/10	\$290,000	\$281,000	730	6	1920	Avg	5120	N	N	4809 48TH AVE SW
390210	0200	3/9/12	\$237,000	\$246,000	730	6	1926	Avg	5400	N	N	4964 LEWIS PL SW
570550	0105	11/1/11	\$237,000	\$247,000	760	6	1920	Avg	6120	N	N	5032 50TH AVE SW
762570	3955	8/15/12	\$285,000	\$291,000	770	6	1948	Good	5811	N	N	6447 MARSHALL AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
793600	0426	2/10/11	\$730,000	\$750,000	780	6	1978	Good	4005	Y	Y	5433 BEACH DR SW
135830	0055	5/2/12	\$218,916	\$226,000	780	6	1947	Avg	5040	N	N	4743 48TH AVE SW
762570	3405	6/21/12	\$332,000	\$341,000	780	6	1918	Avg	6500	N	N	6036 44TH AVE SW
859590	0020	3/24/11	\$340,000	\$351,000	780	6	1947	Good	5760	N	N	4746 48TH AVE SW
422990	0015	5/17/11	\$243,000	\$252,000	810	6	1944	Avg	7125	N	N	5408 49TH AVE SW
762570	3560	10/14/11	\$284,950	\$297,000	820	6	1924	Good	4000	N	N	4421 SW RAYMOND ST
260030	0010	3/19/10	\$250,000	\$242,000	820	6	1942	Good	6850	N	N	4807 49TH AVE SW
281010	0060	8/6/12	\$280,000	\$287,000	830	6	1949	Avg	4160	N	N	4341 SW WILLOW ST
281060	0145	6/28/11	\$340,000	\$353,000	840	6	1919	Good	4480	N	N	4329 SW HOLLY ST
762570	1965	5/10/10	\$314,000	\$308,000	840	6	1944	Good	6000	N	N	5932 47TH AVE SW
431570	0270	12/6/11	\$315,000	\$328,000	860	6	1910	Good	3552	N	N	7140 FAUNTLEROY WAY SW
793500	0130	6/5/12	\$350,000	\$361,000	860	6	1906	Avg	7500	N	N	6049 49TH AVE SW
793400	0130	8/10/10	\$349,000	\$349,000	880	6	1948	Good	6144	N	N	5033 48TH AVE SW
762570	4066	8/2/12	\$317,000	\$325,000	890	6	1918	Avg	4800	N	N	6311 46TH AVE SW
710410	0025	11/19/10	\$265,000	\$270,000	890	6	1919	Avg	5412	N	N	5918 49TH AVE SW
762570	1595	10/19/12	\$350,000	\$354,000	910	6	1921	Good	6000	N	N	5640 45TH AVE SW
762620	0285	3/5/12	\$220,000	\$228,000	910	6	1912	Avg	5000	N	N	6531 FAUNTLEROY WAY SW
762570	0930	5/10/12	\$325,000	\$336,000	920	6	1908	Good	6000	N	N	5417 46TH AVE SW
757120	0075	7/29/11	\$425,000	\$442,000	920	6	1949	Good	5031	Y	N	4843 46TH AVE SW
762570	3485	3/18/10	\$347,000	\$336,000	930	6	1941	Avg	6250	N	N	6037 44TH AVE SW
764940	0090	4/28/11	\$260,000	\$269,000	940	6	1919	Avg	3862	Y	N	5262 BEACH DR SW
931980	0005	6/28/12	\$345,000	\$355,000	960	6	1942	Good	6600	N	N	4703 49TH AVE SW
762570	0740	7/7/10	\$373,000	\$371,000	980	6	1909	Good	6000	N	N	4414 SW BRANDON ST
281060	0140	1/14/11	\$253,000	\$259,000	980	6	1927	Avg	4480	N	N	4333 SW HOLLY ST
762570	0660	1/10/11	\$450,000	\$461,000	1000	6	1947	Good	5796	N	N	4409 SW DAWSON ST
762620	0280	3/8/11	\$300,000	\$309,000	1030	6	1920	Good	5000	N	N	6525 FAUNTLEROY WAY SW

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Area 16
(1 to 3 Unit Residences)

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
762570	1955	7/11/12	\$340,000	\$349,000	1040	6	1919	Good	6000	N	N	5940 47TH AVE SW
762570	1095	5/15/12	\$300,000	\$310,000	1050	6	1910	Avg	6000	N	N	4514 SW FINDLAY ST
762570	1525	8/11/10	\$245,000	\$245,000	1050	6	1920	Avg	6250	N	N	5607 44TH AVE SW
955720	0070	6/8/12	\$340,000	\$350,000	1080	6	1949	Good	3825	N	N	7109 44TH AVE SW
939370	0065	2/27/10	\$483,000	\$466,000	1110	6	1925	Good	5120	N	N	4813 48TH AVE SW
280960	0045	8/20/11	\$315,000	\$328,000	1120	6	1914	Good	5100	N	N	4315 SW MILLS ST
390210	0205	8/17/12	\$228,000	\$233,000	1190	6	2012	Avg	4500	N	N	4970 LEWIS PL SW
939370	0090	8/21/12	\$411,500	\$420,000	1260	6	1918	Good	5120	N	N	4804 48TH AVE SW
762570	3600	3/27/12	\$232,000	\$240,000	610	7	1918	Avg	4800	N	N	6029 45TH AVE SW
762570	3496	7/13/12	\$238,000	\$244,000	640	7	1918	Avg	4000	N	N	4408 SW GRAHAM ST
281060	0022	5/10/11	\$259,000	\$268,000	760	7	2003	Avg	1202	N	N	6717 B CALIFORNIA AVE SW
762570	3445	4/19/10	\$338,000	\$330,000	770	7	1942	Avg	2250	Y	N	4317 SW RAYMOND ST
941740	0220	8/26/11	\$370,000	\$385,000	770	7	1941	Good	4880	N	N	6001 48TH AVE SW
793500	0136	10/26/10	\$315,000	\$319,000	790	7	1919	Good	5250	N	N	6055 49TH AVE SW
281560	0105	1/11/12	\$319,500	\$332,000	800	7	1944	Avg	6210	N	N	5640 48TH AVE SW
431570	0125	6/7/12	\$304,000	\$313,000	800	7	1983	Avg	4400	N	N	6706 46TH AVE SW
422990	0075	3/28/12	\$308,000	\$319,000	810	7	1943	Avg	6125	N	N	5421 48TH AVE SW
422990	0070	4/29/11	\$350,000	\$362,000	810	7	1943	Good	6125	N	N	5427 48TH AVE SW
793500	0115	11/29/12	\$258,128	\$260,000	820	7	1954	Avg	3750	N	N	6056 50TH AVE SW
762570	3795	10/24/12	\$369,000	\$373,000	820	7	1913	Good	6000	N	N	6016 47TH AVE SW
762570	2262	3/4/11	\$229,000	\$236,000	820	7	2008	Avg	1027	N	N	5923 A CALIFORNIA AVE SW
762570	3720	6/18/10	\$420,000	\$416,000	830	7	1950	Good	6000	N	N	6027 46TH AVE SW
356080	0070	11/8/10	\$385,000	\$391,000	830	7	1945	Avg	6800	N	N	4910 SW CANADA DR
762570	3715	5/10/11	\$327,800	\$340,000	830	7	1950	Good	6000	N	N	6023 46TH AVE SW
762570	3415	4/17/12	\$394,000	\$408,000	840	7	1918	Avg	6500	N	N	6026 44TH AVE SW
