

Residential Revalue

2013 Assessment Roll

**East West Seattle/
Georgetown/
South Park**

Area 18

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
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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.

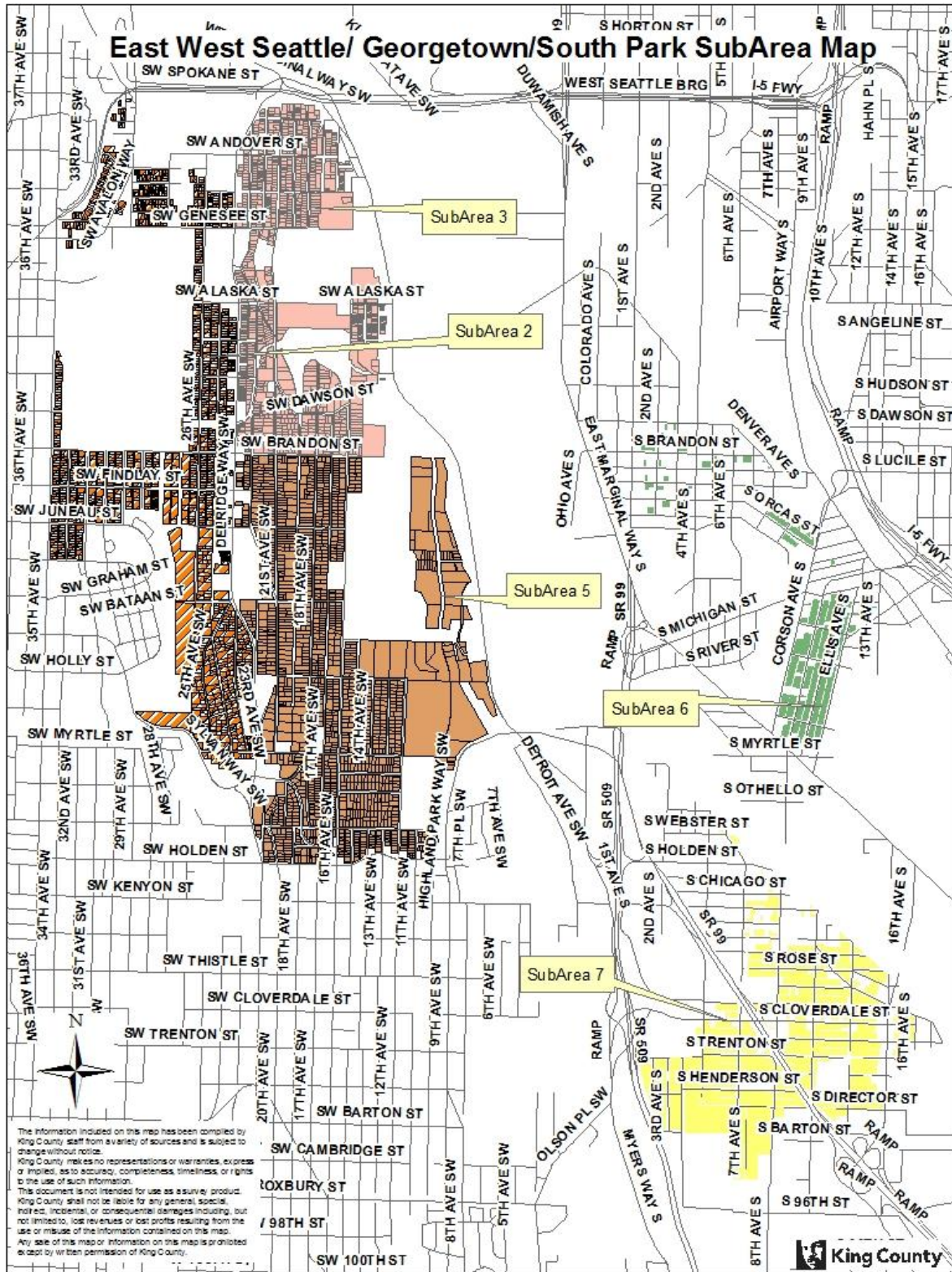
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



East West Seattle/ Georgetown/ South Park

Housing



Grade 6/ Year Built 1950/ Total Living Area 480



Grade 7/ Year Built 1954 Total Living Area 920



Grade 8/ Year Built 1900/ Total Living Area 2390



Grade 8/ Year Built 2007 Total Living Area 1330



Grade 9/ Year Built 1990/ Total Living Area 2520



Grade 10/ Year Built 2007 Total Living Area 8040

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: Area 18 - East West Seattle/Georgetown/South Park

Previous Physical Inspection: 2008

Number of Improved Sales: 324

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	\$103,900	\$132,900	\$236,800			
2013 Value	\$103,900	\$128,200	\$232,100	\$256,900	90.1%	10.93%
Change	+\$0	-\$4,700	-\$4,700			
% Change	+0.0%	-3.5%	-2.0%			

*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. *COD of 10.93% is an improvement from the previous COD of 11.61%.* 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	\$111,300	\$110,100	\$221,400
2013 Value	\$111,300	\$104,100	\$215,400
Percent Change	+0.0%	-5.4%	-2.7%

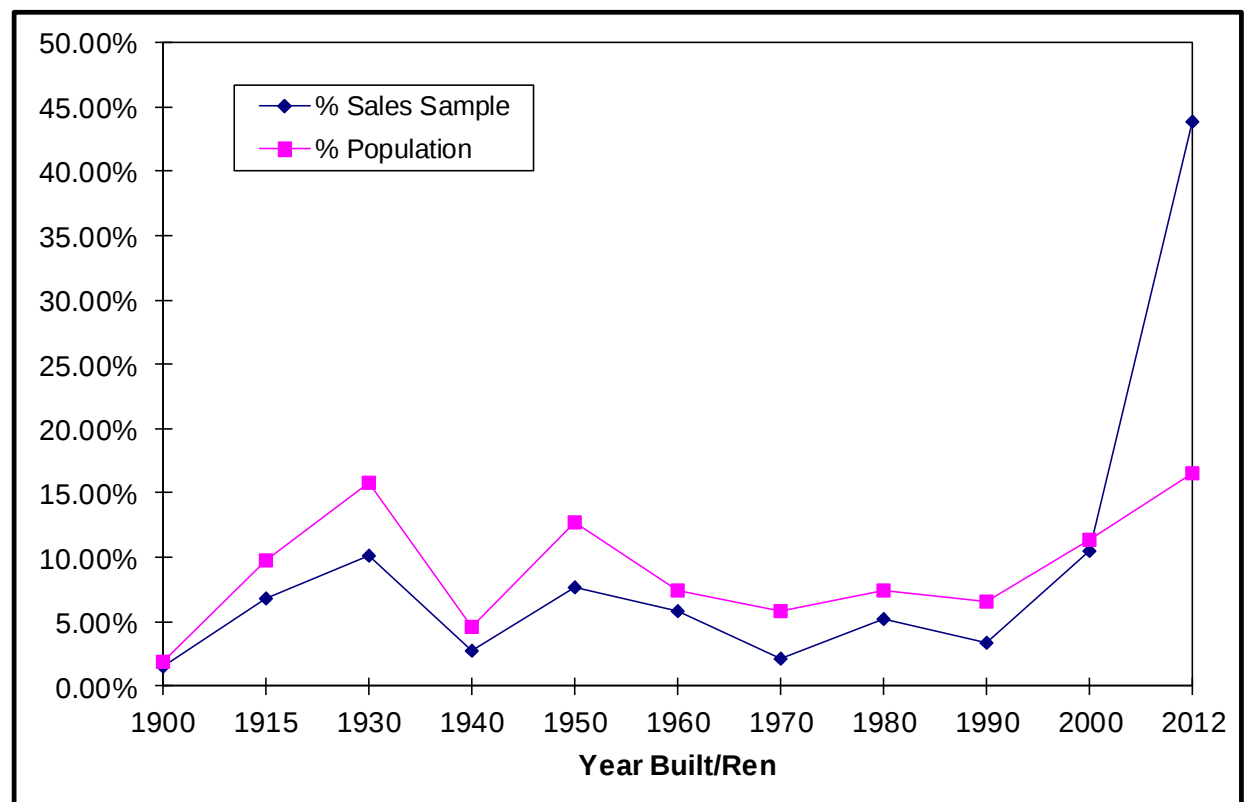
Number of one to three unit residences in the population: 4297

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in ResSubAreas 5 and 7 were at higher assessment levels than the rest of the area and required a downward 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	5	1.54%
1915	22	6.79%
1930	33	10.19%
1940	9	2.78%
1950	25	7.72%
1960	19	5.86%
1970	7	2.16%
1980	17	5.25%
1990	11	3.40%
2000	34	10.49%
2012	142	43.83%
	324	

Population		
Year Built/Ren	Frequency	% Population
1900	81	1.89%
1915	422	9.82%
1930	681	15.85%
1940	197	4.58%
1950	549	12.78%
1960	318	7.40%
1970	252	5.86%
1980	319	7.42%
1990	280	6.52%
2000	488	11.36%
2012	710	16.52%
	4297	

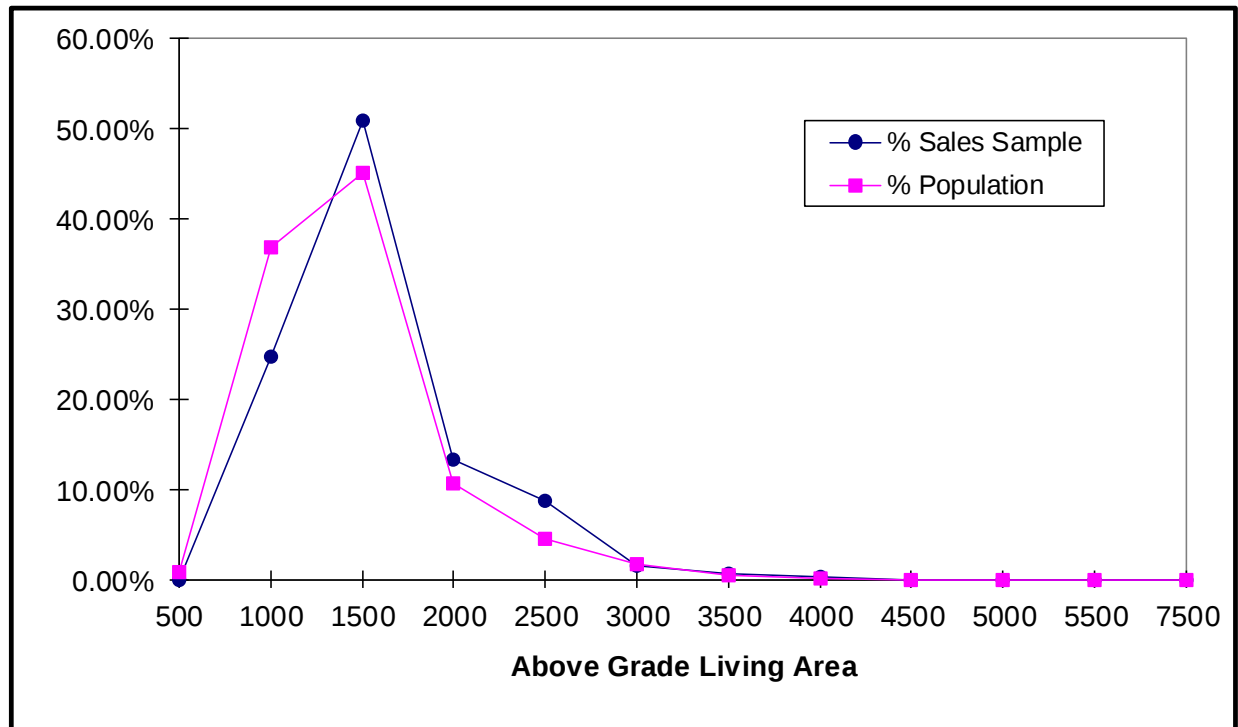


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	80	24.69%
1500	165	50.93%
2000	43	13.27%
2500	28	8.64%
3000	5	1.54%
3500	2	0.62%
4000	1	0.31%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	324	

