

Residential Revalue

2013 Assessment Roll

Kentridge

Area 29

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

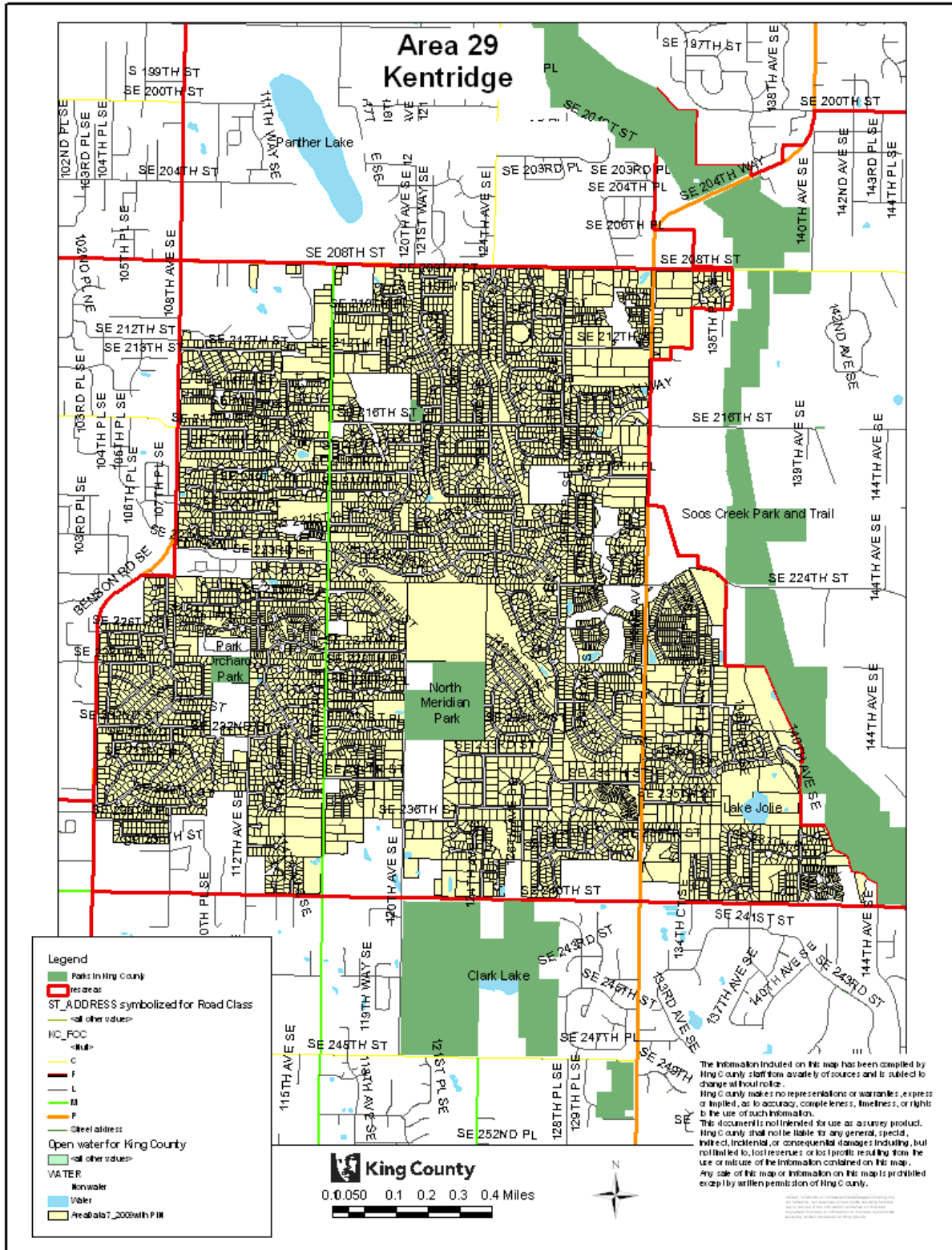
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

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

Sincerely,

Lloyd Hara
Assessor



Kentridge's Housing



Grade 6/ Year Built 1972/ Total Living Area 1010



Grade 7/ Year Built 1984/ Total Living Area 1610



Grade 8/ Year Built 2001/ Total Living Area 2030



Grade 9/ Year Built 2012/ Total Living Area 2598



Grade 10/ Year Built 2002/ Total Living Area 3850

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: Kentridge/Area 29

Number of Improved Sales: 420

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$74,300	\$122,700	\$197,000			
2013 Value	\$77,500	\$151,900	\$229,400	\$251,100	91.4%	8.30%
Change	+\$3,200	+\$29,200	+\$32,400			
% Change	+4.3%	+23.8%	+16.4%			

*Sales are time adjusted to 1/1/2013.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$75,000	\$119,300	\$194,300
2013 Value	\$78,300	\$147,000	\$225,300
Percent Change	+4.4%	+23.2%	+16.0%

Number of one to three unit residences in the population: 5,730

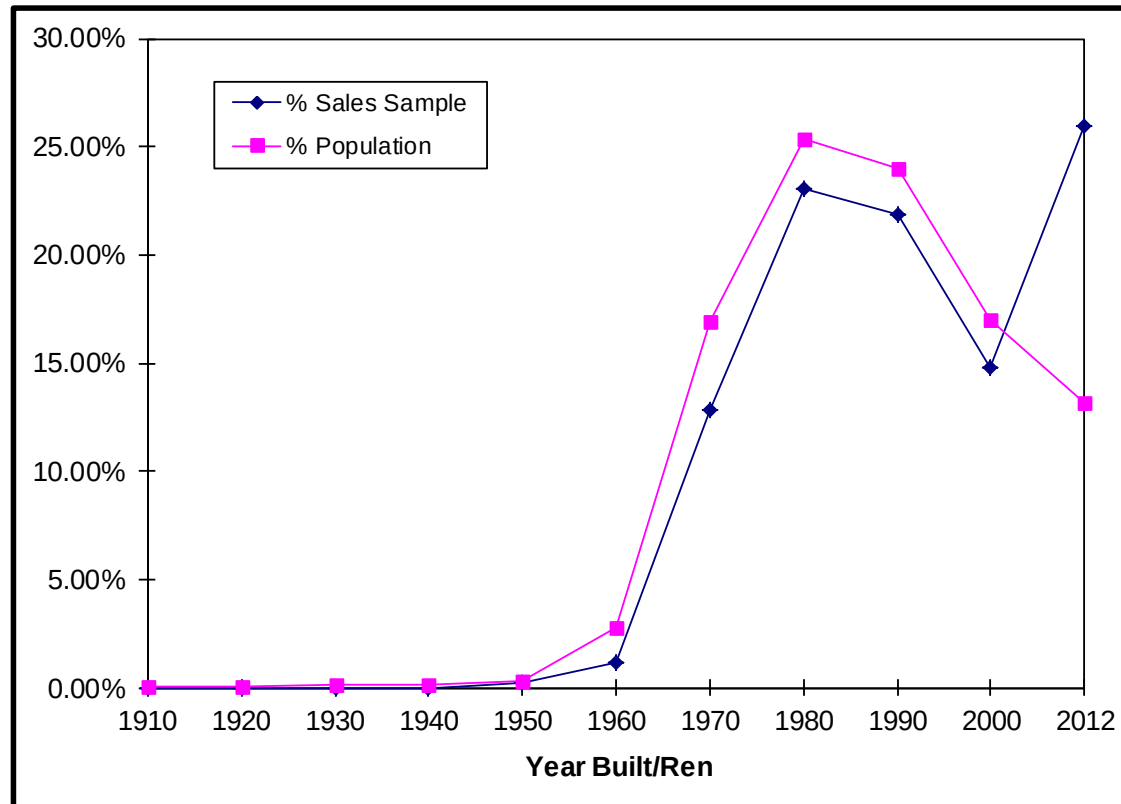
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a Grade greater than or equal to 8 improvement had lower average ratios (Assessed Value/Sale Price) than other properties in the area and required a greater upward adjustment.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.24%
1960	5	1.19%
1970	54	12.86%
1980	97	23.10%
1990	92	21.90%
2000	62	14.76%
2012	109	25.95%
	420	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	3	0.05%
1930	9	0.16%
1940	8	0.14%
1950	20	0.35%
1960	159	2.77%
1970	971	16.95%
1980	1,454	25.38%
1990	1,375	24.00%
2000	975	17.02%
2012	754	13.16%
	5,730	

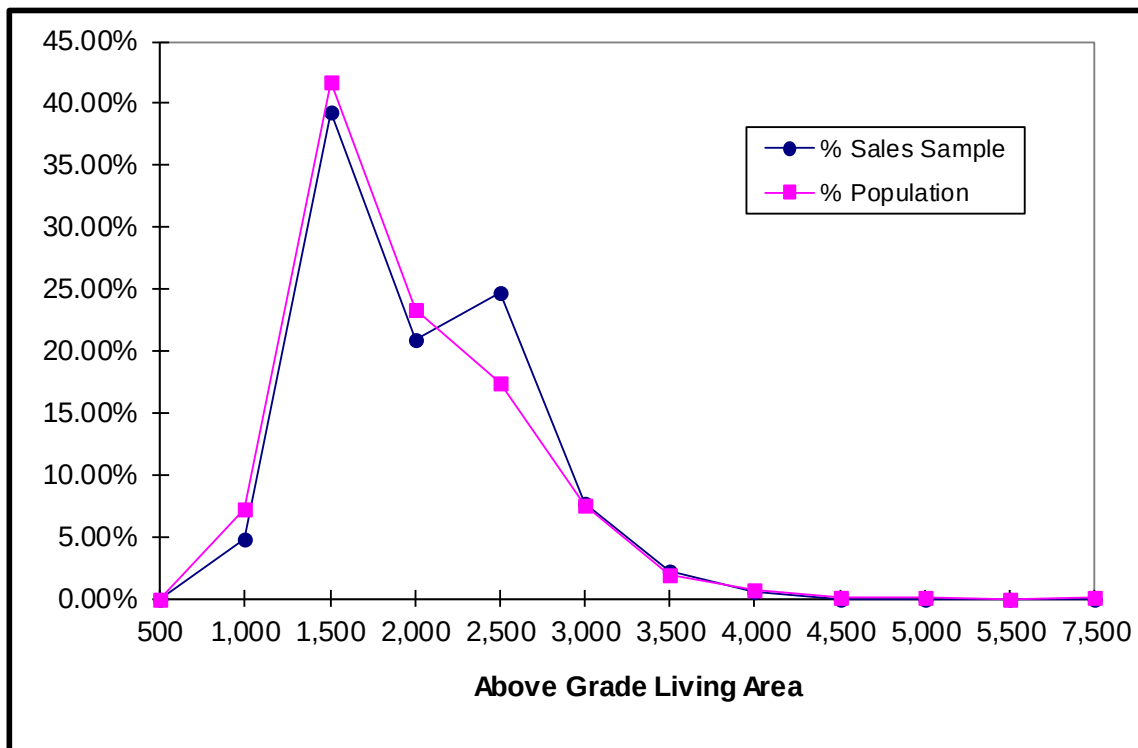


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	20	4.76%
1,500	165	39.29%
2,000	88	20.95%
2,500	104	24.76%
3,000	32	7.62%
3,500	9	2.14%
4,000	2	0.48%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,500	0	0.00%
	420	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1,000	413	7.21%
1,500	2,388	41.68%
2,000	1,341	23.40%
2,500	999	17.43%
3,000	432	7.54%
3,500	111	1.94%
4,000	36	0.63%
4,500	5	0.09%
6,500	4	0.07%
8,500	0	0.00%
9,500	1	0.02%
	5,730	

