

Residential Revalue

2013 Assessment Roll

Fautleroy

Area 17

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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:

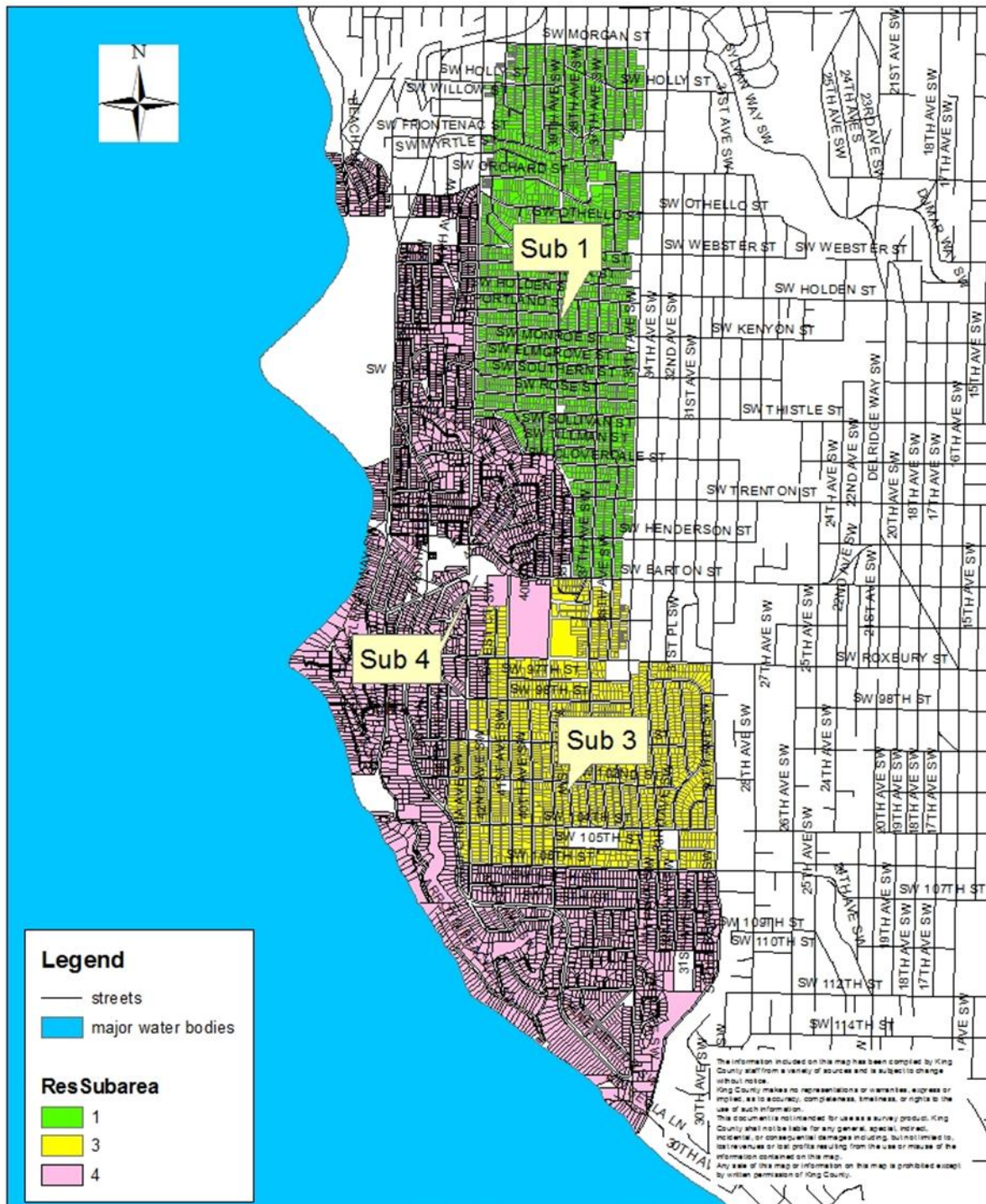
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

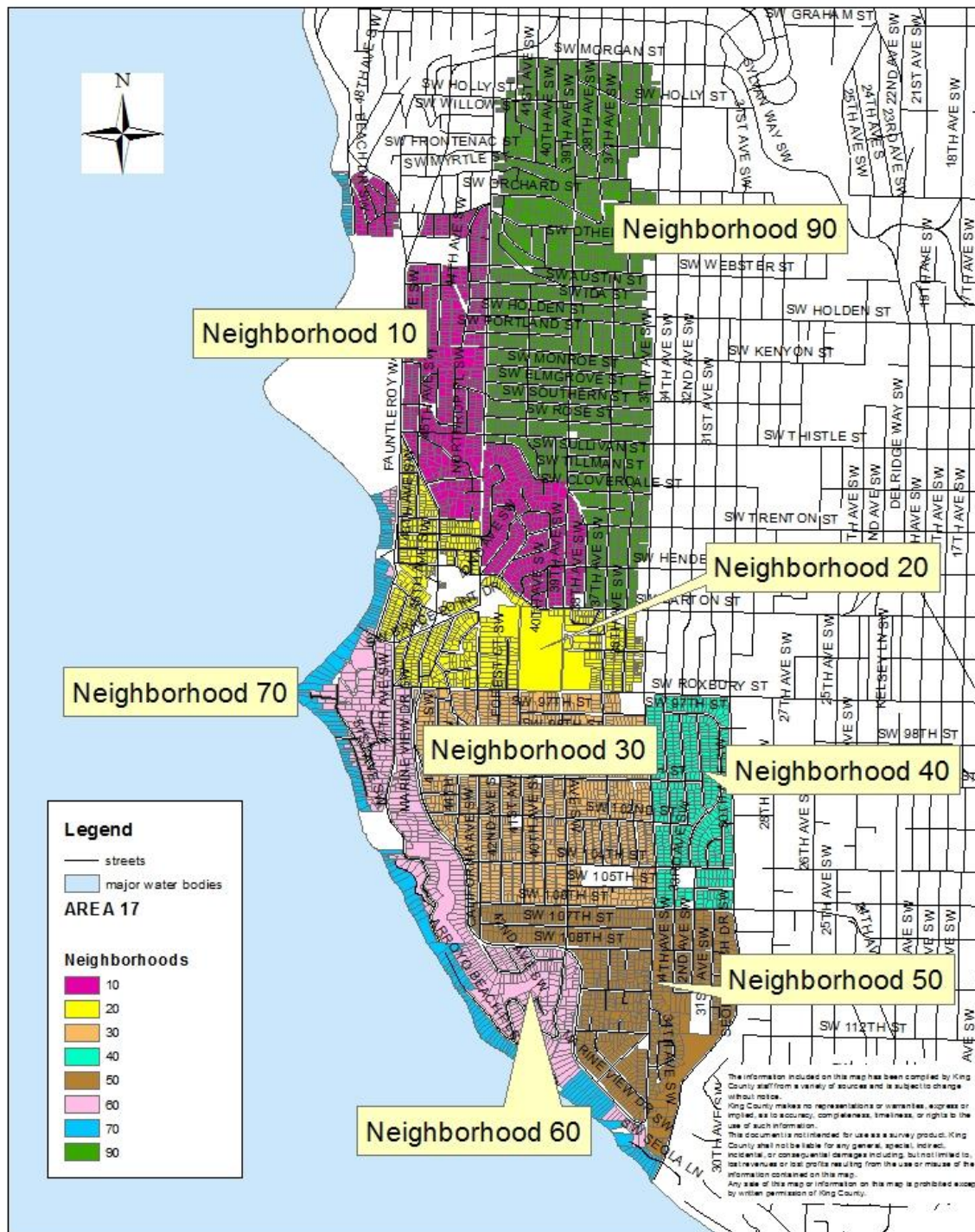
Lloyd Hara
Assessor

King County AREA 17 ResSubarea Map





Area 17 Neighborhood Map



Fauntleroy's Housing



Grade 6/ Year Built 1983/ Total Living Area 750



Grade 7/ Year Built 1955/ Total Living Area 1580



Grade 8/ Year Built 1981/ Total Living Area 2120



Grade 9/ Year Built 1977/ Total Living Area 2800



Grade 10/ Year Built 1997/ Total Living Area 2720



Grade 12/ Year Built 1999/ Total Living Area 6320

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: Fauntleroy / Area 17

Previous Physical Inspection: 2012

Number of Improved Sales: 569

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	\$170,400	\$202,400	\$372,800			
2013 Value	\$178,400	\$228,200	\$406,600	\$445,700	91.9%	8.51%
Change	+\$8,000	+\$25,800	+\$33,800			
% Change	+4.7%	+12.7%	+9.1%			

*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 8.51% is an improvement from the previous COD of 8.90%.*

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	\$175,600	\$190,500	\$366,100
2013 Value	\$183,900	\$215,000	\$398,900
Percent Change	+4.7%	+12.9%	+9.0%

Number of one to three unit residences in the population: 6174

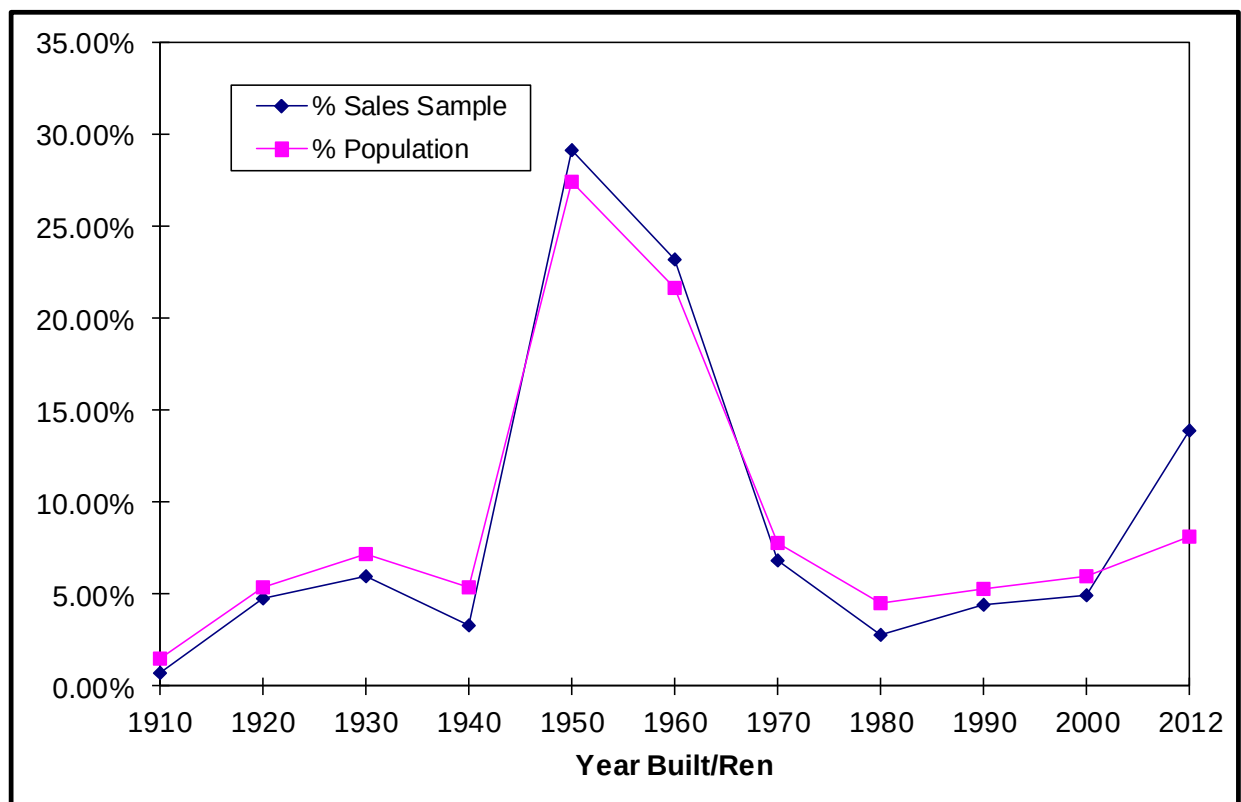
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 10 were at a lower assessment level in the compared to the area and required a 13.70% upward adjustment. Parcels in Neighborhood 40 would receive a 2.52% upward adjustment. The parcels located in Neighborhood 20 of Res Sub Area 3 were at a higher assessment level than the area and required a -2.07% downward adjustment. Finally parcels in Neighborhood 30 whose construction grade was 6 or lower received a 4.14% upward adjustment. The remainder of the area required a single standard area adjustment.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.70%
1920	27	4.75%
1930	34	5.98%
1940	19	3.34%
1950	166	29.17%
1960	132	23.20%
1970	39	6.85%
1980	16	2.81%
1990	25	4.39%
2000	28	4.92%
2012	79	13.88%
	569	

Population		
Year Built/Ren	Frequency	% Population
1910	91	1.47%
1920	331	5.36%
1930	442	7.16%
1940	333	5.39%
1950	1691	27.39%
1960	1336	21.64%
1970	479	7.76%
1980	278	4.50%
1990	325	5.26%
2000	367	5.94%
2012	501	8.11%
	6174	

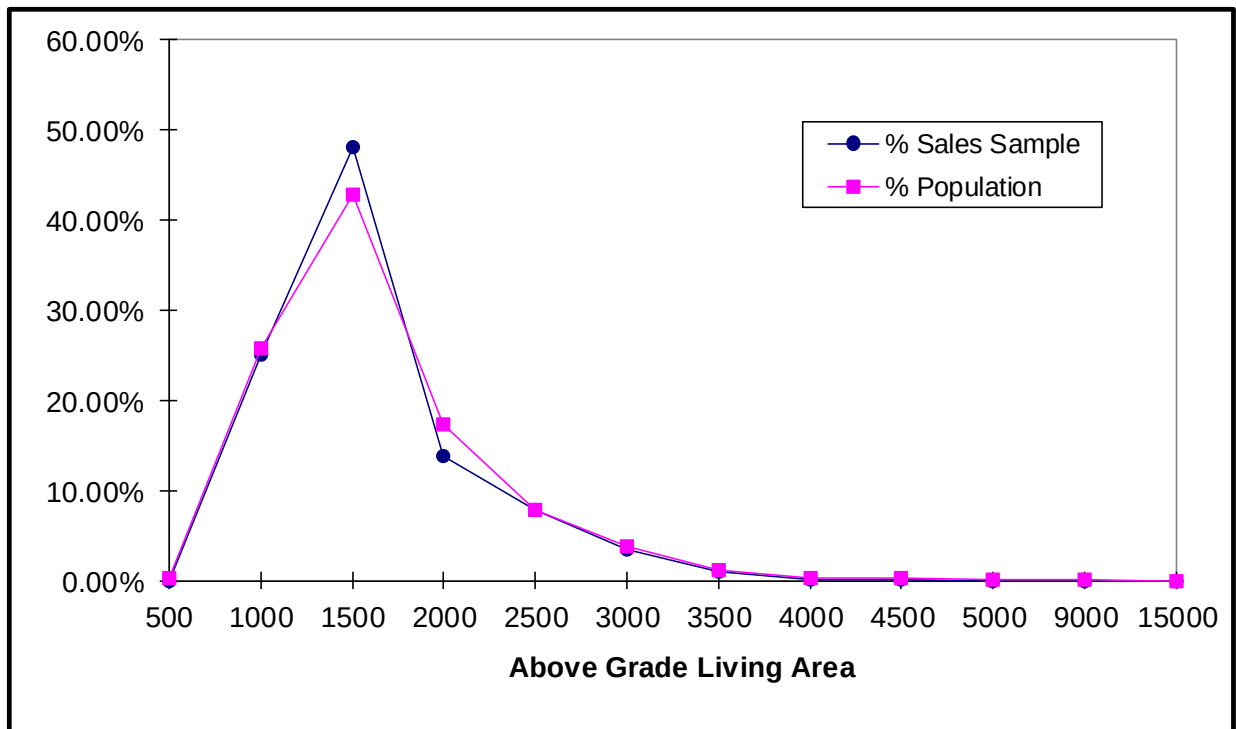


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	143	25.13%
1500	274	48.15%
2000	79	13.88%
2500	45	7.91%
3000	20	3.51%
3500	6	1.05%
4000	1	0.18%
4500	1	0.18%
5000	0	0.00%
9000	0	0.00%
15000	0	0.00%
	569	