Population		
AGLA	Frequency	% Population
500	33	0.77%
1000	1583	36.84%
1500	1937	45.08%
2000	455	10.59%
2500	190	4.42%
3000	74	1.72%
3500	18	0.42%
4000	4	0.09%
4500	1	0.02%
5000	0	0.00%
5500	1	0.02%
7500	1	0.02%
	4297	

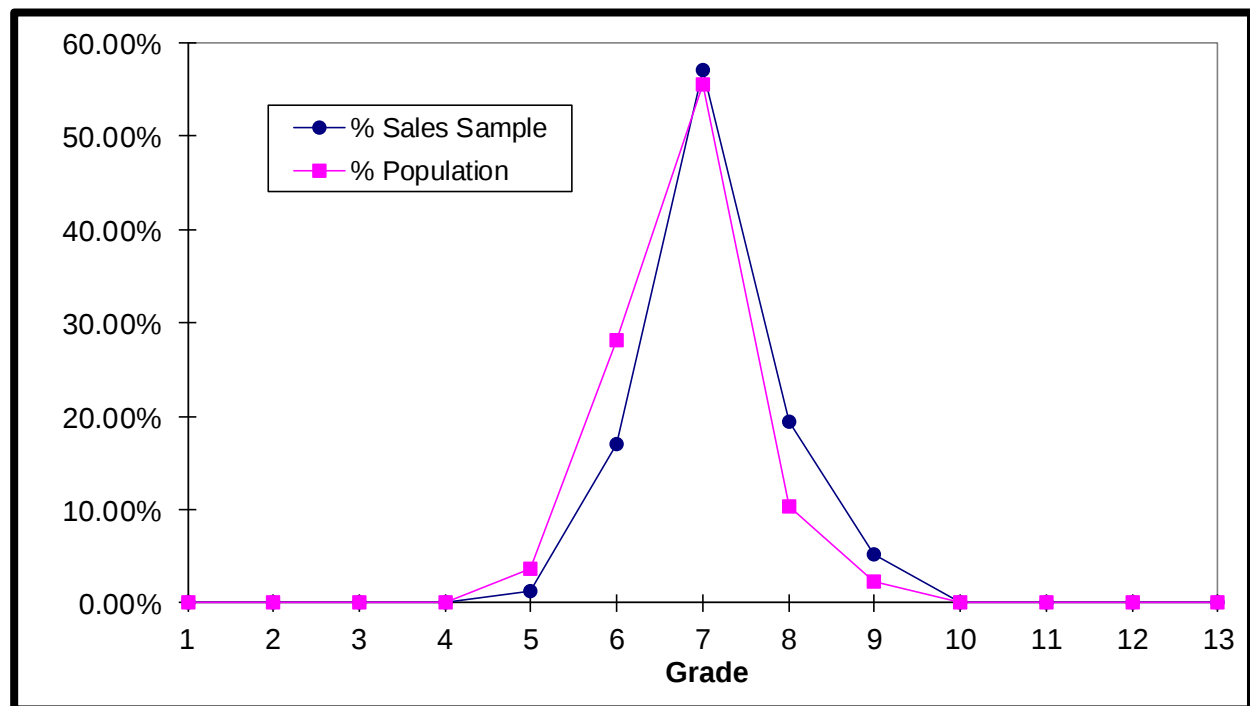


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	4	1.23%
6	55	16.98%
7	185	57.10%
8	63	19.44%
9	17	5.25%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
324		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.14%
5	155	3.61%
6	1208	28.11%
7	2385	55.50%
8	441	10.26%
9	97	2.26%
10	5	0.12%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4297		



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

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

2013 Land Value = 2012 Land Value x 1.00, 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 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 located in ResSubAreas 5 and 7 were at higher assessment levels than the rest of the area and required a downward 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 324 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 90.1%. 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 -2.7%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 18 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

1.41%

ResSubArea5	Yes
% Adjustment	-5.19%
ResSubArea7	Yes
% Adjustment	-10.48%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in ResSubArea 5 would *approximately* receive a -5.19% downward adjustment. 1181 parcels in the improved population would receive this adjustment. There were 60 sales.

A parcel located in ResSubArea 7 would *approximately* receive a -10.48% downward adjustment. 891 parcels in the improved population would receive this adjustment. There were 60 sales.