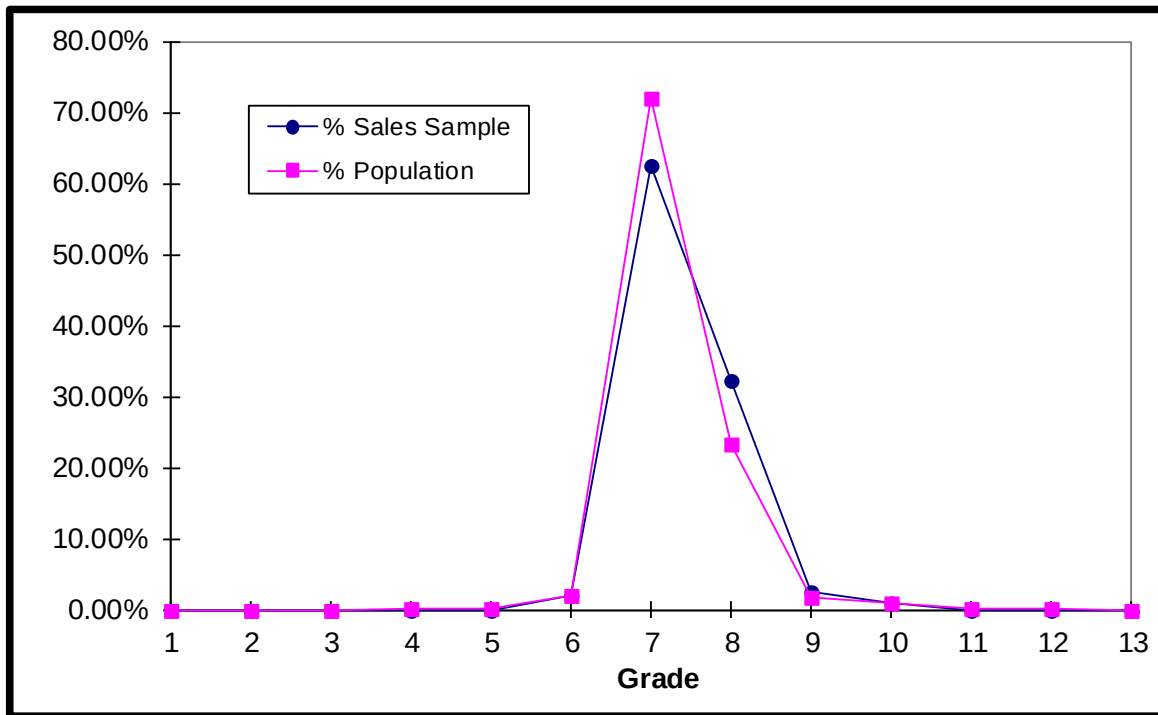


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	1.90%
7	262	62.38%
8	135	32.14%
9	11	2.62%
10	4	0.95%
11	0	0.00%
12	0	0.00%
13	0	0.00%
420		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	7	0.12%
6	109	1.90%
7	4,118	71.87%
8	1,342	23.42%
9	95	1.66%
10	53	0.92%
11	1	0.02%
12	1	0.02%
13	0	0.00%
5,730		



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 available for analysis in this area. However, it does appear surrounding land values are showing modest increases. Therefore, an overall 5% increase in land assessments shall be assessed in this area 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, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a Grade greater than or equal to 8 improvement had lower average ratios (Assessed Value/Sale Price) than other properties in the area and required a greater upward adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 420 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 an insufficient number of Mobile Home sales (2) in this area for analysis, therefore Mobile Homes received no change in Assessed values.

Results

The resulting assessment level is 91.4%. 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 +16%. 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 29 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

14.58%

High Grade>=8

Yes

% Adjustment

19.64%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a High Grade greater than or equal to 8 parcel would *approximately* receive a 19.64% upward adjustment. 1,492 parcels in the improved population would receive this adjustment. There were 150 sales.

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

Generally, High Grade parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

74% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 29 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, 2012 would be adjusted by the time trend factor of 1.052, resulting in an adjusted value of \$552,000 ($\$525,000 \times 1.052 = \$552,300$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.852	-14.8%
2/1/2010	0.872	-12.8%
3/1/2010	0.890	-11.0%
4/1/2010	0.909	-9.1%
5/1/2010	0.927	-7.3%
6/1/2010	0.944	-5.6%
7/1/2010	0.959	-4.1%
8/1/2010	0.974	-2.6%
9/1/2010	0.989	-1.1%
10/1/2010	1.001	0.1%
11/1/2010	1.014	1.4%
12/1/2010	1.025	2.5%
1/1/2011	1.035	3.5%
2/1/2011	1.045	4.5%
3/1/2011	1.052	5.2%
4/1/2011	1.060	6.0%
5/1/2011	1.066	6.6%
6/1/2011	1.072	7.2%
7/1/2011	1.076	7.6%
8/1/2011	1.080	8.0%
9/1/2011	1.083	8.3%
10/1/2011	1.085	8.5%
11/1/2011	1.086	8.6%
12/1/2011	1.086	8.6%
1/1/2012	1.085	8.5%
2/1/2012	1.083	8.3%
3/1/2012	1.080	8.0%
4/1/2012	1.076	7.6%
5/1/2012	1.072	7.2%
6/1/2012	1.066	6.6%
7/1/2012	1.059	5.9%
8/1/2012	1.052	5.2%
9/1/2012	1.043	4.3%
10/1/2012	1.034	3.4%
11/1/2012	1.023	2.3%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	512695	0580	12/15/10	\$149,950	\$154,000	550	6	1981	Avg	9,360	N	N	11718 SE 225TH ST
002	512695	0600	11/15/10	\$152,000	\$155,000	550	6	1981	Good	9,666	N	N	11708 SE 225TH ST
002	802570	0920	9/27/11	\$130,000	\$141,000	970	6	1976	Good	7,344	N	N	11030 SE 225TH ST
002	278731	0370	2/22/11	\$138,700	\$146,000	1,010	6	1972	Good	7,140	N	N	21208 122ND PL SE
002	802570	0240	5/11/12	\$120,000	\$128,000	1,170	6	1976	Good	6,864	N	N	11009 SE 225TH ST
002	802570	0250	9/6/12	\$130,000	\$135,000	1,170	6	1976	Good	5,670	N	N	11013 SE 225TH ST
002	802570	0100	12/16/10	\$165,000	\$170,000	1,210	6	1976	Good	7,905	N	N	22415 110TH AVE SE
002	802570	0840	12/1/10	\$165,000	\$169,000	1,210	6	1976	Good	7,200	N	N	22324 110TH PL SE
002	512695	0610	12/24/12	\$160,000	\$161,000	850	7	1981	Good	9,067	N	N	11704 SE 225TH ST
002	176130	0520	3/1/12	\$224,500	\$242,000	910	7	1975	Good	9,672	N	N	12553 SE 230TH ST
002	367100	0060	2/18/11	\$168,419	\$177,000	920	7	1981	Good	8,494	N	N	20925 127TH PL SE
002	873173	0530	7/20/11	\$185,500	\$200,000	970	7	1976	Good	7,260	N	N	23709 130TH AVE SE
002	873173	0610	4/28/11	\$182,500	\$194,000	970	7	1976	Avg	8,148	N	N	13012 SE 237TH CT
002	221221	0070	5/3/10	\$220,000	\$204,000	980	7	1979	Good	7,200	N	N	23113 116TH AVE SE
002	221221	0200	3/23/10	\$210,000	\$190,000	980	7	1980	Good	7,020	N	N	11418 SE 231ST PL
002	221221	0740	8/26/11	\$166,000	\$180,000	980	7	1980	Avg	8,250	N	N	11220 SE 232ND ST
002	221222	0170	9/22/11	\$164,900	\$179,000	980	7	1980	Good	7,350	N	N	23238 113TH PL SE
002	512695	0220	5/14/10	\$214,900	\$201,000	980	7	1981	Good	9,240	N	N	11711 SE 225TH CT
002	338780	0410	2/23/12	\$139,900	\$151,000	990	7	1959	Good	8,528	N	N	10524 SE 232ND ST
002	338780	0560	5/28/10	\$175,000	\$165,000	990	7	1961	Good	7,350	N	N	10609 SE 232ND ST
002	338800	0490	1/27/11	\$149,950	\$156,000	990	7	1961	Good	8,050	N	N	22840 110TH AVE SE
002	664870	0700	12/6/10	\$180,000	\$185,000	990	7	1963	Avg	8,237	N	N	10621 SE 236TH ST
002	664870	0920	7/12/10	\$190,000	\$183,000	990	7	1963	Good	7,700	N	N	10630 SE 236TH ST
002	073980	0070	2/7/11	\$181,500	\$190,000	1,000	7	1983	Avg	7,741	N	N	11001 SE 220TH PL
002	311080	0270	5/3/11	\$165,000	\$176,000	1,000	7	1967	Avg	9,600	N	N	12035 SE 210TH ST

