

**Residential Revalue**

**2013 Assessment Roll**

# **West Hill Auburn**

**Area 27**

**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](mailto: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:

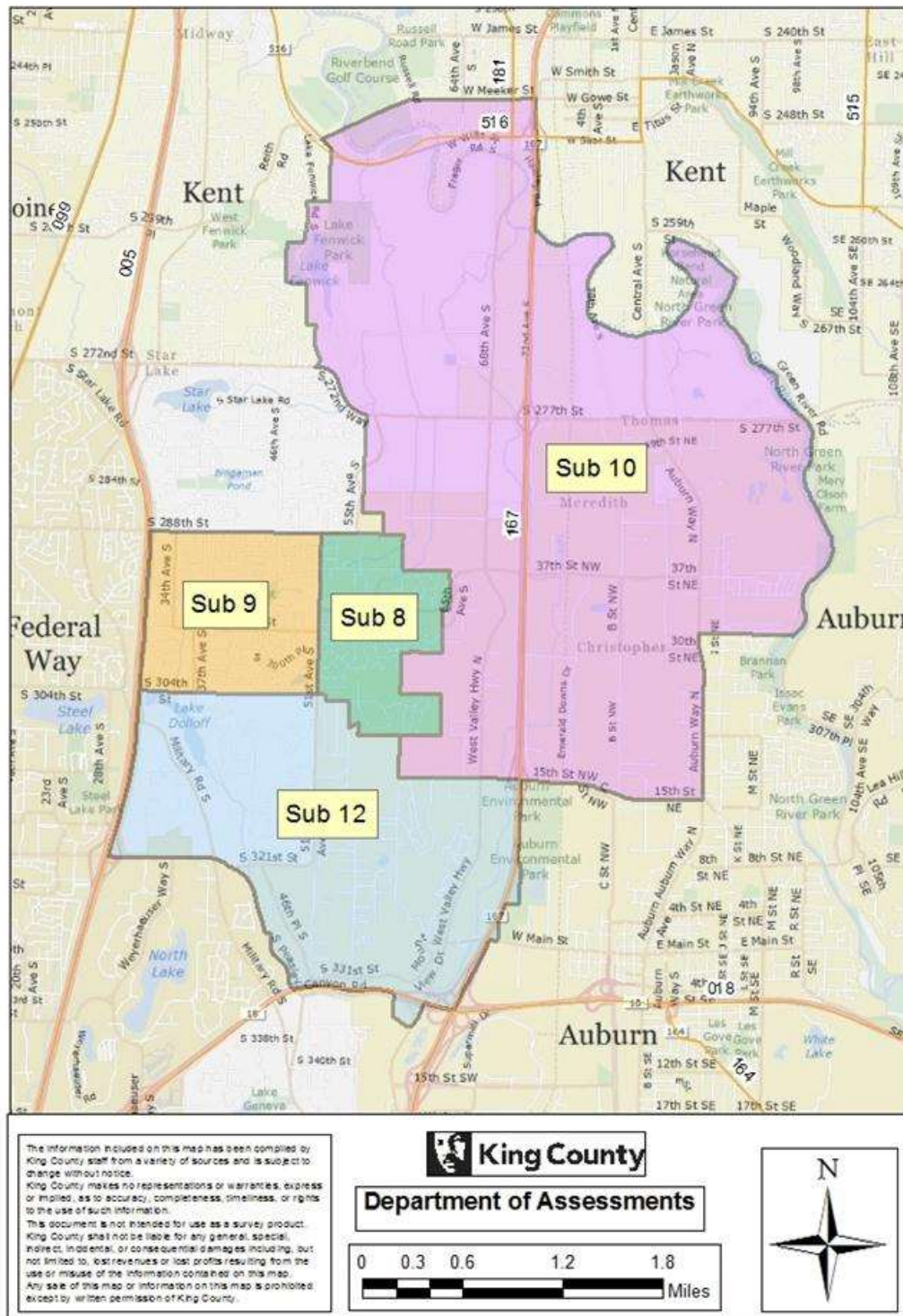
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

## Area 27 West Hill Auburn



# West Hill Auburn's Housing



Grade 5/ Year Built 1948/ Total Living Area 880



Grade 6/ Year Built 1922/Total Living Area 1410



Grade 7/ Year Built 1984/ Total Living Area 1540



Grade 8/ Year Built 1990/Total Living Area 2180



Grade 9/ Year Built 2010/ Total Living Area 2896



Grade 10/ Year Built 2001/Total Living Area 3270

## ***Glossary for Improved Sales***

### ***Condition: Relative to Age and Grade***

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| 1= Poor      | Many repairs needed. Showing serious deterioration                                                              |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.                                                     |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.                                             |

### ***Residential Building Grades***

|              |                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.                                                                                 |
| Grade 4      | Generally older low quality construction. Does not meet code.                                                                                                    |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.                                                                                                  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.                                                                            |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.                                                                         |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.                                              |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.                                                                                |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.                                                 |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

## Summary

### Characteristics-Based Market Adjustment for 2013 Assessment Roll

**Area Name / Number:** West Hill Auburn/Area 27

**Number of Improved Sales:** 454

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

| Sales – Average Improved Valuation Change Summary |          |           |           |             |       |       |
|---------------------------------------------------|----------|-----------|-----------|-------------|-------|-------|
|                                                   | Land     | Imps      | Total     | Sale Price* | Ratio | COD   |
| <b>2012 Value</b>                                 | \$77,700 | \$129,600 | \$207,300 |             |       |       |
| <b>2013 Value</b>                                 | \$77,700 | \$133,600 | \$211,300 | \$231,100   | 91.7% | 7.00% |
| <b>Change</b>                                     | +\$0     | +\$4,000  | +\$4,000  |             |       |       |
| <b>% Change</b>                                   | +0.0%    | +3.1%     | +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. The 2013 COD of 7.00% is an improvement from the previous COD of 7.16%. 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     |
| <b>2012 Value</b>                     | \$78,400 | \$122,300 | \$200,700 |
| <b>2013 Value</b>                     | \$78,400 | \$125,600 | \$204,000 |
| <b>Percent Change</b>                 | +0.0%    | +2.7%     | +1.6%     |

Number of one to three unit residences in the population: 4,886

**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 one plat-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, one newer plat (Major 414091) had lower average ratios (Assessed Value/Sale Price) compared to the rest of the population requiring more of an upward adjustment. The formula adjusts for these differences, thus improving equalization.

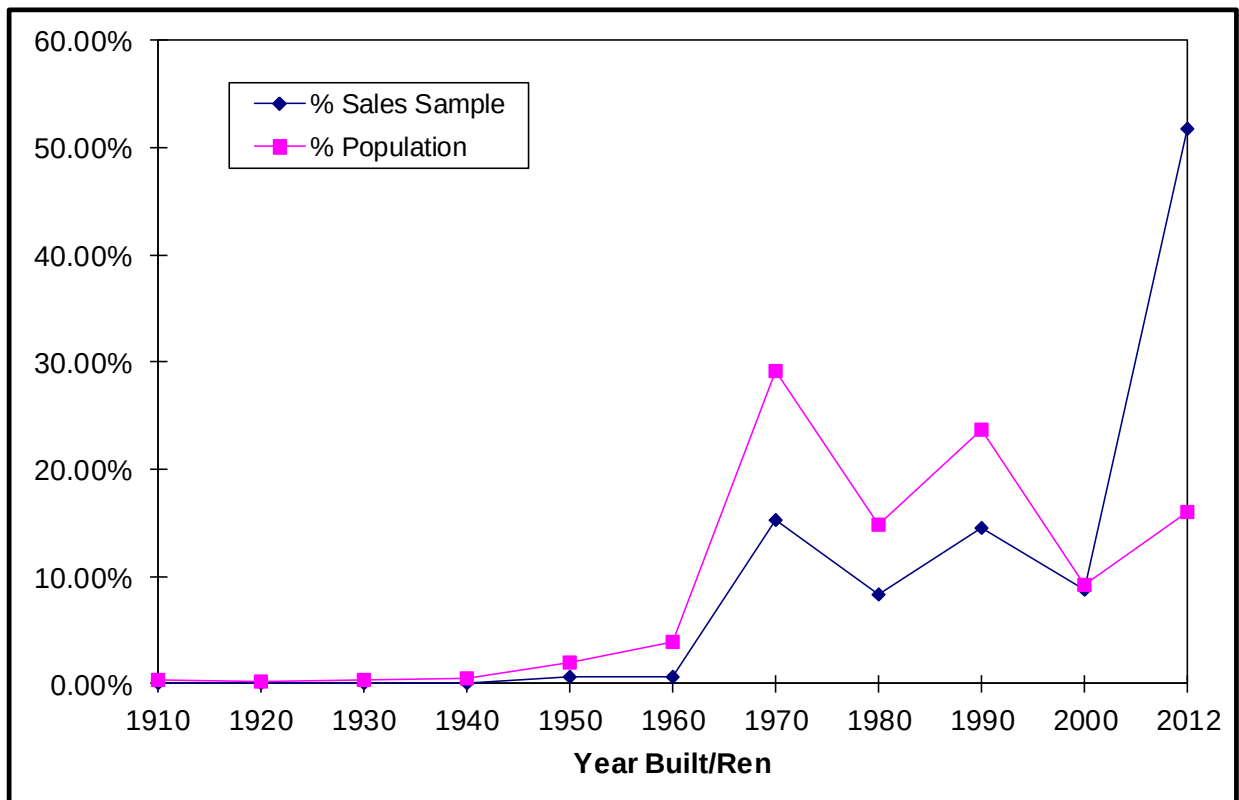
We recommend posting these values for the 2013 Assessment Roll.



### ***Sales Sample Representation of Population - Year Built / Renovated***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 0         | 0.00%          |
| 1920                | 0         | 0.00%          |
| 1930                | 0         | 0.00%          |
| 1940                | 0         | 0.00%          |
| 1950                | 3         | 0.66%          |
| 1960                | 3         | 0.66%          |
| 1970                | 69        | 15.20%         |
| 1980                | 38        | 8.37%          |
| 1990                | 66        | 14.54%         |
| 2000                | 40        | 8.81%          |
| 2012                | 235       | 51.76%         |
|                     | 454       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 15        | 0.31%        |
| 1920              | 10        | 0.20%        |
| 1930              | 18        | 0.37%        |
| 1940              | 21        | 0.43%        |
| 1950              | 96        | 1.96%        |
| 1960              | 192       | 3.93%        |
| 1970              | 1,425     | 29.16%       |
| 1980              | 724       | 14.82%       |
| 1990              | 1,154     | 23.62%       |
| 2000              | 450       | 9.21%        |
| 2012              | 781       | 15.98%       |
|                   | 4,886     |              |



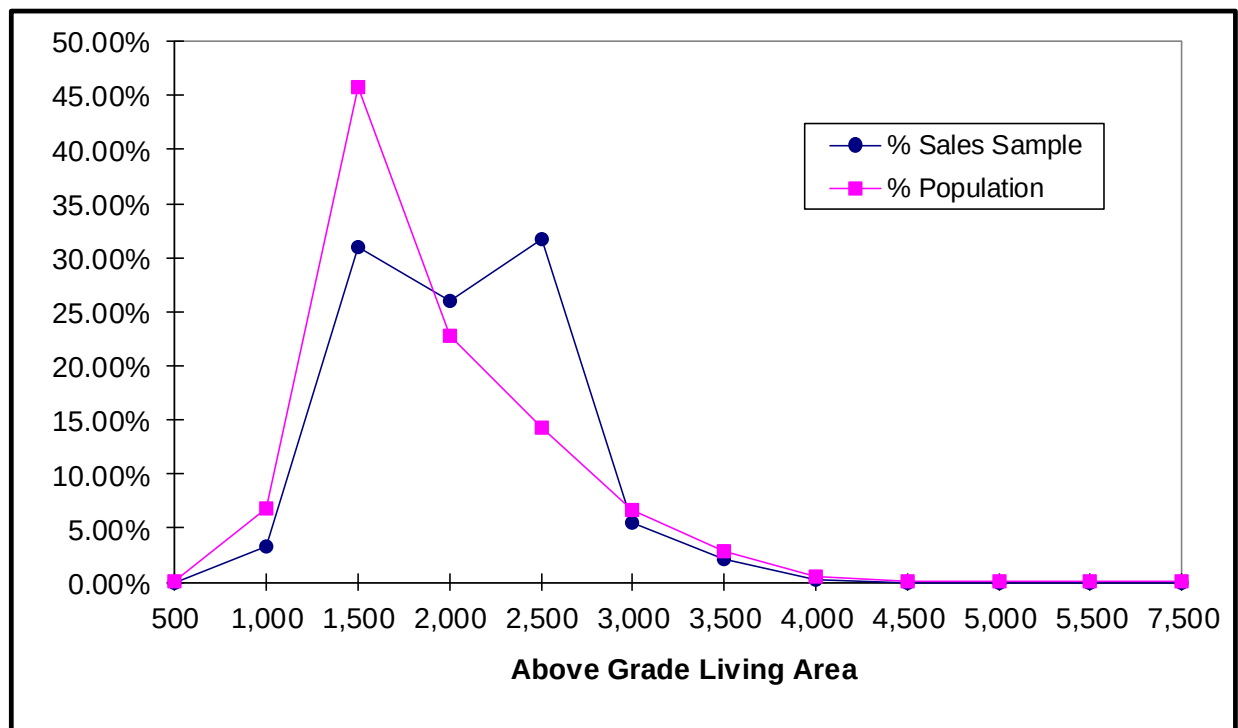
Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



### ***Sales Sample Representation of Population - Above Grade Living Area***

| AGLA  | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500   | 0         | 0.00%          |
| 1,000 | 15        | 3.30%          |
| 1,500 | 141       | 31.06%         |
| 2,000 | 118       | 25.99%         |
| 2,500 | 144       | 31.72%         |
| 3,000 | 25        | 5.51%          |
| 3,500 | 10        | 2.20%          |
| 4,000 | 1         | 0.22%          |
| 4,500 | 0         | 0.00%          |
| 5,000 | 0         | 0.00%          |
| 5,500 | 0         | 0.00%          |
| 7,500 | 0         | 0.00%          |
|       | 454       |                |

| AGLA  | Frequency | % Population |
|-------|-----------|--------------|
| 500   | 2         | 0.04%        |
| 1,000 | 332       | 6.79%        |
| 1,500 | 2,237     | 45.78%       |
| 2,000 | 1,114     | 22.80%       |
| 2,500 | 696       | 14.24%       |
| 3,000 | 326       | 6.67%        |
| 3,500 | 139       | 2.84%        |
| 4,000 | 28        | 0.57%        |
| 4,500 | 4         | 0.08%        |
| 5,000 | 5         | 0.10%        |
| 5,500 | 1         | 0.02%        |
| 7,500 | 2         | 0.04%        |
|       | 4,886     |              |

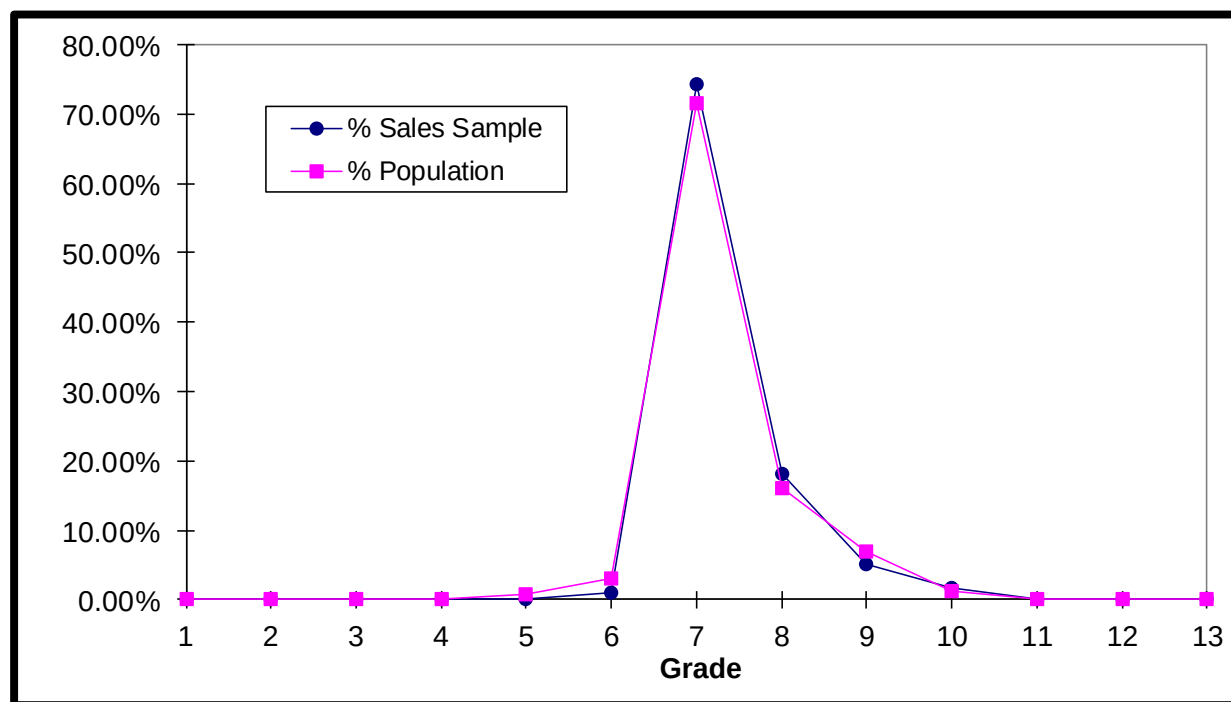


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Grade               | Frequency | % Sales Sample |
| 1                   | 0         | 0.00%          |
| 2                   | 0         | 0.00%          |
| 3                   | 0         | 0.00%          |
| 4                   | 0         | 0.00%          |
| 5                   | 0         | 0.00%          |
| 6                   | 4         | 0.88%          |
| 7                   | 337       | 74.23%         |
| 8                   | 82        | 18.06%         |
| 9                   | 23        | 5.07%          |
| 10                  | 8         | 1.76%          |
| 11                  | 0         | 0.00%          |
| 12                  | 0         | 0.00%          |
| 13                  | 0         | 0.00%          |
| 454                 |           |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Grade             | Frequency | % Population |
| 1                 | 0         | 0.00%        |
| 2                 | 0         | 0.00%        |
| 3                 | 0         | 0.00%        |
| 4                 | 8         | 0.16%        |
| 5                 | 41        | 0.84%        |
| 6                 | 154       | 3.15%        |
| 7                 | 3,493     | 71.49%       |
| 8                 | 785       | 16.07%       |
| 9                 | 338       | 6.92%        |
| 10                | 60        | 1.23%        |
| 11                | 5         | 0.10%        |
| 12                | 1         | 0.02%        |
| 13                | 1         | 0.02%        |
| 4,886             |           |              |



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***

There were no usable land sales within this area, therefore land received no change in assessed value for the 2013 assessment year.