Population		
AGLA	Frequency	% Population
500	16	0.26%
1000	1595	25.83%
1500	2643	42.81%
2000	1073	17.38%
2500	482	7.81%
3000	236	3.82%
3500	77	1.25%
4000	22	0.36%
4500	15	0.24%
5000	8	0.13%
9000	6	0.10%
15000	1	0.02%
	6174	

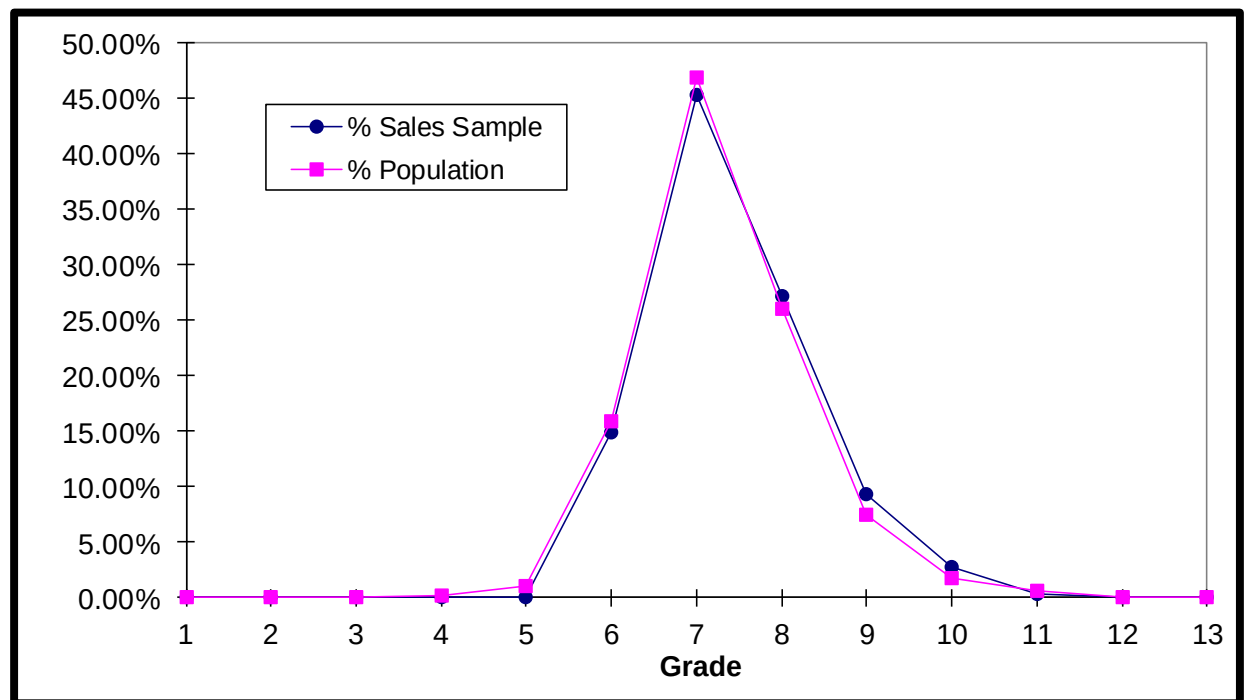


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	85	14.94%
7	258	45.34%
8	155	27.24%
9	53	9.31%
10	16	2.81%
11	2	0.35%
12	0	0.00%
13	0	0.00%
	569	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	10	0.16%
5	64	1.04%
6	978	15.84%
7	2892	46.84%
8	1610	26.08%
9	462	7.48%
10	113	1.83%
11	38	0.62%
12	5	0.08%
13	1	0.02%
	6174	



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 4.7% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.05, with the result truncated to the next \$1,000.

Improved Parcel Update

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 10 were at a lower assessment level in the compared to the area and required a 13.70% upward adjustment. Parcels in Neighborhood 40 would receive a 2.52% upward adjustment. The parcels located in Neighborhood 20 of Res Sub Area 3 were at a higher assessment level than the area and required a -2.07% downward adjustment. Finally parcels in Neighborhood 30 whose construction grade was 6 or lower received a 4.14% upward adjustment. The remainder of the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 569 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 sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.9%. 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 9.0%. 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 17 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

8.94%

Neighborhood 10	Yes
% Adjustment	13.70%
Neighborhood 40	Yes
% Adjustment	2.52%
Neighborhood 20 in ResSubArea 3	Yes
% Adjustment	-2.07%
Neighborhood 30 Grade<=6	Yes
% Adjustment	4.14%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in **Neighborhood 10** would *approximately* receive a 13.70% upward adjustment. 888 parcels in the improved population would receive this adjustment. There were 86 sales.

For instance, a parcel located in **Neighborhood 40** would *approximately* receive a 2.52% upward adjustment. 422 parcels in the improved population would receive this adjustment. There were 37 sales.

For instance, a parcel in **Neighborhood 20 of ResSubArea 3** would *approximately* receive a -2.07% downward adjustment. 150 parcels in the improved population would receive this adjustment. There were 14 sales.

For instance, a parcel located in **Neighborhood 30 whose Grade is less than or equal to 6** would *approximately* receive a 4.14% upward adjustment. 339 parcels in the improved population would receive this adjustment. There were 21 sales.

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

71% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 17 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 1.064, resulting in an adjusted value of \$559,000 ($\$525,000 \times 1.064 = \$558,600$) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.931	-6.9%
2/1/2010	0.943	-5.7%
3/1/2010	0.954	-4.6%
4/1/2010	0.966	-3.4%
5/1/2010	0.976	-2.4%
6/1/2010	0.986	-1.4%
7/1/2010	0.996	-0.4%
8/1/2010	1.005	0.5%
9/1/2010	1.013	1.3%
10/1/2010	1.020	2.0%
11/1/2010	1.028	2.8%
12/1/2010	1.034	3.4%
1/1/2011	1.040	4.0%
2/1/2011	1.045	4.5%
3/1/2011	1.050	5.0%
4/1/2011	1.054	5.4%
5/1/2011	1.057	5.7%
6/1/2011	1.060	6.0%
7/1/2011	1.062	6.2%
8/1/2011	1.064	6.4%
9/1/2011	1.065	6.5%
10/1/2011	1.065	6.5%
11/1/2011	1.065	6.5%
12/1/2011	1.065	6.5%
1/1/2012	1.063	6.3%
2/1/2012	1.061	6.1%
3/1/2012	1.059	5.9%
4/1/2012	1.056	5.6%
5/1/2012	1.052	5.2%
6/1/2012	1.047	4.7%
7/1/2012	1.043	4.3%
8/1/2012	1.037	3.7%
9/1/2012	1.031	3.1%
10/1/2012	1.024	2.4%
11/1/2012	1.017	1.7%
12/1/2012	1.009	0.9%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 17
(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	249320	0435	3/5/10	\$330,000	\$315,000	590	6	1945	Good	3200	Y	N	8430 40TH AVE SW
001	269560	0335	6/8/10	\$232,000	\$229,000	610	6	1941	Good	4493	N	N	8001 37TH AVE SW
001	984230	0695	4/2/12	\$167,500	\$177,000	650	6	1942	Avg	4134	N	N	3540 SW SOUTHERN ST
001	431770	0215	3/16/11	\$360,000	\$379,000	650	6	1914	Good	9051	N	N	4008 SW OTHELLO ST
001	269560	0270	5/10/11	\$226,000	\$239,000	660	6	1941	Avg	5366	N	N	3530 SW ELMGROVE ST
001	352403	9031	10/7/11	\$215,000	\$229,000	720	6	1948	VGood	4182	N	N	3621 SW DONOVAN ST
001	249120	0120	11/23/10	\$219,000	\$226,000	720	6	1943	Avg	3991	N	N	3617 SW TRENTON ST
001	249120	0850	12/20/12	\$320,000	\$321,000	720	6	1923	Good	6008	N	N	9042 36TH AVE SW
001	029300	0245	6/14/10	\$230,000	\$228,000	730	6	1941	Avg	4975	N	N	3508 SW KENYON ST
001	984230	0705	5/2/12	\$260,000	\$273,000	730	6	1941	Avg	4130	N	N	3532 SW SOUTHERN ST
001	923890	1225	10/17/12	\$330,000	\$337,000	740	6	2008	Avg	5100	N	N	4133 SW IDA ST
001	269560	0160	10/24/11	\$300,000	\$320,000	770	6	1932	Avg	4488	N	N	3615 SW KENYON ST
001	271660	0225	10/11/11	\$385,000	\$410,000	770	6	1930	Good	3600	Y	N	6906 40TH AVE SW
001	249220	0525	10/19/11	\$215,000	\$229,000	790	6	1910	Avg	4080	N	N	3535 SW AUSTIN ST
001	563750	0135	11/9/11	\$240,000	\$256,000	820	6	1947	Avg	6250	N	N	6506 41ST AVE SW
001	178200	0190	3/14/11	\$210,000	\$221,000	830	6	1942	Avg	6034	N	N	8601 36TH AVE SW
001	248920	0165	8/31/11	\$343,500	\$366,000	930	6	1920	Avg	5500	N	N	6929 37TH AVE SW
001	923890	1385	4/25/12	\$245,000	\$258,000	960	6	1912	Avg	5100	N	N	4136 SW IDA ST
001	431920	0395	11/8/12	\$393,000	\$399,000	980	6	1929	Good	12456	N	N	3642 SW OTHELLO ST
001	301330	0475	4/28/10	\$345,000	\$336,000	1010	6	1994	Good	4224	N	N	4107 SW SOUTHERN ST
001	271660	0080	9/22/10	\$440,000	\$448,000	1050	6	1923	Avg	9785	Y	N	6732 41ST AVE SW
001	301330	0040	12/6/11	\$290,000	\$309,000	1080	6	1921	VGood	4241	Y	N	4133 SW KENYON ST
001	006500	0215	3/3/10	\$360,000	\$344,000	1090	6	1918	Avg	6418	N	N	6522 37TH AVE SW
001	249220	0956	3/22/10	\$349,950	\$337,000	1170	6	1917	VGood	4080	N	N	3730 SW HOLDEN ST
001	249220	0290	5/21/12	\$363,250	\$381,000	1300	6	1965	Good	4080	N	N	3708 SW AUSTIN ST
001	563750	0215	12/18/12	\$335,000	\$336,000	1350	6	1919	Avg	6000	N	N	6512 40TH AVE SW