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

52% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 18 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 1.005, resulting in an adjusted value of \$527,000 ($\$525,000 \times 1.005 = \$527,625$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.823	-17.7%
2/1/2010	0.838	-16.2%
3/1/2010	0.851	-14.9%
4/1/2010	0.864	-13.6%
5/1/2010	0.877	-12.3%
6/1/2010	0.890	-11.0%
7/1/2010	0.902	-9.8%
8/1/2010	0.913	-8.7%
9/1/2010	0.924	-7.6%
10/1/2010	0.934	-6.6%
11/1/2010	0.944	-5.6%
12/1/2010	0.953	-4.7%
1/1/2011	0.961	-3.9%
2/1/2011	0.970	-3.0%
3/1/2011	0.976	-2.4%
4/1/2011	0.983	-1.7%
5/1/2011	0.990	-1.0%
6/1/2011	0.996	-0.4%
7/1/2011	1.001	0.1%
8/1/2011	1.005	0.5%
9/1/2011	1.010	1.0%
10/1/2011	1.013	1.3%
11/1/2011	1.016	1.6%
12/1/2011	1.019	1.9%
1/1/2012	1.021	2.1%
2/1/2012	1.022	2.2%
3/1/2012	1.023	2.3%
4/1/2012	1.023	2.3%
5/1/2012	1.023	2.3%
6/1/2012	1.022	2.2%
7/1/2012	1.020	2.0%
8/1/2012	1.018	1.8%
9/1/2012	1.016	1.6%
10/1/2012	1.013	1.3%
11/1/2012	1.009	0.9%
12/1/2012	1.005	0.5%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	343850	2160	6/24/11	\$205,000	\$205,000	550	5	1942	Fair	4761	N	N	6727 23RD AVE SW
002	928480	0015	7/27/11	\$180,000	\$181,000	640	6	1994	Avg	2498	N	N	5407 26TH AVE SW
002	343850	2360	6/17/11	\$180,000	\$180,000	640	6	1947	Avg	7837	N	N	6917 23RD AVE SW
002	177310	0485	12/26/12	\$142,000	\$142,000	670	6	1942	Good	4800	N	N	4832 25TH AVE SW
002	177260	0160	2/2/12	\$155,000	\$158,000	670	6	1920	Avg	5480	N	N	5027 26TH AVE SW
002	789160	0160	10/14/11	\$190,000	\$193,000	680	6	1907	Avg	2500	N	N	4102 25TH AVE SW
002	177260	0275	5/25/12	\$230,000	\$235,000	740	6	1918	Avg	4800	N	N	5004 26TH AVE SW
002	929780	0115	10/12/10	\$269,000	\$252,000	790	6	1932	Avg	4840	N	N	5030 35TH AVE SW
002	177310	0200	6/16/11	\$260,000	\$260,000	800	6	1918	Avg	4800	N	N	4720 25TH AVE SW
002	177260	0510	11/5/12	\$180,000	\$182,000	800	6	1940	Avg	9600	N	N	4754 26TH AVE SW
002	731240	0280	2/27/12	\$226,500	\$232,000	820	6	1953	Avg	4840	N	N	5457 32ND AVE SW
002	357430	0020	6/8/10	\$320,000	\$286,000	880	6	1908	Avg	5000	N	N	4300 26TH AVE SW
002	343850	2362	9/27/11	\$185,000	\$187,000	910	6	1950	Avg	5450	N	N	6901 23RD AVE SW
002	798540	0470	11/8/12	\$217,400	\$219,000	940	6	1947	VGood	4500	N	N	2307 SW MYRTLE ST
002	177310	0645	7/19/11	\$240,000	\$241,000	960	6	1955	Avg	9600	N	N	5035 25TH AVE SW
002	798540	0400	9/23/11	\$265,000	\$268,000	980	6	1942	Avg	7875	N	N	2431 SW MYRTLE ST
002	177260	0635	7/13/11	\$194,600	\$195,000	1010	6	1992	Avg	5440	N	N	4521 26TH AVE SW
002	343850	2046	11/14/11	\$192,000	\$195,000	1030	6	1945	Good	8216	N	N	6715 DELRIDGE WAY SW
002	177260	0705	3/12/10	\$225,000	\$193,000	1140	6	1918	Avg	5360	N	N	4425 26TH AVE SW
002	798540	0410	2/9/12	\$230,000	\$235,000	1290	6	1930	Avg	21298	N	N	2423 SW MYRTLE ST
002	177260	0200	12/9/10	\$305,000	\$291,000	1410	6	1986	Avg	4800	N	N	5064 26TH AVE SW
002	177310	0800	4/27/10	\$310,000	\$271,000	750	7	2009	Avg	4800	N	N	5056 25TH AVE SW
002	935800	1635	8/23/11	\$262,885	\$265,000	790	7	1998	Avg	2550	N	N	2840 SW NEVADA ST
002	177260	0410	5/3/12	\$283,000	\$289,000	820	7	1955	Avg	9600	N	N	4814 26TH AVE SW
002	929730	1050	2/23/12	\$270,000	\$276,000	860	7	2011	Avg	4800	Y	N	4040 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	731240	0300	8/27/10	\$258,500	\$238,000	870	7	1925	Avg	4840	N	N	5612 35TH AVE SW
002	177310	1062	3/19/10	\$209,500	\$180,000	880	7	2004	Avg	1100	N	N	5209 A DELRIDGE WAY SW
002	177260	0175	3/19/12	\$189,500	\$194,000	900	7	1918	Avg	5480	N	N	5015 26TH AVE SW
002	343850	1402	6/28/11	\$369,000	\$369,000	920	7	1926	Good	5828	N	N	5934 26TH AVE SW
002	929730	1255	3/30/12	\$360,000	\$368,000	920	7	1925	Good	4400	N	N	3224 SW GENESEE ST
002	929730	1765	8/29/12	\$339,600	\$345,000	960	7	1923	Avg	4800	N	N	3211 SW GENESEE ST
002	177310	0442	4/29/10	\$248,000	\$217,000	1020	7	2006	Avg	1300	N	N	4851 A DELRIDGE WAY SW
002	177310	0025	5/10/10	\$314,900	\$277,000	1040	7	1918	Good	7200	N	N	4717 25TH AVE SW
002	343850	2137	10/28/11	\$270,000	\$274,000	1050	7	1981	Avg	11000	N	N	6568 24TH AVE SW
002	928480	1600	4/18/12	\$210,000	\$215,000	1060	7	1981	Avg	5750	Y	N	5633 31ST AVE SW
002	928480	1340	4/19/12	\$195,000	\$199,000	1060	7	1981	Avg	8625	Y	N	5412 32ND AVE SW
002	343850	2283	5/9/12	\$235,000	\$240,000	1110	7	1979	Avg	7100	N	N	6765 25TH AVE SW
002	731290	0065	6/21/10	\$345,000	\$310,000	1120	7	1910	Good	6222	N	N	3409 SW BRANDON ST
002	928480	1915	11/16/12	\$265,000	\$267,000	1120	7	1928	Avg	5750	Y	N	5655 30TH AVE SW
002	343850	2116	7/12/12	\$244,000	\$249,000	1130	7	2000	Avg	7827	N	N	6369 23RD AVE SW
002	343850	2325	5/9/12	\$199,000	\$203,000	1130	7	1991	VGood	5443	N	N	6917 24TH AVE SW
002	343850	1324	2/4/10	\$265,000	\$222,000	1150	7	2009	Avg	1171	N	N	5945 DELRIDGE WAY SW
002	343850	1323	2/4/10	\$248,000	\$208,000	1150	7	2009	Avg	1429	N	N	5947 DELRIDGE WAY SW
002	343850	2142	5/27/10	\$264,000	\$234,000	1150	7	1991	Avg	6299	N	N	6565 23RD AVE SW
002	343850	1326	9/14/10	\$260,000	\$241,000	1160	7	2009	Avg	2638	N	N	5941 DELRIDGE WAY SW
002	815060	0160	1/26/11	\$275,000	\$266,000	1166	7	1927	Avg	4840	Y	N	5904 34TH AVE SW
002	929780	0110	2/27/12	\$367,000	\$375,000	1170	7	1928	Good	4840	N	N	5032 35TH AVE SW
002	929780	0110	3/26/10	\$380,000	\$327,000	1170	7	1928	Good	4840	N	N	5032 35TH AVE SW
002	343850	1327	3/25/10	\$300,000	\$258,000	1180	7	2009	Avg	2399	N	N	5937 DELRIDGE WAY SW
002	928480	0850	7/11/12	\$240,000	\$245,000	1190	7	1978	Avg	5750	N	N	5436 30TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	343850	1325	2/4/10	\$295,000	\$248,000	1220	7	2009	Avg	2741	N	N	5943 DELRIDGE WAY SW
002	343850	1328	11/11/11	\$235,000	\$239,000	1220	7	2009	Avg	1804	N	N	5937 DELRIDGE WAY SW
002	343850	1328	12/16/10	\$225,000	\$215,000	1220	7	2009	Avg	1804	N	N	5937 DELRIDGE WAY SW
002	343850	1331	4/28/10	\$290,000	\$254,000	1240	7	2009	Avg	3407	N	N	5951 DELRIDGE WAY SW
002	343850	1332	1/27/10	\$285,000	\$238,000	1240	7	2009	Avg	2306	N	N	5953 DELRIDGE WAY SW
002	343850	1333	1/26/11	\$225,500	\$218,000	1240	7	2009	Avg	2250	N	N	5955 DELRIDGE WAY SW
002	343850	1334	11/24/10	\$230,000	\$219,000	1240	7	2009	Avg	3615	N	N	5957 DELRIDGE WAY SW
002	929730	1025	6/22/11	\$370,000	\$370,000	1260	7	1927	Avg	4800	Y	N	4106 32ND AVE SW
002	343850	1330	3/5/10	\$300,000	\$256,000	1280	7	2009	Avg	6623	N	N	5961 DELRIDGE WAY SW
002	343850	1320	5/21/10	\$244,000	\$216,000	1280	7	2009	Avg	1368	N	N	5931 DELRIDGE WAY SW
002	343850	1419	6/14/12	\$375,000	\$383,000	1300	7	2004	Avg	7178	N	N	5950 26TH AVE SW
002	343850	1335	12/16/10	\$229,000	\$219,000	1300	7	2009	Avg	1730	N	N	5963 DELRIDGE WAY SW
002	343850	1322	5/21/10	\$242,000	\$214,000	1340	7	2009	Avg	1657	N	N	5933 DELRIDGE WAY SW
002	177310	0418	9/30/12	\$190,000	\$192,000	1360	7	2007	Avg	1261	N	N	4835C DELRIDGE WAY SW
002	177310	0170	7/13/12	\$395,000	\$403,000	1460	7	1991	Avg	4800	N	N	4744 25TH AVE SW
002	343850	2212	1/24/11	\$205,000	\$198,000	1560	7	1972	Avg	12406	N	N	6747 24TH AVE SW
002	343850	2047	11/29/11	\$284,250	\$289,000	1800	7	1994	Avg	6909	N	N	6704 23RD AVE SW
002	935800	1297	11/19/12	\$195,000	\$196,000	820	8	2006	Avg	1051	N	N	2829 A SW DAKOTA ST
002	357430	0126	1/23/11	\$180,800	\$175,000	830	8	2004	Avg	1324	N	N	4132 A 25TH AVE SW
002	935800	1422	11/28/11	\$246,450	\$251,000	960	8	2009	Avg	1139	N	N	2828 B SW ADAMS ST
002	935800	1421	3/13/12	\$232,000	\$237,000	960	8	2009	Avg	1145	N	N	2828 A SW ADAMS ST
002	935800	2270	9/5/12	\$320,500	\$325,000	1060	8	2012	Avg	1412	N	N	2831 A SW NEVADA ST
002	935800	2285	8/16/12	\$310,000	\$315,000	1060	8	2012	Avg	1401	N	N	2833 A SW NEVADA ST
002	935800	2286	8/14/12	\$323,500	\$329,000	1080	8	2012	Avg	1302	N	N	2833 SW NEVADA ST
002	935800	2271	8/3/12	\$319,000	\$325,000	1080	8	2012	Avg	1292	N	N	2831 B SW NEVADA ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	935800	1413	5/2/11	\$294,500	\$292,000	1100	8	2009	Avg	1468	N	N	2832 B SW ADAMS ST
002	935800	1403	12/7/11	\$275,500	\$281,000	1100	8	2009	Avg	1468	N	N	2836 B SW ADAMS ST
002	935800	0689	3/22/10	\$330,000	\$284,000	1170	8	2004	Avg	1422	N	N	2820 A SW DAKOTA ST
002	935800	1216	5/24/11	\$215,000	\$214,000	1180	8	2000	Avg	2124	N	N	4111 26TH AVE SW
002	935800	1534	4/9/12	\$280,000	\$286,000	1200	8	2007	Avg	1461	N	N	2823 A SW ADAMS ST
002	343850	2447	12/26/12	\$240,000	\$240,000	1200	8	2006	Avg	988	N	N	7051 DELRIDGE WAY SW
002	343850	2449	8/3/12	\$210,000	\$214,000	1200	8	2006	Avg	1004	N	N	7053 DELRIDGE WAY SW
002	935800	1412	10/25/10	\$319,000	\$300,000	1240	8	2009	Avg	1478	N	N	2832 A SW ADAMS ST
002	935800	1402	8/3/11	\$290,000	\$292,000	1240	8	2009	Avg	1478	N	N	2836 A SW ADAMS ST
002	929730	2032	6/3/10	\$406,950	\$362,000	1260	8	2009	Avg	1345	N	N	3273 A SW AVALON WAY
002	929730	2031	12/6/10	\$369,000	\$352,000	1260	8	2009	Avg	1345	N	N	3273 B SW AVALON WAY
002	935800	1410	11/2/11	\$288,400	\$293,000	1260	8	2009	Avg	1337	N	N	2834 SW ADAMS ST
002	815060	0030	4/13/11	\$318,000	\$314,000	1270	8	1930	Good	4840	N	N	5922 35TH AVE SW
002	177260	0250	12/18/12	\$365,000	\$366,000	1280	8	1998	Avg	4800	N	N	5024 26TH AVE SW
002	935800	1444	4/26/12	\$269,900	\$276,000	1280	8	2006	Avg	1612	N	N	2816 B SW ADAMS ST
002	935800	0552	4/28/10	\$349,950	\$307,000	1360	8	2009	Avg	1478	N	N	2831 B SW YANCY ST
002	935800	0551	4/20/10	\$349,950	\$305,000	1360	8	2009	Avg	1486	N	N	2831 A SW YANCY ST
002	928480	2212	11/17/11	\$325,000	\$331,000	1430	8	1999	Avg	5750	N	N	5626 29TH AVE SW
002	929730	2030	1/24/12	\$368,200	\$376,000	1440	8	2009	Avg	2110	N	N	3275 SW AVALON WAY
002	935800	0550	6/22/10	\$359,950	\$323,000	1520	8	2009	Avg	2133	N	N	2833 SW YANCY ST
002	177310	0690	7/2/12	\$380,000	\$388,000	1620	8	2008	Avg	7920	N	N	5069 25TH AVE SW
002	935800	2410	6/24/10	\$471,000	\$423,000	1710	8	1979	VGood	5100	N	N	2822 SW GENESEE ST
002	815060	0020	6/19/12	\$328,800	\$336,000	1740	8	1991	Avg	4840	N	N	5914 35TH AVE SW
002	327860	0030	8/6/12	\$355,000	\$361,000	2130	8	2006	Avg	2660	N	N	5650 30TH AVE SW
002	327860	0010	10/15/10	\$300,000	\$282,000	2130	8	2006	Avg	2661	N	N	5640 30TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	327860	0070	8/27/10	\$300,000	\$277,000	2130	8	2006	Avg	3287	N	N	5668 30TH AVE SW
002	935800	0675	7/23/12	\$380,000	\$387,000	2180	8	1971	Avg	5100	N	N	2826 SW DAKOTA ST
002	928480	1770	8/11/11	\$390,000	\$393,000	2540	8	2007	Avg	5912	Y	N	5650 31ST AVE SW
002	928480	1755	12/7/10	\$430,000	\$410,000	2340	9	2009	Avg	5750	N	N	5632 31ST AVE SW
002	928480	1840	7/14/10	\$595,000	\$539,000	2520	9	2008	Avg	5750	Y	N	5617 30TH AVE SW
003	343850	0184	8/2/12	\$155,000	\$158,000	580	6	1928	Avg	6399	N	N	5203 18TH AVE SW
003	754730	0200	6/25/12	\$217,500	\$222,000	720	6	1945	Avg	5000	N	N	4023 19TH AVE SW
003	315760	0575	3/31/10	\$238,500	\$206,000	720	6	1947	Good	7457	N	N	4140 19TH AVE SW
003	754730	0055	8/26/11	\$210,000	\$212,000	850	6	1962	Avg	5000	N	N	4024 21ST AVE SW
003	177360	0555	3/29/10	\$300,000	\$259,000	910	6	1927	Avg	4960	Y	N	4845 PUGET BLVD SW
003	315760	0025	9/17/10	\$150,000	\$139,000	1000	6	1959	Avg	5000	N	N	4110 21ST AVE SW
003	177310	0910	1/27/10	\$257,000	\$215,000	1250	6	1937	Avg	7110	N	N	5039 PUGET BLVD SW
003	177360	0715	9/27/12	\$190,000	\$192,000	1460	6	1953	Avg	8000	Y	N	4551 21ST AVE SW
003	754730	0930	10/17/11	\$249,900	\$254,000	620	7	1915	Avg	3700	N	N	3827 17TH AVE SW
003	177360	0150	6/8/11	\$200,000	\$199,000	790	7	1989	Avg	4920	Y	N	2304 SW ALASKA ST
003	343850	0332	8/20/10	\$197,000	\$181,000	800	7	2008	Avg	1410	N	N	2308 SW BRANDON ST
003	315760	0075	3/12/10	\$330,000	\$282,000	850	7	2008	Avg	3218	N	N	4138 21ST AVE SW
003	754730	0050	10/21/11	\$162,000	\$164,000	850	7	1986	Avg	2500	N	N	4020 21ST AVE SW
003	315760	0445	9/27/12	\$259,000	\$262,000	860	7	1971	Good	3700	N	N	4121 19TH AVE SW
003	343850	0276	1/27/12	\$215,100	\$220,000	890	7	1966	Good	5625	N	N	5018 PUGET BLVD SW
003	788150	0435	1/15/12	\$189,900	\$194,000	930	7	1908	Good	5000	Y	N	4028 23RD AVE SW
003	754730	1570	4/27/10	\$320,000	\$280,000	950	7	1998	Avg	2500	N	N	3849 20TH AVE SW
003	754730	0605	6/19/12	\$145,000	\$148,000	1040	7	1919	Avg	6550	N	N	4019 16TH AVE SW
003	343850	0170	1/4/12	\$205,000	\$209,000	1050	7	1978	Avg	6565	N	N	5243 17TH AVE SW
003	343850	0268	7/31/12	\$240,000	\$244,000	1080	7	1962	Avg	8320	N	N	4803 21ST AVE SW