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	221221	0460	4/25/12	\$155,000	\$166,000	1,010	7	1980	Avg	7,200	N	N	11408 SE 229TH PL
002	873173	0080	4/11/12	\$166,000	\$178,000	1,020	7	1976	Good	8,050	N	N	23554 130TH CT SE
002	176130	0080	1/10/12	\$183,500	\$199,000	1,030	7	1975	Good	7,500	N	N	23003 125TH AVE SE
002	546670	0370	12/12/12	\$227,500	\$229,000	1,030	7	1975	Good	7,770	N	N	22912 126TH PL SE
002	176130	0220	5/14/12	\$167,300	\$179,000	1,040	7	1975	Good	6,901	N	N	12541 SE 232ND ST
002	338790	0210	8/8/12	\$159,900	\$168,000	1,040	7	1960	Good	20,193	N	N	10824 SE 229TH ST
002	873173	0620	8/3/10	\$230,000	\$224,000	1,040	7	1976	Good	7,663	N	N	23614 130TH AVE SE
002	073810	0230	5/26/11	\$185,000	\$198,000	1,050	7	1967	Good	7,201	N	N	10717 SE 237TH ST
002	278746	0370	12/20/11	\$173,750	\$189,000	1,070	7	1983	Good	7,628	N	N	12354 SE 221ST ST
002	701690	0070	6/8/12	\$232,500	\$247,000	1,070	7	1985	Good	10,103	N	N	13630 SE 231ST ST
002	278731	0030	6/3/10	\$255,000	\$241,000	1,080	7	1975	Good	7,350	N	N	12210 SE 212TH PL
002	278731	1050	8/20/12	\$222,900	\$233,000	1,080	7	1974	Good	8,019	N	N	21323 125TH AVE SE
002	279610	0620	3/5/10	\$265,000	\$237,000	1,080	7	1979	Avg	7,630	N	N	12313 SE 219TH PL
002	541980	0640	7/7/11	\$213,000	\$229,000	1,080	7	1981	Avg	6,820	N	N	22204 122ND AVE SE
002	873200	0500	4/28/11	\$184,950	\$197,000	1,080	7	1974	Good	9,775	N	N	11032 SE 217TH ST
002	278731	0870	11/27/12	\$229,950	\$233,000	1,090	7	1975	Good	8,030	N	N	21322 124TH AVE SE
002	338800	0580	8/26/10	\$151,500	\$149,000	1,090	7	1961	Good	7,524	N	N	23002 107TH PL SE
002	546670	0340	12/6/11	\$183,991	\$200,000	1,090	7	1977	Avg	7,245	N	N	22932 126TH PL SE
002	221220	0050	3/23/11	\$220,000	\$233,000	1,100	7	1977	Avg	7,200	N	N	23212 115TH AVE SE
002	221221	0110	11/5/12	\$170,000	\$174,000	1,100	7	1979	Good	6,828	N	N	23213 116TH AVE SE
002	221222	0080	7/7/11	\$150,000	\$162,000	1,100	7	1980	Avg	9,430	N	N	11208 SE 233RD PL
002	278732	0670	10/13/10	\$225,500	\$227,000	1,100	7	1980	Avg	8,500	N	N	12613 SE 215TH ST
002	311080	0130	4/4/11	\$179,000	\$190,000	1,100	7	1966	Good	10,480	N	N	12048 SE 209TH ST
002	311080	0040	3/13/12	\$251,750	\$272,000	1,110	7	1963	Good	9,672	N	N	20915 120TH PL SE
002	073950	0270	6/27/11	\$162,500	\$175,000	1,120	7	1963	Good	11,430	N	N	21318 109TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	311080	0310	5/18/10	\$189,000	\$177,000	1,120	7	1967	Good	9,600	N	N	12005 SE 210TH ST
002	278746	0550	8/29/12	\$190,200	\$199,000	1,130	7	1983	Good	7,349	N	N	12200 SE 221ST ST
002	383120	0050	8/15/12	\$199,000	\$209,000	1,130	7	1979	Avg	6,014	N	N	11207 SE 235TH PL
002	383120	0160	11/4/11	\$224,900	\$244,000	1,130	7	1979	Good	8,162	N	N	11222 SE 235TH PL
002	383120	0200	3/25/11	\$206,370	\$218,000	1,130	7	1979	Good	7,134	N	N	11212 SE 235TH PL
002	135500	0080	5/17/11	\$212,000	\$227,000	1,140	7	1978	Avg	8,640	N	N	21055 120TH PL SE
002	186290	0690	1/5/10	\$244,000	\$208,000	1,140	7	1991	Good	7,078	N	N	11714 SE 219TH PL
002	541221	0070	1/23/12	\$235,000	\$255,000	1,140	7	1984	Good	8,997	N	N	11829 SE 221ST ST
002	941270	0500	5/14/12	\$230,000	\$246,000	1,140	7	2002	Avg	8,715	N	N	13312 SE 233RD ST
002	073800	0270	5/7/10	\$229,900	\$214,000	1,150	7	1967	Good	7,076	N	N	23605 105TH PL SE
002	221221	0130	1/27/10	\$215,000	\$187,000	1,150	7	1979	Good	7,374	N	N	23206 115TH AVE SE
002	889260	0120	8/1/12	\$200,000	\$210,000	1,150	7	1966	Good	9,460	N	N	11219 SE 223RD PL
002	259715	0160	4/22/11	\$226,500	\$241,000	1,160	7	1980	Avg	9,928	N	N	11207 SE 218TH PL
002	278730	0560	6/7/10	\$240,000	\$227,000	1,160	7	1969	Avg	7,725	N	N	21020 125TH AVE SE
002	278730	0720	12/5/12	\$214,950	\$217,000	1,160	7	1969	Avg	7,840	N	N	20810 124TH AVE SE
002	279610	0160	2/7/11	\$195,000	\$204,000	1,160	7	1978	Good	7,560	N	N	12206 SE 217TH ST
002	279610	0240	6/22/12	\$197,000	\$209,000	1,160	7	1979	Avg	6,825	N	N	12303 SE 217TH ST
002	338800	0450	10/5/12	\$169,500	\$175,000	1,160	7	1961	Avg	8,050	N	N	22810 110TH AVE SE
002	894417	0150	4/29/11	\$228,000	\$243,000	1,160	7	1978	Good	9,100	N	N	11909 SE 210TH PL
002	186291	0070	1/11/12	\$190,000	\$206,000	1,170	7	1993	Avg	6,387	N	N	11719 SE 216TH CT
002	102205	9188	3/1/11	\$217,500	\$229,000	1,180	7	1985	Good	11,200	N	N	21048 132ND AVE SE
002	221221	0300	5/24/12	\$149,950	\$160,000	1,180	7	1980	Avg	7,949	N	N	11513 SE 230TH PL
002	278731	1230	5/25/10	\$230,000	\$216,000	1,180	7	1974	Avg	7,956	N	N	12503 SE 214TH PL
002	664870	1080	6/14/12	\$190,500	\$203,000	1,180	7	1967	Good	7,881	N	N	10826 SE 233RD PL
002	186291	0390	1/11/11	\$216,950	\$225,000	1,190	7	1993	Avg	6,847	N	N	21621 118TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541220	0110	4/30/10	\$240,000	\$222,000	1,190	7	1982	Good	6,360	N	N	11730 SE 221ST ST
002	186291	0500	3/11/11	\$207,500	\$219,000	1,200	7	1994	Avg	7,107	N	N	21606 117TH PL SE
002	873200	0540	8/26/11	\$162,000	\$175,000	1,200	7	1975	Avg	9,600	N	N	21722 111TH AVE SE
002	894417	0100	7/18/12	\$199,950	\$211,000	1,200	7	1978	Good	6,760	N	N	11731 SE 210TH PL
002	073950	0350	3/2/10	\$189,000	\$168,000	1,210	7	1961	Good	8,880	N	N	10816 SE 213TH ST
002	221221	0520	6/28/12	\$160,000	\$170,000	1,220	7	1980	Avg	7,560	N	N	22907 112TH PL SE
002	311080	0260	11/28/11	\$200,000	\$217,000	1,220	7	1963	Good	9,600	N	N	12045 SE 210TH ST
002	666915	0710	6/2/11	\$185,000	\$198,000	1,220	7	1979	Avg	6,996	N	N	21614 127TH PL SE
002	802570	0960	6/4/12	\$169,950	\$181,000	1,220	7	1970	Good	8,160	N	N	22412 110TH AVE SE
002	135500	0020	6/3/10	\$220,000	\$208,000	1,230	7	1970	Good	7,560	N	N	21019 120TH PL SE
002	289300	0670	12/20/12	\$239,500	\$241,000	1,230	7	1977	Avg	7,161	N	N	21413 121ST PL SE
002	941271	0180	4/20/12	\$230,000	\$247,000	1,230	7	1976	Good	7,080	N	N	23202 138TH AVE SE
002	941271	0490	12/12/12	\$272,500	\$275,000	1,230	7	1977	Avg	12,900	N	N	13518 SE 233RD ST
002	221220	0370	8/3/12	\$249,000	\$262,000	1,240	7	1976	Avg	6,500	N	N	23334 114TH PL SE
002	278731	0400	5/20/10	\$240,000	\$225,000	1,240	7	1975	Good	11,500	N	N	12213 SE 212TH PL
002	278731	0950	9/2/11	\$200,000	\$217,000	1,240	7	1975	Avg	7,700	N	N	21128 124TH AVE SE
002	278731	1020	9/5/12	\$194,400	\$203,000	1,240	7	1974	Good	9,350	N	N	21225 125TH AVE SE
002	278731	1320	6/2/11	\$191,575	\$205,000	1,240	7	1975	Good	6,624	N	N	21334 125TH AVE SE
002	176130	0700	1/24/11	\$233,000	\$243,000	1,250	7	1976	Avg	12,880	N	N	23206 127TH AVE SE
002	278730	0650	7/12/12	\$192,850	\$204,000	1,250	7	1969	Good	6,039	N	N	20818 125TH AVE SE
002	664870	0200	12/12/11	\$180,000	\$195,000	1,250	7	1967	Good	8,207	N	N	10530 SE 233RD PL
002	664870	1390	9/27/12	\$190,000	\$197,000	1,250	7	1965	Good	7,326	N	N	10944 SE 235TH ST
002	873200	0170	6/27/12	\$245,000	\$260,000	1,250	7	1987	Good	9,600	N	N	11025 SE 218TH ST
002	228740	0300	7/9/10	\$245,000	\$236,000	1,260	7	2006	Avg	7,248	N	N	21111 119TH PL SE
002	228740	0300	10/5/12	\$222,500	\$230,000	1,260	7	2006	Avg	7,248	N	N	21111 119TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	338800	0660	7/20/11	\$144,900	\$156,000	1,260	7	1962	Avg	7,448	N	N	10812 SE 232ND ST
002	541220	0340	9/28/11	\$217,000	\$235,000	1,260	7	1983	Good	6,173	N	N	22103 120TH AVE SE
002	664870	1550	10/26/12	\$190,000	\$195,000	1,260	7	1963	Good	11,760	N	N	10924 SE 235TH PL
002	873173	0330	9/12/12	\$175,000	\$182,000	1,260	7	1976	Good	6,600	N	N	23602 128TH AVE SE
002	073960	0070	3/1/11	\$160,000	\$168,000	1,270	7	1962	Good	9,516	N	N	11204 SE 212TH ST
002	289300	0210	10/21/10	\$235,000	\$237,000	1,270	7	1975	Avg	7,000	N	N	12052 SE 212TH CT
002	664870	1810	10/11/11	\$240,000	\$260,000	1,270	7	1964	Good	8,100	N	N	23604 108TH AVE SE
002	873200	0390	1/16/12	\$168,000	\$182,000	1,270	7	1964	Avg	11,600	N	N	10804 SE 218TH ST
002	279610	0390	4/22/10	\$290,000	\$267,000	1,280	7	1979	Good	7,700	N	N	12213 SE 217TH PL
002	546670	0290	5/4/10	\$257,000	\$239,000	1,280	7	1977	Good	7,500	N	N	12635 SE 231ST ST
002	666915	0070	10/19/10	\$242,500	\$245,000	1,280	7	1978	Avg	6,300	N	N	21843 124TH AVE SE
002	807856	0060	6/7/11	\$230,000	\$247,000	1,280	7	1988	Avg	6,337	N	N	12519 SE 221ST PL
002	073960	0130	12/5/10	\$200,000	\$205,000	1,290	7	1963	Good	8,800	N	N	21204 113TH AVE SE
002	176130	0620	12/19/12	\$184,000	\$185,000	1,290	7	1977	Good	7,400	N	N	12555 SE 231ST ST
002	186300	0100	12/17/10	\$175,000	\$180,000	1,290	7	1968	Good	10,800	N	N	11652 SE 218TH PL
002	259715	0270	10/27/12	\$234,500	\$240,000	1,290	7	1981	Avg	10,584	N	N	11421 SE 218TH PL
002	278746	0390	10/1/12	\$195,000	\$202,000	1,290	7	1983	Avg	8,048	N	N	12342 SE 221ST ST
002	546670	0150	10/21/11	\$205,000	\$223,000	1,290	7	1977	Good	7,200	N	N	22809 126TH PL SE
002	546670	0170	6/28/11	\$217,000	\$234,000	1,290	7	1977	Good	7,200	N	N	22825 126TH PL SE
002	546670	0250	10/4/11	\$216,000	\$234,000	1,290	7	1977	Good	7,200	N	N	12611 SE 231ST ST
002	941270	0110	6/19/12	\$246,000	\$261,000	1,290	7	1974	Avg	10,476	N	N	13323 SE 233RD ST
002	278731	1340	5/26/10	\$249,900	\$235,000	1,300	7	1976	Avg	7,575	N	N	21318 125TH AVE SE
002	289300	0350	5/26/10	\$255,000	\$240,000	1,300	7	2010	Avg	7,161	N	N	21223 120TH PL SE
002	338790	0130	3/22/10	\$237,500	\$215,000	1,300	7	1960	Good	7,452	N	N	22665 108TH AVE SE
002	186291	0100	6/25/10	\$235,000	\$225,000	1,310	7	1992	Avg	6,600	N	N	21629 117TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	186291	0110	8/28/11	\$210,000	\$227,000	1,310	7	1993	Avg	6,600	N	N	21635 117TH PL SE
002	889260	0070	6/23/10	\$220,000	\$210,000	1,310	7	1966	Avg	9,628	N	N	22301 113TH PL SE
002	278730	0430	12/14/11	\$230,500	\$250,000	1,330	7	1969	Good	7,210	N	N	21001 125TH AVE SE
002	278750	0110	9/3/10	\$245,000	\$242,000	1,330	7	1981	Good	7,200	N	N	21733 121ST PL SE
002	556172	0160	8/10/10	\$225,000	\$220,000	1,330	7	1981	Good	8,448	N	N	13125 SE 228TH PL
002	645700	0530	5/17/12	\$199,500	\$213,000	1,330	7	1966	Good	9,100	N	N	22625 105TH AVE SE
002	664870	0400	4/21/10	\$242,500	\$223,000	1,330	7	1967	Avg	7,845	N	N	10547 SE 233RD PL
002	664870	1380	12/21/11	\$185,000	\$201,000	1,330	7	1966	Good	9,486	N	N	23236 109TH PL SE
002	666915	0750	3/4/10	\$273,000	\$244,000	1,330	7	1979	Good	7,004	N	N	21609 127TH PL SE
002	807855	0080	2/24/12	\$200,700	\$217,000	1,330	7	1987	Avg	7,304	N	N	12365 SE 221ST ST
002	186290	0550	8/25/11	\$225,000	\$244,000	1,340	7	1992	Good	7,507	N	N	21729 120TH AVE SE
002	289300	0111	3/26/12	\$248,000	\$267,000	1,340	7	1975	Good	7,360	N	N	21316 120TH PL SE
002	873173	0550	10/18/11	\$164,950	\$179,000	1,340	7	1976	Good	7,280	N	N	13011 SE 237TH CT
002	259715	0110	6/19/12	\$199,950	\$212,000	1,350	7	1980	Good	8,023	N	N	11220 SE 218TH PL
002	311080	0180	5/16/11	\$150,000	\$160,000	1,350	7	1963	Good	9,600	N	N	12013 SE 209TH ST
002	807855	0160	3/2/11	\$218,900	\$230,000	1,350	7	1987	Good	6,799	N	N	22137 124TH PL SE
002	807855	0570	9/10/12	\$207,000	\$215,000	1,350	7	1987	Avg	6,885	N	N	22138 124TH AVE SE
002	807855	0590	9/28/10	\$234,500	\$235,000	1,350	7	1987	Avg	7,103	N	N	12402 SE 221ST PL
002	873200	0140	11/14/11	\$183,000	\$199,000	1,350	7	1964	Good	9,600	N	N	11001 SE 218TH ST
002	278750	0120	5/15/12	\$195,000	\$208,000	1,360	7	1981	Good	7,000	N	N	21739 121ST PL SE
002	541221	0230	7/11/12	\$255,500	\$270,000	1,360	7	1984	Avg	7,048	N	N	11908 SE 220TH CT
002	541290	0020	1/27/10	\$222,000	\$193,000	1,360	7	1978	Good	7,583	N	N	10726 SE 232ND PL
002	541290	0080	10/13/10	\$259,950	\$262,000	1,360	7	1978	Good	7,583	N	N	10532 SE 232ND PL
002	278732	0620	7/24/12	\$190,950	\$201,000	1,370	7	1980	Good	8,280	N	N	12618 SE 215TH ST
002	556171	0110	11/17/11	\$233,500	\$254,000	1,370	7	1979	Good	7,326	N	N	12910 SE 231ST WAY