762570	2261	5/20/10	\$285,000	\$280,000	840	7	2008	Avg	697	N	N	5923 B CALIFORNIA AVE SW

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Area 16
(1 to 3 Unit Residences)

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
762570	1750	11/5/12	\$350,000	\$354,000	840	7	1926	Avg	6000	N	N	5606 46TH AVE SW
762570	2260	11/18/10	\$255,000	\$259,000	870	7	2008	Avg	1027	N	N	5923 C CALIFORNIA AVE SW
793400	0235	12/17/12	\$353,000	\$354,000	870	7	1995	Avg	6900	Y	N	5272 ERSKINE WAY SW
281060	0100	5/16/11	\$320,000	\$332,000	880	7	1926	Avg	4000	N	N	6710 FAUNTLEROY WAY SW
762570	0760	2/11/10	\$460,000	\$442,000	890	7	1916	Good	6000	Y	N	5270 45TH AVE SW
762570	1205	1/30/12	\$410,000	\$426,000	890	7	1940	Good	5625	N	N	5451 44TH AVE SW
281560	0290	4/21/11	\$350,000	\$362,000	890	7	1925	Avg	3960	N	N	4809 SW FINDLAY ST
793400	0115	5/5/11	\$301,000	\$312,000	890	7	1941	Good	6400	N	N	5047 48TH AVE SW
710410	0050	3/26/11	\$440,000	\$454,000	900	7	1920	VGood	5412	N	N	5909 48TH AVE SW
380750	0051	8/9/11	\$325,000	\$338,000	900	7	1948	Avg	4250	N	N	7146 WOODSIDE PL SW
431570	0717	9/12/12	\$527,000	\$537,000	910	7	1953	Good	5100	Y	N	7109 47TH AVE SW
910000	0075	9/12/11	\$434,500	\$452,000	910	7	1922	Avg	4400	Y	N	5219 ERSKINE WAY SW
431570	0717	12/5/11	\$470,000	\$489,000	910	7	1953	Good	5100	Y	N	7109 47TH AVE SW
762570	4380	12/11/12	\$375,000	\$376,000	920	7	1941	Good	6250	N	N	6529 44TH AVE SW
558020	0028	8/20/12	\$372,000	\$380,000	940	7	1950	Good	5760	N	N	5235 48TH AVE SW
762570	1665	9/16/11	\$447,500	\$466,000	960	7	1911	Good	6000	N	N	5627 45TH AVE SW
380750	0040	6/11/12	\$366,000	\$377,000	960	7	1916	Good	4500	Y	N	7136 WOODSIDE PL SW
793500	0565	11/30/11	\$465,000	\$484,000	960	7	1950	Good	5688	Y	N	6025 ATLAS PL SW
431570	0260	6/14/10	\$342,000	\$338,000	970	7	1910	Good	3885	N	N	7142 FAUNTLEROY WAY SW
762570	2276	3/26/10	\$329,000	\$319,000	970	7	2008	Avg	836	N	N	5933 CALIFORNIA AVE SW
762570	2258	2/18/11	\$265,000	\$273,000	970	7	2008	Avg	840	N	N	5919 B CALIFORNIA AVE SW
762620	0070	6/4/12	\$410,000	\$422,000	980	7	1956	Good	12960	N	N	6603 BEVERIDGE PL SW
762570	1444	3/13/12	\$268,000	\$278,000	980	7	2006	Avg	962	N	N	5641 B CALIFORNIA AVE SW
762570	2259	3/1/11	\$270,000	\$278,000	980	7	2008	Avg	1083	N	N	5919 CALIFORNIA AVE SW
762570	2264	1/24/11	\$264,000	\$271,000	980	7	2008	Avg	1155	N	N	5919 A CALIFORNIA AVE SW
941740	0150	2/1/12	\$280,000	\$291,000	980	7	1949	Avg	4800	N	N	6059 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
941740	0115	1/14/11	\$379,000	\$388,000	990	7	1951	Avg	4840	N	N	6034 49TH AVE SW
762570	2273	3/12/10	\$325,000	\$314,000	1000	7	2008	Avg	1769	N	N	5935 CALIFORNIA AVE SW
762570	2269	2/11/10	\$320,000	\$307,000	1000	7	2008	Avg	1723	N	N	5927 CALIFORNIA AVE SW
762570	2263	2/24/11	\$285,888	\$294,000	1000	7	2008	Avg	1666	N	N	5921 CALIFORNIA AVE SW
281060	0125	9/14/11	\$452,000	\$471,000	1020	7	1926	Good	5457	N	N	4411 SW HOLLY ST
431570	0045	7/27/12	\$450,000	\$461,000	1030	7	1907	VGood	5250	N	N	7118 FAUNTLEROY WAY SW
743600	0005	8/23/10	\$349,950	\$351,000	1030	7	1949	Good	4655	N	N	4821 SW GRAHAM ST
762570	4215	2/19/10	\$276,123	\$266,000	1050	7	1973	Good	6250	N	N	6311 44TH AVE SW
431570	0140	12/14/12	\$401,000	\$402,000	1050	7	1925	Good	3500	N	N	4551 SW WILLOW ST
252340	0163	11/21/12	\$365,000	\$368,000	1050	7	1951	Avg	4896	N	N	5013 46TH AVE SW
764940	0075	4/25/12	\$475,000	\$491,000	1060	7	1985	Good	4230	N	N	5301 SW SHORE PL
793600	0513	8/27/12	\$399,950	\$408,000	1060	7	1961	Good	6600	N	N	4741 50TH AVE SW
941740	0185	8/21/10	\$340,800	\$342,000	1070	7	1953	Avg	4840	N	N	6031 48TH AVE SW
762570	1190	6/11/12	\$415,000	\$427,000	1080	7	1921	Good	6250	N	N	5435 44TH AVE SW
941740	0385	9/15/11	\$435,000	\$453,000	1080	7	1948	Avg	5000	N	N	5932 48TH AVE SW
738450	0045	5/17/10	\$445,000	\$438,000	1080	7	1920	Good	4000	N	N	4710 BEACH DR SW
252340	0060	5/7/10	\$475,000	\$466,000	1090	7	1928	Good	5247	Y	N	5002 ERSKINE WAY SW
793600	0651	7/21/11	\$375,100	\$390,000	1090	7	1966	Avg	5120	N	N	4710 48TH AVE SW
031200	0100	8/25/10	\$370,000	\$371,000	1090	7	1975	VGood	5120	N	N	4846 48TH AVE SW
762570	1448	6/25/12	\$280,000	\$288,000	1090	7	2006	Avg	1352	N	N	5643 A CALIFORNIA AVE SW
570550	0021	6/2/11	\$500,000	\$519,000	1100	7	1956	Good	6875	N	N	5040 51ST AVE SW
431570	0891	11/15/12	\$475,000	\$479,000	1100	7	1955	Good	11610	N	N	6726 48TH AVE SW
710410	0100	2/16/12	\$385,000	\$400,000	1100	7	1963	Good	5500	N	N	5919 47TH AVE SW
762570	4400	7/18/11	\$411,075	\$427,000	1110	7	1926	Avg	5280	N	N	6636 FAUNTLEROY WAY SW
762570	1165	12/20/12	\$377,000	\$378,000	1110	7	1965	Good	6250	N	N	5413 44TH AVE SW
239160	1705	8/6/12	\$375,000	\$384,000	1110	7	1993	Avg	2875	Y	N	4550 51ST PL SW

Improved Sales Used in this Annual Update Analysis