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Area 18
(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	177310	0560	6/25/12	\$225,000	\$230,000	1080	7	2009	Avg	1150	N	N	4832 A DELRIDGE WAY SW
003	177310	0561	3/3/11	\$199,000	\$194,000	1080	7	2009	Avg	1150	N	N	4832 B DELRIDGE WAY SW
003	177310	0560	5/23/11	\$189,250	\$188,000	1080	7	2009	Avg	1150	N	N	4832 A DELRIDGE WAY SW
003	754780	0200	7/15/11	\$245,000	\$246,000	1100	7	1913	Avg	5321	N	N	4043 19TH AVE SW
003	789160	0435	7/12/10	\$260,000	\$235,000	1120	7	1959	Avg	5000	Y	N	4122 23RD AVE SW
003	789210	0235	9/15/10	\$385,000	\$358,000	1150	7	1927	Good	10000	Y	N	4150 22ND AVE SW
003	177310	0968	8/15/11	\$230,000	\$232,000	1160	7	2007	Avg	1286	N	N	5030 A DELRIDGE WAY SW
003	177310	0964	8/15/11	\$229,950	\$232,000	1160	7	2007	Avg	1286	N	N	5030 C DELRIDGE WAY SW
003	177360	0670	8/15/11	\$230,000	\$232,000	1190	7	1963	Avg	9600	N	N	4517 21ST AVE SW
003	177310	0971	8/28/12	\$247,000	\$251,000	1220	7	2009	Avg	1283	N	N	5024 A DELRIDGE WAY SW
003	177310	0973	9/9/10	\$239,950	\$222,000	1220	7	2009	Avg	1283	N	N	5024 C DELRIDGE WAY SW
003	177310	0971	11/19/10	\$224,950	\$214,000	1220	7	2009	Avg	1283	N	N	5024 A DELRIDGE WAY SW
003	177310	0980	11/9/10	\$223,000	\$211,000	1220	7	2010	Avg	1294	N	N	5020 A DELRIDGE WAY SW
003	177310	0982	11/29/10	\$219,950	\$209,000	1220	7	2010	Avg	1294	N	N	5020 C DELRIDGE WAY SW
003	177310	0972	11/17/10	\$219,950	\$209,000	1220	7	2009	Avg	974	N	N	5024 B DELRIDGE WAY SW
003	177310	0981	11/22/10	\$216,000	\$205,000	1220	7	2010	Avg	982	N	N	5020 B DELRIDGE WAY SW
003	177310	0535	7/27/11	\$187,500	\$188,000	1220	7	2010	Avg	1270	N	N	4852 B DELRIDGE WAY SW
003	177310	0538	7/27/11	\$187,500	\$188,000	1220	7	2010	Avg	1270	N	N	4852 A DELRIDGE WAY SW
003	177310	0536	5/17/11	\$215,000	\$213,000	1260	7	2010	Avg	1130	N	N	4854 A DELRIDGE WAY SW
003	177310	0537	2/1/11	\$215,000	\$208,000	1260	7	2010	Avg	1130	N	N	4854 B DELRIDGE WAY SW
003	343850	0245	6/14/10	\$210,000	\$188,000	1330	7	1978	Good	6660	N	N	1934 SW BRANDON ST
003	343850	0336	11/29/10	\$245,000	\$233,000	1370	7	1929	VGood	2297	N	N	2302 SW BRANDON ST
003	754730	1690	6/27/11	\$340,000	\$340,000	1380	7	2010	Avg	5400	N	N	3810 19TH AVE SW
003	754730	0320	11/18/11	\$298,000	\$303,000	1430	7	2005	Avg	5000	N	N	4028 19TH AVE SW
003	788150	0450	1/24/11	\$303,000	\$293,000	1440	7	2003	Avg	2500	Y	N	4027 22ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(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	343850	0051	8/29/12	\$272,500	\$277,000	1460	7	1955	Avg	10810	N	N	4823 18TH AVE SW
003	343850	0157	8/27/12	\$312,000	\$317,000	1470	7	1992	Avg	7054	N	N	5223 17TH AVE SW
003	177310	0974	10/27/10	\$260,000	\$245,000	1530	7	2009	Avg	1342	N	N	5026 A DELRIDGE WAY SW
003	177310	0983	10/25/10	\$255,000	\$240,000	1530	7	2010	Avg	1331	N	N	5018 A DELRIDGE WAY SW
003	177310	0986	8/18/10	\$259,000	\$238,000	1530	7	2010	Avg	1331	N	N	5018 C DELRIDGE WAY SW
003	177310	0984	10/26/10	\$253,000	\$238,000	1530	7	2010	Avg	968	N	N	5018 B DELRIDGE WAY SW
003	177310	0970	7/27/10	\$259,950	\$237,000	1530	7	2009	Avg	1342	N	N	5026 C DELRIDGE WAY SW
003	177310	0975	11/11/10	\$244,000	\$231,000	1530	7	2009	Avg	976	N	N	5026 B DELRIDGE WAY SW
003	343850	0176	12/28/11	\$249,302	\$254,000	1720	7	1938	Avg	8400	N	N	5260 18TH AVE SW
003	343850	0327	10/21/10	\$349,950	\$329,000	1840	7	2004	Avg	5500	N	N	5217 23RD AVE SW
003	754730	1195	12/15/11	\$307,500	\$314,000	2040	7	1910	Avg	10000	N	N	3814 20TH AVE SW
003	754730	0290	3/10/10	\$306,000	\$262,000	780	8	2000	Avg	2500	N	N	4018 19TH AVE SW
003	177310	0302	8/20/12	\$286,500	\$291,000	1130	8	2008	Avg	1008	N	N	2319 SW ALASKA ST
003	343850	0286	6/22/11	\$360,000	\$360,000	1250	8	2007	Avg	8002	N	N	5070 23RD AVE SW
003	343850	0320	10/11/11	\$340,290	\$345,000	1260	8	2007	Avg	8003	N	N	5062 23RD AVE SW
003	788150	0404	11/29/12	\$435,000	\$437,000	1290	8	2008	Avg	2500	Y	N	4012 23RD AVE SW
003	788150	0400	3/30/10	\$396,950	\$343,000	1290	8	2008	Avg	2500	Y	N	4014 23RD AVE SW
003	343850	0313	6/9/11	\$353,500	\$352,000	1410	8	2008	Avg	2205	N	N	4848 PUGET BLVD SW
003	177360	0510	11/18/10	\$310,000	\$294,000	1480	8	1999	Avg	4950	Y	N	4809 23RD AVE SW
003	177360	0035	11/15/11	\$402,700	\$410,000	1640	8	2011	Avg	5500	Y	N	4406 23RD AVE SW
003	177360	0350	2/14/12	\$425,000	\$434,000	1670	8	2010	Avg	4950	Y	N	4745 23RD AVE SW
003	343850	0317	2/1/11	\$390,000	\$378,000	1680	8	2009	Avg	2630	N	N	4840 PUGET BLVD SW
003	343850	0328	10/15/10	\$268,000	\$252,000	1840	8	2004	Avg	5500	N	N	5225 23RD AVE SW
003	343850	0301	2/2/10	\$335,000	\$281,000	1960	8	2004	Avg	6816	N	N	5220 23RD AVE SW
003	754730	1600	6/30/10	\$439,888	\$396,000	2070	8	1993	Avg	5000	N	N	3829 20TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(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	796660	0069	7/18/11	\$435,000	\$436,000	2580	8	2012	Avg	4819	Y	N	3649 22ND AVE SW
003	343850	0218	10/25/12	\$367,500	\$371,000	2640	8	2005	Avg	5587	N	N	1915 SW DAWSON ST
003	177360	0250	6/25/12	\$629,950	\$643,000	2120	9	2012	Avg	4829	N	N	4528 23RD AVE SW
003	177360	0263	8/24/12	\$624,950	\$635,000	2200	9	2012	Avg	4751	Y	N	4532 23RD AVE SW
003	177360	0255	10/22/12	\$569,800	\$576,000	2230	9	2012	Avg	5221	N	N	4524 23RD AVE SW
003	177360	0264	9/27/10	\$582,000	\$543,000	2410	9	2010	Avg	4800	N	N	4538 23RD AVE SW
003	177360	0265	6/14/10	\$587,000	\$525,000	2410	9	2010	Avg	4800	N	N	4544 23RD AVE SW
003	177360	0266	6/9/10	\$585,700	\$523,000	2410	9	2010	Avg	4712	N	N	4546 23RD AVE SW
003	894180	0090	5/31/11	\$377,000	\$375,000	2450	9	1992	Avg	11000	Y	N	5254 16TH AVE SW
003	177360	0260	6/3/12	\$600,000	\$613,000	3170	9	2012	Avg	4745	Y	N	4536 23RD AVE SW
005	211470	1010	8/20/12	\$240,000	\$244,000	710	6	1922	Avg	4760	N	N	7534 12TH AVE SW
005	343850	3191	1/5/12	\$160,000	\$163,000	730	6	1949	Avg	4500	N	N	1614 SW WEBSTER ST
005	343850	3172	11/29/12	\$149,950	\$151,000	860	6	1942	Avg	5244	N	N	7309 16TH AVE SW
005	643740	0050	3/29/11	\$224,000	\$220,000	910	6	1949	Avg	7203	N	N	1253 SW OTHELLO ST
005	211270	1085	4/7/11	\$246,000	\$242,000	980	6	1918	Good	8000	N	N	7515 15TH AVE SW
005	211270	1165	7/7/11	\$156,950	\$157,000	980	6	1947	Avg	3600	N	N	7540 16TH AVE SW
005	783180	0200	4/14/10	\$237,000	\$206,000	1000	6	1947	Fair	6650	N	N	1617 SW WEBSTER ST
005	343850	0796	9/22/11	\$156,500	\$158,000	1060	6	1983	Avg	6954	Y	N	5915 16TH AVE SW
005	343850	3161	9/17/12	\$235,000	\$238,000	1280	6	1942	Avg	5360	N	N	7301 16TH AVE SW
005	863850	0100	11/15/10	\$265,000	\$251,000	1330	6	1919	Avg	7500	N	N	7225 12TH AVE SW
005	343850	1862	1/11/10	\$315,000	\$261,000	840	7	2007	Avg	5008	N	N	6546 18TH AVE SW
005	211270	1025	4/26/10	\$245,000	\$214,000	900	7	1986	Avg	4000	N	N	7528 15TH AVE SW
005	343850	0943	6/3/10	\$257,500	\$229,000	920	7	1958	Avg	7453	N	N	6052 18TH AVE SW
005	343850	0862	5/9/12	\$200,000	\$204,000	990	7	1977	Avg	6827	N	N	5915 17TH AVE SW
005	343850	2903	7/12/10	\$186,000	\$168,000	1010	7	1942	Good	9120	N	N	6751 14TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	343850	0400	4/30/10	\$246,900	\$216,000	1040	7	1980	Avg	10864	N	N	5434 23RD AVE SW
005	948400	0010	10/4/12	\$194,000	\$196,000	1050	7	1966	Avg	5200	N	N	7351 20TH AVE SW
005	343850	0406	12/18/12	\$239,000	\$240,000	1060	7	1977	Avg	9767	N	N	5431 21ST AVE SW
005	783180	0431	5/11/11	\$239,975	\$238,000	1060	7	1961	Avg	7800	N	N	7514 21ST AVE SW
005	343850	3049	1/5/11	\$220,000	\$212,000	1070	7	1956	Avg	8236	N	N	6701 12TH AVE SW
005	863850	0250	4/6/12	\$172,000	\$176,000	1100	7	1998	Avg	8505	N	N	1294 SW ORCHARD ST
005	343850	0380	5/9/12	\$240,000	\$245,000	1120	7	2000	Avg	5000	N	N	5406 23RD AVE SW
005	643740	0071	12/16/11	\$299,950	\$306,000	1130	7	1993	Avg	9952	N	N	1233 SW OTHELLO ST
005	343850	2661	3/1/10	\$300,000	\$255,000	1160	7	1991	Avg	5049	N	N	6729 17TH AVE SW
005	343850	3202	7/6/10	\$295,000	\$267,000	1160	7	1993	Avg	5171	N	N	7128 18TH AVE SW
005	643740	0182	6/21/12	\$303,000	\$309,000	1190	7	1979	Avg	7320	N	N	1520 SW WEBSTER ST
005	343850	0657	1/25/10	\$277,500	\$232,000	1190	7	1986	Avg	6980	N	N	1705 SW BRANDON ST
005	343850	2883	4/11/12	\$218,000	\$223,000	1190	7	1980	Avg	7200	N	N	6712 15TH AVE SW
005	211270	1195	4/29/10	\$343,000	\$301,000	1210	7	1998	Avg	3932	N	N	7516 16TH AVE SW
005	211270	0860	4/14/10	\$285,000	\$248,000	1230	7	1917	Avg	4000	N	N	7513 13TH AVE SW
005	863850	0205	1/14/10	\$275,000	\$228,000	1290	7	1938	Avg	8442	N	N	1216 SW ORCHARD ST
005	783180	0268	7/16/12	\$265,500	\$271,000	1300	7	1992	Avg	5350	N	N	1716 SW AUSTIN ST
005	343850	3244	9/11/12	\$200,000	\$203,000	1300	7	1947	Avg	7548	N	N	7315 17TH AVE SW
005	783180	0025	1/4/10	\$365,000	\$301,000	1310	7	1941	Good	11468	N	N	1705 SW AUSTIN ST
005	343850	3060	11/23/10	\$244,000	\$232,000	1320	7	1980	Avg	6960	N	N	6730 13TH AVE SW
005	343850	3011	2/28/11	\$254,000	\$248,000	1350	7	1954	Avg	7137	N	N	7018 14TH AVE SW
005	343850	2715	8/18/10	\$300,000	\$276,000	1350	7	1994	Avg	5102	N	N	6700 17TH AVE SW
005	863850	0070	8/24/10	\$265,000	\$244,000	1380	7	1921	Avg	11055	N	N	7121 12TH AVE SW
005	343850	0477	10/29/12	\$235,000	\$237,000	1420	7	1995	Avg	7000	N	N	5650 23RD AVE SW
005	211430	0330	3/29/10	\$365,500	\$315,000	1430	7	1970	Good	7680	N	N	7349 DUMAR WAY SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	168390	0040	2/27/12	\$240,000	\$245,000	1440	7	1997	Avg	5150	N	N	6334 17TH AVE SW
005	343850	0620	9/21/11	\$280,000	\$283,000	1490	7	1992	Avg	5029	N	N	5601 18TH AVE SW
005	343850	1060	5/25/10	\$270,000	\$240,000	1520	7	1977	Avg	7209	N	N	5966 21ST AVE SW
005	343850	2670	3/17/10	\$292,000	\$250,000	1540	7	1977	Avg	10488	N	N	6741 17TH AVE SW
005	168390	0070	5/18/11	\$235,000	\$233,000	1710	7	1995	Avg	9300	N	N	6348 17TH AVE SW
005	343850	1624	3/15/10	\$301,750	\$259,000	1720	7	2008	Avg	5046	N	N	6532 DELRIDGE WAY SW
005	343850	0394	8/24/12	\$255,000	\$259,000	1790	7	2005	Avg	10960	N	N	5422 23RD AVE SW
005	211470	0385	11/29/12	\$343,000	\$345,000	1800	7	1922	Avg	4000	N	N	918 SW HOLDEN ST
005	343850	1872	3/24/10	\$236,000	\$203,000	1890	7	1985	Avg	5019	N	N	6560 18TH AVE SW
005	343850	2750	6/8/11	\$269,000	\$268,000	1920	7	1943	Avg	9691	N	N	7003 16TH AVE SW
005	343850	0809	8/27/10	\$328,000	\$302,000	1990	7	2002	Avg	5240	Y	N	5925 16TH AVE SW
005	343850	0811	1/25/10	\$321,700	\$268,000	1990	7	2003	Avg	5241	Y	N	5935 16TH AVE SW
005	211430	0250	10/11/10	\$300,000	\$281,000	2030	7	2001	Avg	7320	N	N	7325 DUMAR WAY SW
005	211520	0145	5/11/11	\$220,000	\$218,000	2210	7	1920	Good	5400	N	N	928 SW AUSTIN ST
005	343850	1866	11/10/10	\$375,000	\$355,000	1350	8	2003	Avg	5005	N	N	6542 18TH AVE SW
005	211270	0990	6/26/12	\$239,000	\$244,000	1380	8	1955	Avg	8200	N	N	1406 SW HOLDEN ST
005	343850	0395	9/1/11	\$340,000	\$343,000	1490	8	2001	Avg	9950	Y	N	5421 21ST AVE SW
005	211430	0220	10/16/12	\$275,000	\$278,000	1840	8	2001	Avg	6780	N	N	7315 DUMAR WAY SW
005	343850	0904	5/25/10	\$429,000	\$381,000	3350	8	2007	Avg	6825	N	N	5949 17TH AVE SW
005	211430	0020	11/5/12	\$315,000	\$318,000	3590	8	2006	Avg	24140	N	N	7321 18TH AVE SW
006	273410	0945	3/12/10	\$200,000	\$171,000	710	5	1909	Avg	4000	N	N	6222 FLORA AVE S
006	273410	1145	5/12/11	\$159,500	\$158,000	670	6	1945	Good	1884	N	N	6421 ELLIS AVE S
006	346880	0310	7/17/12	\$172,500	\$176,000	750	6	1933	Fair	4000	N	N	6933 ELLIS AVE S
006	346880	0410	11/15/10	\$224,900	\$213,000	780	6	1940	Good	4000	N	N	6909 FLORA AVE S
006	346880	0215	6/28/11	\$267,500	\$268,000	830	6	1949	Avg	6000	N	N	6656 FLORA AVE S

