

Residential Revalue

2013 Assessment Roll

Skyway

Area 25

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

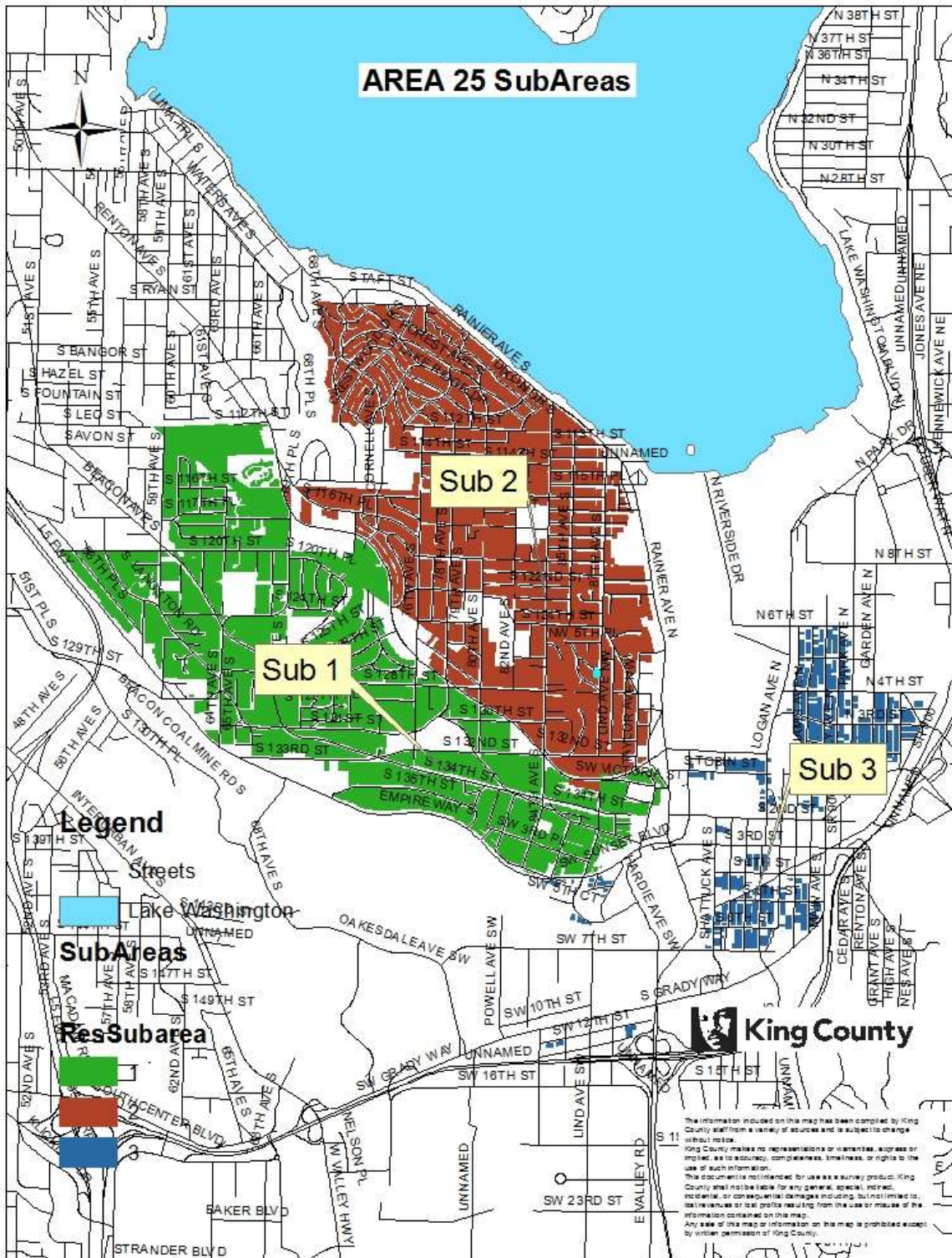
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

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

Sincerely,

Lloyd Hara
Assessor



Skyway's Housing



Grade 5/ Year Built 1947/ Total Living Area 420



Grade 6/ Year Built 1929/ Total Living Area 1110



Grade 7/ Year Built 1978/ Total Living Area 1940



Grade 8/ Year Built 1999/ Total Living Area 2030



Grade 9/ Year Built 2006/ Total Living Area 3460



Grade 10/ Year Built 2011/ Total Living Area 3990

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: Skyway / Area 25

Previous Physical Inspection: 2012

Number of Improved Sales: 364

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	\$87,100	\$128,700	\$215,800			
2013 Value	\$84,900	\$126,900	\$211,800	\$233,900	90.6%	10.77%
Change	-\$2,200	-\$1,800	-\$4,000			
% Change	-2.5%	-1.4%	-1.9%			

*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. 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	\$89,400	\$110,400	\$199,800
2013 Value	\$88,200	\$107,100	\$195,300
Percent Change	-1.3%	-3.0%	-2.3%

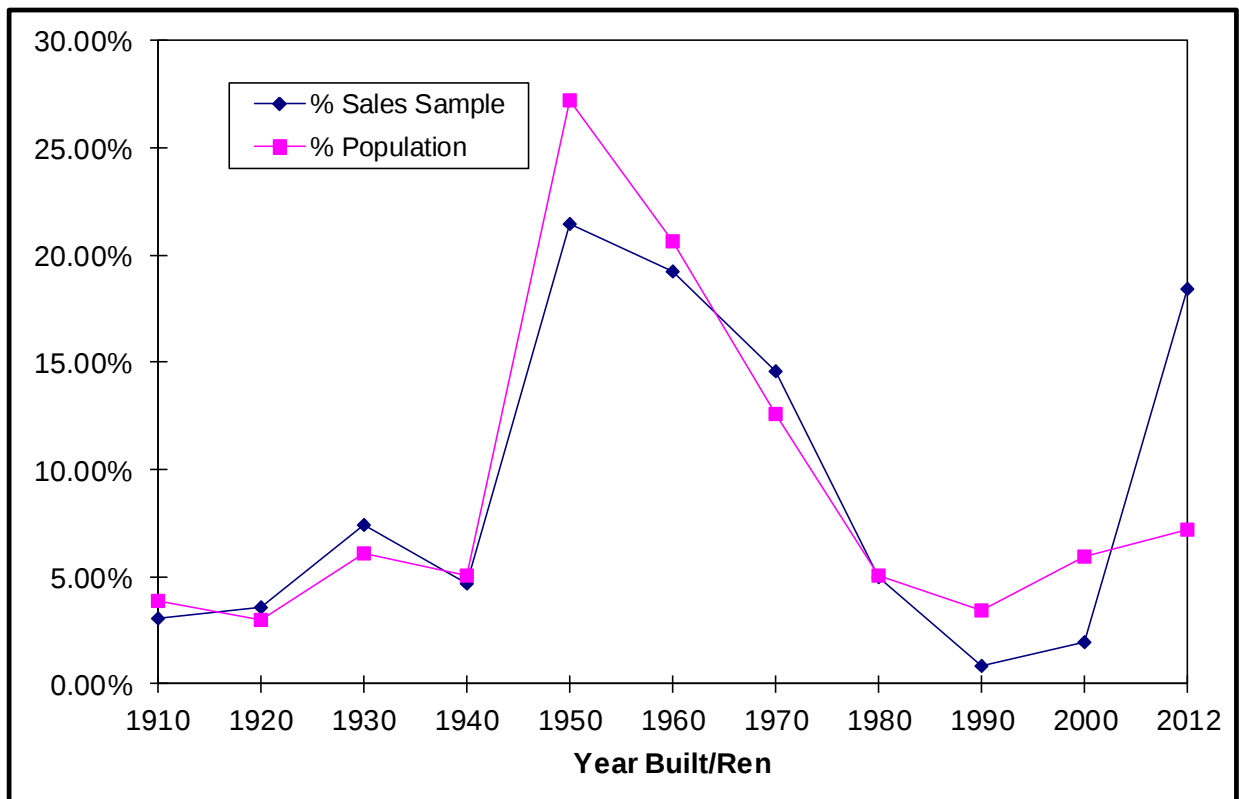
Number of one to three unit residences in the population: 5655

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels of construction quality of grade 8 and above which needed no additional adjustment compared with the overall area standard adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	11	3.02%
1920	13	3.57%
1930	27	7.42%
1940	17	4.67%
1950	78	21.43%
1960	70	19.23%
1970	53	14.56%
1980	18	4.95%
1990	3	0.82%
2000	7	1.92%
2012	67	18.41%
	364	

Population		
Year Built/Ren	Frequency	% Population
1910	219	3.87%
1920	168	2.97%
1930	346	6.12%
1940	287	5.08%
1950	1539	27.21%
1960	1165	20.60%
1970	711	12.57%
1980	284	5.02%
1990	195	3.45%
2000	336	5.94%
2012	405	7.16%
	5655	

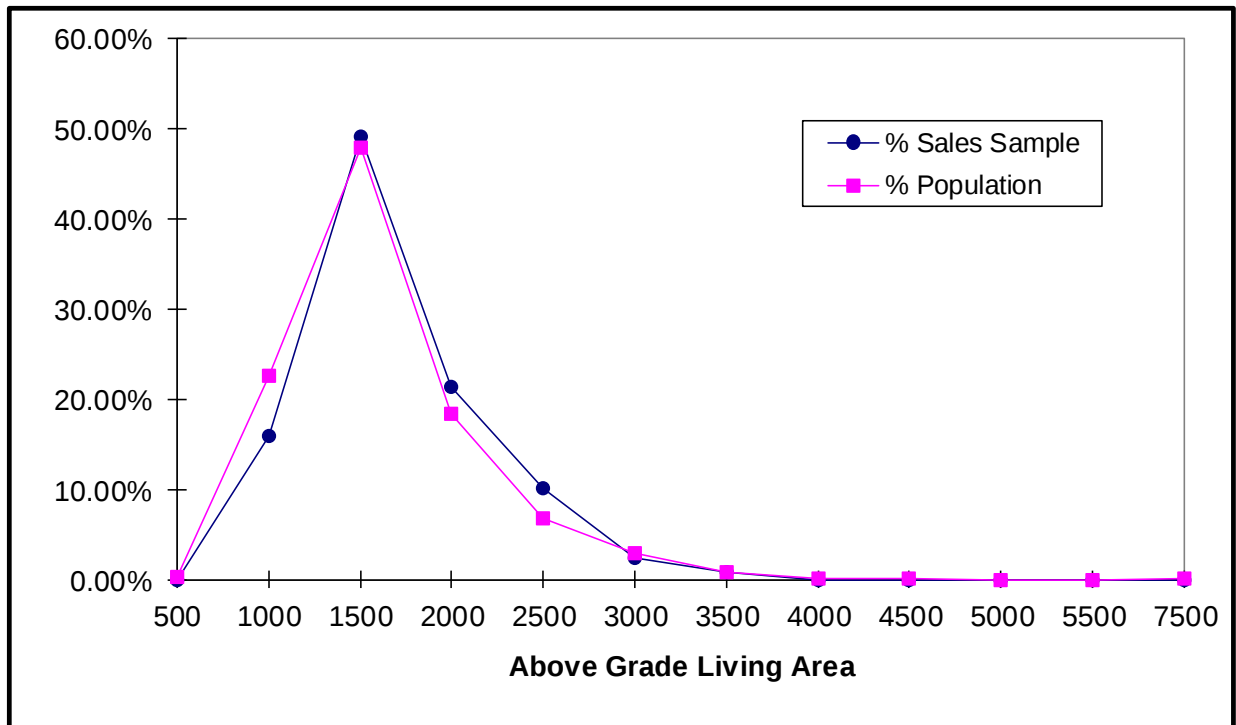


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	58	15.93%
1500	179	49.18%
2000	78	21.43%
2500	37	10.16%
3000	9	2.47%
3500	3	0.82%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
364		