## ***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 one plat-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, one newer plat (Major 414091) had lower average ratios (Assessed Value/Sale Price) compared to the rest of the population requiring more of an upward adjustment. The formula adjusts for these differences, thus improving equalization. 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 454 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 only five 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 91.7%. 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 +1.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Area 27 Adjustments

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

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

### Standard Area Adjustment

1.85%

**Major 414091**

**(LakePoint)**

**Yes**

% Adjustment

9.94%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Major 414091 would *approximately* receive a +9.94% upward adjustment. 22 parcels in the improved population would receive this adjustment. There were 17 sales.

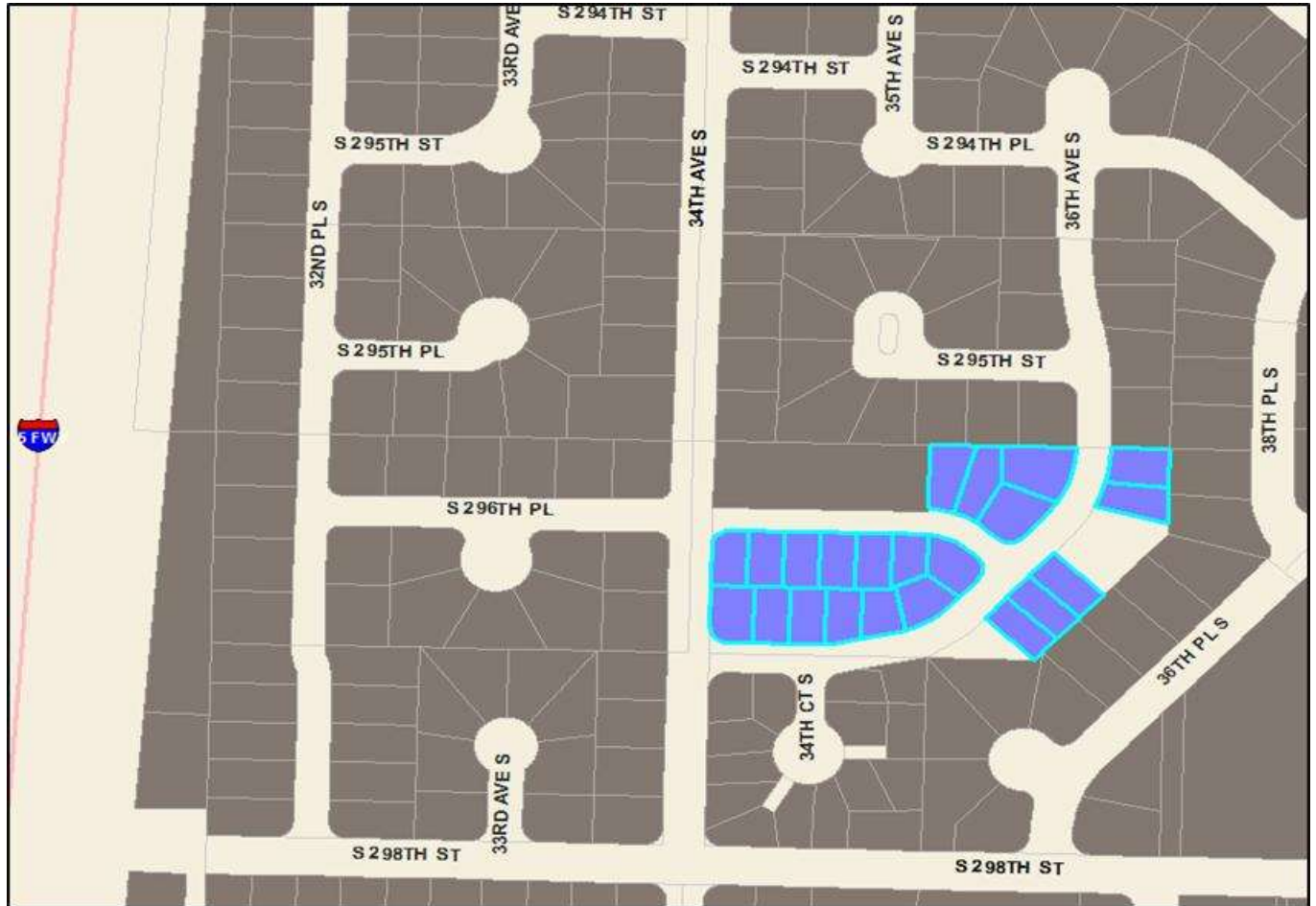
There were no properties that would receive a multiple variable adjustment.

Generally, parcels located in Major 414091 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

99.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

## Area 27 Summary of Neighborhood Plat Variables

| Plat Number | Plat Name | # Sales | # Pop | % of Pop | QSTR      | Sub | Range of Building Grades | Range of Year Built | Nearest Major Roadway     |
|-------------|-----------|---------|-------|----------|-----------|-----|--------------------------|---------------------|---------------------------|
| 414091      | LakePoint | 17      | 22    | 77%      | SW-3-21-4 | 9   | 7                        | 2011 thru 2012      | S 298th St and 34th Ave S |



### **Area 27 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, 2010 would be adjusted by the time trend factor of .900, resulting in an adjusted value of \$472,500 ( $\$525,000 \times .900 = \$472,500$ ) – rounded to the nearest \$1,000.*

| <b>Market Adjustment to 1/1/2013</b> |                     |                    |
|--------------------------------------|---------------------|--------------------|
| Sale Date                            | Adjustment (Factor) | Equivalent Percent |
| 1/1/2010                             | 0.846               | -15.4%             |
| 2/1/2010                             | 0.855               | -14.5%             |
| 3/1/2010                             | 0.862               | -13.8%             |
| 4/1/2010                             | 0.870               | -13.0%             |
| 5/1/2010                             | 0.878               | -12.2%             |
| 6/1/2010                             | 0.885               | -11.5%             |
| 7/1/2010                             | 0.893               | -10.7%             |
| 8/1/2010                             | 0.900               | -10.0%             |
| 9/1/2010                             | 0.907               | -9.3%              |
| 10/1/2010                            | 0.913               | -8.7%              |
| 11/1/2010                            | 0.920               | -8.0%              |
| 12/1/2010                            | 0.926               | -7.4%              |
| 1/1/2011                             | 0.931               | -6.9%              |
| 2/1/2011                             | 0.937               | -6.3%              |
| 3/1/2011                             | 0.942               | -5.8%              |
| 4/1/2011                             | 0.947               | -5.3%              |
| 5/1/2011                             | 0.952               | -4.8%              |
| 6/1/2011                             | 0.957               | -4.3%              |
| 7/1/2011                             | 0.961               | -3.9%              |
| 8/1/2011                             | 0.965               | -3.5%              |
| 9/1/2011                             | 0.969               | -3.1%              |
| 10/1/2011                            | 0.973               | -2.7%              |
| 11/1/2011                            | 0.977               | -2.3%              |
| 12/1/2011                            | 0.980               | -2.0%              |
| 1/1/2012                             | 0.983               | -1.7%              |
| 2/1/2012                             | 0.986               | -1.4%              |
| 3/1/2012                             | 0.988               | -1.2%              |
| 4/1/2012                             | 0.990               | -1.0%              |
| 5/1/2012                             | 0.992               | -0.8%              |
| 6/1/2012                             | 0.994               | -0.6%              |
| 7/1/2012                             | 0.996               | -0.4%              |
| 8/1/2012                             | 0.997               | -0.3%              |
| 9/1/2012                             | 0.998               | -0.2%              |
| 10/1/2012                            | 0.999               | -0.1%              |
| 11/1/2012                            | 1.000               | 0.0%               |
| 12/1/2012                            | 1.000               | 0.0%               |
| 1/1/2013                             | 1.000               | 0.0%               |