Area 16
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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
762570	2130	10/18/11	\$352,500	\$367,000	1120	7	1953	Avg	6250	N	N	5911 44TH AVE SW
793600	0409	1/15/10	\$479,000	\$456,000	1130	7	1954	Good	24332	N	N	5456 BEACH DR SW
431570	0315	4/22/10	\$422,500	\$413,000	1140	7	1923	Good	5000	N	N	4611 SW FRONTENAC ST
380750	0045	5/10/12	\$311,000	\$321,000	1140	7	1963	Avg	4500	N	N	7138 WOODSIDE PL SW
390210	0041	3/20/12	\$385,000	\$399,000	1150	7	1927	Good	3250	Y	N	4802 RUTAN PL SW
762570	1440	10/5/10	\$337,000	\$341,000	1150	7	2006	Avg	1401	N	N	5645 B CALIFORNIA AVE SW
762570	4185	7/25/12	\$315,000	\$323,000	1160	7	1918	Good	6000	N	N	6316 46TH AVE SW
762570	4171	5/18/12	\$355,000	\$366,000	1160	7	1960	Avg	5640	N	N	6327 45TH AVE SW
793600	0512	10/20/10	\$370,000	\$375,000	1160	7	1956	Good	6528	N	N	4738 51ST AVE SW
431570	0883	5/1/12	\$339,000	\$350,000	1170	7	1961	Avg	6912	N	N	6711 MURRAY AVE SW
762620	0215	10/25/10	\$396,000	\$401,000	1180	7	1958	Good	4200	N	N	4552 SW HOLLY ST
370290	0145	10/23/12	\$460,000	\$466,000	1190	7	1959	Avg	4680	N	N	5007 49TH AVE SW
762570	0646	4/24/12	\$445,000	\$460,000	1190	7	1946	Good	4095	N	N	5212 44TH AVE SW
793600	0555	6/21/12	\$551,000	\$567,000	1200	7	1947	VGood	6000	Y	N	4756 51ST PL SW
260030	0078	6/18/10	\$368,000	\$364,000	1200	7	1946	Avg	6100	N	N	4803 50TH AVE SW
793600	0545	5/10/12	\$393,000	\$406,000	1210	7	1961	Avg	7000	N	N	4829 51ST AVE SW
356080	0046	7/6/12	\$325,000	\$334,000	1220	7	1950	Avg	6600	N	N	4915 SW BRUCE ST
793600	0693	3/8/12	\$377,900	\$392,000	1230	7	1988	Avg	5327	N	N	5210 48TH AVE SW
931980	0130	12/6/11	\$380,000	\$396,000	1230	7	1954	Avg	9920	N	N	4708 51ST AVE SW
762570	3435	5/24/12	\$270,000	\$278,000	1230	7	1918	Avg	6500	N	N	6008 44TH AVE SW
762570	4535	11/8/10	\$300,000	\$305,000	1240	7	1914	Avg	12994	N	N	6504 44TH AVE SW
031200	0290	3/30/10	\$375,000	\$365,000	1250	7	1968	Avg	5120	N	N	5025 48TH AVE SW
941740	0165	8/31/11	\$257,000	\$268,000	1260	7	1910	Avg	4800	N	N	6045 48TH AVE SW
941740	0200	11/2/12	\$465,000	\$470,000	1270	7	1918	VGood	4840	N	N	6017 48TH AVE SW
431570	0894	6/14/11	\$460,000	\$477,000	1320	7	1968	Good	6345	N	N	6723 MURRAY AVE SW
762620	0166	9/6/11	\$355,000	\$370,000	1320	7	1976	Avg	6250	N	N	6681 BEVERIDGE PL SW

Improved Sales Used in this Annual Update Analysis
Area 16
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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
281560	0005	3/18/11	\$415,000	\$428,000	1340	7	1982	Avg	5742	N	N	4711 SW FINDLAY ST
078300	0020	7/6/12	\$450,000	\$462,000	1360	7	1947	Good	5715	N	N	4756 50TH AVE SW
762570	1770	1/19/12	\$290,000	\$302,000	1400	7	1924	Avg	6000	Y	N	5611 46TH AVE SW
762570	3545	5/2/12	\$385,000	\$398,000	1400	7	1981	Avg	6000	N	N	6022 45TH AVE SW
743600	0040	9/15/11	\$278,000	\$289,000	1400	7	2001	Avg	3836	N	N	6329 48TH AVE SW
281560	0120	6/14/12	\$385,000	\$396,000	1440	7	1944	Good	6256	N	N	5648 48TH AVE SW
743600	0075	3/23/10	\$459,950	\$446,000	1450	7	1930	Good	4470	N	N	6313 47TH AVE SW
941740	0045	7/14/10	\$292,000	\$291,000	1480	7	1954	Avg	5734	N	N	5949 48TH AVE SW
260030	0120	7/1/10	\$400,000	\$397,000	1540	7	1946	Good	6300	N	N	4802 51ST AVE SW
793500	0345	10/26/12	\$785,000	\$794,000	1560	7	1912	Good	12239	Y	N	6057 50TH AVE SW
214120	0105	3/7/11	\$524,000	\$540,000	1580	7	1914	VGood	6340	Y	N	4422 54TH AVE SW
281010	0110	6/29/11	\$457,000	\$475,000	1610	7	1918	VGood	3480	Y	N	6905 FAUNTLEROY WAY SW
281560	0265	5/6/11	\$250,000	\$259,000	1630	7	1960	Avg	6812	N	N	5611 48TH AVE SW
281010	0055	4/23/12	\$399,950	\$414,000	1640	7	1919	Good	4160	N	N	4337 SW WILLOW ST
762570	4255	8/27/12	\$544,000	\$555,000	1660	7	1930	VGood	6000	N	N	4421 SW GRAHAM ST
941740	0300	10/11/10	\$391,000	\$396,000	1660	7	1909	Good	5000	N	N	6056 48TH AVE SW
431570	0165	3/1/11	\$525,000	\$541,000	1700	7	1918	VGood	5750	N	N	7022 46TH AVE SW
911300	0150	12/28/11	\$499,991	\$520,000	1760	7	1942	Good	6250	N	N	5450 48TH AVE SW
762570	4375	9/1/11	\$499,500	\$520,000	1770	7	1912	Good	6250	N	N	6527 44TH AVE SW
515420	0071	9/5/12	\$465,000	\$474,000	1780	7	1903	Good	23192	Y	N	4770 54TH AVE SW
762570	0890	6/18/10	\$665,000	\$658,000	1800	7	1906	Good	8250	Y	N	5271 45TH AVE SW
431570	1143	8/23/10	\$515,000	\$517,000	1870	7	2010	Avg	7400	Y	N	6756 BEACH DR SW
738450	0100	10/25/12	\$469,500	\$475,000	1880	7	1921	Good	8100	N	N	5438 SW ANGELINE ST
762570	3900	6/27/11	\$550,000	\$571,000	2020	7	1954	Good	9600	N	N	6554 49TH AVE SW
762570	1040	4/17/10	\$631,000	\$616,000	2050	7	1930	VGood	6000	N	N	5407 45TH AVE SW
762570	0725	12/5/12	\$335,000	\$337,000	2220	7	1985	Avg	6250	Y	N	5277 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
762570	3912	5/13/10	\$471,000	\$463,000	950	8	1914	VGood	4500	N	N	4761 SW EDDY ST