Population		
AGLA	Frequency	% Population
500	13	0.23%
1000	1276	22.56%
1500	2710	47.92%
2000	1036	18.32%
2500	385	6.81%
3000	168	2.97%
3500	48	0.85%
4000	9	0.16%
4500	7	0.12%
5000	0	0.00%
5500	0	0.00%
7500	3	0.05%
5655		

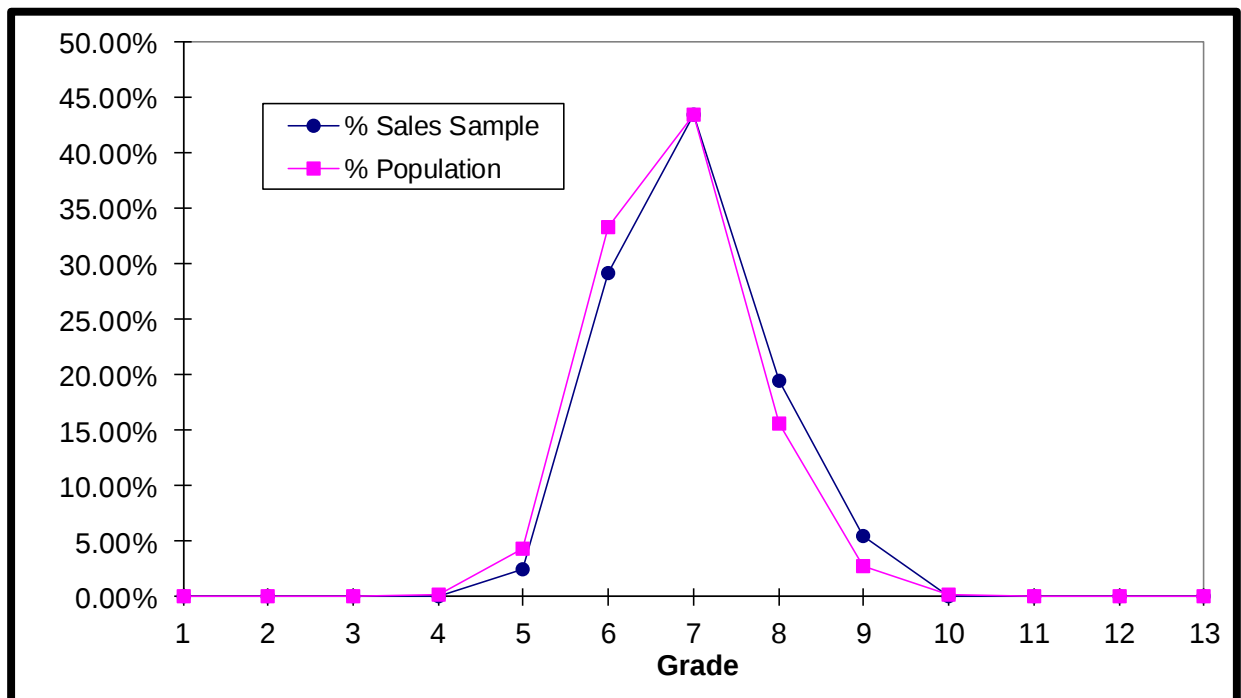


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	2.47%
6	106	29.12%
7	158	43.41%
8	71	19.51%
9	20	5.49%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
364		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.14%
5	245	4.33%
6	1887	33.37%
7	2460	43.50%
8	885	15.65%
9	154	2.72%
10	14	0.25%
11	1	0.02%
12	0	0.00%
13	1	0.02%
5655		



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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 8 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 1.3% overall decrease (based on truncation) was made to the land assessment for the 2013 Assessment Year.

2013 Land Value = 2012 Land Value x .99, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except parcels of construction quality of grade 8 or above which needed no adjustment compared with the overall area standard 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 364 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 was only one Mobile Home sale within this area. Due to the lack of sales Mobile Homes received the Total 1.9% Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.6%. 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 -2.3%. 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 25 Adjustments

2013 Total Value = 2012 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

-3.31%

Grade > = 8

Yes

0.00%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a grade 8 or higher house would receive a no adjustment. 1055 parcels in the improved population would receive no change on previous year value. There were 91 sales.

91% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 25 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 0.948, resulting in an adjusted value of \$497,000 (\$525,000 X .948=\$497,000) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	0.769	-23.1%
2/1/2010	0.781	-21.9%
3/1/2010	0.793	-20.7%
4/1/2010	0.805	-19.5%
5/1/2010	0.816	-18.4%
6/1/2010	0.828	-17.2%
7/1/2010	0.839	-16.1%
8/1/2010	0.849	-15.1%
9/1/2010	0.860	-14.0%
10/1/2010	0.869	-13.1%
11/1/2010	0.879	-12.1%
12/1/2010	0.888	-11.2%
1/1/2011	0.897	-10.3%
2/1/2011	0.906	-9.4%
3/1/2011	0.913	-8.7%
4/1/2011	0.921	-7.9%
5/1/2011	0.928	-7.2%
6/1/2011	0.935	-6.5%
7/1/2011	0.942	-5.8%
8/1/2011	0.948	-5.2%
9/1/2011	0.954	-4.6%
10/1/2011	0.960	-4.0%
11/1/2011	0.965	-3.5%
12/1/2011	0.970	-3.0%
1/1/2012	0.974	-2.6%
2/1/2012	0.978	-2.2%
3/1/2012	0.982	-1.8%
4/1/2012	0.985	-1.5%
5/1/2012	0.988	-1.2%
6/1/2012	0.991	-0.9%
7/1/2012	0.993	-0.7%
8/1/2012	0.995	-0.5%
9/1/2012	0.997	-0.3%
10/1/2012	0.998	-0.2%
11/1/2012	0.999	-0.1%
12/1/2012	1.000	0.0%
1/1/2013	1.000	0.0%

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	768960	0435	7/10/12	\$212,500	\$211,000	700	6	1943	Good	7200	N	N	7056 S 126TH ST
001	214370	1216	5/7/12	\$195,000	\$193,000	710	6	1920	Good	10080	N	N	513 SW 3RD PL
001	396930	0195	1/13/10	\$120,000	\$91,000	770	6	1943	Avg	6596	N	N	12655 74TH PL S
001	018500	0091	8/17/12	\$99,000	\$99,000	780	6	1955	Avg	3500	N	N	12063 56TH PL S
001	768960	0635	1/26/12	\$103,400	\$101,000	780	6	1943	Avg	7680	N	N	7002 S 128TH ST
001	112304	9043	8/21/12	\$136,000	\$136,000	780	6	1949	Avg	12820	N	N	6478 S 118TH ST
001	768960	0570	10/10/12	\$147,950	\$148,000	820	6	1943	Avg	7980	N	N	7045 S 126TH ST
001	781280	1565	3/9/10	\$159,900	\$125,000	830	6	1944	Good	6160	N	N	12033 70TH AVE S
001	214650	0300	10/19/11	\$142,560	\$137,000	840	6	1910	Avg	10940	N	N	8436 S 134TH ST
001	768960	0750	5/3/10	\$172,500	\$139,000	880	6	1943	Avg	7548	N	N	7247 S 127TH ST
001	747190	0045	7/22/10	\$239,000	\$200,000	880	6	1936	Good	7147	N	N	317 POWELL AVE SW
001	214370	0461	8/3/11	\$180,000	\$170,000	910	6	1928	VGood	4505	N	N	313 EARLINGTON AVE SW
001	094900	0028	4/17/10	\$207,000	\$165,000	980	6	1948	Avg	5850	N	N	6723 S 122ND ST
001	781280	1235	1/27/12	\$150,000	\$146,000	1000	6	1944	Avg	6504	N	N	11933 RENTON AVE S
001	787840	0024	6/19/12	\$131,000	\$130,000	1040	6	1960	Good	6000	N	N	7027 S 128TH ST
001	781280	1720	9/25/12	\$125,000	\$125,000	1070	6	1944	Good	6050	N	N	12025 69TH AVE S
001	214370	0960	11/12/12	\$167,500	\$167,000	1090	6	1924	Avg	5216	Y	N	813 SW 3RD PL
001	182305	9152	6/15/12	\$194,000	\$192,000	1100	6	1928	Good	14750	Y	N	8921 S 133RD ST
001	781320	0055	11/12/12	\$163,000	\$163,000	1110	6	1962	Avg	9359	N	N	12038 70TH PL S
001	018500	0050	12/1/10	\$160,000	\$141,000	1140	6	1950	Good	7215	N	N	12277 56TH PL S
001	788720	0095	7/10/12	\$145,000	\$144,000	1160	6	1956	Good	6654	N	N	6407 S LANGSTON RD
001	132304	9072	8/27/12	\$140,000	\$140,000	1170	6	1958	Avg	8160	N	N	13433 81ST AVE S
001	039900	0085	6/1/12	\$147,000	\$146,000	1180	6	1954	Avg	6000	N	N	6241 S 118TH PL
001	768960	0720	6/8/10	\$222,000	\$182,000	1260	6	1943	Good	7242	N	N	12647 74TH AVE S
001	768960	0345	3/9/10	\$236,000	\$185,000	1280	6	1943	Avg	7200	N	N	7045 S 125TH ST
001	214370	0731	2/9/12	\$239,950	\$235,000	1310	6	2012	Avg	7920	N	N	351 THOMAS AVE SW
001	217140	0035	9/30/10	\$310,000	\$267,000	1360	6	1948	Avg	20000	N	N	12054 59TH AVE S
001	798980	0016	4/1/11	\$177,000	\$162,000	1420	6	1940	Good	11852	N	N	11100 59TH AVE S