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	273410	0885	7/25/11	\$279,000	\$280,000	860	6	1905	Avg	4000	N	N	6621 FLORA AVE S
006	172280	1710	7/27/10	\$241,000	\$220,000	900	6	1940	Avg	4125	N	N	215 S ORCAS ST
006	273410	0685	7/27/10	\$310,000	\$282,000	1260	6	1910	Avg	4000	N	N	6640 CARLETON AVE S
006	346780	0040	5/20/11	\$205,000	\$204,000	880	7	1950	Avg	6314	N	N	6306 ELLIS AVE S
006	273410	0840	6/15/10	\$345,000	\$309,000	1190	7	1903	Avg	4000	N	N	6657 FLORA AVE S
006	346880	0040	11/7/12	\$310,000	\$313,000	1250	7	1997	Avg	4000	N	N	6627 ELLIS AVE S
006	273410	0337	8/2/10	\$236,500	\$216,000	1260	7	2002	Avg	1361	N	N	6618 B CORSON AVE S
006	273410	0333	3/18/10	\$235,000	\$202,000	1260	7	2002	Avg	1362	N	N	6620 A CORSON AVE S
006	273410	0332	9/10/12	\$185,000	\$188,000	1260	7	2002	Avg	1361	N	N	6624 A CORSON AVE S
006	273410	0327	9/25/12	\$175,000	\$177,000	1260	7	2002	Avg	1361	N	N	6630 A CORSON AVE S
006	273410	1035	4/27/10	\$420,000	\$368,000	1600	8	1903	Avg	6000	N	N	6414 FLORA AVE S
006	346580	0010	10/15/12	\$275,000	\$278,000	1650	8	1942	Avg	4840	N	N	6245 CARLETON AVE S
006	172280	0830	4/28/10	\$399,000	\$350,000	2390	8	1900	Good	5000	N	N	739 S HOMER ST
007	788360	1340	3/15/11	\$115,000	\$113,000	580	5	1900	Avg	9000	N	N	512 S TRENTON ST
007	788360	4010	12/9/11	\$162,000	\$165,000	900	5	1910	Avg	6000	N	N	828 S SULLIVAN ST
007	788360	8521	8/2/12	\$138,000	\$141,000	860	6	1912	Avg	9000	N	N	1238 S HENDERSON ST
007	218500	0570	10/10/11	\$190,000	\$193,000	880	6	1937	Avg	9441	N	N	1040 S SOUTHERN ST
007	732790	2075	8/1/11	\$130,000	\$131,000	910	6	1916	Good	5000	N	N	7903 8TH AVE S
007	788360	2235	9/2/10	\$200,000	\$185,000	920	6	1953	Avg	6000	N	N	9021 8TH AVE S
007	788360	3250	2/4/11	\$124,500	\$121,000	1000	6	1952	Avg	6000	N	N	749 S ROSE ST
007	788360	3805	9/8/11	\$164,500	\$166,000	1060	6	1960	Good	4500	N	N	812 S THISTLE ST
007	788360	3805	1/30/10	\$155,000	\$130,000	1060	6	1960	Good	4500	N	N	812 S THISTLE ST
007	788360	2895	11/18/11	\$180,000	\$183,000	1240	6	1990	Avg	6000	N	N	706 S DONOVAN ST
007	788360	2055	10/23/12	\$164,900	\$167,000	1370	6	1943	Avg	6000	N	N	524 S DIRECTOR ST
007	788360	1350	10/3/12	\$150,000	\$152,000	1480	6	1908	Good	6000	N	N	506 S TRENTON ST

