

Residential Revalue

2013 Assessment Roll

Fairwood

Area 30

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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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.

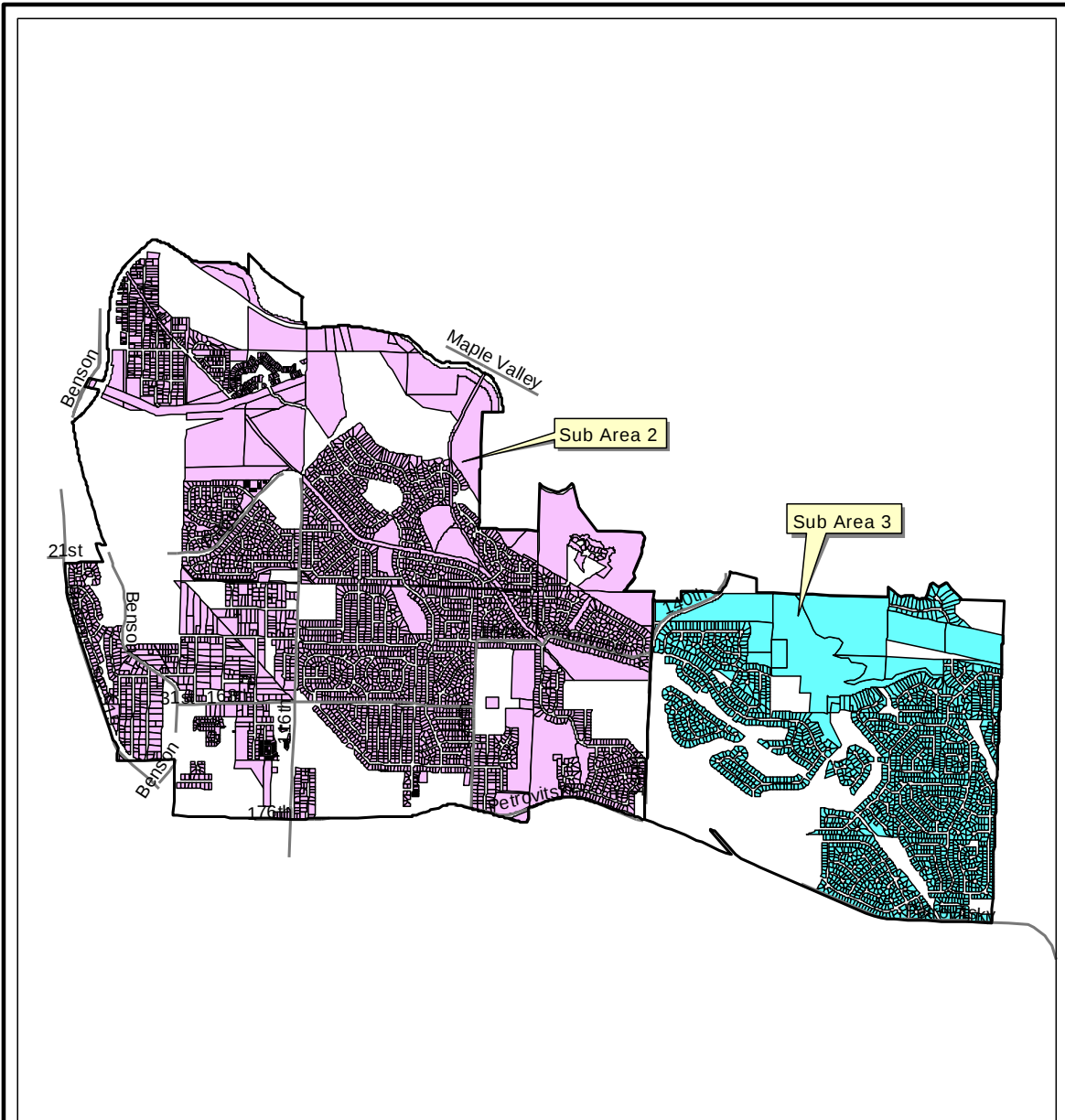
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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,

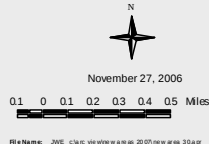
Lloyd Hara
Assessor



Area 30

Fairwood

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Legend

- Area 30 outline.shp
- Area 30 streets.shp
- Area 30 Subs.shp
 - 002
 - 003

Fairwood's Housing



Grade 6/ Year Built 1947/ Total Living Area 940



Grade 7/ Year Built 1947/ Renovate-1979/
Total Living Area 1260



Grade 8/ Year Built 1978/ Total Living Area 2100



Grade 9/ Year Built 1986/ Total Living Area 2080



Grade 10/ Year Built 1987/ Total Living Area 3190



Grade 11/ Year Built 1995/ Total Living Area 6560

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: Fairwood/Area 30

Previous Physical Inspection: 2011

Number of Improved Sales: 477

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	\$101,100	\$129,200	\$230,300			
2013 Value	\$101,100	\$154,300	\$255,400	\$280,200	91.1%	8.34%
Change	+\$0	+\$25,100	+\$25,100			
% Change	0.0%	+19.4%	+10.9%			

*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 8.34% is an improvement from the previous COD of 8.49%. 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	\$95,300	\$114,700	\$210,000
2013 Value	\$95,300	\$136,200	\$231,500
Percent Change	0.0%	+18.7%	+10.2%

Number of one to three unit residences in the population: 6681

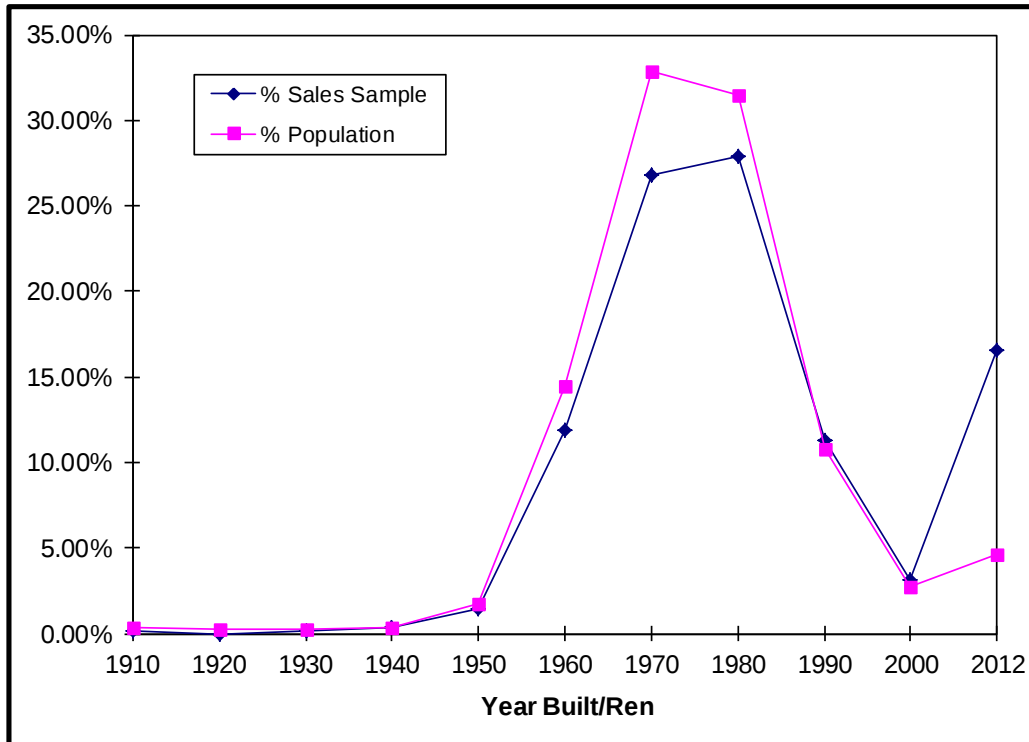
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with High Grade (Grades greater than 9) and parcels with Very Good Condition but not Grade 10's had lower average ratios (AssessedValue/SalePrice) than other properties in the area and required 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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.21%
1920	0	0.00%
1930	1	0.21%
1940	2	0.42%
1950	7	1.47%
1960	57	11.95%
1970	128	26.83%
1980	133	27.88%
1990	54	11.32%
2000	15	3.14%
2012	79	16.56%
	477	

Population		
Year Built/Ren	Frequency	% Population
1910	23	0.34%
1920	19	0.28%
1930	17	0.25%
1940	23	0.34%
1950	117	1.75%
1960	968	14.49%
1970	2194	32.84%
1980	2104	31.49%
1990	723	10.82%
2000	185	2.77%
2012	308	4.61%
	6681	

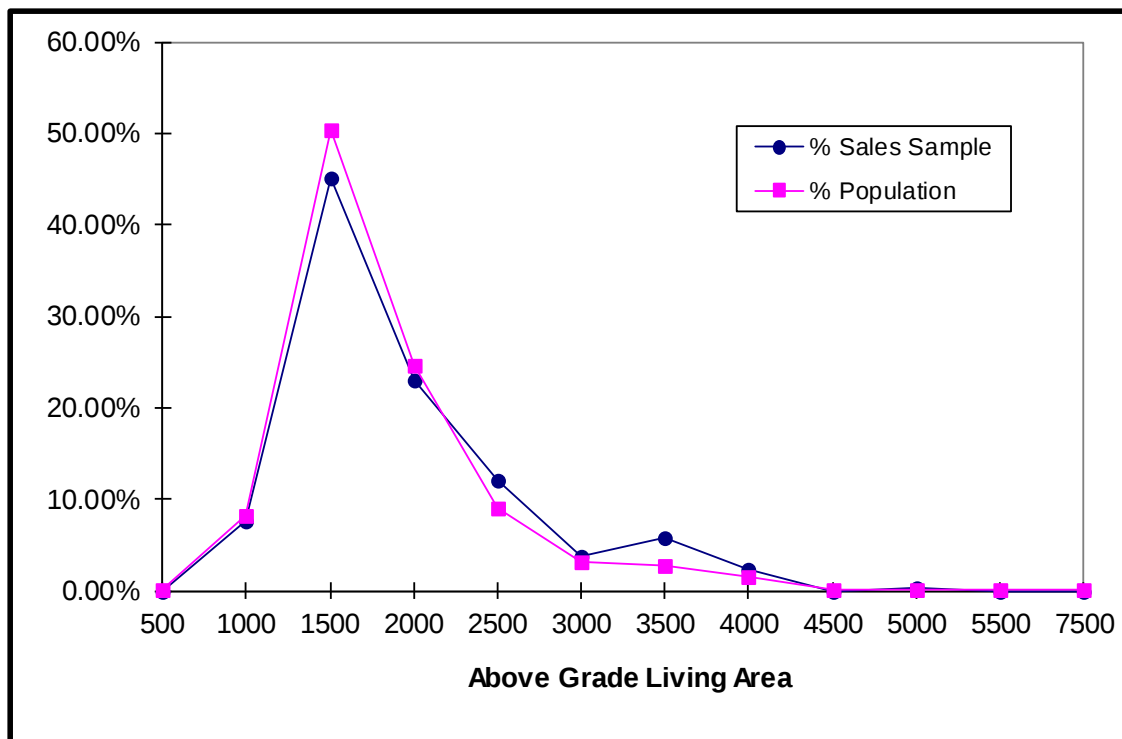


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	36	7.55%
1500	215	45.07%
2000	110	23.06%
2500	58	12.16%
3000	18	3.77%
3500	28	5.87%
4000	11	2.31%
4500	0	0.00%
5000	1	0.21%
5500	0	0.00%
7500	0	0.00%
	477	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	550	8.23%
1500	3372	50.47%
2000	1647	24.65%
2500	599	8.97%
3000	214	3.20%
3500	187	2.80%
4000	98	1.47%
4500	8	0.12%
5000	1	0.01%
5500	2	0.03%
7500	1	0.01%
	6681	