**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------|
| 009      | 131220 | 0030  | 2/7/12    | \$150,000  | \$148,000      | 1,520              | 6         | 1949            | Avg   | 9,994    | N    | N           | 4218 S 288TH PL  |
| 009      | 131030 | 0020  | 1/20/11   | \$179,000  | \$167,000      | 770                | 7         | 1970            | Good  | 7,200    | N    | N           | 3386 S 290TH ST  |
| 009      | 131100 | 0020  | 3/2/10    | \$214,000  | \$185,000      | 860                | 7         | 1962            | Avg   | 11,100   | N    | N           | 28805 38TH AVE S |
| 009      | 131100 | 0180  | 4/25/12   | \$189,500  | \$188,000      | 860                | 7         | 1962            | Good  | 7,700    | N    | N           | 3719 S 291ST ST  |
| 009      | 131110 | 0170  | 4/29/10   | \$213,000  | \$187,000      | 860                | 7         | 1962            | Good  | 8,000    | N    | N           | 3618 S 293RD PL  |
| 009      | 293500 | 0260  | 9/25/12   | \$183,000  | \$183,000      | 900                | 7         | 1970            | Good  | 6,300    | N    | N           | 4303 S 296TH PL  |
| 009      | 789550 | 0600  | 4/27/11   | \$179,999  | \$171,000      | 900                | 7         | 1970            | Avg   | 8,184    | N    | N           | 29812 43RD PL S  |
| 009      | 769650 | 0280  | 12/22/12  | \$150,920  | \$151,000      | 910                | 7         | 1971            | Good  | 7,194    | N    | N           | 29806 47TH PL S  |
| 009      | 769663 | 0430  | 2/17/11   | \$164,000  | \$154,000      | 920                | 7         | 1976            | Avg   | 7,524    | N    | N           | 4225 S 300TH PL  |
| 009      | 131291 | 0270  | 3/2/10    | \$216,000  | \$186,000      | 950                | 7         | 1983            | Avg   | 7,524    | N    | N           | 4025 S 302ND PL  |
| 009      | 131110 | 0080  | 3/22/11   | \$163,000  | \$154,000      | 970                | 7         | 1962            | Avg   | 7,480    | N    | N           | 29329 35TH AVE S |
| 009      | 769650 | 0050  | 11/23/10  | \$145,000  | \$134,000      | 970                | 7         | 1968            | Avg   | 7,200    | N    | N           | 29833 45TH PL S  |
| 009      | 769663 | 0120  | 9/6/11    | \$190,000  | \$184,000      | 970                | 7         | 1976            | Avg   | 7,850    | N    | N           | 30012 42ND PL S  |
| 009      | 131270 | 0010  | 3/15/11   | \$228,000  | \$215,000      | 1,010              | 7         | 1963            | VGood | 7,200    | N    | N           | 29143 34TH AVE S |
| 009      | 337600 | 0180  | 4/8/10    | \$181,000  | \$158,000      | 1,010              | 7         | 1967            | Good  | 7,300    | N    | N           | 28901 44TH PL S  |
| 009      | 555690 | 0220  | 11/12/12  | \$150,000  | \$150,000      | 1,010              | 7         | 1968            | Avg   | 6,500    | N    | N           | 3515 S 292ND ST  |
| 009      | 769661 | 0020  | 6/19/12   | \$180,000  | \$179,000      | 1,030              | 7         | 1975            | Avg   | 8,686    | N    | N           | 5014 S 300TH PL  |
| 009      | 131100 | 0240  | 10/3/12   | \$217,000  | \$217,000      | 1,050              | 7         | 1962            | Avg   | 9,200    | N    | N           | 3656 S 292ND PL  |
| 009      | 131110 | 0040  | 12/28/10  | \$175,000  | \$163,000      | 1,050              | 7         | 1962            | Good  | 8,030    | N    | N           | 29312 34TH AVE S |
| 009      | 131140 | 0230  | 12/7/11   | \$195,000  | \$191,000      | 1,050              | 7         | 1964            | Good  | 7,350    | N    | N           | 29004 45TH AVE S |
| 009      | 131220 | 0020  | 10/1/12   | \$152,500  | \$152,000      | 1,050              | 7         | 1965            | Avg   | 8,740    | N    | N           | 4212 S 288TH PL  |
| 009      | 789560 | 0030  | 11/18/11  | \$170,000  | \$166,000      | 1,050              | 7         | 1970            | Avg   | 8,400    | N    | N           | 4317 S 300TH ST  |
| 009      | 131140 | 0310  | 5/5/11    | \$215,000  | \$205,000      | 1,060              | 7         | 1963            | Good  | 7,245    | N    | N           | 4244 S 290TH ST  |
| 009      | 293500 | 0240  | 8/13/10   | \$229,950  | \$208,000      | 1,060              | 7         | 1976            | Good  | 6,897    | N    | N           | 4217 S 296TH PL  |
| 009      | 769662 | 0090  | 2/16/12   | \$181,000  | \$179,000      | 1,060              | 7         | 1976            | Avg   | 9,134    | N    | N           | 30030 45TH CT S  |
| 009      | 769662 | 0130  | 1/23/12   | \$215,000  | \$212,000      | 1,060              | 7         | 1976            | Avg   | 8,500    | N    | N           | 30032 45TH AVE S |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 009      | 769662 | 0300  | 4/27/10   | \$205,000  | \$180,000      | 1,060              | 7         | 1976            | Avg  | 7,503    | N    | N           | 4601 S 300TH PL    |
| 009      | 387650 | 0290  | 4/4/12    | \$142,000  | \$141,000      | 1,070              | 7         | 1967            | Avg  | 6,164    | N    | N           | 3211 S 295TH ST    |
| 009      | 800110 | 0030  | 6/19/12   | \$185,000  | \$184,000      | 1,090              | 7         | 1996            | Avg  | 5,113    | N    | N           | 3354 S 300TH PL    |
| 009      | 815963 | 0010  | 5/4/11    | \$199,999  | \$191,000      | 1,090              | 7         | 1977            | Avg  | 13,120   | N    | N           | 29126 47TH AVE S   |
| 009      | 769663 | 0330  | 3/13/12   | \$155,500  | \$154,000      | 1,100              | 7         | 1976            | Avg  | 7,200    | N    | N           | 4236 S 303RD ST    |
| 009      | 545070 | 0100  | 4/13/10   | \$244,000  | \$213,000      | 1,140              | 7         | 1997            | Avg  | 5,010    | N    | N           | 29853 48TH AVE S   |
| 009      | 815962 | 0200  | 5/19/10   | \$247,500  | \$218,000      | 1,150              | 7         | 1977            | Avg  | 8,505    | N    | N           | 4908 S 294TH ST    |
| 009      | 131190 | 0010  | 9/19/12   | \$234,000  | \$234,000      | 1,160              | 7         | 1968            | Good | 8,050    | N    | N           | 29830 138TH AVE SE |
| 009      | 131190 | 0010  | 8/26/10   | \$218,500  | \$198,000      | 1,160              | 7         | 1968            | Good | 8,050    | N    | N           | 29830 138TH AVE SE |
| 009      | 131111 | 0200  | 12/6/10   | \$230,000  | \$213,000      | 1,170              | 7         | 1995            | Avg  | 6,399    | N    | N           | 3207 S 302ND PL    |
| 009      | 789550 | 0530  | 12/20/12  | \$128,000  | \$128,000      | 1,170              | 7         | 1970            | Avg  | 8,736    | N    | N           | 4306 S 299TH ST    |
| 009      | 131280 | 0060  | 6/21/12   | \$204,000  | \$203,000      | 1,180              | 7         | 1966            | Good | 7,200    | N    | N           | 3214 S 291ST ST    |
| 009      | 661850 | 0080  | 3/7/11    | \$197,000  | \$186,000      | 1,180              | 7         | 1991            | Avg  | 8,342    | N    | N           | 29711 48TH AVE S   |
| 009      | 293500 | 0190  | 7/27/10   | \$224,950  | \$202,000      | 1,190              | 7         | 1970            | Good | 7,200    | N    | N           | 4202 S 297TH PL    |
| 009      | 555680 | 0250  | 11/6/12   | \$140,000  | \$140,000      | 1,190              | 7         | 1967            | Avg  | 8,075    | N    | N           | 29002 40TH AVE S   |
| 009      | 387660 | 0090  | 6/15/10   | \$245,000  | \$218,000      | 1,200              | 7         | 1967            | Good | 8,752    | N    | N           | 3233 S 295TH PL    |
| 009      | 661850 | 0200  | 9/9/10    | \$203,000  | \$184,000      | 1,200              | 7         | 1991            | Avg  | 8,294    | N    | N           | 29752 48TH AVE S   |
| 009      | 789550 | 0580  | 5/1/12    | \$148,000  | \$147,000      | 1,200              | 7         | 1971            | Avg  | 7,900    | N    | N           | 29809 43RD PL S    |
| 009      | 873235 | 0180  | 5/25/10   | \$199,000  | \$176,000      | 1,210              | 7         | 1979            | Avg  | 8,400    | N    | N           | 3633 S 299TH PL    |
| 009      | 800121 | 0180  | 3/24/10   | \$250,000  | \$217,000      | 1,230              | 7         | 1978            | Avg  | 7,350    | N    | N           | 4620 S 289TH PL    |
| 009      | 815962 | 0250  | 9/25/12   | \$225,000  | \$225,000      | 1,240              | 7         | 1976            | Avg  | 8,640    | N    | N           | 4925 S 293RD ST    |
| 009      | 815963 | 0360  | 10/4/10   | \$205,000  | \$187,000      | 1,240              | 7         | 1977            | Avg  | 9,900    | N    | N           | 4602 S 292ND ST    |
| 009      | 815963 | 0380  | 8/20/12   | \$209,000  | \$209,000      | 1,240              | 7         | 1977            | Avg  | 11,000   | N    | N           | 4607 S 292ND ST    |
| 009      | 131120 | 0340  | 5/27/10   | \$169,000  | \$149,000      | 1,250              | 7         | 1963            | Avg  | 7,210    | N    | N           | 4327 S 291ST ST    |
| 009      | 131150 | 0330  | 5/25/10   | \$181,000  | \$160,000      | 1,250              | 7         | 1966            | Good | 6,912    | N    | N           | 29402 39TH AVE S   |
| 009      | 131160 | 0180  | 2/8/10    | \$215,000  | \$184,000      | 1,250              | 7         | 1965            | Good | 7,350    | N    | N           | 29319 45TH PL S    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------|
| 009      | 131160 | 0280  | 11/19/12  | \$190,000  | \$190,000      | 1,250              | 7         | 1966            | Avg   | 10,500   | N    | N           | 4200 S 294TH ST  |
| 009      | 131160 | 0580  | 8/24/12   | \$175,000  | \$175,000      | 1,250              | 7         | 1965            | Good  | 7,220    | N    | N           | 29014 45TH PL S  |
| 009      | 131160 | 0660  | 6/28/12   | \$197,000  | \$196,000      | 1,250              | 7         | 1965            | VGood | 7,245    | N    | N           | 3943 S 293RD ST  |
| 009      | 131290 | 0120  | 5/5/10    | \$174,000  | \$153,000      | 1,250              | 7         | 1967            | Avg   | 10,685   | N    | N           | 29209 32ND PL S  |
| 009      | 131181 | 0030  | 7/12/12   | \$153,165  | \$153,000      | 1,260              | 7         | 1968            | Avg   | 8,820    | N    | N           | 29631 36TH PL S  |
| 009      | 246050 | 0180  | 9/27/12   | \$145,500  | \$145,000      | 1,270              | 7         | 1968            | Avg   | 7,200    | N    | N           | 29711 45TH AVE S |
| 009      | 387660 | 0120  | 5/29/12   | \$187,000  | \$186,000      | 1,270              | 7         | 1967            | Avg   | 10,196   | N    | N           | 3222 S 295TH PL  |
| 009      | 769660 | 0230  | 11/5/10   | \$180,000  | \$166,000      | 1,280              | 7         | 1973            | Good  | 7,820    | N    | N           | 30026 45TH PL S  |
| 009      | 131190 | 0180  | 3/1/11    | \$185,000  | \$174,000      | 1,290              | 7         | 1968            | Avg   | 9,500    | N    | N           | 29601 40TH PL S  |
| 009      | 131210 | 0070  | 2/3/10    | \$165,000  | \$141,000      | 1,290              | 7         | 1967            | Good  | 6,300    | N    | N           | 3420 S 290TH ST  |
| 009      | 131210 | 0120  | 6/6/11    | \$184,950  | \$177,000      | 1,310              | 7         | 1966            | Avg   | 8,450    | N    | N           | 3424 S 290TH ST  |
| 009      | 815963 | 0170  | 5/20/10   | \$212,500  | \$188,000      | 1,320              | 7         | 1976            | Avg   | 7,733    | N    | N           | 4629 S 290TH PL  |
| 009      | 815963 | 0260  | 10/6/10   | \$197,000  | \$180,000      | 1,320              | 7         | 1976            | Good  | 8,819    | N    | N           | 29009 46TH PL S  |
| 009      | 387660 | 0100  | 10/21/10  | \$243,900  | \$224,000      | 1,368              | 7         | 1967            | Good  | 12,749   | N    | N           | 3234 S 295TH PL  |
| 009      | 414091 | 0100  | 5/5/12    | \$199,995  | \$199,000      | 1,391              | 7         | 2011            | Avg   | 4,505    | N    | N           | 3516 S 297TH PL  |
| 009      | 387671 | 0160  | 4/20/12   | \$170,000  | \$169,000      | 1,410              | 7         | 1978            | Avg   | 7,500    | N    | N           | 29702 32ND PL S  |
| 009      | 414091 | 0110  | 5/9/12    | \$214,995  | \$213,000      | 1,425              | 7         | 2012            | Avg   | 3,981    | N    | N           | 3432 S 297TH PL  |
| 009      | 414091 | 0210  | 12/10/11  | \$227,055  | \$223,000      | 1,425              | 7         | 2011            | Avg   | 3,757    | N    | N           | 3513 S 296TH PL  |
| 009      | 131100 | 0360  | 11/16/12  | \$165,500  | \$165,000      | 1,430              | 7         | 1962            | Avg   | 8,470    | N    | N           | 29301 39TH AVE S |
| 009      | 131160 | 0120  | 3/19/12   | \$155,500  | \$154,000      | 1,450              | 7         | 1965            | Good  | 7,350    | N    | N           | 29219 45TH PL S  |
| 009      | 131220 | 0150  | 2/23/12   | \$184,500  | \$182,000      | 1,460              | 7         | 1964            | Avg   | 7,200    | N    | N           | 4211 S 289TH PL  |
| 009      | 246060 | 0060  | 3/22/10   | \$221,500  | \$192,000      | 1,480              | 7         | 1973            | Good  | 6,966    | N    | N           | 29835 45TH AVE S |
| 009      | 274400 | 0120  | 9/6/11    | \$205,970  | \$200,000      | 1,540              | 7         | 1988            | Avg   | 8,422    | N    | N           | 28826 43RD PL S  |
| 009      | 414091 | 0010  | 6/11/12   | \$219,995  | \$219,000      | 1,541              | 7         | 2011            | Avg   | 5,040    | N    | N           | 3508 S 296TH PL  |
| 009      | 414091 | 0120  | 7/10/12   | \$222,995  | \$222,000      | 1,541              | 7         | 2012            | Avg   | 4,175    | N    | N           | 3428 S 297TH ST  |
| 009      | 414091 | 0170  | 2/2/12    | \$229,995  | \$227,000      | 1,541              | 7         | 2011            | Avg   | 4,347    | N    | N           | 3407 S 296TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built /Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009             | 414091       | 0200         | 6/22/12          | \$219,995         | \$219,000             | 1,541                     | 7                | 2012                   | Avg         | 4,368           | N           | N                  | 3429 S 296TH PL      |
| 009             | 769650       | 0350         | 5/29/12          | \$188,000         | \$187,000             | 1,550                     | 7                | 1968                   | Good        | 9,394           | N           | N                  | 4534 S 298TH PL      |
| 009             | 032104       | 9212         | 2/2/12           | \$180,000         | \$177,000             | 1,570                     | 7                | 1993                   | Avg         | 8,773           | N           | N                  | 30027 38TH AVE S     |
| 009             | 949180       | 0050         | 1/25/11          | \$200,000         | \$187,000             | 1,570                     | 7                | 1990                   | Avg         | 10,690          | N           | N                  | 3227 S 298TH ST      |
| 009             | 769661       | 0290         | 8/10/12          | \$209,900         | \$209,000             | 1,580                     | 7                | 1975                   | Avg         | 7,488           | N           | N                  | 4719 S 300TH PL      |
| 009             | 789550       | 0290         | 4/8/11           | \$235,000         | \$223,000             | 1,580                     | 7                | 1971                   | Good        | 8,468           | N           | N                  | 29915 43RD AVE S     |
| 009             | 204800       | 0290         | 10/16/12         | \$160,000         | \$160,000             | 1,600                     | 7                | 2003                   | Avg         | 2,540           | N           | N                  | 3316 S 301ST PL      |
| 009             | 261670       | 0060         | 11/15/11         | \$170,000         | \$166,000             | 1,600                     | 7                | 1987                   | Avg         | 7,377           | N           | N                  | 4846 S 301ST DR      |
| 009             | 261670       | 0130         | 9/28/11          | \$189,000         | \$184,000             | 1,600                     | 7                | 1987                   | Good        | 7,501           | N           | N                  | 4732 S 301ST DR      |
| 009             | 387671       | 0110         | 11/9/11          | \$154,000         | \$151,000             | 1,600                     | 7                | 1978                   | Avg         | 7,200           | N           | N                  | 29717 33RD AVE S     |
| 009             | 131190       | 0020         | 8/1/12           | \$210,000         | \$209,000             | 1,610                     | 7                | 1968                   | Avg         | 7,735           | N           | N                  | 4009 S 297TH PL      |
| 009             | 204800       | 0130         | 5/26/10          | \$207,600         | \$184,000             | 1,620                     | 7                | 2002                   | Avg         | 2,961           | N           | N                  | 30137 36TH PL S      |
| 009             | 769661       | 0100         | 7/19/11          | \$207,650         | \$200,000             | 1,620                     | 7                | 1975                   | Good        | 7,200           | N           | N                  | 4816 S 300TH PL      |
| 009             | 769663       | 0020         | 6/22/10          | \$214,000         | \$191,000             | 1,620                     | 7                | 1976                   | Avg         | 7,076           | N           | N                  | 30024 44TH CT S      |
| 009             | 131292       | 0060         | 3/17/11          | \$246,000         | \$232,000             | 1,630                     | 7                | 1991                   | Avg         | 10,969          | N           | N                  | 30236 38TH PL S      |
| 009             | 261670       | 0250         | 11/19/12         | \$207,500         | \$207,000             | 1,640                     | 7                | 1987                   | Good        | 7,500           | N           | N                  | 4502 S 301ST DR      |
| 009             | 261670       | 0250         | 8/9/11           | \$177,500         | \$172,000             | 1,640                     | 7                | 1987                   | Good        | 7,500           | N           | N                  | 4502 S 301ST DR      |
| 009             | 789550       | 0540         | 10/24/12         | \$170,000         | \$170,000             | 1,670                     | 7                | 1970                   | Avg         | 8,640           | N           | N                  | 29816 43RD AVE S     |
| 009             | 414091       | 0030         | 4/4/12           | \$229,995         | \$228,000             | 1,697                     | 7                | 2011                   | Avg         | 5,974           | N           | N                  | 29511 36TH AVE S     |
| 009             | 414091       | 0150         | 5/12/12          | \$230,995         | \$229,000             | 1,697                     | 7                | 2012                   | Avg         | 5,146           | N           | N                  | 3404 S 297TH ST      |
| 009             | 414091       | 0180         | 4/12/12          | \$229,995         | \$228,000             | 1,697                     | 7                | 2011                   | Avg         | 4,354           | N           | N                  | 3419 S 296TH PL      |
| 009             | 025558       | 0060         | 4/28/10          | \$254,000         | \$223,000             | 1,720                     | 7                | 1999                   | Avg         | 5,567           | N           | N                  | 4121 S 292ND PL      |