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	666915	0800	5/22/12	\$179,000	\$191,000	1,370	7	1978	Good	6,500	N	N	12614 SE 217TH PL
002	073980	0100	8/27/10	\$262,500	\$259,000	1,410	7	1983	Good	7,201	N	N	11025 SE 220TH PL
002	666915	0140	5/20/10	\$268,500	\$252,000	1,410	7	1978	Good	7,446	N	N	12337 SE 219TH PL
002	807855	0580	4/9/12	\$192,900	\$207,000	1,410	7	1987	Avg	7,319	N	N	22132 124TH AVE SE
002	858190	0220	8/22/12	\$210,000	\$220,000	1,410	7	1984	Good	8,699	N	N	11916 SE 231ST PL
002	664870	0070	7/22/10	\$234,950	\$228,000	1,430	7	1967	Good	8,211	N	N	23325 105TH AVE SE
002	221221	0790	8/3/10	\$199,000	\$194,000	1,440	7	1979	Good	7,665	N	N	23102 112TH PL SE
002	807856	0090	6/8/11	\$245,000	\$263,000	1,440	7	1988	Good	7,335	N	N	12613 SE 221ST PL
002	807857	0440	6/13/12	\$233,700	\$249,000	1,440	7	1989	Good	7,738	N	N	12610 SE 222ND PL
002	556172	0310	5/25/10	\$310,000	\$291,000	1,450	7	1980	Avg	8,100	N	N	22823 129TH AVE SE
002	645700	0170	8/9/12	\$165,000	\$173,000	1,450	7	1966	Good	9,900	N	N	10706 SE 225TH PL
002	645700	0280	6/27/11	\$165,000	\$178,000	1,450	7	1966	Avg	8,960	N	N	10600 SE 226TH ST
002	645700	0350	1/27/12	\$178,000	\$193,000	1,460	7	1965	Good	8,386	N	N	10502 SE 226TH ST
002	780080	0020	10/29/12	\$300,000	\$307,000	1,460	7	1979	Good	14,450	N	N	23413 128TH PL SE
002	807855	0240	7/12/10	\$317,000	\$306,000	1,460	7	1987	Good	6,949	N	N	22216 123RD PL SE
002	186290	0440	7/25/12	\$227,500	\$240,000	1,470	7	1992	Avg	6,079	N	N	21610 120TH AVE SE
002	278730	0590	11/9/12	\$214,756	\$219,000	1,470	7	1969	Good	7,210	N	N	21002 125TH AVE SE
002	278731	0560	11/20/12	\$225,000	\$229,000	1,470	7	1974	Avg	7,290	N	N	21405 124TH AVE SE
002	618710	0250	12/3/10	\$229,950	\$236,000	1,470	7	1983	Good	10,247	N	N	23618 137TH AVE SE
002	278731	0300	4/21/11	\$175,000	\$186,000	1,480	7	1974	Avg	7,215	N	N	21408 122ND PL SE
002	541220	0050	5/29/12	\$215,000	\$229,000	1,480	7	1982	Good	5,888	N	N	11627 SE 221ST ST
002	541980	1400	7/28/11	\$212,000	\$229,000	1,480	7	1985	Good	8,954	N	N	11600 SE 223RD DR
002	796920	0170	9/24/10	\$271,500	\$271,000	1,490	7	1966	Good	19,608	N	N	13435 SE 231ST ST
002	541980	0330	5/24/11	\$195,000	\$209,000	1,500	7	1981	Good	10,652	N	N	22347 122ND AVE SE
002	666915	0280	10/21/11	\$242,000	\$263,000	1,500	7	1978	Avg	7,150	N	N	12415 SE 218TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	541980	0980	4/20/10	\$252,000	\$232,000	1,510	7	1984	Good	7,500	N	N	11932 SE 222ND PL
002	087850	0020	11/27/12	\$220,000	\$223,000	1,520	7	1993	Good	6,366	N	N	20924 119TH AVE SE
002	618710	0130	12/28/12	\$240,500	\$241,000	1,520	7	1981	Good	9,607	N	N	23713 137TH AVE SE
002	618710	0590	5/23/12	\$225,000	\$240,000	1,520	7	1980	Good	7,200	N	N	23724 137TH AVE SE
002	807857	0700	11/7/12	\$200,000	\$204,000	1,520	7	1989	Good	6,828	N	N	12414 SE 223RD DR
002	278746	0760	6/29/12	\$164,000	\$174,000	1,530	7	1983	Good	9,022	N	N	22033 120TH PL SE
002	289300	0750	11/23/11	\$178,000	\$193,000	1,540	7	1975	Good	7,770	N	N	12031 SE 215TH ST
002	556170	0330	5/20/10	\$245,000	\$230,000	1,560	7	1978	Good	7,316	N	N	12831 SE 232ND PL
002	941271	0360	4/6/10	\$295,000	\$269,000	1,560	7	1976	Good	7,735	N	N	13622 SE 232ND ST
002	770825	0100	2/19/10	\$250,000	\$221,000	1,560	7	1973	Good	10,511	N	N	14033 SE 237TH PL
002	135460	0010	6/7/12	\$207,000	\$220,000	1,570	7	1984	Avg	9,552	N	N	11510 SE 215TH ST
002	802570	0390	11/8/11	\$175,000	\$190,000	1,580	7	1976	Good	8,415	N	N	11201 SE 225TH ST
002	873200	0550	5/4/10	\$280,000	\$260,000	1,580	7	1975	Good	9,600	N	N	21730 111TH AVE SE
002	352930	0020	6/1/10	\$225,000	\$212,000	1,590	7	1949	Good	7,267	N	N	11922 SE 229TH PL
002	135500	0310	6/20/11	\$171,000	\$184,000	1,600	7	1975	Good	8,250	N	N	21028 121ST PL SE
002	546635	0050	5/18/12	\$180,000	\$192,000	1,600	7	1994	Avg	6,937	N	N	13227 SE 236TH PL
002	546635	0070	4/14/11	\$224,000	\$238,000	1,600	7	1994	Good	9,922	N	N	13323 SE 236TH PL
002	289300	0390	9/15/10	\$235,000	\$234,000	1,610	7	1974	Avg	7,200	N	N	12008 SE 213TH ST
002	087850	0040	2/23/10	\$225,000	\$199,000	1,620	7	1992	Good	6,695	N	N	11913 SE 209TH PL
002	289300	0760	4/20/10	\$217,500	\$200,000	1,620	7	1975	Good	7,770	N	N	12112 SE 216TH ST
002	541980	1060	7/20/12	\$173,000	\$182,000	1,620	7	1984	Avg	7,725	N	N	11921 SE 222ND PL
002	087850	0200	3/10/10	\$259,000	\$232,000	1,640	7	1993	Good	5,935	N	N	20923 119TH AVE SE
002	092205	9039	4/18/12	\$300,000	\$322,000	1,650	7	1965	Good	87,991	N	N	21657 132ND AVE SE
002	228740	0400	8/24/10	\$235,000	\$231,000	1,650	7	1984	Good	7,233	N	N	11920 SE 211TH PL
002	172205	9314	8/21/12	\$190,000	\$199,000	1,660	7	1995	Avg	9,493	N	N	23909 113TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	618710	0150	8/15/11	\$279,950	\$303,000	1,660	7	1984	Avg	9,730	N	N	23667 137TH AVE SE
002	807855	0390	6/27/11	\$226,000	\$243,000	1,680	7	1988	Good	6,680	N	N	22327 123RD PL SE
002	546635	0030	3/15/11	\$234,500	\$248,000	1,690	7	1993	Good	10,159	N	N	13215 SE 236TH PL
002	701690	0050	5/13/10	\$275,000	\$257,000	1,700	7	1985	Good	9,114	N	N	13627 SE 231ST ST
002	743720	0080	2/25/10	\$247,600	\$220,000	1,714	7	2003	Avg	4,915	N	N	11409 SE 214TH ST
002	383120	0190	9/10/12	\$207,500	\$216,000	1,720	7	1979	Good	6,900	N	N	11216 SE 235TH PL
002	162205	9095	10/20/10	\$259,950	\$262,000	1,730	7	1972	Good	11,325	N	N	23403 120TH AVE SE
002	073810	0170	6/16/10	\$206,000	\$196,000	1,740	7	1968	Avg	7,201	N	N	10607 SE 237TH ST
002	807857	0520	8/9/10	\$245,900	\$241,000	1,740	7	1989	Avg	7,659	N	N	22211 126TH PL SE
002	338780	0630	3/23/11	\$182,000	\$193,000	1,742	7	1960	Good	7,350	N	N	10503 SE 232ND ST
002	073980	0030	3/13/12	\$235,000	\$253,000	1,760	7	1984	Good	10,037	N	N	10911 SE 220TH PL
002	670039	0110	3/2/11	\$205,000	\$216,000	1,770	7	1992	Good	9,780	N	N	11500 SE 221ST PL
002	073982	0080	1/14/10	\$239,900	\$206,000	1,800	7	1985	Good	6,111	N	N	10909 SE 222ND ST
002	186290	0230	3/12/12	\$209,000	\$225,000	1,830	7	1992	Good	9,027	N	N	12010 SE 219TH CT
002	618710	0390	10/29/10	\$240,000	\$243,000	1,840	7	1982	Good	9,600	N	N	23708 138TH AVE SE
002	251700	0240	6/22/11	\$220,000	\$237,000	1,868	7	2005	Avg	3,360	N	N	22547 134TH PL SE
002	251701	0320	9/17/11	\$209,000	\$227,000	1,868	7	2006	Avg	4,306	N	N	22416 133RD AVE SE
002	618710	0120	9/21/11	\$220,000	\$239,000	1,870	7	1980	Good	9,600	N	N	23719 137TH AVE SE
002	251710	0190	9/6/12	\$214,000	\$223,000	1,871	7	2006	Avg	3,770	N	N	12898 SE 225TH CT
002	251710	0380	6/28/10	\$240,000	\$230,000	1,871	7	2006	Avg	4,446	N	N	12857 SE 225TH CT
002	807857	0490	9/4/12	\$242,000	\$252,000	1,880	7	1989	Good	7,119	N	N	22204 126TH PL SE
002	796910	0121	3/8/12	\$283,500	\$306,000	1,918	7	1964	Good	17,910	N	N	22805 135TH AVE SE
002	251701	0590	1/13/10	\$262,500	\$226,000	1,920	7	2006	Avg	4,380	N	N	22455 132ND PL SE
002	807857	0480	3/5/11	\$228,360	\$241,000	1,940	7	1989	Avg	9,102	N	N	22208 126TH PL SE
002	186290	0580	5/18/12	\$230,000	\$246,000	1,950	7	1991	Avg	9,470	N	N	21921 120TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894432	0060	1/20/12	\$240,000	\$260,000	1,980	7	1989	Avg	3,338	N	N	23849 140TH LN SE
002	541221	0240	5/26/10	\$262,650	\$247,000	2,010	7	1985	Good	7,405	N	N	11904 SE 220TH CT
002	675260	0410	9/2/10	\$285,214	\$282,000	2,020	7	1994	Avg	6,214	N	N	12622 SE 226TH ST
002	807856	0020	5/5/11	\$235,000	\$251,000	2,030	7	1987	Good	7,331	N	N	12415 SE 221ST PL
002	251710	1170	3/22/11	\$227,000	\$240,000	2,048	7	2007	Avg	5,566	N	N	22759 129TH PL SE
002	809920	0050	12/30/11	\$215,500	\$234,000	2,050	7	1963	Avg	11,340	N	N	11636 SE 227TH PL
002	618710	0180	10/19/11	\$242,000	\$263,000	2,070	7	1980	Avg	8,930	N	N	23613 137TH AVE SE
002	675260	0150	6/1/10	\$286,000	\$270,000	2,070	7	1997	Avg	6,795	N	N	22810 127TH AVE SE
002	176130	0750	4/14/10	\$255,000	\$234,000	2,080	7	1975	Good	7,200	N	N	23124 126TH AVE SE
002	251700	0430	11/10/10	\$235,000	\$239,000	2,087	7	2005	Avg	4,560	N	N	13271 SE 227TH PL
002	251710	0170	4/30/10	\$280,000	\$259,000	2,091	7	2006	Avg	4,431	N	N	12888 SE 225TH CT
002	251701	0490	8/31/10	\$279,900	\$277,000	2,109	7	2006	Avg	3,960	N	N	13253 SE 225TH PL
002	541980	1200	10/22/10	\$242,000	\$244,000	2,110	7	1985	Avg	8,800	N	N	11819 SE 222ND CT
002	618710	0480	6/18/12	\$260,000	\$276,000	2,110	7	1984	Good	9,639	N	N	23914 138TH AVE SE
002	894433	0010	2/24/11	\$279,000	\$293,000	2,110	7	1993	Avg	4,344	N	N	23824 141ST LN SE
002	894433	0080	9/19/12	\$295,000	\$306,000	2,110	7	1993	Avg	4,463	N	N	23817 141ST LN SE
002	894432	0360	11/24/10	\$289,950	\$296,000	2,110	7	1989	Avg	4,323	N	N	23850 140TH LN SE
002	894432	0430	5/9/11	\$285,000	\$304,000	2,110	7	1989	Avg	4,041	N	N	14125 SE 238TH LN
002	323541	0100	10/7/11	\$265,000	\$288,000	2,120	7	1993	Good	7,561	N	N	11324 SE 237TH PL
002	675260	0030	11/13/12	\$245,000	\$250,000	2,130	7	1998	Avg	7,007	N	N	23024 127TH AVE SE
002	618710	0510	6/10/10	\$307,000	\$291,000	2,150	7	1983	Good	9,618	N	N	23912 137TH AVE SE
002	675260	1150	2/25/10	\$327,000	\$290,000	2,190	7	1997	Avg	11,528	N	N	22923 127TH AVE SE
002	251700	0660	12/27/12	\$252,000	\$253,000	2,190	7	2005	Avg	5,088	N	N	13284 SE 227TH ST
002	251710	0700	10/18/12	\$230,000	\$237,000	2,190	7	2007	Avg	4,051	N	N	22654 128TH AVE SE
002	251710	0130	12/19/12	\$225,000	\$226,000	2,197	7	2006	Avg	4,122	N	N	12862 SE 225TH CT