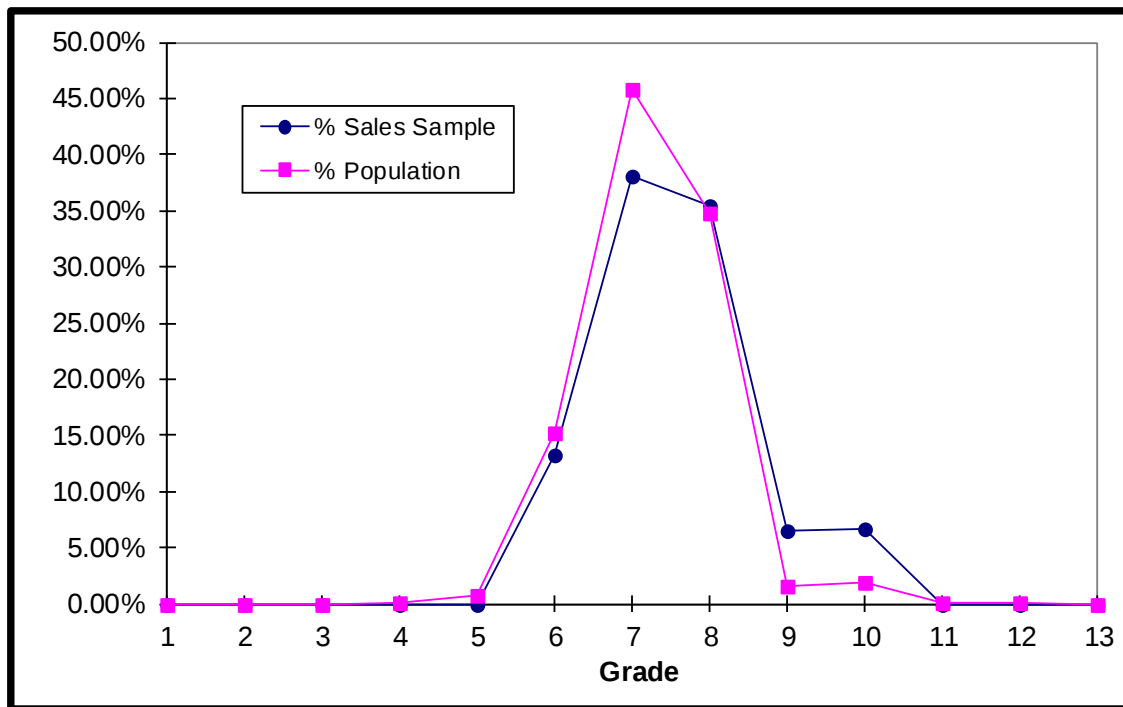


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	63	13.21%
7	182	38.16%
8	169	35.43%
9	31	6.50%
10	32	6.71%
11	0	0.00%
12	0	0.00%
13	0	0.00%
477		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	45	0.67%
6	1018	15.24%
7	3056	45.74%
8	2321	34.74%
9	103	1.54%
10	131	1.96%
11	4	0.06%
12	1	0.01%
13	0	0.00%
6681		



The sales sample frequency distribution follows the population distribution 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 an inadequate number of usable land sales within this area for analysis (3) therefore; land received no change in assessed values for 2013 assessment year. The formula is:

2013 Land Value = 2012 Land Value x 1.00, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with High Grade (Grades greater than 9) and parcels with Very Good Condition but not Grade 10's had lower average ratios (AssessedValue/SalePrice) than other properties in the area and required 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 477 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 inadequate number of usable mobile home sales within this area for analysis (4) therefore; mobile homes received no change in assessed values for 2013 assessment year.

Results

The resulting assessment level is 92.2%. 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 -10.2%. 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 30 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

10.05%

Grade >9	Yes
% Adjustment	15.99%
Very Good Condition But Not a Grade 10	Yes
% Adjustment	16.00%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel with an improvement grade greater than 9 would *approximately* receive a +15.99% upward adjustment. 136 parcels in the improved population would receive this adjustment. There were 32 sales.

Also, a parcel with an improvement that is in very good condition but is not a grade 10 would *approximately* receive a +16.00% upward adjustment. 193 parcels in the improved population would receive this adjustment. There were 32 sales. There were no properties over grade 10 in very good condition in the population.

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

90.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 30 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.054, resulting in an adjusted value of \$553,000 (\$525,000 X 1.054=\$553,350) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.844	-15.6%
2/1/2010	0.862	-13.8%
3/1/2010	0.878	-12.2%
4/1/2010	0.895	-10.5%
5/1/2010	0.911	-8.9%
6/1/2010	0.926	-7.4%
7/1/2010	0.940	-6.0%
8/1/2010	0.954	-4.6%
9/1/2010	0.967	-3.3%
10/1/2010	0.979	-2.1%
11/1/2010	0.990	-1.0%
12/1/2010	1.000	0.0%
1/1/2011	1.010	1.0%
2/1/2011	1.019	1.9%
3/1/2011	1.026	2.6%
4/1/2011	1.033	3.3%
5/1/2011	1.040	4.0%
6/1/2011	1.045	4.5%
7/1/2011	1.050	5.0%
8/1/2011	1.054	5.4%
9/1/2011	1.057	5.7%
10/1/2011	1.060	6.0%
11/1/2011	1.061	6.1%
12/1/2011	1.062	6.2%
1/1/2012	1.062	6.2%
2/1/2012	1.061	6.1%
3/1/2012	1.060	6.0%
4/1/2012	1.057	5.7%
5/1/2012	1.054	5.4%
6/1/2012	1.050	5.0%
7/1/2012	1.045	4.5%
8/1/2012	1.040	4.0%
9/1/2012	1.033	3.3%
10/1/2012	1.026	2.6%
11/1/2012	1.018	1.8%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 30
(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	723150	0355	4/4/12	\$275,950	\$292,000	730	6	1907	VGood	8625	Y	N	425 CEDAR AVE S
002	142340	0305	2/23/12	\$115,200	\$122,000	800	6	1958	Avg	9045	N	N	16110 120TH AVE SE
002	142320	0050	5/16/12	\$175,000	\$184,000	840	6	2008	Avg	9450	N	N	11667 SE 163RD ST
002	142340	0040	12/16/11	\$130,000	\$138,000	860	6	1958	Good	11796	N	N	16107 119TH AVE SE
002	143260	0040	6/4/12	\$138,000	\$145,000	860	6	1958	Good	7560	N	N	15758 116TH AVE SE
002	143240	1005	10/19/11	\$139,900	\$148,000	860	6	1958	Good	7200	N	N	11645 SE 170TH PL
002	723150	0505	4/26/11	\$275,000	\$286,000	860	6	1994	Avg	6000	Y	N	501 CEDAR AVE S
002	289260	0067	10/16/12	\$199,950	\$204,000	860	6	1953	Avg	10000	N	N	11404 SE 169TH ST
002	722140	0160	8/20/12	\$282,450	\$293,000	910	6	1930	VGood	7200	Y	N	422 CEDAR AVE S
002	143270	0970	7/10/12	\$170,000	\$177,000	920	6	1959	Good	9128	N	N	12724 SE 172ND ST
002	143240	0415	12/30/11	\$147,000	\$156,000	920	6	1958	Avg	7560	N	N	17040 122ND AVE SE
002	143240	0395	6/18/10	\$160,000	\$150,000	920	6	1958	Avg	7560	N	N	17012 122ND AVE SE
002	143240	0670	2/2/12	\$140,000	\$149,000	930	6	1958	Good	7560	N	N	16811 122ND AVE SE
002	723150	0370	6/29/12	\$240,000	\$251,000	960	6	1966	VGood	5730	Y	N	419 CEDAR AVE S
002	142340	0115	9/12/12	\$179,900	\$185,000	960	6	1958	VGood	9202	N	N	16150 119TH AVE SE
002	142340	0115	8/20/10	\$181,400	\$175,000	960	6	1958	VGood	9202	N	N	16150 119TH AVE SE
002	143260	0320	11/21/11	\$179,500	\$191,000	960	6	1958	Good	7708	N	N	11860 SE 160TH ST
002	008700	0170	6/25/10	\$190,000	\$178,000	970	6	1947	Good	18266	N	N	16647 106TH AVE SE
002	143270	1560	6/18/12	\$199,999	\$210,000	970	6	1960	Good	11734	N	N	16925 125TH PL SE
002	142340	0165	5/19/10	\$165,000	\$152,000	990	6	1958	Avg	9210	N	N	16119 120TH AVE SE
002	143240	0560	1/11/12	\$154,300	\$164,000	1030	6	1958	Good	7560	N	N	16950 121ST AVE SE
002	143240	1040	3/8/12	\$142,000	\$150,000	1030	6	1958	Avg	7200	N	N	11823 SE 170TH PL
002	142350	0080	11/9/11	\$137,400	\$146,000	1080	6	1960	Good	9450	N	N	16155 121ST AVE SE
002	142340	0055	2/28/12	\$150,000	\$159,000	1080	6	1958	Good	14059	N	N	11906 SE 161ST ST
002	142340	0160	2/11/11	\$165,700	\$169,000	1080	6	1958	Avg	9435	N	N	11923 SE 161ST ST

Improved Sales Used in this Annual Update Analysis
Area 30
(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	247338	0540	9/16/10	\$178,000	\$173,000	1090	6	1969	Good	9674	N	N	12814 SE 162ND ST
002	289260	0037	5/17/12	\$125,000	\$132,000	1120	6	1953	Avg	11700	N	N	11313 SE 168TH ST
002	142340	0265	4/28/10	\$183,150	\$167,000	1140	6	1959	Good	9045	N	N	16164 120TH AVE SE
002	142320	0070	3/20/12	\$193,500	\$205,000	1140	6	1957	Good	9297	N	N	16311 119TH AVE SE
002	142340	0140	11/3/10	\$152,500	\$151,000	1150	6	1958	Avg	9210	N	N	16116 119TH AVE SE
002	143270	0640	4/17/12	\$175,000	\$185,000	1160	6	1959	Good	10434	N	N	12616 SE 170TH ST
002	143240	0720	4/7/11	\$195,000	\$202,000	1170	6	1958	VGood	7394	N	N	12028 SE 169TH PL
002	329470	0020	7/23/12	\$249,000	\$259,000	1170	6	1943	Good	10875	Y	N	806 CEDAR AVE S
002	142320	0090	2/23/10	\$175,000	\$153,000	1170	6	1958	Avg	9450	N	N	11668 SE 164TH ST
002	863710	0080	3/2/12	\$155,000	\$164,000	1190	6	1993	Avg	4110	N	N	10931 SE 169TH PL
002	863710	0280	11/1/11	\$155,000	\$164,000	1190	6	1993	Avg	4402	N	N	10918 SE 169TH PL
002	143240	0400	11/11/10	\$150,000	\$149,000	1190	6	1958	Avg	7560	N	N	17018 122ND AVE SE
002	863710	0280	12/5/12	\$173,000	\$174,000	1190	6	1993	Avg	4402	N	N	10918 SE 169TH PL
002	863710	0420	5/25/10	\$200,000	\$185,000	1190	6	1994	Avg	3928	N	N	17018 110TH PL SE
002	142340	0255	6/2/11	\$157,000	\$164,000	1200	6	1959	Good	9045	N	N	16300 120TH AVE SE
002	142350	0430	12/13/10	\$154,000	\$155,000	1200	6	1959	Avg	12329	N	N	12100 SE 161ST ST
002	142340	0275	1/4/10	\$190,000	\$161,000	1200	6	1958	Avg	9045	N	N	16152 120TH AVE SE
002	143260	0575	10/1/12	\$149,500	\$153,000	1210	6	1959	Avg	8514	N	N	11765 SE 158TH PL
002	142350	0310	8/26/11	\$145,500	\$154,000	1220	6	1959	Avg	8625	N	N	16128 121ST AVE SE
002	143270	1200	4/3/12	\$164,697	\$174,000	1230	6	1960	Good	8808	N	N	12527 SE 172ND ST
002	142350	0690	10/13/11	\$178,500	\$189,000	1230	6	1959	Good	10629	N	N	16203 123RD AVE SE
002	143270	0480	9/5/12	\$180,000	\$186,000	1230	6	1959	Good	7560	N	N	12656 SE 169TH PL
002	143270	1550	1/5/12	\$177,000	\$188,000	1250	6	1959	Good	13463	N	N	16937 125TH PL SE
002	143260	0355	5/14/12	\$170,000	\$179,000	1250	6	1958	Avg	7560	N	N	15763 119TH PL SE
002	143270	0950	5/11/10	\$179,000	\$164,000	1250	6	1959	Avg	8222	N	N	17130 127TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 30
(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	863710	0270	8/19/10	\$190,000	\$183,000	1290	6	1993	Avg	3617	N	N	10922 SE 169TH PL
002	863710	0030	7/14/10	\$194,900	\$184,000	1290	6	1994	Avg	4080	N	N	10938 SE 170TH ST
002	863710	0430	12/13/11	\$200,000	\$212,000	1290	6	1994	Avg	4365	N	N	17010 110TH PL SE
002	142350	0670	3/23/11	\$195,000	\$201,000	1320	6	1959	VGood	16818	N	N	16206 123RD AVE SE
002	143260	0205	8/16/11	\$195,000	\$206,000	1320	6	1958	Good	9360	N	N	11975 SE 160TH ST
002	143270	1220	9/6/12	\$200,000	\$206,000	1340	6	1959	Good	8865	N	N	12513 SE 172ND ST
002	143240	0970	11/9/11	\$169,500	\$180,000	1370	6	1958	Avg	7560	N	N	11917 SE 169TH PL
002	008800	0222	4/21/10	\$214,500	\$194,000	1380	6	1956	Good	8390	N	N	11444 SE 164TH ST
002	143260	0250	4/19/10	\$215,000	\$195,000	1380	6	1958	Good	7632	N	N	15770 119TH PL SE
002	143240	0750	9/30/11	\$159,600	\$169,000	1410	6	1958	Good	7560	N	N	16819 121ST AVE SE
002	329470	0331	9/27/11	\$195,000	\$207,000	1730	6	1955	Avg	9966	N	N	709 HIGH AVE S
002	143260	0705	3/29/10	\$220,000	\$197,000	2080	6	1959	Good	11790	N	N	11820 SE 157TH ST
002	143270	1720	5/2/11	\$253,000	\$263,000	2100	6	1959	VGood	8178	N	N	16805 126TH PL SE
002	247336	0170	4/22/11	\$227,500	\$236,000	880	7	1981	Good	10737	N	N	13410 SE 171ST PL
002	142380	0660	3/29/10	\$227,000	\$203,000	890	7	1965	Good	8050	N	N	11902 SE 168TH ST
002	247325	0850	12/27/10	\$275,000	\$277,000	900	7	1974	VGood	7350	N	N	13610 SE FAIRWOOD BLVD
002	142390	1120	12/9/11	\$163,000	\$173,000	910	7	1967	Good	8492	N	N	16617 123RD AVE SE
002	864551	1330	7/13/12	\$279,000	\$291,000	910	7	1977	Good	21251	N	N	1628 INDEX AVE SE
002	247338	0770	12/2/10	\$217,400	\$218,000	910	7	1976	Avg	8280	N	N	13007 SE 164TH ST
002	889870	0880	7/17/12	\$250,000	\$261,000	910	7	1984	Avg	8000	N	N	1018 S 23RD ST
002	247310	0410	3/3/10	\$190,000	\$167,000	950	7	1967	Good	9100	N	N	13711 SE 173RD PL
002	247336	0070	6/18/10	\$190,451	\$178,000	950	7	1981	Avg	15653	N	N	13411 SE 172ND PL
002	864550	0120	9/8/11	\$200,000	\$212,000	980	7	1963	Good	7420	N	N	1401 LAKE YOUNGS WAY SE
002	247340	0120	4/6/12	\$173,000	\$183,000	990	7	1977	Avg	8400	N	N	16535 132ND PL SE
002	247342	0120	5/18/11	\$224,950	\$235,000	990	7	1981	Avg	16800	N	N	16805 135TH PL SE