| 009             | 949180       | 0180         | 12/20/11         | \$171,199         | \$168,000             | 1,760                     | 7                | 1990                   | Avg         | 11,780          | N           | N                  | 3304 S 299TH ST      |
| 009             | 131160       | 0170         | 9/19/11          | \$217,300         | \$211,000             | 1,800                     | 7                | 1966                   | Good        | 7,350           | N           | N                  | 29313 45TH PL S      |
| 009             | 414091       | 0040         | 1/17/12          | \$249,995         | \$246,000             | 1,834                     | 7                | 2011                   | Avg         | 7,105           | N           | N                  | 3524 S 296TH PL      |
| 009             | 414091       | 0060         | 12/7/11          | \$261,902         | \$257,000             | 1,834                     | 7                | 2011                   | Avg         | 4,586           | N           | N                  | 29522 36TH AVE S     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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     |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 009      | 414091 | 0140  | 3/19/12   | \$237,000  | \$234,000      | 1,834              | 7         | 2012            | Avg  | 4,400    | N    | N           | 3410 S 297TH PL   |
| 009      | 414091 | 0160  | 3/13/12   | \$239,995  | \$237,000      | 1,834              | 7         | 2011            | Avg  | 4,179    | N    | N           | 3401 S 296TH PL   |
| 009      | 246060 | 0170  | 5/31/11   | \$187,500  | \$179,000      | 1,850              | 7         | 1975            | Avg  | 6,888    | N    | N           | 29816 45TH AVE S  |
| 009      | 246060 | 0140  | 8/23/10   | \$230,000  | \$208,000      | 1,900              | 7         | 1975            | Good | 8,120    | N    | N           | 29830 45TH AVE S  |
| 009      | 565150 | 0120  | 12/16/11  | \$190,000  | \$186,000      | 1,900              | 7         | 1989            | Avg  | 9,129    | N    | N           | 29919 50TH CT S   |
| 009      | 337600 | 0090  | 2/24/10   | \$215,000  | \$185,000      | 1,940              | 7         | 1967            | Avg  | 7,650    | N    | N           | 28915 45TH PL S   |
| 009      | 894725 | 0010  | 2/12/10   | \$257,500  | \$221,000      | 1,966              | 7         | 2006            | Avg  | 4,549    | N    | N           | 3407 S 297TH ST   |
| 009      | 800110 | 0180  | 8/24/11   | \$265,000  | \$257,000      | 2,200              | 7         | 1996            | Avg  | 7,190    | N    | N           | 3325 S S 300TH PL |
| 009      | 414091 | 0050  | 4/12/12   | \$249,995  | \$248,000      | 2,236              | 7         | 2011            | Avg  | 4,825    | N    | N           | 29512 36TH AVE S  |
| 009      | 414091 | 0130  | 5/7/12    | \$254,995  | \$253,000      | 2,236              | 7         | 2012            | Avg  | 4,398    | N    | N           | 3422 S 297TH ST   |
| 009      | 414091 | 0190  | 12/7/11   | \$289,995  | \$284,000      | 2,236              | 7         | 2011            | Avg  | 4,361    | N    | N           | 3425 S 296TH PL   |
| 009      | 949180 | 0140  | 3/28/11   | \$202,000  | \$191,000      | 2,740              | 7         | 1990            | Avg  | 7,000    | N    | N           | 29827 34TH AVE S  |
| 009      | 032104 | 9031  | 12/6/11   | \$247,000  | \$242,000      | 3,220              | 7         | 2003            | Avg  | 40,946   | N    | N           | 4615 S 298TH ST   |
| 010      | 242204 | 9117  | 6/27/12   | \$160,000  | \$159,000      | 1,100              | 6         | 1946            | Good | 49,740   | N    | N           | 25331 68TH AVE S  |
| 010      | 030140 | 2320  | 4/19/12   | \$174,900  | \$173,000      | 1,061              | 7         | 2012            | Avg  | 2,887    | N    | N           | 1031 43RD CT NE   |
| 010      | 030140 | 2340  | 10/19/11  | \$174,900  | \$171,000      | 1,061              | 7         | 2011            | Avg  | 2,889    | N    | N           | 1043 43RD CT NE   |
| 010      | 030140 | 2390  | 6/10/11   | \$176,000  | \$169,000      | 1,061              | 7         | 2011            | Avg  | 2,745    | N    | N           | 1063 43RD CT NE   |
| 010      | 030140 | 2070  | 6/22/11   | \$167,900  | \$161,000      | 1,087              | 7         | 2011            | Avg  | 3,228    | N    | N           | 1070 43RD CT NE   |
| 010      | 030140 | 2090  | 1/3/12    | \$169,000  | \$166,000      | 1,087              | 7         | 2011            | Avg  | 3,028    | N    | N           | 1058 43RD CT NE   |
| 010      | 030140 | 2110  | 5/18/12   | \$165,000  | \$164,000      | 1,087              | 7         | 2012            | Avg  | 2,820    | N    | N           | 1048 43RD CT NE   |
| 010      | 889290 | 0050  | 5/14/12   | \$162,000  | \$161,000      | 1,160              | 7         | 1998            | Avg  | 6,003    | N    | N           | 3836 I PL NE      |
| 010      | 030140 | 2050  | 7/3/12    | \$167,000  | \$166,000      | 1,283              | 7         | 2011            | Avg  | 3,453    | N    | N           | 1082 43RD CT NE   |
| 010      | 030140 | 2060  | 5/9/11    | \$186,900  | \$178,000      | 1,283              | 7         | 2011            | Avg  | 4,748    | N    | N           | 1076 43RD CT NE   |
| 010      | 889290 | 0040  | 9/6/12    | \$191,000  | \$191,000      | 1,330              | 7         | 1998            | Avg  | 6,004    | N    | N           | 3838 I PL NE      |
| 010      | 889290 | 0090  | 5/16/11   | \$190,000  | \$181,000      | 1,410              | 7         | 1998            | Avg  | 7,452    | N    | N           | 3828 I PL NE      |
| 010      | 889290 | 0130  | 3/22/10   | \$199,000  | \$173,000      | 1,410              | 7         | 1998            | Avg  | 7,968    | N    | N           | 3820 I PL NE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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   |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------|
| 010      | 030140 | 2080  | 5/11/11   | \$191,913  | \$183,000      | 1,481              | 7         | 2011            | Avg  | 3,049    | N    | N           | 1064 43RD CT NE |
| 010      | 030140 | 2100  | 8/21/11   | \$185,900  | \$180,000      | 1,481              | 7         | 2011            | Avg  | 2,841    | N    | N           | 1052 43RD CT NE |
| 010      | 030140 | 2120  | 4/11/12   | \$192,900  | \$191,000      | 1,481              | 7         | 2012            | Avg  | 2,820    | N    | N           | 1042 43RD CT NE |
| 010      | 030140 | 2350  | 9/19/11   | \$194,900  | \$189,000      | 1,483              | 7         | 2011            | Avg  | 3,371    | N    | N           | 1049 43RD CT NE |
| 010      | 030140 | 2360  | 4/8/11    | \$191,900  | \$182,000      | 1,483              | 7         | 2011            | Avg  | 3,370    | N    | N           | 1057 43RD CT NE |
| 010      | 030140 | 0790  | 4/30/12   | \$220,000  | \$218,000      | 1,489              | 7         | 2012            | Avg  | 2,800    | N    | N           | 1339 42ND ST NE |
| 010      | 030140 | 0820  | 11/21/11  | \$205,000  | \$201,000      | 1,489              | 7         | 2011            | Avg  | 2,800    | N    | N           | 1303 42ND ST NE |
| 010      | 030140 | 0850  | 7/29/11   | \$208,924  | \$202,000      | 1,489              | 7         | 2011            | Avg  | 2,800    | N    | N           | 4228 L PL NE    |
| 010      | 030140 | 0880  | 7/1/11    | \$208,900  | \$201,000      | 1,489              | 7         | 2011            | Avg  | 2,800    | N    | N           | 4262 L PL NE    |
| 010      | 030140 | 0920  | 2/14/12   | \$216,490  | \$214,000      | 1,489              | 7         | 2011            | Avg  | 2,800    | N    | N           | 1316 43RD ST NE |
| 010      | 030140 | 0940  | 7/3/12    | \$222,900  | \$222,000      | 1,489              | 7         | 2012            | Avg  | 2,800    | N    | N           | 1340 43RD ST NE |
| 010      | 030140 | 2330  | 2/24/12   | \$201,500  | \$199,000      | 1,537              | 7         | 2012            | Avg  | 3,369    | N    | N           | 1037 43RD CT NE |
| 010      | 866915 | 0140  | 2/24/10   | \$250,000  | \$215,000      | 1,550              | 7         | 2008            | Avg  | 3,379    | N    | N           | 1308 51ST ST NE |
| 010      | 866916 | 0040  | 3/15/10   | \$238,220  | \$206,000      | 1,550              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1414 51ST ST NE |
| 010      | 866916 | 0140  | 8/30/10   | \$231,900  | \$210,000      | 1,550              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1454 51ST ST NE |
| 010      | 866916 | 0170  | 10/14/10  | \$240,000  | \$220,000      | 1,550              | 7         | 2011            | Avg  | 3,569    | N    | N           | 1514 51ST ST NE |
| 010      | 866916 | 0220  | 5/19/10   | \$238,500  | \$210,000      | 1,550              | 7         | 2010            | Avg  | 3,402    | N    | N           | 1505 50TH ST NE |
| 010      | 030140 | 0800  | 8/14/12   | \$239,900  | \$239,000      | 1,584              | 7         | 2012            | Avg  | 2,800    | N    | N           | 1327 42ND ST NE |
| 010      | 030140 | 0810  | 6/24/12   | \$227,900  | \$227,000      | 1,584              | 7         | 2011            | Avg  | 2,800    | N    | N           | 1315 42ND ST NE |
| 010      | 030140 | 0830  | 11/15/11  | \$232,748  | \$228,000      | 1,584              | 7         | 2011            | Avg  | 3,200    | N    | N           | 1297 42ND ST NE |
| 010      | 030140 | 0840  | 10/4/11   | \$235,900  | \$230,000      | 1,584              | 7         | 2011            | Avg  | 3,466    | N    | N           | 4208 L PL NE    |
| 010      | 030140 | 0860  | 8/2/11    | \$233,900  | \$226,000      | 1,584              | 7         | 2011            | Avg  | 2,800    | N    | N           | 4242 L PL NE    |
| 010      | 030140 | 0870  | 6/24/11   | \$230,900  | \$222,000      | 1,584              | 7         | 2011            | Avg  | 2,800    | N    | N           | 4250 L PL NE    |
| 010      | 030140 | 0890  | 5/9/11    | \$227,900  | \$217,000      | 1,584              | 7         | 2011            | Avg  | 2,800    | N    | N           | 4274 L PL NE    |
| 010      | 030140 | 0900  | 5/11/12   | \$235,900  | \$234,000      | 1,584              | 7         | 2011            | Avg  | 3,200    | N    | N           | 1292 43RD ST NE |
| 010      | 030140 | 0930  | 6/16/12   | \$229,900  | \$229,000      | 1,584              | 7         | 2012            | Avg  | 2,800    | N    | N           | 1328 43RD ST NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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   |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------|
| 010      | 866915 | 0160  | 2/24/12   | \$195,000  | \$193,000      | 1,800              | 7         | 2008            | Avg  | 3,379    | N    | N           | 1316 51ST ST NE |
| 010      | 866915 | 0340  | 8/11/11   | \$224,990  | \$218,000      | 1,800              | 7         | 2008            | Avg  | 4,466    | N    | N           | 1140 51ST ST NE |
| 010      | 866916 | 0120  | 5/5/10    | \$254,000  | \$223,000      | 1,805              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1446 51ST ST NE |
| 010      | 866916 | 0160  | 12/3/10   | \$235,000  | \$218,000      | 1,805              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1510 51ST ST NE |
| 010      | 866916 | 0200  | 4/6/11    | \$225,990  | \$214,000      | 1,805              | 7         | 2010            | Avg  | 3,402    | N    | N           | 1513 50TH ST NE |
| 010      | 866916 | 0290  | 7/21/10   | \$248,000  | \$223,000      | 1,805              | 7         | 2010            | Avg  | 3,402    | N    | N           | 1423 50TH ST NE |
| 010      | 030140 | 0380  | 7/26/11   | \$243,900  | \$235,000      | 1,852              | 7         | 2011            | Avg  | 3,880    | N    | N           | 4245 L PL NE    |
| 010      | 030140 | 0420  | 5/30/12   | \$240,000  | \$239,000      | 1,879              | 7         | 2011            | Avg  | 3,645    | N    | N           | 1222 42ND ST NE |
| 010      | 030140 | 0430  | 11/10/11  | \$246,900  | \$241,000      | 1,879              | 7         | 2011            | Avg  | 3,600    | N    | N           | 1234 42ND ST NE |
| 010      | 030140 | 0490  | 3/1/12    | \$257,877  | \$255,000      | 1,879              | 7         | 2011            | Avg  | 4,000    | N    | N           | 1314 42ND ST NE |
| 010      | 030140 | 1100  | 10/14/12  | \$250,900  | \$251,000      | 1,879              | 7         | 2012            | Avg  | 4,000    | N    | N           | 4174 O PL NE    |
| 010      | 030140 | 0910  | 6/13/12   | \$229,900  | \$229,000      | 1,884              | 7         | 2011            | Avg  | 2,800    | N    | N           | 1304 43RD ST NE |
| 010      | 866915 | 0700  | 3/14/12   | \$246,990  | \$244,000      | 1,984              | 7         | 2012            | Avg  | 4,460    | N    | N           | 1513 NE 51ST ST |
| 010      | 866916 | 0450  | 10/19/10  | \$258,000  | \$237,000      | 1,984              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1440 50TH ST NE |
| 010      | 866916 | 0490  | 4/6/10    | \$262,320  | \$229,000      | 1,984              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1516 50TH ST NE |
| 010      | 866918 | 0040  | 9/1/11    | \$239,990  | \$233,000      | 1,984              | 7         | 2011            | Avg  | 4,275    | N    | N           | 1509 49TH ST NE |
| 010      | 866918 | 0150  | 7/2/10    | \$253,850  | \$227,000      | 1,984              | 7         | 2010            | Avg  | 4,419    | N    | N           | 1403 49TH ST NE |
| 010      | 866918 | 0220  | 9/27/10   | \$277,085  | \$253,000      | 1,984              | 7         | 2010            | Avg  | 5,421    | N    | N           | 1428 49TH ST NE |
| 010      | 866918 | 0250  | 3/29/11   | \$250,900  | \$238,000      | 1,984              | 7         | 2011            | Avg  | 4,682    | N    | N           | 4803 O CT NE    |
| 010      | 866918 | 0310  | 12/20/11  | \$240,000  | \$236,000      | 1,984              | 7         | 2011            | Avg  | 3,959    | N    | N           | 4827 O CT NE    |
| 010      | 866918 | 0400  | 9/20/11   | \$249,990  | \$243,000      | 1,984              | 7         | 2011            | Avg  | 4,935    | N    | N           | 1528 49TH ST NE |
| 010      | 866918 | 0460  | 2/27/12   | \$244,990  | \$242,000      | 1,984              | 7         | 2011            | Avg  | 4,050    | N    | N           | 4924 PIKE ST NE |
| 010      | 866916 | 0060  | 4/23/10   | \$267,150  | \$234,000      | 2,095              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1422 51ST ST NE |
| 010      | 866916 | 0090  | 3/4/10    | \$254,990  | \$220,000      | 2,095              | 7         | 2009            | Avg  | 3,230    | N    | N           | 1434 51ST ST NE |
| 010      | 866916 | 0110  | 3/10/10   | \$278,815  | \$241,000      | 2,095              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1442 51ST ST NE |
| 010      | 866916 | 0130  | 4/20/10   | \$258,910  | \$227,000      | 2,095              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1450 51ST ST NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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   |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------|
| 010      | 866916 | 0150  | 11/22/10  | \$240,000  | \$222,000      | 2,095              | 7         | 2010            | Avg  | 3,230    | N    | N           | 1506 51ST ST NE |
| 010      | 866916 | 0180  | 11/3/10   | \$253,000  | \$233,000      | 2,095              | 7         | 2010            | Avg  | 3,803    | N    | N           | 1521 50TH ST NE |
| 010      | 866916 | 0190  | 10/15/10  | \$250,000  | \$229,000      | 2,095              | 7         | 2010            | Avg  | 3,402    | N    | N           | 1517 50TH ST NE |
| 010      | 866916 | 0210  | 5/28/10   | \$275,346  | \$244,000      | 2,095              | 7         | 2010            | Avg  | 3,402    | N    | N           | 1509 50TH ST NE |
| 010      | 866916 | 0230  | 2/18/10   | \$279,150  | \$240,000      | 2,095              | 7         | 2009            | Avg  | 3,402    | N    | N           | 1447 50TH ST NE |
| 010      | 866916 | 0240  | 2/9/10    | \$271,925  | \$233,000      | 2,095              | 7         | 2009            | Avg  | 3,402    | N    | N           | 1443 50TH ST NE |
| 010      | 866915 | 0390  | 8/25/12   | \$255,000  | \$254,000      | 2,099              | 7         | 2012            | Avg  | 4,362    | N    | N           | 1202 50TH ST NE |
| 010      | 866916 | 0430  | 4/1/10    | \$273,393  | \$238,000      | 2,099              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1432 50TH ST NE |
| 010      | 866916 | 0460  | 3/1/10    | \$272,455  | \$235,000      | 2,099              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1504 50TH ST NE |
| 010      | 866916 | 0470  | 1/27/10   | \$283,855  | \$242,000      | 2,099              | 7         | 2009            | Avg  | 4,275    | N    | N           | 1508 50TH ST NE |
| 010      | 866918 | 0020  | 3/13/12   | \$240,000  | \$237,000      | 2,099              | 7         | 2011            | Avg  | 4,275    | N    | N           | 1517 49TH ST NE |
| 010      | 866918 | 0060  | 5/27/11   | \$245,355  | \$235,000      | 2,099              | 7         | 2011            | Avg  | 4,275    | N    | N           | 1439 49TH ST NE |
| 010      | 866918 | 0110  | 3/4/11    | \$249,000  | \$235,000      | 2,099              | 7         | 2011            | Avg  | 4,275    | N    | N           | 1419 49TH ST NE |
| 010      | 866918 | 0160  | 6/25/10   | \$266,985  | \$238,000      | 2,099              | 7         | 2010            | Avg  | 5,764    | N    | N           | 1404 49TH ST NE |
| 010      | 866918 | 0180  | 5/19/10   | \$275,255  | \$243,000      | 2,099              | 7         | 2010            | Avg  | 4,834    | N    | N           | 1412 49TH ST NE |
| 010      | 866918 | 0230  | 12/10/10  | \$267,585  | \$248,000      | 2,099              | 7         | 2010            | Avg  | 6,541    | N    | N           | 1432 49TH ST NE |
| 010      | 866918 | 0270  | 4/6/11    | \$247,900  | \$235,000      | 2,099              | 7         | 2011            | Avg  | 4,401    | N    | N           | 4811 O CT NE    |
| 010      | 866918 | 0330  | 4/4/11    | \$257,225  | \$244,000      | 2,099              | 7         | 2011            | Avg  | 5,374    | N    | N           | 4816 O CT NE    |
| 010      | 866918 | 0370  | 12/20/11  | \$251,850  | \$247,000      | 2,099              | 7         | 2011            | Avg  | 6,504    | N    | N           | 1516 49TH ST NE |
| 010      | 866918 | 0410  | 12/14/11  | \$242,990  | \$238,000      | 2,099              | 7         | 2011            | Avg  | 4,473    | N    | N           | 4904 PIKE ST NE |
| 010      | 866918 | 0430  | 5/23/12   | \$249,000  | \$247,000      | 2,099              | 7         | 2011            | Avg  | 4,244    | N    | N           | 4912 PIKE ST NE |
| 010      | 866918 | 0470  | 2/18/12   | \$242,990  | \$240,000      | 2,099              | 7         | 2011            | Avg  | 4,050    | N    | N           | 5004 PIKE ST NE |
| 010      | 866915 | 0290  | 10/19/11  | \$220,000  | \$215,000      | 2,100              | 7         | 2008            | Avg  | 3,479    | N    | N           | 1221 50TH ST NE |
| 010      | 866915 | 0350  | 12/3/10   | \$269,900  | \$250,000      | 2,100              | 7         | 2008            | Avg  | 4,612    | N    | N           | 1136 51ST ST NE |
| 010      | 866915 | 0400  | 3/10/11   | \$242,000  | \$228,000      | 2,100              | 7         | 2010            | Avg  | 4,362    | N    | N           | 1204 50TH ST NE |
| 010      | 030140 | 0370  | 7/21/11   | \$235,000  | \$227,000      | 2,166              | 7         | 2011            | Avg  | 3,865    | N    | N           | 4255 L PL NE    |



