

Residential Revalue

2013 Assessment Roll

Rainier Valley
Area 21

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<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:

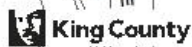
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Rainier Valley



Rainier Valley

Housing



Grade 5/ Year Built 1938/ Total Living Area 600



Grade 6/ Year Built 1951/ Total Living Area 700



Grade 7/ Year Built 1943/ Total Living Area 1500



Grade 8/ Year Built 1968/ Total Living Area 2840



Grade 9/ Year Built 2010/ Total Living Area 2030

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: Rainier Valley/ Area 21

Previous Physical Inspection: 2008/2009

Number of Improved Sales: 409

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	\$113,500	\$126,300	\$239,800			
2013 Value	\$113,500	\$126,300	\$239,800	\$263,700	91.6%	13.05%
Change	+\$0	+\$0	+\$0			
% Change	+0.0%	+0.0%	+0.0%			

*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. No characteristic based variables were found, therefore there is no change to the COD. 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	\$117,800	\$107,600	\$225,400
2013 Value	\$117,800	\$107,600	\$225,400
Percent Change	+0.0%	+0.0%	+0.0%

Number of one to three unit residences in the population: 6319

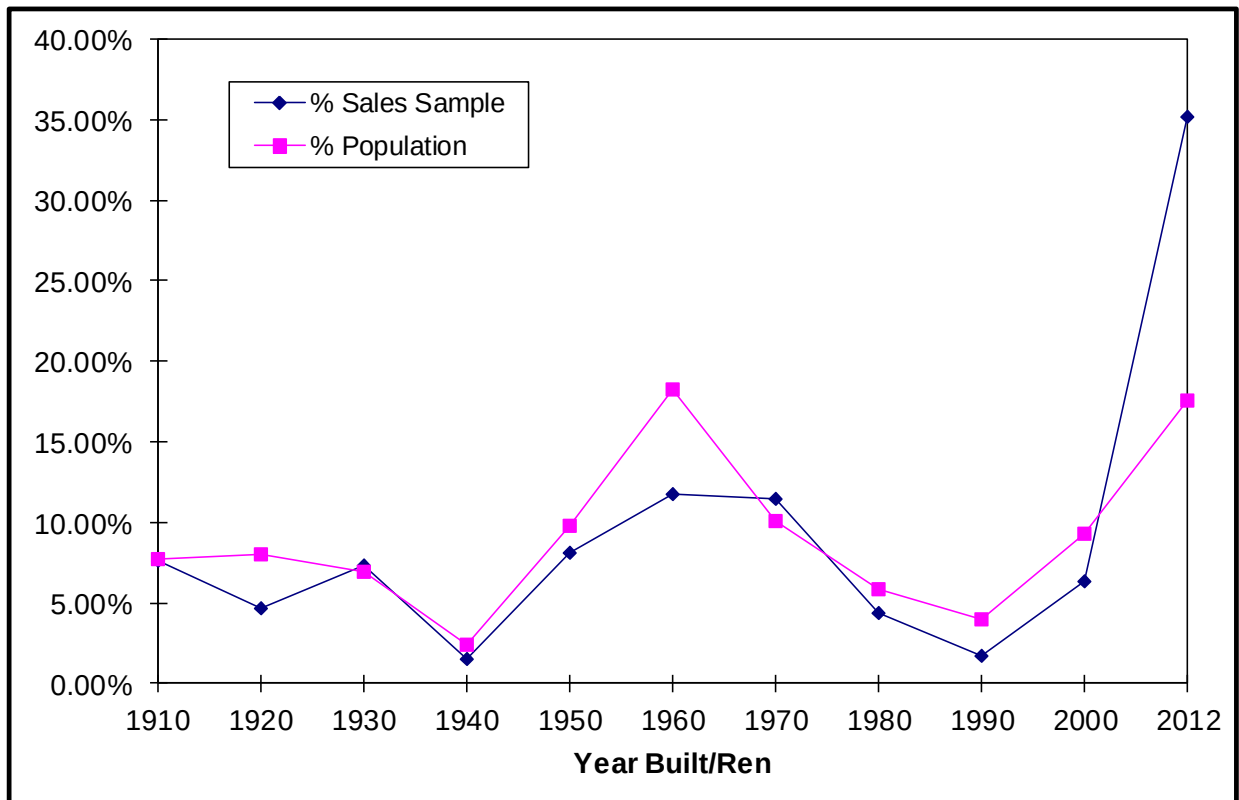
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. This was a combined area from two previous areas for the current 6 year cycle. Due to diversity of the population and the time differences from prior inspection years between the areas a conservative approach should be taken prior to its upcoming 2014 physical inspection year. Therefore for this area we will be using previous value.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	31	7.58%
1920	19	4.65%
1930	30	7.33%
1940	6	1.47%
1950	33	8.07%
1960	48	11.74%
1970	47	11.49%
1980	18	4.40%
1990	7	1.71%
2000	26	6.36%
2012	144	35.21%
	409	

Year Built/Ren	Frequency	% Population
1910	490	7.75%
1920	509	8.06%
1930	439	6.95%
1940	152	2.41%
1950	621	9.83%
1960	1153	18.25%
1970	634	10.03%
1980	372	5.89%
1990	249	3.94%
2000	589	9.32%
2012	1111	17.58%
	6319	

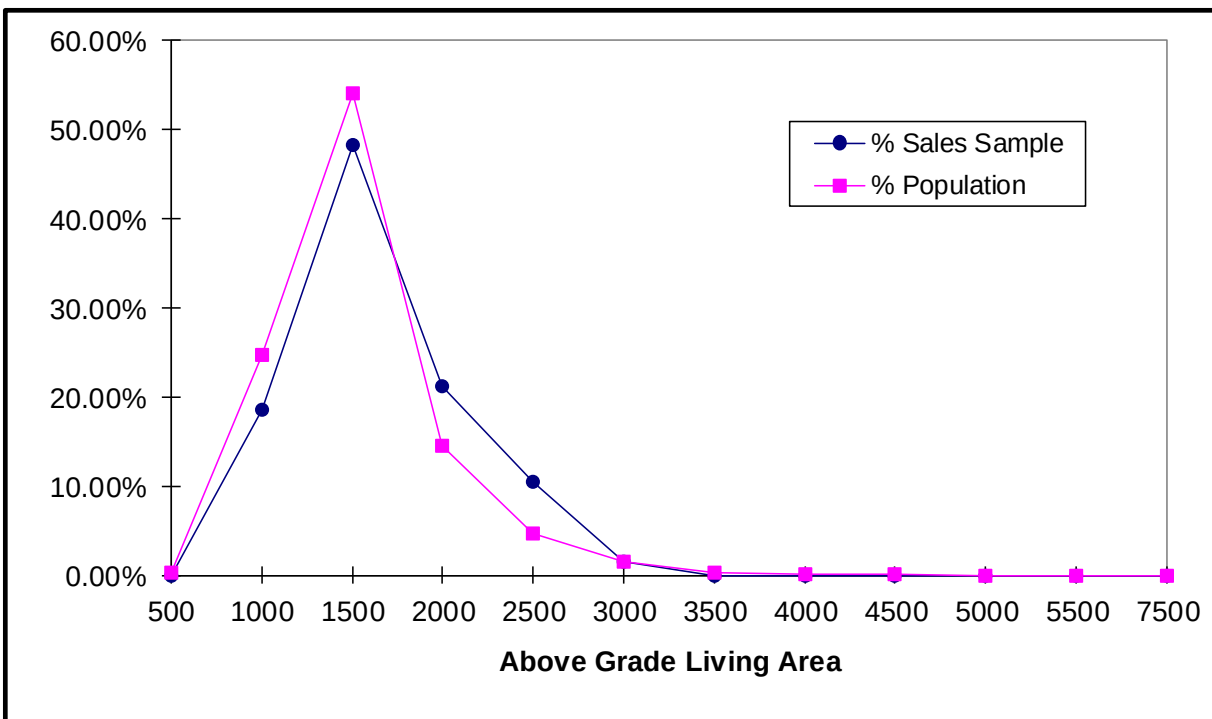


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	76	18.58%
1500	197	48.17%
2000	87	21.27%
2500	43	10.51%
3000	6	1.47%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
409		

Population		
AGLA	Frequency	% Population
500	14	0.22%
1000	1561	24.70%
1500	3413	54.01%
2000	919	14.54%
2500	292	4.62%
3000	93	1.47%
3500	19	0.30%
4000	6	0.09%
4500	2	0.03%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
6319		

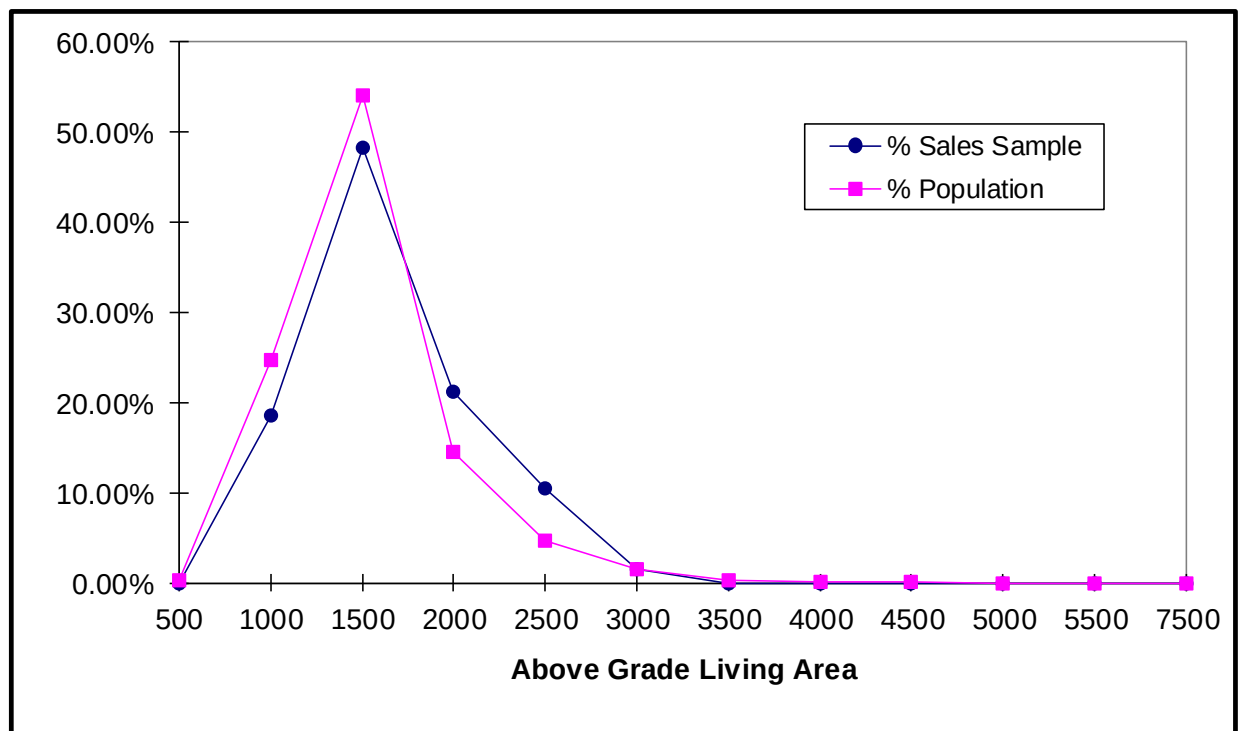


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	76	18.58%
1500	197	48.17%
2000	87	21.27%
2500	43	10.51%
3000	6	1.47%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	409	

Population		
AGLA	Frequency	% Population
500	14	0.22%
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5500	0	0.00%
7500	0	0.00%
	6319	



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 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

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. This was a combined area from two previous areas for the current 6 year cycle. Due to diversity of the population and the time differences from prior inspection years between the areas a conservative approach should be taken prior to its upcoming 2014 physical inspection year. Therefore for this area we will be using previous value.

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 409 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 91.6%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of 0%. There is no change 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 21 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

0.00%

Comments :

The analysis results showed that no overall adjustment was needed for this area and we will be using previous value for 100% of the population of 1 to 3 Unit Residences.