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Area 30
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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	247338	0480	1/7/11	\$230,000	\$233,000	1000	7	1976	Good	7210	N	N	16210 131ST AVE SE
002	142380	0620	1/7/10	\$200,000	\$170,000	1000	7	1966	Good	8050	N	N	11924 SE 168TH ST
002	142380	0840	5/23/11	\$219,000	\$229,000	1010	7	1966	VGood	7297	N	N	16517 121ST AVE SE
002	142390	0480	4/9/10	\$288,000	\$259,000	1010	7	1966	VGood	9529	N	N	16629 122ND AVE SE
002	143280	0200	11/16/12	\$185,000	\$188,000	1010	7	1961	Good	7700	N	N	12645 SE 161ST ST
002	143320	0150	2/13/12	\$220,000	\$233,000	1010	7	1967	Good	10049	N	N	12511 SE 164TH PL
002	684300	0120	11/17/12	\$216,000	\$219,000	1010	7	1963	Good	9159	N	N	1624 EDMONDS WAY SE
002	143140	0260	5/19/10	\$229,250	\$211,000	1010	7	1961	Good	8030	N	N	15746 121ST AVE SE
002	684300	0140	6/29/12	\$228,000	\$238,000	1010	7	1962	Good	8804	N	N	2509 SE 16TH ST
002	142390	0950	7/11/10	\$245,000	\$232,000	1010	7	1966	Good	8250	N	N	16622 122ND AVE SE
002	143320	0040	10/29/12	\$237,000	\$242,000	1010	7	1967	Good	9513	N	N	12512 SE 164TH PL
002	143290	0310	3/23/11	\$250,000	\$258,000	1010	7	1962	Good	8474	N	N	16134 128TH AVE SE
002	143310	0390	11/1/11	\$190,000	\$202,000	1010	7	1962	Avg	8668	N	N	12705 SE 164TH ST
002	143290	0250	7/20/11	\$201,000	\$212,000	1010	7	1962	Avg	8550	N	N	12751 SE 164TH ST
002	143170	0430	9/11/12	\$223,000	\$230,000	1030	7	1962	Good	12600	N	N	12661 SE 160TH ST
002	722140	0121	8/3/12	\$280,000	\$291,000	1030	7	1936	Good	8100	Y	N	404 CEDAR AVE S
002	143170	0490	8/17/11	\$182,990	\$193,000	1030	7	1962	Avg	12768	N	N	12835 SE 160TH ST
002	889870	0830	5/5/10	\$266,000	\$243,000	1040	7	1981	Avg	8846	N	N	1007 S 22ND CT
002	142390	0130	5/24/12	\$251,999	\$265,000	1050	7	1967	Good	7350	N	N	16409 125TH AVE SE
002	247340	0170	2/16/11	\$255,000	\$261,000	1060	7	1978	Good	8400	N	N	16625 132ND PL SE
002	247340	0670	7/9/10	\$280,000	\$264,000	1060	7	1978	Good	9450	N	N	16513 133RD PL SE
002	247340	0570	9/20/10	\$230,000	\$224,000	1060	7	1977	Avg	11410	N	N	16700 132ND PL SE
002	329470	0300	9/29/10	\$275,000	\$269,000	1070	7	1955	Good	5054	N	N	813 HIGH AVE S
002	864550	1030	6/28/12	\$220,500	\$231,000	1070	7	1969	Avg	7700	N	N	1604 FERNDAL AVE SE
002	864552	0010	11/23/11	\$245,000	\$260,000	1080	7	1980	VGood	7597	N	N	3111 SE 20TH CT

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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	864551	0880	11/24/10	\$218,000	\$218,000	1080	7	1977	Good	7113	N	N	1724 MONROE AVE SE
002	864551	1740	1/9/12	\$238,000	\$253,000	1080	7	1977	Good	7488	N	N	1408 HARRINGTON AVE SE
002	247325	0790	7/17/12	\$253,500	\$264,000	1080	7	1976	Good	7350	N	N	13551 SE 163RD ST
002	864551	1400	6/13/12	\$185,000	\$194,000	1080	7	1977	Avg	12352	N	N	1656 INDEX AVE SE
002	246070	0150	10/11/12	\$255,000	\$261,000	1080	7	1981	Avg	8125	N	N	15808 130TH PL SE
002	246070	0150	6/8/10	\$255,000	\$237,000	1080	7	1981	Avg	8125	N	N	15808 130TH PL SE
002	142360	0270	10/28/11	\$170,000	\$180,000	1090	7	1967	Good	7171	N	N	12519 SE 166TH ST
002	142360	0230	9/10/10	\$215,000	\$209,000	1090	7	1967	Good	7278	N	N	16633 126TH AVE SE
002	864550	0600	1/25/11	\$208,550	\$212,000	1090	7	1977	Avg	8330	N	N	1734 GLENNWOOD AVE SE
002	889870	1090	8/30/12	\$240,000	\$248,000	1100	7	1985	Avg	7500	Y	N	3003 CEDAR AVE S
002	247520	1290	5/25/10	\$215,000	\$198,000	1100	7	1988	Avg	4467	N	N	2310 SE 8TH PL
002	142391	0850	10/27/10	\$210,000	\$208,000	1110	7	1968	Good	7070	N	N	12625 SE 166TH ST
002	722920	0380	10/25/12	\$199,950	\$204,000	1110	7	2005	Avg	10583	N	N	16926 130TH AVE SE
002	864550	0410	10/10/11	\$216,000	\$229,000	1120	7	1963	Good	9322	N	N	2548 SE 16TH ST
002	289260	0056	1/23/12	\$190,000	\$202,000	1130	7	1953	Good	12500	N	N	11516 SE 169TH ST
002	142380	0320	3/11/11	\$184,500	\$190,000	1140	7	1963	Good	11853	N	N	16554 119TH AVE SE
002	722140	0191	5/22/12	\$370,000	\$389,000	1160	7	1949	Good	10875	Y	N	515 RENTON AVE S
002	246070	0290	9/27/10	\$220,000	\$215,000	1160	7	1981	Avg	7600	N	N	12937 SE 157TH PL
002	143140	0140	5/21/10	\$290,000	\$267,000	1160	7	1994	Avg	8120	N	N	12011 SE 157TH PL
002	329470	0160	5/21/10	\$325,000	\$299,000	1180	7	1961	Good	11050	Y	N	811 GRANT AVE S
002	739930	0210	5/25/11	\$235,000	\$245,000	1180	7	1976	Avg	6300	N	N	2023 ABERDEEN AVE SE
002	739930	0640	5/25/10	\$267,000	\$246,000	1190	7	1968	Good	6850	N	N	2009 CAMAS CT SE
002	282305	9090	11/12/10	\$201,000	\$200,000	1200	7	1960	Avg	14025	N	N	17419 117TH AVE SE
002	247520	0870	8/17/12	\$172,000	\$178,000	1200	7	1985	Avg	5773	N	N	2160 SE 8TH DR
002	864550	1520	4/26/12	\$239,000	\$252,000	1220	7	1980	Avg	8250	Y	N	1807 FERNDAL AVE SE

Improved Sales Used in this Annual Update Analysis
Area 30
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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	247339	0590	7/15/10	\$235,000	\$222,000	1220	7	1969	Avg	7072	N	N	13225 SE 160TH PL
002	142391	0010	2/22/11	\$182,700	\$187,000	1230	7	1966	Good	7416	N	N	12758 SE 168TH ST
002	142380	1050	6/28/11	\$205,000	\$215,000	1230	7	1966	Good	9060	N	N	16404 120TH AVE SE
002	247520	0690	10/20/10	\$224,000	\$221,000	1230	7	1989	Good	4647	N	N	2055 SE 8TH DR
002	739930	0590	2/10/10	\$260,000	\$226,000	1230	7	1968	Good	7200	N	N	1919 CAMAS CT SE
002	142370	0590	5/10/11	\$173,000	\$180,000	1230	7	1963	Avg	7614	N	N	11706 SE 166TH PL
002	889870	0920	6/17/10	\$281,250	\$263,000	1230	7	1984	Avg	8670	N	N	1118 S 23RD ST
002	739930	0800	12/14/11	\$234,500	\$249,000	1240	7	1968	Good	7680	N	N	2009 DAYTON CT SE
002	889870	0910	11/23/11	\$205,000	\$218,000	1240	7	1983	Avg	8364	N	N	1112 S 23RD ST
002	080600	0125	10/26/12	\$239,950	\$245,000	1240	7	1973	Avg	61629	N	N	16535 115TH AVE SE
002	247310	0635	5/17/11	\$278,000	\$290,000	1240	7	2010	Avg	10800	N	N	17104 139TH PL SE
002	247310	0370	11/26/12	\$249,000	\$252,000	1250	7	1967	VGood	9750	N	N	13613 SE 173RD PL
002	142360	0360	12/17/12	\$170,000	\$171,000	1250	7	1966	Good	7280	N	N	16620 126TH AVE SE
002	142370	0140	3/2/10	\$245,000	\$215,000	1250	7	1964	Good	7595	N	N	11726 SE 167TH ST
002	247338	0300	5/25/11	\$220,000	\$230,000	1250	7	1969	Avg	7175	N	N	16111 131ST PL SE
002	142391	0920	3/12/10	\$226,456	\$200,000	1250	7	1967	Avg	7834	N	N	16630 126TH PL SE
002	142370	0820	8/24/12	\$204,500	\$212,000	1260	7	1963	Good	9451	N	N	16431 116TH PL SE
002	247520	0230	12/9/10	\$225,000	\$226,000	1260	7	1986	Avg	4829	Y	N	2340 SE 8TH PL
002	142391	0380	6/6/12	\$216,500	\$227,000	1270	7	1967	Good	8041	N	N	12736 SE 167TH ST
002	864551	1160	6/3/10	\$284,000	\$263,000	1270	7	1977	Good	13095	N	N	1313 HARRINGTON AVE SE
002	889870	0200	9/17/12	\$252,000	\$259,000	1270	7	1984	Avg	9619	N	N	2701 MILL AVE S
002	246070	0560	7/22/11	\$202,000	\$213,000	1280	7	1981	Good	8508	N	N	15653 129TH CT SE
002	246070	0440	9/1/11	\$221,500	\$234,000	1280	7	1981	Good	14515	N	N	15630 129TH PL SE
002	246070	0810	3/25/11	\$224,950	\$232,000	1280	7	1979	Good	7750	N	N	12921 SE 160TH ST
002	246070	0270	7/26/11	\$230,000	\$242,000	1280	7	1981	Good	6396	N	N	15712 129TH PL SE

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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	864551	0200	8/24/12	\$267,500	\$277,000	1280	7	1978	Good	9906	N	N	3115 SE 17TH CT
002	864554	0330	8/12/11	\$233,000	\$246,000	1280	7	1980	Avg	7320	N	N	1720 PIERCE AVE SE
002	381130	0090	5/1/12	\$250,000	\$264,000	1290	7	1983	Good	8048	N	N	17210 109TH PL SE
002	247342	0010	7/7/10	\$309,000	\$291,000	1290	7	1979	Good	10527	N	N	13520 SE 170TH PL
002	008800	0391	9/22/10	\$275,000	\$268,000	1299	7	1947	VGood	23380	N	N	16471 113TH AVE SE
002	142380	0250	5/20/10	\$248,950	\$229,000	1300	7	1966	Good	8050	N	N	16511 120TH AVE SE
002	162680	0030	6/2/10	\$175,000	\$162,000	1300	7	1952	Avg	14400	N	N	10844 SE 173RD ST
002	739900	0210	8/20/12	\$185,500	\$192,000	1310	7	1964	Good	10185	N	N	1507 ROLLING HILLS AVE SE
002	289260	0071	6/3/10	\$212,000	\$197,000	1320	7	1951	Avg	15625	N	N	16836 113TH AVE SE
002	247325	0240	11/2/11	\$209,000	\$222,000	1330	7	1979	Good	11172	N	N	16111 135TH AVE SE
002	247325	0820	1/26/11	\$240,000	\$244,000	1340	7	1968	VGood	7650	N	N	13632 SE FAIRWOOD BLVD
002	142390	0910	5/21/12	\$208,000	\$219,000	1360	7	1966	Good	8054	N	N	16605 123RD AVE SE
002	008800	0174	8/30/10	\$229,950	\$222,000	1370	7	2010	Avg	3803	N	N	16245 114TH AVE SE
002	292305	9025	7/5/11	\$325,000	\$341,000	1370	7	1950	Avg	38134	N	N	11410 SE 176TH ST
002	864554	0190	10/17/12	\$210,000	\$215,000	1390	7	1980	Avg	8100	N	N	1807 PIERCE AVE SE
002	864554	0040	8/17/12	\$216,300	\$224,000	1390	7	1980	Avg	8228	N	N	1611 PIERCE AVE SE
002	142390	0410	4/27/11	\$218,500	\$227,000	1390	7	1966	Avg	8250	N	N	12212 SE 166TH ST
002	864553	0230	4/8/11	\$259,900	\$269,000	1390	7	1980	Avg	14750	N	N	1402 OLYMPIA AVE SE
002	008700	0028	4/26/12	\$236,000	\$249,000	1390	7	1956	Avg	10272	N	N	16551 106TH AVE SE
002	247310	1250	12/10/12	\$281,823	\$284,000	1400	7	1967	VGood	7210	N	N	13635 SE 171ST PL
002	247310	1370	11/21/12	\$231,500	\$234,000	1400	7	1966	Good	7004	N	N	13634 SE 171ST PL
002	864550	1290	3/14/12	\$204,200	\$216,000	1400	7	1963	Good	8140	N	N	1724 BEACON WAY SE
002	722910	0140	9/22/10	\$249,000	\$243,000	1400	7	1963	Good	10437	N	N	12904 SE 172ND ST
002	247310	0860	12/7/12	\$291,000	\$293,000	1400	7	1967	Good	10168	N	N	17218 137TH AVE SE
002	142380	0040	5/6/10	\$256,000	\$234,000	1420	7	1965	VGood	7700	N	N	11903 SE 164TH ST

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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	142380	0340	2/4/11	\$244,000	\$249,000	1430	7	1965	VGood	7995	N	N	16544 119TH AVE SE
002	247338	0320	11/21/11	\$226,000	\$240,000	1430	7	1969	Good	9652	N	N	16121 131ST PL SE
002	247325	0110	10/24/11	\$245,000	\$260,000	1440	7	1967	VGood	10500	N	N	13800 SE 161ST PL
002	247310	0060	5/19/12	\$231,000	\$243,000	1440	7	1966	Good	11656	N	N	17002 138TH PL SE
002	722920	0090	9/30/11	\$242,000	\$256,000	1440	7	1967	Good	7435	N	N	17017 130TH AVE SE
002	247325	1420	2/11/10	\$265,000	\$230,000	1440	7	1968	Good	12546	N	N	13900 SE FAIRWOOD BLVD
002	247325	0530	6/16/10	\$220,000	\$205,000	1440	7	1968	Avg	8300	N	N	16151 138TH AVE SE
002	143240	0465	9/21/10	\$236,500	\$231,000	1450	7	1958	Good	7560	N	N	17003 123RD AVE SE
002	142391	0640	3/24/10	\$255,000	\$227,000	1460	7	1968	Good	7578	N	N	16424 126TH PL SE
002	329470	0232	10/22/12	\$330,000	\$337,000	1460	7	1996	Avg	6459	Y	N	808 GRANT AVE S
002	247339	0430	4/4/11	\$208,000	\$215,000	1480	7	1968	Good	8125	N	N	13305 SE FAIRWOOD BLVD
002	739930	0430	8/10/11	\$220,000	\$232,000	1480	7	1969	Good	7920	N	N	2106 SE 20TH CT
002	247325	0650	10/21/11	\$220,000	\$233,000	1480	7	1969	Good	7210	N	N	13540 SE 163RD ST
002	739930	0910	2/4/11	\$239,950	\$245,000	1480	7	1968	Good	7663	N	N	2409 SE 19TH ST
002	864551	0770	8/1/12	\$255,000	\$265,000	1480	7	1977	Avg	7350	N	N	1687 MONROE AVE SE
002	739930	0960	5/11/10	\$259,500	\$238,000	1480	7	1968	Avg	7107	N	N	2019 EDMONDS DR SE
002	864551	0710	6/12/11	\$265,000	\$277,000	1490	7	1977	Good	7455	N	N	1661 INDEX AVE SE
002	247344	0070	5/10/10	\$259,900	\$238,000	1500	7	1973	Good	7410	N	N	13403 SE 159TH PL
002	247310	1090	10/4/11	\$198,900	\$211,000	1500	7	1967	Avg	8690	N	N	17201 137TH AVE SE
002	143170	0280	5/11/11	\$255,000	\$266,000	1510	7	1962	VGood	7344	N	N	12630 SE 160TH ST
002	247338	1260	9/3/10	\$275,000	\$266,000	1530	7	1977	Good	7017	N	N	16227 131ST AVE SE
002	247325	1290	7/30/12	\$179,950	\$187,000	1530	7	1968	Avg	9600	N	N	13826 SE 163RD ST
002	247520	0570	9/25/12	\$218,000	\$224,000	1530	7	1988	Avg	4156	N	N	2050 SE 8TH PL
002	329470	0430	7/21/11	\$296,000	\$312,000	1540	7	1969	Good	10075	N	N	901 JONES AVE S
002	739930	0100	12/28/12	\$240,000	\$240,000	1540	7	1973	Avg	8625	N	N	2007 ABERDEEN PL SE

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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	864551	0170	4/22/11	\$223,000	\$231,000	1560	7	1978	Avg	8820	N	N	1706 LAKE YOUNGS WAY SE
002	247520	1180	5/6/10	\$260,000	\$238,000	1560	7	1985	Avg	4100	N	N	2227 SE 8TH PL
002	142380	0820	1/26/12	\$211,600	\$225,000	1570	7	1966	Good	9174	N	N	12001 SE 165TH ST
002	722140	0303	9/25/12	\$410,000	\$421,000	1580	7	1933	VGood	9569	Y	N	610 RENTON AVE S
002	246070	0030	4/2/10	\$260,000	\$233,000	1600	7	1979	Good	7210	N	N	15918 131ST PL SE
002	864550	1470	2/8/10	\$250,000	\$217,000	1600	7	1979	Good	9545	N	N	1912 LAKE YOUNGS WAY SE
002	247339	0230	8/21/12	\$265,000	\$274,000	1600	7	1968	Good	10200	N	N	13226 SE 160TH PL
002	246070	0710	10/19/12	\$232,000	\$237,000	1600	7	1979	Avg	6902	N	N	12901 SE 158TH PL
002	864550	0590	1/26/12	\$229,950	\$244,000	1600	7	1977	Avg	8260	N	N	1728 GLENNWOOD AVE SE
002	143310	0020	6/13/12	\$160,000	\$168,000	1670	7	1962	Good	8418	N	N	16115 126TH AVE SE
002	739930	1140	3/8/11	\$275,000	\$283,000	1680	7	1968	Good	8288	N	N	2212 CAMAS CIR SE
002	739930	0670	10/24/12	\$218,950	\$223,000	1710	7	1967	Good	7000	N	N	1910 CAMAS CT SE
002	292305	9087	7/20/12	\$180,000	\$188,000	1710	7	1956	Avg	15120	N	N	16918 114TH AVE SE
002	247520	1110	3/18/10	\$237,000	\$210,000	1710	7	1987	Avg	4733	N	N	2135 SE 8TH PL
002	247325	0390	1/12/11	\$199,950	\$203,000	1760	7	1968	Good	7119	N	N	13525 SE 162ND ST
002	142370	0770	10/24/11	\$236,950	\$251,000	1760	7	1963	Avg	9590	N	N	11632 SE 165TH ST
002	289260	0015	10/27/11	\$219,500	\$233,000	1780	7	1985	Good	8976	N	N	16803 113TH AVE SE
002	142390	0820	11/6/11	\$190,000	\$202,000	1800	7	1966	Good	8154	N	N	12313 SE 167TH ST
002	142380	0030	10/12/11	\$191,250	\$203,000	1800	7	1966	Good	7700	N	N	11833 SE 164TH ST
002	247520	0150	5/14/12	\$285,000	\$300,000	1810	7	1994	Avg	5013	Y	N	2470 SE 8TH PL
002	889870	0960	2/22/10	\$299,000	\$261,000	1820	7	1983	Avg	8085	N	N	1142 S 23RD ST
002	142390	0970	8/23/11	\$177,251	\$187,000	1880	7	1966	Good	8738	N	N	16640 122ND AVE SE
002	247520	1090	7/25/12	\$250,000	\$260,000	1960	7	1986	Avg	4847	N	N	2131 SE 8TH PL
002	722910	0130	11/19/10	\$300,000	\$299,000	1980	7	1963	VGood	10264	N	N	12820 SE 172ND ST
002	247520	0470	7/2/12	\$265,000	\$277,000	1990	7	1986	Good	4586	N	N	2070 SE 8TH PL