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	251710	0330	6/1/12	\$226,000	\$241,000	2,197	7	2006	Avg	4,154	N	N	12887 SE 225TH CT
002	135460	0020	6/28/12	\$184,500	\$196,000	2,210	7	1984	Good	8,605	N	N	21424 115TH PL SE
002	228740	0080	8/20/12	\$230,000	\$241,000	2,250	7	1984	Good	7,200	N	N	21223 119TH AVE SE
002	796920	0050	6/1/11	\$279,950	\$300,000	2,252	7	1966	Avg	19,608	N	N	13252 SE 231ST ST
002	251700	0580	5/25/10	\$279,000	\$262,000	2,256	7	2005	Avg	3,969	N	N	13225 SE 226TH ST
002	251700	0280	4/2/12	\$229,500	\$247,000	2,446	7	2005	Avg	4,950	N	N	22622 134TH PL SE
002	251700	0370	7/2/12	\$280,000	\$297,000	2,446	7	2005	Avg	4,493	N	N	13337 SE 227TH PL
002	251701	0710	10/30/12	\$235,000	\$241,000	2,446	7	2006	Avg	6,060	N	N	22473 133RD AVE SE
002	251702	0120	1/12/11	\$246,000	\$255,000	2,446	7	2007	Avg	5,287	N	N	22749 135TH AVE SE
002	251710	1000	1/28/11	\$248,000	\$259,000	2,480	7	2007	Avg	4,848	N	N	22700 129TH PL SE
002	323541	0020	3/30/10	\$310,000	\$281,000	2,540	7	1993	Good	10,045	N	N	11211 SE 237TH PL
002	251710	0150	9/6/11	\$238,000	\$258,000	2,549	7	2006	Avg	4,013	N	N	12874 SE 225TH CT
002	251710	1080	8/11/11	\$228,500	\$247,000	2,550	7	2007	Avg	4,840	N	N	22748 129TH PL SE
002	251701	0210	10/2/12	\$225,000	\$233,000	2,580	7	2006	Avg	4,526	N	N	22491 134TH PL SE
002	251701	0310	9/20/11	\$248,000	\$269,000	2,580	7	2006	Avg	4,309	N	N	22411 134TH PL SE
002	251710	0430	4/21/11	\$269,950	\$287,000	2,760	7	2006	Avg	4,524	N	N	12745 SE 226TH PL
002	251701	0620	6/22/12	\$262,450	\$279,000	2,946	7	2006	Avg	5,034	N	N	22431 132ND PL SE
002	251702	0160	8/6/12	\$293,000	\$308,000	3,150	7	2007	Avg	5,000	N	N	22718 135TH AVE SE
002	251701	0190	7/19/11	\$274,000	\$296,000	3,296	7	2006	Avg	5,940	Y	N	22532 134TH PL SE
002	251702	0170	3/13/12	\$285,000	\$307,000	3,590	7	2007	Avg	5,000	Y	N	22710 135TH AVE SE
002	894429	0050	9/8/11	\$185,000	\$200,000	1,220	8	1985	Avg	4,062	N	N	23419 130TH AVE SE
002	894429	0390	12/22/10	\$210,000	\$217,000	1,220	8	1985	Avg	4,297	N	N	23420 130TH AVE SE
002	186490	0210	4/14/10	\$300,000	\$275,000	1,272	8	1977	Good	10,200	N	N	20820 135TH AVE SE
002	215455	0080	11/17/10	\$285,000	\$291,000	1,280	8	1991	Avg	9,149	N	N	11036 SE 214TH ST
002	951310	0030	6/22/10	\$229,159	\$219,000	1,288	8	2010	Avg	4,684	N	N	23825 134TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	951310	0080	6/28/10	\$225,900	\$216,000	1,288	8	2010	Avg	4,433	N	N	23721 134TH PL SE
002	152205	9157	12/15/10	\$290,500	\$299,000	1,300	8	1982	Good	61,740	N	N	23208 140TH AVE SE
002	073800	0250	11/10/10	\$207,500	\$211,000	1,310	8	1967	Good	7,220	N	N	10705 SE 236TH PL
002	780080	0170	8/24/12	\$298,800	\$312,000	1,330	8	1983	Avg	16,650	N	N	12828 SE 235TH PL
002	951310	0040	7/6/10	\$235,654	\$227,000	1,499	8	2010	Avg	4,433	N	N	23817 134TH PL SE
002	894429	0360	8/20/12	\$179,900	\$188,000	1,510	8	1985	Avg	2,972	N	N	23434 130TH AVE SE
002	186490	0010	5/13/11	\$254,650	\$272,000	1,550	8	1978	Avg	10,200	N	N	20803 135TH AVE SE
002	894429	0310	8/28/12	\$184,950	\$193,000	1,570	8	1985	Avg	3,791	N	N	23442 130TH AVE SE
002	894429	0350	12/8/11	\$175,000	\$190,000	1,570	8	1985	Avg	3,731	N	N	23436 130TH AVE SE
002	946160	0160	5/11/11	\$208,000	\$222,000	1,610	8	1992	Good	7,785	N	N	21722 129TH CT SE
002	951310	0060	12/10/10	\$225,000	\$231,000	1,621	8	2011	Avg	4,433	N	N	23803 134TH PL SE
002	661970	0010	2/7/12	\$251,950	\$273,000	1,668	8	2011	Avg	3,960	N	N	21162 131ST PL SE
002	661970	0050	4/18/12	\$249,950	\$268,000	1,668	8	2011	Avg	3,263	N	N	21140 131st PI SE
002	661970	0090	3/21/12	\$262,850	\$283,000	1,668	8	2012	Avg	4,978	N	N	21137 131st PI SE
002	796910	0160	6/24/11	\$275,000	\$296,000	1,690	8	1962	Good	23,920	N	N	22830 135TH AVE SE
002	951310	0020	6/11/10	\$246,448	\$234,000	1,691	8	2010	Avg	5,001	N	N	23901 134TH PL SE
002	951310	0120	10/5/10	\$238,750	\$239,000	1,691	8	2010	Avg	4,526	N	N	23812 134TH PL SE
002	946160	0100	5/12/10	\$266,000	\$248,000	1,720	8	1992	Good	6,838	N	N	12910 SE 217TH PL
002	352920	0240	5/27/10	\$294,950	\$278,000	1,730	8	1990	Avg	7,226	N	N	11910 SE 228TH PL
002	352920	0240	5/22/12	\$225,000	\$240,000	1,730	8	1990	Avg	7,226	N	N	11910 SE 228TH PL
002	152205	9049	9/23/11	\$281,500	\$305,000	1,770	8	1960	Avg	54,450	N	N	13222 SE 235TH ST
002	215455	0090	3/24/10	\$300,000	\$271,000	1,770	8	1991	Avg	9,149	N	N	11042 SE 214TH ST
002	556173	0200	4/7/11	\$232,000	\$246,000	1,790	8	1988	Avg	8,961	N	N	22971 130TH PL SE
002	546638	0170	3/17/11	\$243,000	\$257,000	1,790	8	2001	Avg	5,000	N	N	23830 125TH PL SE
002	520181	0340	5/11/10	\$330,000	\$308,000	1,820	8	1996	Avg	6,963	N	N	22305 131ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	092205	9171	5/21/12	\$396,000	\$423,000	1,830	8	1988	Avg	56,628	N	N	21639 132ND AVE SE
002	152205	9075	12/26/12	\$292,500	\$293,000	1,840	8	1994	Avg	12,369	N	N	23824 135TH PL SE
002	679930	0030	8/17/11	\$220,000	\$238,000	1,840	8	2004	Avg	5,045	N	N	11821 SE 23RD PL
002	082205	9330	4/25/11	\$269,950	\$287,000	1,889	8	2011	Avg	4,012	N	N	11237 SE 214TH CT
002	082205	9331	11/6/12	\$279,950	\$286,000	1,889	8	2011	Avg	3,915	N	N	11241 SE 214TH CT
002	267650	0190	1/12/10	\$279,950	\$240,000	1,895	8	2006	Avg	4,989	N	N	23704 124TH AVE SE
002	267650	0190	4/29/10	\$260,000	\$241,000	1,895	8	2006	Avg	4,989	N	N	23704 124TH AVE SE
002	323539	0030	12/17/10	\$222,000	\$229,000	1,900	8	1992	Avg	7,636	N	N	23909 114TH PL SE
002	661970	0020	4/14/11	\$270,000	\$287,000	1,900	8	2011	Avg	4,245	N	N	21156 131ST PL SE
002	661970	0060	2/11/12	\$270,000	\$292,000	1,906	8	2011	Avg	5,517	N	N	21136 131ST PL SE
002	661970	0070	7/26/11	\$279,950	\$302,000	1,906	8	2011	Avg	4,122	N	N	21132 131ST PL SE
002	661970	0100	7/15/11	\$275,000	\$297,000	1,906	8	2011	Avg	5,420	N	N	21141 131ST PL SE
002	948530	0440	12/27/10	\$314,450	\$325,000	1,910	8	1992	Avg	9,650	N	N	23750 126TH PL SE
002	948530	0530	6/1/11	\$259,950	\$279,000	1,940	8	1992	Avg	7,280	N	N	23811 127TH PL SE
002	082205	9326	8/20/10	\$265,000	\$261,000	1,950	8	2010	Avg	4,521	N	N	21422 112TH AVE SE
002	421660	0290	7/22/11	\$262,950	\$284,000	1,980	8	2004	Avg	4,636	N	N	21009 131ST PL SE
002	082205	9328	5/17/11	\$283,000	\$303,000	1,988	8	2011	Avg	4,317	N	N	11229 SE 214TH CT
002	352920	0160	7/21/11	\$223,000	\$241,000	2,010	8	1990	Avg	7,851	N	N	11817 SE 228TH PL
002	172205	9349	11/29/10	\$289,900	\$297,000	2,017	8	2010	Avg	8,709	N	N	11121 SE 234TH PL
002	770825	0082	11/14/11	\$299,500	\$325,000	2,030	8	1997	Avg	12,809	N	N	14040 SE 237TH PL
002	679930	0020	4/12/12	\$275,000	\$296,000	2,030	8	2004	Avg	4,505	N	N	11815 SE 233RD PL
002	145975	0130	9/18/12	\$277,500	\$288,000	2,040	8	2002	Avg	5,078	N	N	21512 117TH AVE SE
002	082205	9329	12/5/12	\$273,000	\$276,000	2,048	8	2011	Avg	5,404	N	N	11233 SE 214TH CT
002	951310	0010	6/28/10	\$253,436	\$243,000	2,065	8	2010	Avg	5,584	N	N	23905 134TH PL SE
002	951310	0090	8/23/10	\$255,001	\$251,000	2,065	8	2010	Avg	5,661	N	N	23720 134TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807857	0650	7/28/11	\$219,500	\$237,000	2,070	8	1990	Avg	6,715	N	N	22226 125TH CT SE
002	761190	0020	5/15/12	\$296,900	\$317,000	2,078	8	2011	Avg	5,747	N	N	11607 SE 236TH ST
002	761190	0050	8/6/12	\$322,200	\$338,000	2,078	8	2012	Avg	6,094	N	N	11621 SE 236TH ST
002	352930	0360	10/24/11	\$229,000	\$249,000	2,090	8	1992	Good	8,750	N	N	11819 SE 229TH PL
002	267650	0080	1/22/10	\$225,000	\$195,000	2,097	8	2006	Avg	4,237	N	N	12525 SE 236TH PL
002	267650	0150	10/19/12	\$220,000	\$226,000	2,097	8	2006	Avg	4,333	N	N	23616 124TH AVE SE
002	267650	0210	8/14/12	\$215,000	\$225,000	2,097	8	2006	Avg	4,687	N	N	23712 124TH AVE SE
002	948530	0300	7/10/12	\$270,000	\$285,000	2,100	8	1992	Avg	6,329	N	N	23611 126TH PL SE
002	948530	0480	3/31/12	\$249,500	\$269,000	2,100	8	1992	Avg	7,265	N	N	23728 126TH PL SE
002	520180	0180	3/28/11	\$285,000	\$302,000	2,100	8	1996	Avg	7,766	N	N	12816 SE 223RD PL
002	948530	0560	12/18/12	\$248,000	\$249,000	2,110	8	1991	Avg	6,838	N	N	23901 127TH PL SE
002	082700	0130	2/11/10	\$270,000	\$237,000	2,120	8	2004	Avg	4,599	N	N	11731 SE 233RD PL
002	082205	9327	4/25/11	\$299,950	\$319,000	2,137	8	2011	Avg	6,075	N	N	11223 SE 214TH CT
002	082205	9332	7/17/12	\$289,850	\$306,000	2,137	8	2011	Avg	4,839	N	N	11245 SE 214TH CT
002	082205	9325	7/8/10	\$285,000	\$274,000	2,147	8	2010	Avg	4,973	N	N	21416 112TH AVE SE
002	082205	9182	5/2/12	\$279,950	\$300,000	2,150	8	2011	Avg	4,286	N	N	11215 SE 214TH CT
002	520181	0280	7/5/12	\$278,100	\$294,000	2,160	8	1996	Avg	6,846	N	N	22237 131ST AVE SE
002	807810	0030	2/10/10	\$310,000	\$272,000	2,170	8	1991	Good	10,078	N	N	12809 SE 221ST PL
002	145975	0120	4/2/10	\$308,500	\$281,000	2,170	8	2001	Avg	5,061	N	N	21518 117TH AVE SE
002	352930	0290	2/10/11	\$278,885	\$292,000	2,190	8	1992	Good	7,624	N	N	11703 SE 229TH PL
002	546970	0150	10/31/12	\$462,000	\$473,000	2,190	8	1967	Good	31,220	N	N	23224 127TH AVE SE
002	770194	0030	2/28/12	\$285,000	\$308,000	2,220	8	1989	Good	10,453	N	N	12534 SE 209TH CT
002	082700	0010	9/5/12	\$270,000	\$281,000	2,220	8	2004	Avg	5,808	N	N	11611 SE 233RD PL
002	154170	0150	8/19/11	\$279,000	\$302,000	2,230	8	2003	Avg	5,487	N	N	23512 117TH AVE SE
002	162205	9134	8/30/11	\$284,640	\$308,000	2,233	8	2011	Avg	5,822	N	N	23326 117TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	162205	9135	8/29/11	\$275,000	\$298,000	2,233	8	2011	Avg	7,680	N	N	23320 117TH AVE SE
002	807810	0090	10/17/12	\$334,000	\$344,000	2,250	8	1992	Avg	9,988	N	N	13007 SE 221ST PL
002	761190	0010	11/19/12	\$319,900	\$325,000	2,260	8	2011	Avg	6,149	N	N	11603 SE 236TH ST
002	951310	0070	1/13/11	\$261,839	\$272,000	2,295	8	2011	Avg	4,433	N	N	23727 134TH PL SE
002	247440	0330	2/7/12	\$258,000	\$279,000	2,300	8	1990	Good	7,319	N	N	11030 SE 219TH PL
002	221090	0050	11/18/11	\$235,000	\$255,000	2,300	8	2000	Avg	6,426	N	N	22015 131ST PL SE
002	926580	0450	11/28/12	\$316,250	\$321,000	2,310	8	1992	Avg	7,387	N	N	21610 112TH CT SE
002	247440	0220	12/29/11	\$235,000	\$255,000	2,320	8	1990	Good	7,200	N	N	11023 SE 219TH PL
002	092205	9184	7/11/12	\$324,950	\$344,000	2,320	8	2012	Avg	4,839	N	N	21015 123RD PL SE
002	951310	0100	6/29/10	\$276,995	\$265,000	2,325	8	2010	Avg	4,527	N	N	23730 134TH PL SE
002	761190	0090	4/26/12	\$358,900	\$385,000	2,340	8	2011	Avg	6,059	N	N	23530 117TH AVE SE
002	162205	9136	10/20/11	\$305,000	\$331,000	2,343	8	2011	Avg	5,783	N	N	11702 117TH PL SE
002	951310	0130	6/23/10	\$266,254	\$254,000	2,348	8	2010	Avg	4,622	N	N	13420 SE 239TH ST
002	780080	0140	6/23/10	\$379,000	\$362,000	2,350	8	1983	Good	11,845	N	N	12852 SE 235TH PL
002	520180	0220	6/28/10	\$310,000	\$297,000	2,360	8	1995	Avg	6,779	N	N	12807 SE 223RD PL
002	520180	0220	8/25/12	\$285,000	\$298,000	2,360	8	1995	Avg	6,779	N	N	12807 SE 223RD PL
002	520180	0010	9/21/11	\$290,000	\$314,000	2,370	8	1995	Avg	9,041	N	N	22306 129TH PL SE
002	178663	0150	7/27/12	\$290,000	\$305,000	2,400	8	2000	Avg	8,487	N	N	23924 139TH AVE SE
002	770194	0020	2/14/11	\$275,000	\$288,000	2,410	8	1989	Good	9,625	N	N	20813 126TH AVE SE
002	770194	0290	9/22/10	\$320,000	\$319,000	2,420	8	1989	Good	9,450	N	N	21004 126TH AVE SE
002	761190	0040	6/25/12	\$351,775	\$373,000	2,426	8	2012	Avg	5,797	N	N	11617 SE 236TH ST
002	352920	0200	6/10/10	\$320,000	\$304,000	2,440	8	1990	Avg	6,601	N	N	11909 SE 228TH PL
002	352930	0160	6/24/10	\$315,000	\$301,000	2,440	8	1990	Avg	6,750	N	N	22821 117TH PL SE
002	162205	9133	10/13/11	\$275,000	\$298,000	2,442	8	2011	Avg	6,137	N	N	23330 117TH AVE SE
002	178664	0100	11/21/11	\$345,000	\$375,000	2,450	8	1998	Avg	7,209	N	N	14016 SE 236TH PL