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Area 17
(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	249220	0750	6/8/10	\$320,000	\$316,000	700	7	1943	Avg	4080	N	N	3616 SW HOLDEN ST
001	269560	0490	11/19/12	\$379,950	\$384,000	750	7	1941	Good	4899	N	N	8106 37TH AVE SW
001	269560	0490	3/29/10	\$385,000	\$371,000	750	7	1941	Good	4899	N	N	8106 37TH AVE SW
001	271910	0135	10/23/12	\$338,500	\$345,000	760	7	1926	Avg	5900	Y	N	6547 40TH AVE SW
001	386990	0142	3/1/11	\$238,000	\$250,000	765	7	2006	Avg	1007	N	N	7114 C CALIFORNIA AVE SW
001	249220	0025	6/20/12	\$225,000	\$235,000	770	7	1943	Avg	4446	N	N	3515 SW WEBSTER ST
001	249320	0565	11/9/12	\$262,000	\$266,000	770	7	1942	Good	4224	Y	N	8401 39TH AVE SW
001	249120	0865	9/14/11	\$272,000	\$290,000	770	7	1948	Good	6001	N	N	3522 SW BARTON ST
001	269560	0275	9/22/12	\$294,050	\$302,000	770	7	1951	Avg	5512	N	N	3531 SW MONROE ST
001	984230	0550	9/7/12	\$313,000	\$322,000	800	7	1950	Avg	5150	N	N	3537 SW SOUTHERN ST
001	923890	0980	1/20/11	\$330,000	\$344,000	800	7	1944	Avg	5100	Y	N	4137 SW PORTLAND ST
001	923890	0980	11/12/12	\$339,950	\$345,000	800	7	1944	Avg	5100	Y	N	4137 SW PORTLAND ST
001	249320	0155	10/30/12	\$223,000	\$227,000	810	7	1942	Fair	5320	Y	N	4107 SW THISTLE ST
001	301330	0675	8/27/10	\$275,000	\$278,000	810	7	1942	Good	4320	N	N	3953 SW KENYON ST
001	301330	1210	11/10/11	\$279,500	\$298,000	810	7	1941	Avg	5869	Y	N	3919 SW SOUTHERN ST
001	301330	0675	12/10/12	\$348,000	\$350,000	810	7	1942	Good	4320	N	N	3953 SW KENYON ST
001	301330	1135	4/6/11	\$393,000	\$414,000	810	7	1942	VGood	5232	N	N	3908 SW SOUTHERN ST
001	249020	0135	6/8/10	\$274,000	\$271,000	820	7	1943	Avg	5100	N	N	3907 SW AUSTIN ST
001	178200	0230	3/4/11	\$278,500	\$292,000	820	7	1942	Good	4880	N	N	8645 36TH AVE SW
001	178150	0235	1/24/11	\$295,000	\$308,000	820	7	1944	Good	4961	N	N	3722 SW TILLMAN ST
001	269560	0360	3/22/12	\$307,500	\$325,000	820	7	1942	Good	5225	N	N	3716 SW ELMGROVE ST
001	248920	0155	6/16/10	\$339,000	\$336,000	820	7	1940	Avg	4132	N	N	3700 SW MYRTLE ST
001	870460	0060	11/18/11	\$292,800	\$312,000	830	7	1930	Good	6669	Y	N	9023 37TH AVE SW
001	178250	0060	11/26/12	\$295,000	\$298,000	830	7	1942	Avg	4600	N	N	8556 37TH AVE SW
001	178250	0105	1/17/12	\$315,000	\$335,000	830	7	1942	Good	4693	N	N	8451 36TH AVE SW
001	178200	0050	1/12/10	\$325,000	\$304,000	830	7	1942	Good	6860	N	N	8447 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	178200	0185	7/9/10	\$330,000	\$329,000	830	7	1943	Good	5100	N	N	3613 SW CLOVERDALE ST
001	178250	0075	12/15/11	\$184,900	\$197,000	840	7	1942	Fair	4573	N	N	3622 SW CLOVERDALE ST
001	178200	0200	3/26/10	\$280,000	\$270,000	840	7	1942	VGood	5130	N	N	8613 36TH AVE SW
001	301330	0426	5/28/12	\$260,000	\$272,000	860	7	1942	Avg	5668	N	N	8220 CALIFORNIA AVE SW
001	178200	0080	12/14/12	\$269,000	\$270,000	870	7	1942	Good	6410	N	N	8601 35TH AVE SW
001	269560	0035	11/3/10	\$308,000	\$317,000	880	7	1940	Good	4494	N	N	3744 SW MONROE ST
001	301330	1235	5/13/11	\$315,000	\$333,000	890	7	1941	Avg	5856	N	N	3909 SW SOUTHERN ST
001	984230	0710	4/8/11	\$325,000	\$343,000	890	7	1951	Avg	5468	N	N	3530 SW SOUTHERN ST
001	870460	0005	6/22/10	\$360,000	\$357,000	890	7	1941	Good	6300	N	N	3723 SW HENDERSON ST
001	301330	0490	10/22/12	\$391,000	\$398,000	900	7	1942	Avg	4244	Y	N	4138 SW ROSE ST
001	984230	0090	12/1/10	\$430,000	\$445,000	900	7	2010	Avg	4170	N	N	3749 SW SOUTHERN ST
001	301330	1141	9/17/12	\$358,450	\$368,000	910	7	1942	Avg	6273	N	N	3902 SW SOUTHERN ST
001	178150	0300	1/20/11	\$250,000	\$261,000	920	7	1944	Avg	5370	N	N	3739 SW TILLMAN ST
001	301330	0735	5/9/12	\$259,000	\$272,000	920	7	1966	Avg	4184	N	N	3907 SW KENYON ST
001	178200	0145	5/18/11	\$265,000	\$281,000	920	7	1942	Good	5031	N	N	8624 36TH AVE SW
001	249020	0365	8/21/12	\$335,000	\$346,000	920	7	1941	Avg	5100	N	N	3912 SW HOLDEN ST
001	301330	1015	4/13/10	\$390,000	\$378,000	920	7	1957	Avg	4201	Y	N	3935 SW ELMGROVE ST
001	029300	0088	4/14/10	\$400,000	\$388,000	920	7	1947	Good	6383	N	N	7717 37TH AVE SW
001	248920	0275	6/27/11	\$355,400	\$377,000	930	7	1942	Avg	6300	N	N	6936 37TH AVE SW
001	431770	0160	12/16/11	\$375,000	\$399,000	940	7	1990	Avg	10288	N	N	3904 SW ORCHARD ST
001	923890	1090	6/26/12	\$410,000	\$428,000	940	7	1941	Good	5100	N	N	4127 SW HOLDEN ST
001	271910	0095	4/9/12	\$460,000	\$485,000	940	7	1926	Good	6149	N	N	6532 41ST AVE SW
001	984230	0070	7/17/12	\$285,000	\$296,000	950	7	1943	Avg	5184	N	N	3710 SW SOUTHERN ST
001	178150	0035	12/22/11	\$314,950	\$335,000	960	7	2010	Avg	4568	N	N	3717 SW THISTLE ST
001	923890	1300	8/12/11	\$335,000	\$357,000	960	7	1941	Good	5100	N	N	4106 SW HOLDEN ST
001	178200	0060	12/18/12	\$263,500	\$265,000	970	7	1942	Avg	6860	N	N	8457 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	923890	1275	4/5/10	\$375,000	\$363,000	1000	7	1914	Good	5100	N	N	4132 SW HOLDEN ST
001	248920	0270	4/19/10	\$429,000	\$417,000	1000	7	1928	Good	6300	N	N	6932 37TH AVE SW
001	178200	0165	5/30/12	\$433,000	\$454,000	1000	7	2012	Avg	6015	N	N	8600 36TH AVE SW
001	249220	0040	10/27/11	\$354,000	\$377,000	1010	7	1952	VGood	5833	N	N	3529 SW WEBSTER ST
001	870460	0025	6/14/12	\$240,000	\$251,000	1020	7	1948	Avg	6042	N	N	9016 38TH AVE SW
001	269560	0090	4/12/11	\$295,000	\$311,000	1030	7	1949	Good	4494	N	N	3718 SW MONROE ST
001	301330	0151	1/7/10	\$360,500	\$336,000	1030	7	1950	Avg	4481	N	N	4149 SW MONROE ST
001	431820	0310	3/19/12	\$430,000	\$454,000	1030	7	1952	VGood	7066	N	N	4125 SW OTHELLO ST
001	249320	0170	11/15/12	\$319,275	\$323,000	1040	7	1941	Good	6147	Y	N	8409 41ST AVE SW
001	249120	0050	5/16/12	\$350,000	\$367,000	1040	7	1952	Avg	6038	N	N	8844 36TH AVE SW
001	301330	0378	9/13/11	\$460,000	\$490,000	1050	7	1984	Good	4234	Y	N	4122 SW SOUTHERN ST
001	271910	0005	10/19/12	\$262,000	\$267,000	1060	7	2007	Avg	1278	N	N	6533 D 42ND AVE SW
001	352590	0056	9/19/12	\$551,000	\$566,000	1060	7	1925	Good	4871	Y	N	6920 HEIGHTS AVE SW
001	248920	0160	8/22/12	\$302,750	\$313,000	1070	7	1953	Avg	5334	N	N	6935 37TH AVE SW
001	248920	0160	10/30/12	\$355,000	\$361,000	1070	7	1953	Avg	5334	N	N	6935 37TH AVE SW
001	301330	0690	2/25/11	\$295,000	\$309,000	1080	7	1925	Avg	4464	N	N	3937 SW KENYON ST
001	249120	0700	5/18/10	\$317,000	\$311,000	1080	7	1953	Avg	6377	N	N	9050 37TH AVE SW
001	352403	9027	3/23/10	\$400,000	\$385,000	1080	7	1954	Good	5110	N	N	3610 SW DONOVAN ST
001	352403	9027	12/6/12	\$400,000	\$403,000	1080	7	1954	Good	5110	N	N	3610 SW DONOVAN ST
001	112100	0570	4/6/12	\$520,000	\$549,000	1080	7	1941	Good	6077	Y	N	6700 39TH AVE SW
001	178150	0090	5/21/12	\$255,000	\$268,000	1090	7	1944	Avg	5075	N	N	3752 SW SULLIVAN ST
001	029300	0078	10/19/10	\$335,000	\$343,000	1090	7	1950	Avg	7436	N	N	7720 38TH AVE SW
001	029300	0068	4/18/12	\$425,000	\$448,000	1090	7	1948	Avg	7437	N	N	7736 38TH AVE SW
001	984230	0460	8/12/11	\$272,500	\$290,000	1100	7	1948	Avg	4360	N	N	8307 35TH AVE SW
001	249020	0100	4/16/12	\$286,000	\$301,000	1100	7	1948	Avg	8159	N	N	3922 GLENRIDGE WAY SW
001	301330	1410	6/12/12	\$319,000	\$334,000	1100	7	1942	Good	5868	N	N	3919 SW ROSE ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	984230	0360	8/24/12	\$366,000	\$378,000	1100	7	1954	Avg	4163	N	N	3738 SW THISTLE ST
001	984230	0035	6/27/11	\$243,500	\$259,000	1120	7	1964	Avg	4166	N	N	3742 SW SOUTHERN ST
001	178150	0185	9/17/12	\$320,000	\$329,000	1120	7	1944	Good	4725	N	N	3743 SW SULLIVAN ST
001	249220	0330	8/9/11	\$289,500	\$308,000	1140	7	1913	Avg	4400	N	N	3705 SW AUSTIN ST
001	006500	0340	2/14/12	\$345,000	\$366,000	1150	7	1988	Avg	6282	Y	N	6501 38TH AVE SW
001	249220	0375	6/15/11	\$395,000	\$419,000	1150	7	1918	Good	4080	N	N	3737 SW AUSTIN ST
001	923890	0945	12/2/10	\$409,000	\$423,000	1150	7	1924	VGood	5102	Y	N	4101 SW PORTLAND ST
001	352403	9175	4/26/11	\$337,000	\$356,000	1160	7	1958	Good	5049	N	N	3617 SW DONOVAN ST
001	301330	1490	6/18/12	\$392,000	\$410,000	1160	7	1932	Avg	6304	Y	N	4016 SW THISTLE ST
001	431920	0875	2/6/12	\$399,000	\$423,000	1160	7	1959	Avg	9500	N	N	3728 SW WEBSTER ST
001	301330	0180	6/11/12	\$460,000	\$481,000	1160	7	1974	Avg	6359	Y	N	4131 SW MONROE ST
001	178150	0371	11/15/11	\$285,000	\$304,000	1170	7	1943	Good	4692	N	N	3707 SW CLOVERDALE ST
001	249020	0025	12/2/10	\$330,000	\$341,000	1180	7	1957	Good	5100	N	N	3921 SW WEBSTER ST
001	431770	0085	7/28/11	\$410,000	\$436,000	1180	7	1920	Good	10656	N	N	4144 SW ORCHARD ST
001	923890	1455	11/22/11	\$430,000	\$458,000	1180	7	2011	Avg	4805	N	N	4131 SW WEBSTER ST
001	923890	1455	8/27/12	\$436,500	\$450,000	1180	7	2011	Avg	4805	N	N	4131 SW WEBSTER ST
001	431820	0260	6/24/10	\$430,000	\$427,000	1190	7	1911	Good	5886	N	N	7366 CALIFORNIA AVE SW
001	249020	0020	5/22/12	\$513,000	\$538,000	1200	7	1909	VGood	5100	N	N	3917 SW WEBSTER ST
001	150480	0020	8/13/10	\$325,000	\$328,000	1210	7	1944	VGood	4500	N	N	3710 SW BARTON ST
001	249020	0270	6/11/12	\$389,500	\$407,000	1230	7	1976	Avg	5100	N	N	3921 SW IDA ST
001	271910	0009	7/19/11	\$258,000	\$274,000	1240	7	2007	Avg	1686	N	N	6531 C 42ND AVE SW
001	870460	0030	5/10/12	\$262,600	\$276,000	1250	7	1949	Good	6040	N	N	9022 38TH AVE SW
001	301330	0225	11/23/11	\$340,000	\$362,000	1250	7	1952	Good	4246	N	N	4142 SW ELMGROVE ST
001	984230	0490	1/20/10	\$425,000	\$399,000	1260	7	1954	Good	5150	N	N	3526 SW THISTLE ST
001	029300	0156	8/24/12	\$345,000	\$356,000	1270	7	1957	Good	7627	N	N	7701 36TH AVE SW
001	431820	0115	9/14/12	\$395,000	\$406,000	1290	7	1975	Avg	4000	N	N	4005 SW OTHELLO ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	301330	0645	8/1/12	\$350,000	\$363,000	1300	7	1956	Avg	6534	Y	N	4118 SW THISTLE ST
001	271910	0011	8/24/10	\$274,000	\$277,000	1320	7	2007	Avg	1132	N	N	6531 B 42ND AVE SW
001	248920	0115	6/1/10	\$465,000	\$459,000	1320	7	1920	Good	7461	Y	N	3717 SW WILLOW ST
001	431920	0765	2/8/11	\$410,000	\$429,000	1340	7	1925	Good	9500	Y	N	3639 SW OTHELLO ST
001	923890	1130	1/25/11	\$400,000	\$418,000	1350	7	1923	Good	7570	N	N	7718 CALIFORNIA AVE SW
001	301330	0765	11/9/10	\$342,000	\$352,000	1360	7	1955	Avg	6311	Y	N	3944 SW MONROE ST
001	178150	0445	10/8/12	\$257,500	\$263,000	1370	7	1943	Avg	5610	N	N	3709 SW DONOVAN ST
001	431920	0700	11/22/11	\$283,000	\$301,000	1370	7	1906	Avg	8374	N	N	7311 35TH AVE SW
001	301330	0540	11/6/12	\$304,500	\$309,000	1370	7	1951	Avg	6378	N	N	8304 CALIFORNIA AVE SW
001	984230	0320	10/22/12	\$285,000	\$290,000	1380	7	1944	Avg	5175	N	N	3706 SW THISTLE ST
001	249120	0740	5/20/10	\$396,000	\$389,000	1380	7	1919	VGood	6392	N	N	9021 36TH AVE SW
001	301330	0411	3/7/12	\$373,950	\$396,000	1390	7	1995	Avg	5246	N	N	8206 CALIFORNIA AVE SW
001	178150	0420	5/14/10	\$495,000	\$485,000	1390	7	1958	VGood	7140	Y	N	3716 SW DONOVAN ST
001	923890	1365	4/28/11	\$325,000	\$343,000	1410	7	1958	Avg	4880	Y	N	7560 CALIFORNIA AVE SW
001	178150	0105	2/22/12	\$298,000	\$316,000	1420	7	1944	Avg	5075	N	N	3736 SW SULLIVAN ST
001	249120	0745	5/6/11	\$352,000	\$372,000	1440	7	1925	Good	6394	N	N	9015 36TH AVE SW
001	563750	0225	11/13/12	\$425,000	\$431,000	1440	7	1919	VGood	6000	N	N	6524 40TH AVE SW
001	249220	0300	11/16/12	\$419,000	\$424,000	1460	7	1913	Good	4080	N	N	3702 SW AUSTIN ST
001	271660	0085	4/13/12	\$445,000	\$469,000	1460	7	1975	Avg	9785	Y	N	6740 41ST AVE SW
001	249020	0195	10/8/10	\$390,000	\$399,000	1470	7	1912	Good	5355	N	N	3952 SW IDA ST
001	301330	0995	6/22/12	\$500,000	\$522,000	1480	7	1977	Good	6311	N	N	3945 SW ELMGROVE ST
001	249120	0176	3/16/12	\$299,000	\$316,000	1530	7	1950	Avg	6409	N	N	3616 SW HENDERSON ST
001	249020	0440	6/6/12	\$405,000	\$424,000	1650	7	1948	Avg	5100	N	N	7714 41ST AVE SW
001	431820	0425	8/8/12	\$365,000	\$378,000	1760	7	1914	Avg	7683	N	N	7459 GATEWOOD RD SW
001	923890	1270	10/19/11	\$464,000	\$494,000	1940	7	1941	VGood	5100	N	N	4136 SW HOLDEN ST
001	301330	1160	7/16/12	\$367,500	\$382,000	2020	7	1941	Avg	6841	N	N	3949 SW SOUTHERN ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	352590	0050	10/1/10	\$535,000	\$546,000	2270	7	1989	Avg	3824	Y	N	6916 HEIGHTS AVE SW
001	923890	1510	7/19/12	\$435,000	\$452,000	2720	7	1990	Avg	5100	N	N	4128 SW AUSTIN ST
001	563750	0100	8/15/12	\$389,000	\$402,000	970	8	1948	VGood	6000	N	N	6523 41ST AVE SW
001	249320	0220	12/20/10	\$560,000	\$581,000	1000	8	1955	Good	3754	Y	N	8474 42ND AVE SW
001	386990	0038	11/12/10	\$322,600	\$332,000	1020	8	2008	Avg	944	Y	N	4215 SW HOLLY ST
001	431820	0468	3/19/10	\$325,000	\$312,000	1050	8	2007	Avg	1997	N	N	7204 A CALIFORNIA AVE SW
001	178150	0395	3/29/12	\$406,500	\$429,000	1110	8	1950	VGood	7140	Y	N	3739 SW CLOVERDALE ST
001	112100	0496	8/6/10	\$585,500	\$589,000	1110	8	1948	Good	7642	Y	N	3820 SW WILLOW ST
001	249020	0150	7/24/12	\$449,000	\$466,000	1140	8	1957	Avg	6120	N	N	3921 SW AUSTIN ST
001	431820	0446	10/9/12	\$315,000	\$322,000	1150	8	2007	Avg	2076	N	N	7200 A CALIFORNIA AVE SW
001	249020	0165	9/30/11	\$450,000	\$479,000	1150	8	2005	Avg	5100	N	N	3937 SW AUSTIN ST
001	271910	0320	6/20/11	\$490,450	\$521,000	1190	8	1942	Avg	5900	Y	N	6715 40TH AVE SW
001	271910	0290	6/15/12	\$450,000	\$470,000	1200	8	1951	Avg	6149	Y	N	6718 41ST AVE SW
001	262403	9133	5/6/11	\$440,520	\$466,000	1220	8	1986	Avg	5899	Y	N	4042 SW MYRTLE ST
001	249020	0345	1/28/11	\$540,000	\$564,000	1220	8	1962	VGood	5100	N	N	3930 SW HOLDEN ST
001	112100	0240	6/15/12	\$399,000	\$417,000	1240	8	1949	Avg	6301	N	N	6738 37TH AVE SW
001	248920	0100	4/15/10	\$730,000	\$708,000	1260	8	1949	VGood	7182	Y	N	6911 38TH AVE SW
001	178150	0314	12/15/10	\$355,000	\$368,000	1280	8	1948	Avg	4736	N	N	3755 SW TILLMAN ST
001	029300	0077	2/17/12	\$397,000	\$421,000	1320	8	1950	Avg	7436	N	N	7716 38TH AVE SW
001	271660	0075	9/16/11	\$450,000	\$479,000	1330	8	1941	Avg	15819	Y	N	6765 41ST AVE SW
001	563750	0096	3/29/10	\$386,500	\$373,000	1430	8	2008	Avg	1601	N	N	6528 A 42ND AVE SW
001	301330	0110	5/25/10	\$464,000	\$457,000	1440	8	1948	Avg	4769	Y	N	4130 SW MONROE ST
001	269560	0170	8/15/11	\$523,000	\$557,000	1440	8	1947	VGood	4472	N	N	3605 SW KENYON ST
001	248920	0080	11/19/10	\$589,950	\$609,000	1500	8	1955	Avg	6250	Y	N	3814 SW MYRTLE ST
001	249320	0275	3/22/12	\$382,500	\$404,000	1510	8	1989	Good	3576	N	N	8409 40TH AVE SW
001	301330	0831	4/26/10	\$420,000	\$409,000	1510	8	1977	Avg	4366	Y	N	8000 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	301330	0950	4/20/10	\$505,000	\$491,000	1600	8	1990	Avg	10480	N	N	3916 SW ELMGROVE ST
001	271910	0075	10/5/10	\$516,000	\$527,000	1650	8	1971	Good	5900	Y	N	6541 41ST AVE SW
001	271660	0065	2/2/12	\$552,000	\$586,000	1690	8	1930	Avg	13557	Y	N	6759 41ST AVE SW
001	431920	0185	6/1/12	\$375,000	\$393,000	1810	8	1987	Avg	4785	N	N	3835 SW ORCHARD ST
001	301330	0575	12/1/11	\$475,000	\$506,000	1820	8	1991	Avg	4239	Y	N	4131 SW ROSE ST
001	301330	0458	9/7/10	\$565,000	\$573,000	1830	8	1998	Avg	4232	Y	N	4119 SW SOUTHERN ST
001	431770	0255	10/25/12	\$545,500	\$555,000	1870	8	1929	Avg	9120	Y	N	3920 SW OTHELLO ST
001	249320	0375	10/3/12	\$485,000	\$496,000	2030	8	1985	Avg	4511	Y	N	8436 41ST AVE SW
001	301330	1500	3/9/11	\$699,000	\$734,000	2340	8	2008	Avg	6299	Y	N	4008 SW THISTLE ST
001	249320	0230	5/21/12	\$664,000	\$697,000	2400	8	2002	Avg	5451	Y	N	4031 SW THISTLE ST
001	431820	0225	3/17/11	\$589,000	\$619,000	2560	8	2008	Avg	5009	N	N	7323 GLENRIDGE WAY SW
001	431770	0386	6/25/10	\$900,000	\$894,000	1640	9	2007	Avg	9522	Y	N	7319 39TH AVE SW
001	431770	0325	3/12/10	\$690,000	\$661,000	1660	9	1993	Good	10457	Y	N	7344 40TH AVE SW
001	301330	0910	12/20/11	\$620,000	\$660,000	1920	9	2011	Avg	4211	Y	N	3950 SW ELMGROVE ST
001	301330	0691	12/13/11	\$635,000	\$676,000	1940	9	2011	Avg	3936	Y	N	3941 SW KENYON ST
001	301330	0597	3/28/12	\$670,000	\$708,000	2060	9	2010	Avg	4227	Y	N	4111 SW ROSE ST
001	431920	0325	6/23/11	\$715,000	\$759,000	2070	9	1946	Good	9000	Y	N	7237 36TH AVE SW
001	301330	0981	1/8/10	\$595,000	\$555,000	2100	9	2009	Avg	4235	Y	N	3955 SW ELMGROVE ST
001	178150	0410	8/5/10	\$699,950	\$704,000	2180	9	2006	Avg	7140	Y	N	3730 SW DONOVAN ST
001	249220	0190	10/2/12	\$644,000	\$659,000	2360	9	2004	Avg	4052	Y	N	3723 SW WEBSTER ST
001	431820	0292	5/17/10	\$570,000	\$559,000	2380	9	2005	Avg	7619	N	N	7383 GLENRIDGE WAY SW
001	178150	0315	12/16/10	\$540,000	\$560,000	2430	9	2000	Avg	4630	Y	N	8558 39TH AVE SW
001	112100	0373	3/30/12	\$786,000	\$830,000	2710	9	1994	Avg	6323	Y	N	6722 38TH AVE SW
001	249320	0165	10/15/12	\$735,000	\$750,000	2780	9	1992	Avg	5740	Y	N	8405 41ST AVE SW
001	249020	0600	3/20/12	\$630,000	\$666,000	2800	9	2004	Avg	5100	Y	N	3930 SW KENYON ST
001	984230	0365	11/9/11	\$699,900	\$745,000	2860	9	2007	Avg	4168	Y	N	3744 SW THISTLE ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	301330	1025	5/6/10	\$740,000	\$723,000	3030	9	2006	Avg	4607	N	N	3921 SW ELMGROVE ST
001	271910	0080	3/28/12	\$655,000	\$692,000	2330	10	2008	Avg	5040	Y	N	6539 41ST AVE SW
001	431770	0320	5/19/11	\$899,000	\$952,000	3080	10	2004	Avg	9500	N	N	7342 40TH AVE SW
001	271660	0015	8/11/10	\$1,025,000	\$1,033,000	3080	11	2006	Avg	7250	Y	N	6926 PARSHALL PL SW
001	271660	0010	5/25/11	\$1,180,000	\$1,250,000	4090	11	2006	Avg	9225	Y	N	6920 PARSHALL PL SW
003	745400	0110	1/27/12	\$143,000	\$152,000	670	6	1942	Avg	7844	N	N	3010 SW 97TH ST
003	745400	0110	9/12/12	\$167,000	\$172,000	670	6	1942	Avg	7844	N	N	3010 SW 97TH ST
003	745400	0575	11/7/12	\$177,500	\$180,000	670	6	1942	Avg	6300	N	N	9814 33RD AVE SW
003	745400	1385	1/22/10	\$184,057	\$173,000	670	6	1942	Avg	6300	N	N	10107 34TH AVE SW
003	745400	0780	7/6/12	\$185,000	\$193,000	670	6	1942	VGood	6732	N	N	9812 32ND AVE SW
003	745400	1290	8/9/11	\$200,000	\$213,000	670	6	1942	VGood	6300	N	N	10111 33RD AVE SW
003	745400	0990	7/2/10	\$221,500	\$221,000	670	6	1942	Good	6720	N	N	9816 31ST AVE SW
003	745400	0840	12/20/12	\$146,000	\$147,000	710	6	1942	Avg	6384	N	N	3105 SW 97TH ST
003	745400	0265	10/19/12	\$149,000	\$152,000	710	6	1942	Avg	7200	N	N	9622 35TH AVE SW
003	745400	1255	9/8/11	\$255,000	\$272,000	710	6	1942	Good	7000	N	N	3311 SW 100TH ST
003	745400	1215	1/12/10	\$284,500	\$266,000	710	6	1942	VGood	6300	N	N	10120 34TH AVE SW
003	289560	0175	8/9/12	\$292,500	\$303,000	720	6	1949	Good	7080	N	N	4025 SW 102ND ST
003	745400	0190	10/24/12	\$160,000	\$163,000	740	6	1942	Avg	6300	N	N	9910 35TH AVE SW
003	745400	0825	7/19/12	\$165,000	\$171,000	740	6	1942	Avg	6270	N	N	3119 SW 97TH ST
003	745400	1370	8/10/11	\$166,000	\$177,000	740	6	1942	Avg	6300	N	N	10019 34TH AVE SW
003	745400	0165	12/16/11	\$192,000	\$204,000	740	6	1942	VGood	6840	N	N	3218 SW 97TH ST
003	745400	0895	5/20/10	\$225,200	\$221,000	740	6	1942	Good	6477	N	N	9901 31ST AVE SW
003	745400	0650	5/4/10	\$247,000	\$241,000	740	6	1942	Good	6300	N	N	9807 32ND AVE SW
003	003700	0620	8/30/11	\$219,950	\$234,000	800	6	1937	Good	5320	N	N	3732 SW 100TH ST
003	745400	0515	10/26/12	\$225,000	\$229,000	810	6	1942	Good	6300	N	N	9901 33RD AVE SW
003	745400	0270	7/22/10	\$238,500	\$239,000	810	6	1942	Good	8450	N	N	3403 SW ROXBURY ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	245840	0015	11/22/10	\$215,000	\$222,000	820	6	1948	Avg	6300	N	N	10248 35TH AVE SW
003	249120	1225	7/7/10	\$250,500	\$250,000	820	6	1948	Good	5950	N	N	9430 36TH AVE SW
003	025400	0600	8/22/11	\$215,000	\$229,000	840	6	1942	Avg	5320	N	N	10051 40TH AVE SW
003	025400	0375	9/19/12	\$284,500	\$292,000	860	6	1916	Good	5280	N	N	10010 42ND AVE SW
003	745400	1175	2/3/11	\$225,000	\$235,000	880	6	1942	VGood	6300	N	N	10019 32ND AVE SW
003	745400	1220	4/13/10	\$250,000	\$242,000	880	6	1942	Good	6300	N	N	10114 34TH AVE SW
003	025400	0185	11/7/11	\$241,000	\$257,000	890	6	1938	VGood	4800	N	N	10027 CALIFORNIA AVE SW
003	935700	0580	5/30/12	\$216,000	\$226,000	900	6	1941	Good	5000	N	N	10244 37TH PL SW
003	249120	0990	7/17/12	\$213,000	\$221,000	920	6	1915	Avg	5950	N	N	9246 36TH AVE SW
003	289560	0600	11/20/12	\$249,000	\$252,000	950	6	1939	Avg	5236	N	N	4220 SW 104TH ST
003	025400	0705	11/16/11	\$259,000	\$276,000	970	6	1959	Good	5280	N	N	10030 40TH AVE SW
003	811860	0340	12/6/10	\$246,500	\$255,000	980	6	1938	Good	7980	N	N	10432 40TH AVE SW
003	003700	0080	9/27/12	\$205,000	\$210,000	1040	6	1940	Good	5320	N	N	3708 SW 99TH ST
003	025400	0170	9/24/12	\$210,000	\$215,000	1050	6	1969	Avg	4800	N	N	10037 CALIFORNIA AVE SW
003	745400	0690	8/8/12	\$255,200	\$264,000	1050	6	1942	VGood	8190	N	N	3204 SW 100TH ST
003	289560	0350	11/17/11	\$294,000	\$313,000	1050	6	1944	VGood	5236	N	N	4127 SW 102ND ST
003	935700	0440	1/5/11	\$268,000	\$279,000	1060	6	1947	Good	5700	N	N	10204 37TH AVE SW
003	190960	0180	5/3/10	\$361,000	\$353,000	1110	6	1928	Good	6600	N	N	10055 37TH AVE SW
003	745400	0475	8/26/12	\$257,800	\$266,000	1120	6	1942	Good	6300	N	N	9725 33RD AVE SW
003	811860	0240	7/5/11	\$270,500	\$287,000	1130	6	1916	Good	7980	N	N	10444 41ST AVE SW
003	745400	0965	4/22/10	\$279,500	\$272,000	1130	6	1942	Good	6720	N	N	9910 31ST AVE SW
003	259530	0335	1/19/10	\$293,250	\$275,000	1160	6	1943	Avg	8400	N	N	3921 SW 97TH ST
003	935700	0070	12/28/10	\$247,800	\$258,000	1380	6	1947	Good	6000	N	N	10245 35TH AVE SW
003	935700	0820	10/16/12	\$250,000	\$255,000	1380	6	1943	Good	6000	N	N	10234 38TH AVE SW
003	745400	0395	3/6/10	\$320,000	\$306,000	1410	6	2006	Avg	6300	N	N	9902 34TH AVE SW
003	745400	0775	6/28/12	\$210,000	\$219,000	1560	6	1942	Avg	6681	N	N	9818 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	003700	0554	8/24/10	\$414,000	\$418,000	1560	6	2000	Avg	9310	N	N	3721 SW 99TH ST
003	249120	1289	8/23/10	\$200,000	\$202,000	730	7	2006	Avg	1040	Y	N	9427 C 35TH AVE SW
003	245840	0345	10/11/12	\$262,000	\$268,000	830	7	1942	Good	6060	N	N	10262 32ND AVE SW
003	678420	0010	9/24/12	\$280,000	\$287,000	880	7	1947	Avg	7650	N	N	10231 CALIFORNIA AVE SW
003	935700	0585	8/27/12	\$304,950	\$315,000	900	7	1997	Avg	3000	N	N	10240 37TH PL SW
003	190960	0145	6/25/12	\$279,000	\$291,000	920	7	1925	VGood	5010	N	N	3753 SW 100TH ST
003	190960	0145	2/18/10	\$285,000	\$271,000	920	7	1925	VGood	5010	N	N	3753 SW 100TH ST
003	811860	0255	11/19/12	\$309,950	\$314,000	930	7	1940	Avg	7568	N	N	4004 SW 106TH ST
003	259530	0370	7/18/12	\$270,000	\$281,000	960	7	1998	Good	8400	N	N	3920 SW 98TH ST
003	150480	0096	12/3/10	\$350,350	\$362,000	1010	7	1958	Good	7070	N	N	9223 36TH AVE SW
003	289560	0435	12/17/12	\$309,000	\$310,000	1030	7	1952	Avg	7200	N	N	4110 SW 104TH ST
003	312380	0220	8/17/12	\$420,000	\$434,000	1030	7	1936	Good	8620	N	N	9860 41ST AVE SW
003	935700	0746	3/7/11	\$330,000	\$347,000	1040	7	1958	Good	5700	N	N	10253 37TH PL SW
003	935700	0760	9/27/12	\$392,500	\$402,000	1040	7	1958	VGood	5300	N	N	10263 37TH PL SW
003	312380	0280	10/3/12	\$314,950	\$322,000	1070	7	1969	Avg	8280	N	N	9822 40TH AVE SW
003	245840	0435	6/17/10	\$318,000	\$315,000	1090	7	1965	Good	7200	N	N	10224 31ST AVE SW
003	249120	1020	3/18/11	\$250,000	\$263,000	1100	7	1950	Avg	2693	N	N	9241 35TH AVE SW
003	935700	0925	10/25/12	\$302,000	\$308,000	1100	7	1950	VGood	6000	N	N	10235 38TH AVE SW
003	004900	0005	3/30/12	\$301,000	\$318,000	1110	7	1955	Good	8040	N	N	3128 SW 105TH ST
003	004900	0016	5/26/11	\$324,950	\$344,000	1110	7	1954	Good	8040	N	N	3113 SW 104TH ST
003	004900	0030	11/22/10	\$345,000	\$356,000	1110	7	1955	Good	8040	N	N	3106 SW 105TH ST
003	935700	0915	5/23/12	\$235,500	\$247,000	1120	7	1950	Avg	6000	N	N	10229 38TH AVE SW
003	025400	0755	7/26/10	\$285,000	\$286,000	1140	7	1962	Avg	7980	N	N	10041 39TH AVE SW
003	003700	0336	4/21/10	\$315,000	\$306,000	1140	7	1959	Good	6600	N	N	9902 37TH AVE SW
003	025400	0480	4/21/10	\$333,500	\$324,000	1150	7	1980	Good	5291	Y	N	10025 41ST AVE SW
003	312380	0080	9/21/11	\$289,000	\$308,000	1160	7	1950	Good	8060	N	N	9837 42ND AVE SW