Area 21 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 1.040, resulting in an adjusted value of \$500,000 (\$525,000 X 1.040 = \$546,000) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.858	-14.2%
2/1/2010	0.874	-12.6%
3/1/2010	0.888	-11.2%
4/1/2010	0.902	-9.8%
5/1/2010	0.916	-8.4%
6/1/2010	0.929	-7.1%
7/1/2010	0.941	-5.9%
8/1/2010	0.953	-4.7%
9/1/2010	0.964	-3.6%
10/1/2010	0.974	-2.6%
11/1/2010	0.984	-1.6%
12/1/2010	0.993	-0.7%
1/1/2011	1.001	0.1%
2/1/2011	1.009	0.9%
3/1/2011	1.015	1.5%
4/1/2011	1.022	2.2%
5/1/2011	1.027	2.7%
6/1/2011	1.032	3.2%
7/1/2011	1.036	3.6%
8/1/2011	1.040	4.0%
9/1/2011	1.043	4.3%
10/1/2011	1.045	4.5%
11/1/2011	1.047	4.7%
12/1/2011	1.048	4.8%
1/1/2012	1.048	4.8%
2/1/2012	1.048	4.8%
3/1/2012	1.047	4.7%
4/1/2012	1.045	4.5%
5/1/2012	1.043	4.3%
6/1/2012	1.040	4.0%
7/1/2012	1.036	3.6%
8/1/2012	1.032	3.2%
9/1/2012	1.027	2.7%
10/1/2012	1.021	2.1%
11/1/2012	1.015	1.5%
12/1/2012	1.008	0.8%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 21
(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	541410	0395	12/26/12	\$155,000	\$155,000	630	6	1906	Avg	3226	N	N	4743 30TH AVE S
004	008100	0005	11/13/11	\$132,000	\$138,000	700	6	1941	Avg	4879	N	N	6502 28TH AVE S
004	785700	0940	8/1/12	\$179,000	\$184,000	830	6	1953	Avg	5480	N	N	2840 S JUNEAU ST
004	789060	0115	5/26/10	\$270,000	\$247,000	840	6	1920	Avg	6300	Y	N	5933 32ND AVE S
004	785700	1605	5/23/12	\$264,950	\$275,000	880	6	1942	Avg	6790	N	N	6403 29TH AVE S
004	333300	2240	12/28/10	\$202,000	\$200,000	920	6	1939	Avg	10050	N	N	3337 S MORGAN ST
004	785700	0820	8/21/12	\$220,000	\$226,000	970	6	1952	Avg	7983	N	N	2565 S ORCAS ST
004	933180	0315	12/27/12	\$330,000	\$330,000	1000	6	1912	Avg	5000	N	N	5507 33RD AVE S
004	266050	0155	9/6/12	\$248,000	\$254,000	1010	6	1991	Good	5500	N	N	3247 S HUDSON ST
004	333300	2040	12/18/12	\$200,000	\$201,000	1040	6	1927	Avg	18717	N	N	3548 S MORGAN ST
004	175670	0105	10/4/10	\$367,000	\$354,000	1090	6	1910	Avg	3300	N	N	3106 S FERDINAND ST
004	428740	0090	10/24/12	\$250,000	\$254,000	1130	6	1925	Avg	6100	N	N	2626 S WARSAW ST
004	785700	3835	12/19/12	\$200,000	\$201,000	1210	6	1924	Avg	9734	N	N	2564 S GRAHAM ST
004	785700	0705	7/21/10	\$180,000	\$169,000	1290	6	1930	Avg	5699	N	N	2421 S ORCAS ST
004	268560	0125	3/4/11	\$215,000	\$217,000	1320	6	1927	Avg	4720	N	N	2511 S JUNEAU ST
004	274210	0005	4/23/12	\$330,000	\$343,000	1330	6	1909	Avg	6720	N	N	5219 32ND AVE S
004	564960	0266	5/21/12	\$199,950	\$208,000	1330	6	1980	Avg	8000	N	N	5262 37TH AVE S
004	333300	2160	11/12/10	\$225,000	\$220,000	1350	6	1979	Avg	4982	N	N	3557 S MORGAN ST
004	785700	3610	2/16/11	\$181,310	\$182,000	1360	6	1941	Avg	5004	N	N	2467 S SPENCER ST
004	541410	0370	6/28/12	\$184,000	\$190,000	1410	6	1962	Avg	2805	N	N	4729 30TH AVE S
004	529520	0020	11/28/11	\$165,000	\$172,000	1590	6	1910	Avg	3060	N	N	2847 S ALASKA ST
004	785700	3345	9/13/12	\$225,000	\$230,000	1710	6	1945	Avg	6340	N	N	5903 28TH AVE S
004	087700	0030	6/1/11	\$267,500	\$274,000	2020	6	1924	Avg	5000	N	N	6318 28TH AVE S
004	274210	0256	12/6/12	\$282,500	\$284,000	820	7	1971	Avg	7556	N	N	2919 S HUDSON ST

Improved Sales Used in this Annual Update Analysis
Area 21
(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	429970	0085	8/17/12	\$170,000	\$175,000	820	7	1949	Avg	5350	N	N	3117 S GRAHAM ST
004	441060	0185	6/6/12	\$250,000	\$259,000	830	7	1941	Avg	6380	N	N	6810 BEACON AVE S
004	160460	0100	5/12/11	\$243,000	\$248,000	840	7	1910	Avg	2980	N	N	4515 33RD AVE S
004	785700	4110	6/11/12	\$315,000	\$326,000	880	7	1952	Avg	6150	N	N	2624 S MORGAN ST
004	233630	0075	12/10/12	\$250,000	\$251,000	940	7	1953	Avg	5250	N	N	6025 31ST AVE S
004	274210	0260	12/12/12	\$171,000	\$172,000	970	7	1965	Avg	7149	N	N	5015 30TH AVE S
004	333300	1805	1/26/10	\$290,000	\$249,000	1000	7	1967	Avg	7214	N	N	3331 S GRAHAM ST
004	266050	0410	3/29/10	\$277,000	\$246,000	1020	7	2007	Avg	2039	N	N	5013 37TH AVE S
004	344540	0320	2/10/10	\$228,000	\$198,000	1050	7	2001	Avg	1950	N	N	3314 S JUNEAU ST
004	344540	0430	5/17/11	\$203,500	\$208,000	1050	7	2002	Avg	1704	N	N	3401 S JUNEAU ST
004	344540	0230	7/17/12	\$195,000	\$201,000	1050	7	2001	Avg	2199	N	N	3317 S MEAD ST
004	441060	0160	6/16/12	\$260,000	\$269,000	1070	7	1941	Avg	6380	N	N	6842 BEACON AVE S
004	785700	0310	11/6/12	\$315,000	\$319,000	1070	7	1950	Avg	8100	N	N	5537 32ND AVE S
004	087700	0130	9/2/11	\$220,000	\$228,000	1100	7	1960	Avg	4704	N	N	6311 SHAFFER AVE S
004	344540	0210	10/18/12	\$205,000	\$208,000	1100	7	2001	Avg	1488	N	N	3313 S MEAD ST
004	344540	0240	2/17/10	\$234,000	\$204,000	1100	7	2001	Avg	1431	N	N	3319 S MEAD ST
004	785700	3576	12/19/11	\$275,000	\$287,000	1110	7	1956	Avg	6600	Y	N	2445 S SPENCER ST
004	688890	0091	5/13/11	\$236,500	\$242,000	1120	7	1926	Avg	4880	N	N	3518 S BENNETT ST
004	785700	1240	5/21/10	\$360,000	\$329,000	1120	7	1954	Avg	6688	N	N	2823 S JUNEAU ST
004	266050	0248	9/13/12	\$310,000	\$317,000	1120	7	1998	Avg	7178	N	N	5027 35TH AVE S
004	333300	2205	8/31/12	\$240,000	\$246,000	1130	7	1982	Avg	5652	Y	N	3513 S MORGAN ST
004	564960	0456	3/1/12	\$283,500	\$296,000	1140	7	2009	Avg	1129	N	N	3954 S BRANDON ST
004	564960	0457	2/17/12	\$295,950	\$309,000	1140	7	2009	Avg	1813	N	N	3956 S BRANDON ST
004	605610	0594	11/30/12	\$300,000	\$302,000	1150	7	2006	Avg	1836	N	N	2835 S COLUMBIAN WAY
004	785700	1801	2/3/11	\$325,000	\$325,000	1160	7	1966	Avg	7840	N	N	6620 28TH AVE S
004	785700	1801	6/21/10	\$280,000	\$259,000	1160	7	1966	Avg	7840	N	N	6620 28TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	222404	9065	12/27/12	\$227,000	\$227,000	1170	7	1963	Avg	4730	N	N	5933 33RD AVE S
004	785700	4025	7/18/11	\$240,000	\$248,000	1170	7	1925	Avg	9988	N	N	6420 BEACON AVE S
004	160460	0150	4/21/10	\$348,000	\$313,000	1180	7	1915	Good	5960	Y	N	4554 33RD AVE S
004	941840	0255	3/30/10	\$283,000	\$252,000	1180	7	1967	Avg	6720	N	N	6035 33RD AVE S
004	933180	0085	10/27/10	\$320,000	\$311,000	1200	7	2010	Avg	3481	N	N	5423 33RD AVE S
004	785700	3530	1/25/12	\$202,000	\$211,000	1210	7	1907	Avg	5292	N	N	6011 28TH AVE S
004	344540	0050	11/19/12	\$219,900	\$222,000	1220	7	2001	Avg	3205	N	N	5723 33RD AVE S
004	605610	0242	1/19/10	\$335,000	\$287,000	1220	7	2007	Avg	1567	N	N	4144 29TH AVE S
004	786650	0170	7/20/12	\$245,000	\$253,000	1230	7	1926	Avg	7661	Y	N	3005 S LUCILE ST
004	274210	0118	4/13/12	\$375,000	\$390,000	1260	7	1963	Avg	6003	N	N	5219 30TH AVE S
004	428740	0035	5/11/11	\$243,000	\$248,000	1280	7	1942	Avg	6450	N	N	2633 S MORGAN ST
004	612650	0080	10/4/12	\$332,000	\$338,000	1280	7	1968	Avg	4700	N	N	2822 S BATEMAN ST
004	670680	0060	11/5/12	\$200,000	\$203,000	1300	7	1982	Avg	5304	N	N	3209 S MORGAN ST
004	166250	0072	5/20/10	\$284,900	\$260,000	1340	7	1998	Avg	6508	N	N	3717 S HOLLY ST
004	333300	2142	11/16/12	\$325,000	\$328,000	1340	7	2007	Avg	5000	N	N	3587 S MORGAN ST
004	344540	0280	5/18/10	\$247,500	\$226,000	1380	7	2001	Avg	2954	N	N	3304 S JUNEAU ST
004	752950	0110	6/4/10	\$300,000	\$276,000	1390	7	1964	Avg	8536	N	N	2523 S LUCILE ST
004	789060	0120	7/26/11	\$285,000	\$294,000	1390	7	1934	Avg	6000	N	N	5943 32ND AVE S
004	344540	0130	7/7/10	\$240,000	\$224,000	1390	7	2001	Avg	2154	N	N	3310 S MEAD ST
004	344540	0150	10/12/11	\$180,000	\$187,000	1390	7	2001	Avg	2366	N	N	3318 S MEAD ST
004	529520	0045	4/24/12	\$211,000	\$219,000	1400	7	1995	Avg	3060	N	N	2835 S ALASKA PL
004	166250	0112	6/8/10	\$360,000	\$332,000	1420	7	2003	Avg	5871	N	N	3706 S WILLOW ST
004	739440	0045	1/19/12	\$275,000	\$287,000	1480	7	1998	Avg	9008	N	N	5406 30TH AVE S
004	339504	0570	6/9/11	\$265,000	\$272,000	1490	7	2001	Avg	2720	N	N	6537 31ST AVE S
004	605610	0240	6/12/12	\$300,000	\$311,000	1500	7	2007	Avg	2448	N	N	4136 29TH AVE S
004	605610	0240	5/4/10	\$342,000	\$310,000	1500	7	2007	Avg	2448	N	N	4136 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	339504	0070	12/1/11	\$180,000	\$188,000	1520	7	2000	Avg	2394	N	N	6525 29TH AVE S
004	339504	1092	7/15/10	\$270,000	\$253,000	1520	7	2000	Avg	2371	N	N	2920 S FRONTENAC ST
004	785700	3930	8/17/10	\$330,000	\$313,000	1530	7	1952	Avg	8625	N	N	2546 S EDDY ST
004	606480	0430	4/2/10	\$245,000	\$218,000	1540	7	2003	Avg	1958	N	N	6719 35TH PL S
004	333300	2521	12/29/10	\$251,000	\$249,000	1550	7	1986	Avg	6940	N	N	3620 S HOLLY ST
004	606480	0580	5/25/12	\$224,900	\$233,000	1570	7	2003	Avg	2170	N	N	6720 34TH PL S
004	274210	0080	8/23/10	\$325,000	\$309,000	1580	7	1919	Avg	5888	Y	N	3012 S DAWSON ST
004	785700	0815	7/19/11	\$210,000	\$217,000	1580	7	1953	Avg	7200	N	N	2529 S ORCAS ST
004	339504	0110	9/18/12	\$230,000	\$235,000	1590	7	2000	Avg	3621	N	N	6539 29TH AVE S
004	785700	0850	8/30/10	\$322,000	\$307,000	1680	7	1965	Avg	5240	N	N	2530 S JUNEAU ST
004	605610	0196	8/7/12	\$299,950	\$309,000	1690	7	2007	Avg	2246	N	N	4113 MARTIN LUTHER KING JR WAY S
004	605610	0136	12/1/10	\$275,000	\$270,000	1690	7	2010	Avg	2308	N	N	4009 MARTIN LUTHER KING JR WAY S
004	339504	0670	6/22/10	\$340,000	\$315,000	1700	7	2000	Avg	5048	N	N	6726 28TH AVE
004	605610	0125	5/3/10	\$350,000	\$317,000	1700	7	2006	Avg	3426	N	N	4421 28TH AVE S
004	339504	0820	3/9/11	\$251,000	\$253,000	1730	7	2000	Avg	3648	N	N	6720 29TH AVE S
004	606480	0110	7/26/12	\$244,000	\$251,000	1750	7	2003	Avg	1689	N	N	6705 34TH PL S
004	339504	1208	8/23/10	\$260,000	\$247,000	1800	7	2001	Avg	2516	N	N	6918 30TH AVE S
004	339504	1214	6/30/11	\$263,000	\$271,000	1800	7	2001	Avg	3081	N	N	6922 30TH AVE S
004	339504	1236	1/9/12	\$200,000	\$209,000	1800	7	2001	Avg	3253	N	N	6921 31ST PL S
004	339504	0530	4/8/11	\$250,000	\$254,000	1810	7	2001	Avg	3056	N	N	6523 31ST AVE S
004	529520	0165	11/6/12	\$200,000	\$203,000	1820	7	1999	Avg	3060	N	N	2841 S ALASKA PL
004	339504	0160	1/28/10	\$299,950	\$258,000	1820	7	2000	Avg	3982	N	N	6557 29TH AVE S
004	688890	0086	11/3/10	\$270,000	\$263,000	1870	7	2006	Avg	3780	N	N	5222 35TH AVE S
004	605610	0260	10/31/12	\$392,000	\$397,000	1930	7	2006	Avg	2892	N	N	2831 S ADAMS ST
004	605610	0266	5/24/12	\$351,000	\$364,000	1940	7	2006	Avg	2010	N	N	2819 S ADAMS ST
004	605610	0263	6/20/12	\$355,000	\$367,000	1950	7	2006	Avg	3062	N	N	2825 S ADAMS ST