**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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   |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------|
| 010      | 030140 | 0390  | 8/29/11   | \$247,000  | \$239,000      | 2,166              | 7         | 2011            | Avg  | 3,880    | N    | N           | 4231 L PL NE    |
| 010      | 030140 | 0400  | 10/5/11   | \$248,400  | \$242,000      | 2,166              | 7         | 2011            | Avg  | 3,888    | N    | N           | 4217 L PL NE    |
| 010      | 030140 | 0460  | 5/3/12    | \$249,000  | \$247,000      | 2,166              | 7         | 2011            | Avg  | 4,000    | N    | N           | 1268 42ND ST NE |
| 010      | 030140 | 0470  | 6/10/12   | \$255,000  | \$254,000      | 2,166              | 7         | 2011            | Avg  | 4,000    | N    | N           | 1280 42ND ST NE |
| 010      | 030140 | 0500  | 4/18/12   | \$258,900  | \$257,000      | 2,166              | 7         | 2011            | Avg  | 4,000    | N    | N           | 1326 42ND ST NE |
| 010      | 030140 | 0520  | 4/27/12   | \$257,900  | \$256,000      | 2,166              | 7         | 2012            | Avg  | 4,000    | N    | N           | 1350 42ND ST NE |
| 010      | 866915 | 0380  | 4/24/12   | \$269,990  | \$268,000      | 2,200              | 7         | 2008            | Avg  | 4,362    | N    | N           | 5005 L ST NE    |
| 010      | 866916 | 0400  | 4/20/10   | \$270,000  | \$236,000      | 2,200              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1420 50TH ST NE |
| 010      | 866916 | 0480  | 3/1/10    | \$302,660  | \$261,000      | 2,200              | 7         | 2009            | Avg  | 4,275    | N    | N           | 1512 50TH ST NE |
| 010      | 866918 | 0300  | 4/7/11    | \$263,465  | \$250,000      | 2,200              | 7         | 2011            | Avg  | 4,338    | N    | N           | 4823 O CT NE    |
| 010      | 866918 | 0350  | 5/17/11   | \$267,900  | \$256,000      | 2,200              | 7         | 2011            | Avg  | 4,939    | N    | N           | 4824 O CT NE    |
| 010      | 866918 | 0420  | 6/21/12   | \$255,000  | \$254,000      | 2,200              | 7         | 2011            | Avg  | 4,162    | N    | N           | 4908 PIKE ST NE |
| 010      | 866918 | 0480  | 4/12/12   | \$254,990  | \$253,000      | 2,200              | 7         | 2011            | Avg  | 4,050    | N    | N           | 5008 PIKE ST NE |
| 010      | 866918 | 0030  | 6/6/12    | \$262,500  | \$261,000      | 2,437              | 7         | 2011            | Avg  | 4,275    | N    | N           | 1513 49TH ST NE |
| 010      | 866918 | 0070  | 1/1/11    | \$270,025  | \$252,000      | 2,437              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1435 49TH ST NE |
| 010      | 866918 | 0100  | 11/22/10  | \$274,240  | \$253,000      | 2,437              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1423 49TH ST NE |
| 010      | 866918 | 0130  | 6/8/10    | \$302,655  | \$269,000      | 2,437              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1411 49TH ST NE |
| 010      | 866918 | 0200  | 12/30/10  | \$277,945  | \$259,000      | 2,437              | 7         | 2010            | Avg  | 4,050    | N    | N           | 1420 49TH ST NE |
| 010      | 866918 | 0240  | 12/20/10  | \$284,000  | \$264,000      | 2,437              | 7         | 2010            | Avg  | 7,505    | N    | N           | 1436 49TH ST NE |
| 010      | 866918 | 0260  | 2/1/11    | \$269,900  | \$253,000      | 2,437              | 7         | 2010            | Avg  | 7,072    | N    | N           | 4807 O CT NE    |
| 010      | 866918 | 0290  | 5/18/11   | \$274,900  | \$262,000      | 2,437              | 7         | 2011            | Avg  | 4,210    | N    | N           | 4819 O CT NE    |
| 010      | 866918 | 0340  | 10/25/11  | \$250,000  | \$244,000      | 2,437              | 7         | 2011            | Avg  | 4,358    | N    | N           | 4820 O CT NE    |
| 010      | 866918 | 0390  | 11/7/11   | \$262,000  | \$256,000      | 2,437              | 7         | 2011            | Avg  | 5,136    | N    | N           | 1524 49TH ST NE |
| 010      | 866918 | 0440  | 7/21/12   | \$270,000  | \$269,000      | 2,437              | 7         | 2011            | Avg  | 3,833    | N    | N           | 4916 PIKE ST NE |
| 010      | 866915 | 0370  | 4/30/12   | \$279,990  | \$278,000      | 2,440              | 7         | 2008            | Avg  | 4,186    | N    | N           | 5009 L ST NE    |
| 010      | 866915 | 0520  | 5/15/12   | \$210,000  | \$209,000      | 2,440              | 7         | 2008            | Avg  | 4,922    | N    | N           | 4920 L CT NE    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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   |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------|
| 010      | 030140 | 0410  | 9/26/11   | \$280,900  | \$273,000      | 2,475              | 7         | 2011            | Avg  | 4,113    | N    | N           | 4205 L PL NE    |
| 010      | 030140 | 0440  | 5/23/12   | \$275,000  | \$273,000      | 2,475              | 7         | 2011            | Avg  | 4,400    | N    | N           | 1246 42ND ST NE |
| 010      | 030140 | 0450  | 2/2/12    | \$282,500  | \$278,000      | 2,475              | 7         | 2011            | Avg  | 5,934    | N    | N           | 1256 42ND ST NE |
| 010      | 030140 | 0480  | 6/6/12    | \$274,900  | \$273,000      | 2,475              | 7         | 2011            | Avg  | 4,000    | N    | N           | 1292 42ND ST NE |
| 010      | 030140 | 0510  | 6/6/12    | \$285,000  | \$283,000      | 2,475              | 7         | 2012            | Avg  | 4,000    | N    | N           | 1338 42ND ST NE |
| 010      | 030140 | 1090  | 11/14/12  | \$289,900  | \$290,000      | 2,475              | 7         | 2012            | Avg  | 4,500    | N    | N           | 4160 O PL NE    |
| 010      | 866916 | 0500  | 2/22/10   | \$289,054  | \$249,000      | 2,477              | 7         | 2009            | Avg  | 4,863    | N    | N           | 1520 50TH ST NE |
| 010      | 866918 | 0010  | 8/3/11    | \$262,990  | \$254,000      | 2,477              | 7         | 2011            | Avg  | 4,614    | N    | N           | 1521 49TH ST NE |
| 010      | 866918 | 0050  | 8/30/11   | \$249,990  | \$242,000      | 2,477              | 7         | 2011            | Avg  | 4,275    | N    | N           | 1505 49TH ST NE |
| 010      | 866918 | 0080  | 9/1/10    | \$285,850  | \$259,000      | 2,477              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1431 49TH ST NE |
| 010      | 866918 | 0090  | 9/2/10    | \$303,870  | \$276,000      | 2,477              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1427 49TH ST NE |
| 010      | 866918 | 0120  | 9/30/10   | \$284,315  | \$260,000      | 2,477              | 7         | 2010            | Avg  | 4,275    | N    | N           | 1415 49TH ST NE |
| 010      | 866918 | 0140  | 6/15/10   | \$289,812  | \$258,000      | 2,477              | 7         | 2010            | Avg  | 4,346    | N    | N           | 1407 49TH ST NE |
| 010      | 866918 | 0170  | 6/1/10    | \$287,080  | \$254,000      | 2,477              | 7         | 2010            | Avg  | 4,132    | N    | N           | 1408 49TH ST NE |
| 010      | 866918 | 0190  | 7/29/10   | \$308,555  | \$277,000      | 2,477              | 7         | 2010            | Avg  | 5,278    | N    | N           | 1416 49TH ST NE |
| 010      | 866918 | 0210  | 8/17/10   | \$282,216  | \$255,000      | 2,477              | 7         | 2010            | Avg  | 4,126    | N    | N           | 1424 49TH ST NE |
| 010      | 866918 | 0280  | 4/5/11    | \$291,055  | \$276,000      | 2,477              | 7         | 2011            | Avg  | 4,535    | N    | N           | 4815 O CT NE    |
| 010      | 866918 | 0320  | 3/1/11    | \$274,835  | \$259,000      | 2,477              | 7         | 2011            | Avg  | 6,221    | N    | N           | 4812 O CT NE    |
| 010      | 866918 | 0360  | 5/27/11   | \$264,900  | \$253,000      | 2,477              | 7         | 2011            | Avg  | 4,995    | N    | N           | 1512 49TH ST NE |
| 010      | 866918 | 0380  | 8/1/11    | \$258,000  | \$249,000      | 2,477              | 7         | 2011            | Avg  | 6,995    | N    | N           | 1520 49TH ST NE |
| 010      | 866918 | 0450  | 1/26/12   | \$254,990  | \$251,000      | 2,477              | 7         | 2011            | Avg  | 4,050    | N    | N           | 4920 PIKE ST NE |
| 010      | 866915 | 0460  | 11/22/11  | \$207,500  | \$203,000      | 2,480              | 7         | 2008            | Avg  | 4,170    | N    | N           | 4909 L CT NE    |
| 010      | 866915 | 0690  | 2/18/12   | \$252,500  | \$249,000      | 2,480              | 7         | 2011            | Avg  | 4,405    | N    | N           | 1517 51ST ST NE |
| 010      | 733822 | 0360  | 6/18/12   | \$215,000  | \$214,000      | 1,738              | 8         | 2012            | Avg  | 3,721    | N    | N           | 1449 32ND PL NE |
| 010      | 733822 | 0260  | 4/22/10   | \$251,000  | \$220,000      | 1,740              | 8         | 2009            | Avg  | 3,721    | N    | N           | 1343 32ND PL NE |
| 010      | 733822 | 0340  | 11/18/11  | \$214,900  | \$210,000      | 1,740              | 8         | 2011            | Avg  | 3,721    | N    | N           | 1441 32ND PL NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built /Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010             | 733822       | 0740         | 5/19/11          | \$220,000         | \$210,000             | 1,740                     | 8                | 2011                   | Avg         | 3,668           | N           | N                  | 1432 32ND PL NE      |
| 010             | 733822       | 0810         | 7/15/10          | \$239,950         | \$215,000             | 1,740                     | 8                | 2010                   | Avg         | 3,738           | N           | N                  | 1425 32ND ST NE      |
| 010             | 733822       | 0870         | 3/15/12          | \$219,950         | \$218,000             | 1,740                     | 8                | 2011                   | Avg         | 3,703           | N           | N                  | 1434 32ND ST NE      |
| 010             | 733822       | 0890         | 10/12/10         | \$227,500         | \$208,000             | 1,740                     | 8                | 2010                   | Avg         | 3,703           | N           | N                  | 1424 32ND ST NE      |
| 010             | 733822       | 0010         | 6/27/12          | \$205,000         | \$204,000             | 2,030                     | 8                | 2006                   | Avg         | 5,270           | N           | N                  | 1145 32ND PL NE      |
| 010             | 733822       | 0540         | 4/18/11          | \$215,000         | \$204,000             | 2,030                     | 8                | 2006                   | Avg         | 3,970           | N           | N                  | 1206 32ND PL NE      |
| 010             | 733822       | 0660         | 6/5/12           | \$239,300         | \$238,000             | 2,030                     | 8                | 2006                   | Avg         | 4,113           | N           | N                  | 1259 32ND ST NE      |
| 010             | 733822       | 0670         | 3/22/11          | \$215,000         | \$203,000             | 2,030                     | 8                | 2006                   | Avg         | 4,113           | N           | N                  | 1311 32ND ST NE      |
| 010             | 733822       | 0720         | 1/27/10          | \$315,000         | \$269,000             | 2,030                     | 8                | 2009                   | Avg         | 3,957           | N           | N                  | 1422 32ND PL NE      |
| 010             | 733822       | 0730         | 7/11/12          | \$250,000         | \$249,000             | 2,030                     | 8                | 2010                   | Avg         | 3,957           | N           | N                  | 1426 32ND PL NE      |
| 010             | 733822       | 0830         | 4/6/11           | \$254,800         | \$242,000             | 2,030                     | 8                | 2010                   | Avg         | 4,121           | N           | N                  | 1435 32ND ST NE      |
| 010             | 733822       | 0850         | 9/30/11          | \$289,000         | \$281,000             | 2,030                     | 8                | 2011                   | Avg         | 4,737           | N           | N                  | 1443 32ND PL NE      |
| 010             | 733822       | 0920         | 2/6/12           | \$257,282         | \$254,000             | 2,030                     | 8                | 2011                   | Avg         | 4,938           | N           | N                  | 1358 32ND ST NE      |
| 010             | 733822       | 1010         | 3/17/10          | \$220,000         | \$191,000             | 2,110                     | 8                | 2006                   | Avg         | 3,703           | N           | N                  | 1218 32ND ST NE      |
| 010             | 733822       | 0290         | 9/23/10          | \$264,800         | \$241,000             | 2,150                     | 8                | 2010                   | Avg         | 3,721           | N           | N                  | 1413 32ND PL NE      |
| 010             | 733822       | 0350         | 4/20/12          | \$249,950         | \$248,000             | 2,150                     | 8                | 2011                   | Avg         | 3,721           | N           | N                  | 1445 32ND PL NE      |
| 010             | 733822       | 0430         | 9/20/10          | \$218,000         | \$199,000             | 2,150                     | 8                | 2006                   | Avg         | 3,398           | N           | N                  | 1168 32ND PL NE      |
| 010             | 733822       | 0580         | 4/19/10          | \$275,000         | \$241,000             | 2,150                     | 8                | 2009                   | Avg         | 3,712           | N           | N                  | 1310 32ND PL NE      |
| 010             | 733822       | 0590         | 6/15/10          | \$279,950         | \$249,000             | 2,150                     | 8                | 2009                   | Avg         | 3,712           | N           | N                  | 1326 32ND PL NE      |
| 010             | 733822       | 0760         | 10/2/12          | \$252,000         | \$252,000             | 2,150                     | 8                | 2011                   | Avg         | 5,297           | N           | N                  | 1440 32ND PL NE      |
| 010             | 733822       | 0820         | 2/2/11           | \$250,000         | \$234,000             | 2,150                     | 8                | 2010                   | Avg         | 3,700           | N           | N                  | 1429 32ND ST NE      |
| 010             | 733822       | 0900         | 5/17/11          | \$240,000         | \$229,000             | 2,150                     | 8                | 2011                   | Avg         | 3,703           | N           | N                  | 1420 32ND ST NE      |
| 010             | 733822       | 1110         | 9/19/12          | \$198,000         | \$198,000             | 2,150                     | 8                | 2006                   | Avg         | 3,703           | N           | N                  | 1162 32ND ST NE      |
| 010             | 733822       | 0140         | 4/10/12          | \$197,000         | \$195,000             | 2,230                     | 8                | 2006                   | Avg         | 3,721           | N           | N                  | 1209 32ND PL NE      |
| 010             | 733822       | 0250         | 5/2/10           | \$269,950         | \$237,000             | 2,230                     | 8                | 2009                   | Avg         | 3,721           | N           | N                  | 1333 32ND PL NE      |
| 010             | 733822       | 0300         | 10/15/10         | \$245,000         | \$224,000             | 2,230                     | 8                | 2010                   | Avg         | 3,721           | N           | N                  | 1423 32ND PL NE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 010      | 733822 | 0330  | 4/29/11   | \$249,500  | \$237,000      | 2,230              | 8         | 2010            | Avg  | 3,721    | N    | N           | 1437 32ND PL NE  |
| 010      | 733822 | 0370  | 10/24/11  | \$266,367  | \$260,000      | 2,230              | 8         | 2011            | Avg  | 4,952    | N    | N           | 1453 32ND PL NE  |
| 010      | 733822 | 0750  | 5/29/12   | \$245,000  | \$244,000      | 2,230              | 8         | 2011            | Avg  | 3,706    | N    | N           | 1436 32ND PL NE  |
| 010      | 733822 | 0800  | 6/29/10   | \$269,950  | \$241,000      | 2,230              | 8         | 2010            | Avg  | 3,738    | N    | N           | 1421 32ND ST NE  |
| 010      | 733822 | 0880  | 12/20/11  | \$250,000  | \$245,000      | 2,230              | 8         | 2011            | Avg  | 3,703    | N    | N           | 1428 32ND ST NE  |
| 010      | 733822 | 1070  | 9/21/10   | \$235,000  | \$214,000      | 2,230              | 8         | 2006            | Avg  | 3,703    | N    | N           | 1204 32ND ST NE  |
| 010      | 733822 | 1100  | 5/18/12   | \$199,000  | \$198,000      | 2,230              | 8         | 2006            | Avg  | 3,703    | N    | N           | 1164 32ND ST NE  |
| 010      | 733822 | 0410  | 7/2/12    | \$237,900  | \$237,000      | 2,240              | 8         | 2006            | Avg  | 3,398    | N    | N           | 1162 32ND PL NE  |
| 010      | 733822 | 0040  | 9/20/10   | \$268,000  | \$244,000      | 2,730              | 8         | 2006            | Avg  | 5,291    | N    | N           | 1147 32ND PL NE  |
| 010      | 733822 | 0270  | 4/27/10   | \$309,950  | \$272,000      | 2,730              | 8         | 2009            | Avg  | 4,962    | N    | N           | 1353 32ND PL NE  |
| 010      | 733822 | 0320  | 8/9/11    | \$260,000  | \$251,000      | 2,730              | 8         | 2011            | Avg  | 4,962    | N    | N           | 1433 32ND PL NE  |
| 010      | 733822 | 0930  | 5/17/11   | \$260,000  | \$248,000      | 2,730              | 8         | 2010            | Avg  | 4,938    | N    | N           | 1346 32ND ST NE  |
| 011      | 564790 | 0240  | 4/29/12   | \$162,100  | \$161,000      | 1,000              | 7         | 1982            | Avg  | 10,943   | N    | N           | 2221 V ST NW     |
| 011      | 564790 | 0320  | 10/7/11   | \$182,000  | \$177,000      | 1,040              | 7         | 1981            | Avg  | 9,713    | N    | N           | 2002 21ST ST NW  |
| 011      | 564790 | 0660  | 10/26/12  | \$226,000  | \$226,000      | 1,040              | 7         | 1983            | Avg  | 9,427    | N    | N           | 2441 T ST NW     |
| 011      | 019265 | 0040  | 3/29/11   | \$199,000  | \$188,000      | 1,056              | 7         | 2005            | Avg  | 2,796    | N    | N           | 5647 S 295TH PL  |
| 011      | 221480 | 0580  | 2/14/12   | \$180,500  | \$178,000      | 1,060              | 7         | 1979            | Avg  | 10,582   | N    | N           | 29203 61ST AVE S |
| 011      | 221480 | 0830  | 5/11/11   | \$204,750  | \$195,000      | 1,060              | 7         | 1979            | Good | 7,260    | N    | N           | 29417 60TH PL S  |
| 011      | 332950 | 0160  | 11/4/10   | \$199,500  | \$184,000      | 1,080              | 7         | 1982            | Avg  | 7,245    | N    | N           | 29726 52ND AVE S |