Improved Sales Used in this Annual Update Analysis
Area 18
(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
007	788360	1155	11/7/11	\$140,000	\$142,000	630	7	1900	Avg	6000	N	N	527 S DONOVAN ST
007	732790	1145	5/10/10	\$253,500	\$223,000	810	7	2010	Avg	5000	N	N	1026 S SOUTHERN ST
007	001300	2424	3/23/12	\$194,900	\$199,000	820	7	2007	Avg	2550	N	N	9044 3RD AVE S
007	001300	2422	1/27/10	\$220,000	\$184,000	820	7	2007	Avg	2550	N	N	9042 3RD AVE S
007	788360	6815	2/16/12	\$145,000	\$148,000	930	7	1957	Avg	6000	N	N	1016 S SULLIVAN ST
007	788360	2020	9/21/10	\$184,010	\$171,000	960	7	1979	Avg	6000	N	N	540 S DIRECTOR ST
007	788360	8523	10/2/12	\$160,000	\$162,000	960	7	1952	Avg	9000	N	N	1230 S HENDERSON ST
007	788360	4620	8/31/10	\$225,000	\$208,000	1060	7	1904	Avg	9000	N	N	811 S DONOVAN ST
007	322404	9097	6/19/12	\$164,950	\$168,000	1070	7	1999	Avg	5040	N	N	412 S HENDERSON ST
007	788360	3205	11/10/11	\$155,000	\$158,000	1130	7	1952	Avg	6000	N	N	727 S ROSE ST
007	788360	5730	11/1/12	\$166,000	\$167,000	1150	7	1991	Avg	6000	N	N	1034 S DIRECTOR ST
007	788510	0165	12/11/12	\$220,000	\$221,000	1190	7	1960	Avg	6000	N	N	738 S CONCORD ST
007	788360	4185	8/28/12	\$185,000	\$188,000	1240	7	1900	Avg	4500	N	N	8503 10TH AVE S
007	001300	1005	9/21/11	\$206,000	\$208,000	1260	7	2003	Avg	4400	N	N	8815 2ND AVE S
007	218500	0785	10/5/11	\$162,000	\$164,000	1290	7	1910	Avg	5000	N	N	1207 S SOUTHERN ST
007	243320	0048	7/12/12	\$212,000	\$216,000	1330	7	2007	Avg	5255	N	N	9321 7TH AVE S
007	788360	8080	10/27/12	\$145,000	\$146,000	1390	7	1900	Avg	6000	N	N	1249 S DONOVAN ST
007	732790	2065	7/27/10	\$167,600	\$153,000	1500	7	1906	Avg	5000	N	N	7909 8TH AVE S
007	001300	2000	10/20/10	\$170,000	\$160,000	1520	7	2005	Avg	2550	N	N	8808 3RD AVE S
007	788360	3330	6/21/10	\$212,950	\$191,000	1550	7	1914	Avg	5000	N	N	724 S ROSE ST
007	788360	2610	6/23/10	\$255,000	\$229,000	1570	7	1926	Avg	6000	N	N	712 S TRENTON ST
007	243320	0175	12/8/11	\$410,000	\$418,000	1650	7	1947	Avg	28000	N	N	9106 8TH AVE S
007	788360	1830	7/19/11	\$185,000	\$186,000	1670	7	1994	Avg	6000	N	N	514 S HENDERSON ST
007	001300	1065	2/23/12	\$179,750	\$184,000	1790	7	2004	Avg	2550	N	N	8813 2ND AVE S
007	001300	1002	3/27/12	\$160,000	\$164,000	1850	7	2003	Avg	2385	N	N	8809 C 2ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 18
(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
007	243320	0010	1/29/10	\$220,000	\$184,000	1850	7	2001	Avg	5188	N	N	9123 7TH AVE S
007	732790	1326	9/13/11	\$233,000	\$236,000	1880	7	1928	Avg	5000	N	N	8017 8TH AVE S
007	243320	0040	6/28/12	\$215,000	\$219,000	1920	7	1907	Good	5936	N	N	9315 7TH AVE S
007	788360	8330	9/22/11	\$217,000	\$220,000	1950	7	1909	Avg	6000	N	N	1245 S TRENTON ST
007	732790	0955	9/13/12	\$173,000	\$176,000	2190	7	1912	Avg	5000	N	N	810 S SOUTHERN ST
007	243320	0030	3/15/12	\$200,000	\$205,000	2220	7	2003	Avg	5000	N	N	9303 7TH AVE S
007	243320	0022	11/17/11	\$195,000	\$198,000	2220	7	2003	Avg	5000	N	N	9157 7TH AVE S
007	243320	0056	3/21/11	\$274,950	\$270,000	2240	7	2009	Avg	5543	N	N	9347 7TH AVE S
007	243320	0058	10/8/10	\$285,000	\$267,000	2240	7	2009	Avg	5534	N	N	9355 7TH AVE S
007	243320	0055	2/17/10	\$285,000	\$241,000	2250	7	2008	Avg	6261	N	N	9361 7TH AVE S
007	243320	0054	8/28/11	\$270,000	\$272,000	2290	7	2009	Avg	5550	N	N	9353 7TH AVE S
007	243320	0060	6/9/11	\$272,500	\$272,000	2290	7	2009	Avg	5462	N	N	9357 7TH AVE S
007	243320	0064	4/5/11	\$274,950	\$271,000	2290	7	2009	Avg	5463	N	N	9345 7TH AVE S
007	243320	0052	2/21/11	\$274,950	\$268,000	2290	7	2009	Avg	5542	N	N	9349 7TH AVE S
007	243320	0062	1/6/11	\$274,950	\$265,000	2290	7	2009	Avg	5445	N	N	9351 7TH AVE S
007	788360	7095	11/4/10	\$335,000	\$316,000	1160	8	1922	VGood	10500	N	N	8320 10TH AVE S
007	243320	0119	6/29/10	\$300,000	\$270,000	2870	8	2006	Avg	6408	N	N	9366 7TH AVE S
007	788360	0863	1/26/10	\$241,000	\$201,000	680	9	2009	Avg	1394	N	N	505 D S CLOVERDALE ST
007	788360	0685	11/8/12	\$239,900	\$242,000	1240	9	2009	Avg	963	N	N	545 D S SULLIVAN ST
007	788360	0688	10/19/12	\$233,000	\$235,000	1240	9	2009	Avg	1313	N	N	545 A S SULLIVAN ST
007	788360	0689	11/30/12	\$226,900	\$228,000	1240	9	2009	Avg	1325	N	N	545 B S SULLIVAN ST
007	788360	0687	8/2/12	\$247,900	\$252,000	1300	9	2009	Avg	859	N	N	545 C S SULLIVAN ST
007	788360	0681	9/20/12	\$249,900	\$253,000	1320	9	2009	Avg	1277	N	N	541 S SULLIVAN ST
007	788360	0680	10/9/12	\$245,900	\$249,000	1320	9	2009	Avg	2098	N	N	541 S SULLIVAN ST