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	232974	0010	11/29/11	\$232,000	\$252,000	2,452	8	2003	Avg	5,459	N	N	22577 116TH PL SE
002	337450	0520	3/3/11	\$257,500	\$271,000	2,460	8	1990	Good	8,049	N	N	21429 130TH AVE SE
002	661970	0030	4/6/11	\$320,390	\$340,000	2,474	8	2011	Avg	4,173	N	N	21150 131ST PL SE
002	661970	0040	6/27/12	\$300,000	\$318,000	2,474	8	2012	Avg	3,398	N	N	21144 131st PL SE
002	661970	0080	11/9/11	\$321,950	\$350,000	2,474	8	2012	Avg	4,482	N	N	21133 131ST PI SE
002	092205	9199	4/18/12	\$315,000	\$338,000	2,483	8	2012	Avg	4,846	N	N	21011 123RD PL SE
002	178663	0160	11/5/12	\$315,500	\$322,000	2,490	8	2000	Avg	5,812	N	N	13913 SE 239TH ST
002	761190	0110	9/6/12	\$339,480	\$354,000	2,499	8	2012	Avg	5,744	N	N	11612 SE 236TH ST
002	092205	9024	3/14/12	\$420,500	\$454,000	2,500	8	1987	Good	65,340	N	N	12815 SE 212TH ST
002	162205	9036	12/13/12	\$325,000	\$328,000	2,510	8	1999	Avg	22,215	N	N	23305 120TH AVE SE
002	337450	0640	2/1/11	\$325,000	\$339,000	2,510	8	1991	Good	10,607	N	N	13111 SE 214TH WAY
002	926580	0290	10/11/11	\$250,000	\$271,000	2,510	8	1992	Avg	7,380	N	N	21602 113TH PL SE
002	172205	9344	3/29/11	\$280,000	\$297,000	2,510	8	2007	Avg	6,878	N	N	23819 114TH AVE SE
002	520181	0140	7/23/12	\$322,000	\$339,000	2,520	8	1995	Avg	6,980	N	N	22244 131ST AVE SE
002	082700	0070	6/4/10	\$323,000	\$305,000	2,550	8	2004	Avg	8,048	N	N	11707 SE 233RD PL
002	337450	0220	2/23/12	\$247,000	\$267,000	2,560	8	1990	Good	7,534	N	N	21413 129TH AVE SE
002	543760	0100	11/18/10	\$312,000	\$318,000	2,564	8	2002	Avg	5,001	N	N	13238 SE 234TH ST
002	951310	0140	6/4/10	\$275,762	\$261,000	2,598	8	2010	Avg	5,281	N	N	23902 134TH PL SE
002	092205	9178	8/9/12	\$279,000	\$293,000	2,610	8	1994	Avg	10,275	N	N	12832 SE 218TH PL
002	010101	0130	5/17/12	\$257,750	\$275,000	2,630	8	1998	Avg	9,565	N	N	10913 SE 218TH PL
002	162205	9139	9/15/11	\$289,500	\$314,000	2,630	8	2011	Avg	6,241	N	N	11622 117TH PL SE
002	421510	0060	12/20/11	\$276,002	\$300,000	2,653	8	2006	Avg	4,510	N	N	13035 SE 209TH CT
002	951310	0150	9/30/10	\$295,001	\$295,000	2,670	8	2010	Avg	5,268	N	N	23906 134TH PL SE
002	807857	0640	12/21/12	\$315,000	\$316,000	2,740	8	1990	Avg	6,073	N	N	22230 125TH CT SE
002	546970	0130	12/10/10	\$304,000	\$312,000	2,770	8	1970	Good	31,500	N	N	23320 127TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	745726	0020	4/3/12	\$319,500	\$344,000	2,837	8	2007	Avg	4,400	N	N	11684 217TH PL SE
002	926580	0340	7/21/10	\$315,950	\$306,000	2,850	8	1992	Avg	6,566	N	N	11228 SE 216TH ST
002	162205	9144	3/21/11	\$280,500	\$297,000	2,860	8	2011	Avg	5,729	N	N	23417 119TH AVE SE
002	546970	0920	4/10/12	\$365,000	\$392,000	3,030	8	1968	Good	29,565	N	N	23407 126TH AVE SE
002	421660	0400	6/14/12	\$319,000	\$339,000	3,150	8	2004	Avg	4,927	N	N	21010 131ST PL SE
002	172205	9331	3/24/11	\$320,000	\$339,000	2,218	9	2011	Avg	7,604	N	N	11125 SE 233RD PL
002	162205	9118	9/25/12	\$390,000	\$404,000	2,250	9	1986	Good	21,803	N	N	23610 126TH AVE SE
002	162205	9147	8/23/10	\$320,000	\$315,000	2,486	9	2010	Avg	5,731	N	N	23431 119TH AVE SE
002	352840	0174	7/19/10	\$355,000	\$344,000	2,600	9	2001	Avg	10,331	N	N	11662 SE 230TH PL
002	162205	9146	3/3/11	\$300,000	\$316,000	2,850	9	2009	Avg	5,711	N	N	23429 119TH AVE SE
002	064250	0020	8/11/11	\$345,000	\$373,000	2,960	9	2002	Avg	5,000	N	N	21606 129TH AVE SE
002	162205	9125	2/5/10	\$470,000	\$411,000	3,140	9	1997	Avg	44,800	Y	N	12322 SE 238TH PL
002	172205	9307	1/21/11	\$500,000	\$521,000	3,280	9	1994	Avg	27,124	N	N	23423 112TH AVE SE
002	064250	0040	12/16/11	\$330,000	\$358,000	3,280	9	2003	Avg	5,271	N	N	12920 SE 216TH PL
002	092205	9073	4/11/12	\$406,000	\$436,000	3,331	9	2011	Avg	6,000	N	N	13130 SE 210TH ST
002	745726	0060	8/26/11	\$380,000	\$411,000	3,535	9	2007	Avg	11,800	N	N	11662 217TH PL SE
002	630590	0080	10/12/12	\$365,000	\$376,000	2,730	10	1990	Avg	9,536	N	N	23617 123RD PL SE
002	630590	0330	6/11/10	\$430,000	\$408,000	2,850	10	1990	Avg	10,116	N	N	12326 SE 236TH PL
002	630590	0180	9/21/10	\$430,000	\$429,000	2,960	10	1990	Avg	10,017	N	N	12311 SE 237TH PL
002	630590	0170	9/14/12	\$491,000	\$510,000	3,350	10	1990	Avg	12,084	N	N	12305 SE 237TH PL