| 011      | 286560 | 0200  | 9/27/11   | \$195,000  | \$190,000      | 1,130              | 7         | 1979            | Avg  | 7,468    | N    | N           | 5316 S 302ND PL  |
| 011      | 332953 | 0350  | 5/3/12    | \$174,900  | \$174,000      | 1,170              | 7         | 1986            | Avg  | 7,153    | N    | N           | 5719 S 300TH PL  |
| 011      | 332954 | 0140  | 4/8/10    | \$220,500  | \$192,000      | 1,190              | 7         | 1986            | Avg  | 10,027   | N    | N           | 29723 56TH CT S  |
| 011      | 221480 | 0530  | 10/3/12   | \$175,000  | \$175,000      | 1,280              | 7         | 1980            | Avg  | 7,200    | N    | N           | 6126 S 292ND PL  |
| 011      | 332952 | 0380  | 6/24/11   | \$220,000  | \$211,000      | 1,280              | 7         | 1984            | Avg  | 8,861    | N    | N           | 30033 55TH PL S  |
| 011      | 332953 | 0700  | 10/18/12  | \$225,000  | \$225,000      | 1,280              | 7         | 1985            | Avg  | 7,887    | Y    | N           | 29935 56TH PL S  |
| 011      | 564790 | 0270  | 1/26/12   | \$219,900  | \$217,000      | 1,280              | 7         | 1982            | Avg  | 8,080    | N    | N           | 2121 V ST NW     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 011      | 022104 | 9044  | 9/29/11   | \$277,950  | \$270,000      | 1,300              | 7         | 1961            | Good | 103,672  | Y    | N           | 29255 59TH AVE S |
| 011      | 332951 | 0550  | 2/23/12   | \$180,000  | \$178,000      | 1,390              | 7         | 1984            | Avg  | 12,198   | N    | N           | 5319 S 301ST CT  |
| 011      | 332953 | 0310  | 8/13/10   | \$299,000  | \$270,000      | 1,390              | 7         | 1986            | Good | 8,874    | Y    | N           | 30112 57TH PL S  |
| 011      | 564790 | 0340  | 7/2/12    | \$233,000  | \$232,000      | 1,390              | 7         | 1982            | Avg  | 8,403    | N    | N           | 1910 21ST ST NW  |
| 011      | 332951 | 0110  | 6/22/11   | \$225,000  | \$216,000      | 1,410              | 7         | 1984            | Good | 6,874    | N    | N           | 5223 S 298TH CT  |
| 011      | 332951 | 0530  | 5/12/11   | \$190,000  | \$181,000      | 1,410              | 7         | 1984            | Avg  | 9,360    | N    | N           | 30106 53RD AVE S |
| 011      | 332951 | 0580  | 6/26/12   | \$211,000  | \$210,000      | 1,410              | 7         | 1984            | Avg  | 7,619    | N    | N           | 5314 S 301ST CT  |
| 011      | 332951 | 0840  | 6/23/10   | \$229,500  | \$204,000      | 1,410              | 7         | 1984            | Avg  | 7,078    | N    | N           | 29776 53RD AVE S |
| 011      | 332952 | 0160  | 11/7/12   | \$229,950  | \$230,000      | 1,410              | 7         | 1984            | Good | 7,243    | N    | N           | 29819 55TH PL S  |
| 011      | 332953 | 0030  | 6/21/10   | \$240,000  | \$214,000      | 1,410              | 7         | 1985            | Avg  | 10,248   | N    | N           | 5543 S 300TH PL  |
| 011      | 332953 | 0290  | 4/30/10   | \$270,000  | \$237,000      | 1,410              | 7         | 1986            | Good | 13,282   | Y    | N           | 5722 S 301ST CT  |
| 011      | 332953 | 0400  | 9/9/11    | \$180,000  | \$175,000      | 1,410              | 7         | 1986            | Avg  | 9,196    | N    | N           | 30015 58TH PL S  |
| 011      | 564790 | 0620  | 2/8/12    | \$265,000  | \$261,000      | 1,420              | 7         | 1983            | Avg  | 32,896   | Y    | N           | 2402 T ST NW     |
| 011      | 332950 | 0150  | 7/12/11   | \$255,000  | \$245,000      | 1,430              | 7         | 1982            | Good | 7,328    | N    | N           | 29722 52ND AVE S |
| 011      | 332953 | 0080  | 11/29/12  | \$216,000  | \$216,000      | 1,430              | 7         | 1986            | Avg  | 7,384    | Y    | N           | 5601 S 300TH PL  |
| 011      | 564790 | 0740  | 10/9/12   | \$215,000  | \$215,000      | 1,430              | 7         | 1983            | Avg  | 9,136    | N    | N           | 1901 23RD ST NW  |
| 011      | 022104 | 9123  | 10/29/12  | \$245,000  | \$245,000      | 1,480              | 7         | 1963            | Avg  | 17,000   | N    | N           | 29250 51ST AVE S |
| 011      | 030410 | 0050  | 8/27/12   | \$215,000  | \$215,000      | 1,500              | 7         | 1999            | Avg  | 6,025    | N    | N           | 5710 S 294TH PL  |
| 011      | 030410 | 0090  | 6/21/10   | \$232,000  | \$207,000      | 1,500              | 7         | 1999            | Avg  | 5,393    | N    | N           | 5719 S 294TH PL  |
| 011      | 286560 | 0140  | 5/15/12   | \$193,000  | \$192,000      | 1,510              | 7         | 1979            | Avg  | 9,461    | N    | N           | 30219 54TH AVE S |
| 011      | 332954 | 0100  | 1/24/12   | \$229,500  | \$226,000      | 1,510              | 7         | 1986            | Avg  | 7,713    | Y    | N           | 29714 55TH AVE S |
| 011      | 289555 | 0180  | 12/22/10  | \$229,900  | \$214,000      | 1,550              | 7         | 2000            | Avg  | 4,267    | N    | N           | 5174 S 303RD PL  |
| 011      | 289555 | 0230  | 10/7/11   | \$210,000  | \$204,000      | 1,550              | 7         | 2000            | Avg  | 4,465    | N    | N           | 5154 S 303RD PL  |
| 011      | 332954 | 0120  | 9/6/12    | \$215,000  | \$215,000      | 1,600              | 7         | 1986            | Avg  | 8,046    | N    | N           | 29715 56TH CT S  |
| 011      | 030300 | 0105  | 9/12/10   | \$223,000  | \$203,000      | 1,612              | 7         | 1968            | Good | 16,600   | N    | N           | 5410 S 305TH ST  |
| 011      | 030410 | 0140  | 8/3/11    | \$200,000  | \$193,000      | 1,650              | 7         | 1999            | Avg  | 6,724    | N    | N           | 29424 58TH AVE S |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 011      | 030410 | 0130  | 12/19/12  | \$210,000  | \$210,000      | 1,680              | 7         | 1999            | Avg  | 7,636    | N    | N           | 29428 58TH AVE S |
| 011      | 030410 | 0030  | 3/2/12    | \$202,500  | \$200,000      | 1,700              | 7         | 1999            | Avg  | 6,254    | N    | N           | 29423 58TH AVE S |
| 011      | 030410 | 0040  | 3/5/12    | \$210,000  | \$208,000      | 1,700              | 7         | 1999            | Avg  | 9,963    | N    | N           | 5716 S 294TH PL  |
| 011      | 019265 | 0130  | 7/14/11   | \$190,000  | \$183,000      | 1,706              | 7         | 2005            | Avg  | 2,666    | N    | N           | 5668 S 295TH PL  |
| 011      | 332681 | 0040  | 1/24/11   | \$234,350  | \$219,000      | 1,730              | 7         | 2002            | Avg  | 4,128    | N    | N           | 29124 53RD PL S  |
| 011      | 030300 | 0095  | 2/11/10   | \$260,000  | \$223,000      | 1,800              | 7         | 1969            | Avg  | 16,600   | N    | N           | 5400 S 305TH ST  |
| 011      | 019265 | 0020  | 1/27/12   | \$194,000  | \$191,000      | 1,820              | 7         | 2005            | Avg  | 3,096    | N    | N           | 5659 S 295TH PL  |
| 011      | 019265 | 0030  | 2/14/11   | \$200,000  | \$188,000      | 1,832              | 7         | 2005            | Avg  | 3,096    | N    | N           | 5653 S 295TH PL  |
| 011      | 030300 | 0205  | 5/17/10   | \$275,000  | \$242,000      | 2,100              | 7         | 1991            | Avg  | 17,748   | Y    | N           | 30732 58TH CT S  |
| 011      | 332952 | 0270  | 5/10/10   | \$262,000  | \$231,000      | 2,100              | 7         | 1984            | Avg  | 8,818    | N    | N           | 5519 S 299TH CT  |
| 011      | 371700 | 0130  | 2/11/10   | \$343,060  | \$294,000      | 2,246              | 7         | 2006            | Avg  | 3,750    | N    | N           | 29509 63RD CT S  |
| 011      | 664220 | 0520  | 1/28/12   | \$221,500  | \$218,000      | 1,300              | 8         | 1987            | Avg  | 9,614    | N    | N           | 29620 58TH PL S  |
| 011      | 030300 | 0190  | 12/5/12   | \$288,500  | \$288,000      | 1,370              | 8         | 1986            | Avg  | 38,556   | N    | N           | 30562 58TH AVE S |
| 011      | 022104 | 9097  | 5/21/12   | \$320,000  | \$318,000      | 1,693              | 8         | 2005            | Avg  | 12,660   | Y    | N           | 29416 59TH AVE S |
| 011      | 664925 | 0620  | 5/19/10   | \$299,990  | \$265,000      | 2,070              | 8         | 1988            | Avg  | 12,960   | N    | N           | 29613 60TH CT S  |
| 011      | 146090 | 0010  | 7/26/12   | \$219,950  | \$219,000      | 2,160              | 8         | 2004            | Avg  | 5,153    | N    | N           | 5500 S 296TH PL  |
| 011      | 146090 | 0050  | 9/16/10   | \$250,000  | \$227,000      | 2,180              | 8         | 2004            | Avg  | 4,490    | N    | N           | 29623 55TH PL S  |
| 011      | 332850 | 0340  | 1/12/12   | \$268,000  | \$264,000      | 2,260              | 8         | 1987            | Avg  | 8,050    | N    | N           | 28900 52ND PL S  |
| 011      | 332850 | 0050  | 9/28/10   | \$295,000  | \$269,000      | 2,300              | 8         | 1987            | Avg  | 8,697    | N    | N           | 5125 S 289TH PL  |
| 011      | 664220 | 0590  | 9/13/12   | \$243,000  | \$243,000      | 2,300              | 8         | 1986            | Avg  | 7,935    | N    | N           | 5730 S 296TH PL  |
| 011      | 664220 | 0250  | 3/28/12   | \$287,500  | \$285,000      | 2,340              | 8         | 1988            | Avg  | 9,601    | N    | N           | 5619 S 297TH ST  |
| 011      | 664220 | 0420  | 4/6/10    | \$315,000  | \$275,000      | 2,440              | 8         | 1987            | Avg  | 9,799    | N    | N           | 29636 57TH PL S  |
| 011      | 541900 | 0050  | 7/27/11   | \$300,000  | \$289,000      | 2,717              | 8         | 2005            | Avg  | 4,513    | N    | N           | 29544 54TH CT S  |
| 011      | 664925 | 0410  | 7/19/10   | \$298,950  | \$268,000      | 2,160              | 9         | 1988            | Avg  | 8,049    | N    | N           | 6001 S 298TH PL  |
| 011      | 111560 | 0040  | 4/28/10   | \$353,000  | \$310,000      | 2,350              | 9         | 2010            | Avg  | 7,342    | N    | N           | 29646 63RD CT S  |
| 011      | 111560 | 0070  | 10/24/12  | \$339,500  | \$339,000      | 2,350              | 9         | 2011            | Avg  | 6,599    | N    | N           | 29658 63RD CT S  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 011      | 664877 | 0090  | 4/21/11   | \$299,900  | \$285,000      | 2,510              | 9         | 1990            | Avg  | 9,385    | N    | N           | 29417 55TH AVE S |
| 011      | 111560 | 0050  | 3/3/11    | \$376,000  | \$354,000      | 2,588              | 9         | 2010            | Avg  | 13,726   | N    | N           | 29650 63RD CT S  |
| 011      | 664877 | 0130  | 11/16/10  | \$347,000  | \$320,000      | 2,800              | 9         | 1989            | Avg  | 10,058   | N    | N           | 29505 55TH AVE S |
| 011      | 111560 | 0060  | 10/18/10  | \$385,000  | \$353,000      | 2,896              | 9         | 2010            | Avg  | 6,599    | N    | N           | 29654 63RD CT S  |
| 011      | 111560 | 0080  | 12/15/11  | \$387,500  | \$380,000      | 2,896              | 9         | 2011            | Avg  | 6,467    | N    | N           | 29662 63RD CT S  |
| 011      | 664925 | 0510  | 12/26/12  | \$257,800  | \$258,000      | 2,920              | 9         | 1989            | Avg  | 7,910    | N    | N           | 6040 S 298TH PL  |
| 012      | 401320 | 0115  | 2/3/11    | \$345,000  | \$323,000      | 1,352              | 6         | 1943            | Good | 19,931   | Y    | Y           | 30636 34TH PL S  |
| 012      | 926280 | 0128  | 7/15/10   | \$390,000  | \$349,000      | 2,310              | 6         | 1960            | Good | 195,105  | N    | N           | 32204 51ST AVE S |
| 012      | 286820 | 0040  | 5/31/12   | \$157,000  | \$156,000      | 960                | 7         | 1964            | Avg  | 11,110   | N    | N           | 5210 S 331ST ST  |
| 012      | 401440 | 0276  | 8/10/11   | \$156,000  | \$151,000      | 1,000              | 7         | 1958            | Good | 12,600   | N    | N           | 31650 46TH AVE S |
| 012      | 030300 | 0460  | 4/12/10   | \$221,950  | \$194,000      | 1,040              | 7         | 1968            | Good | 14,850   | N    | N           | 30556 54TH AVE S |
| 012      | 401380 | 0155  | 12/4/12   | \$185,000  | \$185,000      | 1,040              | 7         | 1962            | Avg  | 93,654   | N    | N           | 30620 38TH AVE S |
| 012      | 790540 | 0060  | 5/15/12   | \$165,000  | \$164,000      | 1,040              | 7         | 1968            | Good | 9,800    | N    | N           | 5145 S 329TH PL  |
| 012      | 401290 | 0050  | 12/14/12  | \$199,900  | \$200,000      | 1,050              | 7         | 1976            | Avg  | 13,500   | N    | N           | 31621 46TH AVE S |
| 012      | 051050 | 0020  | 8/8/12    | \$195,000  | \$194,000      | 1,140              | 7         | 1969            | Good | 13,200   | N    | N           | 32646 56TH AVE S |
| 012      | 608500 | 0140  | 10/3/12   | \$154,500  | \$154,000      | 1,140              | 7         | 1967            | Avg  | 9,639    | N    | N           | 5614 S 324TH PL  |
| 012      | 051050 | 0030  | 4/9/12    | \$233,000  | \$231,000      | 1,160              | 7         | 1969            | Good | 12,750   | N    | N           | 32638 56TH AVE S |
| 012      | 934650 | 0070  | 9/24/12   | \$177,000  | \$177,000      | 1,200              | 7         | 1967            | Good | 10,350   | N    | N           | 31514 45TH AVE S |
| 012      | 934650 | 0190  | 9/12/12   | \$152,500  | \$152,000      | 1,200              | 7         | 1967            | Good | 10,800   | N    | N           | 4456 S 314TH ST  |
| 012      | 030300 | 0525  | 3/30/12   | \$207,358  | \$205,000      | 1,300              | 7         | 1959            | Good | 14,850   | N    | N           | 30557 54TH AVE S |
| 012      | 608460 | 0330  | 10/12/11  | \$220,000  | \$214,000      | 1,340              | 7         | 1985            | Avg  | 8,511    | N    | N           | 30807 47TH AVE S |
| 012      | 401440 | 0298  | 2/26/10   | \$200,000  | \$172,000      | 1,370              | 7         | 1966            | Avg  | 9,000    | N    | N           | 4730 S 318TH ST  |
| 012      | 401250 | 0190  | 5/18/12   | \$216,000  | \$215,000      | 1,420              | 7         | 1965            | Good | 10,010   | N    | N           | 3823 S 305TH PL  |
| 012      | 608460 | 0600  | 3/1/10    | \$239,900  | \$207,000      | 1,432              | 7         | 1986            | Avg  | 12,004   | N    | N           | 30820 50TH AVE S |
| 012      | 553000 | 0020  | 12/27/12  | \$185,000  | \$185,000      | 1,440              | 7         | 1967            | Avg  | 9,603    | N    | N           | 32827 51ST AVE S |
| 012      | 926280 | 0290  | 6/21/12   | \$250,000  | \$249,000      | 1,440              | 7         | 1978            | Good | 10,018   | N    | N           | 32711 57TH AVE S |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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        |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 012      | 926280 | 0004  | 10/13/10  | \$180,000  | \$165,000      | 1,460              | 7         | 1966            | Good | 15,000   | N    | N           | 31610 51ST AVE S     |
| 012      | 030200 | 0050  | 12/21/10  | \$250,000  | \$232,000      | 1,600              | 7         | 1969            | Good | 14,850   | N    | N           | 30850 54TH AVE S     |
| 012      | 926280 | 0277  | 11/4/11   | \$285,000  | \$278,000      | 1,610              | 7         | 1963            | Good | 48,693   | N    | N           | 32620 56TH AVE S     |
| 012      | 030200 | 0420  | 4/8/11    | \$228,000  | \$216,000      | 1,650              | 7         | 1968            | Good | 14,850   | N    | N           | 31460 54TH AVE S     |
| 012      | 608460 | 0190  | 4/20/10   | \$282,000  | \$247,000      | 1,690              | 7         | 1985            | Avg  | 8,751    | N    | N           | 30702 48TH AVE S     |
| 012      | 001100 | 0065  | 12/17/10  | \$220,000  | \$204,000      | 1,710              | 7         | 1977            | Good | 15,600   | Y    | N           | 506 AABY DR          |
| 012      | 896196 | 0250  | 3/26/12   | \$225,000  | \$223,000      | 1,780              | 7         | 2002            | Avg  | 6,366    | Y    | N           | 910 R ST NW          |
| 012      | 001100 | 0070  | 8/3/11    | \$225,000  | \$217,000      | 1,840              | 7         | 1977            | Avg  | 15,419   | Y    | N           | 502 AABY DR          |
| 012      | 926280 | 0035  | 11/5/12   | \$265,000  | \$265,000      | 2,000              | 7         | 1991            | Avg  | 12,220   | N    | N           | 31665 56TH AVE S     |
| 012      | 608460 | 0100  | 8/20/10   | \$275,000  | \$249,000      | 2,065              | 7         | 1986            | Avg  | 6,464    | N    | N           | 4842 S 308TH ST      |
| 012      | 401440 | 0297  | 10/27/10  | \$240,000  | \$220,000      | 2,080              | 7         | 2010            | Avg  | 9,000    | N    | N           | 4732 S 318TH ST      |
| 012      | 401440 | 0206  | 4/14/10   | \$345,000  | \$301,000      | 2,370              | 7         | 1968            | Avg  | 56,628   | N    | N           | 31835 44TH AVE S     |
| 012      | 401440 | 0120  | 4/23/10   | \$390,000  | \$342,000      | 2,470              | 7         | 1965            | Good | 85,310   | N    | N           | 31010 44TH AVE S     |
| 012      | 800145 | 0420  | 6/4/12    | \$285,700  | \$284,000      | 1,350              | 8         | 1990            | Avg  | 16,150   | N    | N           | 31321 47TH AVE S     |
| 012      | 669930 | 0020  | 5/6/10    | \$340,000  | \$299,000      | 1,380              | 8         | 2003            | Avg  | 6,812    | N    | N           | 31817 52ND AVE S     |
| 012      | 240860 | 0070  | 6/7/12    | \$210,000  | \$209,000      | 1,424              | 8         | 1996            | Avg  | 18,632   | N    | N           | 3223 S 314TH PL      |
| 012      | 240860 | 0010  | 2/28/12   | \$255,000  | \$252,000      | 1,432              | 8         | 1989            | Avg  | 26,990   | N    | N           | 3234 S 316TH ST      |
| 012      | 240860 | 0090  | 8/24/11   | \$250,000  | \$242,000      | 1,616              | 8         | 1997            | Avg  | 17,014   | N    | N           | 3231 S 314TH PL      |
| 012      | 142104 | 9047  | 12/20/11  | \$314,000  | \$308,000      | 1,768              | 8         | 2009            | Avg  | 46,109   | Y    | N           | 128 MOUNTAIN VIEW DR |
| 012      | 800145 | 0130  | 10/10/11  | \$240,000  | \$234,000      | 1,840              | 8         | 1989            | Avg  | 16,794   | N    | N           | 4825 S 313TH ST      |
| 012      | 800145 | 0170  | 3/16/10   | \$261,000  | \$226,000      | 1,840              | 8         | 1989            | Avg  | 16,679   | N    | N           | 31308 47TH AVE S     |
| 012      | 800140 | 0040  | 4/21/10   | \$208,000  | \$182,000      | 1,850              | 8         | 1989            | Avg  | 10,151   | N    | N           | 5002 S 310TH PL      |
| 012      | 800140 | 0340  | 10/27/11  | \$235,000  | \$229,000      | 1,850              | 8         | 1988            | Avg  | 9,550    | N    | N           | 31108 49TH AVE S     |
| 012      | 800145 | 0240  | 7/4/12    | \$237,950  | \$237,000      | 1,860              | 8         | 1990            | Avg  | 15,870   | N    | N           | 31423 48TH AVE S     |
| 012      | 896195 | 0360  | 7/17/12   | \$280,000  | \$279,000      | 1,860              | 8         | 1996            | Avg  | 8,890    | N    | N           | 513 8TH ST NW        |
| 012      | 669930 | 0490  | 8/20/12   | \$215,000  | \$215,000      | 1,978              | 8         | 2002            | Avg  | 4,849    | N    | N           | 5314 S 318TH PL      |