059300	0020	9/26/12	\$575,000	\$584,000	960	8	1958	Good	6750	N	N	5406 SW BEACH DRIVE TER
537620	0005	10/9/12	\$399,000	\$405,000	960	8	1948	Good	5120	N	N	7150 45TH AVE SW
537620	0015	5/4/10	\$425,000	\$417,000	960	8	1949	Good	5248	N	N	7138 45TH AVE SW
762570	3381	3/1/12	\$305,000	\$316,000	970	8	2012	Avg	750	N	N	6065 CALIFORNIA AVE SW
762570	3382	2/9/12	\$307,000	\$319,000	970	8	2012	Avg	1850	N	N	6067 CALIFORNIA AVE SW
762570	3378	1/25/12	\$300,000	\$312,000	970	8	2012	Avg	750	N	N	6061 CALIFORNIA AVE SW
762570	3379	1/23/12	\$294,000	\$306,000	970	8	2012	Avg	750	N	N	6063 CALIFORNIA AVE SW
762570	3353	7/14/10	\$307,450	\$306,000	1010	8	2011	Avg	1387	N	N	6029 D CALIFORNIA AVE SW
762570	3327	11/29/11	\$287,000	\$299,000	1010	8	2011	Avg	2104	N	N	6025 D CALIFORNIA AVE SW
762570	3348	11/28/11	\$285,000	\$297,000	1010	8	2011	Avg	1387	N	N	6025 A CALIFORNIA AVE SW
793650	0123	9/13/10	\$1,050,000	\$1,057,000	1020	8	1979	Avg	3213	Y	Y	5661 BEACH DR SW
793600	0412	8/2/10	\$440,000	\$440,000	1060	8	1951	VGood	6540	N	N	5450 BEACH DR SW
431570	0431	4/26/12	\$455,000	\$470,000	1100	8	2007	Avg	6030	N	N	4606 SW MAPLE WAY
766670	7715	3/22/11	\$1,315,000	\$1,357,000	1120	8	1974	VGood	6113	Y	Y	6737 BEACH DR SW
762570	3354	9/10/10	\$315,000	\$317,000	1140	8	2011	Avg	800	N	N	6029 B CALIFORNIA AVE SW
762570	3349	2/14/12	\$300,000	\$312,000	1140	8	2011	Avg	800	N	N	6025 B CALIFORNIA AVE SW
762570	3326	1/10/12	\$265,000	\$276,000	1140	8	2011	Avg	800	N	N	6025 C CALIFORNIA AVE SW
431570	0011	4/25/11	\$325,000	\$336,000	1200	8	2006	Avg	1199	N	N	7021 CALIFORNIA AVE SW
431570	0013	4/10/12	\$329,000	\$341,000	1200	8	2006	Avg	1275	N	N	7015 CALIFORNIA AVE SW
214120	0005	1/26/10	\$610,000	\$583,000	1230	8	1981	Good	6341	N	N	4441 53RD AVE SW
793500	0505	11/15/12	\$620,000	\$625,000	1230	8	2012	Avg	13500	Y	N	5934 BEACH DR SW
793600	0731	11/13/12	\$460,000	\$464,000	1250	8	1954	Avg	6075	Y	N	5309 47TH AVE SW
031200	0220	8/16/10	\$414,305	\$415,000	1300	8	1964	Avg	5120	N	N	5017 47TH AVE SW
793600	0678	10/31/12	\$404,000	\$408,000	1310	8	1944	Good	5771	N	N	5224 49TH AVE SW
910000	0095	6/23/11	\$567,000	\$589,000	1320	8	1965	Good	4080	Y	N	4510 SW HEINZE WAY

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
644140	0045	12/9/11	\$575,000	\$599,000	1340	8	1949	VGood	7140	Y	N	5322 47TH AVE SW
743550	0118	10/5/11	\$390,000	\$406,000	1350	8	1965	Avg	5560	N	N	5121 46TH AVE SW
059300	0033	10/26/11	\$545,000	\$568,000	1370	8	1958	Good	6825	N	N	5407 SW BEACH DRIVE TER
252340	0131	6/8/11	\$434,000	\$450,000	1370	8	1959	Avg	5508	Y	N	5016 46TH AVE SW
390210	0035	4/22/11	\$540,000	\$559,000	1390	8	1926	VGood	6350	Y	N	4832 45TH AVE SW
281560	0006	5/7/10	\$569,000	\$558,000	1400	8	2008	Avg	3960	N	N	4715 SW FINDLAY ST
710410	0066	8/24/10	\$452,500	\$454,000	1430	8	1989	Avg	7280	N	N	4721 SW JUNEAU ST
431570	0892	11/16/10	\$574,950	\$585,000	1440	8	1968	Avg	12690	N	N	6718 48TH AVE SW
760360	0015	3/10/10	\$751,000	\$726,000	1460	8	1955	Avg	5000	Y	N	4516 BEACH DR SW
281010	0195	9/16/10	\$420,000	\$423,000	1480	8	1929	Good	4950	N	N	4342 SW MILLS ST
793500	0361	3/19/10	\$470,000	\$456,000	1560	8	1969	Avg	4947	Y	N	6024 ATLAS PL SW
762570	4091	6/25/12	\$494,900	\$509,000	1650	8	2000	Avg	6714	N	N	6335 46TH AVE SW
762570	2110	12/5/12	\$519,950	\$523,000	1660	8	1918	VGood	6000	N	N	5906 46TH AVE SW
762620	0162	4/18/11	\$489,000	\$506,000	1710	8	1942	VGood	6250	N	N	6675 BEVERIDGE PL SW
239160	1570	4/21/10	\$951,000	\$929,000	1740	8	1967	Avg	8852	Y	N	4545 51ST PL SW
762570	1855	10/17/12	\$645,000	\$653,000	1790	8	1928	VGood	6000	Y	N	5622 47TH AVE SW
239160	1305	2/1/11	\$617,500	\$634,000	1820	8	1961	VGood	11500	Y	N	4455 52ND AVE SW
762570	3860	8/18/10	\$632,950	\$634,000	1850	8	1998	Avg	7720	N	N	6516 49TH AVE SW
762570	3425	11/10/11	\$589,000	\$613,000	1890	8	1918	VGood	6500	N	N	6016 44TH AVE SW
793600	0659	6/28/12	\$489,000	\$503,000	2120	8	1992	Avg	5017	N	N	4711 47TH AVE SW
931980	0065	6/8/11	\$555,000	\$576,000	2130	8	1995	Avg	6874	N	N	4700 50TH AVE SW
910000	0020	7/21/11	\$584,000	\$607,000	2210	8	2011	Avg	4080	N	N	5035 46TH AVE SW
793600	0131	9/19/11	\$590,000	\$614,000	2290	8	1965	Good	11410	N	N	4812 BEACH DR SW
431570	0166	3/10/11	\$575,000	\$593,000	2300	8	2011	Avg	5750	N	N	7026 46TH AVE SW
738450	0060	10/26/12	\$885,000	\$895,000	2360	8	1911	VGood	9630	N	N	5459 SW JACOBSEN RD
762570	4510	3/23/12	\$535,000	\$554,000	2450	8	1994	Avg	6500	N	N	6530 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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
743600	0032	6/21/10	\$553,000	\$548,000	2460	8	2002	Avg	4064	N	N	4807 SW GRAHAM ST
031200	0060	9/24/12	\$700,000	\$712,000	2630	8	2012	Avg	5120	N	N	4845 48TH AVE SW