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	214480	0706	5/13/10	\$196,000	\$159,000	1430	6	1943	Avg	9240	N	N	8052 S 134TH ST
001	112304	9168	6/1/11	\$285,000	\$265,000	1430	6	1947	Good	19596	N	N	12609 BEACON AVE S
001	094900	0031	4/26/12	\$169,950	\$168,000	1450	6	1955	Avg	8730	N	N	6703 S 122ND ST
001	132304	9033	9/28/11	\$199,950	\$191,000	1470	6	1947	Good	19000	N	N	7431 S 132ND ST
001	768960	0665	4/27/11	\$150,000	\$138,000	1500	6	1943	Avg	9480	N	N	7040 S 127TH ST
001	788720	0116	3/28/12	\$175,200	\$172,000	1590	6	1956	Good	7200	N	N	6423 S LANGSTON RD
001	039900	0245	10/6/10	\$230,000	\$198,000	1600	6	1952	Good	6000	N	N	6203 S 119TH ST
001	781280	1360	12/7/10	\$166,400	\$147,000	1650	6	1944	Avg	7645	N	N	6918 S 120TH PL
001	781320	0145	4/27/12	\$196,900	\$194,000	1710	6	1944	Good	6138	N	N	7008 S 124TH ST
001	214370	0460	4/11/12	\$238,000	\$235,000	900	7	1918	Good	6948	Y	N	325 EARLINGTON AVE SW
001	217140	0135	5/25/10	\$230,000	\$187,000	960	7	1950	Good	7484	Y	N	12217 BEACON AVE S
001	018500	0190	11/18/10	\$235,000	\$206,000	990	7	1955	Avg	17500	N	N	12419 57TH AVE S
001	768960	0880	2/22/10	\$207,000	\$161,000	1020	7	1954	Avg	8265	N	N	12522 74TH AVE S
001	112304	9177	9/16/11	\$226,000	\$216,000	1060	7	1966	Avg	9825	N	N	11263 RENTON AVE S
001	670640	0060	12/3/12	\$147,000	\$147,000	1080	7	1968	Avg	6823	N	N	11906 64TH PL S
001	787840	0043	3/17/10	\$258,950	\$204,000	1080	7	1968	Avg	9262	N	N	6823 S 128TH ST
001	132304	9076	11/23/11	\$251,500	\$243,000	1080	7	1967	VGood	14208	N	N	6848 S 133RD ST
001	427990	0030	12/14/10	\$240,000	\$212,000	1140	7	1968	Avg	6024	N	N	6015 S 116TH ST
001	780600	0165	9/30/10	\$342,500	\$295,000	1170	7	1970	Good	9500	Y	N	7003 S 130TH ST
001	214370	0375	9/1/10	\$265,000	\$225,000	1180	7	2009	Avg	9332	N	N	721 SW LANGSTON RD
001	217200	0570	4/15/10	\$290,000	\$232,000	1180	7	1962	Avg	11375	N	N	6251 S 129TH ST
001	637040	0100	8/7/12	\$276,000	\$275,000	1220	7	1966	Avg	7320	N	N	6144 S 125TH ST
001	112304	9149	8/10/10	\$205,000	\$173,000	1270	7	1962	Avg	6000	N	N	6025 S 117TH PL
001	779840	0030	7/7/10	\$270,000	\$224,000	1280	7	1963	Avg	6006	N	N	12634 61ST PL S
001	112304	9134	7/18/11	\$175,000	\$165,000	1280	7	1959	Good	10534	N	N	11211 RENTON AVE S
001	018200	0437	4/5/12	\$258,000	\$254,000	1280	7	1959	Avg	17900	N	N	5727 S LANGSTON RD
001	781320	0140	8/17/11	\$210,000	\$199,000	1290	7	1978	Good	7700	N	N	12055 71ST AVE S
001	039920	0130	5/8/12	\$174,500	\$172,000	1300	7	1962	Avg	6500	N	N	6221 S 117TH ST

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	094900	0015	1/25/12	\$190,000	\$185,000	1300	7	1964	Avg	8322	N	N	12029 68TH AVE S
001	112304	9121	7/19/11	\$280,000	\$264,000	1310	7	1997	Avg	6495	N	N	12438 64TH AVE S
001	637040	0040	2/16/10	\$275,000	\$213,000	1320	7	1968	Avg	7320	N	N	6106 S 125TH ST
001	788720	0520	4/3/12	\$258,500	\$255,000	1320	7	1944	Good	14521	Y	N	13127 66TH AVE S
001	018500	0105	11/13/12	\$185,000	\$185,000	1340	7	1941	Avg	22100	Y	N	12033 56TH PL S
001	677800	0030	1/25/11	\$170,000	\$153,000	1350	7	1972	Avg	7070	N	N	6028 S 127TH PL
001	677800	0100	4/18/12	\$289,000	\$285,000	1370	7	1967	VGood	5999	N	N	12624 60TH AVE S
001	780600	0155	9/21/11	\$327,000	\$312,000	1410	7	1960	Good	7954	Y	N	6913 S 130TH ST
001	427990	0310	7/20/11	\$190,855	\$180,000	1420	7	1977	Avg	6001	N	N	11446 60TH AVE S
001	214370	0355	2/7/12	\$194,300	\$190,000	1430	7	1954	Avg	11790	N	N	621 SW LANGSTON RD
001	112304	9197	1/12/12	\$230,000	\$224,000	1430	7	1979	Good	8187	N	N	11612 59TH AVE S
001	739040	0027	10/31/11	\$255,654	\$246,000	1430	7	1961	Avg	9636	N	N	7460 S 129TH ST
001	298880	0070	6/10/10	\$245,000	\$201,000	1430	7	1951	Avg	17771	N	N	7612 S 135TH ST
001	180150	0120	9/28/10	\$270,000	\$232,000	1460	7	1962	Good	7488	N	N	12926 74TH AVE S
001	214370	0005	6/29/10	\$401,000	\$332,000	1470	7	1940	VGood	9008	Y	N	360 STEVENS AVE SW
001	214480	0138	6/16/10	\$245,000	\$202,000	1480	7	1968	Avg	6995	N	N	12839 77TH AVE S
001	214370	0970	4/22/10	\$314,900	\$252,000	1500	7	1941	Good	6026	N	N	324 THOMAS AVE SW
001	112304	9224	9/14/10	\$386,300	\$330,000	1500	7	2010	Avg	5015	N	N	6475 S 118TH ST
001	112304	9222	3/28/12	\$239,900	\$236,000	1510	7	2005	Avg	4622	N	N	6438 S 118TH ST
001	298880	0170	7/7/10	\$210,000	\$174,000	1540	7	1955	Avg	30595	N	N	7655 S 135TH ST
001	780600	0035	11/3/10	\$239,950	\$209,000	1570	7	1968	Avg	7540	N	N	7022 S 129TH PL
001	112304	9111	8/24/12	\$302,750	\$302,000	1570	7	2010	Avg	5814	N	N	6471 S 118TH ST
001	214480	0195	11/27/12	\$318,000	\$318,000	1570	7	1954	Avg	14866	N	N	7820 S 130TH ST
001	112304	9225	5/6/10	\$365,000	\$294,000	1580	7	2010	Avg	4500	N	N	6479 S 118TH ST
001	418790	0230	2/6/12	\$168,000	\$164,000	1580	7	1959	Avg	7936	N	N	6428 S 127TH PL
001	112304	9230	1/27/10	\$337,500	\$258,000	1630	7	2007	Avg	3848	N	N	6459 S 118TH ST
001	781350	0090	5/21/12	\$209,000	\$207,000	1640	7	2007	Avg	3326	N	N	12719 67TH PL S
001	670640	0050	8/19/11	\$270,000	\$256,000	1640	7	1969	Good	6767	N	N	11905 64TH PL S

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	039920	0200	4/18/12	\$164,900	\$163,000	1650	7	1958	Avg	7000	N	N	6217 S 117TH PL
001	112304	9147	8/17/10	\$270,000	\$228,000	1660	7	1940	Avg	12500	N	N	5552 S LANGSTON RD
001	217200	0816	8/23/10	\$280,000	\$237,000	1660	7	1968	Avg	17080	N	N	12450 57TH AVE S
001	132304	9059	8/29/12	\$225,500	\$225,000	1670	7	1956	Avg	23448	Y	N	6806 S 133RD ST
001	392660	0020	5/12/10	\$294,000	\$238,000	1700	7	1991	Avg	7720	N	N	307 OAKESDALE AVE SW
001	214480	0150	4/9/10	\$271,505	\$216,000	1700	7	1978	Avg	23800	N	N	13020 76TH AVE S
001	788720	0204	4/15/10	\$256,000	\$204,000	1710	7	2001	Avg	5086	N	N	6446 S LANGSTON RD
001	637040	0050	10/21/11	\$265,000	\$255,000	1770	7	1968	Avg	7320	N	N	6112 S 125TH ST
001	182305	9144	6/4/12	\$165,000	\$163,000	1780	7	1949	Avg	11169	N	N	406 SW LANGSTON RD
001	781350	0040	11/3/11	\$235,000	\$226,000	1900	7	2007	Avg	3301	N	N	12742 67TH PL S
001	156880	0090	10/12/12	\$290,000	\$290,000	1910	7	2012	Avg	3841	N	N	11706 64TH LN S
001	781350	0010	4/17/12	\$235,000	\$232,000	1960	7	2007	Avg	3414	N	N	12760 67TH PL S
001	866350	0075	3/7/11	\$298,000	\$271,000	1970	7	1908	Good	7125	N	N	401 SW LANGSTON RD
001	156880	0040	4/23/12	\$254,000	\$251,000	1980	7	2012	Avg	3343	N	N	11736 64TH LN S
001	156880	0020	11/12/12	\$261,000	\$261,000	1980	7	2012	Avg	3257	N	N	11748 64TH LN S
001	781350	0020	12/19/11	\$235,000	\$228,000	2000	7	2007	Avg	3150	N	N	12754 67TH PL S
001	781350	0070	4/30/12	\$235,000	\$232,000	2000	7	2007	Avg	3264	N	N	12724 67TH PL S
001	156880	0080	7/20/12	\$306,500	\$305,000	2060	7	2012	Avg	2808	N	N	11712 64TH LN S
001	781350	0050	4/2/12	\$230,000	\$226,000	2250	7	2007	Avg	3379	N	N	12736 67TH PL S
001	781350	0060	4/6/12	\$235,000	\$231,000	2250	7	2007	Avg	3372	N	N	12730 67TH PL S
001	781250	0080	9/20/11	\$220,000	\$210,000	2368	7	2000	Avg	4500	N	N	5838 S 122ND ST
001	156880	0100	7/3/12	\$309,000	\$307,000	2390	7	2012	Avg	4255	N	N	11700 64TH LN S
001	780600	0140	7/26/12	\$270,000	\$269,000	1040	8	1961	Avg	10300	Y	N	7116 S 130TH ST
001	132304	9056	11/13/12	\$350,000	\$350,000	1290	8	1950	Avg	12384	Y	N	150 OAKESDALE AVE SW
001	427990	0420	2/25/10	\$254,900	\$198,000	1520	8	1972	Good	9428	N	N	11411 60TH AVE S
001	214370	1010	11/10/11	\$265,000	\$256,000	1530	8	2003	Avg	6732	N	N	816 4TH PL SW
001	298880	0116	8/30/11	\$305,000	\$290,000	1580	8	1978	Avg	10080	Y	N	7603 S 135TH ST
001	780610	0151	9/26/12	\$260,000	\$259,000	2030	8	1962	Avg	8672	Y	N	7124 S 129TH PL