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	177260	0205	11/18/11	\$359,000	IMP CHARS DON'T MATCH SALES CHARS
002	177260	0370	4/26/10	\$128,500	IMP CHARS DON'T MATCH SALES CHARS
002	177260	0495	10/19/10	\$135,000	SEG/MERGER
002	177260	0565	3/26/12	\$82,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	177260	0665	5/5/10	\$417,500	IMP CHARS DON'T MATCH SALES CHARS
002	177310	0435	8/1/12	\$325,000	IMP COUNT;PREVIMP<=25K
002	177310	0680	9/17/12	\$188,000	ACTIVE PERMIT BEFORE SALE>25K
002	177310	0760	3/12/12	\$125,000	DOR RATIO;PREVIMP<=25K
002	177310	0815	12/7/11	\$179,931	FORCED SALE; NO MARKET EXP.
002	177310	0815	3/8/12	\$207,000	IMP CHARS DON'T MATCH SALES CHARS
002	177310	1205	6/19/12	\$417,000	IMP CHARS DON'T MATCH SALES CHARS
002	177310	1210	4/7/11	\$227,000	PREVIMP<=25K
002	177310	1592	5/5/11	\$156,035	QUIT CLAIM DEED; STATEMENT TO DOR
002	177310	1600	2/7/11	\$144,558	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
002	177310	1670	9/10/10	\$265,996	FORCED SALE; NO MARKET EXP.
002	177310	1670	9/28/11	\$147,400	IMP CHARECTORISTICS CHANGED SINCE SALE
002	177310	1730	2/20/12	\$92,000	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY;
002	177310	1870	11/28/12	\$257,000	IMP CHARS DON'T MATCH SALES CHARS
002	343850	1329	6/14/10	\$280,000	STATEMENT TO DOR; BUILDER OR DEVELOPER SALES
002	343850	1415	12/14/12	\$93,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	343850	1467	4/1/10	\$339,000	NO MARKET EXP; CONTRACT OR CASH SALE
002	343850	2038	5/21/10	\$214,900	MODEL DEVELOPMENT EXCLUSION
002	343850	2142	3/27/12	\$257,626	FORCED SALE; NO MARKET EXP.
002	343850	2142	3/27/12	\$279,578	NO MARKET EXPOSURE; FORCED SALE
002	343850	2160	12/7/10	\$55,000	DOR RATIO
002	343850	2172	9/10/10	\$68,561	DOR RATIO;QUIT CLAIM DEED;
002	343850	2231	4/28/10	\$329,975	IMP CHARS DON'T MATCH SALES CHARS
002	343850	2242	8/7/12	\$210,000	NON REPRESENTATIVE SALE
002	343850	2325	10/10/11	\$118,125	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
002	343850	2383	6/23/11	\$94,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	343850	2438	2/15/12	\$140,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
002	343850	2441	12/19/12	\$191,700	NO MARKET EXPOSURE; FORCED SALE
002	357430	0005	9/10/12	\$253,000	PREVIMP<=25K
002	357430	0215	12/13/11	\$160,000	NON REPRESENTATIVE SALE
002	731240	0170	12/12/12	\$223,800	FORCED SALE; NO MARKET EXP.
002	731240	0225	3/26/10	\$132,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	731240	0295	5/25/10	\$368,000	IMP CHARS DON'T MATCH SALES CHARS
002	731240	0350	3/21/12	\$170,000	IMP CHARECTORISTICS CHANGED SINCE SALE
002	731240	0410	4/21/10	\$296,000	IMP CHARS DON'T MATCH SALES CHARS
002	789160	0160	4/8/11	\$30,000	DOR RATIO
002	789160	0215	7/12/11	\$174,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	798540	0470	6/6/12	\$127,201	DOR RATIO;EXEMPT FROM EXCISE TAX;
002	815060	0055	3/19/12	\$424,950	ACTIVE PERMIT BEFORE SALE>25K;STATEMENT TO DOR
002	815060	0055	9/9/10	\$181,994	IMP CHARS DON'T MATCH SALES CHARS
002	815060	0231	3/18/10	\$306,500	IMP CHARS DON'T MATCH SALES CHARS
002	860540	0020	12/19/12	\$242,810	FORCED SALE; NO MARKET EXP.
002	928480	0013	6/15/10	\$295,000	IMP CHARS DON'T MATCH SALES CHARS
002	928480	1060	10/11/11	\$160,000	NON REPRESENTATIVE SALE
002	928480	1095	2/17/11	\$131,000	IMP CHARECTORISTICS CHANGED SINCE SALE
002	928480	1260	2/5/10	\$165,000	IMP CHARECTORISTICS CHANGED SINCE SALE
002	928480	1260	4/26/11	\$299,000	IMP CHARS DON'T MATCH SALES CHARS
002	928480	1275	12/6/12	\$161,567	QUIT CLAIM DEED; STATEMENT TO DOR
002	928480	1600	2/23/12	\$309,204	FORCED SALE; NO MARKET EXP.
002	928480	1970	11/10/11	\$683,000	LACK OF REPRESENTATION GRADE 10
002	928480	1970	7/1/10	\$182,500	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
002	928480	1985	3/10/10	\$360,000	DOR RATIO
002	928480	2085	12/17/12	\$322,500	PREVIMP<=25K
002	929730	0851	11/2/11	\$194,933	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
002	929730	0903	8/6/12	\$1,097,500	PREVIMP<=25K
002	929730	0903	8/3/12	\$684,000	PREVIMP<=25K
002	929730	0966	8/6/11	\$150,000	DOR RATIO;QUIT CLAIM DEED;
002	929730	1015	2/23/10	\$264,950	NO MARKET EXPOSURE; FORCED SALE
002	929730	1050	5/27/11	\$110,000	IMP CHARECTORISTICS CHANGED SINCE SALE
002	929730	1106	7/1/11	\$499,000	IMP CHARS DON'T MATCH SALES CHARS
002	929730	1106	7/1/11	\$499,000	RELOCATION - SALE TO SERVICE
002	929730	1250	10/16/12	\$170,000	IMP CHARS DON'T MATCH SALES CHARS
002	935800	1215	5/20/11	\$225,000	PREVIMP<=25K
002	935800	1246	3/24/11	\$170,000	NON REPRESENTATIVE SALE
002	935800	1462	10/26/12	\$137,500	QUIT CLAIM DEED
002	935800	1491	12/14/11	\$202,500	PREVIMP<=25K
002	935800	2005	4/12/11	\$389,000	PREVIMP<=25K
002	935800	2190	3/9/12	\$205,000	PREVIMP<=25K
002	935800	2270	5/23/11	\$62,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	935800	2285	9/1/11	\$100,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	177310	0244	11/20/12	\$317,876	NO MARKET EXPOSURE; FORCED SALE
003	177310	1175	9/9/10	\$155,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
003	177310	1175	8/16/11	\$195,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
003	177360	0028	12/19/12	\$338,000	NO MARKET EXPOSURE
003	177360	0028	3/30/12	\$179,711	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
003	177360	0105	2/16/12	\$100,932	DOR RATIO;PREVIMP<=25K;EXEMPT FROM EXCISE TAX
003	177360	0105	3/29/12	\$88,500	DOR RATIO;PREVIMP<=25K;FIN. INSTITUTION RESALE
003	177360	0185	2/29/12	\$94,500	DOR RATIO;PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	177360	0355	10/3/12	\$155,000	IMP CHARS DON'T MATCH SALES CHARS
003	177360	0355	3/1/12	\$200,000	NO MARKET EXPOSURE; FORCED SALE
003	177360	0495	12/7/12	\$375,000	IMP CHARS DON'T MATCH SALES CHARS
003	177360	0495	12/7/11	\$315,000	IMP CHARS DON'T MATCH SALES CHARS
003	177360	0495	4/25/11	\$153,500	IMP CHARS DON'T MATCH SALES CHARS
003	177360	0495	12/7/12	\$375,000	RELOCATION - SALE TO SERVICE
003	177360	0510	9/17/10	\$282,150	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	177360	0600	7/15/10	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	177360	0620	8/15/12	\$346,800	IMP CHARS DON'T MATCH SALES CHARS
003	177360	0628	1/5/12	\$247,276	FORCED SALE; NO MARKET EXP.
003	177360	0628	10/17/12	\$210,248	FORCED SALE; NO MARKET EXP.
003	242403	9027	12/13/12	\$367,500	IMP CHARS DON'T MATCH SALES CHARS
003	244460	0545	9/21/12	\$210,000	AFFORDABLE HOUSING SALES
003	244460	0545	8/17/12	\$180,625	NO MARKET EXPOSURE; FORCED SALE
003	284870	0185	6/29/12	\$99,875	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
003	284870	0185	11/10/10	\$215,000	PREVIMP<=25K;ESTATE ADMIN., GUARDIAN, OR EXEC.
003	284870	0195	9/21/12	\$80,000	DOR RATIO;PREVIMP<=25K
003	284870	0585	11/16/12	\$105,000	DOR RATIO;GOVERNMENT AGENCY;
003	284870	0585	3/22/12	\$189,394	FORCED SALE; NO MARKET EXP.
003	315760	0323	8/29/12	\$380,000	IMP CHARS DON'T MATCH SALES CHARS
003	315760	0370	5/13/11	\$190,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
003	315760	0425	2/11/10	\$322,450	IMP CHARS DON'T MATCH SALES CHARS
003	343850	0116	4/8/10	\$290,000	IMP CHARS DON'T MATCH SALES CHARS
003	343850	0157	6/9/12	\$315,000	RELOCATION - SALE TO SERVICE
003	343850	0168	7/21/11	\$105,000	DOR RATIO
003	343850	0168	10/14/11	\$242,000	IMP CHARS DON'T MATCH SALES CHARS
003	343850	0196	6/21/12	\$352,267	NO MARKET EXPOSURE; FORCED SALE
003	343850	0221	11/29/11	\$218,000	OBSOL
003	343850	0237	11/9/12	\$227,500	AFFORDABLE HOUSING SALES
003	343850	0237	7/26/12	\$225,000	FORCED SALE; NO MARKET EXP.
003	343850	0283	10/30/12	\$196,000	FORCED SALE; NO MARKET EXP.
003	343850	0290	8/17/11	\$545,000	IMP CHARS DON'T MATCH SALES CHARS
003	343850	0290	11/1/12	\$560,000	IMP CHARS DON'T MATCH SALES CHARS
003	343850	0312	1/14/10	\$164,000	NON-PROFIT ORGANIZATION; FIN. INSTITUTION RESALE
003	343850	0312	1/14/10	\$104,000	NON-PROFIT ORGANIZATION; FIN. INSTITUTION RESALE
003	343850	0346	12/13/10	\$180,000	NO MARKET EXPOSURE
003	754730	0940	12/12/11	\$95,000	STATISTICAL OUTLIER
003	754730	0940	12/12/11	\$95,000	CORRECTION DEED
003	754730	0990	7/14/10	\$180,000	DOR RATIO
003	754730	1050	6/18/12	\$511,500	IMP CHARS DON'T MATCH SALES CHARS
003	754730	1275	1/19/11	\$404,500	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	754730	1275	9/17/12	\$192,127	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
003	754730	1444	6/23/10	\$442,000	IMP CHARS DON'T MATCH SALES CHARS
003	754730	1470	2/25/11	\$460,000	IMP CHARS DON'T MATCH SALES CHARS
003	788150	0285	10/21/11	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	788150	0404	4/11/11	\$171,054	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
003	788150	0465	2/15/12	\$134,331	DOR RATIO;QUIT CLAIM DEED;
003	789160	0310	12/15/11	\$475,686	IMP COUNT;GOVERNMENT AGENCY;
003	789160	0310	3/9/12	\$325,000	IMP COUNT;GOVERNMENT AGENCY;
003	789210	0205	12/13/12	\$668,500	LACK OF REPRESENTATION GRADE 10
003	789210	0205	11/16/12	\$668,500	RELOCATION - SALE TO SERVICE
003	934990	0110	9/14/10	\$161,740	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
003	934990	0195	12/12/11	\$357,000	ACTIVE PERMIT BEFORE SALE>25K
005	192404	9086	4/15/10	\$1,200,000	DOR RATIO;OBSOL;MULTI-PARCEL SALE
005	211270	1018	8/30/12	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	211270	1115	2/17/12	\$144,900	OBSERVATION OUTSIDE THE NORM
005	211270	1180	7/6/12	\$99,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	211430	0020	6/6/12	\$294,000	NO MARKET EXPOSURE; FORCED SALE
005	213520	0163	5/15/12	\$539,000	NON-NORMAL DISTRIBUTION
005	213520	0167	12/14/12	\$335,000	QUIT CLAIM DEED
005	242820	0200	6/28/12	\$148,750	NO MARKET EXPOSURE; FORCED SALE
005	343850	0394	1/3/12	\$285,160	FORCED SALE; NO MARKET EXP.
005	343850	0424	8/2/10	\$48,530	DOR RATIO;QUIT CLAIM DEED;
005	343850	0490	4/23/12	\$248,000	SEG/MERGER
005	343850	0786	6/7/11	\$112,200	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
005	343850	0978	7/13/12	\$101,000	AFFORDABLE HOUSING SALES
005	343850	0978	5/14/12	\$213,203	FORCED SALE; NO MARKET EXP.
005	343850	1134	11/28/11	\$169,950	IMP CHARECTORISTICS CHANGED SINCE SALE
005	343850	1542	12/14/11	\$149,000	MODEL DEVELOPMENT EXCLUSION
005	343850	1623	12/27/11	\$91,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	343850	1701	12/14/11	\$84,000	DOR RATIO;GOVERNMENT AGENCY;
005	343850	1826	11/9/12	\$207,400	NO MARKET EXPOSURE; FORCED SALE
005	343850	1885	3/21/12	\$250,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	2584	8/31/12	\$140,000	DOR RATIO
005	343850	2591	5/24/11	\$275,000	PREVIMP<=25K
005	343850	2770	4/21/12	\$156,000	DOR RATIO;QUIT CLAIM DEED;
005	343850	2783	11/7/12	\$151,000	NO MARKET EXPOSURE; FORCED SALE
005	343850	2784	3/24/10	\$1,500	DOR RATIO
005	343850	2951	11/13/12	\$326,726	NO MARKET EXPOSURE; FORCED SALE
005	343850	2971	2/7/12	\$125,050	DOR RATIO
005	343850	2974	1/11/10	\$350,000	IMP CHARS DON'T MATCH SALES CHARS
005	343850	3161	4/3/12	\$112,000	DOR RATIO;FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	343850	3261	11/17/10	\$659,000	IMP CHARS DON'T MATCH SALES CHARS
005	643740	0030	3/15/11	\$94,176	DOR RATIO;QUIT CLAIM DEED;
005	643740	0033	8/12/10	\$159,733	QUIT CLAIM DEED; STATEMENT TO DOR
005	643740	0101	2/10/12	\$143,500	NON REPRESENTATIVE SALE
005	783180	0070	6/13/12	\$163,500	IMP CHARS DON'T MATCH SALES CHARS
005	783180	0075	7/5/11	\$127,750	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
005	783180	0355	6/7/12	\$127,000	IMP CHARS DON'T MATCH SALES CHARS
005	783180	0355	11/19/12	\$345,000	IMP CHARS DON'T MATCH SALES CHARS
005	783180	0445	12/21/12	\$300,000	ACTIVE PERMIT BEFORE SALE>25K
005	783180	0445	6/20/12	\$90,000	DOR RATIO;ESTATE ADMIN., GUARDIAN, OR EXECUTOR
006	000180	0094	9/20/12	\$429,000	PREVIMP<=25K
006	172280	0005	8/11/10	\$430,000	NO MARKET EXPOSURE
006	172280	0784	7/16/10	\$48,000	DOR RATIO;IMP COUNT;QUIT CLAIM DEED;
006	172280	1955	8/22/11	\$426,800	IMP COUNT;PREVIMP<=25K
006	273410	0225	10/6/11	\$170,000	PREVIMP<=25K
006	273410	0315	6/25/10	\$185,000	NON REPRESENTATIVE SALE
006	273410	0484	2/17/10	\$162,500	NO MARKET EXPOSURE
006	273410	0545	4/5/12	\$220,000	ACTIVE PERMIT BEFORE SALE>25K;STATEMENT TO DOR
006	273410	0830	5/17/10	\$350,000	ACTIVE PERMIT
006	273410	1235	10/9/12	\$165,000	ACTIVE PERMIT BEFORE SALE>25K
006	346880	0006	12/20/10	\$420,000	IMP CHARS DON'T MATCH SALES CHARS
006	536720	1535	2/10/10	\$148,000	NO MARKET EXPOSURE
006	815910	0011	2/8/12	\$38,143	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;
006	815910	0040	6/11/10	\$234,900	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	001300	1065	12/28/11	\$116,152	DOR RATIO;EXEMPT FROM EXCISE TAX;
007	001300	1636	11/1/11	\$182,400	NO MARKET EXPOSURE; FORCED SALE
007	001300	1690	12/21/12	\$78,499	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	001300	1690	11/8/12	\$135,000	NO MARKET EXPOSURE; FORCED SALE
007	001300	2460	7/19/11	\$50,000	DOR RATIO;NON-REPRESENTATIVE SALE
007	243320	0040	2/23/12	\$100,000	DOR RATIO;GOVERNMENT AGENCY;
007	243320	0116	7/29/11	\$30,000	DOR RATIO;IMP COUNT
007	243320	0116	4/21/11	\$25,500	DOR RATIO;IMP COUNT
007	243320	0116	11/9/11	\$30,000	DOR RATIO;IMP COUNT;QUIT CLAIM DEED;
007	243320	0128	4/10/11	\$148,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	243320	0156	3/11/10	\$133,000	STATISTICAL OUTLIER
007	243370	0215	2/10/11	\$180,000	IMP COUNT
007	732790	0870	9/8/11	\$93,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	732790	5760	10/14/10	\$275,000	NO MARKET EXPOSURE
007	788360	0710	10/21/11	\$169,000	IMP COUNT;NO MARKET EXPOSURE;
007	788360	0855	9/10/10	\$139,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	788360	0856	6/11/10	\$159,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	788360	0858	8/5/10	\$160,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	788360	0859	9/28/10	\$150,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	788360	0860	10/25/10	\$137,750	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	788360	0861	11/1/10	\$155,000	NON REPRESENTITIVE SALE
007	788360	0862	6/29/10	\$208,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	788360	0864	9/9/10	\$155,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	788360	1155	3/10/11	\$65,000	DOR RATIO
007	788360	1175	5/16/12	\$116,500	IMP COUNT;EXEMPT FROM EXCISE TAX;
007	788360	1175	10/23/12	\$147,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
007	788360	1565	10/31/11	\$90,500	LACK OF REPRESENTATION IMP LESS THAN 500SF
007	788360	1665	8/18/10	\$148,000	PREVIMP<=25K
007	788360	1745	11/23/10	\$350,000	OBSERVATION OUTSIDE THE NORM
007	788360	1840	12/14/12	\$95,000	DOR RATIO
007	788360	1840	12/14/12	\$50,000	DOR RATIO
007	788360	1985	9/10/12	\$55,000	DOR RATIO;QUESTIONABLE PER SALES IDENTIFICATION
007	788360	1985	9/10/12	\$160,000	QUESTIONABLE PER SALES IDENTIFICATION
007	788360	2055	3/5/12	\$137,012	FORCED SALE; NO MARKET EXP.
007	788360	2165	11/30/12	\$143,600	NO MARKET EXPOSURE; FORCED SALE
007	788360	2340	10/14/11	\$151,500	NON REPRESENTITIVE SALE
007	788360	2895	6/13/11	\$103,500	IMP CHARECTORISTICS CHANGED SINCE SALE
007	788360	3965	12/11/12	\$156,496	FORCED SALE; NO MARKET EXP.
007	788360	4215	11/28/12	\$81,500	DOR RATIO;PREVIMP<=25K;FIN. INSTITUTION RESALE
007	788360	4215	7/16/12	\$103,500	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
007	788360	4355	12/19/11	\$150,000	NON REPRESENTITIVE SALE
007	788360	4357	12/20/11	\$190,000	NON REPRESENTITIVE SALE
007	788360	4725	6/4/12	\$65,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	788360	4730	12/20/12	\$190,901	NO MARKET EXPOSURE; FORCED SALE
007	788360	5730	2/28/12	\$165,850	FORCED SALE; NO MARKET EXP.
007	788360	5855	5/19/10	\$105,000	IMP CHARS DON'T MATCH SALES CHARS
007	788360	5965	12/11/12	\$80,000	DOR RATIO;ESTATE ADMIN., GUARDIAN, OR EXECUTOR
007	788360	6017	7/18/12	\$75,000	DOR RATIO
007	788360	6955	3/2/10	\$105,000	MODEL DEVELOPMENT EXCLUSION
007	788360	7030	7/8/11	\$81,000	DOR RATIO;QUIT CLAIM DEED;
007	788360	7070	9/24/12	\$154,402	NO MARKET EXPOSURE; FORCED SALE
007	788360	7070	12/21/12	\$112,700	NON REPRESENTITIVE SALE
007	788360	7540	1/23/12	\$141,100	DOR RATIO;PREVIMP<=25K
007	788360	7620	8/29/12	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	788360	7630	12/28/11	\$104,950	NON REPRESENTITIVE SALE
007	788360	7685	1/21/10	\$55,625	DOR RATIO;QUIT CLAIM DEED;
007	788360	7695	9/14/12	\$180,000	FORCED SALE; NO MARKET EXP.
007	788360	8523	2/16/12	\$222,929	FORCED SALE; NO MARKET EXP.