793600	0628	8/30/10	\$590,000	\$593,000	2640	8	2010	Avg	5000	N	N	4700 49TH AVE SW
793600	0628	2/22/12	\$565,000	\$587,000	2640	8	2010	Avg	5000	N	N	4700 49TH AVE SW
239160	1330	3/29/12	\$559,000	\$579,000	2680	8	1977	Avg	5100	Y	N	5223 SW GENESEE ST
644140	0035	6/18/12	\$891,500	\$917,000	2800	8	1940	VGood	10634	Y	N	4616 SW BRANDON ST
793600	0280	3/2/11	\$1,350,000	\$1,390,000	1290	9	1961	VGood	5832	Y	Y	5015 BEACH DR SW
793600	0017	3/15/11	\$982,500	\$1,013,000	1310	9	1977	Avg	20821	Y	N	4501 54TH AVE SW
431570	1100	5/4/12	\$965,000	\$997,000	1890	9	1936	Good	7114	Y	Y	6729 BEACH DR SW
762570	4053	4/7/11	\$715,000	\$739,000	1900	9	1997	Avg	7423	Y	N	6468 MARSHALL AVE SW
884630	0100	11/23/11	\$619,000	\$645,000	1910	9	2011	Avg	4800	N	N	7126 44TH AVE SW
910000	0090	3/15/11	\$710,650	\$733,000	2060	9	2004	Avg	4080	Y	N	5028 46TH AVE SW
793600	0417	3/1/11	\$635,000	\$654,000	2210	9	1927	Good	8940	N	N	5410 BEACH DR SW
762570	3885	9/1/11	\$790,000	\$822,000	2220	9	2011	Avg	7108	N	N	6550 49TH AVE SW
793600	0449	10/6/11	\$860,000	\$896,000	2270	9	2011	Avg	12525	Y	N	5435 49TH AVE SW
793600	0727	11/4/10	\$584,000	\$593,000	2510	9	2006	Avg	5400	Y	N	5327 47TH AVE SW
762570	0995	2/25/11	\$705,000	\$726,000	2680	9	1990	Avg	6000	Y	N	5440 47TH AVE SW
558020	0020	6/14/11	\$675,000	\$701,000	2800	9	2006	Avg	6400	N	N	5245 48TH AVE SW
931980	0045	7/31/12	\$675,000	\$691,000	2940	9	2007	Avg	5000	N	N	4722 50TH AVE SW
281560	0200	7/8/10	\$844,900	\$840,000	3080	9	2008	Avg	7290	N	N	5648 49TH AVE SW
214120	0114	11/9/10	\$1,200,000	\$1,219,000	3720	9	2008	Avg	6340	Y	N	4436 54TH AVE SW
760310	0140	11/3/10	\$885,000	\$898,000	1700	10	2008	Avg	7665	Y	N	4655 56TH AVE SW
793650	0171	11/6/12	\$1,425,000	\$1,439,000	2080	10	1998	Avg	5354	Y	Y	5933 BEACH DR SW
762570	0910	4/10/12	\$765,000	\$792,000	2370	10	2006	Avg	4135	Y	N	5324 46TH AVE SW

Improved Sales Removed in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	013900	0130	10/14/2011	\$524,950	PREVIMP<=25K
001	013900	0135	11/17/2010	\$400,000	NON-REPRESENTATIVE SALE
001	013900	0195	6/8/2010	\$465,000	PREVIMP<=25K
001	014500	0045	2/13/2012	\$200,000	NON-REPRESENTATIVE SALE
001	014800	0070	3/30/2011	\$529,000	TEARDOWN; SEG/MERGER
001	014800	0895	12/8/2010	\$965,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	015100	0075	10/17/2012	\$240,000	LACK OF REPRESENTATION GRADE 4
001	091300	0035	11/3/2010	\$399,000	PREVIMP<=25K
001	091300	0205	4/19/2011	\$414,000	PREVIMP<=25K
001	091300	0310	5/10/2011	\$240,000	PREVIMP<=25K; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	091400	0065	1/17/2011	\$430,000	RELOCATION - SALE TO SERVICE
001	091400	0111	4/29/2011	\$357,500	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT RESALE
001	299780	0019	5/26/2010	\$405,000	RELOCATION - SALE TO SERVICE
001	350510	0065	6/13/2012	\$595,000	IMP CHARS DON'T MATCH SALES CHARS
001	350510	0314	3/2/2011	\$295,000	DOR RATIO
001	350510	0520	3/29/2011	\$725,000	IMP CHARS DON'T MATCH SALES CHARS
001	350810	0040	3/4/2011	\$535,000	PREVIMP<=25K; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	637200	0106	10/3/2011	\$335,000	%COMPL
001	637200	0265	11/28/2012	\$339,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
001	637300	0185	4/28/2011	\$462,500	SEG/MERGER
001	637350	0110	7/3/2012	\$300,000	ESTATE ADMIN.; RELATED PARTY, FRIEND, OR NEIGHBOR
001	637950	0145	2/11/2011	\$377,500	NON-REPRESENTATIVE SALE; FIN INSTITUTION RESALE
001	637950	0147	8/1/2011	\$231,000	NON-REPRESENTATIVE SALE
001	637950	0149	8/2/2011	\$215,000	NON-REPRESENTATIVE SALE
001	637950	0194	8/3/2010	\$375,600	RELOCATION - SALE TO SERVICE
001	637950	0230	9/20/2010	\$283,000	NON-REPRESENTATIVE SALE
001	765240	0020	10/22/2010	\$600,000	PLOTTAGE
001	765240	0065	12/28/2011	\$300,000	IMP COUNT; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	782920	0080	7/22/2011	\$225,000	DOR RATIO; TEAR DOWN
001	927120	0005	3/19/2012	\$290,000	PREVIMP<=25K; NO MARKET EXPOSURE
001	927220	0045	4/28/2010	\$895,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	927220	0430	5/11/2011	\$580,000	IMP CHARS DON'T MATCH SALES CHARS
001	927220	1075	10/24/2011	\$450,000	IMP CHARS DON'T MATCH SALES CHARS
001	927220	1711	1/20/2010	\$328,000	%COMPL
001	927220	2775	9/14/2010	\$445,000	NON-REPRESENTATIVE SALE
001	927420	1245	8/24/2010	\$615,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	1290	6/10/2012	\$806,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	1550	3/23/2011	\$950,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	1720	2/27/2012	\$549,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	2180	6/22/2011	\$275,000	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 16
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	927420	2205	10/24/2011	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	927420	2270	7/22/2012	\$492,750	IMP CHARS DON'T MATCH SALES CHARS