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Area 17
(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	285860	0007	4/3/12	\$290,000	\$306,000	1160	7	1965	Avg	7260	N	N	9708 37TH AVE SW
003	003700	0560	7/9/10	\$289,950	\$289,000	1180	7	1968	Good	5320	N	N	3717 SW 99TH ST
003	289560	0660	11/17/11	\$289,000	\$308,000	1190	7	1949	Good	5320	N	N	10223 42ND AVE SW
003	022303	9241	7/10/12	\$269,900	\$281,000	1230	7	1942	VGood	4410	N	N	4306 SW 104TH ST
003	190410	0095	9/14/12	\$299,950	\$308,000	1230	7	1926	Avg	4275	N	N	3721 SW BARTON ST
003	312380	0200	11/1/12	\$339,500	\$345,000	1230	7	1947	VGood	8220	N	N	9822 41ST AVE SW
003	935700	0380	6/14/11	\$281,500	\$299,000	1240	7	1975	Avg	6000	N	N	10238 37TH AVE SW
003	025400	0549	9/14/10	\$247,000	\$251,000	1270	7	1948	Avg	5280	N	N	10022 41ST AVE SW
003	004900	0060	4/26/10	\$325,000	\$317,000	1270	7	1979	Avg	8040	N	N	3101 SW 105TH ST
003	150480	0078	3/24/10	\$339,000	\$326,000	1280	7	1953	Good	5762	N	N	9255 36TH AVE SW
003	025400	0078	8/12/10	\$379,000	\$382,000	1290	7	1984	Avg	4800	Y	N	10014 44TH AVE SW
003	811860	0190	8/1/12	\$290,000	\$301,000	1320	7	1947	Good	7980	N	N	10415 41ST AVE SW
003	811860	0120	7/20/11	\$399,950	\$425,000	1350	7	1951	Good	7980	Y	N	10420 42ND AVE SW
003	289560	0540	11/17/10	\$350,000	\$361,000	1440	7	1951	Good	7980	N	N	10220 CALIFORNIA AVE SW
003	811860	0135	9/14/10	\$385,000	\$391,000	1460	7	2003	Avg	7980	N	N	10440 42ND AVE SW
003	289560	0130	11/21/12	\$375,000	\$379,000	1500	7	1986	Good	5834	N	N	10233 39TH AVE SW
003	312380	0235	4/29/10	\$505,000	\$493,000	1500	7	1991	Good	8618	Y	N	9849 40TH AVE SW
003	251840	0046	10/12/11	\$397,300	\$423,000	1540	7	1957	VGood	8879	N	N	10417 35TH AVE SW
003	004900	0011	3/13/12	\$317,500	\$336,000	1620	7	1955	Good	8040	N	N	3122 SW 105TH ST
003	259530	0271	6/13/11	\$372,500	\$395,000	1660	7	1953	Good	6600	N	N	3920 SW 97TH ST
003	251840	0040	6/15/12	\$325,000	\$340,000	1730	7	1954	Good	11360	N	N	3915 SW 105TH ST
003	251840	0034	6/29/11	\$339,950	\$361,000	1770	7	1994	Good	7286	N	N	3527 SW 104TH ST
003	811860	0204	12/5/11	\$419,950	\$447,000	1870	7	1967	VGood	7980	N	N	10402 41ST AVE SW
003	259780	0122	6/17/11	\$346,000	\$367,000	2160	7	1952	Good	10080	N	N	9323 FOREST CT SW
003	003700	0190	12/9/10	\$300,000	\$311,000	2230	7	1994	Avg	5320	N	N	3529 SW 98TH ST
003	745400	1390	10/25/12	\$320,000	\$326,000	2310	7	1984	Avg	6300	N	N	10113 34TH AVE SW