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001	156880	0010	6/27/12	\$315,000	\$313,000	2050	8	2012	Avg	3399	N	N	11752 64TH LN S
001	214370	0255	7/13/12	\$410,950	\$408,000	2210	8	2006	Avg	6600	Y	N	516 SW 3RD PL
001	182305	9292	6/5/12	\$313,950	\$311,000	2400	8	2012	Avg	5297	N	N	261 LIND AVE
001	214650	0140	4/1/10	\$330,000	\$262,000	1550	9	2006	Avg	4917	N	N	8541 S 133RD PL
001	214650	0120	7/1/11	\$309,900	\$291,000	1550	9	2005	Avg	4856	N	N	8607 S 133RD PL
001	670640	0110	8/26/11	\$339,900	\$323,000	2350	9	1968	Avg	9900	N	N	11832 64TH AVE S
001	214650	0270	6/11/12	\$285,000	\$283,000	2380	9	2006	Avg	5279	N	N	8726 S 133RD PL
001	214650	0210	6/27/11	\$300,000	\$281,000	2460	9	2006	Avg	4789	N	N	8516 S 133RD PL
001	214650	0260	9/7/12	\$305,000	\$304,000	2520	9	2006	Avg	5062	N	N	8714 S 133RD PL
001	094900	0023	4/6/10	\$543,000	\$431,000	2970	9	2006	Avg	8730	N	N	6714 S 122ND ST
001	214650	0080	2/8/10	\$392,350	\$302,000	3020	9	2006	Avg	5000	N	N	8703 S 133RD PL
001	214650	0180	7/14/10	\$370,000	\$308,000	3020	9	2006	Avg	5124	N	N	8517 S 133RD PL
002	122304	9122	5/18/10	\$189,000	\$153,000	610	6	1940	Good	6190	N	N	6924 S 116TH PL
002	420240	0245	9/25/12	\$152,000	\$152,000	740	6	1935	Avg	4000	N	N	462 LIND AVE NW
002	781280	0285	9/21/10	\$165,000	\$142,000	790	6	1944	Avg	6240	N	N	7438 S 118TH PL
002	781280	0065	10/2/12	\$192,000	\$192,000	790	6	1944	Avg	6050	N	N	7474 S 116TH ST
002	765760	0015	3/26/12	\$121,000	\$119,000	810	6	1944	Avg	7125	N	N	12016 76TH AVE S
002	781280	0565	5/19/11	\$152,000	\$141,000	820	6	1944	Good	6400	N	N	7548 S 120TH ST
002	781280	0691	8/30/12	\$202,000	\$201,000	820	6	1944	Good	7840	N	N	12009 76TH AVE S
002	781280	0335	10/11/12	\$190,000	\$190,000	820	6	1944	Avg	7565	N	N	11604 72ND PL S
002	405880	1955	9/4/12	\$155,000	\$155,000	820	6	1945	Avg	8558	N	N	10833 RUSTIC RD S
002	405880	1960	3/22/11	\$209,950	\$192,000	820	6	1945	Good	9730	N	N	10841 RUSTIC RD S
002	118000	1345	10/19/12	\$140,000	\$140,000	830	6	1920	Avg	6000	N	N	8409 S 115TH PL
002	765700	0595	12/8/10	\$210,000	\$185,000	830	6	1944	Avg	7920	N	N	12204 78TH AVE S
002	118000	4990	9/16/10	\$215,500	\$184,000	870	6	1942	Good	5880	Y	N	12017 84TH AVE S
002	758020	0320	5/18/10	\$189,000	\$153,000	890	6	1946	Avg	15973	N	N	7854 S 126TH ST
002	122304	9073	3/26/10	\$263,000	\$208,000	910	6	1954	Avg	8400	N	N	12426 80TH AVE S
002	118000	3685	3/15/12	\$138,880	\$136,000	1020	6	1924	Avg	6000	N	N	8543 S 118TH ST

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002	420240	1055	6/17/10	\$207,500	\$171,000	1060	6	1932	Avg	8336	N	N	317 NW 7TH ST
002	809360	0026	9/26/11	\$150,000	\$143,000	1080	6	1942	Good	6000	N	N	257 TAYLOR AVE NW
002	420440	0201	4/30/12	\$160,000	\$158,000	1120	6	1948	Avg	7797	N	N	321 TAYLOR AVE NW
002	765700	0290	5/25/11	\$198,000	\$184,000	1140	6	1947	VGood	7467	N	N	12017 78TH AVE S
002	758020	0250	12/22/10	\$200,000	\$177,000	1140	6	1943	VGood	9600	N	N	12740 RENTON AVE S
002	765760	0060	9/21/11	\$194,750	\$186,000	1150	6	1944	VGood	6954	N	N	12049 77TH AVE S
002	214480	0022	4/27/10	\$236,000	\$190,000	1170	6	1916	VGood	29834	N	N	8059 S 128TH ST
002	381000	0865	12/30/10	\$175,000	\$156,000	1180	6	1953	Avg	8800	N	N	7908 S 120TH ST
002	781280	0945	12/23/10	\$166,950	\$148,000	1200	6	1944	Avg	6195	N	N	12027 75TH AVE S
002	765700	0660	6/29/10	\$239,000	\$198,000	1200	6	1946	Good	7860	N	N	12227 79TH AVE S
002	420440	0203	6/27/11	\$183,162	\$172,000	1220	6	1948	Avg	7488	N	N	309 TAYLOR AVE NW
002	381000	0360	5/10/11	\$195,000	\$181,000	1270	6	1955	Avg	7055	N	N	11603 84TH AVE S
002	420240	0310	12/23/11	\$184,000	\$179,000	1310	6	1929	Good	4000	N	N	401 MAPLE AVE NW
002	781280	0965	10/24/11	\$165,000	\$159,000	1320	6	1944	Avg	5985	N	N	12041 75TH AVE S
002	765700	0125	4/23/12	\$169,900	\$168,000	1320	6	1944	Avg	7467	N	N	12028 78TH AVE S
002	781280	0170	4/10/10	\$218,000	\$174,000	1330	6	1944	Avg	6420	N	N	7411 S 116TH ST
002	765700	0090	6/19/12	\$149,950	\$149,000	1340	6	1943	Avg	8319	N	N	12007 80TH AVE S
002	118000	3035	5/2/12	\$145,000	\$143,000	1390	6	1920	Avg	9000	N	N	11742 87TH AVE S
002	765700	0300	3/24/11	\$160,000	\$146,000	1460	6	1944	Avg	8777	N	N	12003 78TH AVE S
002	122304	9003	5/21/12	\$197,000	\$195,000	1470	6	1924	Avg	24386	Y	N	8200 S 120TH ST
002	781280	0595	9/27/11	\$159,950	\$153,000	1520	6	1944	Avg	6745	N	N	7516 S 120TH ST
002	781280	0500	8/12/10	\$200,000	\$169,000	1610	6	1944	Good	7020	N	N	7435 S 118TH PL
002	118000	0225	5/4/12	\$257,000	\$254,000	780	7	1959	Good	6000	Y	N	8534 S 113TH ST
002	118000	0800	3/8/10	\$185,000	\$145,000	840	7	1918	Avg	6000	N	N	11418 84TH AVE S
002	118000	1570	6/25/12	\$220,000	\$218,000	860	7	1977	Avg	6000	Y	N	11535 87TH AVE S
002	405880	1910	9/22/10	\$273,450	\$235,000	860	7	1945	Good	6760	N	N	10631 RUSTIC RD S
002	214480	0286	5/3/12	\$159,000	\$157,000	890	7	1952	Avg	7145	Y	N	8219 S 130TH ST
002	405820	1195	9/21/10	\$212,500	\$182,000	920	7	1950	Avg	6120	Y	N	7753 S MISSION DR

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002	405820	1145	8/9/11	\$250,000	\$237,000	920	7	2011	Avg	9030	Y	N	7756 S MISSION DR
002	420440	0020	3/16/10	\$225,000	\$177,000	940	7	1942	Avg	9100	N	N	12110 87TH AVE S
002	118000	2140	3/22/10	\$235,000	\$185,000	1020	7	1923	Avg	6000	N	N	8409 S 116TH ST
002	214480	0054	3/24/10	\$273,500	\$216,000	1020	7	1957	VGood	10749	N	N	12840 RENTON AVE S
002	122304	9125	5/4/11	\$205,000	\$189,000	1030	7	1957	Avg	7695	N	N	11901 84TH AVE S
002	405880	2225	1/5/10	\$289,000	\$218,000	1030	7	1962	Avg	10080	N	N	10830 CRESTWOOD DR S
002	405880	0805	12/20/11	\$305,000	\$296,000	1030	7	2011	Avg	13225	Y	N	7551 S LAKERIDGE DR
002	928280	0460	1/7/10	\$240,000	\$182,000	1040	7	1956	Avg	7500	N	N	7637 S 114TH ST
002	405820	0410	2/2/11	\$229,000	\$206,000	1040	7	1951	Avg	6262	Y	N	10803 DIXON DR S
002	928280	0470	7/11/11	\$235,000	\$221,000	1040	7	1956	Avg	7500	N	N	7645 S 114TH ST
002	122304	9112	8/26/10	\$250,000	\$212,000	1040	7	1955	Avg	7695	N	N	11905 84TH AVE S
002	062305	9061	4/13/11	\$249,950	\$230,000	1040	7	1926	Avg	7803	Y	N	11017 RAINIER AVE S
002	405880	1410	2/22/10	\$255,150	\$198,000	1050	7	1962	Avg	4320	Y	N	10725 CRESTWOOD DR S
002	420440	0177	7/6/11	\$230,000	\$216,000	1080	7	1956	Avg	10500	N	N	371 LIND AVE NW
002	118000	6685	4/29/10	\$279,000	\$224,000	1100	7	1957	Avg	11700	Y	N	12212 84TH AVE S
002	118000	3475	8/1/11	\$237,000	\$224,000	1120	7	1952	Avg	9000	N	N	8405 S 118TH ST
002	118000	1235	2/14/12	\$154,900	\$152,000	1140	7	1932	Good	4500	N	N	8429 S 115TH ST
002	405880	0040	5/21/12	\$270,001	\$267,000	1140	7	1955	Good	6490	Y	N	7464 S 112TH ST
002	118000	1010	1/25/11	\$199,000	\$179,000	1140	7	1908	Avg	6000	N	N	8507 S 115TH ST
002	405820	0740	5/20/11	\$277,300	\$257,000	1150	7	1955	Avg	7200	Y	N	7924 S 112TH ST
002	118000	4935	2/29/12	\$266,000	\$261,000	1180	7	1954	Good	6000	Y	N	8231 S 120TH ST
002	381000	0040	10/23/12	\$298,000	\$298,000	1190	7	1925	VGood	8610	N	N	8234 S 114TH ST
002	405880	0440	6/28/12	\$158,000	\$157,000	1210	7	1949	Avg	6930	Y	N	7532 S LAUREL ST
002	118000	1675	4/11/11	\$220,000	\$202,000	1220	7	1950	Avg	10950	Y	N	11530 87TH AVE S
002	118000	8335	10/5/10	\$282,348	\$244,000	1230	7	1957	Good	6000	Y	N	8530 S 124TH ST
002	405880	0455	6/15/12	\$325,000	\$322,000	1230	7	1964	Avg	6780	Y	N	7537 S RYAN ST
002	072305	9074	12/15/10	\$275,000	\$243,000	1250	7	1960	Good	10020	Y	N	8406 S 124TH PL
002	381000	0515	7/20/12	\$219,900	\$219,000	1250	7	1960	Avg	8960	N	N	8027 S 117TH ST