001	927420	2270	5/24/2011	\$208,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	2620	6/9/2011	\$590,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	3120	2/16/2010	\$550,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	3150	3/5/2012	\$657,000	IMP CHARS DON'T MATCH SALES CHARS
001	927420	3270	7/13/2010	\$392,667	ESTATE ADMIN.; RELATED PARTY, FRIEND, OR NEIGHBOR
001	927420	3280	11/22/2010	\$300,000	DOR RATIO
001	927420	3720	12/14/2010	\$825,000	SEG/MERGER
001	927620	1259	7/17/2012	\$131,513	DOR RATIO;QUIT CLAIM DEED;
001	927920	0995	11/12/2010	\$481,000	IMP CHARS DON'T MATCH SALES CHARS
001	927970	0190	11/10/2010	\$788,000	%COMPL
001	927970	0500	4/27/2011	\$950,000	PREVIMP<=25K
001	928120	0300	8/17/2012	\$465,000	TEARDOWN
001	928170	0160	2/6/2012	\$270,500	DOR RATIO;QUIT CLAIM DEED;
001	938520	0040	11/9/2010	\$72,642	DOR RATIO;QUIT CLAIM DEED;
001	938520	0050	12/13/2012	\$370,000	PREVIMP<=25K
001	938520	0088	9/22/2011	\$464,100	RELOCATION - SALE TO SERVICE
003	011700	0382	11/11/2011	\$309,000	NON-REPRESENTATIVE SALE
003	011700	0383	12/20/2011	\$304,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
003	011700	0384	11/11/2011	\$294,000	NON-REPRESENTATIVE SALE
003	011700	0385	11/11/2011	\$319,000	NON-REPRESENTATIVE SALE
003	608710	0070	12/26/2012	\$120,000	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	632400	0075	5/10/2012	\$483,500	RELOCATION - SALE TO SERVICE
003	632400	0195	12/5/2012	\$810,000	BUILDER OR DEVELOPER SALES
003	691170	0065	6/15/2011	\$108,615	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	719280	0215	5/11/2011	\$220,000	TEARDOWN
003	915160	0005	5/18/2010	\$675,000	IMP CHARS DON'T MATCH SALES CHARS
003	927220	1701	1/14/2010	\$305,000	%COMPL
003	927220	2200	6/29/2010	\$240,000	ESTATE ADMIN.; RELATED PARTY, FRIEND, OR NEIGHBOR
003	927220	2260	4/10/2012	\$47,500	ACTIVE PERMIT BEF SALE>25K;DOR RATIO;PREVIMP<=25K
003	927420	3780	8/20/2012	\$345,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	927420	3885	3/27/2012	\$355,500	IMP CHARS DON'T MATCH SALES CHARS
003	927420	3975	11/15/2011	\$475,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	927520	0045	11/17/2011	\$337,500	NO MARKET EXPOSURE; FORCED SALE
003	927570	0300	7/7/2010	\$1,400,000	%COMPL
003	934540	0020	10/17/2012	\$749,000	IMP CHARS DON'T MATCH SALES CHARS
003	957780	0465	8/16/2012	\$431,000	IMP CHARS DON'T MATCH SALES CHARS
005	005600	0145	12/14/2011	\$629,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	014800	0553	2/15/2012	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	014800	0553	11/26/2012	\$1,200,000	IMP CHARS DON'T MATCH SALES CHARS
005	014800	0610	5/11/2010	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	037500	0230	11/13/2012	\$215,000	IMP CHARS DON'T MATCH SALES CHARS
005	075500	0013	7/26/2011	\$1,205,000	DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
005	075500	0064	1/25/2012	\$409,413	FORCED SALE; NO MARKET EXPOSURE
005	102100	0008	1/25/2011	\$275,000	DOR RATIO
005	102400	0145	6/9/2011	\$427,500	IMP CHARS DON'T MATCH SALES CHARS
005	102400	0145	1/7/2011	\$682,476	NO MARKET EXPOSURE; FORCED SALE
005	102400	0150	8/19/2010	\$387,000	NON-REPRESENTATIVE SALE
005	130930	0095	12/16/2012	\$860,000	SEGREGATION AND/OR MERGER
005	130930	0180	9/12/2012	\$310,000	TEARDOWN
005	147440	0055	8/18/2011	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	147440	0055	12/19/2011	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	152403	9039	12/17/2012	\$154,500	%COMPL;PREVIMP<=25K
005	156310	0250	2/11/2010	\$1,600,000	FORCED SALE; EXEMPT FROM EXCISE TAX
005	156310	0465	6/8/2012	\$355,000	PREVIMP<=25K
005	156310	0605	9/27/2011	\$273,600	PREVIMP<=25K;NO MARKET EXP
005	156310	0890	8/23/2010	\$240,000	DOR RATIO
005	156310	1780	8/23/2012	\$360,918	RELATED PARTY, FRIEND, OR NEIGHBOR; STATE. TO DOR
005	156310	2435	1/30/2011	\$950,000	NO MARKET EXPOSURE
005	181880	0221	9/5/2012	\$725,000	IMP CHARS DON'T MATCH SALES CHARS
005	181880	0264	7/6/2012	\$1,200,000	IMP CHARS DON'T MATCH SALES CHARS
005	210270	0025	4/12/2011	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	239210	0160	3/11/2011	\$265,000	DOR RATIO
005	239210	0160	6/5/2012	\$599,950	IMP CHARS DON'T MATCH SALES CHARS
005	299830	0056	8/20/2010	\$244,915	DOR RATIO;QUIT CLAIM DEED
005	299830	0130	11/23/2011	\$210,667	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	513500	0147	1/11/2012	\$1,150,000	IMP CHARS DON'T MATCH SALES CHARS
005	513500	0170	11/4/2011	\$281,360	DOR RATIO;EXEMPT FROM EXCISE TAX
005	636590	0195	7/12/2011	\$384,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	636590	0195	5/4/2010	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	637150	0045	9/27/2011	\$270,000	IMP CHARS DON'T MATCH SALES CHARS