**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(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    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------|
| 012      | 800145 | 0350  | 6/16/10   | \$249,950  | \$222,000      | 2,000              | 8         | 1989            | Avg  | 12,372   | N    | N           | 4717 S 315TH PL  |
| 012      | 896195 | 0370  | 5/17/10   | \$267,800  | \$236,000      | 2,020              | 8         | 1996            | Avg  | 8,140    | Y    | N           | 1507 8TH ST NW   |
| 012      | 926280 | 0053  | 8/16/12   | \$255,000  | \$254,000      | 2,030              | 8         | 2004            | Avg  | 6,124    | N    | N           | 31753 51ST CT S  |
| 012      | 926280 | 0270  | 9/18/12   | \$350,000  | \$350,000      | 2,049              | 8         | 1990            | Avg  | 97,574   | N    | N           | 32619 58TH AVE S |
| 012      | 132950 | 0150  | 5/4/12    | \$247,500  | \$246,000      | 2,080              | 8         | 2003            | Avg  | 4,700    | N    | N           | 5530 S 320TH ST  |
| 012      | 800160 | 0230  | 4/20/11   | \$260,000  | \$247,000      | 2,170              | 8         | 1989            | Avg  | 8,634    | N    | N           | 4917 S 315TH PL  |
| 012      | 800160 | 0110  | 9/7/12    | \$309,950  | \$309,000      | 2,200              | 8         | 1990            | Avg  | 17,048   | N    | N           | 4929 S 314TH CT  |
| 012      | 896195 | 0390  | 10/26/12  | \$321,000  | \$321,000      | 2,250              | 8         | 1996            | Avg  | 9,496    | N    | N           | 901 PIKE ST NW   |
| 012      | 896195 | 0410  | 5/19/11   | \$305,000  | \$291,000      | 2,250              | 8         | 1998            | Avg  | 7,904    | N    | N           | 913 PIKE ST NW   |
| 012      | 896196 | 0140  | 6/14/12   | \$313,000  | \$311,000      | 2,340              | 8         | 2002            | Avg  | 6,327    | N    | N           | 1101 R ST NW     |
| 012      | 669930 | 0360  | 11/7/12   | \$270,000  | \$270,000      | 2,450              | 8         | 2004            | Avg  | 5,509    | N    | N           | 31913 53RD PL S  |
| 012      | 800145 | 0230  | 9/24/12   | \$320,000  | \$320,000      | 2,590              | 8         | 1990            | Avg  | 20,470   | N    | N           | 4718 S 315TH PL  |
| 012      | 896195 | 0540  | 4/12/12   | \$320,000  | \$317,000      | 2,620              | 8         | 1997            | Avg  | 9,757    | N    | N           | 1507 10TH CT NW  |
| 012      | 669930 | 0530  | 1/14/10   | \$325,000  | \$276,000      | 2,670              | 8         | 2002            | Avg  | 5,225    | N    | N           | 5218 S 318TH PL  |
| 012      | 669930 | 0370  | 4/14/11   | \$307,000  | \$291,000      | 2,840              | 8         | 2003            | Avg  | 6,010    | N    | N           | 31919 53RD PL S  |
| 012      | 896195 | 0060  | 5/21/12   | \$300,000  | \$298,000      | 3,320              | 8         | 2001            | Avg  | 13,288   | N    | N           | 906 PIKE ST NW   |
| 012      | 926403 | 0020  | 7/23/12   | \$370,000  | \$369,000      | 1,820              | 9         | 2002            | Avg  | 8,635    | Y    | N           | 1113 V ST NW     |
| 012      | 926403 | 0030  | 11/26/12  | \$325,000  | \$325,000      | 1,820              | 9         | 2002            | Avg  | 10,941   | Y    | N           | 1121 V ST NW     |
| 012      | 926280 | 0150  | 6/16/11   | \$400,000  | \$384,000      | 2,150              | 9         | 1981            | Good | 96,703   | N    | N           | 32208 58TH AVE S |
| 012      | 926403 | 0410  | 8/22/12   | \$389,000  | \$388,000      | 2,800              | 9         | 2001            | Avg  | 14,881   | Y    | N           | 1206 U ST NW     |
| 012      | 926403 | 0200  | 7/18/12   | \$380,000  | \$379,000      | 2,870              | 9         | 2002            | Avg  | 10,614   | N    | N           | 1423 U CT NW     |
| 012      | 896195 | 0280  | 10/26/11  | \$410,000  | \$400,000      | 2,876              | 9         | 2006            | Avg  | 14,800   | N    | N           | 1613 9TH CT NW   |
| 012      | 926403 | 0740  | 9/13/12   | \$317,000  | \$317,000      | 2,990              | 9         | 2002            | Avg  | 6,220    | N    | N           | 1025 U ST NW     |
| 012      | 926403 | 0360  | 7/28/11   | \$479,000  | \$462,000      | 3,140              | 9         | 2000            | Avg  | 15,618   | Y    | N           | 1310 U ST NW     |
| 012      | 926403 | 0840  | 3/7/11    | \$399,000  | \$376,000      | 3,140              | 9         | 2000            | Avg  | 7,584    | Y    | N           | 1220 V ST NW     |
| 012      | 896195 | 0010  | 3/10/10   | \$341,900  | \$296,000      | 3,150              | 9         | 1999            | Avg  | 12,413   | N    | N           | 916 PIKE ST NW   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built /Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 012             | 896195       | 0300         | 10/31/12         | \$385,000         | \$385,000             | 3,150                     | 9                | 1998                   | Avg         | 12,252          | Y           | N                  | 901 R ST NW          |
| 012             | 896196       | 0170         | 10/8/12          | \$413,000         | \$413,000             | 3,190                     | 9                | 2000                   | Avg         | 18,381          | Y           | N                  | 1021 R ST NW         |
| 012             | 926403       | 0140         | 4/15/11          | \$465,000         | \$442,000             | 3,368                     | 9                | 2005                   | Avg         | 11,472          | N           | N                  | 1315 V ST NW         |
| 012             | 926403       | 0420         | 2/9/11           | \$540,000         | \$507,000             | 3,660                     | 9                | 2002                   | Avg         | 14,584          | Y           | N                  | 1202 U ST NW         |
| 012             | 208570       | 0050         | 7/26/10          | \$405,000         | \$364,000             | 2,480                     | 10               | 2001                   | Avg         | 8,626           | N           | N                  | 2227 12TH CT NW      |
| 012             | 208570       | 0100         | 4/6/12           | \$385,000         | \$381,000             | 2,520                     | 10               | 2001                   | Avg         | 10,180          | N           | N                  | 2308 12TH CT NW      |
| 012             | 208570       | 0090         | 6/27/11          | \$350,500         | \$337,000             | 2,540                     | 10               | 2001                   | Avg         | 12,917          | N           | N                  | 2316 12TH CT NW      |
| 012             | 926401       | 0150         | 8/17/10          | \$430,000         | \$388,000             | 2,760                     | 10               | 1991                   | Avg         | 11,250          | Y           | N                  | 1020 W ST NW         |
| 012             | 926401       | 0070         | 2/23/11          | \$490,000         | \$461,000             | 2,840                     | 10               | 1992                   | Avg         | 29,004          | Y           | N                  | 922 W ST NW          |
| 012             | 926401       | 0060         | 11/2/12          | \$394,500         | \$394,000             | 2,930                     | 10               | 1992                   | Avg         | 28,818          | Y           | N                  | 918 W ST NW          |
| 012             | 926401       | 0080         | 10/10/11         | \$495,000         | \$482,000             | 3,120                     | 10               | 1991                   | Avg         | 21,837          | Y           | N                  | 926 W ST NW          |
| 012             | 926401       | 0170         | 10/25/11         | \$545,000         | \$532,000             | 3,280                     | 10               | 1991                   | Avg         | 18,318          | Y           | N                  | 1108 W ST NW         |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                          |
|----------|--------|-------|-----------|------------|---------------------------------------------------|
| 009      | 032104 | 9156  | 10/18/10  | \$149,000  | MODEL DEVELOPMENT EXCLUSION                       |
| 009      | 131100 | 0270  | 1/9/12    | \$358,927  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 131100 | 0270  | 5/11/12   | \$116,500  | NON-REPRESENTATIVE SALE;FINANCIAL INSTIT.RESALE   |
| 009      | 131100 | 0620  | 9/13/11   | \$150,000  | NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGH.   |
| 009      | 131110 | 0240  | 5/23/12   | \$127,500  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE        |
| 009      | 131110 | 0250  | 11/2/12   | \$121,000  | STATISTICS OUTLIER                                |
| 009      | 131110 | 0290  | 3/14/11   | \$89,000   | DOR RATIO; NON-REPRESENTATIVE SALE                |
| 009      | 131110 | 0300  | 12/19/12  | \$365,005  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 131110 | 0560  | 12/27/11  | \$119,000  | NON-REPRESENTATIVE SALE                           |
| 009      | 131110 | 0580  | 7/30/12   | \$100,000  | NON-REPRESENTATIVE SALE; EXEMPT FR.EXCISE TAX     |
| 009      | 131111 | 0220  | 9/12/12   | \$130,000  | NON-REPRESENTATIVE SALE                           |
| 009      | 131120 | 0310  | 10/6/11   | \$123,000  | NON-REPRESENTATIVE SALE; EXEMPT FR.EXCISE TAX     |
| 009      | 131120 | 0380  | 11/1/12   | \$346,465  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 131120 | 0420  | 8/15/12   | \$120,000  | NON-REPRESENTATIVE SALE                           |
| 009      | 131120 | 0450  | 11/19/12  | \$131,201  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE        |
| 009      | 131120 | 0660  | 1/26/12   | \$134,000  | NON-REPRESENTATIVE SALE; EXEMPT FR.EXCISE TAX     |
| 009      | 131120 | 0740  | 9/16/10   | \$180,000  | NON-REPRESENTATIVE SALE EXEMPT FR.EXCISE TAX;     |
| 009      | 131120 | 0740  | 5/17/11   | \$137,000  | NON-REPRESENTATIVE SALE; FIN. INSTIT.RESALE       |
| 009      | 131140 | 0310  | 4/1/10    | \$164,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 009      | 131140 | 0350  | 10/7/10   | \$151,000  | MODEL DEVELOPMENT EXCLUSION                       |
| 009      | 131160 | 0580  | 5/9/12    | \$232,723  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 131160 | 0660  | 2/10/11   | \$117,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 009      | 131180 | 0030  | 3/7/12    | \$122,500  | NON-REPRESENTATIVE SALE; FIN. INSTIT.RESALE       |
| 009      | 131180 | 0080  | 6/4/12    | \$140,000  | NON-REPRESENTATIVE SALE;FIN.INSTIT.RESALE         |
| 009      | 131191 | 0090  | 12/2/11   | \$175,000  | BANKRUPTCY- RECEIVER OR TRUSTEE; FORCED SALE      |
| 009      | 131270 | 0010  | 5/6/10    | \$145,500  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 009      | 131291 | 0050  | 8/27/12   | \$155,000  | STATISTICS OUTLIER                                |
| 009      | 131291 | 0060  | 12/28/11  | \$102,200  | BANKRUPTCY- RECEIVER OR TRUSTEE; FORCED SALE      |
| 009      | 131292 | 0010  | 3/8/10    | \$177,750  | NO REPRESENTATION FOR GRADE 5                     |
| 009      | 204800 | 0010  | 8/6/12    | \$125,000  | NON-REPRESENTATIVE SALE; SHORT SALE               |
| 009      | 204800 | 0100  | 11/3/11   | \$125,000  | NON-REPRESENTATIVE SALE                           |
| 009      | 204800 | 0110  | 6/6/11    | \$155,000  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE        |
| 009      | 204800 | 0290  | 6/19/12   | \$228,735  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 204800 | 0300  | 8/23/12   | \$144,000  | MODEL DEVELOPMENT EXCLUSION                       |
| 009      | 204800 | 0330  | 7/17/12   | \$139,000  | BOX PLOT                                          |
| 009      | 204800 | 0330  | 2/21/12   | \$141,470  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 204800 | 0350  | 2/6/12    | \$105,000  | NON-REPRESENTATIVE SALE; EXEMPT FR.EXCISE TAX     |
| 009      | 204800 | 0380  | 4/3/12    | \$143,099  | STATISTICS OUTLIER                                |
| 009      | 204800 | 0380  | 12/13/11  | \$164,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 204800 | 0450  | 6/26/12   | \$214,997  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 009      | 246060 | 0200  | 6/6/12    | \$140,000  | NON-REPRESENTATIVE SALE                           |
| 009      | 261670 | 0470  | 3/9/12    | \$155,000  | STATISTICS OUTLIER                                |
| 009      | 274400 | 0130  | 3/1/12    | \$175,000  | NON-REPRESENTATIVE SALE;FIN INSTIT.RESALE         |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                           |
|----------|--------|-------|-----------|------------|----------------------------------------------------|
| 009      | 293500 | 0150  | 12/29/12  | \$223,270  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 293500 | 0440  | 10/31/12  | \$193,000  | MODEL DEVELOPMENT EXCLUSION                        |
| 009      | 293500 | 0440  | 4/5/12    | \$116,000  | ESTATE SALE; NON-REPRESENTATIVE SALE               |
| 009      | 387650 | 0030  | 6/19/12   | \$140,000  | STATISTICS OUTLIER                                 |
| 009      | 387650 | 0380  | 5/21/12   | \$307,158  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 387650 | 0380  | 7/19/12   | \$307,158  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 387650 | 0380  | 10/9/12   | \$137,510  | NON-REPRESENTATIVE SALE; EXEMPT FR. EXCISE TAX     |
| 009      | 387660 | 0100  | 2/11/10   | \$164,000  | IMP. CHAR. CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 009      | 387671 | 0160  | 12/7/11   | \$257,825  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 387671 | 0160  | 2/15/12   | \$100,000  | DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE        |
| 009      | 414091 | 0020  | 8/6/12    | \$237,460  | %COMPLETE                                          |
| 009      | 414091 | 0070  | 9/10/12   | \$249,995  | %COMPLETE                                          |
| 009      | 414091 | 0080  | 8/6/12    | \$235,266  | %COMPLETE                                          |
| 009      | 414091 | 0090  | 8/6/12    | \$221,886  | %COMPLETE                                          |
| 009      | 414091 | 0220  | 7/12/12   | \$220,368  | %COMPLETE                                          |
| 009      | 545070 | 0010  | 7/28/11   | \$431,200  | OBSOLESCENCE; FINANCIAL INSTITUTION RESALE         |
| 009      | 555680 | 0340  | 4/3/12    | \$129,900  | NON-REPRESENTATIVE SALE; FIN. INSTIT. RESALE       |
| 009      | 555690 | 0140  | 5/9/12    | \$108,000  | NON-REPRESENTATIVE SALE; EXEMPT FR. EXCISE TAX     |
| 009      | 555690 | 0140  | 9/1/10    | \$254,954  | NON-REPRESENTATIVE SALE; EXEMPT FR. EXCISE TAX     |
| 009      | 555690 | 0210  | 3/5/12    | \$113,000  | NON-REPRESENTATIVE SALE; FIN. INSTIT. RESALE       |
| 009      | 753120 | 0080  | 4/13/12   | \$146,250  | NON-REPRESENTATIVE SALE; FIN. INSTIT. RESALE       |
| 009      | 753120 | 0120  | 5/26/10   | \$170,000  | NO MARKET EXPOSURE                                 |
| 009      | 753120 | 0130  | 12/28/11  | \$90,000   | NON-REPRESENTATIVE SALE                            |
| 009      | 753120 | 0200  | 7/6/11    | \$127,500  | STATISTICS OUTLIER                                 |
| 009      | 769650 | 0130  | 4/15/11   | \$155,000  | NO MARKET EXPOSURE                                 |
| 009      | 769650 | 0190  | 12/13/12  | \$282,250  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 769662 | 0300  | 3/10/10   | \$205,400  | RELOCATION - SALE TO SERVICE                       |
| 009      | 769663 | 0050  | 8/12/11   | \$135,000  | NON-REPRESENTATIVE SALE; FIN. INSTIT. RESALE       |
| 009      | 789550 | 0510  | 11/23/11  | \$101,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 789550 | 0540  | 2/7/12    | \$135,342  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 789550 | 0560  | 1/25/12   | \$274,508  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 789550 | 0560  | 2/2/12    | \$224,733  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 789550 | 0560  | 5/21/12   | \$100,001  | IMP. CHAR. CHANGED SINCE SALE; EXEMPT FR. E-TAX    |
| 009      | 789550 | 0580  | 3/1/12    | \$287,607  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 800110 | 0060  | 7/13/12   | \$109,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 009      | 800121 | 0280  | 6/20/12   | \$177,000  | STATISTICS OUTLIER                                 |
| 009      | 800122 | 0030  | 7/25/11   | \$160,000  | NON-REPRESENTATIVE SALE                            |
| 009      | 800123 | 0080  | 4/20/10   | \$182,000  | MODEL DEVELOPMENT EXCLUSION                        |
| 009      | 815961 | 0090  | 4/22/10   | \$225,000  | NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGH.    |
| 009      | 815961 | 0170  | 11/30/12  | \$263,700  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 815962 | 0260  | 12/26/12  | \$194,793  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 009      | 949180 | 0020  | 3/29/12   | \$159,900  | NON-REPRESENTATIVE SALE EXEMPT FR. EXCISE TAX      |
| 009      | 949180 | 0180  | 4/18/11   | \$216,881  | BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE      |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                          |
|----------|--------|-------|-----------|------------|---------------------------------------------------|
| 010      | 022104 | 9038  | 2/25/10   | \$2,500    | DOR RATIO;CORP AFFIL;EASEMENT OR RIGHT-OF-WAY     |
| 010      | 030140 | 0760  | 9/28/12   | \$235,000  | %COMPLETE                                         |
| 010      | 030140 | 0770  | 10/23/12  | \$222,000  | %COMPLETE                                         |
| 010      | 030140 | 0780  | 8/10/12   | \$237,900  | %COMPLETE                                         |
| 010      | 030140 | 0950  | 9/10/12   | \$219,000  | %COMPLETE                                         |
| 010      | 030140 | 0960  | 9/17/12   | \$235,000  | %COMPLETE                                         |
| 010      | 030140 | 1110  | 9/19/12   | \$258,900  | IMP CHARACTERISTICS DO NOT MATCH 2013 AV          |
| 010      | 030140 | 1120  | 9/25/12   | \$257,900  | %COMPLETE                                         |
| 010      | 030140 | 1130  | 10/14/12  | \$284,900  | IMP CHARACTERISTICS DO NOT MATCH 2013 AV          |
| 010      | 030140 | 1150  | 12/19/12  | \$245,000  | ACTIVE PERMIT                                     |
| 010      | 062105 | 9012  | 10/13/11  | \$650,000  | IMP COUNT                                         |
| 010      | 252204 | 9019  | 8/29/12   | \$170,000  | BOX PLOT                                          |
| 010      | 262204 | 9011  | 4/19/11   | \$484,750  | IMP. CHARACTERISTICS CHANGED SINCE SALE           |
| 010      | 352204 | 9100  | 9/17/12   | \$148,400  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 010      | 401680 | 0300  | 5/23/12   | \$589,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE           |
| 010      | 733822 | 0400  | 10/22/12  | \$230,000  | %COMPLETE                                         |
| 010      | 733822 | 0410  | 4/16/12   | \$336,839  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 010      | 733822 | 0840  | 11/14/12  | \$255,000  | %COMPLETE                                         |
| 010      | 866915 | 0140  | 2/24/10   | \$250,000  | RELOCATION - SALE TO SERVICE                      |
| 010      | 866915 | 0560  | 10/1/12   | \$362,536  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 010      | 866915 | 0710  | 9/11/12   | \$262,500  | %COMPLETE                                         |
| 010      | 889290 | 0090  | 8/25/10   | \$190,000  | RELOCATION - SALE TO SERVICE                      |
| 010      | 936000 | 0127  | 4/7/11    | \$37,950   | DOR RATIO;EST.SALE; IMP.CHAR.CHGD SINCE SALE      |
| 011      | 022104 | 9021  | 8/19/10   | \$225,000  | IMP COUNT                                         |
| 011      | 022104 | 9042  | 9/12/12   | \$207,200  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 011      | 022104 | 9123  | 3/5/12    | \$96,750   | DOR RATIO; IMP.CHAR. CHANGED SINCE SALE           |
| 011      | 022104 | 9190  | 8/3/12    | \$200,000  | STATISTICS OUTLIER                                |
| 011      | 022104 | 9191  | 3/14/12   | \$133,000  | IMP. CHAR. CHANGED SINCE SALE; EXEMPT FR. E-TAX   |
| 011      | 022104 | 9191  | 8/23/12   | \$272,000  | IMP CHARACTERISTICS DO NOT MATCH 2013 AV          |
| 011      | 030300 | 0105  | 4/20/10   | \$159,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 011      | 030300 | 0367  | 8/2/10    | \$150,000  | NON-REPRESENTATIVE SALE;FIN INSTIT.RESALE         |
| 011      | 111545 | 0010  | 9/13/12   | \$255,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 011      | 111545 | 0010  | 9/13/12   | \$255,000  | CORRECTION DEED; EXEMPT FROM EXCISE TAX           |
| 011      | 146090 | 0100  | 8/20/12   | \$193,000  | BOX PLOT                                          |
| 011      | 221480 | 0080  | 8/12/11   | \$162,000  | NO MARKET EXPOS.; IMP. CHAR.CHGD SINCE SALE       |
| 011      | 221480 | 0110  | 10/21/11  | \$141,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 011      | 221480 | 0440  | 3/18/12   | \$163,200  | MODEL DEVELOPMENT EXCLUSION                       |
| 011      | 221480 | 0640  | 10/27/11  | \$160,000  | STATISTICS OUTLIER                                |
| 011      | 221480 | 0830  | 3/23/11   | \$204,750  | RELOCATION - SALE TO SERVICE                      |
| 011      | 289555 | 0070  | 12/1/10   | \$180,000  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE        |
| 011      | 332850 | 0310  | 8/6/12    | \$51,000   | DOR RATIO; QUIT CLAIM DEED                        |
| 011      | 332950 | 0150  | 1/14/11   | \$145,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 011      | 332950 | 0660  | 8/9/12    | \$171,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                            |
|----------|--------|-------|-----------|------------|-----------------------------------------------------|
| 011      | 332951 | 0380  | 5/20/11   | \$197,000  | NON-REPRESENTATIVE SALE;FIN.INSTIT.RESALE           |
| 011      | 332952 | 0160  | 6/15/12   | \$115,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE             |
| 011      | 332953 | 0350  | 12/2/11   | \$144,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 011      | 332953 | 0700  | 2/2/12    | \$297,860  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 011      | 541900 | 0110  | 10/29/12  | \$270,000  | BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM        |
| 011      | 564790 | 0200  | 11/30/11  | \$165,000  | STATISTICS OUTLIER                                  |
| 011      | 664220 | 0520  | 11/23/11  | \$232,863  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 011      | 664877 | 0100  | 10/25/12  | \$230,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                  |
| 011      | 664925 | 0240  | 3/1/12    | \$215,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 011      | 664925 | 0240  | 5/30/12   | \$200,199  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE          |
| 012      | 001100 | 0010  | 8/25/10   | \$320,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE             |
| 012      | 001100 | 0085  | 7/13/12   | \$239,000  | STATISTICS OUTLIER                                  |
| 012      | 030200 | 0330  | 5/25/10   | \$245,000  | NO MARKET EXPOSURE; FINANCIAL INSTIT. RESALE        |
| 012      | 030200 | 0420  | 2/17/11   | \$153,001  | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX          |
| 012      | 030200 | 0425  | 10/1/12   | \$119,000  | MODEL DEVELOPMENT EXCLUSION                         |
| 012      | 030200 | 0450  | 4/7/10    | \$166,950  | NO REPRESENTATION FOR FAIR CONDITION                |
| 012      | 030200 | 0470  | 8/8/12    | \$128,000  | STATISTICS OUTLIER                                  |
| 012      | 030300 | 0455  | 12/11/12  | \$167,889  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 012      | 132950 | 0160  | 8/23/12   | \$203,500  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 012      | 142104 | 9032  | 3/30/12   | \$276,475  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 012      | 142104 | 9083  | 12/24/12  | \$690,100  | OBSOLESCENCE                                        |
| 012      | 142104 | 9086  | 11/21/10  | \$550,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE   |
| 012      | 152104 | 9063  | 10/20/11  | \$150,199  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE          |
| 012      | 152104 | 9092  | 4/19/12   | \$158,000  | NON-REPRESENTATIVE SALE;FIN.INSTIT.RESALE           |
| 012      | 152104 | 9104  | 9/26/12   | \$147,600  | STATISTICS OUTLIER                                  |
| 012      | 208570 | 0090  | 4/7/11    | \$395,000  | RELOCATION - SALE TO SERVICE                        |
| 012      | 248250 | 0040  | 12/16/11  | \$125,000  | NON-REPRESENTATIVE SALE                             |
| 012      | 286820 | 0040  | 9/1/11    | \$92,000   | NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE         |
| 012      | 390830 | 0020  | 12/14/10  | \$310,000  | MODEL DEVELOPMENT EXCLUSION                         |
| 012      | 391400 | 0100  | 3/14/11   | \$455,000  | UNFINISHED AREA                                     |
| 012      | 401290 | 0050  | 8/8/12    | \$212,432  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 012      | 401380 | 0090  | 7/27/12   | \$628,500  | NO REPRESENTATION FOR GRADE 11                      |
| 012      | 401380 | 0125  | 1/29/10   | \$97,900   | DOR RATIO; NON-REPRESENTATIVE SALE                  |
| 012      | 401380 | 0125  | 4/16/10   | \$140,000  | NO MARKET EXPOSURE; FINANCIAL INSTIT. RESALE        |
| 012      | 401380 | 0166  | 11/11/10  | \$334,392  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 012      | 401380 | 0166  | 10/25/11  | \$108,300  | BANKRUPTCY- RECEIVER OR TRUSTEE; FORCED SALE        |
| 012      | 401380 | 0190  | 12/6/11   | \$155,000  | STATISTICS OUTLIER                                  |
| 012      | 401380 | 0214  | 8/1/11    | \$28,237   | DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST        |
| 012      | 401440 | 0125  | 11/21/12  | \$225,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                    |
| 012      | 401440 | 0297  | 5/14/10   | \$82,200   | DOR RATIO; NO MARKET EXPOSURE                       |
| 012      | 551560 | 0195  | 11/17/10  | \$100,000  | PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR |
| 012      | 553000 | 0040  | 12/13/11  | \$171,000  | BOX PLOT                                            |
| 012      | 608460 | 0660  | 10/21/10  | \$193,000  | NON-REPRESENTATIVE SALE;FIN INSTIT.RESALE           |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                          |
|----------|--------|-------|-----------|------------|---------------------------------------------------|
| 012      | 608460 | 0770  | 11/22/11  | \$166,250  | NON-REPRESENTATIVE SALE                           |
| 012      | 608460 | 0800  | 8/24/12   | \$185,000  | STATISTICS OUTLIER                                |
| 012      | 608460 | 0850  | 12/7/11   | \$168,241  | BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE     |
| 012      | 608460 | 0850  | 2/13/12   | \$188,000  | NON-REPRESENTATIVE SALE; EXEMPT FR.EXCISE TAX     |
| 012      | 608460 | 0910  | 9/25/12   | \$152,000  | NON-REPRESENTATIVE SALE                           |
| 012      | 608500 | 0150  | 11/18/11  | \$158,000  | NON-REPRESENTATIVE SALE                           |
| 012      | 669930 | 0350  | 3/29/11   | \$72,754   | DOR RATIO; QUIT; RELATED PARTY, FRIEND OR NEIGH.  |
| 012      | 669930 | 0360  | 11/5/12   | \$270,000  | RELOCATION - SALE TO SERVICE                      |
| 012      | 669930 | 0540  | 3/26/10   | \$250,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                |
| 012      | 800145 | 0210  | 3/19/10   | \$223,000  | NON-REPRESENTATIVE SALE                           |
| 012      | 800145 | 0330  | 9/17/12   | \$220,369  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 800145 | 0420  | 1/17/12   | \$196,250  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 896195 | 0390  | 5/25/12   | \$241,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 926280 | 0026  | 4/8/11    | \$208,000  | NO MARKET EXPOSURE                                |
| 012      | 926280 | 0151  | 3/14/12   | \$265,000  | STATISTICS OUTLIER                                |
| 012      | 926280 | 0208  | 8/30/11   | \$365,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 012      | 926280 | 0222  | 10/16/12  | \$97,650   | DOR RATIO; NON-REPRESENTATIVE SALE                |
| 012      | 926280 | 0290  | 12/15/11  | \$305,345  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 926280 | 0352  | 5/3/12    | \$100,000  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE        |
| 012      | 926280 | 0421  | 6/19/12   | \$223,355  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 926403 | 0010  | 9/7/12    | \$273,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 926403 | 0020  | 5/18/12   | \$325,100  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 926403 | 0030  | 3/16/12   | \$333,883  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 926403 | 0220  | 2/7/11    | \$335,000  | IMP. CHAR.CHANGED SINCE SALE; FIN. INSTIT. RESALE |
| 012      | 926403 | 0480  | 9/1/10    | \$351,000  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE        |
| 012      | 926403 | 0580  | 9/14/12   | \$263,700  | STATISTICS OUTLIER                                |
| 012      | 926403 | 0740  | 12/2/11   | \$293,300  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 926403 | 0870  | 4/8/10    | \$365,000  | NON-REPRESENTATIVE SALE;.                         |
| 012      | 934650 | 0020  | 5/11/11   | \$130,000  | NON-REPRESENTATIVE SALE;FIN. INSTIT.RESALE        |
| 012      | 934650 | 0180  | 7/9/12    | \$121,500  | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 012      | 934650 | 0180  | 10/24/12  | \$120,000  | NON-REPRESENTATIVE SALE;FIN.INSTIT.RESALE         |
| 012      | 934650 | 0190  | 11/10/11  | \$105,000  | BANKRUPTCY- RECEIVER OR TRUSTEE; FORCED SALE      |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date      | Sale Price | Lot Size | View | Water-front |
|----------|-------|-------|----------------|------------|----------|------|-------------|
|          |       |       | NONE AVAILABLE |            |          |      |             |