Improved Sales Used in this Annual Update Analysis
Area 21
(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	605610	0264	8/13/12	\$375,000	\$385,000	1962	7	2006	Avg	3017	N	N	2823 S ADAMS ST
004	785700	3946	4/30/12	\$240,000	\$249,000	2060	7	1927	Avg	5368	N	N	6319 28TH AVE S
004	605610	0415	8/5/11	\$338,500	\$350,000	2110	7	2011	Avg	1618	N	N	2854 S NEVADA ST
004	605610	0415	12/19/12	\$344,950	\$346,000	2110	7	2011	Avg	1618	N	N	2854 S NEVADA ST
004	605610	0416	3/22/12	\$335,000	\$349,000	2110	7	2011	Avg	1579	N	N	2852 S NEVADA ST
004	605610	0414	9/26/11	\$359,800	\$374,000	2140	7	2011	Avg	2385	N	N	2856 S NEVADA ST
004	605610	0417	2/27/12	\$359,800	\$375,000	2140	7	2011	Avg	2310	N	N	2850 S NEVADA ST
004	785700	0600	3/4/10	\$400,000	\$351,000	2220	7	1919	VGood	5428	N	N	5536 BEACON AVE S
004	785700	1901	6/1/12	\$305,000	\$316,000	2410	7	1986	Avg	5700	N	N	6738 28TH AVE S
004	605611	1370	6/18/12	\$274,800	\$284,000	970	8	2012	Avg	1916	N	N	3035 S NEVADA ST
004	564960	0453	5/24/11	\$350,000	\$358,000	1140	8	2009	Avg	1813	N	N	3952 S BRANDON ST
004	170340	0205	6/19/12	\$322,000	\$333,000	1290	8	2004	Avg	1606	N	N	4735 A 36TH AVE S
004	605611	0180	9/28/11	\$415,000	\$431,000	1330	8	2011	Avg	2095	N	N	4521 RENTON AVE S
004	160460	0315	5/13/11	\$303,800	\$310,000	1350	8	2006	Avg	2980	N	N	4537 34TH AVE S
004	605611	1320	7/26/12	\$309,800	\$319,000	1410	8	2012	Avg	2460	N	N	3025 S NEVADA ST
004	605611	1340	8/6/12	\$308,800	\$318,000	1410	8	2012	Avg	2393	N	N	3029 S NEVADA ST
004	605611	1350	7/3/12	\$313,000	\$323,000	1410	8	2012	Avg	2343	N	N	3031 S NEVADA ST
004	605611	1380	8/20/12	\$314,800	\$323,000	1430	8	2012	Avg	2581	N	N	3037 S NEVADA ST
004	605611	0200	12/16/11	\$432,950	\$452,000	1450	8	2011	Avg	2479	N	N	4525 RENTON AVE S
004	605611	0190	9/28/11	\$387,378	\$402,000	1650	8	2011	Avg	2357	N	N	4527 RENTON AVE S
004	785700	2015	9/13/11	\$350,000	\$363,000	1670	8	1967	Good	10718	N	N	2828 S FRONTENAC ST
004	894455	0250	8/18/10	\$375,000	\$356,000	1760	8	2010	Avg	2116	N	N	6713 37TH AVE S
004	894455	0270	4/29/10	\$375,000	\$339,000	1760	8	2010	Avg	2208	N	N	6729 37TH AVE S
004	894455	0290	6/11/12	\$342,950	\$355,000	1760	8	2011	Avg	2116	N	N	6733 37TH AVE S
004	894455	0310	6/28/12	\$329,800	\$341,000	1760	8	2011	Avg	2116	N	N	6745 37TH AVE S
004	894455	0330	7/25/11	\$357,500	\$369,000	1760	8	2011	Avg	2208	N	N	6765 37TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	894455	0340	2/15/12	\$343,000	\$358,000	1760	8	2011	Avg	2116	N	N	6767 37TH AVE S
004	894455	0260	1/26/10	\$377,800	\$325,000	1780	8	2009	Avg	2116	N	N	6715 37TH AVE S
004	894455	0280	7/10/12	\$343,950	\$355,000	1780	8	2011	Avg	2116	N	N	6731 37TH AVE S
004	894455	0300	8/23/12	\$343,950	\$353,000	1780	8	2011	Avg	2208	N	N	6743 37TH AVE S 0
004	894455	0350	7/17/11	\$350,000	\$361,000	1780	8	2011	Avg	2116	N	N	6769 37TH AVE S 0
004	605611	0170	10/21/11	\$399,950	\$416,000	1940	8	2011	Avg	2230	N	N	4523 RENTON AVE S
004	605610	0050	6/13/12	\$434,950	\$450,000	2070	8	2007	Avg	3721	N	N	4119 29TH AVE S
004	894455	0050	6/28/10	\$370,000	\$344,000	2080	8	2010	Avg	3920	N	N	6755 37TH AVE S
004	894455	0070	8/18/10	\$362,000	\$343,000	2080	8	2010	Avg	3920	N	N	6773 37TH AVE S
004	894455	0160	3/11/10	\$399,999	\$352,000	2080	8	2010	Avg	3710	N	N	6739 37TH AVE S
004	894455	0060	6/27/11	\$369,400	\$380,000	2090	8	2011	Avg	3920	N	N	6759 37TH AVE S
004	894455	0080	12/16/11	\$350,000	\$365,000	2090	8	2011	Avg	3850	N	N	6777 37TH AVE S
004	894455	0090	8/25/11	\$350,000	\$363,000	2090	8	2011	Avg	3850	N	N	6901 37TH AVE S
004	894455	0100	3/17/11	\$373,612	\$377,000	2090	8	2011	Avg	4400	N	N	6903 37TH AVE S
004	894455	0150	7/29/10	\$387,800	\$365,000	2090	8	2010	Avg	3710	N	N	6735 37TH AVE S
004	894455	0200	9/27/10	\$356,800	\$344,000	2090	8	2011	Avg	3430	N	N	6779 37TH AVE S
004	894455	0210	10/12/10	\$356,800	\$345,000	2090	8	2011	Avg	3430	N	N	6789 37TH AVE S
004	894455	0220	6/8/12	\$339,950	\$352,000	2090	8	2011	Avg	3920	N	N	6905 37TH AVE S 0
004	564960	0454	5/3/11	\$385,000	\$393,000	2110	8	2009	Avg	2931	N	N	3944 S BRANDON ST
004	894455	0170	4/10/10	\$385,000	\$345,000	2200	8	2010	Avg	3360	N	N	6751 37TH AVE S
004	894455	0180	6/1/11	\$350,000	\$359,000	2200	8	2011	Avg	3360	N	N	6763 37TH AVE S
004	785700	0714	8/1/11	\$346,950	\$358,000	2290	8	2004	Avg	5253	N	N	2503 S ORCAS ST
004	333300	2416	6/3/10	\$388,000	\$357,000	2540	8	2009	Avg	5051	N	N	3326 S HOLLY ST
004	605610	0060	5/20/10	\$464,000	\$424,000	2560	8	2008	Avg	4345	N	N	2828 S ADAMS ST
004	333300	2414	7/13/10	\$388,000	\$363,000	2560	8	2009	Avg	5051	N	N	3324 S HOLLY ST
004	166250	0097	12/17/10	\$455,000	\$449,000	1630	9	2010	Avg	5245	N	N	6750 37TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	166250	0092	11/21/12	\$450,000	\$454,000	1860	9	2008	Avg	8367	N	N	6748 37TH AVE S
004	160460	0300	7/16/11	\$535,000	\$552,000	1960	9	2007	Avg	2980	N	N	4529 34TH AVE S
004	160460	0295	3/23/11	\$500,000	\$506,000	1960	9	2007	Avg	2980	N	N	4525 34TH AVE
005	660700	0115	9/24/12	\$160,000	\$163,000	720	6	1940	Good	4600	N	N	6525 43RD AVE S
005	381240	0482	11/27/12	\$160,000	\$161,000	770	6	1927	Avg	5842	N	N	4504 S HOLLY ST
005	660700	0170	3/21/12	\$190,000	\$198,000	780	6	1910	Avg	4176	N	N	4204 S HOLLY ST
005	333100	0605	6/21/12	\$262,000	\$271,000	800	6	1904	Avg	7500	N	N	3807 S LUCILE ST
005	333250	0890	1/23/12	\$278,500	\$291,000	840	6	1908	Avg	6180	N	N	4239 S SPENCER ST
005	333300	1535	5/18/10	\$150,000	\$137,000	840	6	1918	Avg	4500	N	N	3822 S ANGEL PL
005	333250	0610	11/14/12	\$141,000	\$143,000	880	6	1905	Avg	6195	N	N	4242 S RAYMOND ST
005	333300	2751	4/20/12	\$164,800	\$171,000	880	6	1909	Avg	8464	N	N	6748 40TH AVE S
005	333300	2790	4/27/10	\$177,000	\$160,000	900	6	1948	Fair	5016	N	N	6712 40TH AVE S
005	333100	2235	10/14/11	\$180,000	\$187,000	910	6	1970	Avg	4532	N	N	3926 S FINDLAY ST
005	333100	0475	3/15/11	\$153,775	\$155,000	960	6	1909	Good	4000	N	N	5522 37TH AVE S
005	333050	2075	12/28/12	\$161,000	\$161,000	970	6	1902	Avg	5150	N	N	4254 S JUNEAU ST
005	333100	0465	8/3/12	\$210,000	\$216,000	970	6	1908	Good	4000	N	N	5518 37TH AVE S
005	381240	0727	6/9/11	\$197,500	\$203,000	970	6	1972	Avg	4698	N	N	6814 45TH AVE S
005	333100	0106	1/12/12	\$195,000	\$203,000	980	6	1905	Avg	5150	N	N	3915 S BRANDON ST
005	333300	0285	7/17/12	\$180,000	\$186,000	1020	6	1948	Avg	5000	N	N	3923 S EDDY ST
005	333050	2020	5/13/10	\$275,000	\$250,000	1040	6	1905	Avg	4410	N	N	4222 S JUNEAU ST
005	333300	0255	7/6/10	\$270,000	\$252,000	1090	6	1908	Good	5000	N	N	3937 S EDDY ST
005	333250	0321	11/29/10	\$166,500	\$164,000	1100	6	1909	Avg	4950	N	N	4203 S JUNEAU ST
005	333250	0900	5/27/10	\$175,000	\$160,000	1230	6	1913	Avg	3090	N	N	4235 S SPENCER ST
005	333100	0830	12/13/11	\$215,000	\$224,000	1260	6	1942	Good	4635	N	N	3940 S FINDLAY ST
005	381240	0306	1/11/10	\$215,000	\$183,000	1270	6	1918	Good	5335	N	N	4449 S MORGAN ST
005	660700	0005	8/22/11	\$225,000	\$233,000	1290	6	1951	Avg	4903	N	N	6502 43RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	110500	0356	10/4/11	\$160,000	\$166,000	1320	6	1979	Avg	5500	N	N	4610 S WARSAW ST
005	333250	0680	11/20/12	\$319,000	\$322,000	1370	6	1925	Good	3150	N	N	4241 S RAYMOND ST
005	381240	0063	3/14/11	\$229,000	\$231,000	1400	6	1950	Avg	8100	N	N	6322 44TH AVE S
005	333250	0206	11/27/12	\$285,700	\$288,000	1450	6	1914	Fair	8650	N	N	4407 S JUNEAU ST
005	333050	0586	7/24/12	\$217,000	\$224,000	1580	6	1905	Avg	4635	N	N	4222 S FINDLAY ST
005	234180	0045	7/5/12	\$197,199	\$204,000	2340	6	1902	Avg	4900	N	N	3537 S BRANDON ST
005	110500	0436	1/25/11	\$175,000	\$175,000	780	7	2010	Avg	1117	N	N	4629 A S HOLLY ST
005	110500	0424	6/28/10	\$220,000	\$204,000	820	7	2010	Avg	1370	N	N	4633 S HOLLY ST
005	333050	0616	1/12/10	\$285,000	\$243,000	860	7	1925	Avg	3708	N	N	4240 S FINDLAY ST
005	660700	0026	8/23/10	\$275,000	\$261,000	870	7	1954	Avg	7360	N	N	6522 43RD AVE S
005	333050	1930	4/20/10	\$290,000	\$261,000	960	7	1908	Avg	5159	N	N	4229 S MEAD ST
005	110800	0110	12/22/11	\$210,000	\$219,000	1020	7	1959	Avg	6000	N	N	4632 S GARDEN ST
005	333100	1510	4/21/10	\$299,900	\$270,000	1020	7	1952	Good	4900	N	N	3805 S ORCAS ST
005	381240	0180	9/26/12	\$195,000	\$199,000	1020	7	1971	Avg	5080	N	N	4316 S MORGAN ST
005	381240	0301	2/26/10	\$294,500	\$258,000	1020	7	1962	Avg	5372	N	N	4446 S WARSAW ST
005	381240	0480	6/12/12	\$159,500	\$165,000	1020	7	1965	Avg	5080	N	N	4441 S WARSAW ST
005	333050	1245	2/23/11	\$263,000	\$264,000	1030	7	1974	Good	6180	N	N	4240 S ORCAS ST
005	811310	0918	5/9/11	\$209,900	\$214,000	1070	7	2007	Avg	1278	N	N	5991 A RAINIER AVE S
005	333050	2005	5/13/11	\$225,000	\$230,000	1090	7	1963	Good	4365	N	N	4212 S JUNEAU ST
005	110800	0035	4/29/10	\$300,000	\$271,000	1110	7	1977	Avg	5520	N	N	4629 S ORCHARD ST
005	272404	9157	11/21/11	\$190,000	\$198,000	1110	7	1977	Avg	5332	N	N	4644 S ORCHARD ST
005	333250	0305	11/11/10	\$293,500	\$287,000	1110	7	1904	VGood	3300	N	N	4211 S JUNEAU ST
005	333300	2874	11/1/12	\$175,000	\$177,000	1140	7	2003	Avg	1158	N	N	7009 42ND AVE S
005	131430	0012	2/24/10	\$225,000	\$197,000	1160	7	2005	Avg	1279	N	N	5977 A RAINIER AVE S
005	131430	0016	9/17/12	\$238,200	\$244,000	1160	7	2005	Avg	1228	N	N	5971 A RAINIER AVE S
005	333250	0876	11/24/10	\$310,000	\$304,000	1180	7	1949	Good	7725	N	N	4245 S SPENCER ST

Improved Sales Used in this Annual Update Analysis
Area 21
(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	333100	1325	9/18/12	\$195,000	\$199,000	1200	7	1963	Avg	6050	N	N	5714 37TH AVE S
005	110500	0850	5/20/10	\$299,990	\$274,000	1210	7	1914	Avg	4000	N	N	7023 48TH AVE S
005	110500	0686	10/27/11	\$245,000	\$255,000	1220	7	1959	Avg	7625	N	N	4642 S FRONTENAC ST
005	381240	0410	11/7/12	\$350,000	\$354,000	1220	7	1954	VGood	6985	N	N	4312 S HOLLY ST
005	110800	0030	10/5/11	\$149,900	\$156,000	1240	7	1923	Avg	3720	N	N	4627 S ORCHARD ST
005	381240	0293	10/12/10	\$315,000	\$305,000	1270	7	1963	Avg	6912	N	N	4456 S WARSAW ST
005	381240	0813	2/23/10	\$327,000	\$286,000	1270	7	1943	VGood	6097	N	N	6920 44TH AVE S
005	110800	0011	11/19/12	\$322,000	\$325,000	1310	7	1964	Avg	5022	N	N	4609 S ORCHARD ST
005	333100	2335	6/7/11	\$190,000	\$195,000	1340	7	1999	Avg	2575	N	N	3917 S ORCAS ST
005	110500	0865	4/22/10	\$240,000	\$216,000	1350	7	1958	Avg	12600	N	N	7000 48TH AVE S
005	381240	0610	11/4/11	\$235,000	\$245,000	1350	7	1967	Good	6223	N	N	4218 S BRIGHTON ST
005	660700	0140	12/12/12	\$270,000	\$271,000	1380	7	1958	Avg	10010	N	N	4212 S HOLLY ST
005	381240	0120	6/22/12	\$285,000	\$295,000	1430	7	1968	Avg	7670	N	N	6320 42ND AVE S
005	811310	0210	8/13/12	\$245,450	\$252,000	1450	7	1926	Avg	9834	N	N	6113 39TH AVE S
005	381240	0870	9/19/11	\$380,000	\$395,000	1480	7	2011	Avg	5896	N	N	4404 S MYRTLE ST
005	381240	0876	6/10/11	\$409,950	\$421,000	1480	7	2011	Avg	5897	N	N	4408 S MYRTLE ST
005	811310	0165	2/23/12	\$300,000	\$313,000	1520	7	1926	Avg	15573	N	N	6001 39TH AVE S
005	333100	1960	10/12/10	\$310,000	\$300,000	1780	7	1918	Avg	5150	N	N	3827 S MEAD ST
005	333100	1110	4/28/10	\$326,000	\$294,000	1920	7	1949	Avg	7400	N	N	3804 S ORCAS ST
005	333050	1975	3/9/10	\$415,000	\$365,000	2040	7	1908	Good	6180	N	N	4203 S MEAD ST
005	100500	0099	6/14/11	\$235,000	\$241,000	2260	7	1990	Avg	4092	N	N	7133 45TH AVE S
005	333050	0355	5/3/10	\$374,000	\$339,000	1180	8	1927	Good	4635	N	N	4201 S BRANDON ST
005	333300	0665	10/20/10	\$354,000	\$344,000	1730	8	1923	Avg	6500	N	N	3939 S MORGAN ST
005	333300	1630	10/29/12	\$275,000	\$279,000	1790	8	2005	Avg	2500	N	N	3810 S EDDY ST
005	333100	1120	8/2/12	\$293,000	\$302,000	2060	8	1994	Avg	3184	N	N	3814 S ORCAS ST
005	381240	0749	6/7/10	\$442,000	\$407,000	2520	8	2000	Avg	5243	N	N	6807 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	381240	0882	2/17/10	\$330,000	\$287,000	2700	8	2002	Avg	5012	N	N	4516 S MYRTLE ST
007	060300	0630	7/2/12	\$169,950	\$176,000	630	6	1926	Avg	4000	N	N	9406 38TH AVE S
007	060300	0926	3/29/11	\$116,000	\$117,000	650	6	1946	Avg	4670	N	N	8800 38TH AVE S
007	342404	9050	3/26/10	\$190,000	\$169,000	650	6	1906	Avg	5068	N	N	7901 37TH AVE S
007	060300	1065	4/26/12	\$126,100	\$131,000	720	6	1953	Avg	4000	N	N	8817 39TH AVE S
007	071700	0225	7/2/12	\$151,000	\$156,000	740	6	1954	Avg	6450	N	N	4400 S WEBSTER ST
007	665900	0006	5/6/10	\$190,000	\$172,000	760	6	1952	Avg	4644	N	N	8621 45TH AVE S
007	400600	0090	4/27/11	\$125,000	\$127,000	780	6	1949	Avg	5214	N	N	8403 RENTON AVE S
007	333600	1061	5/6/11	\$225,000	\$230,000	800	6	1914	Good	4000	N	N	8630 WABASH AVE S
007	060300	0284	6/23/11	\$128,000	\$132,000	810	6	1944	Avg	4700	N	N	9224 37TH AVE S
007	060300	0560	12/27/10	\$134,950	\$134,000	850	6	1929	Good	4363	N	N	3708 S ROXBURY ST
007	303120	0180	3/4/11	\$135,000	\$136,000	860	6	1928	Avg	8856	N	N	7342 33RD AVE S
007	785700	3265	12/22/10	\$220,000	\$218,000	880	6	1950	Avg	7500	N	N	2972 S WEBSTER ST
007	088600	0035	10/2/12	\$236,000	\$241,000	910	6	1943	Avg	6820	N	N	3038 S AUSTIN ST
007	333600	0516	12/30/11	\$255,000	\$266,000	910	6	1947	Avg	5000	N	N	8318 WOLCOTT AVE S
007	333600	1310	11/20/12	\$200,000	\$202,000	930	6	1975	Good	4500	N	N	8745 HAMLET AVE S
007	688252	0030	8/17/12	\$175,000	\$180,000	930	6	1973	Avg	5816	N	N	8309 42ND PL S
007	713530	0245	8/16/12	\$185,600	\$191,000	930	6	1908	Good	5000	N	N	8307 49TH AVE S
007	144350	1045	11/13/12	\$150,000	\$152,000	940	6	1919	Good	8600	N	N	4610 S KENYON ST
007	342010	0060	5/15/12	\$149,900	\$156,000	960	6	1906	Good	6300	N	N	8607 45TH AVE S
007	733840	1140	1/30/12	\$168,000	\$175,000	960	6	1939	Avg	4500	N	N	3221 S PORTLAND ST
007	040200	0275	6/4/10	\$216,000	\$199,000	970	6	1950	Avg	5201	N	N	4423 S ROSE ST
007	400600	0431	3/29/12	\$160,000	\$167,000	980	6	1926	Avg	10076	N	N	8424 39TH AVE S
007	333600	0215	12/22/11	\$233,888	\$244,000	990	6	1919	Avg	6000	N	N	8327 WOLCOTT AVE S
007	724350	0005	10/4/10	\$160,000	\$154,000	990	6	1923	Avg	6140	Y	N	8026 BEACON AVE S
007	733840	1595	1/13/10	\$215,000	\$183,000	1030	6	1930	Good	5000	N	N	3201 S AUSTIN ST

Improved Sales Used in this Annual Update Analysis
Area 21
(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	167340	0066	6/9/10	\$161,000	\$148,000	1060	6	1930	Avg	10134	N	N	8602 34TH AVE S
007	733840	0191	12/17/12	\$185,000	\$186,000	1060	6	1949	Avg	3010	N	N	3505 S PORTLAND ST
007	390410	0215	3/11/11	\$254,950	\$257,000	1070	6	1919	Good	6075	N	N	7813 46TH AVE S
007	333600	1645	3/22/10	\$301,000	\$267,000	1130	6	1942	VGood	5350	N	N	8750 HAMLET AVE S
007	354090	0035	10/25/10	\$252,850	\$246,000	1130	6	1912	Good	4815	N	N	7631 46TH AVE S
007	713530	0290	7/18/12	\$198,500	\$205,000	1170	6	1947	Good	4800	N	N	8316 49TH AVE S
007	144350	0820	7/8/11	\$210,000	\$216,000	1210	6	1911	Avg	6669	N	N	7623 48TH AVE S
007	810190	0020	12/14/11	\$257,500	\$269,000	1240	6	1930	Good	12000	N	N	4010 S BURNS ST
007	400600	0476	2/18/10	\$200,500	\$175,000	1250	6	1947	Good	6250	N	N	8431 42ND AVE S
007	040200	0280	10/26/10	\$215,000	\$209,000	1290	6	1951	VGood	5200	N	N	4419 S ROSE ST
007	144350	0400	11/1/12	\$221,000	\$224,000	1300	6	1960	Avg	5007	N	N	4832 S CHICAGO ST
007	733840	2260	9/14/11	\$210,000	\$218,000	1560	6	1906	Avg	5000	N	N	3000 S CHICAGO ST
007	060300	0840	7/15/10	\$255,000	\$239,000	1680	6	1927	Good	4000	N	N	9215 39TH AVE S
007	258930	0205	10/4/10	\$282,000	\$272,000	2080	6	1915	Good	5238	N	N	4629 S FONTANELLE ST
007	804860	0095	5/9/12	\$160,000	\$166,000	730	7	1947	Avg	4468	N	N	8648 38TH AVE S
007	400310	0010	5/10/11	\$158,118	\$161,000	750	7	1970	Avg	5548	N	N	8428 38TH AVE S
007	303120	0130	6/16/11	\$246,000	\$253,000	800	7	1938	Avg	8863	N	N	7209 35TH AVE S
007	390410	0200	10/20/10	\$185,000	\$180,000	800	7	1955	Avg	7500	N	N	4418 S KENYON ST
007	303120	0316	7/28/10	\$270,000	\$254,000	900	7	1954	Avg	6100	N	N	7307 33RD AVE S
007	333600	0890	11/20/12	\$277,500	\$280,000	900	7	1948	Good	6000	N	N	8435 SEWARD PARK AVE S
007	400600	0508	4/25/12	\$188,000	\$196,000	900	7	1954	Avg	5594	N	N	3802 S CLOVERDALE ST
007	400600	0366	10/28/11	\$285,000	\$297,000	920	7	1953	Avg	5016	N	N	7949 MARTIN LUTHER KING JR WAY S
007	303120	0050	5/11/12	\$229,000	\$238,000	930	7	1953	Good	8906	N	N	7239 33RD AVE S
007	060300	0929	11/9/12	\$240,000	\$243,000	940	7	1946	Avg	4673	N	N	3809 S TRENTON ST
007	342404	9125	2/22/12	\$263,000	\$274,000	940	7	1963	VGood	8930	N	N	3631 S CLOVERDALE ST
007	144350	0840	2/9/11	\$230,000	\$230,000	970	7	1953	Avg	5460	N	N	4656 S HOLDEN ST