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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	864551	0510	9/28/11	\$252,000	\$267,000	2000	7	1977	Avg	7035	N	N	1606 LAKE YOUNGS WAY SE
002	739920	0200	8/17/10	\$275,000	\$264,000	2010	7	1978	Avg	8987	Y	N	1801 KENNEWICK CIR SE
002	247344	0240	8/23/11	\$265,000	\$280,000	2030	7	1973	Good	8931	N	N	15907 132ND PL SE
002	008700	0226	4/30/10	\$331,400	\$302,000	2050	7	1947	Good	26000	N	N	16605 BENSON RD S
002	864550	0790	4/5/12	\$190,000	\$201,000	2120	7	1977	Avg	7700	N	N	1727 GLENNWOOD AVE SE
002	739930	0540	12/15/11	\$290,000	\$308,000	2170	7	1968	VGood	8112	N	N	2201 BLAINE CIR SE
002	143140	0280	10/4/12	\$253,000	\$259,000	2220	7	1961	Avg	8640	N	N	12009 SE 160TH ST
002	247338	1040	5/18/12	\$262,750	\$276,000	2440	7	1970	Good	8261	N	N	16353 129TH AVE SE
002	739910	0150	9/20/11	\$138,500	\$147,000	840	8	1966	Avg	1848	N	N	1605 BLAINE CT SE
002	667306	0240	11/30/12	\$220,000	\$222,000	1220	8	1979	Good	9800	N	N	2114 MONTEREY CT SE
002	722140	0165	2/7/12	\$385,000	\$408,000	1220	8	1950	Good	6750	Y	N	501 RENTON AVE S
002	739900	0630	8/3/12	\$230,000	\$239,000	1290	8	1964	Avg	7347	N	N	1614 ROLLING HILLS AVE SE
002	739920	0730	4/27/11	\$247,000	\$257,000	1290	8	1976	Avg	9213	N	N	1928 JONES CT SE
002	739900	0010	6/15/11	\$242,000	\$254,000	1340	8	1966	Good	12132	N	N	1749 JONES DR SE
002	739900	0020	11/24/10	\$265,000	\$264,000	1380	8	1965	Good	7500	N	N	1741 JONES DR SE
002	394360	0190	2/14/12	\$329,950	\$350,000	1390	8	2011	Avg	8365	N	N	3129 104TH AVE SE
002	739900	0380	9/3/10	\$310,000	\$300,000	1420	8	1965	Good	9400	N	N	1709 LINCOLN CT SE
002	739920	0180	6/28/12	\$229,000	\$240,000	1420	8	1967	Avg	7488	N	N	1804 KENNEWICK CIR SE
002	739900	0040	6/28/11	\$236,500	\$248,000	1430	8	1965	Good	7000	N	N	1709 JONES DR SE
002	667305	0180	11/12/12	\$200,000	\$203,000	1450	8	1978	Avg	7575	N	N	1907 SE 22ND PL
002	329470	0180	3/22/11	\$335,000	\$345,000	1460	8	1957	Avg	13000	Y	N	715 GRANT AVE S
002	667305	0040	11/8/11	\$240,000	\$255,000	1490	8	1978	Avg	7500	N	N	2203 JONES PL SE
002	739900	0060	9/26/12	\$285,000	\$293,000	1500	8	1968	Good	10609	N	N	1625 JONES AVE NE
002	667306	0100	12/11/12	\$230,000	\$232,000	1540	8	1979	Good	9000	N	N	2116 SE 22ND PL
002	739900	0490	5/24/10	\$270,000	\$249,000	1550	8	1965	Avg	8200	N	N	1725 ROLLING HILLS AVE SE

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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	394360	0200	1/31/12	\$303,200	\$322,000	1553	8	2011	Avg	7668	N	N	3125 104TH AVE SE
002	739900	0500	8/28/10	\$328,000	\$317,000	1570	8	1966	Good	8500	N	N	1933 SE 17TH CT
002	739920	0600	9/26/11	\$285,000	\$302,000	1610	8	1975	Good	7600	N	N	1719 SE 18TH PL
002	278128	0380	11/20/12	\$194,000	\$197,000	1610	8	2006	Avg	2926	N	N	11413 SE 171ST PL
002	278128	0240	6/25/12	\$199,000	\$208,000	1610	8	2006	Avg	3724	N	N	17130 114TH LN SE
002	278128	0290	2/10/12	\$197,800	\$210,000	1610	8	2006	Avg	3516	N	N	17170 114TH LN SE
002	739900	0580	1/25/11	\$240,000	\$244,000	1680	8	1969	Avg	7000	N	N	2002 SE 17TH CT
002	723150	0350	8/18/11	\$369,000	\$390,000	1720	8	1970	VGood	8625	Y	N	433 CEDAR AVE S
002	941595	0080	5/4/10	\$268,000	\$245,000	1807	8	2007	Avg	3782	N	N	11214 SE 166TH PL
002	394360	0140	12/20/11	\$281,000	\$298,000	1812	8	2011	Avg	5026	N	N	3213 CEDAR AVE S
002	889870	1220	4/27/10	\$322,500	\$293,000	1860	8	1984	Avg	8816	Y	N	2703 CEDAR AVE S
002	292305	9074	11/21/11	\$285,000	\$303,000	1940	8	2011	Avg	8260	N	N	11417 SE 169TH ST
002	739920	0580	5/12/11	\$235,000	\$245,000	1970	8	1969	Avg	9800	N	N	1707 SE 18TH PL
002	008700	0283	1/26/11	\$320,000	\$325,000	1980	8	1999	Avg	7800	N	N	17030 106TH AVE SE
002	008700	0116	1/26/12	\$265,000	\$281,000	1990	8	2011	Avg	4526	N	N	16802 104TH AVE SE
002	008700	0117	11/23/11	\$265,000	\$281,000	1990	8	2011	Avg	4450	N	N	16806 104TH AVE SE
002	008700	0122	2/1/12	\$267,000	\$283,000	1990	8	2011	Avg	4451	N	N	16810 104TH AVE SE
002	008700	0123	12/12/11	\$272,000	\$289,000	1990	8	2011	Avg	4452	N	N	16814 104TH AVE SE
002	739920	0270	2/23/10	\$315,000	\$276,000	2030	8	1973	Good	9775	N	N	2017 JONES CIR SE
002	889870	1270	11/29/10	\$350,000	\$350,000	2170	8	1984	Good	10000	Y	N	2603 CEDAR AVE S
002	329470	0441	12/3/10	\$250,000	\$250,000	2310	8	1986	Avg	6500	N	N	1520 S 9TH ST
002	564050	0031	6/25/12	\$395,310	\$414,000	2480	8	2003	Avg	4968	Y	N	1338 BEACON WAY S
002	394360	0160	2/3/12	\$325,000	\$345,000	2553	8	2011	Avg	6007	N	N	3201 104TH AVE SE
002	394360	0180	10/19/11	\$328,000	\$348,000	2553	8	2011	Avg	5003	N	N	3115 104TH AVE SE
002	394360	0170	12/9/11	\$329,950	\$350,000	2553	8	2011	Avg	6007	N	N	3121 104TH AVE SE

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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	564050	0034	6/27/12	\$428,000	\$448,000	2560	8	2003	Avg	5876	Y	N	1406 BEACON WAY S
002	394360	0150	10/22/11	\$325,000	\$345,000	2632	8	2011	Avg	5006	N	N	3207 104TH AVE SE
002	889870	1130	3/9/10	\$400,000	\$353,000	2640	8	1985	Good	10919	Y	N	2903 CEDAR AVE S
002	722140	0190	5/10/10	\$475,000	\$435,000	2740	8	1985	Good	10875	Y	N	518 CEDAR AVE S
002	147306	0050	10/15/12	\$505,000	\$517,000	3300	9	2004	Avg	11070	N	N	13564 SE 159TH PL
002	722140	0477	10/2/12	\$579,900	\$595,000	1760	10	2005	Avg	7250	Y	N	1506 S 5TH PL
002	722140	0478	5/1/12	\$624,750	\$659,000	1760	10	2005	Avg	7250	Y	N	1512 S 5TH PL
002	147306	0040	4/19/10	\$499,900	\$452,000	2660	10	2004	Avg	9254	N	N	13568 SE 159TH PL
002	147306	0110	8/15/11	\$537,500	\$567,000	3170	10	2004	Avg	10679	N	N	13522 SE 156TH PL
002	326057	0440	3/30/12	\$378,000	\$400,000	3290	10	2003	Avg	4750	N	N	1835 SE 8TH PL
002	326057	0400	12/24/12	\$396,000	\$397,000	3290	10	2003	Avg	4750	N	N	1811 SE 8TH PL
002	147306	0100	8/5/11	\$538,000	\$567,000	3300	10	2005	Avg	11444	Y	N	13534 SE 159TH PL
002	147306	0010	10/18/10	\$521,000	\$513,000	3390	10	2004	Avg	11641	N	N	13545 SE 159TH PL
002	326057	0220	6/28/11	\$498,250	\$523,000	3420	10	2004	Avg	4750	N	N	826 LINCOLN AVE SE
002	326057	0410	4/26/10	\$516,000	\$469,000	3420	10	2003	Avg	4750	N	N	1817 SE 8TH PL
002	326057	0450	6/13/12	\$380,288	\$399,000	3490	10	2003	Avg	6305	N	N	1841 SE 8TH PL
002	326057	0310	12/14/10	\$494,000	\$496,000	3490	10	2003	Avg	7583	N	N	718 LINCOLN AVE SE
002	326057	0090	4/22/10	\$500,000	\$453,000	3490	10	2003	Avg	5700	N	N	1821 SE 8TH ST
002	326057	0370	12/14/12	\$400,000	\$402,000	3500	10	2004	Avg	5500	N	N	1822 SE 8TH PL
002	326057	0320	1/23/12	\$416,000	\$442,000	3500	10	2003	Avg	7494	N	N	712 LINCOLN AVE SE
002	326057	0020	3/29/10	\$505,000	\$451,000	3500	10	2003	Avg	5413	N	N	1707 SE 8TH ST
002	722140	0475	5/21/12	\$669,950	\$705,000	3510	10	2005	Avg	8700	Y	N	1500 S 5TH PL
002	326057	0350	4/8/11	\$482,000	\$499,000	3520	10	2004	Avg	6600	N	N	1834 SE 8TH PL
002	147306	0020	10/27/11	\$565,000	\$599,000	3520	10	2004	Avg	10318	N	N	13559 SE 159TH PL
002	326057	0160	3/24/11	\$515,000	\$531,000	3530	10	2003	Avg	10229	N	N	837 LINCOLN AVE SE

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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	147306	0070	7/1/11	\$550,000	\$577,000	3580	10	2004	Avg	9846	Y	N	13552 SE 159TH PL
003	247335	1500	12/19/12	\$273,000	\$274,000	1000	7	1970	Good	14250	N	N	14114 SE 162ND PL
003	132833	0620	11/15/11	\$220,500	\$234,000	1020	7	1980	Avg	7412	N	N	15319 SE 178TH ST
003	132835	0160	11/3/11	\$246,000	\$261,000	1020	7	1985	Avg	8614	N	N	18008 158TH PL SE
003	132834	0310	7/26/12	\$238,000	\$248,000	1070	7	1981	Avg	11464	N	N	17706 153RD AVE SE
003	132834	0660	2/16/10	\$314,900	\$274,000	1090	7	1980	Good	8400	N	N	17821 152ND PL SE
003	247341	0170	4/15/10	\$295,000	\$266,000	1140	7	1976	Avg	7210	N	N	15708 SE 175TH ST
003	132834	0600	1/10/12	\$240,000	\$255,000	1150	7	1983	Avg	7350	N	N	17649 152ND PL SE
003	132835	0070	3/16/11	\$220,000	\$227,000	1160	7	1983	Avg	9005	N	N	15830 SE 180TH CT
003	132834	0300	7/30/12	\$280,000	\$291,000	1170	7	1981	Good	10720	N	N	17710 153RD AVE SE
003	132834	0190	3/22/12	\$180,000	\$190,000	1210	7	1980	Good	7800	N	N	15212 SE 178TH PL
003	132834	0490	5/10/11	\$227,000	\$236,000	1370	7	1983	Avg	7350	N	N	15233 SE 176TH PL
003	132835	0020	6/25/12	\$190,000	\$199,000	1410	7	1984	Avg	6426	N	N	15811 SE 179TH ST
003	132834	0410	6/7/11	\$242,000	\$253,000	1030	8	1980	Good	7413	N	N	15210 SE 178TH ST
003	132830	0560	5/27/12	\$218,000	\$229,000	1080	8	1977	Avg	6804	N	N	17702 160TH AVE SE
003	247337	0540	4/29/10	\$310,000	\$282,000	1150	8	1974	Avg	8769	N	N	15611 SE 173RD ST
003	132830	1210	4/4/11	\$255,000	\$264,000	1180	8	1977	Good	7930	N	N	15914 SE 178TH ST
003	247337	1970	9/27/12	\$222,000	\$228,000	1190	8	1973	Avg	8874	N	N	15617 SE 168TH ST
003	132833	0040	6/21/11	\$260,000	\$273,000	1230	8	1978	Good	7210	N	N	15512 SE 179TH ST
003	247351	0330	6/24/11	\$285,000	\$299,000	1230	8	1977	Good	7350	N	N	15226 SE 176TH ST
003	247345	0780	12/4/12	\$259,900	\$262,000	1230	8	1979	Avg	7548	N	N	16308 SE 165TH ST
003	247345	0710	11/3/12	\$277,000	\$282,000	1260	8	1980	Good	11840	N	N	16602 163RD PL SE
003	132830	0750	3/23/10	\$335,000	\$298,000	1260	8	1977	Good	8140	N	N	17552 157TH PL SE
003	247346	0630	9/25/12	\$230,000	\$236,000	1270	8	1978	Avg	8497	N	N	17338 160TH AVE SE
003	247346	0230	2/12/10	\$305,000	\$265,000	1290	8	1977	Good	11393	N	N	17420 162ND AVE SE