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Area 17
(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	150480	0090	10/21/10	\$390,000	\$400,000	2350	7	2005	Avg	6826	N	N	9235 36TH AVE SW
003	533820	0005	6/10/10	\$319,000	\$316,000	1190	8	1952	Avg	10000	N	N	10404 35TH AVE SW
003	935700	0735	10/29/12	\$399,950	\$407,000	1360	8	2005	Avg	6300	N	N	10245 37TH PL SW
003	259780	0150	4/20/10	\$461,700	\$449,000	1520	8	1952	Good	6536	N	N	4208 SW ROXBURY ST
003	533820	0015	10/17/11	\$325,000	\$346,000	1630	8	1952	Good	10000	N	N	10411 34TH AVE SW
003	312380	0205	6/4/12	\$460,000	\$482,000	1670	8	1995	Avg	8832	N	N	9832 41ST AVE SW
003	022303	9266	3/13/12	\$342,000	\$362,000	1750	8	1996	Avg	8010	N	N	3539 SW 105TH ST
003	150480	0160	5/10/12	\$430,500	\$452,000	1870	8	1990	Avg	7208	N	N	9449 37TH AVE SW
003	150480	0165	5/3/10	\$448,500	\$438,000	1870	8	1990	Avg	7204	N	N	9455 37TH AVE SW
003	150480	0138	1/26/11	\$449,000	\$469,000	1870	8	1990	Good	7217	N	N	9439 37TH AVE SW
003	150480	0128	4/14/10	\$505,000	\$490,000	1870	8	1990	Good	8570	N	N	9429 37TH AVE SW
003	935700	0965	3/25/10	\$445,000	\$429,000	1970	8	2004	Avg	5000	Y	N	10257 38TH AVE SW
003	289560	0555	2/25/10	\$425,000	\$405,000	2220	8	2006	Avg	5332	N	N	10230 CALIFORNIA AVE SW
003	025400	0320	5/4/12	\$400,000	\$421,000	2310	8	2003	Avg	5303	N	N	10033 42ND AVE SW
003	022303	9331	10/6/10	\$460,000	\$470,000	2090	9	1994	Avg	7345	Y	N	10447 35TH AVE SW
003	312380	0221	5/8/12	\$590,000	\$620,000	3220	9	2006	Avg	8601	N	N	9856 41ST AVE SW
004	352403	9129	5/30/12	\$309,000	\$324,000	580	6	1930	Good	3750	N	N	4608 SW MONROE ST
004	352403	9226	4/1/10	\$348,000	\$336,000	580	6	1930	Good	4290	N	N	4605 SW MONROE ST
004	003400	1020	1/30/12	\$350,000	\$371,000	620	6	2012	Avg	4000	N	N	8009 46TH AVE SW
004	248720	0395	6/23/10	\$307,000	\$305,000	740	6	1949	Avg	6150	N	N	4330 SW CAMBRIDGE ST
004	003400	1865	8/25/11	\$240,000	\$256,000	760	6	1941	Avg	4320	Y	N	8237 CALIFORNIA AVE SW
004	012303	9383	12/14/12	\$224,950	\$226,000	840	6	1956	Avg	7874	N	N	10628 34TH AVE SW
004	025400	0025	1/6/10	\$375,000	\$350,000	940	6	1928	Good	6032	N	N	4404 SW 101ST ST
004	109000	0075	3/10/10	\$343,950	\$329,000	1020	6	1923	VGood	4200	N	N	4449 SW KENYON PL
004	248720	0161	8/23/11	\$270,000	\$287,000	1330	6	1918	Avg	4000	Y	N	9269 44TH AVE SW
004	259530	0080	3/17/10	\$359,500	\$345,000	1360	6	1934	Good	8071	Y	N	9629 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
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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
004	923890	0115	6/15/11	\$370,000	\$393,000	1600	6	1911	Good	5686	N	N	4502 SW AUSTIN ST
004	632900	0040	10/26/11	\$215,000	\$229,000	530	7	1977	Avg	1500	Y	N	11424 ARROYO BEACH PL SW
004	916960	0130	10/12/11	\$398,500	\$425,000	810	7	1951	Good	6000	Y	N	8434 46TH AVE SW
004	632900	0345	11/28/12	\$200,000	\$202,000	840	7	1947	Avg	8100	N	N	11469 37TH AVE SW
004	432220	0230	3/9/11	\$399,950	\$420,000	840	7	2010	Avg	5350	Y	N	7313 VASHON PL SW
004	198120	0169	2/9/12	\$750,000	\$795,000	860	7	1930	Avg	18198	Y	Y	7061 BEACH DR SW
004	710000	0155	8/17/12	\$304,975	\$315,000	870	7	1948	VGood	8308	N	N	3510 SW 107TH ST
004	248720	0165	4/25/11	\$278,200	\$294,000	890	7	1954	Good	5000	Y	N	9265 44TH AVE SW
004	710000	0070	1/11/11	\$229,500	\$239,000	910	7	1948	Avg	8308	N	N	3731 SW 106TH ST
004	632900	0015	12/13/10	\$322,500	\$334,000	920	7	1955	Avg	3000	Y	N	11410 ARROYO BEACH PL SW
004	003400	1060	12/20/10	\$330,000	\$342,000	930	7	1915	Avg	4000	N	N	8320 FAUNTLEROY WAY SW
004	923890	0855	12/19/11	\$335,000	\$356,000	930	7	1926	Avg	5000	Y	N	7710 44TH AVE SW
004	248770	0125	3/20/12	\$330,000	\$349,000	940	7	1948	Good	8000	N	N	4518 SW HENDERSON ST
004	038700	0110	11/13/12	\$254,000	\$257,000	950	7	1954	Avg	6430	N	N	11316 34TH AVE SW
004	916910	0247	6/6/11	\$350,000	\$371,000	960	7	1951	Avg	5000	N	N	8630 46TH AVE SW
004	176960	0118	11/9/12	\$260,000	\$264,000	980	7	1949	Avg	6120	N	N	10838 37TH AVE SW
004	632900	0635	4/28/11	\$210,000	\$222,000	990	7	1947	Avg	8100	N	N	11269 35TH AVE SW
004	632900	0710	6/1/12	\$328,000	\$344,000	1040	7	1947	Avg	9540	N	N	3533 SW OCEAN VIEW DR
004	632900	0420	9/16/11	\$375,000	\$399,000	1080	7	2010	Avg	10260	Y	N	11202 MARINE VIEW DR SW
004	809840	0035	10/26/11	\$306,950	\$327,000	1090	7	1942	VGood	6720	N	N	3919 SW 106TH ST
004	248820	0373	8/18/11	\$324,950	\$346,000	1110	7	2008	Avg	1163	Y	N	9002 45TH AVE SW
004	809840	0085	7/2/10	\$402,810	\$401,000	1120	7	1942	Good	7280	N	N	4011 SW 106TH ST
004	131530	0030	11/19/12	\$437,000	\$442,000	1120	7	1910	Avg	6000	Y	N	7308 44TH AVE SW
004	710000	0075	11/23/10	\$290,000	\$299,000	1150	7	1948	Good	8308	N	N	3735 SW 106TH ST
004	710000	0210	5/24/10	\$339,000	\$333,000	1150	7	1948	Good	8710	N	N	3707 SW 107TH ST
004	003400	1302	2/1/11	\$435,000	\$455,000	1160	7	1955	Good	5500	Y	N	8035 45TH AVE SW