**Vacant Sales Removed in this Annual Update Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                |
|-----------------|--------------|--------------|------------------|-------------------|------------------------------------------------|
| 009             | 032104       | 9111         | 12/15/2010       | \$4,000           | NO MKT EXPOSURE;RELATED PARTY,FRIEND, OR NEIGH |
| 010             | 000680       | 0015         | 8/16/2010        | \$177,000         | GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY;   |
| 010             | 158060       | 0018         | 1/24/2011        | \$10,000          | UNBUILDABLE                                    |
| 011             | 022104       | 9179         | 5/19/2010        | \$17,500          | NO MARKET EXPOSURE; FINANCIAL INSTIT. RESALE;  |
| 011             | 022104       | 9223         | 1/30/2012        | \$119,000         | RELATED PARTY, FRIEND, OR NEIGHBOR;            |
| 011             | 022104       | 9223         | 5/5/2011         | \$7,500           | NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY;  |
| 012             | 030300       | 0405         | 5/17/2011        | \$25,000          | UNBUILDABLE                                    |
| 012             | 030300       | 0405         | 11/15/2010       | \$25,000          | UNBUILDABLE                                    |

**Mobile Home Sales Used in this Annual Update Analysis  
Area 27**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 009             | 042104       | 9076         | 11/29/2012       | \$109,950         | 12,196          | N           | N                  |
| 012             | 030300       | 0470         | 2/9/2012         | \$150,000         | 14,850          | N           | N                  |
| 012             | 152104       | 9135         | 8/3/2011         | \$63,500          | 11,325          | N           | N                  |
| 012             | 394350       | 0020         | 1/25/2012        | \$120,000         | 7,682           | N           | N                  |
| 012             | 401440       | 0025         | 5/5/2010         | \$205,000         | 20,307          | N           | N                  |

**Mobile Home Sales Removed in this Annual Update Analysis**  
**Area 27**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                  |
|-----------------|--------------|--------------|------------------|-------------------|----------------------------------|
| 009             | 445875       | 0060         | 6/13/2012        | \$57,000          | DOR RATIO;EXEMPT FROM EXCISE TAX |
| 012             | 551560       | 0077         | 10/14/2011       | \$105,000         | ESTATE; NO MARKET EXPOSURE       |
| 012             | 926280       | 0165         | 1/26/2010        | \$109,735         | BANKRUPTCY - RECEIVER OR TRUSTEE |