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003	247337	0840	12/5/11	\$228,000	\$242,000	1300	8	1977	Avg	8400	N	N	16910 159TH PL SE
003	132833	0510	4/23/10	\$319,000	\$289,000	1320	8	1978	VGood	7500	N	N	15424 SE 177TH PL
003	247346	0650	12/11/12	\$255,000	\$257,000	1330	8	1978	Avg	7848	N	N	17333 160TH AVE SE
003	247348	0520	3/8/10	\$302,500	\$267,000	1330	8	1981	Avg	8755	N	N	16232 SE 174TH ST
003	132833	0570	10/13/11	\$250,000	\$265,000	1350	8	1978	Good	9501	N	N	17726 153RD CT SE
003	247337	2030	6/29/10	\$301,000	\$283,000	1350	8	1974	Avg	7350	N	N	15654 SE FAIRWOOD BLVD
003	247346	0030	5/25/11	\$287,000	\$300,000	1370	8	1978	Good	9010	N	N	16015 SE 175TH PL
003	132830	0730	10/23/12	\$275,500	\$281,000	1370	8	1977	Avg	7350	N	N	17536 157TH PL SE
003	132830	0280	5/18/10	\$329,000	\$303,000	1400	8	1978	Good	7875	N	N	17602 161ST AVE SE
003	247352	0420	8/25/10	\$315,000	\$304,000	1410	8	1978	Good	8750	N	N	16638 157TH CT SE
003	247300	1060	11/24/10	\$300,000	\$299,000	1420	8	1967	Good	8658	N	N	16834 142ND AVE SE
003	247335	0090	6/20/12	\$275,000	\$288,000	1430	8	1968	Avg	8586	N	N	16212 142ND AVE SE
003	247352	0400	7/2/10	\$315,000	\$296,000	1430	8	1978	Avg	10303	N	N	16648 157TH CT SE
003	247335	0240	1/8/10	\$320,000	\$271,000	1430	8	1968	Avg	11250	N	N	14307 SE 164TH ST
003	247300	0680	8/18/10	\$293,500	\$282,000	1435	8	1969	Good	8960	N	N	14320 SE 169TH ST
003	247337	1520	11/27/12	\$250,000	\$253,000	1440	8	1974	Good	7350	N	N	17018 156TH AVE SE
003	247337	1200	7/29/10	\$300,000	\$286,000	1450	8	1973	Good	7875	N	N	16960 157TH AVE SE
003	247352	0540	4/4/11	\$280,000	\$290,000	1450	8	1979	Avg	9239	N	N	16646 158TH PL SE
003	247300	2730	8/8/12	\$303,000	\$315,000	1450	8	1967	Avg	7875	N	N	15020 SE 171ST ST
003	247335	0270	3/3/11	\$218,750	\$225,000	1470	8	1970	Good	11250	N	N	14325 SE 164TH ST
003	132830	0450	6/2/11	\$285,000	\$298,000	1470	8	1977	Avg	6732	N	N	17834 160TH AVE SE
003	132830	0990	5/29/12	\$224,900	\$236,000	1530	8	1977	Good	7650	N	N	17705 160TH AVE SE
003	247347	0140	1/30/12	\$273,000	\$290,000	1530	8	1980	Good	7210	N	N	16554 162ND PL SE
003	132832	0660	4/25/12	\$228,000	\$241,000	1530	8	1979	Avg	6860	N	N	16221 SE 178TH ST
003	247300	3290	8/30/12	\$250,000	\$258,000	1530	8	1967	Avg	7875	N	N	16710 145TH AVE SE

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003	247337	2060	7/19/12	\$274,950	\$287,000	1530	8	1973	Avg	7350	N	N	15632 SE FAIRWOOD BLVD
003	247345	0720	4/16/12	\$224,900	\$237,000	1540	8	1979	Avg	11200	N	N	16528 163RD PL SE
003	247346	0160	3/17/11	\$300,000	\$309,000	1560	8	1978	Good	7490	N	N	17416 161ST AVE SE
003	132832	0610	10/1/10	\$319,000	\$312,000	1560	8	1980	Avg	7800	N	N	16208 SE 178TH PL
003	247337	1330	3/1/10	\$275,000	\$242,000	1570	8	1974	Good	7280	N	N	15832 SE 169TH PL
003	247351	0410	9/4/12	\$295,000	\$305,000	1580	8	1977	Good	9375	N	N	15227 SE 175TH PL
003	247351	0160	6/11/10	\$317,500	\$296,000	1580	8	1977	Good	11250	N	N	15528 SE 176TH ST
003	247300	1460	8/20/12	\$335,000	\$347,000	1600	8	1968	Good	9720	N	N	14651 SE FAIRWOOD BLVD
003	247335	1030	2/23/12	\$195,000	\$207,000	1610	8	1968	Avg	7592	N	N	16512 147TH AVE SE
003	132830	0680	10/22/10	\$312,000	\$308,000	1620	8	1977	Good	6930	N	N	15928 SE 176TH PL
003	247341	0660	4/22/10	\$323,000	\$293,000	1620	8	1976	Good	7704	N	N	17319 159TH AVE SE
003	247335	0560	4/17/12	\$199,950	\$211,000	1620	8	1968	Avg	8025	N	N	14330 SE 163RD ST
003	247341	0260	11/14/12	\$254,900	\$259,000	1620	8	1976	Avg	7455	N	N	17515 157TH PL SE
003	247345	0070	5/31/11	\$262,950	\$275,000	1620	8	1980	Avg	9576	N	N	16039 SE 167TH PL
003	247347	0150	7/16/12	\$269,000	\$281,000	1620	8	1980	Avg	7210	N	N	16548 162ND PL SE
003	132832	0550	12/11/11	\$252,000	\$268,000	1640	8	1983	Good	5950	N	N	16213 SE 178TH PL
003	247352	0620	6/11/12	\$288,450	\$302,000	1640	8	1978	Good	13569	N	N	15806 SE 166TH PL
003	937870	0170	6/4/12	\$265,000	\$278,000	1640	8	1990	Avg	9227	N	N	16101 SE 180TH PL
003	247352	0130	5/9/11	\$339,000	\$353,000	1640	8	1979	Avg	12598	N	N	15843 SE 167TH PL
003	247341	0800	7/7/10	\$334,000	\$315,000	1650	8	1976	VGood	7208	N	N	17412 159TH AVE SE
003	247335	0350	2/15/11	\$288,500	\$295,000	1690	8	1968	Good	8400	N	N	14318 SE 164TH ST
003	132832	0700	4/12/11	\$255,000	\$264,000	1700	8	1979	Avg	12187	N	N	16224 SE 178TH ST
003	247337	1530	10/5/12	\$259,950	\$267,000	1720	8	1976	Avg	7350	N	N	17010 156TH AVE SE
003	247351	0260	3/22/12	\$384,300	\$407,000	1750	8	1978	VGood	9760	N	N	15218 SE 175TH PL
003	247337	0080	9/26/11	\$259,000	\$274,000	1750	8	1973	Good	11988	N	N	15010 SE 170TH ST

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247300	3050	5/19/10	\$340,000	\$313,000	1760	8	1967	Avg	11970	N	N	14604 SE 167TH PL
003	132831	0570	3/23/12	\$270,000	\$286,000	1770	8	1978	Avg	7770	N	N	15617 SE 178TH PL
003	247337	2780	6/7/12	\$350,000	\$367,000	1780	8	1974	Good	8210	N	N	15252 SE 171ST PL
003	247300	0910	3/15/12	\$225,000	\$238,000	1790	8	1967	Avg	7875	N	N	16922 143RD AVE SE
003	247337	2420	2/9/11	\$312,500	\$319,000	1800	8	1973	Good	10800	N	N	16931 155TH PL SE
003	247300	3300	11/2/11	\$216,000	\$229,000	1810	8	1967	Avg	8162	N	N	16704 145TH AVE SE
003	937870	0130	9/21/12	\$243,000	\$250,000	1810	8	1990	Avg	9497	N	N	16021 SE 180TH PL
003	247345	0840	11/5/12	\$245,000	\$249,000	1830	8	1979	Avg	7210	N	N	16503 162ND AVE SE
003	247300	1960	11/9/12	\$349,950	\$356,000	1830	8	1967	Avg	9600	N	N	14630 SE 172ND ST
003	247352	0760	4/25/11	\$290,000	\$301,000	1840	8	1978	Good	9525	N	N	16641 157TH AVE SE
003	132831	0080	6/11/12	\$295,000	\$309,000	1850	8	1978	Avg	16741	N	N	15711 SE 178TH PL
003	247352	0350	4/3/12	\$229,000	\$242,000	1870	8	1978	Avg	9180	N	N	16642 157TH AVE SE
003	352305	9061	12/14/12	\$275,000	\$277,000	1870	8	1991	Avg	6873	N	N	18024 161ST CT SE
003	247300	1080	9/25/12	\$291,000	\$299,000	1870	8	1967	Avg	8066	N	N	16822 142ND AVE SE
003	247300	0060	4/12/10	\$319,900	\$288,000	1870	8	1967	Avg	9430	N	N	16409 142ND PL SE
003	247335	1380	4/25/11	\$237,415	\$247,000	1890	8	1968	Avg	14250	N	N	14336 SE 162ND PL
003	247335	0320	6/28/11	\$227,000	\$238,000	1940	8	1968	Avg	8400	N	N	14406 SE 165TH ST
003	247348	0870	10/26/12	\$329,500	\$336,000	1940	8	1984	Avg	8325	N	N	17214 163RD PL SE
003	247352	0560	1/23/12	\$265,000	\$281,000	1950	8	1979	Good	7700	N	N	16638 158TH PL SE
003	247337	2400	8/10/12	\$316,250	\$328,000	1960	8	1973	Good	9600	N	N	16917 155TH PL SE
003	247352	0800	4/7/11	\$303,000	\$313,000	1990	8	1978	Good	14000	N	N	15419 SE 167TH PL
003	247348	1130	6/20/12	\$249,700	\$262,000	2030	8	1983	Avg	9600	N	N	16818 160TH CT SE
003	247345	0700	12/6/11	\$346,000	\$367,000	2050	8	1979	Avg	11200	N	N	16610 163RD PL SE
003	247348	0250	8/5/11	\$336,000	\$354,000	2050	8	1986	Avg	7350	N	N	17120 161ST AVE SE
003	247341	1170	6/29/11	\$277,000	\$291,000	2060	8	1975	Good	7208	N	N	16024 SE 172ND PL

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247341	0820	3/12/12	\$235,000	\$249,000	2080	8	1976	Good	7208	N	N	17400 159TH AVE SE
003	247348	0930	7/3/12	\$313,500	\$328,000	2120	8	1984	Avg	7350	N	N	17104 163RD PL SE
003	247345	0280	5/10/12	\$272,000	\$286,000	2140	8	1980	Good	9844	N	N	16205 SE 165TH ST
003	247335	0280	6/22/11	\$272,750	\$286,000	2140	8	1969	Good	13156	N	N	14331 SE 164TH ST
003	132831	0600	3/4/11	\$350,000	\$359,000	2150	8	1977	Avg	7493	N	N	17837 157TH AVE SE
003	247348	0280	4/18/12	\$325,000	\$343,000	2190	8	1984	Good	8925	N	N	17102 161ST AVE SE
003	247337	2440	6/5/12	\$357,000	\$375,000	2230	8	1973	Good	14060	N	N	17003 156TH AVE SE
003	247337	0230	4/26/12	\$288,500	\$304,000	2250	8	1973	Avg	11049	N	N	15437 SE FAIRWOOD BLVD
003	132831	0620	5/8/12	\$307,750	\$324,000	2260	8	1977	Avg	7770	N	N	17849 157TH AVE SE
003	247300	2610	8/10/11	\$322,000	\$340,000	2320	8	1968	Good	9600	N	N	14829 SE 172ND PL
003	247337	2040	10/21/11	\$295,000	\$313,000	2320	8	1973	Avg	7350	N	N	15646 SE FAIRWOOD BLVD
003	132833	0100	8/9/11	\$354,000	\$373,000	2320	8	2010	Avg	7210	N	N	15515 SE 178TH PL
003	247352	0680	5/24/10	\$377,000	\$348,000	2340	8	1978	Avg	16100	N	N	15746 SE 166TH PL
003	247300	1320	2/13/12	\$260,000	\$276,000	2360	8	1967	Avg	8640	N	N	14311 SE FAIRWOOD BLVD
003	247300	1920	6/19/12	\$352,000	\$369,000	2370	8	1968	VGood	9600	N	N	14662 SE 172ND ST
003	247348	1190	11/6/12	\$338,000	\$344,000	2370	8	1983	Avg	14589	N	N	16004 SE FAIRWOOD BLVD
003	247335	1320	5/19/10	\$304,000	\$280,000	2440	8	1972	Good	17461	N	N	14428 SE 162ND PL
003	247337	1230	8/24/12	\$339,000	\$351,000	2440	8	1974	Good	7875	N	N	16932 157TH PL SE
003	247353	0090	10/21/10	\$415,000	\$409,000	2510	8	1994	VGood	7848	N	N	16032 SE 170TH PL
003	247335	0110	8/15/12	\$340,000	\$353,000	2700	8	1968	Good	7875	N	N	14211 SE 162ND PL
003	247320	0100	6/25/12	\$340,000	\$356,000	2730	8	1967	Good	11152	N	N	14829 SE 170TH ST
003	247300	0670	7/23/10	\$359,900	\$342,000	2890	8	1968	Good	9680	N	N	14328 SE 169TH ST
003	247337	0760	5/17/12	\$345,000	\$363,000	2910	8	1974	Good	8400	N	N	17036 159TH PL SE
003	247351	0170	8/16/11	\$378,000	\$399,000	3220	8	1977	VGood	13300	N	N	15524 SE 176TH ST
003	247337	2350	9/2/11	\$295,000	\$312,000	3220	8	1972	Good	9600	N	N	16809 155TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247345	0910	10/23/12	\$295,000	\$301,000	3220	8	1979	Good	12096	N	N	16510 161ST AVE SE
003	247320	0190	2/24/12	\$352,000	\$373,000	3220	8	1973	Good	11340	N	N	15037 SE 171ST ST
003	247337	1480	8/16/12	\$350,000	\$363,000	3260	8	1975	Good	7313	N	N	16967 157TH AVE SE
003	247337	0370	6/24/12	\$305,000	\$319,000	3310	8	1973	Avg	9918	N	N	15603 SE 174TH ST
003	247337	0870	8/16/11	\$339,950	\$359,000	3490	8	1976	Good	8400	N	N	16812 159TH PL SE
003	247300	2240	4/1/11	\$430,000	\$444,000	3550	8	1968	VGood	9600	N	N	14667 SE 173RD ST
003	247337	1310	3/10/11	\$340,000	\$350,000	3630	8	1975	Good	8925	N	N	15841 SE 169TH PL
003	247300	3440	2/24/10	\$469,900	\$411,000	3630	8	1967	Good	14430	N	N	14212 SE FAIRWOOD BLVD
003	247337	2540	1/31/11	\$495,000	\$504,000	3680	8	1973	VGood	14408	N	N	17026 154TH PL SE
003	247337	1180	6/28/12	\$390,000	\$408,000	3750	8	1974	Good	8651	N	N	16974 157TH PL SE
003	247300	2380	5/16/11	\$349,950	\$365,000	3870	8	1967	Avg	10500	N	N	17206 146TH AVE SE
003	247337	2830	9/4/12	\$345,000	\$356,000	1910	9	1986	Avg	19990	N	N	15209 SE FAIRWOOD BLVD
003	951220	0370	6/27/12	\$319,000	\$334,000	1977	9	2011	Avg	4000	N	N	15902 SE 164TH PL
003	951220	0390	3/22/12	\$329,950	\$349,000	1977	9	2011	Avg	4000	N	N	15790 SE 164TH PL
003	951220	0410	10/31/11	\$345,950	\$367,000	1977	9	2011	Avg	4219	N	N	15776 SE 164TH PL
003	951220	0330	10/22/11	\$342,490	\$363,000	1983	9	2011	Avg	4000	N	N	15926 SE 164TH PL
003	951220	0250	6/17/10	\$390,209	\$364,000	2020	9	2010	Avg	4026	N	N	15974 SE 164TH PL
003	951220	0520	5/25/10	\$449,800	\$415,000	2141	9	2009	Avg	8328	N	N	16435 159TH CT SE
003	951220	0260	10/14/10	\$359,000	\$353,000	2150	9	2010	Avg	4000	N	N	15968 SE 164TH PL
003	951220	0480	6/24/10	\$392,683	\$368,000	2150	9	2010	Avg	7624	N	N	15947 SE 164TH PL
003	951220	0420	5/29/12	\$329,950	\$347,000	2154	9	2012	Avg	4153	N	N	15770 SE 164TH PL
003	951220	0400	4/23/12	\$340,000	\$359,000	2154	9	2012	Avg	4091	N	N	15784 SE 164TH PL
003	951220	0380	7/24/12	\$329,950	\$344,000	2154	9	2011	Avg	4000	N	N	15796 SE 164TH PL
003	951220	0490	8/7/12	\$329,950	\$343,000	2154	9	2011	Avg	4249	N	N	16417 159TH CT SE
003	951220	0310	6/22/12	\$340,000	\$356,000	2154	9	2011	Avg	3897	N	N	15938 SE 164TH PL

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	951220	0280	3/1/11	\$345,000	\$354,000	2180	9	2010	Avg	4000	N	N	15956 SE 164TH PL
003	951220	0320	3/27/12	\$329,950	\$349,000	2213	9	2011	Avg	4000	N	N	15932 SE 164TH PL
003	951220	0350	4/3/12	\$329,950	\$349,000	2213	9	2011	Avg	4000	N	N	15914 SE 164TH PL
003	951220	0180	4/23/12	\$404,950	\$427,000	2220	9	2012	Avg	7481	N	N	15324 SE 164TH PL
003	951220	0120	8/1/12	\$399,950	\$416,000	2220	9	2011	Avg	7450	N	N	15372 SE 160TH PL
003	951220	0140	8/8/12	\$407,950	\$424,000	2260	9	2012	Avg	7163	N	N	15356 SW 160TH PL
003	951220	0110	9/26/11	\$414,000	\$439,000	2260	9	2011	Avg	7128	N	N	15380 SE 160TH PL
003	951220	0300	5/9/11	\$339,000	\$353,000	2276	9	2010	Avg	4000	N	N	15944 SE 164TH PL
003	951220	0270	5/17/11	\$339,000	\$353,000	2280	9	2010	Avg	4000	N	N	15962 SE 164TH PL
003	951220	0510	2/25/10	\$418,000	\$366,000	2398	9	2008	Avg	3763	N	N	16429 159TH CT SE
003	951220	0430	11/23/10	\$425,000	\$424,000	2398	9	2010	Avg	4171	N	N	15764 SE 164TH PL
003	951220	0500	1/18/12	\$326,205	\$346,000	2448	9	2008	Avg	3770	N	N	16423 159TH CT SE
003	247337	2340	6/11/12	\$399,000	\$418,000	2560	9	1973	Good	9600	N	N	16801 155TH PL SE
003	951220	0130	11/15/11	\$424,000	\$450,000	2620	9	2011	Avg	7569	N	N	15364 SE 160TH PL
003	951220	0440	2/23/10	\$465,000	\$407,000	2625	9	2009	Avg	5660	N	N	15758 SE 165TH PL
003	247335	0011	6/15/10	\$670,000	\$625,000	3287	9	2009	Avg	11203	N	N	16206 141ST AVE SE
003	885690	0120	9/10/12	\$430,000	\$443,000	2010	10	1987	Avg	23510	N	N	16003 159TH PL SE
003	951220	0090	7/22/10	\$497,000	\$472,000	2340	10	2010	Avg	7724	N	N	15502 SE 160TH PL
003	885690	0300	8/10/12	\$485,000	\$503,000	2530	10	1987	Avg	12000	N	N	15709 SE 160TH PL
003	951220	0060	2/23/11	\$434,000	\$445,000	2810	10	2010	Avg	4638	N	N	15526 SE 160TH PL
003	951220	0210	12/29/10	\$450,000	\$454,000	3040	10	2010	Avg	5561	N	N	15549 SE 160TH PL
003	885690	0050	7/9/10	\$522,000	\$493,000	3080	10	1987	Good	17125	N	N	16032 160TH PL SE
003	951220	0050	2/23/11	\$459,000	\$470,000	3090	10	2010	Avg	4943	N	N	15534 SE 160TH PL
003	951220	0070	5/25/11	\$459,000	\$479,000	3090	10	2010	Avg	5146	N	N	15518 SE 160TH PL
003	951220	0220	10/22/10	\$475,000	\$469,000	3297	10	2008	Avg	5340	N	N	15557 SE 160TH PL

Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	885690	0200	11/5/10	\$570,000	\$565,000	3340	10	1986	Good	22440	Y	N	15714 SE 160TH PL
003	247300	0520	7/14/11	\$615,000	\$647,000	4580	10	1992	Avg	9600	N	N	14333 SE 170TH ST

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Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	008700	0028	9/8/2011	126000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	008700	0029	7/20/2012	115600	EXEMPT FROM EXCISE TAX; AUCTION SALE;
2	008700	0111	3/23/2012	110000	FULL SALES PRICE NOT REPORTED; EXEMPT FROM EXCISE TAX
2	008700	0114	5/3/2010	141000	LACK OF REPRESENTATION-GRADE 5
2	008700	0162	1/31/2012	97500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	008700	0165	12/18/2012	109000	LACK OF REPRESENTATION-GRADE 5
2	008700	0170	4/9/2010	188700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
2	008700	0203	1/4/2012	116000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	008700	0240	7/8/2011	169000	PREVIMP<=25K
2	008700	0305	6/27/2012	146992	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	008700	0325	10/27/2011	136643	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	008700	0337	7/19/2012	130000	TEAR DOWN; STATEMENT TO DOR
2	008800	0026	9/26/2011	119500	TEAR DOWN;REAL MH
2	008800	0043	6/6/2012	127500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	008800	0043	9/26/2012	142000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	008800	0190	7/10/2012	119291	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	008800	0240	1/25/2012	137000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	008800	0370	7/3/2012	199158	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	008800	0381	3/1/2012	65000	DOR RATIO
2	008800	0426	8/27/2012	107500	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	008800	0510	3/24/2011	185000	%NETCOND;PREVIMP<=25K
2	080600	0090	10/3/2011	125000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	080600	0095	4/23/2012	250000	NO MARKET EXPOSURE
2	142320	0030	10/30/2012	249999	OBSOL
2	142320	0105	11/28/2012	118000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	142340	0030	9/19/2012	120000	NON-REPRESENTATIVE SALE
2	142350	0040	3/15/2012	126500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	142350	0330	12/29/2010	96000	LACK OF REPRESENTATION-POOR COND
2	142350	0330	12/24/2010	96000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2	142350	0670	9/8/2012	92653	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
2	142350	0690	5/17/2011	110000	NON-REPRESENTATIVE SALE
2	142360	0090	12/30/2010	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	142360	0120	1/5/2012	137000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	142360	0190	1/21/2011	166500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	142370	0010	10/26/2012	331968	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	142370	0220	3/3/2011	204900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	142370	0880	4/19/2010	205000	NON-REPRESENTATIVE SALE; SHORT SALE
2	142380	0300	3/22/2012	139900	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION

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Area 30
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	142380	0300	11/2/2011	185000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	142380	0300	12/27/2011	139900	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
2	142380	0340	6/16/2010	180000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	142380	0480	10/5/2011	235199	FORCED SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	142380	0650	5/17/2010	215000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	142380	0680	9/7/2012	153000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	142380	0920	4/14/2011	137000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
2	142380	0960	10/13/2011	246500	OBSOL
2	142390	0050	11/19/2012	244499	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	142390	0130	12/28/2011	157000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	142390	0600	9/13/2011	206000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	142391	0570	8/16/2011	110000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	142391	1170	12/11/2012	164000	EXEMPT FROM EXCISE TAX; AUCTION SALE;
2	143150	0070	3/12/2012	148150	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	143150	0070	8/18/2011	221000	QUIT CLAIM DEED
2	143150	0200	5/21/2010	249950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	143150	0360	11/13/2012	130914	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	143150	0430	3/16/2012	162000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	143150	0480	11/7/2011	186000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
2	143170	0250	2/14/2012	235000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INST. RESALE
2	143170	0260	3/28/2012	163500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	143170	0390	8/6/2012	192680	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	143240	0080	7/29/2010	142500	LACK OF REPRESENTATION-FAIR CONDITION
2	143240	0235	10/30/2012	167000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
2	143240	0235	7/9/2012	282722	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	143240	0285	6/13/2012	132500	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	143240	0330	9/14/2012	150000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
2	143240	0390	1/24/2012	117000	NON-REPRESENTATIVE SALE
2	143240	0415	11/2/2011	85000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	143240	0420	12/28/2011	110000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL RESALE
2	143240	0505	1/25/2011	142000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	143240	0510	2/3/2010	150000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	143240	0550	8/4/2010	13334	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
2	143240	0550	8/5/2010	13334	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
2	143240	0570	5/20/2010	244000	NON-REPRESENTATIVE SALE
2	143240	0600	10/27/2011	132625	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	143240	0600	2/10/2012	95000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	143240	0670	7/6/2011	108900	FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	143240	0720	1/26/2010	166200	EXEMPT FROM EXCISE TAX
2	143240	0805	1/9/2012	103000	NON-REPRESENTATIVE SALE
2	143240	0995	6/2/2010	206500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	143240	1025	10/18/2010	149900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL RESALE
2	143260	0030	7/20/2011	148000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL RESALE
2	143260	0230	1/7/2010	282740	FORCED SALE; EXEMPT FROM EXCISE TAX
2	143260	0350	1/14/2011	278861	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	143260	0510	2/10/2012	175000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	143270	0280	6/2/2011	234950	UNFIN AREA
2	143270	1080	3/31/2011	141300	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	143270	1220	9/2/2011	117500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL RESALE
2	143270	1250	2/7/2012	114427	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	143270	1720	11/23/2010	110000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	143280	0140	3/23/2011	263361	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	143280	0440	8/31/2012	195000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	143280	0440	10/11/2012	165000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	143290	0100	2/3/2012	184500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	143310	0020	2/22/2012	265046	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	143310	0150	5/30/2012	202321	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	143310	0150	6/1/2012	202321	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	143310	0230	6/25/2012	229675	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
2	143310	0230	11/29/2012	236000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	143310	0270	10/5/2011	155000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	143320	0030	1/23/2012	148357	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	143320	0030	8/14/2012	180000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL RESALE
2	147306	0010	11/18/2011	36000	DOR RATIO

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	147306	0010	10/18/2010	521000	RELOCATION - SALE TO SERVICE
2	147306	0030	1/12/2012	3000	DOR RATIO
2	162680	0040	3/25/2010	199000	SHORT SALE
2	162680	0060	12/29/2011	118650	OBSOL;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	202305	9029	5/4/2010	60000	PREVIMP<=25K;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	246070	0240	2/2/2012	225000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	247310	0600	7/14/2011	180000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	247310	1190	12/1/2010	188000	SHORT SALE
2	247310	1200	10/24/2011	286331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	247310	1200	6/1/2012	165200	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	247310	1480	5/16/2012	160000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	247325	0360	8/26/2010	211000	SHORT SALE
2	247325	0370	10/27/2011	231814	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	247325	0450	1/23/2012	150000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	247325	0660	12/14/2011	170000	STATEMENT TO DOR; SHORT SALE
2	247325	1150	1/5/2011	215500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	247325	1260	8/31/2010	227075	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	247325	1350	10/12/2012	178100	EXEMPT FROM EXCISE TAX; AUCTION SALE;
2	247336	0110	1/10/2012	175000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
2	247338	0060	5/13/2011	220000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	247338	0320	4/19/2011	314786	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	247338	0560	2/3/2010	218000	UNFIN AREA;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	247338	0690	10/29/2012	225708	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	247338	0690	10/29/2012	199440	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	247339	0120	9/13/2012	305011	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	247339	0780	2/28/2011	194000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	247340	0170	3/30/2010	203000	SHORT SALE; FINANCIAL INSTITUTION RESALE
2	247520	0150	12/12/2012	350000	SALE CHARACTERISTICS DON'T MATCH ASSESSORS DATA
2	247520	0630	11/4/2011	185000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	247520	0660	5/11/2011	215500	SALE CHARACTERISTICS DON'T MATCH ASSESSORS DATA
2	247520	0690	10/8/2010	231000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
2	278128	0290	11/16/2011	195000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL RESALE;
2	278128	0360	12/17/2012	167685	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	278129	0050	5/3/2012	132800	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	278129	0050	12/7/2011	147000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	282305	9049	3/20/2012	173000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	282305	9074	12/13/2012	235000	ACTIVE PERMIT BEFORE SALE>25K
2	282305	9074	11/3/2011	130000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	282305	9074	5/10/2012	113000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	289260	0015	3/24/2011	165000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	289260	0030	10/9/2012	169900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL RESALE
2	289260	0030	3/21/2012	100000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	289260	0067	4/19/2012	96001	EXEMPT FROM EXCISE TAX; FINANCIAL INST. RESALE; AUCTION SALE;
2	289270	0080	10/20/2010	155000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	292305	9028	1/11/2011	145000	PREVIMP<=25K
2	292305	9059	6/17/2010	38000	DOR RATIO;OBSOL;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	329470	0251	5/22/2012	147000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	329470	0331	7/7/2010	100000	DOR RATIO;NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	381130	0110	11/2/2012	360356	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	564050	0108	8/14/2012	550000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	667305	0170	3/14/2011	217900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	667306	0210	6/5/2012	152900	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	667306	0240	7/26/2012	235000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	684300	0350	10/3/2011	138500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	722140	0160	4/16/2012	117000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	722140	0286	5/28/2010	300000	SHORT SALE
2	722140	0421	3/25/2011	239000	LACK OF REPRESENTATION-FAIR CONDITION
2	722140	0443	12/20/2012	295001	EXEMPT FROM EXCISE TAX; AUCTION SALE;
2	722900	0090	11/18/2010	165000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	722910	0010	10/12/2012	265000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	722910	0010	7/10/2012	291845	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	722910	0040	9/27/2010	153500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	722910	0040	8/18/2011	225000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	722910	0210	12/8/2010	152000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	722920	0180	5/26/2010	177777	SELLING OR BUYING COSTS AFFECTING SALE PRICE
2	723150	0355	11/29/2011	105000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	723150	0370	2/29/2012	105000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	723150	0380	3/26/2012	210401	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AUCTION SALE
2	739900	0030	5/16/2012	183000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	739910	0010	3/17/2011	167281	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	739930	0090	7/18/2012	150000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
2	863710	0140	4/21/2010	180000	SHORT SALE
2	864550	0110	11/16/2012	345900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
2	864550	0110	5/25/2012	62000	DOR RATIO;%COMPL
2	864550	0270	7/15/2010	222000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	864550	0590	12/1/2010	340146	EXEMPT FROM EXCISE TAX
2	864550	0650	12/23/2011	186575	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	864550	0650	5/4/2012	175000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	864550	1070	3/25/2010	72500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	864550	1290	1/5/2012	137308	EXEMPT FROM EXCISE TAX; FINANCIAL INST. RESALE; AUCTION SALE;
2	864551	0020	12/5/2012	180000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	864551	0510	10/28/2010	205000	NON-REPRESENTATIVE SALE
2	864551	1330	3/14/2012	156000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	864551	1530	5/24/2012	216149	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
2	864551	1530	9/10/2012	217000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	864552	0040	4/18/2011	195000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
2	864552	0180	12/28/2011	205000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	864552	0320	5/10/2012	182919	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	864552	0320	10/9/2012	188000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	864553	0340	11/15/2011	180000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
2	889870	0600	9/18/2012	260000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	889870	0740	6/23/2010	225000	SHORT SALE
2	889870	1070	7/14/2011	142500	DOR RATIO; FINANCIAL INSTITUTION RESALE
2	889870	1370	1/30/2012	42500	DOR RATIO
2	889870	1400	11/21/2011	307000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	889870	1400	1/11/2012	307000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
3	132830	0380	1/6/2012	230000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
3	132830	0480	1/2/2011	190000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL RESALE
3	132830	0610	4/5/2011	185548	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	132830	1230	12/18/2012	279947	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
3	132832	0070	12/4/2012	287000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; DIVORCE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	132832	0300	3/31/2010	269000	NON-REPRESENTATIVE SALE
3	132832	0320	1/17/2012	264350	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
3	132833	0450	6/30/2010	240000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	132833	0530	5/26/2010	259000	NON-REPRESENTATIVE SALE
3	132833	0590	8/1/2010	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	132833	0770	2/8/2012	179900	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
3	132834	0300	4/26/2012	182000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	132834	0410	1/6/2011	143500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL RESALE
3	132834	0490	3/15/2011	161800	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; SHORT SALE
3	132834	0600	11/9/2011	180000	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE
3	247300	0100	9/1/2011	500000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
3	247300	0660	9/17/2010	210000	OBSOL
3	247300	1560	10/15/2012	300000	AFFORDABLE HOUSING SALES
3	247300	2120	9/20/2012	414000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
3	247300	2190	11/29/2010	295000	NO MARKET EXPOSURE
3	247300	2600	11/10/2011	240500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
3	247300	2770	5/21/2012	300000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	247300	2950	4/27/2012	188000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
3	247300	3180	11/26/2010	200000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247320	0190	2/22/2012	340000	RELOCATION - SALE TO SERVICE
3	247335	0430	11/22/2011	90941	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	247335	0940	11/28/2012	272000	EXEMPT FROM EXCISE TAX; FINANCIAL RESALE; AUCTION SALE;
3	247337	0790	7/31/2012	215000	NON-REPRESENTATIVE SALE; SHORT SALE
3	247337	0850	1/19/2011	285000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247337	1160	10/20/2011	215000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247337	1230	1/22/2010	454836	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	247337	1430	6/10/2011	376353	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FINANCIAL RESALE
3	247337	1530	7/28/2010	245000	NO MARKET EXPOSURE
3	247337	1700	12/2/2011	473955	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
3	247337	2590	9/13/2012	349209	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	247341	0090	10/28/2012	196500	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
3	247341	0140	6/4/2010	230000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
3	247341	0310	5/27/2010	192500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247341	0680	11/9/2012	170000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
3	247341	0750	12/28/2011	335462	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
3	247341	0810	6/1/2010	260000	NON-REPRESENTATIVE SALE
3	247345	0540	10/8/2010	247500	NON-REPRESENTATIVE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	247345	0750	10/19/2011	245000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247345	1090	6/14/2012	237000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
3	247346	0320	12/8/2010	215000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247346	0350	9/12/2011	208000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247348	0090	4/11/2012	118277	DOR RATIO;QUIT CLAIM DEED
3	247349	0060	6/16/2010	260000	SHORT SALE
3	247351	0060	3/9/2010	246500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	247351	0320	2/16/2011	239000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	247352	0380	1/20/2010	140751	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; DIVORCE;
3	352305	9041	10/21/2010	182900	OBSOL
3	885690	0350	11/17/2010	425000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL RESALE
3	951220	0080	9/19/2011	420000	ACTIVE PERMIT BEFORE SALE>25K
3	951220	0100	9/26/2011	419760	ACTIVE PERMIT BEFORE SALE>25K
3	951220	0150	11/8/2012	400000	BUILDER OR DEVELOPER SALES
3	951220	0160	7/25/2012	409950	ACTIVE PERMIT BEFORE SALE>25K
3	951220	0170	7/25/2012	400000	ACTIVE PERMIT BEFORE SALE>25K
3	951220	0290	11/12/2010	339800	NON-REPRESENTATIVE SALE
3	951220	0340	1/25/2012	343000	ACTIVE PERMIT BEFORE SALE>25K;BUILDER OR DEVELOPER SALES
3	951220	0360	5/15/2012	329950	ACTIVE PERMIT BEFORE SALE>25K
3	951220	0500	1/7/2012	342500	RELOCATION - SALE TO SERVICE
3	951220	0540	7/12/2012	116121	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;

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Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	162680	0010	8/27/10	\$90,000	10,800	N	N
2	292305	9023	11/14/11	\$210,000	53,578	N	N
2	329470	0125	6/13/12	\$90,000	8,450	N	N

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	073900	0038	9/13/10	\$28,000	NO MARKET EXPOSURE;
2	212305	9043	3/9/12	\$189,000	GOVERNMENT AGENCY;
2	247336	0270	2/15/10	\$24,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	951220	0460	5/26/10	\$250,000	NO MARKET EXPOSURE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	008800	0018	9/27/2011	\$159,950	11,048	N	N
002	008800	0026	2/10/2012	\$117,000	11,048	N	N
002	282305	9110	7/5/2012	\$135,000	13,296	N	N
002	793840	0080	5/17/2011	\$154,650	8,775	N	N

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	008800	0026	8/16/2011	\$119,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
002	008800	0406	3/23/2011	\$65,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;