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002	318560	0005	3/24/11	\$173,500	\$159,000	1260	7	1956	Avg	6750	N	N	115 NW 3RD PL
002	118000	7865	9/21/11	\$280,000	\$267,000	1260	7	1954	Avg	6000	Y	N	8211 S 123RD PL
002	381000	0137	7/19/10	\$240,000	\$200,000	1270	7	1989	Avg	7200	N	N	11316 80TH AVE S
002	928280	1940	7/2/10	\$267,000	\$221,000	1270	7	1943	Avg	6000	Y	N	7823 S 112TH ST
002	670620	0160	6/15/10	\$270,000	\$222,000	1280	7	1966	Avg	7620	N	N	11832 77TH AVE S
002	072305	9073	4/20/10	\$290,000	\$232,000	1280	7	1957	Avg	7590	N	N	8539 S 124TH ST
002	118000	5471	6/4/10	\$321,500	\$263,000	1280	7	1958	Avg	14400	N	N	12200 85TH AVE S
002	670620	0140	4/1/11	\$266,000	\$244,000	1290	7	1966	Avg	7920	N	N	11820 77TH AVE S
002	405820	0695	7/5/12	\$300,000	\$298,000	1290	7	1951	Avg	6060	Y	N	7925 S LAKERIDGE DR
002	405820	0970	8/13/12	\$355,000	\$354,000	1290	7	1954	Avg	5525	Y	N	7740 S LAKERIDGE DR
002	122304	9166	7/1/11	\$310,000	\$291,000	1290	7	1968	Avg	9450	Y	N	8222 S 120TH ST
002	928280	1670	12/15/11	\$175,000	\$170,000	1300	7	1956	Avg	6000	N	N	7808 S 114TH ST
002	405820	1260	11/2/10	\$285,000	\$248,000	1300	7	1950	Avg	6720	N	N	11122 WOODWARD AVE S
002	420440	0041	5/21/12	\$199,950	\$198,000	1310	7	1942	Avg	7700	N	N	8721 S 121ST ST
002	405880	0940	1/20/11	\$306,000	\$274,000	1360	7	1957	Avg	6077	Y	N	11020 AUBURN AVE S
002	405820	0260	5/18/12	\$199,900	\$198,000	1360	7	1946	Avg	9354	Y	N	11045 84TH AVE S
002	928280	0660	10/25/10	\$270,000	\$235,000	1370	7	1977	Avg	6000	N	N	7639 S 115TH ST
002	670620	0150	12/28/10	\$270,000	\$240,000	1370	7	1966	Avg	7920	N	N	11826 77TH AVE S
002	204580	0310	4/1/11	\$350,000	\$321,000	1370	7	1965	Avg	6900	Y	N	10505 DIXON DR S
002	928280	1120	10/6/10	\$265,000	\$229,000	1380	7	1979	Avg	7500	Y	N	11530 78TH AVE S
002	174300	0020	8/8/11	\$212,000	\$201,000	1380	7	1960	Avg	7380	N	N	8041 S 117TH ST
002	405880	1815	5/4/11	\$316,500	\$293,000	1380	7	1950	Avg	10660	Y	N	10604 RUSTIC RD S
002	405880	0345	11/15/11	\$295,000	\$285,000	1420	7	1955	Avg	7920	Y	N	10606 FOREST AVE S
002	405820	0620	5/15/12	\$265,000	\$262,000	1430	7	1953	Avg	6912	Y	N	8021 S LAKERIDGE DR
002	122304	9163	9/27/10	\$394,000	\$339,000	1440	7	1967	Avg	7200	Y	N	8202 S 120TH ST
002	570800	0060	7/14/11	\$268,000	\$252,000	1440	7	1964	Avg	9730	N	N	8235 S 126TH ST
002	204580	0006	2/16/12	\$274,900	\$269,000	1450	7	1928	Good	4551	Y	N	10498 DIXON DR S
002	118000	4610	12/6/11	\$196,000	\$190,000	1450	7	1948	Good	6000	N	N	11901 85TH AVE S

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002	182305	9193	6/4/12	\$239,000	\$237,000	1470	7	1963	Avg	9800	N	N	622 NW 3RD ST
002	381000	0095	12/20/11	\$226,000	\$219,000	1530	7	1957	Avg	9840	N	N	8226 S 114TH ST
002	765700	0005	11/20/12	\$185,000	\$185,000	1620	7	1955	Avg	10203	N	N	7905 S 120TH ST
002	956480	0137	3/31/10	\$295,000	\$234,000	1630	7	2009	Avg	8337	N	N	460 TAYLOR PL NW
002	413680	0070	4/2/12	\$196,000	\$193,000	1690	7	1936	Avg	4300	Y	N	11629 88TH AVE S
002	670620	0070	6/10/10	\$295,000	\$242,000	1730	7	1930	Avg	7945	N	N	11815 78TH AVE S
002	405820	0610	6/28/10	\$239,000	\$198,000	1760	7	1954	Avg	7904	Y	N	8033 S LAKERIDGE DR
002	420440	0097	7/30/12	\$296,500	\$295,000	1760	7	1963	VGood	8250	Y	N	405 LIND AVE NW
002	118000	1525	11/11/10	\$261,000	\$228,000	1810	7	2004	Avg	3000	N	N	8527 S 115TH PL
002	928280	0295	4/11/12	\$203,000	\$200,000	1820	7	1955	Avg	6000	N	N	7659 S 113TH ST
002	118000	2590	3/2/10	\$283,319	\$221,000	1960	7	2004	Avg	3000	N	N	8520 S 117TH PL
002	118000	3146	2/8/12	\$200,000	\$196,000	2070	7	2005	Avg	3000	N	N	8511 S 117TH PL
002	118000	2596	3/8/11	\$229,000	\$208,000	2070	7	2004	Avg	3000	N	N	8514 S 117TH PL
002	204580	0390	11/9/11	\$272,000	\$262,000	990	8	1947	Good	7906	Y	N	10436 76TH AVE S
002	405820	0985	5/3/10	\$475,000	\$383,000	1090	8	1954	Good	7200	Y	N	7722 S LAKERIDGE DR
002	405880	0035	1/10/11	\$280,000	\$250,000	1100	8	1952	Avg	4488	Y	N	11066 ROWAN RD S
002	928280	0205	2/1/12	\$275,000	\$269,000	1120	8	1952	Good	6000	Y	N	7605 S 113TH ST
002	204620	0045	4/5/10	\$427,398	\$339,000	1140	8	1951	Good	12000	Y	N	10660 FOREST AVE S
002	118000	0920	4/13/12	\$295,000	\$291,000	1150	8	2011	Avg	9000	N	N	8541 S 114TH ST
002	405820	0935	5/25/11	\$305,000	\$283,000	1190	8	1953	Good	5100	Y	N	7706 S SUNNYCREST RD
002	405820	1475	1/6/10	\$364,950	\$276,000	1190	8	1958	Good	7680	Y	N	7684 S LAKERIDGE DR
002	755380	0045	12/10/12	\$360,000	\$360,000	1230	8	1949	Avg	10740	Y	N	10720 FOREST AVE S
002	182305	9224	7/26/11	\$355,000	\$335,000	1260	8	1964	Good	42813	Y	N	253 SENECA PL NW
002	405880	1425	2/22/12	\$320,000	\$314,000	1290	8	1955	Avg	6608	Y	N	7139 S SUNNYCREST RD
002	405880	0295	4/25/12	\$320,000	\$316,000	1310	8	1953	Avg	6660	Y	N	7589 S LAUREL ST
002	405880	0495	10/19/11	\$287,000	\$276,000	1340	8	1949	Avg	5768	Y	N	7515 S LAUREL ST
002	337920	0170	9/1/11	\$320,000	\$304,000	1350	8	1965	Avg	5451	Y	N	12459 84TH AVE S
002	928280	1300	8/13/12	\$277,000	\$276,000	1360	8	1979	Avg	6000	Y	N	11516 78TH AVE S

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	405820	1375	4/17/12	\$380,000	\$375,000	1370	8	1965	Avg	3780	Y	N	10901 ROWAN RD S
002	337920	0110	10/1/12	\$315,000	\$314,000	1400	8	1965	Avg	6080	Y	N	12421 84TH AVE S
002	405820	1050	8/2/12	\$260,000	\$259,000	1400	8	1956	Good	8250	Y	N	7749 S LAKERIDGE DR
002	337920	0120	7/26/11	\$275,000	\$259,000	1440	8	1965	Avg	6080	Y	N	12427 84TH AVE S
002	337920	0240	12/14/10	\$315,000	\$279,000	1460	8	1965	Good	6200	Y	N	12430 83RD AVE S
002	405880	0170	3/2/11	\$305,000	\$277,000	1480	8	1950	Avg	7440	Y	N	7603 S SUNNYCREST RD
002	928280	1990	3/27/12	\$324,450	\$319,000	1490	8	2012	Avg	6154	Y	N	7919 S 112TH ST
002	174280	0250	4/13/10	\$329,000	\$262,000	1500	8	1963	Avg	12225	Y	N	523 STEVENS CT NW
002	174280	0490	12/12/10	\$302,000	\$267,000	1520	8	1963	Good	7930	Y	N	463 SENECA AVE NW
002	204580	0380	10/24/11	\$288,850	\$278,000	1540	8	1955	Avg	9920	Y	N	10441 DIXON DR S
002	405880	0795	7/31/12	\$345,000	\$343,000	1560	8	1955	Avg	6420	Y	N	7537 S LAKERIDGE DR
002	405880	0860	9/25/12	\$300,000	\$299,000	1560	8	1965	Avg	8487	Y	N	7605 S MISSION DR
002	122304	9004	4/29/10	\$308,000	\$248,000	1570	8	1948	Avg	20084	N	N	11917 84TH AVE S
002	670620	0040	10/2/12	\$280,000	\$280,000	1580	8	1966	Avg	7920	N	N	11829 78TH AVE S
002	928280	0930	3/16/11	\$432,000	\$394,000	1580	8	1950	Avg	10000	Y	N	7720 S 116TH ST
002	912460	0065	12/1/10	\$412,000	\$363,000	1590	8	1965	Avg	9796	Y	N	11720 77TH AVE S
002	405880	1320	7/17/12	\$375,000	\$373,000	1600	8	1955	Good	6400	Y	N	10715 CRESTWOOD DR S
002	420440	0336	2/15/12	\$325,000	\$318,000	1620	8	2012	Avg	10645	Y	N	215 NW 2ND PL
002	115910	0030	10/29/12	\$210,000	\$210,000	1630	8	1973	Avg	7725	N	N	11330 82ND AVE S
002	174280	0390	12/1/11	\$260,000	\$252,000	1640	8	1969	Avg	7782	Y	N	413 STEVENS AVE NW
002	405880	1760	5/25/10	\$342,000	\$278,000	1670	8	1953	Good	11400	Y	N	6901 S RUSTIC RD
002	118000	4795	1/31/12	\$320,000	\$313,000	1720	8	1979	Good	9000	Y	N	8108 S 121ST ST
002	118000	4440	12/28/10	\$320,000	\$285,000	1770	8	2007	Avg	2588	N	N	8551 S 119TH ST
002	337920	0010	9/14/10	\$270,000	\$231,000	1790	8	1965	Avg	6840	Y	N	12406 82ND AVE S
002	405820	0315	7/30/10	\$396,550	\$333,000	1810	8	1961	Avg	6900	Y	N	11002 FOREST AVE S
002	118000	0190	6/29/11	\$270,000	\$253,000	1840	8	1948	Avg	6660	Y	N	11207 RAINIER AVE S
002	182305	9248	10/3/11	\$344,000	\$329,000	1900	8	2004	Avg	11328	Y	N	600 3RD CT NW
002	796150	0030	4/30/12	\$320,000	\$316,000	2000	8	1975	Avg	10753	Y	N	8514 S 125TH ST