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	010100	0010	9/16/11	\$185,000	STATISTICAL OUTLIER
002	073800	0050	11/8/11	\$50,000	DOR RATIO; RELATED PARTY, FRIEND OR NEIGHBOR
002	073950	0170	3/30/11	\$1,000	DOR RATIO; NON-REP. SALE; \$1,000 OR LESS SALE
002	073950	0180	2/14/12	\$133,000	FINANCIAL INSTITUTION RESALE; NON-REP SALE
002	073950	0180	10/25/11	\$347,072	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	073950	0330	2/14/12	\$136,758	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	073960	0060	2/2/10	\$177,328	STATISTICAL OUTLIER
002	073980	0200	3/26/10	\$265,000	NO REPRESENTATION FOR FAIR CONDITION (5)
002	073981	0250	2/3/10	\$200,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	073982	0050	3/8/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	073985	0040	1/25/10	\$299,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	073998	0090	12/28/11	\$200,000	STATISTICAL OUTLIER
002	073998	0130	11/30/11	\$117,400	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	082205	9182	5/2/12	\$150,000	BUILDER OR DEVELOPER SALES; NON-REP SALES
002	082205	9231	6/29/10	\$207,777	ESTATE ADMINISTRATOR; NON-REPRESENTATIVE
002	082205	9241	1/4/12	\$199,750	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	082205	9241	7/5/12	\$189,000	NO REPRESENTATION FOR FAIR CONDITION (5)
002	082205	9325	5/17/11	\$80,000	RELATED PARTY, FRIEND OR NEIGHBOR; NON-REP SALE
002	082205	9331	9/5/12	\$150,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	082205	9332	7/9/12	\$150,000	STATEMENT TO DOR; BUILDER OR DEVELOPER SALES
002	082700	0140	11/9/12	\$229,000	STATISTICAL OUTLIER
002	092205	9045	6/29/10	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	092205	9168	4/10/12	\$127,364	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
002	092205	9188	12/5/12	\$591,396	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	102205	9059	4/6/11	\$145,000	NO REPRESENTATION FOR GRADE 4
002	135460	0040	2/14/10	\$194,000	STATISTICAL OUTLIER
002	135460	0220	8/23/11	\$165,000	STATISTICAL OUTLIER
002	135500	0370	3/30/11	\$134,493	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	145090	0050	2/16/11	\$199,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	152205	9075	9/11/12	\$186,801	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	152205	9138	1/14/10	\$458,954	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	154170	0140	6/30/10	\$235,000	STATISTICAL OUTLIER
002	162205	9029	10/11/11	\$135,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	162205	9029	9/11/12	\$282,500	NO REPRESENTATION FOR FAIR CONDITION (5)
002	162205	9058	4/11/12	\$118,800	DOR RATIO; NON-REPRESENTATIVE SALE
002	162205	9073	2/17/12	\$146,000	QUIT CLAIM DEED
002	162205	9085	7/2/12	\$157,600	FINANCIAL INSTITUTION RESALE; NON-REP SALE
002	162205	9143	6/25/10	\$80,000	DOR RATIO; QUIT CLAIM DEED
002	172205	9186	1/26/12	\$145,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	172205	9269	7/5/11	\$110,000	STATISTICAL OUTLIER
002	172205	9332	4/8/11	\$340,000	BUILDER OR DEVELOPER SALES
002	172205	9337	12/1/11	\$460,000	STATISTICAL OUTLIER
002	172205	9348	1/11/12	\$320,000	IMP. CHARACTERISTICS DO NOT MATCH IMP.AV

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	172205	9351	10/31/12	\$338,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
002	176130	0200	9/2/10	\$167,000	FINANCIAL INSTITUTION RESALE;NON-REP SALE
002	186290	0440	12/23/11	\$147,500	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	186290	0710	2/21/12	\$149,950	NO MARKET EXPOSURE
002	186300	0040	1/14/12	\$380,000	NON-REP SALE; BLDR OR DEV. SALE; SHORT SALE
002	221220	0010	10/17/11	\$150,000	FIN. INSTITUTION RESALE;NON-REPRESENTATIVE
002	221220	0180	1/12/11	\$78,324	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	221220	0270	10/23/12	\$279,053	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	221220	0370	4/27/12	\$127,000	BANKRUPTCY
002	221220	0380	1/18/11	\$155,000	FIN. INSTITUTION RESALE;NON-REPRESENTATIVE
002	221221	0010	5/11/11	\$164,000	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	221221	0040	2/10/12	\$100,000	NON-REP; FINANCIAL INSTITUTION RESALE
002	221221	0070	3/23/10	\$155,950	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	221221	0100	12/6/11	\$305,681	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	221221	0100	8/1/12	\$146,500	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	221221	0200	2/5/10	\$146,500	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	221221	0240	4/22/11	\$168,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	221221	0430	12/11/12	\$247,874	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	221221	0800	5/15/12	\$124,000	FINANCIAL INSTITUTION RESALE;NON-REP SALE
002	221221	0880	7/20/11	\$146,000	STATISTICAL OUTLIER
002	221222	0100	1/30/12	\$140,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	221222	0150	12/20/11	\$344,263	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	221222	0150	1/6/12	\$308,790	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	228740	0100	11/29/11	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	247440	0130	8/16/10	\$210,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	251700	0560	4/2/10	\$370,000	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	251701	0500	1/28/11	\$195,000	FINANCIAL INSTITUTION RESALE;NON-REP SALE
002	251710	0010	11/26/12	\$296,973	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	251710	0050	2/10/10	\$243,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	251710	0150	3/22/11	\$183,152	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	251710	0700	7/11/12	\$220,000	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	251710	0800	12/16/10	\$315,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	251710	0880	11/26/12	\$356,408	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	251710	0990	3/6/10	\$174,160	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	251710	1060	6/19/12	\$346,402	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	259715	0220	10/3/12	\$183,300	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	267650	0190	1/12/10	\$279,950	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	267650	0200	9/24/12	\$225,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	267650	0200	10/24/12	\$238,000	FINANCIAL INSTITUTION RESALE; FORECLOSURE
002	278730	0440	7/28/10	\$235,000	NON-REPRESENTATIVE SALE
002	278731	0010	10/9/12	\$387,360	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	278731	0290	1/27/10	\$195,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	278731	0580	9/25/12	\$170,000	EXEMPT FROM EXCISE TAX; FORECLOSURE