Improved Sales Used in this Annual Update Analysis
Area 21
(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	804860	0105	3/29/10	\$286,000	\$254,000	990	7	1947	Avg	4247	N	N	8656 38TH AVE S
007	303120	0030	6/7/11	\$232,000	\$238,000	1000	7	1955	Avg	8760	N	N	7136 32ND AVE S
007	789630	0082	10/12/11	\$145,000	\$151,000	1000	7	1951	Avg	6250	N	N	9022 36TH AVE S
007	810190	0330	7/19/10	\$275,000	\$258,000	1008	7	1993	Avg	7500	N	N	3727 S PILGRIM ST
007	303120	0111	7/19/11	\$209,000	\$216,000	1010	7	1965	Avg	5450	N	N	7230 33RD AVE S
007	789630	0221	7/9/10	\$210,000	\$196,000	1020	7	1952	Avg	5355	N	N	9315 37TH AVE S
007	428140	0451	1/4/10	\$260,000	\$220,000	1020	7	2009	Avg	1085	N	N	4237 B S BOZEMAN ST
007	733840	1475	3/30/11	\$258,000	\$261,000	1030	7	1958	Good	5000	N	N	3308 S HOLDEN ST
007	400600	0559	6/10/11	\$261,000	\$268,000	1040	7	1964	Avg	5089	N	N	8312 37TH AVE S
007	733840	0345	6/28/12	\$230,000	\$238,000	1050	7	1959	Avg	3411	N	N	7900 BEACON AVE S
007	868550	0096	5/19/11	\$231,000	\$236,000	1050	7	1961	Avg	6200	N	N	3525 S WEBSTER ST
007	303120	0140	9/4/12	\$249,950	\$256,000	1060	7	1980	Avg	8249	N	N	3323 S MYRTLE PL
007	390410	0341	8/11/11	\$280,000	\$290,000	1060	7	2009	Avg	1423	N	N	7716 A MARTIN LUTHER KING JR WAY S
007	333600	1470	1/26/11	\$259,999	\$260,000	1070	7	1903	VGood	3000	N	N	8653 WABASH AVE S
007	071700	0180	11/10/11	\$240,000	\$250,000	1090	7	1969	Avg	6321	N	N	4424 S WEBSTER ST
007	810190	0380	2/25/11	\$234,000	\$235,000	1090	7	1940	Avg	7500	N	N	3949 S PILGRIM ST
007	390410	0095	11/19/10	\$250,000	\$245,000	1100	7	1965	Avg	8744	N	N	7530 44TH AVE S
007	400600	0397	9/23/10	\$330,000	\$317,000	1100	7	1992	Avg	5432	N	N	3940 S THISTLE ST
007	390410	0016	3/28/12	\$204,000	\$212,000	1110	7	1969	Avg	5000	N	N	7526 45TH AVE S
007	400600	0510	3/30/12	\$195,000	\$203,000	1110	7	1965	Avg	5401	N	N	8448 37TH AVE S
007	733840	1506	12/16/11	\$225,000	\$235,000	1110	7	1965	Avg	5000	N	N	3321 S AUSTIN ST
007	342404	9097	4/22/10	\$200,000	\$180,000	1120	7	1950	Avg	5250	N	N	4810 S THISTLE ST
007	342404	9129	12/22/11	\$175,000	\$183,000	1120	7	1963	Avg	5000	N	N	7919 48TH AVE S
007	400600	0284	7/3/12	\$290,000	\$300,000	1120	7	1983	Avg	7328	N	N	7970 MARTIN LUTHER KING JR WAY S
007	785700	3250	11/23/11	\$174,900	\$182,000	1130	7	1929	Avg	7640	N	N	2936 S WEBSTER ST
007	713980	0070	2/1/12	\$240,000	\$250,000	1140	7	1959	Avg	5132	N	N	8329 38TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	716570	0140	6/11/11	\$169,000	\$173,000	1140	7	2006	Avg	1080	N	N	4002 S BOZEMAN ST
007	716570	0200	8/5/10	\$181,500	\$171,000	1140	7	2006	Avg	1080	N	N	4014 S BOZEMAN ST
007	000740	0054	1/14/10	\$300,000	\$256,000	1150	7	1958	Avg	5200	N	N	8019 BEACON AVE S
007	400600	0405	4/16/10	\$316,000	\$284,000	1160	7	1992	Avg	6878	N	N	3932 S THISTLE ST
007	390410	0344	3/22/10	\$250,000	\$222,000	1160	7	2005	Avg	1781	N	N	4200 S CHICAGO ST
007	342404	9146	3/4/10	\$220,000	\$193,000	1180	7	1980	Avg	7847	N	N	8624 BEACON AVE S
007	733840	2920	12/28/12	\$277,000	\$277,000	1180	7	1963	Avg	7000	Y	N	2857 S HOLDEN ST
007	333600	0545	12/7/12	\$235,000	\$236,000	1200	7	1921	Avg	7500	N	N	8338 WOLCOTT AVE S
007	688253	0020	11/16/11	\$165,000	\$172,000	1200	7	1973	Avg	5985	N	N	4238 S ROSE CT
007	716570	0060	7/19/10	\$250,000	\$234,000	1200	7	2006	Avg	1725	N	N	4013 S CHICAGO ST
007	716570	0060	6/9/10	\$250,000	\$230,000	1200	7	2006	Avg	1725	N	N	4013 S CHICAGO ST
007	716570	0120	6/1/12	\$220,000	\$228,000	1200	7	2006	Avg	1461	N	N	4001 S CHICAGO ST
007	716570	0220	12/15/10	\$174,900	\$173,000	1200	7	2006	Avg	1080	N	N	4018 S BOZEMAN ST
007	713530	0045	1/20/12	\$180,000	\$188,000	1210	7	1951	Avg	4750	N	N	8131 49TH AVE S
007	941240	0110	6/26/12	\$192,300	\$199,000	1210	7	1959	Avg	7458	N	N	7716 52ND AVE S
007	303120	0205	11/13/12	\$305,000	\$308,000	1220	7	1978	Avg	8906	N	N	7343 35TH AVE S
007	333600	0490	3/13/12	\$274,000	\$286,000	1220	7	1959	Avg	4136	N	N	8304 WOLCOTT AVE S
007	390410	0015	12/20/12	\$217,500	\$218,000	1240	7	1963	Avg	5100	N	N	7522 45TH AVE S
007	400600	0220	5/7/12	\$265,100	\$275,000	1240	7	2004	Avg	5343	N	N	8433 44TH AVE S
007	060300	0585	9/20/11	\$270,000	\$280,000	1250	7	1957	Avg	6000	N	N	9429 38TH AVE S
007	212370	0070	5/15/12	\$248,000	\$258,000	1260	7	1953	Avg	13530	N	N	8427 50TH AVE S
007	400600	0198	5/3/11	\$209,950	\$214,000	1260	7	1960	Avg	6627	N	N	8622 42ND AVE S
007	390410	0033	6/2/11	\$245,000	\$251,000	1270	7	1964	Avg	5600	N	N	7517 44TH AVE S
007	868550	0135	6/2/12	\$230,000	\$238,000	1280	7	1959	Avg	6710	N	N	3528 S AUSTIN ST
007	060300	1494	10/12/11	\$206,999	\$215,000	1290	7	1951	Avg	5000	N	N	9344 39TH AVE S
007	071700	0190	10/24/12	\$200,000	\$203,000	1290	7	1969	Avg	5547	N	N	4418 S WEBSTER ST

Improved Sales Used in this Annual Update Analysis
Area 21
(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	100500	0020	1/29/10	\$298,000	\$257,000	1300	7	1965	Avg	8601	N	N	7321 46TH AVE S
007	868550	0045	7/21/12	\$299,950	\$309,000	1300	7	1960	Avg	6804	N	N	3316 S AUSTIN ST
007	400600	0216	4/20/12	\$230,000	\$239,000	1320	7	2000	Avg	9089	N	N	8444 42ND AVE S
007	868550	0101	3/1/10	\$281,600	\$247,000	1320	7	1962	Avg	7440	N	N	3533 S WEBSTER ST
007	868550	0140	4/5/11	\$280,000	\$284,000	1320	7	1959	Avg	6710	N	N	3534 S AUSTIN ST
007	339507	0500	11/27/12	\$245,000	\$247,000	1320	7	2005	Avg	3240	N	N	7411 39TH AVE S
007	339507	0520	10/31/12	\$265,000	\$269,000	1320	7	2005	Avg	2402	N	N	7419 39TH AVE S
007	303120	0101	12/7/12	\$209,000	\$210,000	1330	7	1965	Good	5450	N	N	7222 33RD AVE S
007	431110	0120	1/25/12	\$224,900	\$235,000	1330	7	1992	Avg	4686	N	N	4418 S THISTLE PL
007	733840	0055	11/17/10	\$280,000	\$274,000	1340	7	1973	Avg	5000	N	N	3510 S HOLDEN ST
007	941240	0072	2/17/10	\$230,000	\$200,000	1340	7	1956	Avg	6270	N	N	7755 52ND AVE S
007	354090	0020	6/3/11	\$270,000	\$277,000	1370	7	1948	Good	4494	N	N	7623 46TH AVE S
007	258930	0209	11/26/10	\$202,000	\$198,000	1390	7	1974	Avg	7760	N	N	4623 S FONTANELLE ST
007	333650	0110	8/10/11	\$190,000	\$197,000	1390	7	2011	Avg	2450	N	N	8113 WOLCOTT AVE S
007	333650	0130	4/18/11	\$180,000	\$183,000	1390	7	2010	Avg	2450	N	N	8129 WOLCOTT AVE S
007	333650	0140	1/14/11	\$190,000	\$189,000	1390	7	2009	Avg	2450	N	N	8137 WOLCOTT AVE S
007	733840	1955	7/23/12	\$205,000	\$211,000	1400	7	1966	Avg	7500	N	N	3005 S HOLDEN ST
007	333650	0135	3/14/11	\$190,000	\$192,000	1410	7	2009	Avg	2450	N	N	8133 WOLCOTT AVE S
007	272404	9212	12/31/10	\$370,000	\$367,000	1410	7	2005	Avg	5320	N	N	3526 S WEBSTER ST
007	400600	0406	4/28/11	\$355,000	\$362,000	1420	7	2004	Avg	5031	N	N	8340 39TH AVE S
007	733840	3130	6/16/10	\$170,000	\$157,000	1450	7	1916	Fair	7500	N	N	2929 S AUSTIN ST
007	713980	0060	7/24/12	\$385,000	\$397,000	1460	7	2012	Avg	5195	Y	N	8333 38TH AVE S
007	339507	1440	5/10/10	\$270,000	\$245,000	1550	7	2005	Avg	2889	N	N	3965 S CHICAGO ST
007	383960	0070	10/25/11	\$215,000	\$224,000	1560	7	1961	Avg	7700	N	N	8455 37TH AVE S
007	060300	1095	12/7/10	\$340,000	\$335,000	1620	7	1993	Avg	4800	Y	N	8806 39TH AVE S
007	212370	0071	9/21/10	\$180,000	\$173,000	1620	7	1960	Avg	5060	N	N	4823 S THISTLE ST