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Area 17
(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
004	632900	0565	4/19/11	\$335,450	\$354,000	1180	7	1947	VGood	8100	N	N	3605 SW 112TH ST
004	248720	0181	10/1/10	\$480,000	\$490,000	1190	7	1956	Good	5760	Y	N	4315 SW BRACE POINT DR
004	632900	0465	4/4/11	\$296,000	\$312,000	1200	7	1947	VGood	8100	N	N	11247 37TH AVE SW
004	248290	0050	6/4/10	\$490,000	\$484,000	1200	7	1981	Good	8300	Y	N	8500 FAUNTLEE CREST SW
004	029000	0025	12/27/12	\$538,350	\$539,000	1200	7	1952	Good	6750	Y	N	3920 SW 109TH ST
004	012303	9369	3/9/11	\$270,000	\$284,000	1210	7	1947	Good	7488	N	N	3313 SW 106TH ST
004	176960	0202	12/21/10	\$300,000	\$311,000	1210	7	1946	VGood	8700	N	N	11023 37TH AVE SW
004	502820	0030	2/23/12	\$272,000	\$288,000	1220	7	1956	Avg	9500	N	N	3427 SW 111TH ST
004	632900	0225	6/28/12	\$399,950	\$417,000	1220	7	1948	Good	8100	N	N	11474 MARINE VIEW DR SW
004	916960	0255	10/9/12	\$475,000	\$486,000	1220	7	1947	Avg	8712	Y	N	8644 FAUNTLEROY PL SW
004	176960	0095	10/5/11	\$300,000	\$320,000	1230	7	1956	Avg	7500	N	N	3720 SW 110TH ST
004	109000	0046	6/20/11	\$345,000	\$366,000	1230	7	1960	Avg	10084	N	N	4428 SW KENYON PL
004	122303	9011	4/27/11	\$315,000	\$333,000	1250	7	1978	Avg	13485	N	N	11606 35TH AVE SW
004	012303	9562	4/11/11	\$320,000	\$338,000	1250	7	1962	Avg	7680	N	N	10832 32ND AVE SW
004	038700	0105	4/20/10	\$348,315	\$339,000	1250	7	2007	Avg	6240	N	N	11310 34TH AVE SW
004	022303	9187	4/18/11	\$401,000	\$423,000	1260	7	1955	Good	5238	Y	N	10100 MARINE VIEW DR SW
004	038700	0065	9/27/11	\$290,000	\$309,000	1270	7	1954	Avg	9114	N	N	11310 32ND AVE SW
004	259420	0301	7/1/10	\$355,000	\$353,000	1270	7	1975	Avg	7680	N	N	9735 44TH AVE SW
004	884530	0090	3/10/11	\$362,500	\$381,000	1270	7	1924	Good	4600	Y	N	7411 CALIFORNIA AVE SW
004	259420	0335	6/27/12	\$244,900	\$255,000	1290	7	1931	Avg	7200	N	N	9822 45TH AVE SW
004	632900	0295	7/7/10	\$365,000	\$364,000	1290	7	1947	VGood	8160	N	N	11405 37TH AVE SW
004	502820	0005	6/29/12	\$367,000	\$383,000	1290	7	1961	Avg	8880	N	N	11000 35TH AVE SW
004	511900	0220	5/11/11	\$344,000	\$364,000	1300	7	1963	Good	8700	N	N	10849 34TH AVE SW
004	176960	0117	3/11/12	\$265,000	\$280,000	1320	7	1949	Avg	6120	N	N	10832 37TH AVE SW
004	248720	0205	2/2/12	\$370,000	\$393,000	1330	7	1939	Avg	6240	Y	N	9252 44TH AVE SW
004	511900	0110	5/9/12	\$330,000	\$347,000	1340	7	1960	Avg	7260	N	N	10848 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	932280	0290	10/27/10	\$310,000	\$318,000	1350	7	1952	Avg	6600	Y	N	10604 MARINE VIEW DR SW
004	012303	9559	11/12/10	\$315,000	\$324,000	1360	7	1963	Avg	8385	N	N	10622 32ND AVE SW
004	249120	0480	7/9/12	\$409,000	\$426,000	1380	7	1948	Avg	6400	Y	N	8841 38TH AVE SW
004	176960	0023	9/15/11	\$355,000	\$378,000	1410	7	1952	VGood	6222	N	N	10804 36TH AVE SW
004	176960	0136	8/10/12	\$294,000	\$304,000	1420	7	1959	Good	7260	N	N	3532 SW 110TH ST
004	248770	0035	5/26/10	\$465,000	\$458,000	1440	7	1915	Avg	8000	N	N	4510 SW CONCORD ST
004	248720	0930	4/15/11	\$431,000	\$455,000	1460	7	1935	Good	5000	N	N	9261 47TH AVE SW
004	248820	0416	10/12/11	\$395,000	\$421,000	1490	7	1957	VGood	4400	N	N	4407 SW HENDERSON ST
004	259420	0279	3/8/11	\$445,000	\$467,000	1530	7	1975	Good	7680	N	N	9722 45TH AVE SW
004	916960	0202	10/10/12	\$372,000	\$380,000	1540	7	1953	Avg	8124	N	N	4332 SW CLOVERDALE ST
004	249320	0030	6/11/12	\$525,000	\$549,000	1540	7	1926	VGood	5003	Y	N	8418 CALIFORNIA AVE SW
004	571500	0090	8/12/10	\$389,950	\$393,000	1590	7	1952	Good	8512	N	N	3802 SW 108TH ST
004	012303	9272	10/14/10	\$309,950	\$317,000	1600	7	2010	Avg	6600	N	N	10605 SEOLA BEACH DR SW
004	932280	0275	4/3/12	\$525,000	\$554,000	1660	7	1947	Good	8385	Y	N	10622 MARINE VIEW DR SW
004	234680	0005	5/3/10	\$435,000	\$425,000	1710	7	1944	Avg	8364	Y	N	9603 47TH AVE SW
004	632900	0495	5/17/12	\$325,000	\$341,000	1730	7	1940	Good	8100	N	N	3532 SW OCEAN VIEW DR
004	038700	0160	10/1/10	\$265,000	\$270,000	1760	7	1954	Good	6450	N	N	11421 34TH AVE SW
004	923890	0090	7/19/12	\$450,000	\$468,000	1780	7	1915	VGood	5565	N	N	4522 SW AUSTIN ST
004	710000	0015	6/23/11	\$350,000	\$372,000	1860	7	1948	VGood	8308	N	N	3517 SW 106TH ST
004	259530	0081	2/16/11	\$399,950	\$419,000	1890	7	2011	Avg	8129	N	N	9631 42ND AVE SW
004	431670	0135	6/11/12	\$540,500	\$565,000	1890	7	1925	Avg	5500	N	N	7230 LEDROIT CT SW
004	923890	0860	9/1/11	\$540,000	\$575,000	2460	7	1923	Good	5347	Y	N	4316 SW PORTLAND ST
004	809840	0055	11/20/12	\$419,950	\$425,000	2880	7	1942	Avg	6720	Y	N	3929 SW 106TH ST
004	710000	0115	11/3/11	\$345,000	\$368,000	870	8	2010	Avg	8308	N	N	3706 SW 107TH ST
004	923890	0655	4/18/12	\$559,000	\$589,000	970	8	1929	Good	7350	Y	N	7553 44TH AVE SW
004	916960	0036	12/24/12	\$410,000	\$411,000	1080	8	1956	Good	5150	N	N	8412 TILlicum RD SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	248720	0625	4/14/10	\$527,950	\$512,000	1090	8	1951	Good	7220	Y	N	9361 44TH AVE SW
004	248720	0091	12/7/12	\$430,000	\$433,000	1100	8	1963	Avg	7000	Y	N	9322 45TH AVE SW
004	248320	0075	7/18/12	\$485,000	\$504,000	1110	8	1951	Avg	6600	Y	N	9030 40TH AVE SW
004	248820	0260	3/9/11	\$380,000	\$399,000	1120	8	1952	Avg	4850	N	N	4416 SW HENDERSON ST
004	248820	0260	6/15/12	\$421,500	\$441,000	1120	8	1952	Avg	4850	N	N	4416 SW HENDERSON ST
004	248820	0461	12/13/10	\$278,000	\$288,000	1140	8	2006	Avg	1259	N	N	9126 A 45TH AVE SW
004	248770	0266	7/15/11	\$340,500	\$362,000	1140	8	2007	Avg	1403	N	N	9113 45TH AVE SW
004	248770	0260	4/1/11	\$360,000	\$379,000	1140	8	2007	Avg	1489	N	N	4503 SW DIRECTOR ST
004	176960	0227	5/18/11	\$635,000	\$672,000	1150	8	1952	VGood	17500	Y	N	11001 MARINE VIEW DR SW
004	916960	0306	6/21/10	\$550,000	\$546,000	1170	8	1960	Good	10800	Y	N	4349 SW CLOVERDALE ST
004	028700	0025	8/23/11	\$724,500	\$771,000	1180	8	1951	VGood	14718	Y	N	3961 SW ARROYO DR
004	923890	0635	4/8/10	\$370,000	\$358,000	1200	8	1948	Avg	6360	N	N	7524 45TH AVE SW
004	632900	0165	8/23/12	\$549,950	\$568,000	1200	8	1940	Avg	24807	Y	Y	11411 MARINE VIEW DR SW
004	178150	0532	4/2/10	\$590,000	\$570,000	1210	8	1954	VGood	7000	Y	N	8644 39TH AVE SW
004	248820	0255	9/26/11	\$325,000	\$346,000	1220	8	1952	Avg	4850	N	N	8910 45TH AVE SW
004	248820	0361	9/11/12	\$390,000	\$401,000	1220	8	1955	Avg	6110	Y	N	9003 43RD PL SW
004	248820	0165	7/29/10	\$499,000	\$501,000	1220	8	1955	VGood	6500	Y	N	4319 SW CONCORD ST
004	248820	0165	3/22/12	\$502,500	\$531,000	1220	8	1955	VGood	6500	Y	N	4319 SW CONCORD ST
004	029000	0290	10/16/10	\$540,000	\$553,000	1220	8	1948	Avg	10985	Y	N	3937 SW 109TH ST
004	248370	0035	5/25/12	\$630,000	\$661,000	1230	8	1955	Good	10300	Y	N	4052 SW HENDERSON ST
004	003400	1585	11/2/10	\$452,000	\$465,000	1240	8	1944	Avg	9900	Y	N	8221 NORTHROP PL SW
004	432250	0015	1/5/12	\$380,000	\$404,000	1260	8	1954	Avg	5130	N	N	7565 46TH AVE SW
004	432250	0100	8/28/12	\$412,000	\$425,000	1260	8	1954	Good	5900	N	N	7550 FAUNTLEROY WAY SW
004	248470	0010	9/1/10	\$450,000	\$456,000	1260	8	1954	Avg	5500	N	N	8905 41ST AVE SW
004	029000	0255	10/31/12	\$485,000	\$493,000	1260	8	1954	Avg	7050	Y	N	4209 SW 109TH ST
004	432250	0195	9/30/11	\$399,000	\$425,000	1270	8	1954	Avg	5760	N	N	7570 46TH AVE SW

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004	028400	0170	8/13/10	\$801,000	\$807,000	1270	8	1955	Avg	30930	Y	Y	11005 ARROYO BEACH PL SW
004	932280	0285	1/10/12	\$367,500	\$391,000	1280	8	1940	Avg	7080	Y	N	10608 MARINE VIEW DR SW
004	432250	0095	8/10/12	\$380,000	\$393,000	1290	8	1954	Avg	5900	N	N	7558 FAUNTLEROY WAY SW
004	248370	0175	3/10/11	\$588,800	\$619,000	1290	8	1955	Good	7200	Y	N	8845 42ND AVE SW
004	632900	0205	9/15/10	\$680,000	\$691,000	1290	8	1948	VGood	11160	Y	N	11461 MARINE VIEW DR SW
004	432250	0155	8/4/11	\$460,000	\$489,000	1300	8	1956	VGood	5760	N	N	7729 45TH AVE SW
004	571500	0040	1/5/12	\$357,000	\$379,000	1310	8	1952	Good	8512	N	N	3727 SW 107TH ST
004	721500	0010	6/4/12	\$340,000	\$356,000	1320	8	1962	Avg	7169	N	N	11056 MARINE VIEW PL SW
004	916960	0174	6/5/12	\$420,000	\$440,000	1320	8	1967	Avg	8400	Y	N	4368 SW CLOVERDALE ST
004	248370	0170	6/21/10	\$689,950	\$685,000	1320	8	1953	Avg	7200	Y	N	8837 42ND AVE SW
004	248320	0020	9/22/11	\$562,200	\$599,000	1330	8	1954	Avg	6000	Y	N	9021 39TH AVE SW
004	248320	0165	5/2/11	\$589,950	\$624,000	1330	8	1952	VGood	6448	Y	N	4005 SW HENDERSON ST
004	248720	0595	6/30/10	\$507,000	\$505,000	1340	8	1960	Avg	7250	Y	N	9420 KILBOURNE CT SW
004	012303	9374	10/15/10	\$356,000	\$364,000	1350	8	1981	Avg	7565	N	N	11112 30TH PL SW
004	029000	0130	9/23/11	\$465,000	\$495,000	1350	8	1956	Avg	8040	Y	N	10835 42ND AVE SW
004	176960	0088	3/27/12	\$495,000	\$523,000	1350	8	1950	VGood	10656	Y	N	10842 MARINE VIEW DR SW
004	112303	9018	5/22/11	\$625,000	\$662,000	1350	8	1941	VGood	7450	Y	N	11603 MARINE VIEW DR SW
004	916910	0140	8/26/10	\$385,000	\$389,000	1360	8	1951	Good	4592	Y	N	8646 FAUNTLEROY WAY SW
004	109000	0030	4/29/10	\$479,900	\$468,000	1360	8	1991	Avg	4200	N	N	4446 SW KENYON PL
004	916960	0051	11/21/12	\$519,950	\$526,000	1360	8	1987	Good	8916	N	N	8462 TILlicum RD SW
004	003400	1535	6/24/11	\$530,000	\$563,000	1360	8	1950	Good	8800	Y	N	8017 44TH AVE SW
004	248370	0075	9/12/11	\$425,000	\$453,000	1370	8	1952	Avg	6400	Y	N	8838 42ND AVE SW
004	248320	0060	10/25/11	\$550,000	\$586,000	1370	8	1952	Good	6600	Y	N	9108 40TH AVE SW
004	248320	0225	7/27/12	\$550,000	\$571,000	1370	8	1952	Good	6480	Y	N	4021 SW DIRECTOR ST
004	029000	0095	2/10/10	\$575,000	\$544,000	1370	8	1953	Avg	6360	Y	N	10721 MARINE VIEW DR SW
004	431570	0577	12/20/12	\$355,000	\$356,000	1380	8	2004	Avg	1669	N	N	7321 B 47TH AVE SW

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Area 17
(1 to 3 Unit Residences)

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004	028700	0170	6/23/11	\$595,000	\$632,000	1380	8	1954	VGood	8484	Y	N	3924 SW ARROYO CT
004	502830	0070	3/19/12	\$350,000	\$370,000	1420	8	1962	Avg	7020	N	N	11103 34TH PL SW
004	432250	0185	11/19/10	\$400,000	\$413,000	1420	8	1954	Avg	5760	N	N	7700 46TH AVE SW
004	248770	0005	11/12/12	\$425,500	\$431,000	1420	8	1953	Avg	7800	Y	N	8808 FAUNTLEROY WAY SW
004	432250	0185	10/23/12	\$459,000	\$468,000	1420	8	1954	Avg	5760	N	N	7700 46TH AVE SW
004	003400	1765	8/27/12	\$539,800	\$557,000	1430	8	1977	Good	5460	Y	N	8214 NORTHROP PL SW
004	432020	0025	7/20/12	\$550,000	\$572,000	1430	8	1952	Avg	6000	Y	N	7322 VASHON PL SW
004	029000	0275	11/6/12	\$596,000	\$605,000	1430	8	1953	Avg	7752	Y	N	4117 SW 109TH ST
004	923890	0505	12/2/11	\$357,000	\$380,000	1440	8	1963	Avg	7500	N	N	7728 45TH AVE SW
004	249120	0410	6/28/12	\$448,500	\$468,000	1440	8	1956	VGood	8385	Y	N	8806 39TH AVE SW
004	248320	0115	3/18/10	\$510,000	\$490,000	1440	8	1951	Avg	7200	Y	N	4020 SW HENDERSON ST
004	248320	0195	4/6/10	\$526,000	\$509,000	1440	8	1962	Good	4632	Y	N	4055 SW HENDERSON ST
004	248420	0116	8/20/10	\$535,000	\$540,000	1440	8	1954	Avg	11665	Y	N	4024 SW DONOVAN ST
004	923890	0495	3/22/10	\$542,000	\$521,000	1440	8	1961	Good	7500	N	N	7720 45TH AVE SW
004	571500	0030	8/20/12	\$429,950	\$444,000	1450	8	1952	Good	8512	N	N	3809 SW 107TH ST
004	234680	0380	5/6/11	\$456,000	\$482,000	1470	8	1967	Avg	8184	N	N	9666 48TH AVE SW
004	248320	0055	3/30/10	\$457,000	\$441,000	1490	8	1954	Avg	8140	N	N	9114 40TH AVE SW
004	248720	0260	3/23/10	\$610,000	\$587,000	1490	8	1963	Good	10350	Y	N	9357 CALIFORNIA DR SW
004	248370	0195	9/21/10	\$630,000	\$641,000	1490	8	1952	Avg	7200	Y	N	8871 42ND AVE SW
004	916960	0287	8/7/12	\$502,000	\$520,000	1510	8	1965	Avg	7225	Y	N	4300 SW TRENTON ST
004	029000	0160	6/8/12	\$679,000	\$710,000	1510	8	1955	Good	6600	Y	N	10814 44TH AVE SW
004	028700	0120	4/4/12	\$385,000	\$406,000	1520	8	1953	Avg	6831	Y	N	3907 SW ARROYO CT
004	923890	0065	11/3/10	\$296,500	\$305,000	1540	8	1961	Avg	7380	N	N	7516 FAUNTLEROY WAY SW
004	251050	0030	5/3/11	\$432,000	\$457,000	1540	8	1958	Avg	9130	Y	N	4101 SW BARTON ST
004	234680	0008	12/10/12	\$758,000	\$763,000	1560	8	1949	Avg	25284	Y	N	9615 FAUNTLEROY WAY SW
004	248290	0100	11/21/12	\$625,000	\$632,000	1580	8	1968	Avg	12960	Y	N	8520 FAUNTLEREE CREST SW