005	637150	0055	7/13/2011	\$433,500	IMP CHARS DON'T MATCH SALES CHARS
005	638450	0075	10/5/2011	\$277,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	638450	0075	4/4/2012	\$434,000	IMP CHARS DON'T MATCH SALES CHARS
005	638450	0125	6/13/2012	\$321,898	EXEMPT FROM EXCISE TAX; RELATED PARTY OR NEIGHBOR
005	771260	0310	11/21/2012	\$790,000	IMP CHARS DON'T MATCH SALES CHARS
005	771260	0310	11/8/2011	\$385,000	TEARDOWN; SEG/MERGER
005	771260	0415	6/16/2012	\$579,000	IMP CHARS DON'T MATCH SALES CHARS
005	771260	0415	10/21/2010	\$565,000	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	031200	0005	10/1/2012	\$382,000	PREVIMP<=25K
007	031200	0005	7/5/2012	\$247,000	PREVIMP<=25K
007	031200	0060	6/1/2011	\$209,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	031200	0125	6/5/2010	\$211,000	IMP CHARS DON'T MATCH SALES CHARS
007	031200	0180	11/13/2012	\$493,000	IMP CHARS DON'T MATCH SALES CHARS
007	031200	0225	11/30/2012	\$655,000	IMP CHARS DON'T MATCH SALES CHARS
007	031200	0225	12/12/2011	\$260,721	NO MARKET EXPOSURE; FORCED SALE
007	031200	0290	5/25/2011	\$177,500	DOR RATIO;QUIT CLAIM DEED
007	135830	0055	7/10/2012	\$379,950	IMP CHARS DON'T MATCH SALES CHARS
007	135830	0060	3/14/2011	\$425,000	IMP CHARS DON'T MATCH SALES CHARS
007	135830	0070	7/16/2012	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	149530	0466	12/27/2012	\$335,000	IMP CHARS DON'T MATCH SALES CHARS
007	214120	0116	1/19/2010	\$1,125,000	IMP COUNT
007	239160	1155	1/22/2010	\$375,000	DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
007	252340	0050	6/4/2010	\$200,000	ESTATE ADMIN.; RELATED PARTY, FRIEND, OR NEIGHBOR
007	280960	0065	6/11/2012	\$212,000	IMP CHARS DON'T MATCH SALES CHARS
007	280960	0105	5/18/2010	\$221,342	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	281560	0235	3/21/2012	\$320,000	UNFIN AREA
007	356080	0080	3/21/2012	\$140,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	370290	0156	4/13/2012	\$575,000	IMP CHARS DON'T MATCH SALES CHARS
007	431570	0085	4/2/2010	\$170,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	431570	0405	10/4/2012	\$395,000	NO MARKET EXPOSURE
007	431570	0715	7/6/2010	\$195,000	%COMPL
007	431570	0717	12/5/2011	\$470,000	RELOCATION - SALE TO SERVICE
007	431570	1093	3/30/2011	\$663,188	IMP COUNT;ESTATE ADMINISTRATOR
007	431570	1134	10/25/2012	\$562,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	558020	0020	4/6/2011	\$142,214	DOR RATIO;QUIT CLAIM DEED
007	738450	0140	11/9/2011	\$649,900	IMP CHARS DON'T MATCH SALES CHARS
007	743600	0045	5/25/2012	\$300,000	OBSOL
007	743600	0171	1/20/2012	\$1,148,200	IMP CHARS DON'T MATCH SALES CHARS
007	757120	0005	4/13/2012	\$390,000	%COMPL
007	757120	0005	3/23/2012	\$325,000	%COMPL;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	760310	0050	12/14/2010	\$895,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	0650	8/2/2012	\$485,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	0650	3/15/2012	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	0660	6/14/2010	\$180,000	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	762570	0735	4/27/2012	\$256,200	UNFIN AREA;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	762570	0976	8/1/2012	\$467,000	UNFIN AREA
007	762570	1165	8/2/2012	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	1190	6/11/2012	\$415,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	762570	1444	2/28/2012	\$269,000	RELOCATION - SALE TO SERVICE
007	762570	1525	3/30/2011	\$435,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	1770	10/1/2012	\$440,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	2285	10/20/2011	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	3356	8/16/2010	\$275,000	%COMPL
007	762570	3415	9/15/2011	\$202,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	3470	2/18/2011	\$254,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	3475	2/3/2012	\$458,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	3865	1/13/2011	\$230,000	NON-REPRESENTATIVE SALE
007	762570	3884	10/12/2011	\$750,000	%COMPL
007	762570	3885	5/26/2010	\$260,000	DOR RATIO;TEAR DOWN; SEGREGATION AND/OR MERGER
007	762570	4066	7/3/2012	\$336,000	RELOCATION - SALE TO SERVICE
007	762570	4066	9/24/2010	\$315,000	RELOCATION - SALE TO SERVICE
007	762570	4206	6/19/2012	\$125,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	4360	1/12/2012	\$410,000	IMP CHARS DON'T MATCH SALES CHARS
007	762570	4400	10/26/2010	\$205,000	NON-REPRESENTATIVE SALE
007	764940	0020	6/2/2011	\$394,086	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	764940	0330	12/16/2011	\$62,795	DOR RATIO;QUIT CLAIM DEED;