Improved Sales Used in this Annual Update Analysis
Area 21
(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	868550	0005	10/26/12	\$245,476	\$249,000	1620	7	1962	Avg	5394	N	N	3307 S WEBSTER ST
007	333650	0180	4/6/10	\$334,950	\$299,000	1660	7	2009	Avg	3990	N	N	8132 WOLCOTT AVE S
007	258930	0065	10/18/10	\$250,000	\$242,000	1670	7	1908	VGood	5209	N	N	4826 S FONTANELLE ST
007	333600	1595	11/5/12	\$370,000	\$375,000	1670	7	1927	Good	9000	N	N	8722 HAMLET AVE S
007	333650	0200	7/20/11	\$235,000	\$242,000	1670	7	2011	Avg	4110	N	N	8116 WOLCOTT AVE S
007	333650	0210	6/21/11	\$235,000	\$242,000	1670	7	2011	Avg	4149	N	N	8108 WOLCOTT AVE S
007	333650	0205	6/21/11	\$245,000	\$252,000	1690	7	2009	Avg	4110	N	N	8112 WOLCOTT AVE S
007	400600	0382	9/7/12	\$290,000	\$297,000	1690	7	1962	Avg	9000	Y	N	8312 39TH AVE S
007	400600	0382	7/20/12	\$270,000	\$278,000	1690	7	1962	Avg	9000	Y	N	8312 39TH AVE S
007	400600	0382	11/12/10	\$225,000	\$220,000	1690	7	1962	Avg	9000	Y	N	8312 39TH AVE S
007	333650	0150	7/9/10	\$346,000	\$323,000	1760	7	2009	Avg	3629	N	N	8145 WOLCOTT AVE S
007	742430	0070	5/17/11	\$330,000	\$337,000	1810	7	1967	Avg	8184	N	N	2940 S FONTANELLE ST
007	342404	9008	3/26/12	\$372,000	\$388,000	1850	7	2004	Avg	8000	N	N	3527 S KENYON ST
007	342010	0165	11/22/10	\$260,000	\$255,000	1860	7	2010	Avg	3912	N	N	8616 44TH AVE S
007	342010	0166	12/17/10	\$260,000	\$257,000	1860	7	2010	Avg	3960	N	N	8614 44TH AVE S
007	789730	0020	12/28/12	\$279,900	\$280,000	1880	7	2004	Avg	14184	N	N	9053 36TH AVE S
007	272404	9235	11/22/11	\$303,000	\$316,000	1900	7	2011	Avg	8065	N	N	3707 S WEBSTER ST
007	733840	0925	2/18/11	\$216,000	\$217,000	1920	7	1992	Avg	5000	N	N	3225 S CHICAGO ST
007	060300	2095	11/13/12	\$195,500	\$198,000	1940	7	1953	Avg	5300	N	N	9003 CARKEEK DR S
007	000740	0139	12/20/10	\$300,000	\$297,000	1980	7	1980	Avg	5042	N	N	8353 BEACON AVE S
007	060300	0790	11/29/11	\$300,000	\$313,000	2030	7	1999	Avg	5000	N	N	3802 S BENEFIT ST
007	383960	0018	7/5/11	\$223,000	\$230,000	2030	7	1961	Avg	5960	N	N	8317 37TH AVE S
007	400600	0615	8/24/12	\$252,000	\$259,000	2041	7	1993	Avg	5180	N	N	8436 MARTIN LUTHER KING JR WAY S
007	733840	2460	2/8/12	\$305,000	\$318,000	2360	7	2001	Avg	6200	N	N	2855 S CHICAGO ST
007	733840	2640	4/22/10	\$325,000	\$293,000	2380	7	2001	Avg	7379	N	N	2851 S PORTLAND ST
007	733840	2635	6/27/12	\$265,000	\$274,000	2430	7	2000	Avg	5379	N	N	7765 30TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 21
(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	390410	0120	11/15/11	\$285,000	\$297,000	1260	8	2006	Avg	3823	N	N	4507 S HOLDEN ST
007	258930	0207	6/21/12	\$225,000	\$233,000	1350	8	2002	Avg	5001	N	N	4627 S FONTANELLE ST
007	713980	0127	8/4/11	\$330,000	\$341,000	1430	8	2005	Avg	7742	N	N	8349 39TH AVE S
007	333600	1187	9/26/12	\$309,000	\$315,000	1460	8	2005	Avg	5029	N	N	8447 GRATTAN PL S
007	258930	0067	9/14/11	\$321,000	\$333,000	1540	8	2011	Avg	7407	N	N	4828 S FONTANELLE ST
007	258930	0174	1/13/12	\$270,000	\$282,000	1554	8	2005	Avg	6194	N	N	7419 48TH AVE S
007	060300	1135	6/9/11	\$268,000	\$275,000	1720	8	1989	Avg	7200	Y	N	9000 39TH AVE S
007	333600	0626	4/21/12	\$345,000	\$359,000	1720	8	1909	Good	6570	N	N	8408 DUNCAN AVE S
007	144350	0107	3/20/12	\$260,000	\$271,000	1830	8	2000	Avg	8068	N	N	4821 S CHICAGO ST
007	785700	3205	5/16/12	\$225,000	\$234,000	1840	8	2001	Avg	3205	N	N	7401 MILITARY RD S
007	383960	0074	8/29/11	\$350,000	\$363,000	1890	8	2001	Avg	6329	Y	N	8430 36TH AVE S
007	339507	1260	2/16/12	\$332,000	\$346,000	2080	8	2006	Avg	3200	N	N	7723 39TH AVE S
007	000740	0042	5/26/10	\$385,000	\$352,000	2180	8	2004	Avg	3850	Y	N	3400 S THISTLE ST
007	339507	0920	3/26/10	\$370,000	\$329,000	2230	8	2005	Avg	3275	N	N	7605 39TH AVE S
007	060300	0530	3/15/10	\$350,000	\$309,000	2320	8	2003	Avg	4507	N	N	9406 37TH AVE S
007	258930	0063	11/11/11	\$290,000	\$302,000	2340	8	2011	Avg	5000	N	N	4824 S FONTANELLE ST
007	160160	0082	2/3/10	\$360,000	\$311,000	2676	8	2005	Avg	7723	N	N	7925 46TH AVE S
007	110800	0755	1/26/11	\$375,000	\$374,000	1520	9	2010	Avg	4000	N	N	4825 S OTHELLO ST
007	352404	9006	9/20/10	\$434,000	\$417,000	1940	9	1900	Good	8692	N	N	7938 DUNCAN AVE S
007	110800	0761	7/14/11	\$359,950	\$371,000	2220	9	2011	Avg	4000	N	N	4827 S OTHELLO ST
007	333600	0840	11/29/10	\$380,000	\$373,000	2230	9	2005	Avg	4500	N	N	08455 SEWARD PARK AVE S

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	008100	0030	7/16/12	\$4,800	DOR RATIO
004	118300	0010	4/16/12	\$287,500	IMP CHAR DON'T MATCH SALES CHAR
004	160460	0020	3/13/12	\$30,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
004	160460	0020	3/26/12	\$10,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
004	160460	0120	6/11/12	\$175,000	STATISTICAL OUTLIER
004	160460	0350	2/24/12	\$108,500	IMP CHAR DON'T MATCH SALES CHAR
004	170340	0306	9/4/12	\$436,000	IMP CHAR DON'T MATCH SALES CHAR.
004	170340	0497	7/19/12	\$330,000	DOR RATIO;PREVIMP<=25K
004	170340	0509	10/26/12	\$274,900	IMP CHAR DON'T MATCH SALES CHAR
004	170340	0540	4/15/10	\$348,500	MODEL DEVELOPMENT EXCLUSION
004	170340	0550	10/13/11	\$204,000	QUIT CLAIM DEED;
004	170340	0560	5/18/12	\$107,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	170340	0560	6/28/12	\$140,000	TEARDOWN
004	170340	0615	3/9/10	\$300,000	NO MARKET EXPOSURE;
004	170340	0835	5/2/12	\$382,500	LACK OF REPRESENTATION DUPLEX
004	170340	0905	9/16/11	\$310,000	IMP CHAR DOES NOT SALES CHAR
004	170340	0965	9/5/12	\$140,000	IMP CHAR DON'T MATCH SALES CHAR
004	170340	0980	4/10/12	\$350,000	NO MARKET EXPOSURE
004	170340	0980	12/18/12	\$290,000	IMP CHARACTERISTICS CHANGED SINCE SALE
004	170340	1045	12/26/12	\$237,000	NO MARKET EXPOSURE; FORCED SALE
004	170340	1060	9/20/12	\$375,000	ACTIVE PERMIT BEFORE SALE>25K
004	170340	1060	3/1/12	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	170340	1130	4/8/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	170990	0140	9/27/11	\$91,954	DOR RATIO;QUIT CLAIM DEED
004	212404	9028	10/4/10	\$149,969	QUIT CLAIM DEED
004	212404	9028	9/30/10	\$149,969	QUIT CLAIM DEED; STATEMENT TO DOR
004	212404	9187	9/12/12	\$370,000	MODEL DEVELOPMENT EXCLUSION
004	212404	9224	12/29/11	\$101,000	DOR RATIO
004	212404	9258	10/23/12	\$185,300	OBSERVATION OUTSIDE THE NORM
004	234130	0016	12/18/12	\$90,000	DOR RATIO
004	234130	0565	12/5/12	\$206,000	IMP CHAR. DON'T MATCH SALES CHAR.
004	262165	0080	8/30/12	\$291,000	IMP CHAR DON'T MATCH SALES CHAR
004	266050	0015	10/14/10	\$120,000	PREVIMP<=25K; IMP. CHAR CHANGED SINCE SALE
004	266050	0266	2/24/11	\$129,950	STATISTICAL OUTLIER
004	266050	0267	12/24/10	\$139,000	MODEL DEVELOPMENT EXCLUSION
004	266050	0268	4/13/11	\$139,950	MODEL DEVELOPMENT EXCLUSION
004	266050	0271	12/24/10	\$129,000	NON-NORMAL DISTRIUTION;STATISTICAL OUTLIER
004	266050	0326	8/2/10	\$153,047	QUIT CLAIM DEED
004	274210	0065	5/23/12	\$203,000	PREVIMP<=25K
004	333300	2001	11/4/11	\$365,423	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	333300	2001	12/23/11	\$219,000	NO MARKET EXPOSURE
004	333300	2121	4/27/10	\$165,000	IMP CHAR DON'TMATCH SALES CHARACTERISTICS
004	333300	2164	11/22/11	\$137,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY

Improved Sales Removed in this Annual Update Analysis

Area 21

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	333300	2205	10/24/11	\$149,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	333300	2210	4/3/12	\$155,000	IMP CHAR DON'T MATCH SALES CHAR
004	333300	2280	2/7/11	\$226,000	NO MARKET EXPOSURE
004	333300	2562	9/13/12	\$262,917	NO MARKET EXPOSURE
004	339504	1090	5/28/10	\$63,500	DOR RATIO;QUIT CLAIM DEED
004	339504	1272	6/28/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	344540	0050	6/14/12	\$169,269	NO MARKET EXPOSURE
004	367740	0505	5/12/10	\$400,000	IMP CHAR DON'T MATCH SALES CHAR
004	428740	0090	8/17/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	429970	0095	4/29/11	\$85,000	DOR RATIO;NO MARKET EXPOSURE
004	441060	0155	2/8/11	\$82,036	DOR RATIO;QUIT CLAIM DEED
004	441060	0165	4/20/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	529520	0045	12/7/11	\$175,000	NO MARKET EXPOSURE
004	529520	0160	10/5/10	\$165,000	NON-REPRESENTATIVE SALE
004	541410	0070	12/28/11	\$219,000	PREVIMP<=25K
004	541410	0335	12/19/12	\$222,297	NO MARKET EXPOSURE
004	541410	0370	6/28/12	\$55,000	DOR RATIO
004	564960	0227	10/10/11	\$318,800	PREVIMP<=25K
004	564960	0330	10/17/11	\$405,000	%NETCOND
004	564960	0330	8/18/10	\$264,000	%NETCOND; IMP. CHAR CHANGED SINCE SALE
004	564960	0331	3/28/12	\$330,000	%NETCOND
004	564960	0332	4/30/12	\$338,000	%NETCOND;BUILDER OR DEVELOPER SALES
004	564960	0333	3/6/12	\$340,000	%NETCOND
004	564960	0334	4/5/12	\$362,000	%NETCOND
004	564960	0444	5/16/12	\$224,000	%COMPL
004	564960	0445	5/23/12	\$300,000	%COMPL
004	564960	0446	5/25/12	\$289,000	%COMPL
004	564960	0447	5/24/12	\$289,000	%COMPL
004	564960	0448	5/23/12	\$224,000	%COMPL
004	564960	0449	5/15/12	\$235,000	%COMPL
004	564960	0455	5/17/12	\$275,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
004	605610	0128	11/8/11	\$231,000	%COMPL
004	605610	0130	11/7/11	\$245,000	%COMPL
004	605610	0132	1/16/12	\$245,000	%COMPL
004	605610	0134	11/8/11	\$243,000	%COMPL
004	605610	0138	11/18/10	\$250,000	NO MARKET EXPOSURE
004	605610	0140	11/18/10	\$250,000	NO MARKET EXPOSURE
004	605610	0142	11/18/10	\$285,000	NO MARKET EXPOSURE
004	605610	0144	3/1/10	\$327,000	PREVIMP<=25K;NO MARKET EXPOSURE
004	605610	0146	3/2/10	\$275,000	PREVIMP<=25K;NO MARKET EXPOSURE
004	605610	0148	3/2/10	\$275,000	PREVIMP<=25K;AFFORDABLE HOUSING SALES
004	605610	0152	3/2/10	\$305,000	PREVIMP<=25K;AFFORDABLE HOUSING SALES
004	605610	0233	1/11/12	\$265,000	STATISTICAL OUTLIER