Improved Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	788360	8534	4/16/12	\$100,500	NON REPRESENTATIVE SALE
007	788360	8538	11/14/11	\$112,000	NON REPRESENTATIVE SALE
007	788360	8543	6/8/10	\$257,000	IMP CHARS DON'T MATCH SALES CHARS
007	788360	8698	1/22/10	\$240,000	NO MARKET EXPOSURE
007	788510	0225	5/25/11	\$143,000	NON REPRESENTATIVE SALE
007	788510	0225	2/28/12	\$146,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	177260	0500	10/19/2012	\$82,450	5480	N	N
002	177310	0665	11/28/2012	\$85,000	4800	N	N
003	177360	0245	7/7/2010	\$70,000	6000	N	N
003	177360	0605	7/15/2010	\$105,000	4000	Y	N
003	343850	0031	10/7/2011	\$75,000	10500	N	N
005	343850	3047	11/9/2010	\$100,000	8236	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	343850	2300	4/9/2012	\$96,900	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
002	357430	0072	1/19/2011	\$5,000	NO MARKET EXPOSURE; DOR RATIO
002	731240	0255	2/17/2012	\$284,000	MULTI-PARCEL SALE;
002	731240	0260	2/17/2012	\$284,000	MULTI-PARCEL SALE;
002	731240	0265	2/17/2012	\$284,000	MULTI-PARCEL SALE;
002	731240	0270	2/17/2012	\$284,000	MULTI-PARCEL SALE;
002	928480	1505	12/3/2012	\$25,000	DOR RATIO
002	935800	0605	3/29/2010	\$260,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
002	935800	0610	3/29/2010	\$260,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
002	935800	2425	11/1/2012	\$155,000	NO MARKET EXPOSURE
003	177360	0170	12/12/2012	\$205,000	NO MARKET EXPOSURE
003	177360	0449	7/2/2010	\$117,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
003	177360	0456	7/2/2010	\$117,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
003	192404	9108	9/24/2012	\$465,000	MULTI-PARCEL SALE;
003	244460	0240	2/27/2012	\$550,000	MULTI-PARCEL SALE;
003	244460	0505	11/3/2011	\$20,000	NON-REPRESENTATIVE SALE; FIN INSTIT. SALE;
003	343850	0260	9/26/2012	\$150,000	MULTI-PARCEL SALE;
003	343850	0270	9/21/2012	\$80,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.);
003	754730	1640	2/11/2010	\$315,000	MULTI-PARCEL SALE;
003	789210	0085	9/4/2012	\$36,000	NON-REPRESENTATIVE SALE;
003	789210	0085	12/1/2010	\$49,500	NON-REPRESENTATIVE SALE;
003	796660	0140	12/28/2011	\$252,000	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
005	211430	0170	2/18/2010	\$10,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
005	343850	0571	12/28/2011	\$130,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
005	343850	1881	7/7/2010	\$50,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
006	273410	0355	12/8/2012	\$320,000	MULTI-PARCEL SALE;
006	346880	0230	8/30/2011	\$300,000	ESTATE ADMINISTRATOR; MULTI-PARCEL SALE;
007	001300	1920	1/12/2011	\$53,000	MULTI-PARCEL SALE;
007	001300	1930	1/12/2011	\$53,000	MULTI-PARCEL SALE;
007	788360	1545	7/13/2011	\$20,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
007	788360	1547	7/13/2011	\$20,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
007	788360	1550	7/13/2011	\$20,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
007	788360	8507	3/21/2012	\$16,000	NON-REPRESENTATIVE SALE;
007	788360	8570	10/31/2011	\$120,000	MULTI-PARCEL SALE;