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	118000	6706	11/16/11	\$255,000	\$246,000	2030	8	1999	Avg	5467	N	N	8658 S 123RD ST
002	956480	0106	3/23/11	\$309,000	\$282,000	2030	8	2009	Avg	24812	N	N	117 NW 6TH ST
002	118000	7966	11/23/10	\$375,000	\$329,000	2090	8	2007	Avg	3000	Y	N	8312 S 124TH ST
002	118000	7965	10/11/10	\$375,000	\$324,000	2120	8	2007	Avg	3000	Y	N	8314 S 124TH ST
002	118000	7968	2/25/11	\$355,800	\$322,000	2120	8	2007	Avg	3000	Y	N	8306 S 124TH ST
002	204540	0121	6/18/10	\$456,000	\$376,000	2140	8	2008	Avg	3959	Y	N	10503 RAINIER AVE S
002	928280	1880	8/10/10	\$440,000	\$371,000	2140	8	2007	Avg	6000	N	N	7816 S 113TH ST
002	956480	0071	9/13/10	\$375,000	\$321,000	2180	8	2009	Avg	7061	Y	N	108 NW 6TH ST
002	956480	0102	7/13/10	\$386,900	\$322,000	2190	8	2009	Avg	5542	Y	N	101 NW 6TH ST
002	956480	0102	9/28/11	\$375,000	\$359,000	2190	8	2009	Avg	5542	Y	N	101 NW 6TH ST
002	928280	0877	12/3/12	\$395,000	\$395,000	2310	8	2006	Avg	3900	N	N	7725 S 115TH PL
002	928280	0879	1/24/12	\$445,000	\$434,000	2310	8	2006	Avg	3900	Y	N	7733 S 115TH PL
002	118000	6030	7/12/12	\$399,949	\$397,000	2360	8	1979	VGood	12000	Y	N	8123 S 121ST ST
002	405880	1865	4/21/11	\$472,500	\$435,000	2430	8	2001	Avg	10564	Y	N	10501 RUSTIC RD S
002	420240	1080	4/26/11	\$300,000	\$277,000	2620	8	2007	Avg	4000	N	N	658 LIND AVE NW
002	405880	0780	4/13/12	\$485,500	\$479,000	2630	8	1990	Avg	7860	Y	N	7523 S LAKERIDGE DR
002	928280	1150	11/15/11	\$295,000	\$285,000	2640	8	1979	Good	7500	N	N	7905 S 115TH PL
002	405880	1200	1/17/12	\$415,000	\$405,000	1640	9	1973	Good	8424	Y	N	10802 CORNELL AVE S
002	912460	0060	2/22/12	\$340,000	\$333,000	1840	9	1961	Avg	9072	Y	N	7705 S 117TH ST
002	174280	0400	3/30/12	\$417,000	\$410,000	2000	9	1967	Avg	24200	Y	N	415 SENECA AVE NW
002	118000	0831	8/11/10	\$490,000	\$413,000	2070	9	2006	Avg	3225	Y	N	8517 S 114TH ST
002	956480	0070	11/8/10	\$350,000	\$306,000	2380	9	2009	Avg	7857	N	N	114 NW 6TH ST
002	118000	0880	5/17/10	\$430,000	\$349,000	2410	9	2002	Avg	2875	Y	N	8547 S 114TH ST
002	118000	3205	1/21/10	\$463,000	\$353,000	2600	9	2007	Avg	4400	N	N	8543 S 117TH PL
002	118000	3200	7/23/10	\$425,000	\$356,000	2600	9	2007	Avg	4400	N	N	8541 S 117TH PL
002	722929	0020	6/13/11	\$515,000	\$481,000	2720	9	2007	Avg	4992	Y	N	306 LIND AVE NW
002	956480	0072	2/24/11	\$408,000	\$370,000	2840	9	2008	Avg	6560	Y	N	102 NW 6TH ST
002	118000	7316	12/6/12	\$575,000	\$575,000	3450	9	2005	Avg	6000	Y	N	8248 S 123RD PL

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	135230	0310	11/28/12	\$125,000	\$125,000	570	5	1929	Avg	4120	N	N	347 MEADOW AVE N
003	182305	9127	4/26/10	\$155,900	\$125,000	730	5	1920	Avg	4250	N	N	619 BURNETT AVE S
003	135230	0200	10/21/11	\$174,000	\$167,000	730	5	1923	Good	4120	N	N	211 MEADOW AVE N
003	783930	0105	3/17/11	\$130,000	\$119,000	770	5	1900	Avg	4800	N	N	511 BURNETT AVE S
003	723150	2505	11/14/12	\$170,000	\$170,000	780	5	1923	Avg	6000	N	N	518 BURNETT AVE S
003	722650	0035	9/28/10	\$190,000	\$163,000	800	5	1924	Good	4000	N	N	245 WELLS AVE N
003	722550	0320	10/3/12	\$147,500	\$147,000	1040	5	1920	Avg	4500	N	N	339 WELLS AVE N
003	135230	0720	7/27/12	\$166,000	\$165,000	1060	5	1937	Avg	4738	N	N	1402 N 2ND ST
003	722400	0465	12/7/12	\$140,000	\$140,000	1210	5	1916	Avg	4838	N	N	335 PARK AVE N
003	722550	0200	10/25/10	\$207,000	\$180,000	710	6	1941	Avg	5000	N	N	449 WELLS AVE N
003	135230	0295	4/2/12	\$113,500	\$112,000	730	6	1940	Avg	4120	N	N	359 MEADOW AVE N
003	182305	9086	12/13/10	\$145,000	\$128,000	750	6	1934	Avg	5400	N	N	611 S 6TH ST
003	722550	0480	7/2/12	\$189,950	\$189,000	790	6	1925	VGood	4815	N	N	322 BURNETT AVE N
003	296390	0120	5/12/10	\$197,500	\$160,000	800	6	1931	Avg	5960	N	N	625 MORRIS AVE S
003	722400	0520	3/28/11	\$192,750	\$176,000	880	6	1942	Good	4838	N	N	330 PELLY AVE N
003	722600	0110	11/12/10	\$177,500	\$155,000	900	6	1918	Avg	4397	N	N	121 WELLS AVE N
003	722500	0215	4/9/10	\$215,000	\$171,000	900	6	1951	Avg	4500	N	N	340 WELLS AVE N
003	722500	0090	8/20/12	\$190,150	\$189,000	910	6	1932	Good	4500	N	N	434 WELLS AVE N
003	722550	0170	1/5/11	\$196,625	\$175,000	1000	6	2005	Avg	5000	N	N	425 WELLS AVE N
003	756460	0220	1/6/10	\$199,000	\$150,000	1000	6	1947	Avg	7150	N	N	238 PARK PL N
003	135230	0300	8/2/10	\$274,250	\$230,000	1010	6	1930	VGood	4120	N	N	353 MEADOW AVE N
003	722500	0375	9/13/10	\$175,000	\$150,000	1030	6	1909	Avg	5000	N	N	224 WELLS AVE N
003	172305	9078	12/3/12	\$180,000	\$180,000	1060	6	1923	Avg	6000	N	N	601 WILLIAMS AVE S
003	784130	0320	1/7/10	\$180,000	\$136,000	1070	6	1909	Avg	4800	N	N	545 MORRIS AVE S
003	722650	0090	11/21/12	\$160,000	\$160,000	1080	6	1929	Avg	5444	N	N	802 N 2ND ST
003	722650	0045	3/25/10	\$231,000	\$182,000	1080	6	1927	Good	5219	N	N	817 N 3RD ST
003	723150	1600	6/13/12	\$200,000	\$198,000	1100	6	1904	Good	6000	N	N	515 WELLS AVE S
003	722450	0120	10/25/11	\$210,000	\$202,000	1110	6	1929	VGood	5000	N	N	506 WELLS AVE N

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	722930	0635	9/16/10	\$165,000	\$141,000	1120	6	1916	Avg	4280	N	N	51 LOGAN AVE S
003	723150	1615	11/26/12	\$165,000	\$165,000	1140	6	1978	Avg	2250	N	N	819 S 5TH ST
003	723150	2420	6/29/12	\$140,000	\$139,000	1140	6	1923	Avg	5750	N	N	434 BURNETT AVE S
003	784130	0300	5/27/10	\$200,000	\$163,000	1170	6	1941	Avg	4800	N	N	532 WHITWORTH AVE S
003	784130	0540	8/20/12	\$133,000	\$133,000	1180	6	1948	Avg	4140	N	N	618 MOSES LN S
003	722450	0115	6/10/12	\$145,000	\$144,000	1200	6	1929	Good	5000	N	N	508 WELLS AVE N
003	722450	0130	2/9/12	\$205,000	\$201,000	1270	6	1946	Good	5000	N	N	501 WELLS AVE N
003	722400	0090	7/1/10	\$249,000	\$206,000	1460	6	1904	Good	5375	N	N	145 PARK AVE N
003	722500	0405	7/11/12	\$212,000	\$211,000	1500	6	1925	Avg	5000	N	N	200 WELLS AVE N
003	135230	0265	10/29/10	\$185,000	\$161,000	1520	6	1938	Avg	6180	N	N	318 GARDEN AVE N
003	135230	0760	8/29/12	\$169,500	\$169,000	1760	6	1917	Avg	4120	N	N	221 FACTORY AVE N
003	722500	0295	3/17/10	\$240,000	\$189,000	2030	6	1904	Good	4500	N	N	215 PELLY AVE N
003	756460	0230	4/22/10	\$296,950	\$238,000	1050	7	1952	Good	13750	N	N	235 GARDEN AVE N
003	722550	0235	11/10/11	\$162,000	\$156,000	1080	7	1950	Avg	6600	N	N	428 WILLIAMS AVE N
003	723150	1616	3/23/11	\$215,000	\$196,000	1140	7	1930	Good	3750	N	N	501 WELLS AVE S
003	784130	0230	1/18/11	\$245,000	\$219,000	1290	7	1929	Good	4800	N	N	415 WHITWORTH AVE S
003	172305	9075	2/24/11	\$298,500	\$270,000	1340	7	1940	Good	6175	N	N	817 N 1ST ST
003	135230	1065	11/10/11	\$182,000	\$175,000	1400	7	1999	Avg	5496	N	N	1515 N MARION ST
003	723150	1610	2/24/11	\$212,000	\$192,000	1620	7	1905	VGood	6000	N	N	505 WELLS AVE S
003	722400	0030	2/10/11	\$320,000	\$289,000	1680	7	2000	Avg	6284	N	N	1008 N RIVERSIDE DR
003	722450	0135	3/2/10	\$288,500	\$225,000	1750	7	1929	Good	5000	N	N	507 WELLS AVE N
003	756460	0295	3/29/10	\$360,000	\$285,000	1770	7	1912	Good	5000	N	N	1218 N 2ND ST
003	722500	0370	3/23/12	\$307,000	\$302,000	1810	7	2006	Avg	4500	N	N	232 WELLS AVE N
003	296390	0090	2/9/11	\$255,000	\$230,000	2160	7	1910	VGood	6600	N	N	611 SMITHERS AVE S
003	135230	0195	6/28/12	\$288,950	\$287,000	2210	7	1983	Avg	4120	N	N	215 MEADOW AVE N
003	135230	0530	1/12/10	\$350,000	\$266,000	2390	7	1994	Avg	4120	N	N	340 MEADOW AVE N
003	722500	0275	4/25/12	\$358,000	\$353,000	2260	8	1937	Good	8900	N	N	912 N 2ND ST
003	000720	0054	11/13/12	\$295,000	\$295,000	2420	8	1943	Avg	16000	N	N	220 SHATTUCK AVE S