007	793400	0170	10/11/2010	\$265,000	UNFIN AREA;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	793500	0136	7/31/2012	\$405,000	ACTIVE PERMIT BEFORE SALE>25K
007	793500	0505	2/3/2012	\$362,000	IMP CHARS DON'T MATCH SALES CHARS
007	793500	0640	7/23/2012	\$217,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	793600	0061	11/29/2012	\$395,000	PREVIMP<=25K
007	793600	0089	7/14/2010	\$815,000	IMP CHARS DON'T MATCH SALES CHARS
007	793600	0128	8/2/2011	\$150,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
007	793600	0234	11/28/2012	\$750,000	NO MARKET EXPOSURE
007	793600	0277	4/26/2010	\$1,130,000	QUIT CLAIM DEED; STATEMENT TO DOR
007	793600	0321	1/15/2010	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0348	7/26/2011	\$871,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
007	793600	0360	7/25/2011	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0412	8/2/2010	\$440,000	RELOCATION - SALE TO SERVICE
007	793600	0413	5/18/2011	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0420	3/31/2011	\$950,000	TEARDOWN; SEG/MERGER
007	793600	0429	8/2/2010	\$740,000	IMP CHARS DON'T MATCH SALES CHARS
007	793600	0453	8/19/2010	\$730,000	SEG/MERGER
007	793600	0453	11/18/2010	\$799,000	SEG/MERGER
007	793600	0534	9/25/2012	\$639,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0550	6/18/2012	\$549,000	UNFIN AREA
007	793600	0550	10/29/2010	\$516,000	UNFIN AREA
007	793600	0629	3/4/2010	\$624,000	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	793600	0649	5/12/2011	\$350,000	UNFIN AREA
007	793650	0010	5/31/2012	\$380,000	OBSOL;PREVIMP<=25K
007	793650	0010	11/8/2012	\$375,000	OBSOL;PREVIMP<=25K
007	793650	0252	11/1/2011	\$630,001	FORCED SALE; NO MARKET EXPOSURE
007	814960	0105	5/27/2012	\$355,000	UNFIN AREA
007	814960	0105	9/9/2010	\$243,000	UNFIN AREA
007	884630	0100	12/20/2010	\$135,000	DOR RATIO
007	910000	0060	7/20/2012	\$375,000	ACTIVE PERMIT BEFORE SALE>25K
007	911300	0091	9/17/2012	\$379,000	IMP CHARS DON'T MATCH SALES CHARS
007	931980	0005	3/14/2012	\$399,474	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	941740	0130	6/5/2012	\$282,500	ACTIVE PERMIT BEF SALE>25K;DOR RATIO;PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	927220	1165	11/23/2011	\$550,000	6,000	Y	N
001	927920	0715	10/31/2011	\$425,000	8,910	N	N
003	927570	2021	1/9/2012	\$165,000	4,386	N	N
005	152403	9039	12/17/2012	\$154,500	4,536	N	N
005	156310	2385	8/19/2011	\$100,000	5,000	Y	N
005	513500	0095	7/15/2011	\$250,000	6,000	Y	N
005	637400	0025	9/7/2011	\$750,000	4,650	Y	N
007	031200	0225	3/22/2012	\$176,199	5,120	N	N
007	431620	0095	10/10/2012	\$200,000	4,880	Y	N
007	762570	1005	3/15/2010	\$305,000	6,000	Y	N
007	793600	0128	8/2/2011	\$150,000	7,680	Y	N
007	793600	0138	4/20/2012	\$799,950	5,054	Y	Y
007	793600	0420	3/31/2011	\$950,000	3,943	Y	Y
007	858740	0021	12/26/2012	\$190,000	8,491	Y	N
007	910000	0020	10/7/2010	\$150,000	4,080	N	N
007	941740	0265	8/10/2012	\$195,000	5,000	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	091300	0330	9/19/2012	\$85,000	DOR RATIO
001	350810	0015	9/2/2010	\$658,000	MULTI-PARCEL SALE
001	927220	0945	6/13/2012	\$500,000	MULTI-PARCEL SALE;
001	927920	1192	5/21/2012	\$920,000	MULTI-PARCEL SALE;
001	928120	0335	6/12/2012	\$465,000	MULTI-PARCEL SALE;
003	683770	0335	4/7/2010	\$2,500	MULTI-PARCEL SALE;
003	683770	0345	4/7/2010	\$2,500	MULTI-PARCEL SALE;
003	691120	0240	11/27/2012	\$220,000	MULTI-PARCEL SALE;
003	691170	0085	11/27/2012	\$220,000	MULTI-PARCEL SALE;
003	927220	2070	12/3/2011	\$1,060,000	MULTI-PARCEL SALE;
003	927220	2240	9/20/2011	\$42,500	DOR RATIO
003	927220	2250	9/14/2012	\$50,000	DOR RATIO
003	927570	2021	4/7/2011	\$525,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
003	927570	2278	10/4/2011	\$1,235,000	MULTI-PARCEL SALE;
003	927570	2865	6/25/2010	\$700,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
003	927570	2905	6/25/2010	\$700,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
003	927570	2915	6/25/2010	\$700,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
005	181880	0121	9/16/2010	\$1,050,000	MULTI-PARCEL SALE;
005	181880	0121	9/16/2010	\$1,050,000	MULTI-PARCEL SALE;
007	156310	0404	4/1/2010	\$1,021,000	MULTI-PARCEL SALE;
007	515420	0090	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXP.
007	762570	1705	8/3/2012	\$390,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
007	793500	0410	4/6/2012	\$950,000	MULTI-PARCEL SALE;
007	793500	0615	1/11/2012	\$930,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
007	793600	0084	11/14/2011	\$100,000	DOR RATIO
007	793600	0087	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXP.
007	793600	0090	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXP.
007	793600	0111	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXP.
007	793600	0691	6/7/2011	\$388,000	MULTI-PARCEL SALE;