Improved Sales Removed in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	278731	0920	2/17/12	\$165,000	EXEMPT FROM EXCISE TAX; NON-REP SALE
002	278731	1050	1/16/12	\$172,000	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	278732	0450	9/19/11	\$136,000	ESTATE ADMINISTRATOR; NON-REPRESENTATIVE
002	278732	0470	10/13/11	\$199,950	PREVIMP<=25K; IMP.CHAR. DO NOT MATCH IMP.AV
002	278732	0470	8/3/11	\$77,000	PREVIMP<=25K; IMP.CHAR. DO NOT MATCH IMP.AV
002	278746	0530	10/15/10	\$160,000	STATISTICAL OUTLIER
002	278746	0630	10/27/12	\$150,100	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	278750	0160	6/9/11	\$142,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	278750	0160	5/10/12	\$320,000	SALE PRICE DOES NOT MATCH IMP.CHARACTERISTICS
002	279610	0050	3/31/11	\$136,000	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	279610	0220	4/17/12	\$125,000	EXEMPT FROM EXCISE TAX; NON-REP SALE
002	279610	0220	8/27/12	\$235,000	NO REPRESENTATION FOR FAIR CONDITION (5)
002	289300	0210	4/27/10	\$248,000	RELOCATION - SALE TO SERVICE
002	289300	0270	10/28/11	\$200,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	289300	0270	3/14/12	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	289300	0270	7/20/12	\$255,000	NO REPRESENTATION FOR FAIR CONDITION (5)
002	289300	0650	4/20/11	\$174,449	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	311080	0150	7/11/12	\$135,000	STATISTICAL OUTLIER
002	338780	0030	8/20/12	\$142,000	STATISTICAL OUTLIER
002	338780	0030	2/28/12	\$122,804	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	338780	0110	4/12/11	\$113,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	338780	0280	7/23/12	\$135,000	STATISTICAL OUTLIER
002	338780	0410	11/9/11	\$178,407	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	338780	0550	11/30/12	\$153,750	FORECLOSURE; UNFINISHED AREA
002	338780	0690	2/20/12	\$165,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	338780	0690	3/21/12	\$142,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	338790	0340	7/24/12	\$126,000	OBSERVATION OUTSIDE OF THE NORM
002	338790	0430	1/12/11	\$155,000	STATISTICAL OUTLIER
002	338800	0080	9/8/11	\$150,000	NON-NORMAL DISTRIBUTION
002	338800	0450	6/10/11	\$132,500	STATISTICAL OUTLIER
002	338800	0860	12/14/11	\$140,000	OBSERVATION OUTSIDE OF THE NORM
002	352920	0240	3/27/12	\$311,032	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	352920	0240	4/3/12	\$288,110	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	352930	0100	12/26/12	\$73,200	QUIT CLAIM; RELATED PARTY,FRIEND OR NEIGHBOR
002	352930	0270	10/11/12	\$25,208	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	352930	0290	11/30/10	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	367100	0240	1/31/12	\$123,000	NON-REPRESENTATIVE SALE
002	367100	0350	3/19/12	\$137,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	367100	0350	6/1/12	\$123,329	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	367100	0410	8/4/10	\$140,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	421510	0120	2/10/12	\$171,194	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	421660	0190	2/2/12	\$104,598	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	511500	0070	10/4/12	\$341,817	FINANCIAL INSTITUTION RESALE; FORECLOSURE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	512695	0160	4/11/12	\$229,000	NON-REPRESENTATIVE SALE
002	512695	0220	1/29/10	\$253,357	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	512695	0340	5/4/10	\$190,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	512695	0340	10/15/10	\$144,000	FINANCIAL INSTITUTION RESALE;NON-REP SALE
002	512695	0400	5/9/11	\$149,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	512695	0420	4/16/12	\$124,950	NON-REPRESENTATIVE SALE
002	512695	0450	3/5/12	\$119,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	512695	0480	3/1/10	\$140,000	STATISTICAL OUTLIER
002	520180	0220	8/25/12	\$285,000	RELOCATION - SALE TO SERVICE
002	541221	0230	12/5/11	\$343,330	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	541290	0150	12/4/12	\$173,641	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	541980	0870	7/18/11	\$148,500	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	541980	0870	3/7/11	\$350,731	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	546600	0060	11/28/11	\$202,275	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	546600	0060	3/7/12	\$195,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	546600	0070	12/14/12	\$195,000	NON-REPRESENTATIVE SALE
002	546635	0060	7/28/11	\$205,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	546670	0340	2/15/11	\$165,293	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	546670	0370	7/2/12	\$160,500	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	546670	0380	9/24/12	\$210,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	546670	0380	11/2/12	\$162,663	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	546970	0140	7/1/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	546970	0340	10/26/12	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	546970	0400	3/25/11	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	546970	0640	4/1/11	\$227,000	STATISTICAL OUTLIER
002	546970	0920	12/7/11	\$268,400	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	556170	0260	11/10/11	\$191,250	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	556170	0260	6/1/12	\$193,500	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	556170	0290	8/22/11	\$155,000	ESTATE ADMINISTRATOR; NON-REPRESENTATIVE
002	556170	0410	11/29/10	\$110,000	NON-REPRESENTATIVE SALE
002	556172	0310	1/12/10	\$184,001	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	618710	0120	1/14/11	\$426,037	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	630590	0300	7/3/12	\$360,000	STATISTICAL OUTLIER
002	630590	0340	10/16/12	\$368,000	NON-REPRESENTATIVE SALE
002	645700	0310	2/1/10	\$160,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	645700	0810	1/12/11	\$288,948	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	664825	0040	2/23/12	\$146,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	664825	0050	7/29/11	\$139,500	STATISTICAL OUTLIER
002	664870	0070	5/18/10	\$234,950	RELOCATION - SALE TO SERVICE
002	664870	0130	12/15/10	\$110,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	664870	0200	9/27/11	\$127,100	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	664870	0210	3/28/11	\$139,125	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	664870	0510	1/14/10	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	664870	0580	2/21/12	\$144,950	STATISTICAL OUTLIER
002	664870	0780	5/12/10	\$225,250	NON-REPRESENTATIVE SALE
002	664870	1140	6/7/11	\$138,000	NON-REP; FINANCIAL INSTITUTION RESALE
002	664870	1690	12/1/10	\$164,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	664870	1820	3/7/12	\$160,000	NON-REPRESENTATIVE SALE; FIN. INSTIT RESALE
002	666915	0010	2/8/11	\$187,000	FINANCIAL INSTITUTION RESALE;NON-REP SALE
002	666915	0160	11/24/10	\$147,348	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	666915	0560	10/2/12	\$155,000	STATISTICAL OUTLIER
002	666915	0640	12/22/10	\$141,583	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	675260	0400	9/14/12	\$150,000	NON-REPRESENTATIVE SALE
002	675260	0960	7/26/12	\$105,552	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
002	745726	0020	11/22/11	\$313,849	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	761190	0030	9/11/12	\$346,832	DOR RATIO;PREVIMP<=25K;BUILDER OR DEV.SALES
002	761190	0060	12/1/12	\$334,900	ACTIVE PERMIT BEFORE SALE>25K;BLDR OR DEV.SALE
002	761190	0120	10/8/12	\$338,245	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
002	780080	0170	6/29/12	\$298,800	RELOCATION - SALE TO SERVICE
002	796900	0091	9/28/11	\$174,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	796910	0121	12/7/11	\$255,000	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	802570	0030	8/29/12	\$109,000	NON-REPRESENTATIVE SALE
002	802570	0060	6/27/11	\$108,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	802570	0270	5/31/11	\$199,500	NO MARKET EXPOSURE
002	802570	0330	7/19/10	\$149,000	STATISTICAL OUTLIER
002	802570	0420	1/20/12	\$191,873	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	802570	0420	9/6/12	\$194,000	FINANCIAL INSTITUTION RESALE; PARTIAL INTEREST
002	802570	0440	4/29/11	\$171,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	802570	0500	2/16/10	\$158,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	802570	0510	1/25/10	\$180,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	802570	0580	4/10/12	\$126,900	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	802570	0750	4/19/10	\$162,599	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	807857	0600	12/18/12	\$190,000	FINANCIAL INSTITUTION RESALE; FORECLOSURE
002	807857	0690	3/16/12	\$216,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	858190	0040	3/20/12	\$161,500	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	873173	0090	7/5/12	\$139,000	STATISTICAL OUTLIER
002	873173	0370	6/27/12	\$110,000	STATISTICAL OUTLIER
002	873200	0200	5/16/12	\$139,800	EXEMPT FROM EXCISE TAX; FORECLOSURE
002	889250	0080	11/15/12	\$250,450	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	889260	0010	4/8/11	\$137,500	FINANCIAL INSTITUTION RESALE;NON-REP SALE
002	889260	0120	5/4/12	\$111,500	FINANCIAL INSTITUTION RESALE;NON-REP SALE
002	894417	0070	10/17/11	\$148,501	FINANCIAL INSTITUTION RESALE; NON-REP SALE
002	894417	0120	12/14/12	\$206,000	FINANCIAL INSTITUTION RESALE; NON-REP.SALE
002	941270	0440	11/15/12	\$213,100	FINANCIAL INSTITUTION RESALE; FORECLOSURE
002	941270	0500	1/24/12	\$216,000	FORECLOSURE; EXEMPT FROM EXCISE TAX;
002	941271	0080	8/27/12	\$146,000	STATISTICAL OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	942551	0110	5/14/12	\$170,000	NON-REPRESENTATIVE SALE
002	948530	0110	4/7/11	\$221,000	EXEMPT FROM EXCISE TAX; AUCTION SALE
002	948530	0410	10/26/12	\$190,000	STATISTICAL OUTLIER
002	951310	0050	4/11/11	\$204,500	BUILDER OR DEVELOPER SALES
002	951310	0110	9/27/10	\$237,501	%COMPLETE; PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

NO VACANT SALES USED

Vacant Sales Removed in this Annual Update Analysis
Area 29
(1 to 3 Unit Residences)

ResSubArea	Major	Minor	SaleDate	Sprice	Warnings
002	082205	9223	12/24/2012	\$30,000	NO MARKET EXPOSURE
002	082205	9325	7/8/2010	\$150,000	BUILDER OR DEVELOPER SALES
002	082205	9326	8/20/2010	\$150,000	BUILDER OR DEVELOPER SALES;
002	082205	9327	4/22/2011	\$150,000	BUILDER OR DEVELOPER SALES;
002	082205	9328	5/10/2011	\$150,000	BUILDER OR DEVELOPER SALES;
002	082205	9330	4/25/2011	\$150,000	BUILDER OR DEVELOPER SALES;
002	092205	9073	7/12/2011	\$127,500	NO MARKET EXPOSURE;FINANCIAL INSTITUTION
002	092205	9184	7/11/2012	\$103,000	BUILDER OR DEVELOPER SALES
002	092205	9192	7/12/2011	\$63,750	BUILDER OR DEVELOPER SALES
002	092205	9195	12/11/2012	\$319,685	BUILDER OR DEVELOPER SALES; PRESALE
002	092205	9195	12/11/2012	\$108,000	NO MARKET EXPOSURE
002	092205	9199	4/18/2012	\$103,000	BUILDER OR DEVELOPER SALES
002	152205	9168	8/5/2010	\$15,000	DEVELOPMENT RIGHTS SOLD
002	162205	9137	10/4/2012	\$300,000	BUILDER OR DEVELOPER SALES; PRESALE
002	162205	9138	6/8/2012	\$299,950	BUILDER OR DEVELOPER SALES; PRESALE
002	162205	9140	7/25/2012	\$300,000	BUILDER OR DEVELOPER SALES; PRESALE
002	162205	9145	2/1/2011	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	172205	9331	7/7/2010	\$87,000	NO MARKET EXPOSURE;FINANCIAL INST. RESALE
002	172205	9332	7/9/2010	\$87,000	NO MARKET EXPOSURE;FINANCIAL INST. RESALE
002	761190	0070	10/31/2012	\$343,070	BUILDER OR DEVELOPER SALES; PRESALE
002	761190	0080	11/2/2012	\$421,340	BUILDER OR DEVELOPER SALES; PRESALE