Improved Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	018200	0260	12/17/12	\$199,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	018500	0115	1/6/10	\$56,452	PREVIMP<=25K;TEAR DOWN; FORCED SALE
001	018500	0185	12/14/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	039900	0030	10/15/12	\$125,000	OBSOLESCENCE
001	039900	0075	9/28/11	\$150,900	NON-REPRESENTATIVE SALE
001	039900	0085	2/7/12	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	112304	9019	6/17/10	\$5,000	DOR RATIO;QUIT CLAIM DEED
001	112304	9051	12/28/11	\$138,500	NON-REPRESENTATIVE SALE
001	112304	9112	6/1/12	\$124,000	DIAGNOSTIC OUTLIER
001	112304	9154	8/28/12	\$184,921	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	112304	9176	5/12/10	\$180,000	NO MARKET EXPOSURE
001	112304	9197	8/10/11	\$128,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	112304	9219	2/15/11	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	132304	9035	5/31/11	\$320,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	142304	9034	4/28/12	\$84,058	PREVIMP<=25K
001	156880	0030	4/17/12	\$289,000	BUILDER OR DEVELOPER SALES
001	156880	0050	10/16/12	\$296,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	156880	0070	6/10/12	\$309,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	156880	0160	7/16/12	\$269,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	156880	0200	9/21/12	\$342,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	156880	0210	12/12/12	\$326,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	156880	0220	12/5/12	\$342,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	182305	9101	8/23/10	\$117,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	182305	9144	1/3/12	\$196,466	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	182305	9162	2/1/12	\$114,000	NON-REPRESENTATIVE SALE
001	214370	0100	8/16/12	\$310,000	DIAGNOSTIC OUTLIER
001	214370	0675	6/14/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	214370	0677	8/23/11	\$269,000	NON-REPRESENTATIVE SALE
001	214370	0935	3/12/12	\$165,000	DIAGNOSTIC OUTLIER
001	214370	0961	1/5/11	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	214370	0971	3/2/10	\$285,000	NON-REPRESENTATIVE SALE
001	214370	0986	10/16/12	\$349,000	DIAGNOSTIC OUTLIER
001	214370	1020	3/26/10	\$319,900	NON-REPRESENTATIVE SALE
001	214370	1210	10/9/12	\$67,000	DOR RATIO
001	214480	0100	1/9/12	\$109,950	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	214480	0546	1/20/10	\$78,000	NON-REPRESENTATIVE SALE
001	214480	0547	7/2/12	\$125,000	NON-REPRESENTATIVE SALE
001	214480	0548	9/28/12	\$110,000	DIAGNOSTIC OUTLIER
001	214480	0760	8/13/10	\$189,000	PREVIMP<=25K
001	214650	0120	5/13/11	\$253,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	214650	0240	10/19/11	\$305,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	217140	0010	10/30/12	\$175,000	PREVIMP<=25K
001	217140	0121	9/2/11	\$142,500	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	217140	0140	11/6/11	\$135,321	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	217200	0870	6/20/12	\$90,000	NON-REPRESENTATIVE SALE
001	217200	0887	11/29/11	\$92,000	IMP CHARS DON'T MATCH SALES CHARS
001	217200	0905	4/9/10	\$149,350	NON-REPRESENTATIVE SALE
001	217200	0923	2/1/10	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	298880	0020	7/16/10	\$168,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	298880	0105	6/7/11	\$78,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	298880	0181	1/9/12	\$150,000	NON-REPRESENTATIVE SALE
001	315160	0045	12/27/12	\$94,776	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	396930	0140	4/14/10	\$139,000	NO MARKET EXPOSURE
001	427990	0180	12/31/12	\$254,000	IMP CHARS DON'T MATCH SALES CHARS
001	427990	0180	8/1/12	\$129,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	427990	0180	7/31/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	536520	0040	8/31/12	\$185,000	ACTIVE PERMIT BEFORE SALE>25K
001	536520	0040	4/2/12	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	600240	0070	9/3/12	\$102,000	DIAGNOSTIC OUTLIER
001	677800	0100	10/25/11	\$134,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	758020	0450	11/7/11	\$181,547	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	758020	0460	6/11/11	\$193,586	NO MARKET EXPOSURE; FORCED SALE
001	768960	0210	10/11/11	\$114,000	NON-REPRESENTATIVE SALE
001	768960	0405	8/16/12	\$169,696	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	768960	0425	6/13/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	768960	0425	12/6/11	\$160,000	NO MARKET EXPOSURE; FORCED SALE
001	768960	0435	3/8/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	768960	0445	4/30/12	\$115,000	DIAGNOSTIC OUTLIER
001	768960	0450	8/18/10	\$156,200	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	768960	0470	7/23/12	\$79,900	NON-REPRESENTATIVE SALE
001	768960	0500	11/29/11	\$68,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	768960	0515	9/5/12	\$193,623	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	768960	0625	12/7/10	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	768960	0695	4/12/11	\$117,000	DOR RATIO;IMP COUNT;IMP. CHARS CHANGED SINCE SALE
001	768960	0695	10/26/11	\$215,000	IMP COUNT
001	768960	0790	2/23/12	\$134,000	NON-REPRESENTATIVE SALE
001	768960	0800	7/5/12	\$100,000	NON-REPRESENTATIVE SALE
001	768960	0845	6/21/12	\$102,500	NON-REPRESENTATIVE SALE
001	768960	0855	10/19/10	\$149,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	768960	0895	11/9/11	\$100,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	768960	0895	1/20/12	\$117,000	NON-REPRESENTATIVE SALE
001	780610	0090	7/25/12	\$5,000	DOR RATIO;SEGREGATION AND/OR MERGER
001	781280	1315	8/30/12	\$118,800	DIAGNOSTIC OUTLIER
001	781280	1410	11/28/11	\$150,125	NON-REPRESENTATIVE SALE
001	781280	1535	2/26/10	\$120,000	NON-REPRESENTATIVE SALE
001	781280	1610	6/10/10	\$222,000	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	781280	1610	1/4/10	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	781280	1700	11/18/11	\$101,000	NON-REPRESENTATIVE SALE
001	781280	1810	12/13/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	781320	0040	8/31/11	\$97,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	781320	0140	12/10/10	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	781320	0145	9/20/11	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	787840	0130	3/8/11	\$130,000	DOR RATIO;NO MARKET EXPOSURE
001	788720	0095	8/12/11	\$78,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	801360	0045	8/20/12	\$365,000	DIAGNOSTIC OUTLIER
002	115910	0140	11/16/12	\$535,000	%COMPLETE
002	118000	0275	5/19/11	\$255,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
002	118000	0887	3/8/12	\$250,000	BUILDER OR DEVELOPER SALES
002	118000	1385	6/17/10	\$165,000	LACK OF REPRESENTATION
002	118000	2415	6/3/11	\$93,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	118000	2615	10/14/11	\$164,900	NON-REPRESENTATIVE SALE
002	118000	2745	10/24/10	\$90,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	3050	7/28/11	\$161,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	118000	3455	12/10/10	\$210,000	NON-REPRESENTATIVE SALE
002	118000	4660	9/8/10	\$139,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	118000	4660	9/27/11	\$119,977	NON-REPRESENTATIVE SALE
002	118000	5325	7/17/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	118000	5370	11/29/11	\$123,200	NON-REPRESENTATIVE SALE
002	118000	6030	11/9/11	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	118000	8270	5/24/10	\$235,000	NO MARKET EXPOSURE;
002	122304	9023	12/28/11	\$56,100	DOR RATIO;NO MARKET EXPOSURE
002	122304	9045	10/13/11	\$144,900	NON-REPRESENTATIVE SALE
002	122304	9095	9/12/10	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	122304	9102	8/8/12	\$90,000	DOR RATIO;GOVERNMENT AGENCY
002	122304	9122	1/25/10	\$116,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	122304	9134	5/5/11	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	122304	9159	8/8/12	\$70,000	NON-REPRESENTATIVE SALE
002	122304	9164	10/22/10	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	167840	0095	1/18/11	\$505,000	LACK OF REPRESENTATION
002	174280	0390	10/12/11	\$200,000	NO MARKET EXPOSURE
002	174280	0490	8/23/10	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	182305	9248	7/12/11	\$348,500	RELOCATION - SALE TO SERVICE
002	182305	9248	7/12/11	\$348,500	RELOCATION - SALE TO SERVICE
002	204540	0190	12/5/12	\$325,000	IMP COUNT
002	214480	0011	5/16/12	\$40,000	DOR RATIO;EXEMPT FROM EXCISE TAX;
002	214480	0070	12/15/10	\$225,000	NON-REPRESENTATIVE SALE
002	214480	0075	5/18/10	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	214480	0255	2/6/12	\$149,900	DOR RATIO;GOVERNMENT AGENCY
002	214480	0280	5/26/11	\$2,500	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	214480	0765	12/21/11	\$255,000	REAL MH;PREVIMP<=25K;NO MARKET EXP
002	214480	0765	10/1/11	\$250,000	REAL MH;PREVIMP<=25K;NO MARKET EXP.
002	214480	0875	12/28/12	\$150,000	NON-REPRESENTATIVE SALE
002	214480	0881	2/9/12	\$87,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	381000	0025	2/10/12	\$160,000	IMP CHARS DON'T MATCH SALES CHARS
002	381000	0135	4/25/12	\$244,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	381000	0135	12/12/11	\$221,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	381000	0136	5/21/12	\$169,199	DIAGNOSTIC OUTLIER
002	381000	0136	6/28/12	\$84,600	DOR RATIO;QUIT CLAIM DEED
002	381000	0136	12/27/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	381000	0136	12/20/11	\$250,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	381000	0136	11/23/11	\$250,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	381000	0350	1/7/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	381000	0469	7/10/12	\$234,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	405820	0100	7/26/11	\$180,000	NO MARKET EXPOSURE
002	405820	0405	12/15/10	\$195,000	NO MARKET EXPOSURE
002	405820	0640	6/25/10	\$470,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
002	405820	1080	11/17/11	\$173,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	405820	1130	11/9/10	\$152,647	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
002	405820	1145	4/1/11	\$125,501	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	0040	10/27/11	\$496,383	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	405880	0300	12/18/12	\$437,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	405880	0400	11/11/10	\$130,645	QUIT CLAIM DEED; STATEMENT TO DOR
002	405880	0640	2/26/12	\$260,000	DIAGNOSTIC OUTLIER
002	405880	1150	2/7/12	\$119,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
002	405880	1185	4/12/10	\$147,250	NON-REPRESENTATIVE SALE; SHORT SALE
002	405880	1435	12/18/12	\$234,767	NON-REPRESENTATIVE SALE
002	405880	1910	5/27/10	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405880	2055	12/5/11	\$159,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	405880	2125	1/10/12	\$620,000	LACK OF REPRESENTATION
002	405880	2190	10/16/12	\$161,000	DIAGNOSTIC OUTLIER
002	405880	2275	1/10/12	\$179,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	405880	2275	3/30/12	\$92,000	NON-REPRESENTATIVE SALE
002	413680	0180	3/10/11	\$104,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	420240	0239	5/2/12	\$180,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	420240	0275	8/28/12	\$199,226	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	420240	1240	7/5/11	\$50,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
002	420440	0005	2/11/11	\$150,000	NON-REPRESENTATIVE SALE
002	420440	0097	3/1/12	\$195,050	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	420440	0180	6/30/11	\$369,950	NON-REPRESENTATIVE SALE
002	420440	0185	7/31/12	\$571,541	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	420440	0185	12/19/12	\$495,000	NON-REPRESENTATIVE SALE
002	420440	0311	11/2/12	\$320,000	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	420440	0339	5/6/10	\$130,000	NO MARKET EXPOSURE; STATEMENT TO DOR
002	570800	0040	2/18/11	\$121,250	NO MARKET EXPOSURE
002	758020	0215	11/16/11	\$94,000	OBSOLESCENCE
002	758020	0365	12/20/10	\$150,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
002	758020	0395	1/5/12	\$95,000	NON-REPRESENTATIVE SALE
002	758020	0425	7/21/11	\$126,000	NON-REPRESENTATIVE SALE
002	765700	0005	8/8/12	\$522,254	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	765700	0090	2/27/12	\$116,000	NON-REPRESENTATIVE SALE
002	765700	0105	5/25/12	\$110,000	DIAGNOSTIC OUTLIER
002	765700	0220	8/28/12	\$91,000	DIAGNOSTIC OUTLIER
002	765700	0225	2/23/10	\$145,000	NO MARKET EXPOSURE
002	765700	0235	12/27/12	\$152,800	NON-REPRESENTATIVE SALE
002	765700	0240	10/15/11	\$102,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
002	765700	0290	3/3/11	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	765700	0530	8/16/12	\$140,000	IMP CHARS DON'T MATCH SALES CHARS
002	765700	0530	4/11/12	\$87,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	765700	0545	10/25/11	\$125,000	NON-REPRESENTATIVE SALE
002	765700	0590	2/5/10	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	765700	0610	3/24/11	\$152,240	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	765760	0030	5/25/11	\$110,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
002	765760	0100	11/28/11	\$85,000	NON-REPRESENTATIVE SALE
002	781280	0055	9/24/12	\$250,000	ACTIVE PERMIT BEFORE SALE>25K
002	781280	0055	1/13/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	781280	0140	5/6/10	\$133,583	QUIT CLAIM DEED; STATEMENT TO DOR
002	781280	0230	5/21/12	\$90,500	DIAGNOSTIC OUTLIER
002	781280	0385	10/27/11	\$150,000	NO MARKET EXPOSURE
002	781280	0390	11/7/11	\$125,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	781280	0465	8/8/12	\$90,000	DIAGNOSTIC OUTLIER
002	781280	0520	7/16/12	\$116,987	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	781280	0585	8/28/12	\$105,000	DIAGNOSTIC OUTLIER
002	781280	0681	7/12/12	\$107,000	DIAGNOSTIC OUTLIER
002	781280	0691	3/14/12	\$249,107	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	781280	0691	4/24/12	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	781280	1030	10/11/11	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE
002	781280	1090	1/24/11	\$75,000	NO MARKET EXPOSURE
002	781280	1175	8/2/12	\$239,218	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	781280	1185	4/11/12	\$298,057	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	781280	1190	11/20/12	\$107,500	NON-REPRESENTATIVE SALE
002	928280	0235	5/7/12	\$205,000	DIAGNOSTIC OUTLIER
002	928280	0295	1/27/11	\$188,888	NON-REPRESENTATIVE SALE
002	928280	0535	7/24/12	\$200,000	DIAGNOSTIC OUTLIER
002	928280	0878	8/28/12	\$405,000	BUILDER OR DEVELOPER SALES
002	928280	1155	10/12/12	\$139,650	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	928280	1545	8/29/12	\$212,709	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	928280	1730	7/3/12	\$310,000	DIAGNOSTIC OUTLIER
002	928280	1990	10/31/11	\$150,000	DOR RATIO
002	956480	0104	8/4/10	\$369,900	PREVLAND<=25K
003	000720	0122	12/5/12	\$120,000	DIAGNOSTIC OUTLIER
003	135230	0330	5/24/10	\$190,000	NON-REPRESENTATIVE SALE
003	135230	0340	5/25/11	\$155,000	NON-REPRESENTATIVE SALE
003	135230	0520	6/25/12	\$105,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	135230	0520	12/28/12	\$230,000	IMP CHARS DON'T MATCH SALES CHARS
003	135230	0535	6/8/11	\$197,000	NON-REPRESENTATIVE SALE
003	135230	1000	10/16/12	\$180,000	IMP COUNT
003	135230	1025	6/4/12	\$150,000	DIAGNOSTIC OUTLIER
003	135230	1040	5/25/11	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	296390	0070	7/8/11	\$125,000	IMP COUNT;NON-REPRESENTATIVE SALE
003	296390	0125	4/6/12	\$93,000	PREVIMP<=25K
003	334040	4915	2/7/11	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	380600	0005	5/30/12	\$80,000	NON-REPRESENTATIVE SALE
003	380600	0010	2/17/11	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722400	0370	8/26/11	\$60,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	722400	0535	11/2/12	\$135,000	DIAGNOSTIC OUTLIER
003	722400	0610	3/5/12	\$99,900	NON-REPRESENTATIVE SALE
003	722450	0260	8/18/11	\$115,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722500	0080	6/24/11	\$215,000	IMP COUNT
003	722500	0090	4/30/12	\$161,046	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
003	722500	0185	7/19/11	\$108,000	NON-REPRESENTATIVE SALE
003	722500	0300	5/17/10	\$227,200	NO MARKET EXPOSURE
003	722550	0095	3/22/12	\$101,900	DIAGNOSTIC OUTLIER
003	722550	0225	6/16/11	\$136,300	NON-REPRESENTATIVE SALE
003	722550	0325	12/29/10	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722550	0390	11/27/12	\$250,000	IMP COUNT
003	722550	0465	3/19/11	\$12,711	DOR RATIO;QUIT CLAIM DEED
003	722550	0480	7/12/11	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	723150	1585	7/16/10	\$173,000	DIAGNOSTIC OUTLIER
003	723150	2500	5/11/10	\$212,225	NO MARKET EXPOSURE
003	723150	2505	8/3/12	\$90,002	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
003	756460	0182	9/20/11	\$134,950	NO MARKET EXPOSURE
003	783930	0060	3/29/11	\$119,950	NON-REPRESENTATIVE SALE
003	783930	0165	8/25/11	\$108,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	784130	0265	5/24/12	\$89,700	NON-REPRESENTATIVE SALE
003	784130	0345	3/22/12	\$92,000	IMP CHARS DON'T MATCH SALES CHARS
003	784130	0515	4/16/12	\$160,650	DIAGNOSTIC OUTLIER
003	784130	0540	12/13/11	\$151,636	NO MARKET EXPOSURE; GOVERNMENT AGENCY