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Area 17
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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
004	884530	0040	3/6/12	\$625,000	\$661,000	1600	8	1921	Good	4920	Y	N	7426 44TH AVE SW
004	003400	1675	6/25/11	\$684,850	\$727,000	1680	8	2003	Avg	4800	Y	N	4326 SW SOUTHERN ST
004	025400	0045	9/20/12	\$506,600	\$520,000	1720	8	1949	Good	6032	Y	N	4403 SW 101ST ST
004	790220	0100	12/6/10	\$560,000	\$580,000	1730	8	1957	Good	7500	Y	N	3925 SW 107TH ST
004	248720	1300	7/30/12	\$1,200,000	\$1,245,000	1730	8	1921	Good	30692	Y	Y	9223 FAUNTLEROY WAY SW
004	571500	0025	4/24/12	\$415,000	\$437,000	1750	8	1952	Good	8512	N	N	3815 SW 107TH ST
004	248500	0010	1/20/11	\$540,000	\$563,000	1750	8	1960	Avg	7200	Y	N	8731 FAUNTLEREE CREST SW
004	259420	0206	5/9/12	\$580,000	\$609,000	1760	8	1970	Avg	7200	Y	N	9807 45TH AVE SW
004	923890	0645	4/6/10	\$610,000	\$590,000	1790	8	1915	Avg	7000	Y	N	7525 44TH AVE SW
004	352403	9139	3/14/11	\$620,000	\$652,000	1810	8	1949	VGood	8400	N	N	9348 FAUNTLEROY WAY SW
004	248720	0455	1/15/10	\$560,000	\$524,000	1850	8	1961	Avg	7505	Y	N	4318 SW CAMBRIDGE ST
004	028700	0175	8/2/12	\$540,000	\$560,000	1880	8	1955	Good	25900	Y	N	10943 39TH AVE SW
004	028700	0200	10/11/10	\$550,000	\$563,000	1880	8	1955	Good	20208	Y	N	4002 SW ARROYO CT
004	012303	9646	12/17/12	\$335,000	\$336,000	1900	8	1981	Avg	10097	N	N	11118 30TH PL SW
004	809840	0225	8/25/10	\$542,000	\$548,000	1930	8	1965	Avg	11388	Y	N	4222 SW 107TH ST
004	248420	0185	5/24/10	\$825,000	\$812,000	1940	8	1955	VGood	6600	Y	N	8837 39TH AVE SW
004	809840	0300	1/27/10	\$505,000	\$475,000	1950	8	1955	Good	8030	Y	N	4000 SW 107TH ST
004	003400	1070	3/4/10	\$460,000	\$439,000	2000	8	1997	Avg	3868	N	N	8328 FAUNTLEROY WAY SW
004	249320	0120	7/15/10	\$840,000	\$840,000	2090	8	2000	Avg	7600	Y	N	8463 42ND AVE SW
004	029000	0010	7/26/10	\$615,000	\$617,000	2170	8	1953	Good	13500	Y	N	3934 SW 109TH ST
004	431670	0145	5/20/10	\$699,500	\$687,000	2170	8	2007	Avg	5500	N	N	7220 LEDROIT CT SW
004	511901	0080	7/20/12	\$425,000	\$442,000	2300	8	1986	Good	7600	N	N	3005 SW 109TH ST
004	022303	9248	1/10/11	\$495,000	\$516,000	2350	8	1999	Avg	10787	Y	N	10624 39TH AVE SW
004	249120	0620	8/23/10	\$646,000	\$653,000	2370	8	2007	Avg	6400	Y	N	9027 38TH AVE SW
004	678420	0090	8/1/12	\$633,000	\$656,000	2480	8	1999	Avg	6800	Y	N	10220 MARINE VIEW DR SW
004	248720	0235	5/28/12	\$728,000	\$763,000	2810	8	2006	Avg	4500	Y	N	9282 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	003400	1648	10/25/10	\$660,000	\$677,000	810	9	2005	Avg	5098	Y	N	4338 SW SOUTHERN ST
004	352403	9120	10/3/11	\$625,000	\$666,000	1170	9	2002	Avg	3750	Y	N	8801 FAUNTLEROY WAY SW
004	028400	0090	2/10/12	\$950,000	\$1,007,000	1200	9	1949	Avg	17033	Y	Y	11099 ARROYO BEACH PL SW
004	029000	0195	10/24/11	\$720,000	\$767,000	1280	9	1958	Good	21000	Y	N	10827 44TH AVE SW
004	248500	0201	5/20/11	\$880,000	\$932,000	1350	9	1961	VGood	9400	Y	N	8624 FAUNTLLEE CREST SW
004	916960	0200	3/13/12	\$875,000	\$925,000	1400	9	1965	VGood	13152	Y	N	8471 TILlicum RD SW
004	352403	9192	7/7/10	\$619,000	\$617,000	1410	9	1953	Good	12600	N	N	4009 SW BARTON ST
004	790220	0040	5/21/12	\$717,500	\$753,000	1480	9	2008	Avg	11700	Y	N	10700 MARINE VIEW DR SW
004	248500	0195	7/25/11	\$700,000	\$745,000	1530	9	1960	VGood	10240	Y	N	8636 FAUNTLLEE CREST SW
004	352403	9204	5/3/10	\$640,000	\$625,000	1640	9	1961	Avg	11900	Y	N	8550 FAUNTLLEE CREST SW
004	916960	0060	10/5/12	\$955,000	\$977,000	1680	9	1956	Good	20600	Y	N	8488 TILlicum RD SW
004	176960	0059	1/30/12	\$688,000	\$730,000	1690	9	1964	VGood	10032	Y	N	10823 MARINE VIEW DR SW
004	234680	0510	6/9/10	\$745,200	\$737,000	1980	9	2000	Avg	10300	Y	N	9828 51ST AVE SW
004	916910	0033	11/21/12	\$608,000	\$615,000	2020	9	1996	Avg	5000	Y	N	8435 FAUNTLEROY PL SW
004	234680	0330	12/22/10	\$750,000	\$779,000	2070	9	1914	VGood	9380	N	N	7509 47TH AVE SW
004	022303	9334	10/14/11	\$429,000	\$457,000	2130	9	2011	Avg	5014	N	N	4422 SW 101ST ST
004	259420	0227	3/19/12	\$700,000	\$740,000	2140	9	1989	Avg	12537	Y	N	9834 MARINE VIEW DR SW
004	029000	0175	2/14/12	\$956,000	\$1,014,000	2160	9	2000	Avg	11925	Y	N	10803 44TH AVE SW
004	249320	0135	1/24/12	\$860,000	\$913,000	2180	9	2008	VGood	7965	Y	N	8475 42ND AVE SW
004	028700	0171	4/19/12	\$550,000	\$579,000	2190	9	1965	Avg	15130	Y	N	10957 39TH AVE SW
004	431670	0034	4/1/11	\$569,000	\$600,000	2220	9	1990	Avg	3479	Y	N	7051 C LINCOLN PARK WAY SW
004	259420	0555	2/17/12	\$580,000	\$615,000	2230	9	2011	Avg	9152	N	N	9716 44TH AVE SW
004	916960	0307	11/8/10	\$740,000	\$762,000	2310	9	1981	Avg	23133	Y	N	4329 SW DONOVAN ST
004	028400	0080	8/29/11	\$1,625,000	\$1,730,000	2390	9	1998	Avg	17727	Y	Y	11095 ARROYO BEACH PL SW
004	028400	0005	3/18/11	\$1,240,000	\$1,304,000	2480	9	2003	Avg	22647	Y	Y	11013 ARROYO BEACH PL SW
004	248820	0195	7/26/11	\$650,000	\$691,000	2510	9	2006	Avg	5000	Y	N	4306 SW HENDERSON ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	259780	0025	4/14/11	\$935,000	\$987,000	2550	9	1939	VGood	21600	Y	N	9358 CALIFORNIA AVE SW
004	352403	9053	9/6/11	\$765,000	\$815,000	2580	9	2001	Avg	4000	N	N	4349 SW TRENTON ST
004	932280	0080	1/30/12	\$1,637,500	\$1,738,000	2590	9	1959	Good	36377	Y	Y	10477 MAPLEWOOD PL SW
004	923890	0515	4/23/12	\$610,000	\$642,000	2640	9	2005	Avg	7500	N	N	7808 45TH AVE SW
004	022303	9333	3/28/11	\$657,500	\$692,000	2820	9	2007	Avg	5026	Y	N	4436 SW 101ST ST
004	109000	0110	4/26/11	\$640,000	\$676,000	2960	9	2004	Avg	7997	N	N	4401 SW KENYON PL
004	259420	0590	6/10/10	\$611,000	\$604,000	2980	9	1967	Avg	8940	Y	N	9627 CALIFORNIA AVE SW
004	259420	0595	6/10/10	\$550,000	\$544,000	3300	9	1979	Avg	9000	Y	N	9621 CALIFORNIA AVE SW
004	012303	9256	1/4/10	\$648,500	\$604,000	3390	9	1998	Avg	8125	N	N	10649 31ST AVE SW
004	932280	0165	10/27/11	\$745,000	\$794,000	1360	10	2006	Avg	9904	Y	N	10400 47TH AVE SW
004	259420	0070	6/3/11	\$720,000	\$763,000	1440	10	1961	Good	9900	N	N	9819 46TH AVE SW
004	515470	0016	3/16/10	\$749,000	\$719,000	1480	10	2005	Avg	5000	Y	N	8631 FAUNTLEROY WAY SW
004	259420	0151	6/26/12	\$938,000	\$979,000	1780	10	1962	Good	14950	Y	N	9700 MARINE VIEW DR SW
004	632900	0210	8/29/12	\$815,000	\$841,000	2050	10	1963	Avg	12240	Y	N	11469 MARINE VIEW DR SW
004	249120	0431	3/12/12	\$1,000,000	\$1,058,000	2120	10	2008	Avg	5300	Y	N	8830 39TH AVE SW
004	028400	0059	8/2/12	\$1,875,000	\$1,944,000	2240	10	1955	Good	24187	Y	Y	11071 ARROYO BEACH PL SW
004	131530	0005	8/15/12	\$825,000	\$853,000	2250	10	2006	Avg	5610	Y	N	7301 CALIFORNIA AVE SW
004	932280	0341	7/12/11	\$930,000	\$988,000	2300	10	1994	Avg	22220	Y	N	10405 47TH AVE SW
004	932280	0115	6/26/12	\$908,500	\$948,000	2510	10	2008	Avg	17437	Y	N	10460 47TH AVE SW
004	932280	0125	8/29/12	\$895,000	\$923,000	2610	10	2008	Avg	12007	Y	N	10454 47TH AVE SW
004	923890	0912	7/11/11	\$725,000	\$771,000	2780	10	2002	Avg	5481	Y	N	7810 44TH AVE SW
004	028700	0166	1/5/11	\$890,000	\$926,000	2830	10	2008	Avg	9310	Y	N	11001 39TH AVE SW
004	112303	9006	10/22/12	\$1,845,000	\$1,880,000	3960	10	2002	Avg	30949	Y	Y	3515 SW SEOLA LN

Improved Sales Removed in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	112100	0200	10/27/11	\$329,963	BANKRUPTCY; NO MARKET EXPOSURE
001	112100	0200	3/8/12	\$195,000	EXEMPT FROM EXCISE TAX; NON-REP SALE
001	178150	0035	7/1/10	\$167,200	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
001	178150	0160	1/25/11	\$220,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
001	178150	0235	7/7/10	\$218,000	CORPORATE AFFILIATES
001	178200	0006	12/12/12	\$215,156	FORCED SALE; NO MARKET EXPOSURE
001	178200	0020	11/9/12	\$453,430	FORCED SALE; NO MARKET EXPOSURE
001	178200	0165	2/27/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	178250	0040	5/5/11	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	178250	0105	10/25/11	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	248920	0035	7/10/12	\$708,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	248920	0165	8/15/11	\$343,500	RELOCATION - SALE TO SERVICE
001	249020	0150	3/12/12	\$272,000	IMP CHARARACTERISTICS CHANGED SINCE SALE
001	249120	0080	8/17/12	\$215,000	NON-REPRESENTATIVE SALE
001	249120	0675	8/30/12	\$474,950	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	249120	0675	4/11/12	\$400,000	NO MARKET EXP; IMP. CHARS CHANGED SINCE SALE
001	249120	0682	12/7/10	\$217,426	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	249120	0685	9/1/11	\$125,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	249220	0025	11/30/12	\$338,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	249220	0085	7/18/11	\$317,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
001	249220	0195	2/22/10	\$525,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	249220	0540	4/22/10	\$434,000	NO MARKET EXPOSURE
001	249220	0680	10/17/12	\$258,000	DIAGNOSTIC OUTLIER; MODEL DEVEL. EXCLUSION
001	249320	0155	11/14/12	\$245,000	SHERIFF / TAX SALE; GOVERNMENT AGENCY
001	249320	0516	10/29/12	\$365,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	262403	9068	5/29/12	\$535,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	262403	9115	3/10/11	\$167,086	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	269560	0170	9/9/10	\$220,000	NON-REPRESENTATIVE SALE
001	269560	0340	6/15/11	\$198,199	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	269560	0370	6/22/11	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	271910	0030	8/27/12	\$415,000	%COMPL;PREVLAND<=25K
001	271910	0040	10/24/12	\$429,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT;%COMPL
001	271910	0145	5/9/12	\$190,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	301330	0040	7/22/10	\$10,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	301330	0040	4/12/11	\$212,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	301330	0145	3/23/11	\$315,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
001	301330	0170	12/28/10	\$290,000	BANKRUPTCY; NO MARKET EXPOSURE
001	301330	0250	12/29/10	\$200,000	NO MARKET EXPOSURE
001	301330	0505	2/24/11	\$280,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	301330	0645	5/1/12	\$434,099	FORCED SALE; NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis

Area 17

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	301330	0670	3/5/10	\$269,000	NO MARKET EXPOSURE; FIN. INSTITUTION RESALE
001	301330	0690	11/18/10	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	352590	0065	9/16/10	\$515,000	UNFIN AREA
001	386990	0037	12/22/10	\$295,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	386990	0140	12/21/12	\$400,000	ACTIVE PERMIT BEFORE SALE>25K
001	431770	0085	3/17/11	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	431770	0255	8/2/12	\$468,996	FORCED SALE; NO MARKET EXPOSURE
001	431820	0295	3/9/11	\$305,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	431820	0385	8/25/11	\$194,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	431920	0125	12/23/11	\$265,000	OBSOL
001	431920	0325	3/18/11	\$715,000	RELOCATION - SALE TO SERVICE
001	431920	0521	8/14/12	\$200,000	IMP CHARARACTORISTICS CHANGED SINCE SALE
001	431920	0710	2/10/12	\$126,668	DOR RATIO;QUIT CLAIM DEED
001	431920	0765	5/21/10	\$150,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
001	431920	0765	5/21/10	\$150,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
001	563750	0145	10/2/12	\$353,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	563750	0230	3/22/10	\$599,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	563750	0255	8/19/11	\$347,000	IMP. CHARS CHANGED SINCE SALE; SHORT SALE
001	984230	0035	7/27/12	\$346,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
001	984230	0090	8/23/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	984230	0130	10/23/12	\$215,001	FORCED SALE; NO MARKET EXPOSURE
001	984230	0365	11/9/11	\$699,900	NO MARKET EXPOSURE; RELO - SALE TO SERVICE
001	984230	0466	3/6/12	\$205,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	003700	0165	5/3/10	\$243,000	NO MARKET EXPOSURE
003	003700	0336	1/22/10	\$211,000	NO MARKET EXP; IMP. CHARS CHANGED SINCE SALE
003	003700	0345	3/26/10	\$315,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
003	003700	0475	12/28/10	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	004900	0005	3/11/10	\$169,033	QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	004900	0005	3/30/12	\$301,000	RELOCATION - SALE TO SERVICE
003	004900	0062	9/13/12	\$169,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
003	022303	9166	12/16/10	\$390,000	NO MARKET EXP; RELATED PARTY, FRIEND
003	022303	9325	3/7/12	\$365,000	UNFIN AREA;FINANCIAL INSTITUTION RESALE
003	025400	0125	10/5/11	\$400,000	NO MARKET EXP; RELATED PARTY, FRIEND
003	025400	0185	6/27/11	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	025400	0605	11/2/12	\$120,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
003	150480	0110	12/7/10	\$160,000	NON-REPRESENTATIVE SALE
003	150480	0135	3/26/12	\$183,500	NON-REPRESENTATIVE SALE
003	190410	0085	8/21/12	\$250,000	NON-REPRESENTATIVE SALE
003	190410	0272	7/5/12	\$350,000	NON-REPRESENTATIVE SALE
003	190960	0005	3/21/11	\$169,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Annual Update Analysis

Area 17

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	190960	0025	3/11/11	\$138,000	PREVIMP<=25K
003	190960	0027	10/8/12	\$353,500	%COMPL
003	190960	0146	3/28/12	\$187,500	%COMPL
003	190960	0146	6/24/11	\$125,000	%COMPL; NO MARKET EXPOSURE
003	190960	0147	8/25/11	\$500,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	245840	0150	10/24/12	\$315,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
003	245840	0280	11/1/11	\$145,000	NON-REPRESENTATIVE SALE
003	245840	0390	1/6/12	\$146,000	NON-REPRESENTATIVE SALE
003	249120	1022	4/21/11	\$159,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	249120	1024	1/14/11	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	249120	1026	3/10/11	\$159,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	249120	1297	8/26/11	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	251840	0034	3/23/11	\$263,400	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	252580	0030	3/1/11	\$190,000	DIAGNOSTIC OUTLIER; MODEL DEVEL. EXCLUSION
003	259530	0355	4/23/12	\$183,162	IMP COUNT
003	285860	0083	10/23/12	\$130,000	%NETCOND;PREVIMP<=25K;STATEMENT TO DOR
003	285860	0083	5/16/12	\$20,000	DOR RATIO;%NETCOND;PREVIMP<=25K
003	289560	0175	3/27/12	\$191,000	FORCED SALE; NO MARKET EXPOSURE
003	289560	0325	7/6/11	\$290,000	NO MARKET EXPOSURE
003	289560	0520	12/14/10	\$270,000	IMP. CHARS CHANGED SINCE SALE; SHORT SALE
003	312380	0320	7/6/12	\$325,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
003	571560	0015	8/23/11	\$147,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	745400	0020	11/12/12	\$210,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
003	745400	0165	9/2/11	\$100,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
003	745400	0185	7/9/12	\$129,900	DIAGNOSTIC OUTLIER; ANOMOLY DETECTION
003	745400	0610	4/21/11	\$200,000	ESTATE ADMINISTRATOR; NON-REPRESENTATIVE SALE
003	745400	0655	2/22/12	\$175,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
003	745400	0690	1/3/12	\$127,200	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
003	745400	0780	2/21/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	745400	0840	8/23/12	\$178,059	FORCED SALE; NO MARKET EXPOSURE
003	745400	0870	3/18/10	\$253,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
003	745400	1065	12/12/12	\$295,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
003	745400	1085	6/22/12	\$155,000	DIAGNOSTIC OUTLIER; MODEL DEVEL. EXCLUSION
003	745400	1180	12/10/10	\$152,000	PREVIMP<=25K
003	745400	1225	3/4/11	\$174,900	AFFORDABLE HOUSING SALES
003	745400	1225	3/4/11	\$65,000	DOR RATIO;AFFORDABLE HOUSING SALES
003	811860	0141	12/5/12	\$589,000	IMP COUNT;STATEMENT TO DOR
003	811860	0215	9/18/12	\$160,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
003	811860	0215	12/27/12	\$270,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
003	811860	0350	3/3/11	\$184,000	IMP. CHARS CHANGED SINCE SALE; STATEMENT TO DOR

Improved Sales Removed in this Annual Update Analysis

Area 17

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	935700	0215	10/26/11	\$260,000	UNFIN AREA
003	935700	0400	7/26/11	\$285,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
003	935700	0440	8/26/10	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	935700	0760	2/20/12	\$209,199	IMP CHARARACTERISTICS CHANGED SINCE SALE
003	935700	0935	9/11/12	\$160,050	NON-REPRESENTATIVE SALE
003	935700	1020	11/28/11	\$142,500	NON-REPRESENTATIVE SALE; SHORT SALE
004	003400	0071	9/26/11	\$191,500	IMP. CHARS CHANGED SINCE SALE; FIN INSTIT RESALE
004	003400	1020	8/3/11	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	003400	1880	5/10/11	\$225,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
004	012303	9569	5/5/10	\$332,000	IMP CHARARACTERISTICS CHANGED SINCE SALE
004	012303	9645	6/17/10	\$340,000	NO MARKET EXPOSURE
004	022303	9273	2/25/11	\$255,000	IMP CHARARACTORISTICS CHANGED SINCE SALE
004	028400	0028	6/10/10	\$2,200,000	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE
004	028400	0200	9/27/11	\$1,075,000	OBSOL
004	028700	0005	4/2/10	\$659,000	IMP CHARARACTERISTICS CHANGED SINCE SALE
004	028700	0125	8/20/12	\$645,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	028700	0170	2/4/11	\$435,000	NO MARKET EXP; IMP. CHARS CHANGED SINCE SALE
004	028700	0227	9/18/12	\$640,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	131530	0045	12/8/10	\$340,000	DOR RATIO;
004	176960	0064	12/6/10	\$147,218	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	176960	0285	5/4/11	\$6,000	DOR RATIO;NO MARKET EXPOSURE
004	234680	0110	6/22/10	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	234680	0481	10/5/10	\$266,212	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	248320	0020	2/23/10	\$542,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	248320	0035	5/17/10	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	248470	0065	2/28/11	\$359,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	248470	0065	9/3/12	\$554,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	248500	0065	7/26/12	\$825,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	248500	0125	7/5/12	\$580,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
004	248720	0110	7/26/12	\$249,950	UNFIN AREA
004	248720	0110	5/29/12	\$180,000	UNFIN AREA; NO MARKET EXPOSURE
004	248720	0115	10/24/11	\$399,950	QUESTIONABLE PER APPRAISAL
004	248720	0530	9/26/12	\$700,000	ACTIVE PERMIT BEFORE SALE>25K
004	248720	0735	9/10/12	\$535,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	248720	0835	1/5/11	\$950,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	248720	1185	3/23/11	\$42,901	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	248720	1355	8/19/11	\$650,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
004	248770	0266	7/6/11	\$342,500	RELOCATION - SALE TO SERVICE
004	248820	0416	6/23/11	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	249120	0445	3/29/10	\$275,000	PREVIMP<=25K; NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	249120	0490	4/14/11	\$649,000	BANKRUPTCY; NON-REP SALE; SHORT SALE
004	249120	0625	2/24/10	\$385,000	OBSOL
004	259420	0060	7/19/10	\$800,000	IMP CHARARACTERISTICS CHANGED SINCE SALE
004	259420	0070	6/3/11	\$720,000	RELOCATION - SALE TO SERVICE
004	259420	0215	4/1/10	\$220,000	IMP. CHARS CHANGED SINCE SALE; NON-REP SALE
004	259420	0227	10/27/11	\$495,602	BANKRUPTCY; NO MARKET EXPOSURE;
004	259420	0248	12/24/10	\$800,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	352403	9037	6/11/12	\$773,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	352403	9108	6/27/12	\$344,950	BANKRUPTCY; QUIT CLAIM DEED
004	352403	9118	5/7/10	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	352403	9135	3/22/10	\$1,500,000	NO MARKET EXP; IMP. CHARS CHANGED SINCE SALE
004	352403	9183	1/24/11	\$277,672	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
004	352403	9209	9/27/12	\$537,000	OBSOL
004	352403	9229	9/13/11	\$709,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	431570	0990	6/11/10	\$76,777	DOR RATIO;QUIT CLAIM DEED
004	431570	1166	12/1/10	\$360,000	ESTATE ADMINISTRATOR; NON-REPRESENTATIVE SALE
004	431670	0061	3/22/11	\$887,500	NON-REPRESENTATIVE SALE
004	432220	0230	5/18/10	\$115,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
004	432250	0110	12/9/10	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	432250	0130	5/26/10	\$581,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	432250	0155	8/3/11	\$500,000	RELOCATION - SALE TO SERVICE
004	432270	0015	12/6/11	\$330,000	NON-REPRESENTATIVE SALE
004	502820	0005	1/6/12	\$229,141	NO MARKET EXPOSURE; FORCED SALE
004	511900	0220	5/11/11	\$344,000	RELOCATION - SALE TO SERVICE
004	632900	0295	12/2/10	\$365,000	NO MARKET EXPOSURE
004	632900	0305	2/1/10	\$357,000	UNFIN AREA;NO MARKET EXPOSURE
004	632900	0335	4/27/11	\$167,000	IMP. CHARS CHANGED SINCE SALE; NON-REP SALE
004	632900	0385	4/11/12	\$325,000	UNFIN AREA;IMP. CHARS CHANGED SINCE SALE
004	678420	0090	7/13/11	\$380,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	710000	0015	7/31/12	\$166,569	DOR RATIO;QUIT CLAIM DEED
004	710060	0035	12/4/12	\$277,760	FORCED SALE; NO MARKET EXPOSURE
004	809840	0035	2/28/11	\$150,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
004	809840	0155	11/23/10	\$449,000	IMP. CHARS CHANGED SINCE SALE; SHORT SALE
004	809840	0316	10/20/11	\$240,000	NO MARKET EXPOSURE
004	916960	0304	12/6/11	\$110,000	PREVIMP<=25K
004	923890	0660	11/16/12	\$585,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARS.
004	932280	0230	7/17/12	\$830,000	NON-REPRESENTATIVE SALE
004	932280	0250	2/11/11	\$565,000	IMP CHARARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	271660	0008	5/24/2011	\$230,000	6,875	Y	N
1	301330	0597	6/29/2011	\$167,500	4,227	Y	N
1	301330	0910	3/28/2011	\$185,000	4,211	Y	N
1	301330	1175	6/13/2012	\$200,000	4,203	Y	N
3	150480	0120	4/10/2012	\$132,000	5,400	N	N
4	003400	1516	8/22/2011	\$200,000	6,600	Y	N
4	022303	9188	6/15/2011	\$125,000	7,198	Y	N
4	022303	9279	7/8/2011	\$165,000	18,300	Y	N
4	028400	0182	12/26/2012	\$440,000	12,124	Y	Y
4	028400	0212	3/29/2012	\$380,000	21,738	Y	Y
4	028400	0222	6/11/2012	\$142,000	11,250	Y	N
4	131530	0045	12/8/2010	\$340,000	6,000	Y	N
4	248720	0530	9/14/2011	\$157,000	6,400	Y	N
4	259420	0161	6/26/2012	\$275,000	8,480	N	N
4	259420	0555	4/26/2011	\$141,000	9,152	N	N
4	916960	0304	12/6/2011	\$110,000	10,095	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	178250	0172	12/30/2010	\$247,000	MULTI-PARCEL SALE;
1	178250	0172	6/28/2010	\$167,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
1	301330	0597	6/29/2011	\$167,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	301330	1115	10/22/2012	\$950,000	MULTI-PARCEL SALE;
1	301330	1115	3/18/2010	\$775,000	MULTI-PARCEL SALE;
1	431770	0223	5/20/2010	\$450,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
3	025400	0603	9/19/2012	\$230,500	MULTI-PARCEL SALE;
3	025400	0607	9/19/2012	\$230,500	MULTI-PARCEL SALE;
3	025400	0607	9/19/2012	\$230,500	MULTI-PARCEL SALE;
3	190960	0025	3/11/2011	\$138,000	SEGREGATION AND OR MERGER
3	249120	1001	3/12/2012	\$240,000	MULTI-PARCEL SALE;
3	249120	1070	9/13/2012	\$348,888	MULTI-PARCEL SALE;
3	249120	1070	8/24/2011	\$286,000	MULTI-PARCEL SALE;
3	285860	0021	9/21/2012	\$12,000	RELATED PARTY, FRIEND OR NEIGHBOR
4	022303	9244	3/17/2011	\$1,018,000	MULTI-PARCEL SALE;
4	028400	0204	3/26/2012	\$670,000	MULTI-PARCEL SALE;
4	028700	0223	4/7/2010	\$850,000	MULTI-PARCEL SALE;
4	248820	0080	3/29/2012	\$309,000	MULTI-PARCEL SALE;
4	248820	0085	3/29/2012	\$309,000	MULTI-PARCEL SALE;
4	259530	0081	6/28/2010	\$17,472	QUIT CLAIM DEED; STATEMENT TO DOR;
4	259530	0081	3/31/2010	\$110,000	NO MARKET EXPOSURE;
4	259780	0035	1/18/2012	\$390,000	MULTI-PARCEL SALE;
4	259780	0036	1/18/2012	\$390,000	MULTI-PARCEL SALE;
4	384460	0020	1/4/2010	\$60,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE;
4	766670	7810	7/30/2010	\$1,325,000	MULTI-PARCEL SALE;
4	861260	0030	8/15/2012	\$1,250,000	MULTI-PARCEL SALE;
4	916960	0250	6/9/2011	\$255,000	QUIT CLAIM DEED;