Improved Sales Removed in this Annual Update Analysis

Area 21

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	605610	0263	2/10/12	\$285,000	NO MARKET EXPOSURE
004	605610	0301	9/25/12	\$250,000	NON-NORMAL DISTRUTION;STATISTICAL OUTLIER
004	605610	0352	7/17/12	\$300,000	IMP CHAR DOES NOT MATCH SALES CHAR
004	605610	0596	5/25/10	\$275,000	STATISTICAL OUTLIER
004	605611	0650	10/3/12	\$373,631	ACTIVE PERMIT BEFORE SALE>25K
004	605611	0660	10/10/12	\$389,800	ACTIVE PERMIT BEFORE SALE>25K
004	605611	0670	10/23/12	\$360,472	%COMPL;PREVIMP<=25K
004	605611	1330	8/13/12	\$249,800	MODEL DEVELOPMENT EXCLUSION
004	605611	1360	8/19/12	\$55,000	DOR RATIO;AFFORDABLE HOUSING SALES
004	605611	1400	9/28/12	\$299,800	%COMPL
004	605611	1410	10/11/12	\$274,880	%COMPL
004	605611	1420	10/16/12	\$252,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	605611	1430	9/11/12	\$269,800	%COMPL
004	605611	1431	9/11/12	\$304,800	%COMPL;BUILDER OR DEVELOPER SALES
004	606480	0580	2/22/12	\$387,312	NO MARKET EXPOSURE
004	606480	0700	7/27/10	\$349,500	IMP CHAR DON'T MATCH SALES CHAR
004	606480	1270	7/19/12	\$169,462	AFFORDABLE HOUSING; NO MARKET EXPOSURE
004	606480	1270	6/25/10	\$245,000	NO MARKET EXPOSURE
004	606480	1270	1/30/12	\$177,000	NO MARKET EXPOSURE
004	670680	0030	11/9/11	\$232,300	QUIT CLAIM DEED
004	688890	0175	12/13/12	\$319,000	IMP CHAR DON'T MATCH SALES CHAR
004	688890	0175	2/13/12	\$157,500	IMP CHAR DON'T MATCH SALES CHAR
004	688890	0175	5/28/12	\$118,699	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	739440	0060	2/21/12	\$395,000	IMP CHAR DON'T MATCH SALES CHAR
004	739440	0100	4/6/10	\$210,000	PREVIMP<=25K
004	743900	0014	6/1/10	\$570,000	STATISTICAL OUTLIER
004	743900	0015	5/11/11	\$12,750	DOR RATIO;QUIT CLAIM DEED
004	785700	0815	12/2/10	\$166,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	785700	0830	10/15/12	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	785700	1115	6/25/10	\$920,000	LARGE LOT LACK OF REPRESENTATION
004	785700	1420	4/18/12	\$40,000	DOR RATIO
004	785700	1590	7/10/12	\$3,200	DOR RATIO
004	785700	1600	6/27/12	\$224,900	IMP CHAR DON'T MATCH SALES CHAR
004	785700	1605	11/8/11	\$146,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	785700	1805	6/7/10	\$285,000	IMP COUNT
004	785700	2001	6/28/10	\$288,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	785700	2015	10/5/10	\$302,812	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	785700	3605	12/23/11	\$103,000	DOR RATIO;QUIT CLAIM DEED
004	785700	3610	4/26/11	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	3735	5/22/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	3875	12/2/11	\$85,100	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
004	785700	3875	9/20/12	\$124,900	NO MARKET EXPOSURE\
004	785700	4185	11/21/11	\$105,823	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	785700	4200	4/21/10	\$228,800	NON-REPRESENTATIVE SALE
004	789060	0005	10/28/11	\$409,000	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0010	8/17/11	\$415,000	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0011	10/3/11	\$432,200	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0012	4/6/12	\$405,000	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0015	7/22/10	\$465,500	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0020	7/9/10	\$465,500	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0060	2/18/11	\$455,000	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0065	6/29/12	\$402,250	IMP CHAR DON'T MATCH SALES CHAR
004	789060	0090	2/10/10	\$175,819	DOR RATIO
004	789060	0155	5/21/12	\$365,000	IMP CHAR DON'T MATCH SALES CHAR
004	894455	0190	10/12/12	\$345,000	%COMPL
004	894455	0320	8/7/12	\$340,000	%COMPL
004	894455	0360	9/19/12	\$343,950	%COMPL
004	894455	0370	6/11/12	\$350,000	BUILDER OR DEVELOPER SALES
004	894455	0380	9/20/12	\$340,000	%COMPL
004	894455	0390	2/7/12	\$339,950	BUILDER OR DEVELOPER SALES
004	894455	0400	10/12/12	\$340,000	%COMPL
004	933180	0125	12/27/10	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	933180	0315	2/17/12	\$138,000	IMP. CHAR CHANGED SINCE SALE;
004	934410	0020	10/20/11	\$211,500	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0030	9/14/11	\$216,500	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0040	11/11/11	\$205,000	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0050	9/16/11	\$217,000	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0060	5/11/10	\$265,000	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0080	8/30/11	\$225,000	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0090	9/14/11	\$221,500	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0100	4/16/12	\$207,000	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0110	8/8/11	\$225,500	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0120	3/10/10	\$285,000	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0130	2/10/10	\$289,950	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0140	9/25/10	\$252,500	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0150	2/16/10	\$270,000	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0160	7/25/11	\$226,500	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0170	8/8/11	\$226,500	IMP CHAR DON'T MATCH SALES CHAR
004	934410	0180	3/22/10	\$280,000	IMP CHAR DON'T MATCH SALES CHAR
004	941840	0250	10/2/12	\$170,000	STATISTICAL OUTLIER
004	941840	0295	3/1/10	\$88,192	DOR RATIO;QUIT CLAIM DEED
004	945920	0120	3/23/12	\$225,000	NON-REPRESENTATIVE SALE
004	945920	0120	3/21/12	\$225,000	RELOCATION - SALE TO SERVICE
005	100500	0070	5/24/12	\$152,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	110500	0480	10/29/12	\$160,160	NO MARKET EXPOSURE
005	110500	0751	7/6/12	\$168,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis

Area 21

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	110800	0190	9/4/12	\$61,900	DOR RATIO
005	110800	0455	3/19/12	\$160,000	NON-REPRESENTATIVE SALE
005	110800	0500	9/3/10	\$309,900	IMP CHAR DON'T MATCH SALES CHAR
005	110800	0500	4/4/12	\$79,095	DOR RATIO;QUIT CLAIM DEED
005	110800	0500	6/4/11	\$72,947	DOR RATIO;QUIT CLAIM DEED
005	110800	0525	5/3/10	\$114,169	DOR RATIO;QUIT CLAIM DEED
005	272404	9087	4/27/11	\$260,000	CORPORATE AFFILIATES; AFFORDABLE HOUSING SALES
005	333050	0586	2/21/12	\$241,724	NO MARKET EXPOSURE
005	333050	1090	3/24/12	\$273,000	ACTIVE PERMIT BEFORE SALE>25K
005	333050	1090	9/21/11	\$90,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	333050	1105	5/9/12	\$282,000	ACTIVE PERMIT BEFORE SALE>25K
005	333050	1105	8/2/11	\$55,000	DOR RATIO
005	333050	1105	8/31/11	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333050	1220	5/8/12	\$91,199	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	333050	1220	4/18/11	\$140,000	NO MARKET EXPOSURE
005	333050	1245	5/6/10	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	333050	1905	9/17/12	\$278,350	IMP CHAR DON'T MATCH SALES CHAR
005	333050	1947	1/6/12	\$476,764	NO MARKET EXPOSURE
005	333050	2046	11/29/12	\$316,384	NO MARKET EXPOSURE
005	333050	2065	10/29/10	\$155,000	MODEL DEVELOPMENT EXCLUSION
005	333050	2075	8/1/12	\$266,988	NO MARKET EXPOSURE
005	333100	0465	3/9/12	\$112,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	333100	0620	9/13/12	\$235,000	QUIT CLAIM DEED
005	333100	0680	6/14/10	\$130,000	IMP CHAR DON'T MATCH SALES CHAR
005	333100	0680	2/5/10	\$169,834	NO MARKET EXPOSURE
005	333100	0810	11/30/11	\$34,895	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	333100	1325	3/16/12	\$218,898	NO MARKET EXPOSURE
005	333100	1855	11/28/12	\$176,000	NO MARKET EXPOSURE
005	333100	1880	5/16/12	\$190,000	PREVIMP<=25K
005	333100	2020	12/6/10	\$140,000	MODEL DEVELOPMENT EXCLUSION
005	333100	2021	4/12/10	\$75,000	DOR RATIO;NON-PROFIT ORGANIZATION
005	333100	2021	4/12/10	\$152,000	NON-PROFIT ORGANIZATION
005	333100	2245	10/11/10	\$120,000	IMP CHAR DO NOT MATCH SALES CHARACTERISTICS
005	333250	0265	11/7/12	\$211,389	NO MARKET EXPOSURE;FORCED SALE
005	333250	0515	11/13/12	\$212,189	NO MARKET EXPOSURE;FORCED SALE
005	333250	0610	9/7/12	\$199,984	NO MARKET EXPOSURE;FORCED SALE
005	333250	0905	10/8/10	\$120,000	LACK OF REPRESENTATION
005	333300	1541	8/25/12	\$131,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	333300	2722	9/22/11	\$303,000	IMP CHAR DON'T MATCH SALES CHAR
005	333300	2794	1/21/11	\$180,000	FINANCIAL INSTITUTION RESALE
005	333300	2870	2/13/12	\$150,000	PREVIMP<=25K; NON-REPRESENTATIVE SALE
005	333300	2880	9/8/11	\$240,000	PREVIMP<=25K
005	333300	2880	12/20/12	\$290,000	PREVIMP<=25K;STATEMENT TO DOR

Improved Sales Removed in this Annual Update Analysis

Area 21

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	333300	2951	6/23/11	\$190,000	PREVIMP<=25K;NO MARKET EXPOSURE
005	381240	0104	10/5/10	\$236,083	NO MARKET EXPOSURE
005	381240	0381	1/11/11	\$32,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
005	381240	0412	4/12/12	\$100,000	DOR RATIO;PREVIMP<=25K;
005	381240	0456	12/20/12	\$186,000	OBSOL;PREVIMP<=25K;GOVERNMENT AGENCY
005	381240	0466	6/7/12	\$189,900	MODEL DEVELOPMENT EXCLUSION
005	381240	0466	3/26/12	\$203,780	NO MARKET EXPOSURE; FORCED SALE
005	381240	0480	1/30/12	\$322,611	BANKRUPTCY - RECEIVER OR TRUSTEE
005	381240	0482	6/11/12	\$145,800	NO MARKET EXPOSURE
005	381240	0546	9/26/12	\$150,000	IMP CHAR DON'T MATCH SALES CHAR
005	381240	0633	7/27/10	\$161,000	LACK OF REPRESENTATION
005	381240	0660	8/17/11	\$125,000	IMP CHAR DON'T MATCH SALES CHAR
005	381240	0726	11/23/10	\$299,950	IMP COUNT
005	381240	0846	10/16/11	\$230,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	381240	0853	3/4/11	\$150,723	QUIT CLAIM DEED
005	381240	0870	12/13/10	\$439,950	NO MARKET EXPOSURE
005	660700	0170	1/6/12	\$236,372	NO MARKET EXPOSURE
005	660700	0175	1/5/12	\$198,000	IMP CHAR DON'T MATCH SALES CHAR
005	811310	0760	12/3/12	\$145,000	AFFORDABLE HOUSING
005	811310	0760	12/3/12	\$55,000	DOR RATIO
005	811310	0918	5/9/11	\$220,000	RELOCATION - SALE TO SERVICE
007	032304	9147	7/21/12	\$130,000	DOR RATIO
007	040200	0125	4/6/11	\$120,000	IMP CHAR DON'T MATCH SALES CHAR
007	040200	0215	1/24/12	\$99,900	NON-REPRESENTATIVE SALE;
007	040200	0275	1/13/10	\$80,000	DOR RATIO
007	040200	0280	6/11/10	\$70,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
007	040200	0290	4/27/12	\$134,000	NON-REPRESENTATIVE SALE
007	060300	0010	10/19/12	\$155,000	MODEL DEVELOPMENT EXCLUSION
007	060300	0010	6/6/12	\$151,107	NO MARKET EXPOSURE
007	060300	0331	5/15/12	\$149,900	OBSOL
007	060300	0471	11/19/11	\$235,000	ACTIVE PERMIT BEFORE SALE>25K
007	060300	0545	3/30/11	\$93,381	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	060300	0585	4/23/11	\$112,000	DOR RATIO;IMP. CHAR CHANGED SINCE SALE
007	060300	0675	8/19/11	\$123,000	NON-REPRESENTATIVE SALE
007	060300	0715	10/25/12	\$151,000	ACTIVE PERMIT BEFORE SALE>25K
007	060300	1055	8/17/12	\$133,900	IMP CHAR DON'T MATCH SALES CHAR
007	060300	1062	9/13/12	\$380,000	FINANCIAL INSTITUTION RESALE
007	060300	1390	4/8/11	\$148,000	NON-REPRESENTATIVE SALE
007	088600	0035	5/11/12	\$138,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	100500	0021	3/6/12	\$145,000	IMP CHAR DON'T MATCH SALES CHAR
007	144350	0107	10/28/11	\$395,754	BANKRUPTCY - RECEIVER OR TRUSTEE
007	144350	0155	12/19/12	\$114,840	PREVIMP<=25K;NO MARKET EXPOSURE;
007	144350	0180	10/7/11	\$145,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis

Area 21

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	144350	0400	6/18/12	\$100,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	144350	0416	7/23/12	\$142,000	NON-REPRESENTATIVE SALE
007	144350	0424	1/27/11	\$139,500	NON-REPRESENTATIVE SALE
007	144350	0600	12/1/11	\$197,000	PREVIMP<=25K
007	144350	0945	7/9/12	\$159,801	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	144350	0976	4/30/12	\$228,969	NO MARKET EXPOSURE
007	144350	0976	10/15/12	\$168,461	NON-REPRESENTATIVE SALE
007	160160	0200	4/27/12	\$150,000	PREVIMP<=25K
007	160160	0310	8/6/12	\$186,335	NO MARKET EXPOSURE
007	212370	0072	12/27/12	\$265,391	NO MARKET EXPOSURE;FORCED SALE
007	212370	0073	1/19/11	\$180,246	NO MARKET EXPOSURE; GOVERNMENT AGENCY
007	212370	0073	4/25/12	\$138,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY;
007	212370	0074	1/30/12	\$109,950	PREVIMP<=25K
007	212370	0120	3/29/12	\$77,175	DOR RATIO;GOVERNMENT AGENCY
007	212370	0130	6/22/12	\$157,500	MODEL DEVELOPMENT EXCLUSION
007	212370	0158	12/1/11	\$122,000	MODEL DEVELOPMENT EXCLUSION
007	258930	0155	7/9/10	\$90,000	DOR RATIO;OBSOL;FINANCIAL INSTITUTION RESALE
007	258930	0174	5/13/11	\$361,290	NO MARKET EXPOSURE
007	258930	0180	5/30/12	\$125,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	262166	0030	9/25/11	\$190,000	NO MARKET EXPOSURE
007	262404	9042	4/11/11	\$129,900	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	262404	9085	3/31/10	\$350,000	IMP CHAR DON'T MATCH SALES CHAR
007	262404	9097	3/9/10	\$250,000	PREVIMP<=25K
007	265800	0085	6/10/11	\$160,734	QUIT CLAIM DEED
007	265800	0180	12/19/11	\$195,000	PREVIMP<=25K
007	272404	9131	12/21/10	\$265,500	UNFIN AREA
007	282404	9025	3/2/10	\$200,000	MODEL DEVELOPMENT EXCLUSION
007	282404	9025	3/24/10	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	285380	0090	10/19/11	\$229,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	303120	0050	11/15/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	333600	0296	3/3/11	\$140,000	PREVIMP<=25K
007	333600	0345	5/2/12	\$194,900	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	333600	0415	2/9/12	\$104,736	NO MARKET EXPOSURE
007	333600	0490	9/29/11	\$104,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	333600	0626	2/29/12	\$470,424	BANKRUPTCY - RECEIVER OR TRUSTEE
007	333600	0751	8/22/12	\$118,613	QUIT CLAIM DEED
007	333600	1187	2/24/12	\$333,941	NO MARKET EXPOSURE
007	333600	1187	5/15/12	\$213,699	NON-REPRESENTATIVE SALE
007	333600	1470	3/3/10	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	1475	11/28/12	\$190,000	LACK OF RESPRESENTATION
007	333600	1475	11/28/12	\$55,000	DOR RATIO
007	333600	1565	11/15/11	\$142,699	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	333600	1595	4/19/12	\$185,100	IMP. CHAR CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	333600	1610	12/11/12	\$110,000	IMP CHAR DON'T MATCH SALES CHARACTERISTICS
007	333600	1970	9/10/12	\$350,000	IMP CHAR DON'T MATCH SALES CHAR
007	333650	0100	11/22/11	\$192,200	AFFORDABLE HOUSING SALE
007	333650	0105	10/18/11	\$185,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	333650	0110	8/10/11	\$60,000	DOR RATIO
007	333650	0120	6/10/11	\$130,000	Affordable Housing
007	333650	0120	6/10/11	\$60,000	DOR RATIO
007	333650	0125	5/13/11	\$190,000	LEASE OR LEASE-HOLD
007	333650	0130	4/18/11	\$60,000	DOR RATIO
007	333650	0135	3/14/11	\$50,000	DOR RATIO
007	333650	0140	1/14/11	\$60,000	DOR RATIO
007	333650	0190	3/15/11	\$50,000	DOR RATIO
007	333650	0190	3/15/11	\$235,000	LEASE OR LEASE-HOLD
007	333650	0195	3/7/11	\$59,950	DOR RATIO
007	333650	0195	3/7/11	\$245,050	LEASE OR LEASE-HOLD
007	333650	0205	6/21/11	\$60,000	DOR RATIO
007	339507	0110	11/21/12	\$222,728	NO MARKET EXPOSURE; FORCED SALE
007	339507	0430	12/10/12	\$300,000	IMP COUNT
007	339507	0490	9/29/11	\$274,950	IMP COUNT
007	339507	0500	8/24/11	\$175,100	QUIT CLAIM DEED
007	339507	0920	3/24/10	\$320,000	QUIT CLAIM DEED
007	339507	1280	10/26/12	\$80,000	DOR RATIO;NO MARKET EXPOSURE
007	339507	1280	6/15/12	\$304,000	FINANCIAL INSTITUTION RESALE
007	339507	1280	12/27/11	\$305,000	NO MARKET EXPOSURE
007	339507	1280	10/26/12	\$260,000	AFFORDABLE HOUSING SALES
007	342010	0070	9/11/12	\$99,100	NO MARKET EXPOSURE
007	342010	0170	11/9/11	\$97,000	DOR RATIO;NO MARKET EXPOSURE
007	342404	9033	3/6/12	\$100,000	NON-REPRESENTATIVE SALE
007	342404	9039	2/2/12	\$61,000	DOR RATIO;GOVERNMENT AGENCY
007	342404	9078	8/30/12	\$103,000	DOR RATIO;QUIT CLAIM DEED
007	342404	9094	1/16/10	\$219,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	342404	9103	3/2/12	\$150,000	NON-REPRESENTATIVE SALE
007	342404	9105	11/5/12	\$148,814	NO MARKET EXPOSURE
007	342404	9105	12/13/12	\$139,000	NON-REPRESENTATIVE SALE
007	354090	0050	12/2/11	\$422,028	NO MARKET EXPOSURE
007	354090	0050	5/7/12	\$199,900	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	383960	0055	10/25/11	\$160,000	MODEL DEVELOPMENT EXCLUSION
007	390410	0044	6/28/12	\$210,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	390410	0046	3/9/12	\$120,000	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
007	390410	0050	4/5/12	\$220,000	DOR RATIO;PREVIMP<=25K
007	390410	0093	3/9/10	\$200,000	FINANCIAL INSTITUTION RESALE
007	390410	0140	5/16/12	\$184,288	NO MARKET EXPOSURE
007	390410	0147	4/30/11	\$100,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR

Improved Sales Removed in this Annual Update Analysis

Area 21

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	390410	0147	11/22/10	\$100,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
007	390410	0165	2/23/12	\$199,750	PREVIMP<=25K; NO MARKET EXPOSURE
007	390410	0165	7/11/12	\$203,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	390410	0166	2/11/11	\$142,000	DOR RATIO;PREVIMP<=25K
007	390410	0166	2/11/11	\$118,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
007	390410	0211	3/6/12	\$248,000	STATISTICAL OUTLIER
007	390410	0358	10/26/10	\$189,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	400600	0183	5/8/12	\$56,500	DOR RATIO;PREVIMP<=25K
007	400600	0188	10/21/12	\$107,000	IMP CHAR DON'T MATCH SALES CHAR
007	400600	0220	1/20/12	\$270,270	NO MARKET EXPOSURE
007	400600	0268	9/12/11	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0284	11/3/11	\$157,250	NO MARKET EXPOSURE
007	400600	0284	4/5/12	\$139,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	400600	0286	9/28/11	\$220,900	NO MARKET EXPOSURE
007	400600	0287	10/28/10	\$249,950	NO MARKET EXPOSURE
007	400600	0312	3/29/10	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	400600	0370	9/23/11	\$170,000	OBSOL
007	400600	0468	1/17/12	\$138,000	MODEL DEVELOPMENT EXCLUSION
007	400600	0508	12/27/11	\$213,632	NO MARKET EXPOSURE
007	400600	0563	4/20/10	\$145,246	DOR RATIO;QUIT CLAIM DEED
007	428140	0395	1/12/12	\$90,000	DOR RATIO;PREVIMP<=25K
007	428140	0440	6/21/12	\$182,750	PREVIMP<=25K; NO MARKET EXPOSURE
007	428140	0440	12/24/12	\$175,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	431110	0140	12/14/12	\$115,000	IMP CHARACTERISTICS CHANGED SINCE SALE
007	562110	0075	8/19/11	\$290,486	NO MARKET EXPOSURE
007	562110	0075	12/13/11	\$290,486	NO MARKET EXPOSURE
007	665900	0055	12/26/12	\$176,625	NO MARKET EXPOSURE
007	680410	0113	7/18/11	\$121,000	NON-REPRESENTATIVE SALE
007	680410	0115	7/5/11	\$174,400	LACK OF REPRESENTATION DUPLEX
007	680410	0117	7/18/11	\$121,000	NON-REPRESENTATIVE SALE
007	680410	0119	7/14/11	\$119,500	NON-REPRESENTATIVE SALE
007	680410	0121	7/14/11	\$115,000	NON-REPRESENTATIVE SALE
007	680410	0123	7/18/11	\$119,500	NON-REPRESENTATIVE SALE
007	680410	0158	5/18/11	\$128,000	NON-REPRESENTATIVE SALE
007	680410	0162	5/5/11	\$128,000	NON-REPRESENTATIVE SALE
007	680410	0164	3/2/11	\$147,000	NON-REPRESENTATIVE SALE
007	713530	0065	10/19/11	\$124,000	NON-REPRESENTATIVE SALE
007	713980	0146	11/30/12	\$120,000	IMP CHAR DON'T MATCH SALES CHAR
007	733840	0230	9/13/10	\$81,766	DOR RATIO;QUIT CLAIM DEED
007	733840	1140	11/18/11	\$229,917	NO MARKET EXPOSURE
007	733840	1175	4/8/10	\$300,000	IMP CHAR DON'T MATCH SALES CHAR.
007	733840	2460	5/11/11	\$125,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
007	733840	2635	1/24/12	\$261,000	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	742430	0080	11/15/11	\$149,000	NON-REPRESENTATIVE SALE
007	789630	0052	11/30/12	\$127,966	QUIT CLAIM DEED
007	789630	0131	3/31/12	\$58,750	DOR RATIO;QUIT CLAIM DEED
007	789630	0131	3/31/12	\$58,750	DOR RATIO;QUIT CLAIM DEED
007	789630	0660	3/5/12	\$275,000	NO MARKET EXPOSURE
007	789630	0660	1/28/12	\$159,000	NON-REPRESENTATIVE SALE
007	789630	0700	6/8/12	\$47,000	DOR RATIO;PREVIMP<=25K
007	810190	0125	9/4/12	\$131,434	NO MARKET EXPOSURE
007	810190	0240	7/26/12	\$275,000	ACTIVE PERMIT BEFORE SALE>25K
007	810190	0310	12/17/12	\$133,980	NO MARKET EXPOSURE
007	810190	0330	3/5/10	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	810190	0510	5/25/10	\$160,000	NON-REPRESENTATIVE SALE
007	810190	0518	12/1/10	\$175,000	NON-REPRESENTATIVE SALE
007	810190	0519	10/24/11	\$184,000	NON-REPRESENTATIVE SALE
007	810190	0570	4/13/11	\$220,000	NON-REPRESENTATIVE SALE
007	810190	0580	6/3/11	\$250,219	NON-REPRESENTATIVE SALE
007	810190	0585	4/23/11	\$244,000	NON-REPRESENTATIVE SALE
007	868550	0005	11/18/11	\$244,625	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis
Area 21
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	170340	0560	6/28/2012	140000	6600	N	N
007	060300	0926	3/29/2011	\$116,000	4670	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	170340	0497	7/19/12	\$330,000	DOR RATIO;TEARDOWN; SEG AFTER SALE
007	100500	0023	11/28/11	\$37,500	DOR RATIO;NON-REP SALE
007	810190	0359	5/11/10	\$14,000	DOR RATIO;NON-REP SALE