Vacant Sales Used in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	182305	9292	3/25/2011	80,000	5,297	N	N
001	781280	1950	6/23/2011	25,000	4,860	N	N
002	118000	2550	5/19/2010	145,000	6,000	N	N
002	405820	0625	5/15/2012	125,000	6,600	Y	N
002	420440	0207	7/11/2012	55,000	6,407	N	N
002	420440	0336	10/21/2011	72,940	10,645	Y	N
003	135230	1026	9/4/2012	50,000	4,400	N	N
003	296390	0115	4/4/2012	70,000	5,960	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	018500	0115	1/6/2010	56,452	TEAR DOWN; FORCED SALE;
001	018500	0115	4/21/2012	33,000	NON REP; FINANCIAL INSTITUTION RESALE;
001	142304	9049	5/11/2012	310,000	MULTI-PARCEL SALE;
001	156880	0010	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0020	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0030	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0040	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0050	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0060	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0070	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0080	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0090	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0100	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0110	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0120	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0130	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0140	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0150	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0160	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0170	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0180	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0190	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0200	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0210	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0220	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	156880	0230	8/18/2011	500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	182305	9293	6/4/2012	50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	373770	0010	1/27/2012	75,000	IMP. CHARS CHANGED SINCE SALE
001	427990	0150	3/9/2011	210,000	MULTI-PARCEL SALE;
001	739040	0046	8/22/2011	310,000	MULTI-PARCEL SALE
001	739040	0062	4/30/2010	339,500	MULTI-PARCEL SALE;
001	739040	0063	5/2/2012	273,500	MULTI-PARCEL SALE;
001	739040	0128	4/30/2010	339,500	MULTI-PARCEL SALE;
002	118000	1030	1/13/2011	199,950	MULTI-PARCEL SALE;
002	122304	9094	8/30/2012	260,000	MULTI-PARCEL SALE;
002	122304	9192	8/30/2012	260,000	MULTI-PARCEL SALE;
002	182305	9005	11/9/2010	55,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
002	204540	0035	9/22/2011	299,000	MULTI-PARCEL SALE; STATEMENT TO DOR
002	214480	0765	12/21/2011	255,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
002	214480	0765	10/1/2011	250,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;

Vacant Sales Removed in this Annual Update Analysis
Area 25
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	214480	0774	12/21/2011	56,000	QUIT CLAIM DEED;
002	214480	0774	11/15/2011	55,000	QUIT CLAIM DEED;
002	405820	1240	9/29/2011	158,000	MULTI-PARCEL SALE; STATEMENT TO DOR
002	405940	0730	12/20/2010	150,500	MULTI-PARCEL SALE; SHORT SALE;
002	413680	0091	6/27/2011	275,000	MULTI-PARCEL SALE;
002	420240	1105	9/14/2010	155,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
002	420240	1240	7/5/2011	50,000	NO MARKET EXPOSURE;
002	420440	0322	3/8/2010	30,000	QUIT CLAIM DEED;
002	928280	0855	4/22/2011	160,000	MULTI-PARCEL SALE;
002	928280	0856	4/22/2011	160,000	MULTI-PARCEL SALE;
002	928280	0857	4/22/2011	160,000	MULTI-PARCEL SALE;
002	928280	0858	4/22/2011	160,000	MULTI-PARCEL SALE;
003	722550	0325	12/29/2010	113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	756460	0275	7/12/2012	165,352	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR