

Residential Revalue

2013 Assessment Roll

**North Central
West Seattle
Area 48**

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 84.40.0305 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

North Central West Seattle Housing



Grade 5/ Year Built 1947/ Total Living Area 590



Grade 6/ Year Built 1916/ Total Living Area 1080



Grade 7/ Year Built 1958/ Total Living Area 1900



Grade 8/ Year Built 1992/ Total Living Area 2180



Grade 9/ Year Built 2009/ Total Living Area 2260



Grade 10/ Year Built 2011/ Total Living Area 2830

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: North Central West Seattle/ Area 48

Previous Physical Inspection: 2011

Number of Improved Sales: 583

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	\$179,500	\$184,500	\$364,000			
2013 Value	\$195,800	\$201,400	\$397,200	\$434,800	91.4%	8.59%
Change	+\$16,300	+\$16,900	+\$33,200			
% Change	+9.1%	+9.2%	+9.1%			

*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	\$186,300	\$167,800	\$354,100
2013 Value	\$203,200	\$183,300	\$386,500
Percent Change	+9.1%	+9.2%	+9.1%

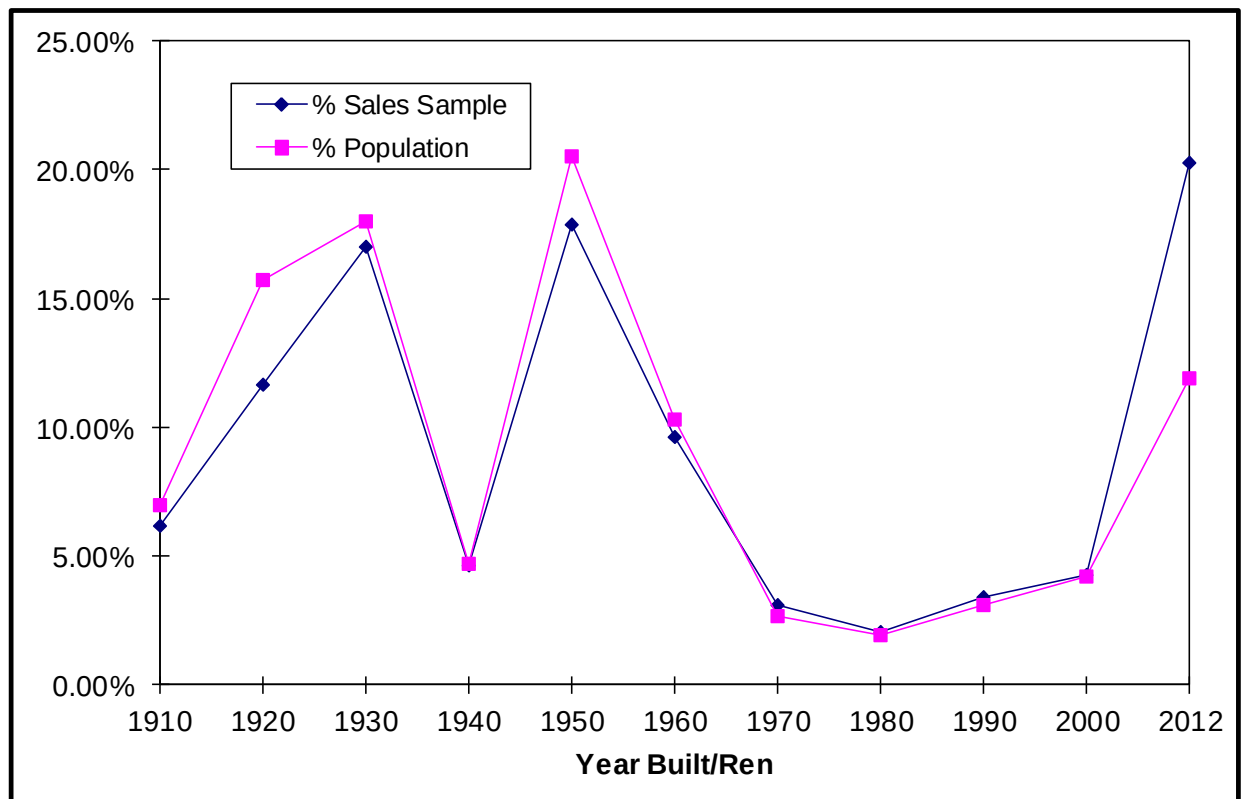
Number of one to three unit residences in the population: 5530

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 Townhomes located in Sub Area 3 were at a higher ratio compared to the rest of the population which resulted in a smaller upward adjustment being applied. Additionally properties of low grade, (6 and below), were at a higher ratio compared to the rest of the population which resulted in a smaller upward adjustment being applied. The analysis results showed that the remainder of the area required a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	36	6.17%
1920	68	11.66%
1930	99	16.98%
1940	27	4.63%
1950	104	17.84%
1960	56	9.61%
1970	18	3.09%
1980	12	2.06%
1990	20	3.43%
2000	25	4.29%
2012	118	20.24%
	583	

Population		
Year Built/Ren	Frequency	% Population
1910	385	6.96%
1920	868	15.70%
1930	994	17.97%
1940	259	4.68%
1950	1136	20.54%
1960	570	10.31%
1970	148	2.68%
1980	108	1.95%
1990	173	3.13%
2000	231	4.18%
2012	658	11.90%
	5530	

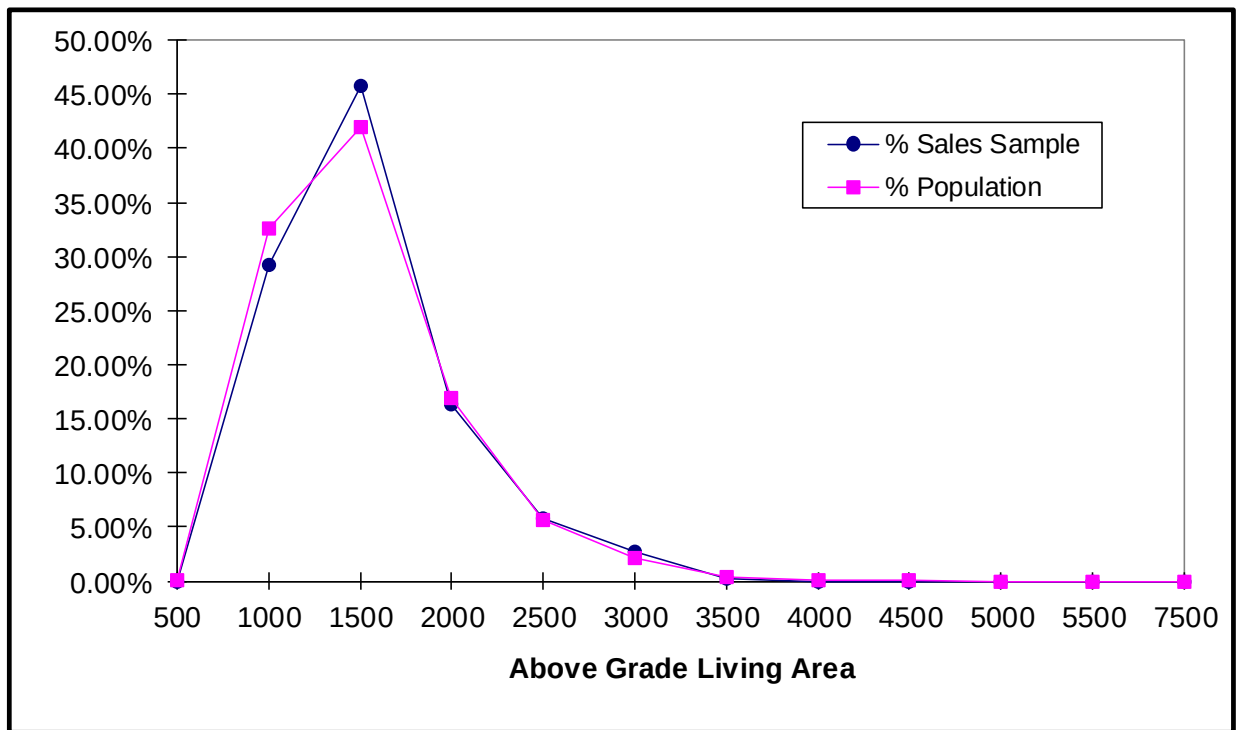


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	170	29.16%
1500	267	45.80%
2000	95	16.30%
2500	34	5.83%
3000	16	2.74%
3500	1	0.17%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	583	

Population		
AGLA	Frequency	% Population
500	9	0.16%
1000	1799	32.53%
1500	2323	42.01%
2000	937	16.94%
2500	313	5.66%
3000	118	2.13%
3500	22	0.40%
4000	6	0.11%
4500	2	0.04%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	5530	

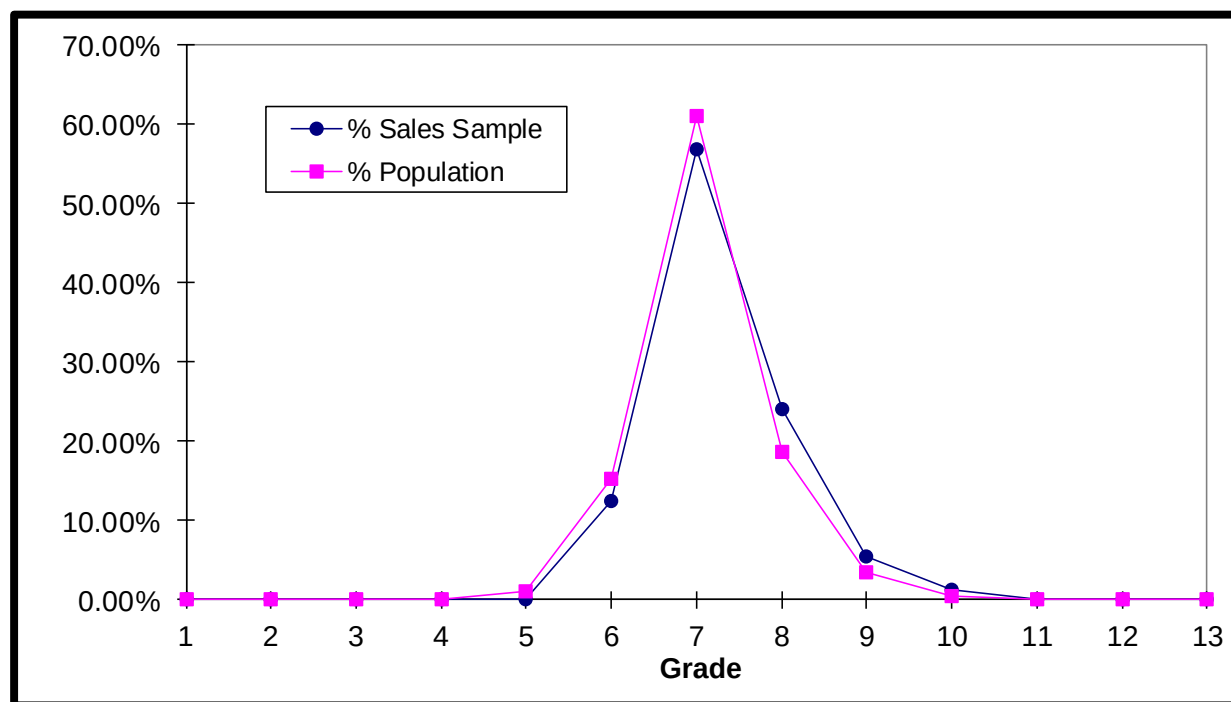


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	73	12.52%
7	331	56.78%
8	140	24.01%
9	32	5.49%
10	7	1.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
583		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	60	1.08%
6	845	15.28%
7	3372	60.98%
8	1028	18.59%
9	187	3.38%
10	31	0.56%
11	4	0.07%
12	1	0.02%
13	0	0.00%
5530		



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

Based on the 10 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.1% increase in land assessments in the area for the 2013 Assessment Year. The formula is.

2013 Land Value = 2012 Land Value x 1.094, with the result rounded down to the next \$1,000.

Improved Parcel Update

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 Townhomes located in Sub Area 3 were at a higher ratio compared to the rest of the population which resulted in a smaller upward adjustment being applied. Additionally properties of low grade, (6 and below), were at a higher ratio compared to the rest of the population which resulted in a smaller upward adjustment being applied. The analysis results showed that the remainder area required a single standard area 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 583 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

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 +9.1%. 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 48 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

9.86%

Sub Area 3 Townhomes	Yes
% Adjustment	3.13%
Low Grade<=6	Yes
% Adjustment	6.74%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhome in Sub Area 3 would approximately receive a 3.13% upward adjustment. 178 parcels in the improved population would receive this adjustment. There were 33 sales.

A Low Grade<=6 House would approximately receive a 6.74% upward adjustment. 907 parcels in the improved population would receive this adjustment. There were 73 sales.

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

80% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 48 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 1.064, resulting in an adjusted value of \$558,000 (\$525,000 X 1.064 = \$558,000 – rounded to the nearest \$1000).

Market Adjustment to 1/1/2013		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	0.958	-4.2%
2/1/2010	0.969	-3.1%
3/1/2010	0.978	-2.2%
4/1/2010	0.987	-1.3%
5/1/2010	0.996	-0.4%
6/1/2010	1.004	0.4%
7/1/2010	1.011	1.1%
8/1/2010	1.019	1.9%
9/1/2010	1.025	2.5%
10/1/2010	1.031	3.1%
11/1/2010	1.037	3.7%
12/1/2010	1.042	4.2%
1/1/2011	1.047	4.7%
2/1/2011	1.051	5.1%
3/1/2011	1.054	5.4%
4/1/2011	1.057	5.7%
5/1/2011	1.060	6.0%
6/1/2011	1.062	6.2%
7/1/2011	1.063	6.3%
8/1/2011	1.064	6.4%
9/1/2011	1.064	6.4%
10/1/2011	1.064	6.4%
11/1/2011	1.064	6.4%
12/1/2011	1.062	6.2%
1/1/2012	1.061	6.1%
2/1/2012	1.059	5.9%
3/1/2012	1.056	5.6%
4/1/2012	1.053	5.3%
5/1/2012	1.049	4.9%
6/1/2012	1.045	4.5%
7/1/2012	1.040	4.0%
8/1/2012	1.034	3.4%
9/1/2012	1.029	2.9%
10/1/2012	1.022	2.2%
11/1/2012	1.015	1.5%
12/1/2012	1.008	0.8%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 48
(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	234930	0215	12/16/11	\$289,000	\$307,000	530	6	1938	Good	5080	N	N	5648 38TH AVE SW
003	762570	3000	8/29/12	\$275,000	\$283,000	730	6	1942	VGood	1944	N	N	6037 FAUNTLEROY WAY SW
003	762570	0117	11/1/11	\$279,000	\$297,000	770	6	1916	Avg	4000	N	N	3925 SW DAWSON ST
003	633200	0005	4/23/12	\$289,950	\$304,000	780	6	1943	Avg	6738	N	N	6303 37TH AVE SW
003	246190	0600	5/3/11	\$245,000	\$260,000	800	6	1944	Good	2191	N	N	5617 FAUNTLEROY WAY SW
003	762570	2585	12/20/11	\$255,000	\$271,000	850	6	1917	Avg	6250	N	N	5916 42ND AVE SW
003	762570	0105	8/23/12	\$335,000	\$345,000	940	6	1918	Avg	6000	N	N	5216 40TH AVE SW
003	129730	0080	12/28/12	\$325,000	\$325,000	950	6	1915	Good	6250	Y	N	5040 41ST AVE SW
003	762570	3070	2/14/12	\$340,000	\$360,000	950	6	1925	VGood	6250	N	N	6010 41ST AVE SW
003	757920	1125	12/9/10	\$399,950	\$417,000	1010	6	1918	VGood	6095	N	N	4857 42ND AVE SW
003	757920	1135	6/26/12	\$393,000	\$409,000	1020	6	1916	Good	5750	N	N	4853 42ND AVE SW
003	762570	3130	1/6/11	\$340,000	\$356,000	1080	6	1910	Good	6000	N	N	6047 41ST AVE SW
003	762570	2500	10/9/12	\$299,000	\$305,000	1110	6	1917	Good	6000	N	N	5917 41ST AVE SW
003	633200	0235	6/2/10	\$315,000	\$316,000	1170	6	1966	Avg	6861	N	N	6306 39TH AVE SW
003	762570	2765	5/9/12	\$318,950	\$334,000	720	7	1943	Good	6000	N	N	5941 39TH AVE SW
003	762570	0380	6/13/11	\$338,000	\$359,000	740	7	1921	Good	6250	Y	N	5217 42ND AVE SW
003	232403	9122	1/25/12	\$265,000	\$281,000	770	7	1949	Avg	5632	N	N	6041 36TH AVE SW
003	757920	0685	4/9/10	\$374,888	\$371,000	780	7	1922	Good	5750	N	N	4837 40TH AVE SW
003	762570	2770	11/20/12	\$315,000	\$318,000	780	7	1943	Good	6000	N	N	5947 39TH AVE SW
003	006600	0095	10/26/12	\$429,000	\$436,000	790	7	1943	Good	6550	N	N	5930 38TH AVE SW
003	006600	0375	5/19/11	\$304,650	\$323,000	790	7	1944	Avg	6450	N	N	6007 37TH AVE SW
003	139430	0085	9/23/11	\$294,700	\$314,000	790	7	1944	Avg	6400	N	N	6022 37TH AVE SW
003	139430	0040	5/24/12	\$380,000	\$397,000	800	7	1942	Good	6400	N	N	5936 37TH AVE SW
003	139430	0115	11/23/10	\$355,000	\$370,000	800	7	1944	Good	6450	N	N	6052 37TH AVE SW
003	757920	0675	4/21/10	\$340,000	\$338,000	800	7	1918	Avg	5750	N	N	4843 40TH AVE SW
003	129730	0010	6/29/12	\$347,000	\$361,000	810	7	1944	Avg	6000	N	N	5007 40TH AVE SW
003	139430	0070	7/9/12	\$320,000	\$332,000	810	7	1944	Avg	6400	N	N	6006 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	246190	0715	3/16/12	\$342,500	\$361,000	819	7	1999	Avg	3000	N	N	5625 40TH AVE SW
003	139430	0120	10/19/11	\$250,000	\$266,000	830	7	1944	Avg	6450	N	N	6056 37TH AVE SW
003	762570	0175	8/23/12	\$362,500	\$373,000	830	7	1948	Good	6000	N	N	5253 40TH AVE SW
003	082600	0110	4/6/10	\$308,948	\$305,000	850	7	1950	VGood	2509	N	N	6325 42ND AVE SW
003	172580	0060	6/7/10	\$367,000	\$369,000	870	7	1927	Good	3500	N	N	5256 37TH AVE SW
003	757920	1175	7/12/10	\$469,950	\$477,000	890	7	1940	Good	5750	Y	N	4833 42ND AVE SW
003	762570	2555	9/9/11	\$380,000	\$404,000	890	7	1949	Good	6250	N	N	5946 42ND AVE SW
003	082600	0540	1/26/11	\$396,000	\$416,000	920	7	1919	Good	4800	Y	N	6345 39TH AVE SW
003	232403	9085	6/10/11	\$222,500	\$236,000	920	7	1944	Avg	5500	N	N	5040 FAUNTLEROY WAY SW
003	762570	3205	12/7/12	\$335,000	\$337,000	920	7	1917	Avg	6250	N	N	6003 42ND AVE SW
003	309500	0025	9/25/12	\$358,000	\$366,000	940	7	1918	Good	4560	N	N	5017 35TH AVE SW
003	612660	0920	11/30/10	\$375,000	\$391,000	940	7	1948	Good	4336	N	N	4854 40TH AVE SW
003	129730	0170	11/17/10	\$335,000	\$348,000	960	7	1914	Avg	6250	N	N	5050 42ND AVE SW
003	743550	0035	6/6/12	\$404,000	\$422,000	980	7	1948	Good	6000	N	N	5026 40TH AVE SW
003	743550	0045	11/26/12	\$418,000	\$422,000	980	7	1948	Avg	6000	N	N	5042 40TH AVE SW
003	246190	0535	6/3/11	\$381,000	\$405,000	990	7	1976	Good	6000	N	N	5632 40TH AVE SW
003	762570	0017	5/31/12	\$260,000	\$272,000	1020	7	2007	Avg	1508	N	N	5213 A FAUNTLEROY WAY SW
003	516670	0095	8/2/12	\$402,000	\$416,000	1040	7	1956	Good	6300	N	N	5028 38TH AVE SW
003	516670	0105	3/6/12	\$320,000	\$338,000	1040	7	1956	Good	6300	N	N	5016 38TH AVE SW
003	139280	0005	2/20/10	\$415,000	\$405,000	1050	7	1940	Good	6784	Y	N	3520 SW RAYMOND ST
003	172580	0015	8/27/10	\$440,000	\$451,000	1060	7	1955	Avg	6250	Y	N	5236 37TH AVE SW
003	234930	0205	5/17/12	\$315,000	\$330,000	1060	7	1954	Avg	5080	N	N	5640 38TH AVE SW
003	762570	2970	3/10/10	\$425,000	\$417,000	1060	7	1942	VGood	2271	N	N	6007 FAUNTLEROY WAY SW
003	234930	0085	10/24/11	\$359,000	\$382,000	1070	7	2011	Avg	4800	N	N	3809 SW FINDLAY ST
003	246190	0290	7/23/12	\$365,000	\$378,000	1070	7	1922	Good	6250	N	N	5436 41ST AVE SW
003	516670	0100	8/8/12	\$405,000	\$418,000	1080	7	1956	Good	6300	N	N	5022 38TH AVE SW
003	006600	0410	8/11/11	\$350,000	\$372,000	1090	7	1944	Good	6500	N	N	6041 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	082600	0530	6/3/10	\$592,500	\$595,000	1100	7	1953	Good	4800	Y	N	6353 39TH AVE SW
003	234930	0256	12/7/11	\$330,000	\$351,000	1100	7	1952	Avg	8890	N	N	5627 37TH AVE SW
003	762570	2428	12/22/11	\$254,000	\$270,000	1100	7	2011	Avg	651	N	N	5950 B CALIFORNIA AVE SW
003	082600	0390	10/12/12	\$442,500	\$451,000	1110	7	1976	Avg	4800	N	N	6341 40TH AVE SW
003	234930	0250	4/26/10	\$400,000	\$398,000	1110	7	1952	Avg	8942	N	N	5619 37TH AVE SW
003	762570	2427	3/8/12	\$249,000	\$263,000	1110	7	2011	Avg	675	N	N	5950 A CALIFORNIA AVE SW
003	762570	2429	3/9/12	\$249,000	\$263,000	1110	7	2011	Avg	1265	N	N	5950 CALIFORNIA AVE SW
003	139380	0050	8/20/12	\$343,500	\$354,000	1120	7	1940	Avg	6400	Y	N	6010 36TH AVE SW
003	139380	0055	9/26/12	\$420,000	\$430,000	1130	7	1939	Good	6400	Y	N	6006 36TH AVE SW
003	139430	0105	7/18/11	\$298,500	\$317,000	1130	7	1944	Avg	6450	N	N	6042 37TH AVE SW
003	612660	0942	3/8/11	\$215,000	\$227,000	1130	7	1990	Avg	1226	N	N	4846 B 40TH AVE SW
003	612660	0944	4/24/12	\$212,000	\$223,000	1130	7	1990	Avg	1626	N	N	4846 D 40TH AVE SW
003	082600	0385	8/8/12	\$384,500	\$397,000	1140	7	1953	Avg	4800	N	N	6345 40TH AVE SW
003	325940	0026	9/20/10	\$239,000	\$246,000	1140	7	2000	Avg	1045	N	N	5214 D FAUNTLEROY WAY SW
003	612660	0215	7/10/12	\$367,500	\$382,000	1150	7	1921	Good	5060	N	N	4718 38TH AVE SW
003	762570	3225	5/22/12	\$351,750	\$368,000	1150	7	1919	Avg	6250	N	N	6021 42ND AVE SW
003	082600	0191	6/10/11	\$312,000	\$331,000	1154	7	2006	Avg	1241	N	N	6330 A 42ND AVE SW
003	172580	0145	4/6/11	\$510,000	\$539,000	1160	7	1995	Good	6250	N	N	5236 36TH AVE SW
003	762570	2992	8/13/10	\$335,000	\$342,000	1160	7	2003	Avg	1444	N	N	6029 A FAUNTLEROY WAY SW
003	516670	0045	7/15/11	\$429,000	\$456,000	1170	7	1954	Avg	6350	Y	N	5043 37TH AVE SW
003	006600	0255	9/9/11	\$417,000	\$444,000	1180	7	1955	Avg	6550	N	N	6007 38TH AVE SW
003	246190	0718	11/14/12	\$450,000	\$456,000	1190	7	1928	Good	6011	N	N	5621 40TH AVE SW
003	516670	0066	1/13/11	\$450,000	\$472,000	1200	7	1959	Good	7056	N	N	5052 38TH AVE SW
003	612660	1390	10/10/11	\$360,800	\$384,000	1210	7	1951	Good	5040	Y	N	4857 37TH AVE SW
003	762570	0140	3/9/11	\$360,000	\$380,000	1210	7	1956	Good	6000	N	N	5217 40TH AVE SW
003	633200	0015	7/23/10	\$354,000	\$360,000	1260	7	1943	Avg	6550	N	N	6311 37TH AVE SW
003	309500	0050	11/27/12	\$388,500	\$392,000	1350	7	1927	Avg	4640	N	N	5037 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	006600	0435	6/22/10	\$405,000	\$409,000	1370	7	1920	Good	6550	N	N	6052 38TH AVE SW
003	006600	0480	10/23/12	\$375,000	\$382,000	1370	7	1944	Avg	6550	N	N	6006 38TH AVE SW
003	731240	0085	12/27/11	\$460,000	\$488,000	1400	7	1960	Good	4800	N	N	5410 36TH AVE SW
003	762470	0061	8/28/12	\$300,000	\$309,000	1410	7	1913	Good	3100	Y	N	4115 SW HUDSON ST
003	006600	0185	4/8/10	\$370,000	\$366,000	1420	7	1923	Avg	6288	N	N	5957 38TH AVE SW
003	105300	0040	4/24/12	\$419,000	\$440,000	1450	7	1940	Avg	7198	Y	N	5656 36TH AVE SW
003	528820	0070	5/26/11	\$329,000	\$349,000	1450	7	1919	Good	3350	N	N	4708 37TH AVE SW
003	082600	0500	6/8/12	\$443,000	\$462,000	1550	7	1916	Good	7200	N	N	6344 40TH AVE SW
003	309500	0130	2/23/12	\$405,000	\$428,000	1660	7	1929	Avg	4800	N	N	5016 36TH AVE SW
003	612660	0880	6/29/10	\$450,000	\$455,000	1730	7	1952	Avg	6000	N	N	4841 FAUNTLEROY WAY SW
003	129730	0070	3/5/10	\$550,000	\$538,000	1770	7	1912	VGood	6250	Y	N	5052 41ST AVE SW
003	246190	0745	12/5/12	\$340,000	\$342,000	1840	7	1910	Avg	6250	N	N	5606 42ND AVE SW
003	309500	0010	4/22/10	\$397,500	\$395,000	1930	7	1926	Good	4480	N	N	5005 35TH AVE SW
003	129730	0200	11/3/10	\$405,000	\$420,000	2000	7	1924	Good	6250	Y	N	5037 42ND AVE SW
003	246190	0495	11/26/12	\$515,000	\$520,000	2150	7	1912	Good	6000	N	N	5407 FAUNTLEROY WAY SW
003	232403	9157	4/25/12	\$528,000	\$554,000	2210	7	1981	Good	6731	N	N	5243 37TH AVE SW
003	082600	0439	2/23/10	\$304,000	\$297,000	960	8	2007	Avg	1103	N	N	6300 D FAUNTLEROY WAY SW
003	232403	9104	12/17/12	\$512,500	\$515,000	1050	8	1950	Avg	6400	Y	N	5957 36TH AVE SW
003	528820	0071	1/3/12	\$322,500	\$342,000	1100	8	2011	Avg	889	Y	N	4710 A 37TH AVE SW
003	528820	0072	2/21/12	\$329,000	\$348,000	1100	8	2011	Avg	725	Y	N	4710 B 37TH AVE SW
003	528820	0073	3/28/12	\$330,000	\$348,000	1100	8	2011	Avg	1285	Y	N	4710 C 37TH AVE SW
003	082600	0111	6/4/12	\$314,000	\$328,000	1140	8	2008	Avg	1225	N	N	6327 A 42ND AVE SW
003	232403	9130	6/1/10	\$490,000	\$492,000	1160	8	1950	Good	10240	Y	N	5939 36TH AVE SW
003	762570	2941	3/14/11	\$304,000	\$321,000	1180	8	2007	Avg	1250	N	N	6026 B FAUNTLEROY WAY SW
003	232403	9143	11/23/11	\$455,000	\$484,000	1190	8	1948	Good	7800	Y	N	5903 36TH AVE SW
003	762570	2942	4/22/10	\$345,000	\$343,000	1200	8	2007	Avg	1250	N	N	6020 A FAUNTLEROY WAY SW
003	129730	0210	8/13/12	\$595,000	\$614,000	1220	8	2000	Avg	6250	Y	N	5047 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	232403	9119	8/6/12	\$699,499	\$723,000	1240	8	2011	Avg	6528	Y	N	5919 36TH AVE SW
003	762570	2946	8/23/10	\$350,000	\$358,000	1240	8	2007	Avg	1425	N	N	6022 B FAUNTLEROY WAY SW
003	762570	2432	9/19/11	\$273,000	\$291,000	1270	8	2006	Avg	886	N	N	5942 D CALIFORNIA AVE SW
003	762570	2438	4/25/12	\$282,150	\$296,000	1270	8	2006	Avg	886	N	N	5940 C CALIFORNIA AVE SW
003	762570	2439	6/19/12	\$280,000	\$292,000	1270	8	2006	Avg	874	N	N	5940 D CALIFORNIA AVE SW
003	762570	2441	4/22/11	\$292,075	\$309,000	1270	8	2006	Avg	886	N	N	5940 E CALIFORNIA AVE SW
003	762570	2444	6/22/10	\$347,000	\$350,000	1270	8	2006	Avg	1250	N	N	5940 A CALIFORNIA AVE SW
003	612660	0922	11/16/10	\$324,000	\$337,000	1290	8	2010	Avg	1281	N	N	3916 SW HUDSON ST
003	232403	9120	2/25/11	\$515,000	\$543,000	1340	8	1954	Avg	10238	Y	N	5617 36TH AVE SW
003	612660	0923	11/15/10	\$304,000	\$316,000	1340	8	2010	Avg	1727	N	N	3914 SW HUDSON ST
003	612660	0956	1/11/11	\$305,000	\$320,000	1360	8	2007	Avg	1726	N	N	4840 B 40TH AVE SW
003	612660	0921	11/16/10	\$329,000	\$342,000	1360	8	2010	Avg	1551	N	N	3918 SW HUDSON ST
003	232403	9046	3/29/10	\$585,000	\$577,000	1380	8	1962	Avg	6125	Y	N	5451 36TH AVE SW
003	612660	0952	10/11/10	\$379,000	\$392,000	1380	8	2007	Avg	1712	N	N	4842 A 40TH AVE SW
003	612660	0954	5/15/12	\$327,000	\$342,000	1380	8	2007	Avg	1720	N	N	4842 B 40TH AVE SW
003	006600	0350	2/28/12	\$544,950	\$576,000	1420	8	2011	Avg	6600	N	N	6016 39TH AVE SW
003	172580	0045	8/28/11	\$480,000	\$511,000	1440	8	2005	Avg	6250	N	N	5252 37TH AVE SW
003	232403	9154	7/30/12	\$500,000	\$517,000	1470	8	1969	Avg	6731	N	N	5257 37TH AVE SW
003	762570	2430	2/22/12	\$379,000	\$400,000	1640	8	1925	Good	3409	N	N	5948 CALIFORNIA AVE SW
003	762570	2430	2/8/11	\$390,000	\$410,000	1640	8	1925	Good	3409	N	N	5948 CALIFORNIA AVE SW
003	757920	0695	6/9/11	\$384,500	\$408,000	1690	8	1913	Avg	5750	N	N	4831 40TH AVE SW
003	762570	0340	10/26/11	\$537,000	\$571,000	1750	8	1910	Good	6250	Y	N	5222 42ND AVE SW
003	762470	0080	9/12/12	\$600,000	\$616,000	1940	8	1929	Good	6250	N	N	5015 42ND AVE SW
003	762570	0265	4/5/12	\$620,000	\$652,000	2160	8	1911	VGood	6000	N	N	5223 41ST AVE SW
003	762570	0245	9/13/12	\$618,000	\$634,000	2280	8	2003	Avg	6000	N	N	4111 SW DAWSON ST
003	246190	0805	7/6/10	\$652,500	\$661,000	2520	8	2010	Avg	6000	N	N	5651 41ST AVE SW
003	757920	0771	8/24/10	\$350,000	\$358,000	870	9	2004	Avg	1253	N	N	4117 SW EDMUNDS ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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	757920	0995	9/23/10	\$392,500	\$404,000	1400	9	2009	Avg	1474	Y	N	4103 SW EDMUNDS ST
003	757920	0996	1/18/11	\$349,950	\$367,000	1400	9	2009	Avg	1418	Y	N	4107 SW EDMUNDS ST
003	757920	0998	5/18/10	\$450,000	\$450,000	1430	9	2009	Avg	962	Y	N	4801 41ST AVE SW
003	757920	0999	11/12/10	\$415,000	\$431,000	1430	9	2009	Avg	1034	Y	N	4803 41ST AVE SW
003	757920	0997	11/18/10	\$375,000	\$390,000	1510	9	2009	Avg	857	Y	N	4805 41ST AVE SW
003	246190	0330	5/13/10	\$619,000	\$618,000	1990	9	2010	Avg	4001	N	N	4006 SW FINDLAY ST
003	633200	0075	12/6/10	\$629,000	\$656,000	2158	9	1998	Avg	6550	Y	N	6346 38TH AVE SW
003	633200	0075	2/23/12	\$639,000	\$675,000	2158	9	1998	Avg	6550	Y	N	6346 38TH AVE SW
003	246190	0327	4/6/10	\$679,575	\$672,000	2360	9	2010	Avg	4251	N	N	4000 SW FINDLAY ST
003	762570	0290	8/10/10	\$714,000	\$729,000	2524	9	2001	Avg	7200	N	N	5247 41ST AVE SW
003	309500	0285	6/1/10	\$799,950	\$803,000	2220	10	2009	Avg	5040	Y	N	5020 37TH AVE SW
006	095200	1650	8/22/12	\$218,250	\$225,000	570	6	1944	Avg	1750	N	N	4109 SW ANDOVER ST
006	757770	0047	11/17/10	\$322,000	\$335,000	600	6	1918	Good	3350	N	N	4060 SW CHARLESTOWN ST
006	432120	0585	6/1/10	\$322,900	\$324,000	650	6	1917	Avg	4652	Y	N	3423 35TH AVE SW
006	231390	0760	6/1/11	\$276,500	\$294,000	690	6	1919	Good	2500	N	N	3422 40TH AVE SW
006	095200	3615	3/24/10	\$325,000	\$320,000	720	6	1943	VGood	4945	N	N	4119 37TH AVE SW
006	231390	0525	4/28/10	\$277,000	\$276,000	720	6	1930	Avg	3500	N	N	3413 WALNUT AVE SW
006	928580	0935	1/27/12	\$220,900	\$234,000	720	6	1943	Avg	3583	N	N	3804 BELVIDERE AVE SW
006	929730	0170	4/6/11	\$235,000	\$249,000	720	6	1923	Avg	4000	N	N	3709 34TH AVE SW
006	929730	1690	6/25/12	\$302,800	\$315,000	720	6	1930	Good	4900	N	N	4046 35TH AVE SW
006	095200	5630	8/29/12	\$354,950	\$365,000	740	6	1918	Good	5750	N	N	4457 40TH AVE SW
006	928580	0760	4/10/10	\$313,750	\$311,000	770	6	1944	Good	6100	N	N	3817 36TH AVE SW
006	095200	0600	6/27/12	\$314,000	\$327,000	780	6	1924	Avg	5750	Y	N	4025 37TH AVE SW
006	095200	5165	3/24/10	\$363,000	\$357,000	780	6	1949	Avg	5750	Y	N	4434 39TH AVE SW
006	095200	0900	6/7/12	\$367,875	\$384,000	790	6	1917	Good	4025	Y	N	4039 38TH AVE SW
006	095200	1765	6/18/10	\$419,840	\$423,000	790	6	1910	VGood	5750	N	N	4055 41ST AVE SW
006	095200	3875	7/19/12	\$275,000	\$285,000	830	6	1909	Avg	2875	N	N	4129 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	929730	0195	10/23/12	\$275,000	\$280,000	850	6	1941	Avg	3668	Y	N	3733 34TH AVE SW
006	095200	0260	11/19/12	\$395,000	\$399,000	860	6	1926	Avg	5750	N	N	4054 36TH AVE SW
006	757770	0465	3/5/12	\$331,618	\$350,000	870	6	1912	Good	5175	N	N	4109 SW BRADFORD ST
006	929730	1475	8/22/12	\$332,000	\$342,000	870	6	2006	Avg	3630	Y	N	4107 FAUNTLEROY WAY SW
006	095200	2430	10/25/10	\$290,000	\$300,000	890	6	1939	Good	4500	N	N	4115 SW DAKOTA ST
006	095200	4715	5/25/12	\$330,000	\$345,000	890	6	1939	Avg	5750	N	N	4407 37TH AVE SW
006	095200	4820	4/16/10	\$359,000	\$356,000	900	6	1944	Avg	5750	Y	N	4402 38TH AVE SW
006	095200	4830	11/27/12	\$327,500	\$330,000	900	6	1944	Avg	5750	Y	N	4406 38TH AVE SW
006	095200	1985	6/25/10	\$262,500	\$265,000	910	6	1918	Good	4313	N	N	4031 42ND AVE SW
006	095200	4915	2/10/12	\$329,950	\$349,000	910	6	1926	Good	5750	N	N	4446 38TH AVE SW
006	095200	3880	6/28/12	\$283,500	\$295,000	950	6	1910	Avg	2875	N	N	4135 36TH AVE SW
006	095200	1160	7/30/12	\$317,000	\$328,000	960	6	1918	Avg	5750	Y	N	4031 39TH AVE SW
006	929730	0085	3/13/12	\$260,000	\$274,000	960	6	1910	Avg	5849	Y	N	3710 34TH AVE SW
006	095200	0830	4/12/10	\$301,000	\$298,000	970	6	1924	Avg	5750	N	N	4007 38TH AVE SW
006	301630	0105	9/16/10	\$315,000	\$324,000	990	6	1910	VGood	3600	N	N	4209 SW HANFORD ST
006	870160	0070	6/8/12	\$342,500	\$357,000	1000	6	1942	Avg	5000	N	N	3232 39TH AVE SW
006	095200	0165	3/10/11	\$274,000	\$289,000	1010	6	1923	Avg	5750	N	N	4010 36TH AVE SW
006	231390	0405	3/2/11	\$299,000	\$315,000	1150	6	1918	Avg	4000	N	N	3406 41ST AVE SW
006	929730	1485	5/3/12	\$264,000	\$277,000	1200	6	1947	Avg	3628	N	N	4117 FAUNTLEROY WAY SW
006	231390	0240	10/8/12	\$443,000	\$452,000	710	7	1919	Good	5000	N	N	3261 40TH AVE SW
006	501950	0215	8/3/10	\$425,000	\$433,000	730	7	1929	Good	4000	N	N	2644 WALNUT AVE SW
006	928580	0595	5/23/11	\$332,000	\$352,000	740	7	1928	Good	2796	N	N	3512 SW CHARLESTOWN ST
006	095200	3464	8/14/12	\$475,000	\$490,000	780	7	1946	Good	4600	Y	N	4110 38TH AVE SW
006	928580	0255	5/30/12	\$392,000	\$410,000	780	7	1940	Good	5000	Y	N	3703 38TH AVE SW
006	095200	7080	8/23/11	\$259,500	\$276,000	800	7	1929	Good	1942	N	N	4508 40TH AVE SW
006	083800	0040	12/12/12	\$432,000	\$434,000	830	7	1923	Good	3680	N	N	2716 39TH AVE SW
006	095200	6715	4/1/11	\$287,000	\$303,000	830	7	1945	Good	2594	Y	N	4531 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	095200	1755	7/14/11	\$445,000	\$473,000	840	7	1923	VGood	5750	N	N	4049 41ST AVE SW
006	051300	0475	9/11/12	\$360,000	\$370,000	860	7	1924	Good	3440	N	N	3032 WALNUT AVE SW
006	928580	0030	3/9/11	\$373,000	\$393,000	860	7	1949	VGood	5000	N	N	3514 SW MANNING ST
006	032400	0571	11/16/10	\$345,000	\$359,000	870	7	1918	Avg	5313	N	N	3711 42ND AVE SW
006	051300	0445	7/7/10	\$425,000	\$431,000	870	7	1942	Avg	4816	N	N	4000 SW HANFORD ST
006	231390	0085	10/14/10	\$320,000	\$331,000	870	7	1917	Good	4367	N	N	3271 39TH AVE SW
006	746590	0185	4/6/12	\$380,000	\$400,000	870	7	1910	VGood	3750	N	N	3428 39TH AVE SW
006	757820	0225	2/28/12	\$327,000	\$345,000	880	7	1946	Avg	4800	N	N	3453 WALNUT AVE SW
006	095200	1330	3/28/12	\$345,000	\$363,000	890	7	1927	Avg	4313	Y	N	4048 40TH AVE SW
006	928580	0610	12/6/12	\$300,000	\$302,000	890	7	1928	Avg	5000	N	N	3712 36TH AVE SW
006	746590	0325	11/29/11	\$440,000	\$468,000	900	7	1928	VGood	5000	N	N	3414 38TH AVE SW
006	929730	0410	4/4/12	\$449,000	\$472,000	900	7	2001	Avg	4000	Y	N	3816 35TH AVE SW
006	095200	3645	6/27/12	\$452,500	\$471,000	910	7	1952	Avg	5750	N	N	4137 37TH AVE SW
006	757770	0101	5/13/11	\$457,000	\$485,000	910	7	1929	Avg	5180	N	N	3725 42ND AVE SW
006	928580	0115	12/1/12	\$280,000	\$282,000	910	7	1928	Avg	4000	Y	N	3453 37TH AVE SW
006	928580	0496	11/28/12	\$399,000	\$403,000	910	7	1930	Avg	3680	N	N	3603 SW MANNING ST
006	301630	0440	10/5/12	\$337,500	\$345,000	920	7	1906	Good	5341	N	N	3210 41ST AVE SW
006	282460	0300	3/4/10	\$400,000	\$391,000	930	7	1942	Avg	4664	Y	N	3247 37TH AVE SW
006	928580	0375	7/25/11	\$462,500	\$492,000	940	7	1947	Good	6085	Y	N	3732 38TH AVE SW
006	928580	0710	5/4/10	\$464,500	\$463,000	950	7	1918	Good	4880	N	N	3828 36TH AVE SW
006	051300	0545	7/27/11	\$314,750	\$335,000	960	7	1971	Good	5750	N	N	3006 WALNUT AVE SW
006	928580	0240	1/7/10	\$369,000	\$354,000	970	7	1926	Avg	5000	N	N	3452 39TH AVE SW
006	928580	0970	8/29/11	\$500,000	\$532,000	980	7	1925	Good	5880	Y	N	3818 39TH AVE SW
006	051300	0065	6/22/12	\$410,000	\$427,000	1010	7	1917	Good	5000	N	N	2727 39TH AVE SW
006	095200	5435	6/27/11	\$395,000	\$420,000	1010	7	1923	Avg	4313	N	N	4422 40TH AVE SW
006	501950	0120	1/26/10	\$350,000	\$338,000	1020	7	1962	Avg	2856	N	N	2659 WALNUT AVE SW
006	501950	0120	11/9/10	\$365,000	\$379,000	1020	7	1962	Avg	2856	N	N	2659 WALNUT AVE SW

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Area 48
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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
006	296090	0075	4/24/12	\$479,000	\$503,000	1030	7	1940	Good	4000	N	N	3045 37TH AVE SW
006	422940	0015	11/21/11	\$374,950	\$399,000	1030	7	1927	Avg	4089	N	N	3256 42ND AVE SW
006	928580	0531	5/20/10	\$404,000	\$404,000	1030	7	1939	Avg	5500	Y	N	3728 37TH AVE SW
006	746590	0255	3/9/12	\$260,000	\$274,000	1050	7	1918	Avg	5000	N	N	3417 38TH AVE SW
006	929730	0295	9/2/11	\$325,000	\$346,000	1050	7	1940	Avg	4000	N	N	3845 34TH AVE SW
006	934540	0680	8/31/11	\$395,500	\$421,000	1050	7	1918	Good	4000	N	N	2610 39TH AVE SW
006	347580	0020	4/19/12	\$450,000	\$473,000	1060	7	1927	Good	3608	N	N	3115 WALNUT AVE SW
006	934540	0570	10/19/12	\$325,000	\$331,000	1060	7	1910	Avg	5000	N	N	2666 39TH AVE SW
006	301630	0155	10/26/12	\$365,000	\$371,000	1070	7	1940	Avg	5000	N	N	3227 42ND AVE SW
006	746590	0215	8/23/10	\$404,000	\$414,000	1070	7	1913	Good	5000	N	N	3437 38TH AVE SW
006	929730	0265	9/5/12	\$380,000	\$391,000	1080	7	1985	Avg	4000	Y	N	3821 34TH AVE SW
006	095200	1565	7/25/11	\$399,000	\$424,000	1110	7	1910	Avg	5750	N	N	4026 41ST AVE SW
006	095200	1080	4/27/10	\$549,900	\$547,000	1120	7	1948	VGood	5750	Y	N	4054 39TH AVE SW
006	095200	2854	1/3/12	\$379,950	\$403,000	1120	7	1930	Good	4408	N	N	4119 40TH AVE SW
006	095200	3203	9/3/12	\$450,000	\$463,000	1120	7	2004	Avg	4830	Y	N	4110 39TH AVE SW
006	929730	0330	5/11/12	\$507,000	\$531,000	1120	7	1963	Good	4510	Y	N	3869 34TH AVE SW
006	929730	1745	3/4/10	\$407,500	\$399,000	1130	7	1939	Avg	4000	Y	N	4002 35TH AVE SW
006	032400	0370	5/25/12	\$390,000	\$408,000	1140	7	1921	Good	5000	N	N	3602 42ND AVE SW
006	635600	0015	5/23/11	\$375,000	\$398,000	1140	7	1908	Avg	9100	N	N	2663 39TH AVE SW
006	757770	0485	12/27/10	\$284,000	\$297,000	1160	7	2007	Avg	1322	N	N	3910 A CALIFORNIA AVE SW
006	757770	0482	9/28/11	\$309,990	\$330,000	1160	7	2007	Avg	1279	N	N	3912 A CALIFORNIA AVE SW
006	757770	0483	7/20/11	\$314,950	\$335,000	1160	7	2007	Avg	1253	N	N	3912 B CALIFORNIA AVE SW
006	757770	0477	3/17/11	\$307,000	\$324,000	1160	7	2007	Avg	1316	N	N	3906 B CALIFORNIA AVE SW
006	757770	0479	3/2/11	\$309,000	\$326,000	1160	7	2007	Avg	1320	N	N	3908 B CALIFORNIA AVE SW
006	929730	0126	9/13/12	\$320,000	\$328,000	1170	7	1950	Avg	8000	Y	N	3736 34TH AVE SW
006	608710	1005	3/26/12	\$270,000	\$284,000	1180	7	1907	Avg	2280	N	N	2646 42ND AVE SW
006	870160	0060	3/4/11	\$380,000	\$401,000	1180	7	2002	Avg	5000	N	N	3228 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	095200	5750	8/10/12	\$379,000	\$391,000	1190	7	1958	Avg	5750	N	N	4452 41ST AVE SW
006	300980	0175	5/21/10	\$330,000	\$330,000	1190	7	1946	Avg	4275	N	N	3021 38TH AVE SW
006	095200	4850	11/30/12	\$479,000	\$483,000	1210	7	2004	Avg	5750	Y	N	4416 38TH AVE SW
006	548920	0165	3/13/12	\$447,000	\$471,000	1210	7	1941	Avg	5000	N	N	2737 BELVIDERE AVE SW
006	791510	0145	11/24/10	\$375,000	\$390,000	1210	7	1915	Good	5562	N	N	3226 40TH AVE SW
006	757820	0140	4/11/11	\$403,000	\$426,000	1220	7	1908	VGood	4142	N	N	3462 WALNUT AVE SW
006	095200	6906	1/17/12	\$265,000	\$281,000	1220	7	2002	Avg	1469	N	N	4505 A 40TH AVE SW
006	095200	6916	7/7/11	\$255,200	\$271,000	1220	7	2002	Avg	1469	N	N	4505 C 40TH AVE SW
006	095200	6917	3/28/12	\$259,950	\$274,000	1220	7	2002	Avg	1469	N	N	4505 D 40TH AVE SW
006	095200	3845	8/20/12	\$410,000	\$423,000	1230	7	1910	Good	5750	N	N	4117 36TH AVE SW
006	746590	0145	5/20/10	\$369,000	\$369,000	1230	7	1916	Avg	5000	N	N	3406 39TH AVE SW
006	051300	0005	11/13/11	\$430,000	\$457,000	1240	7	1918	Avg	3010	N	N	3901 SW LANDER ST
006	929730	0131	1/18/11	\$293,000	\$307,000	1250	7	1949	Avg	7722	Y	N	3308 SW CHARLESTOWN ST
006	432120	0900	5/3/11	\$440,000	\$466,000	1260	7	1944	Good	5000	Y	N	3433 37TH AVE SW
006	095200	1265	8/17/11	\$540,000	\$575,000	1280	7	2011	Avg	5750	N	N	4018 40TH AVE SW
006	083800	0085	12/7/12	\$340,000	\$342,000	1290	7	1923	Avg	3956	N	N	2918 39TH AVE SW
006	083800	0130	5/17/10	\$507,750	\$508,000	1290	7	1926	Avg	3680	N	N	2733 38TH AVE SW
006	095200	3370	11/23/10	\$437,800	\$456,000	1290	7	1922	Good	5175	Y	N	4125 38TH AVE SW
006	757770	0271	6/15/11	\$465,000	\$494,000	1290	7	1927	Good	5153	N	N	4001 SW CHARLESTOWN ST
006	928580	0540	1/20/11	\$370,000	\$388,000	1300	7	1936	Avg	5000	Y	N	3722 37TH AVE SW
006	929730	0465	2/11/10	\$399,950	\$389,000	1310	7	1926	Good	4000	Y	N	3827 33RD AVE SW
006	757820	0205	8/3/12	\$400,000	\$414,000	1330	7	1907	Good	4418	N	N	3441 WALNUT AVE SW
006	929730	0300	10/23/12	\$455,000	\$463,000	1330	7	1926	VGood	4000	N	N	3849 34TH AVE SW
006	051300	0771	4/26/10	\$410,000	\$408,000	1370	7	1954	Good	5350	N	N	2712 WALNUT AVE SW
006	501950	0240	3/27/12	\$380,000	\$400,000	1370	7	1927	Avg	5382	N	N	2654 WALNUT AVE SW
006	432120	0530	3/10/11	\$352,500	\$372,000	1390	7	1980	Avg	5000	Y	N	3432 36TH AVE SW
006	231390	0610	3/2/10	\$387,000	\$378,000	1420	7	1987	Avg	3750	N	N	3422 WALNUT AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	928580	0140	7/18/12	\$450,000	\$467,000	1420	7	1921	Avg	5000	Y	N	3452 BELVIDERE AVE SW
006	929730	0580	2/18/11	\$335,000	\$353,000	1420	7	1926	Avg	4000	Y	N	3816 34TH AVE SW
006	934540	0125	1/28/12	\$380,000	\$402,000	1430	7	1924	Good	5000	Y	N	2671 36TH AVE SW
006	929730	0335	8/26/11	\$370,000	\$394,000	1440	7	1926	Good	4510	Y	N	3878 35TH AVE SW
006	347580	0035	3/11/12	\$428,750	\$452,000	1480	7	1926	Good	4920	N	N	4060 SW HANFORD ST
006	095200	3785	11/6/12	\$480,000	\$487,000	1500	7	1975	Avg	5750	N	N	4146 37TH AVE SW
006	422940	0320	4/26/10	\$505,000	\$502,000	1510	7	1923	Good	4161	N	N	3411 41ST AVE SW
006	791510	0030	6/20/12	\$502,000	\$523,000	1520	7	1924	Good	5380	N	N	3219 39TH AVE SW
006	929730	0460	9/29/10	\$362,500	\$374,000	1540	7	1926	Avg	4000	Y	N	3823 33RD AVE SW
006	929730	0515	7/25/12	\$467,500	\$484,000	1540	7	1925	Good	4510	Y	N	3866 34TH AVE SW
006	095200	2767	2/21/12	\$415,000	\$439,000	1550	7	2002	Avg	3050	N	N	4138 41ST AVE SW
006	929730	0380	4/21/10	\$469,950	\$467,000	1560	7	1927	Good	4000	Y	N	3836 35TH AVE SW
006	032400	0045	8/28/12	\$450,000	\$463,000	1590	7	1919	Avg	5000	N	N	3462 41ST AVE SW
006	764590	0135	7/21/10	\$535,000	\$544,000	1600	7	1926	Good	3588	Y	N	3034 37TH AVE SW
006	929730	0575	12/28/11	\$378,000	\$401,000	1600	7	1925	Avg	4000	Y	N	3820 34TH AVE SW
006	929730	0570	12/7/11	\$460,000	\$489,000	1620	7	1990	Avg	4000	Y	N	3824 34TH AVE SW
006	095200	5340	4/13/11	\$350,000	\$370,000	1630	7	1963	Avg	5750	N	N	4437 39TH AVE SW
006	095200	1690	3/28/11	\$308,000	\$325,000	1640	7	1912	Avg	5750	N	N	4023 41ST AVE SW
006	548920	0135	3/5/10	\$478,000	\$468,000	1650	7	1914	Avg	5000	N	N	2753 BELVIDERE AVE SW
006	032400	0080	3/13/12	\$566,000	\$597,000	1700	7	2011	Avg	5000	N	N	3714 41ST AVE SW
006	746590	0205	8/31/11	\$457,500	\$487,000	1710	7	1919	Good	5000	N	N	3436 39TH AVE SW
006	746590	0295	12/17/10	\$485,000	\$507,000	1840	7	1990	Good	4942	N	N	3763 SW HINDS ST
006	757770	0295	5/23/12	\$450,000	\$471,000	1840	7	1958	Good	4830	N	N	3818 40TH AVE SW
006	095200	1385	7/28/10	\$630,000	\$641,000	2190	7	1927	VGood	5750	N	N	4007 40TH AVE SW
006	757770	0241	4/4/11	\$410,000	\$434,000	2540	7	1979	Avg	5175	N	N	3816 41ST AVE SW
006	095200	3459	6/2/11	\$470,000	\$499,000	780	8	2007	Avg	4600	Y	N	4106 38TH AVE SW
006	095200	2250	2/3/10	\$319,950	\$310,000	940	8	2008	Avg	999	N	N	4134 B CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	095200	7067	11/12/12	\$345,000	\$349,000	1010	8	2004	Avg	1888	N	N	4506 B 40TH AVE SW
006	095200	3155	6/20/12	\$470,000	\$490,000	1090	8	1950	Good	5750	Y	N	4147 39TH AVE SW
006	095200	2482	10/17/12	\$399,950	\$407,000	1090	8	2007	Avg	1436	N	N	4122 B 42ND AVE SW
006	929730	1625	7/30/12	\$455,000	\$471,000	1140	8	1975	Good	4000	Y	N	4008 34TH AVE SW
006	095200	2346	7/20/10	\$346,000	\$352,000	1160	8	2006	Avg	1437	N	N	4115 A 42ND AVE SW
006	095200	2356	8/30/11	\$390,000	\$415,000	1160	8	2006	Avg	1436	N	N	4121 A 42ND AVE SW
006	095200	6783	8/9/10	\$355,000	\$362,000	1180	8	2006	Avg	1722	N	N	4506 C 41ST AVE SW
006	095200	6789	11/29/12	\$364,950	\$368,000	1180	8	2006	Avg	1150	N	N	4504 B 41ST AVE SW
006	095200	1655	8/22/12	\$392,000	\$404,000	1190	8	1952	Avg	4000	Y	N	4001 41ST AVE SW
006	548920	0485	7/24/12	\$520,000	\$539,000	1200	8	1927	Avg	4500	Y	N	2707 36TH AVE SW
006	929730	0145	5/11/12	\$485,000	\$508,000	1210	8	1965	Avg	4830	Y	N	3667 33RD AVE SW
006	095200	6945	4/25/10	\$395,000	\$393,000	1240	8	2003	Avg	1387	N	N	4523 B 40TH AVE SW
006	301630	0490	8/24/10	\$420,000	\$430,000	1240	8	1956	Avg	5400	N	N	3236 41ST AVE SW
006	095200	6941	5/19/10	\$399,950	\$400,000	1260	8	2003	Avg	1537	N	N	4523 A 40TH AVE SW
006	095200	6943	3/10/10	\$375,000	\$368,000	1280	8	2003	Avg	1415	N	N	4521 B 40TH AVE SW
006	347580	0025	5/27/10	\$572,500	\$574,000	1320	8	2010	Avg	3567	N	N	3119 WALNUT AVE SW
006	870160	0210	10/11/11	\$375,000	\$399,000	1330	8	1987	Avg	2500	N	N	3203 38TH AVE SW
006	032400	0195	10/24/12	\$589,000	\$599,000	1360	8	1929	Good	5000	N	N	3441 41ST AVE SW
006	691120	0150	4/13/12	\$506,000	\$532,000	1360	8	1937	Avg	10000	Y	N	3012 36TH AVE SW
006	032400	0230	12/13/10	\$460,000	\$480,000	1370	8	1926	Good	4000	N	N	3451 41ST AVE SW
006	095200	1341	6/3/10	\$485,000	\$487,000	1370	8	1964	Avg	5175	Y	N	4060 40TH AVE SW
006	095200	6959	4/5/10	\$392,000	\$387,000	1380	8	2005	Avg	1439	N	N	4527 B 40TH AVE SW
006	757770	0025	11/14/12	\$385,000	\$390,000	1400	8	1929	Avg	5208	N	N	3724 WALNUT AVE SW
006	764590	0260	12/18/12	\$611,994	\$614,000	1440	8	1927	Good	3680	Y	N	3031 BELVIDERE AVE SW
006	764590	0280	11/9/12	\$652,000	\$661,000	1440	8	1935	Good	3680	Y	N	3047 BELVIDERE AVE SW
006	432120	0780	10/24/11	\$510,000	\$543,000	1450	8	1956	Avg	5000	Y	N	3415 36TH AVE SW
006	501950	0075	5/17/11	\$632,500	\$671,000	1460	8	1920	VGood	5200	N	N	2637 WALNUT AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	764590	0230	6/26/12	\$599,000	\$623,000	1510	8	2012	Avg	3680	N	N	3005 BELVIDERE AVE SW
006	422940	0250	3/23/12	\$475,000	\$500,000	1530	8	1928	Good	3737	N	N	3437 41ST AVE SW
006	608710	1085	9/16/10	\$695,000	\$715,000	1550	8	1908	VGood	4403	N	N	2625 41ST AVE SW
006	282460	0105	3/24/11	\$500,000	\$528,000	1560	8	1956	Avg	6500	Y	N	3246 37TH AVE SW
006	051300	0120	7/19/12	\$383,000	\$397,000	1590	8	1983	Avg	8784	N	N	3915 SW LANDER ST
006	870160	0110	8/16/11	\$565,000	\$601,000	1610	8	1930	Good	4140	N	N	3247 38TH AVE SW
006	095200	1280	4/20/12	\$569,000	\$598,000	1650	8	1930	VGood	5750	Y	N	4024 40TH AVE SW
006	432120	0065	9/6/11	\$495,000	\$527,000	1670	8	1907	VGood	3000	Y	N	3262 BELVIDERE AVE SW
006	301630	0450	11/1/10	\$585,000	\$607,000	1680	8	1922	Good	5353	N	N	3216 41ST AVE SW
006	857540	0195	3/1/12	\$618,050	\$653,000	1680	8	2009	Avg	5555	Y	N	3246 36TH AVE SW
006	757770	0395	7/9/10	\$599,000	\$607,000	1690	8	1929	Good	5175	N	N	3923 40TH AVE SW
006	791510	0435	7/9/10	\$456,250	\$462,000	1730	8	1999	Avg	2328	N	N	3201 WALNUT AVE SW
006	095200	5545	3/30/10	\$495,000	\$488,000	1730	8	2005	Avg	3075	N	N	4413 40TH AVE SW
006	095200	5550	10/11/10	\$485,000	\$501,000	1730	8	2005	Avg	3075	N	N	4415 40TH AVE SW
006	095200	3245	7/16/10	\$561,000	\$569,000	1750	8	1994	Avg	4313	Y	N	4132 39TH AVE SW
006	929730	0305	8/25/11	\$505,000	\$537,000	1760	8	1986	Avg	4000	Y	N	3853 34TH AVE SW
006	301630	0500	11/18/11	\$540,000	\$574,000	1790	8	1907	Avg	5412	N	N	3240 41ST AVE SW
006	934540	0295	11/23/11	\$589,998	\$627,000	1790	8	1931	Good	6000	Y	N	2615 37TH AVE SW
006	051300	0615	6/28/10	\$520,000	\$526,000	1800	8	1977	Avg	5750	N	N	2929 FAIRMOUNT AVE SW
006	798740	0840	3/22/10	\$519,000	\$511,000	1800	8	2009	Avg	4426	N	N	3420 33RD AVE SW
006	798740	0810	5/26/10	\$497,500	\$499,000	1800	8	2009	Avg	2994	N	N	3418 33RD AVE SW
006	798740	1080	11/10/11	\$541,500	\$576,000	1820	8	2008	Avg	2500	Y	N	3301 34TH AVE SW
006	798740	0770	3/3/10	\$539,000	\$527,000	1830	8	2009	Avg	2618	N	N	3412 33RD AVE SW
006	764590	0165	10/28/11	\$682,000	\$725,000	1850	8	1926	Good	3588	Y	N	3022 37TH AVE SW
006	798740	0780	4/2/10	\$532,000	\$525,000	1900	8	2009	Avg	2540	N	N	3414 33RD AVE SW
006	798740	0790	6/24/10	\$507,000	\$512,000	1900	8	2009	Avg	2916	N	N	3416 33RD AVE SW
006	051300	0585	10/23/12	\$479,000	\$487,000	1910	8	1910	Avg	5650	N	N	2915 FAIRMOUNT AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	691120	0175	6/14/12	\$650,000	\$678,000	1910	8	1938	Good	9000	Y	N	3036 36TH AVE SW
006	957780	0180	11/22/11	\$610,000	\$648,000	1980	8	2012	Avg	5000	N	N	2742 BELVIDERE AVE SW
006	501950	0055	3/19/10	\$528,000	\$519,000	2000	8	1937	Avg	5200	N	N	2625 WALNUT AVE SW
006	929730	0280	11/20/12	\$549,950	\$556,000	2020	8	1997	Avg	4000	Y	N	3831 34TH AVE SW
006	095200	1835	5/24/11	\$649,900	\$690,000	2090	8	2002	Avg	5750	N	N	4022 42ND AVE SW
006	095200	2885	12/3/11	\$429,000	\$456,000	2110	8	1996	Avg	2875	N	N	4135 40TH AVE SW
006	231390	0461	9/26/12	\$540,000	\$553,000	2120	8	1910	Good	6750	N	N	3435 WALNUT AVE SW
006	928580	0845	12/28/10	\$687,000	\$719,000	2130	8	2002	Avg	5230	Y	N	3804 37TH AVE SW
006	095200	1795	5/18/11	\$625,000	\$663,000	2160	8	1909	VGood	5750	N	N	4000 42ND AVE SW
006	929730	0220	7/12/12	\$699,000	\$726,000	2380	8	2003	Avg	4000	Y	N	3716 35TH AVE SW
006	798740	0475	7/9/12	\$450,100	\$467,000	2400	8	1981	Avg	10126	Y	N	3061 SW ADMIRAL WAY
006	422940	0115	3/17/11	\$591,000	\$624,000	2660	8	2003	Avg	4917	N	N	3265 41ST AVE SW
006	857540	0135	3/30/12	\$672,000	\$708,000	1320	9	1956	Avg	6000	Y	N	3218 36TH AVE SW
006	032400	0100	7/8/11	\$645,000	\$686,000	1500	9	1910	VGood	5000	N	N	3701 41ST AVE SW
006	762870	0065	2/9/12	\$579,000	\$612,000	1620	9	2008	Avg	3605	Y	N	3656 FAUNTLEROY AVE SW
006	432120	0450	1/28/10	\$810,000	\$784,000	1640	9	2006	Avg	4810	Y	N	3259 35TH AVE SW
006	548920	0155	11/28/11	\$509,000	\$541,000	1770	9	1980	Avg	5000	N	N	2741 BELVIDERE AVE SW
006	691120	0135	10/26/12	\$775,000	\$788,000	1980	9	1936	Avg	19000	Y	N	3002 36TH AVE SW
006	301630	0106	8/10/11	\$635,000	\$676,000	2050	9	2010	Avg	3900	N	N	3205 42ND AVE SW
006	764590	0095	3/12/12	\$700,000	\$738,000	2060	9	1926	VGood	3588	Y	N	3050 37TH AVE SW
006	432120	0295	12/20/12	\$585,000	\$587,000	2070	9	1990	Avg	3750	Y	N	3259 36TH AVE SW
006	764590	0330	6/27/11	\$756,000	\$804,000	2140	9	2002	Avg	3680	N	N	3032 38TH AVE SW
006	757820	0141	9/29/11	\$635,000	\$676,000	2230	9	2011	Avg	3350	N	N	3468 WALNUT AVE SW
006	691120	0160	10/25/10	\$777,000	\$805,000	2290	9	1990	Avg	10000	Y	N	3022 36TH AVE SW
006	757820	0390	3/8/12	\$612,500	\$646,000	2330	9	1997	Avg	5000	N	N	3707 40TH AVE SW
006	928580	0470	11/14/11	\$754,000	\$802,000	2410	9	1998	Avg	5150	Y	N	3722 BELVIDERE AVE SW
006	934540	0355	8/17/11	\$799,000	\$850,000	2410	9	2011	Avg	5000	N	N	2624 BELVIDERE AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	928580	0410	8/20/12	\$705,000	\$727,000	2470	9	1998	Avg	5000	Y	N	3703 37TH AVE SW
006	934540	0650	4/13/11	\$549,000	\$581,000	2650	9	2011	Avg	3236	N	N	3815 SW ADMIRAL WAY
006	231390	0451	9/17/10	\$840,000	\$864,000	2790	9	2004	Avg	5500	N	N	3427 WALNUT AVE SW
006	432120	0200	7/20/10	\$865,000	\$879,000	2840	9	2007	Avg	5000	Y	N	3258 37TH AVE SW
006	928580	0185	1/3/12	\$724,000	\$768,000	2530	10	2005	Avg	5000	Y	N	3456 38TH AVE SW
006	929730	0020	8/11/11	\$792,500	\$843,000	2690	10	2000	Avg	4000	Y	N	3612 35TH AVE SW
006	798740	0975	7/20/11	\$827,000	\$880,000	2710	10	2005	Avg	7500	Y	N	3315 33RD AVE SW
006	300980	0025	7/5/11	\$765,000	\$813,000	2830	10	2011	Avg	4750	N	N	3010 39TH AVE SW
009	001000	0100	6/28/12	\$335,000	\$349,000	650	6	1909	Good	4600	N	N	4151 47TH AVE SW
009	001000	0140	3/4/10	\$318,000	\$311,000	700	6	1909	Avg	4600	N	N	4119 47TH AVE SW
009	927820	0040	6/16/10	\$290,000	\$292,000	700	6	1926	Avg	6072	N	N	3234 48TH AVE SW
009	239160	0185	7/9/12	\$319,950	\$332,000	710	6	1916	Avg	4255	Y	N	4432 48TH AVE SW
009	927820	0025	6/22/10	\$303,000	\$306,000	740	6	1920	Avg	6075	N	N	3237 47TH AVE SW
009	019400	0475	7/19/10	\$325,000	\$330,000	770	6	1942	VGood	5750	N	N	4115 45TH AVE SW
009	927820	0005	10/3/12	\$232,200	\$237,000	770	6	1949	Avg	7425	N	N	3219 47TH AVE SW
009	239160	0330	4/29/10	\$310,000	\$308,000	810	6	1941	Avg	5060	N	N	4443 48TH AVE SW
009	239160	0455	1/25/11	\$263,500	\$277,000	840	6	1947	Good	5750	N	N	4446 49TH AVE SW
009	239160	0475	12/2/10	\$313,500	\$327,000	840	6	1947	Avg	5750	N	N	4456 49TH AVE SW
009	927820	0018	6/29/12	\$378,000	\$393,000	850	6	1917	Avg	5450	N	N	3226 48TH AVE SW
009	570850	0208	6/3/11	\$310,000	\$329,000	860	6	1909	Good	3873	N	N	3211 44TH AVE SW
009	301030	0115	5/28/10	\$334,680	\$336,000	880	6	1943	Avg	5850	N	N	4036 47TH AVE SW
009	150130	0145	7/21/10	\$399,900	\$406,000	900	6	1917	VGood	5750	Y	N	3206 46TH AVE SW
009	239160	2135	6/2/10	\$327,000	\$328,000	910	6	1947	Avg	5750	N	N	4527 49TH AVE SW
009	638450	0690	7/27/11	\$314,950	\$335,000	920	6	2011	Avg	6625	N	N	3813 50TH AVE SW
009	019400	0365	6/9/10	\$387,000	\$389,000	970	6	1909	Good	3393	N	N	4154 46TH AVE SW
009	800960	0110	3/16/11	\$287,500	\$303,000	1000	6	1902	Avg	4255	N	N	2771 44TH AVE SW
009	790520	0228	12/6/11	\$365,000	\$388,000	1010	6	1919	Good	4095	N	N	3646 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
009	301030	0135	7/23/10	\$399,000	\$406,000	1020	6	1918	Good	4680	N	N	4046 47TH AVE SW
009	927620	0790	5/30/12	\$364,500	\$381,000	1030	6	1908	Avg	3700	N	N	2643 47TH AVE SW
009	149330	0200	10/27/10	\$390,000	\$404,000	1040	6	1914	Good	5850	N	N	3456 45TH AVE SW
009	281310	0055	11/17/10	\$295,000	\$307,000	1080	6	1916	Avg	6250	N	N	3032 48TH AVE SW
009	916110	0025	1/25/11	\$310,000	\$325,000	1170	6	1909	Avg	5750	N	N	4013 47TH AVE SW
009	150130	0165	11/22/10	\$415,000	\$432,000	710	7	1914	VGood	5750	N	N	3201 46TH AVE SW
009	550570	0050	4/17/12	\$361,500	\$380,000	770	7	1928	Avg	6150	N	N	3642 49TH AVE SW
009	916110	0460	2/5/10	\$330,000	\$320,000	800	7	1948	Avg	4950	N	N	4046 49TH AVE SW
009	916110	0530	9/27/11	\$369,950	\$394,000	800	7	1948	Avg	4840	N	N	4019 49TH AVE SW
009	001000	0027	4/14/10	\$399,490	\$396,000	810	7	1947	Good	5750	N	N	4118 48TH AVE SW
009	239160	0525	9/21/12	\$309,000	\$317,000	810	7	1947	Avg	5750	Y	N	4423 49TH AVE SW
009	239160	0775	5/6/11	\$370,000	\$392,000	810	7	1947	Avg	5750	Y	N	4427 50TH AVE SW
009	942440	0260	6/28/12	\$341,000	\$355,000	810	7	1947	Good	5460	Y	N	4131 48TH AVE SW
009	150180	0160	7/22/11	\$315,000	\$335,000	850	7	1924	Avg	4255	N	N	3029 44TH AVE SW
009	501350	0180	11/16/12	\$304,000	\$308,000	860	7	1950	Avg	6678	N	N	3435 47TH AVE SW
009	501350	0240	1/2/10	\$300,000	\$288,000	860	7	1950	Avg	6466	N	N	3430 49TH AVE SW
009	916110	0326	5/16/11	\$364,000	\$386,000	860	7	1948	Good	5280	N	N	4041 48TH AVE SW
009	916110	0390	3/17/11	\$335,000	\$354,000	860	7	1948	Avg	5500	N	N	4012 49TH AVE SW
009	927820	0100	10/22/10	\$390,000	\$404,000	860	7	1949	Good	6750	N	N	3212 48TH AVE SW
009	916110	0360	5/30/12	\$370,000	\$387,000	870	7	1948	Avg	6380	N	N	4057 48TH AVE SW
009	239160	0115	4/8/11	\$360,000	\$381,000	880	7	1942	Avg	4600	N	N	4457 47TH AVE SW
009	916110	0876	7/23/12	\$402,500	\$417,000	880	7	1948	Avg	8050	N	N	4012 51ST AVE SW
009	239160	0625	6/22/10	\$410,000	\$414,000	890	7	1947	Avg	5750	Y	N	4412 50TH AVE SW
009	239160	0705	10/17/12	\$455,000	\$464,000	890	7	1947	Good	5750	Y	N	4452 50TH AVE SW
009	338990	0545	8/16/12	\$325,000	\$335,000	890	7	1941	Good	5850	Y	N	4507 45TH AVE SW
009	501400	0200	4/9/10	\$490,000	\$485,000	890	7	1950	Good	6731	N	N	3843 49TH AVE SW
009	800960	0185	6/22/12	\$349,000	\$363,000	890	7	1918	Avg	3234	N	N	3003 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
009	338990	0715	10/13/10	\$541,500	\$560,000	900	7	1948	VGood	5850	N	N	4532 46TH AVE SW
009	441810	0015	6/6/12	\$321,500	\$336,000	900	7	1920	Avg	4680	N	N	3410 45TH AVE SW
009	574260	0050	12/2/10	\$300,000	\$313,000	900	7	1951	Avg	5700	N	N	3828 48TH AVE SW
009	790520	0330	11/19/12	\$335,500	\$339,000	900	7	1951	Good	6201	N	N	3848 47TH AVE SW
009	149330	0125	4/21/11	\$385,000	\$408,000	920	7	1927	Avg	4692	N	N	3430 44TH AVE SW
009	239160	0375	1/11/11	\$401,000	\$420,000	930	7	1947	Avg	5750	N	N	4408 49TH AVE SW
009	239160	2570	1/4/11	\$390,000	\$408,000	930	7	1947	Avg	5750	N	N	4507 47TH AVE SW
009	916110	0480	10/20/10	\$382,000	\$395,000	930	7	1948	Good	6160	N	N	4056 49TH AVE SW
009	149280	0205	7/15/10	\$375,000	\$381,000	960	7	1954	Avg	6000	N	N	4930 SW FORNEY ST
009	239160	0835	7/20/11	\$331,500	\$353,000	960	7	1947	Avg	5750	N	N	4457 50TH AVE SW
009	501350	0305	5/19/11	\$375,000	\$398,000	960	7	1952	Avg	6466	N	N	3419 48TH AVE SW
009	574260	0140	9/3/10	\$348,000	\$357,000	960	7	1951	Avg	5700	N	N	3837 47TH AVE SW
009	019400	0455	4/6/11	\$503,250	\$532,000	980	7	1915	VGood	5800	N	N	4121 45TH AVE SW
009	239160	0635	10/7/11	\$445,000	\$474,000	980	7	1947	Avg	5750	Y	N	4416 50TH AVE SW
009	501400	0120	5/14/11	\$360,000	\$382,000	980	7	1950	Good	7200	N	N	3609 49TH AVE SW
009	301030	0645	11/29/12	\$321,800	\$325,000	990	7	1940	Avg	5750	N	N	4016 45TH AVE SW
009	790520	0201	5/23/12	\$367,000	\$384,000	990	7	1938	Avg	5616	N	N	3606 45TH AVE SW
009	942440	0125	11/16/10	\$340,000	\$354,000	990	7	1947	Avg	5892	N	N	4121 49TH AVE SW
009	019400	0565	9/28/11	\$299,950	\$319,000	1000	7	1915	Avg	4640	Y	N	4122 45TH AVE SW
009	301030	0515	9/21/10	\$425,000	\$438,000	1000	7	1952	Good	4255	Y	N	4031 45TH AVE SW
009	385290	0075	2/13/12	\$425,500	\$450,000	1000	7	1969	Avg	5750	N	N	3029 46TH AVE SW
009	790520	0397	8/20/12	\$382,000	\$394,000	1000	7	1951	Avg	6380	N	N	3608 47TH AVE SW
009	239160	2320	9/25/12	\$366,000	\$375,000	1010	7	1942	Good	5750	N	N	4503 48TH AVE SW
009	441810	0050	4/8/11	\$426,000	\$451,000	1010	7	1918	Avg	5348	N	N	4315 SW HINDS ST
009	638500	0055	7/14/10	\$324,500	\$329,000	1010	7	1950	Avg	5700	N	N	3640 51ST AVE SW
009	441810	0045	5/2/10	\$402,000	\$400,000	1020	7	1918	Avg	5634	N	N	4317 SW HINDS ST
009	501400	0175	6/21/10	\$350,000	\$353,000	1020	7	1950	Good	6731	N	N	3842 50TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
009	638450	0525	7/12/12	\$465,000	\$483,000	1020	7	1954	Good	6250	N	N	3820 51ST AVE SW
009	927620	1945	12/27/12	\$350,000	\$350,000	1020	7	1911	Avg	5750	N	N	2709 46TH AVE SW
009	927720	0377	8/17/11	\$360,000	\$383,000	1030	7	1960	Avg	6150	N	N	3027 47TH AVE SW
009	790520	0050	2/20/12	\$380,000	\$402,000	1050	7	1930	Good	4680	N	N	3610 44TH AVE SW
009	790520	0165	4/26/12	\$425,000	\$446,000	1050	7	1925	Good	4680	N	N	3633 44TH AVE SW
009	001000	0115	4/20/10	\$389,950	\$387,000	1060	7	1920	Good	4600	N	N	4139 47TH AVE SW
009	301030	0386	7/19/11	\$375,000	\$399,000	1060	7	1953	Avg	5175	N	N	4022 46TH AVE SW
009	338990	0830	9/30/10	\$380,000	\$392,000	1060	7	1954	Avg	5850	N	N	4517 46TH AVE SW
009	927720	0368	5/24/10	\$470,000	\$471,000	1070	7	1975	VGood	5280	N	N	3035 47TH AVE SW
009	790520	0126	3/11/10	\$395,000	\$387,000	1080	7	1924	Avg	4680	N	N	3855 44TH AVE SW
009	942440	0080	11/27/12	\$459,950	\$464,000	1080	7	1947	Good	6027	Y	N	4157 49TH AVE SW
009	149330	0135	7/20/10	\$335,000	\$340,000	1090	7	1940	Avg	5850	N	N	3431 44TH AVE SW
009	574260	0045	7/23/10	\$385,000	\$391,000	1090	7	1954	Avg	5700	N	N	3824 48TH AVE SW
009	019400	0245	4/22/11	\$365,000	\$386,000	1100	7	1961	Avg	3835	N	N	4101 46TH AVE SW
009	239160	1965	4/11/12	\$417,500	\$439,000	1100	7	1955	VGood	6000	N	N	4917 SW OREGON ST
009	338990	0945	5/26/11	\$396,000	\$420,000	1100	7	1951	Good	5850	N	N	4512 47TH AVE SW
009	441810	0030	7/22/11	\$354,000	\$377,000	1100	7	1924	Avg	5546	N	N	3407 44TH AVE SW
009	574260	0035	1/25/12	\$392,000	\$415,000	1100	7	1953	Good	5700	N	N	3820 48TH AVE SW
009	239160	2010	12/19/11	\$355,000	\$377,000	1120	7	1958	Avg	5750	N	N	4526 50TH AVE SW
009	570850	0250	12/17/10	\$330,000	\$345,000	1120	7	1928	Good	3150	N	N	3201 44TH AVE SW
009	638450	0573	9/13/10	\$429,950	\$442,000	1120	7	1958	Good	6000	N	N	3844 51ST AVE SW
009	677520	0040	8/3/10	\$425,000	\$433,000	1120	7	1955	Good	6100	N	N	3237 48TH AVE SW
009	149280	0106	10/8/12	\$337,000	\$344,000	1130	7	1953	Avg	6725	N	N	3223 49TH AVE SW
009	239160	2460	6/9/11	\$380,000	\$404,000	1130	7	1918	Avg	5750	N	N	4512 48TH AVE SW
009	301030	0705	5/5/10	\$402,000	\$401,000	1130	7	1938	Avg	4343	Y	N	4050 45TH AVE SW
009	855990	0035	9/13/11	\$439,888	\$468,000	1130	7	1924	Avg	6270	N	N	2729 49TH AVE SW
009	677520	0056	7/26/11	\$460,000	\$489,000	1140	7	1965	Avg	5412	N	N	4802 SW HINDS ST

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
009	927620	0295	10/26/12	\$450,000	\$458,000	1140	7	1906	Good	4625	N	N	2633 45TH AVE SW
009	149280	0107	10/1/10	\$399,000	\$412,000	1150	7	1953	Avg	6725	N	N	3217 49TH AVE SW
009	239160	0165	12/12/12	\$399,000	\$401,000	1150	7	1985	Avg	5750	Y	N	4420 48TH AVE SW
009	348830	0015	7/9/10	\$559,950	\$567,000	1150	7	1907	Good	5600	Y	N	4410 47TH AVE SW
009	019400	0685	4/27/11	\$352,000	\$373,000	1160	7	1916	Good	5800	Y	N	4139 44TH AVE SW
009	638500	0015	3/18/10	\$337,500	\$332,000	1160	7	1950	Avg	5700	N	N	3620 51ST AVE SW
009	927820	0120	10/22/10	\$299,000	\$310,000	1160	7	1949	Avg	7425	N	N	3213 47TH AVE SW
009	301030	0595	11/29/12	\$389,950	\$393,000	1170	7	1924	Avg	4582	N	N	4004 45TH AVE SW
009	013600	0111	9/10/12	\$420,000	\$431,000	1180	7	1951	Avg	5226	N	N	2743 GARLOUGH AVE SW
009	927620	2070	7/5/12	\$535,000	\$556,000	1180	7	1910	Good	5750	N	N	2750 47TH AVE SW
009	800960	0141	4/20/11	\$485,000	\$513,000	1190	7	1929	VGood	3480	N	N	4415 SW STEVENS ST
009	329770	0040	9/24/12	\$380,000	\$389,000	1200	7	1950	Avg	7480	N	N	3023 50TH AVE SW
009	790520	0310	1/19/10	\$470,000	\$453,000	1210	7	1953	Good	6731	N	N	3831 46TH AVE SW
009	927720	0250	5/16/11	\$394,000	\$418,000	1210	7	1956	Avg	7500	N	N	3034 GARLOUGH AVE SW
009	927770	0070	5/11/10	\$396,500	\$396,000	1210	7	1952	Good	6720	N	N	3642 50TH AVE SW
009	927620	0601	3/30/11	\$355,000	\$375,000	1230	7	1930	Good	2765	N	N	4610 SW LANDER ST
009	957180	0040	5/26/11	\$380,000	\$403,000	1240	7	1946	Avg	6721	N	N	3033 48TH AVE SW
009	019400	0055	2/9/12	\$363,750	\$385,000	1260	7	1926	Good	5800	N	N	4128 47TH AVE SW
009	281310	0015	8/14/12	\$405,000	\$418,000	1260	7	1910	Good	6250	N	N	3052 48TH AVE SW
009	570850	0315	3/29/10	\$355,000	\$350,000	1270	7	1926	Avg	4180	N	N	3220 44TH AVE SW
009	800960	0145	10/26/11	\$395,000	\$420,000	1270	7	1929	Avg	3400	N	N	3008 45TH AVE SW
009	570850	0165	5/9/11	\$283,950	\$301,000	1280	7	1922	Avg	5850	N	N	3235 44TH AVE SW
009	927720	0235	10/9/12	\$475,000	\$485,000	1290	7	1985	Avg	6817	N	N	3018 GARLOUGH AVE SW
009	301030	0240	11/16/10	\$415,000	\$431,000	1330	7	1976	Avg	5750	N	N	4045 46TH AVE SW
009	019400	0575	6/1/11	\$356,000	\$378,000	1340	7	1914	Avg	5800	Y	N	4126 45TH AVE SW
009	501350	0185	5/20/11	\$455,000	\$483,000	1340	7	1950	VGood	6678	N	N	3431 47TH AVE SW
009	574260	0180	11/2/10	\$400,000	\$415,000	1360	7	1951	Avg	5700	N	N	3823 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
009	790520	0295	6/6/11	\$478,800	\$508,000	1390	7	1917	Good	8509	Y	N	3802 46TH AVE SW
009	757220	0095	10/17/11	\$350,000	\$372,000	1400	7	1951	Avg	4400	N	N	2736 50TH AVE SW
009	790520	0136	3/21/11	\$515,000	\$544,000	1420	7	1940	Avg	5850	N	N	3842 45TH AVE SW
009	801010	0030	9/11/12	\$415,000	\$426,000	1440	7	2000	Avg	5750	N	N	2713 44TH AVE SW
009	790520	0041	2/10/12	\$460,000	\$487,000	1480	7	1945	VGood	6903	N	N	3628 44TH AVE SW
009	790520	0290	4/11/11	\$505,000	\$534,000	1490	7	1921	Avg	9525	Y	N	3814 46TH AVE SW
009	120800	0035	5/24/11	\$300,000	\$318,000	1510	7	1927	Avg	5520	N	N	3416 44TH AVE SW
009	500850	0135	8/24/10	\$435,500	\$446,000	1510	7	1913	Avg	9375	N	N	3057 45TH AVE SW
009	916110	0535	11/17/10	\$420,000	\$437,000	1510	7	2009	Avg	5508	N	N	4027 49TH AVE SW
009	501350	0210	9/13/10	\$458,000	\$471,000	1530	7	1950	Avg	7056	N	N	4705 SW HINDS ST
009	790520	0241	12/14/11	\$454,000	\$482,000	1540	7	1927	Avg	4680	Y	N	3622 46TH AVE SW
009	801010	0405	5/25/12	\$400,000	\$418,000	1540	7	1996	Avg	5672	N	N	2732 44TH AVE SW
009	239160	0845	3/30/11	\$525,000	\$555,000	1550	7	2010	Avg	6250	Y	N	5015 SW GENESEE ST
009	239160	0395	11/23/11	\$374,500	\$398,000	1560	7	1947	Good	5750	N	N	4416 49TH AVE SW
009	790520	0166	5/20/10	\$465,000	\$465,000	1560	7	1993	Avg	4680	N	N	3629 44TH AVE SW
009	927620	0485	12/18/12	\$500,000	\$502,000	1560	7	1921	Good	5290	N	N	2607 46TH AVE SW
009	855990	0110	5/25/10	\$469,000	\$470,000	1570	7	1947	Good	5586	N	N	2719 48TH AVE SW
009	501400	0080	2/18/10	\$435,000	\$424,000	1580	7	1950	Good	6413	N	N	3433 49TH AVE SW
009	239160	0940	9/22/10	\$425,000	\$438,000	1650	7	1997	Avg	2875	N	N	4448 51ST AVE SW
009	019400	0725	7/19/12	\$685,000	\$710,000	1720	7	1908	VGood	8700	Y	N	4117 44TH AVE SW
009	927770	0035	3/25/10	\$567,000	\$558,000	1730	7	1926	VGood	7140	N	N	3619 49TH AVE SW
009	239160	2250	1/9/12	\$350,000	\$371,000	1770	7	1947	Avg	5750	N	N	4526 49TH AVE SW
009	239160	2300	9/1/11	\$325,000	\$346,000	1840	7	1956	Avg	5500	N	N	4816 SW ALASKA ST
009	239160	2310	3/8/10	\$387,500	\$380,000	1860	7	1956	Avg	6000	N	N	4820 SW ALASKA ST
009	916110	0210	5/8/12	\$525,000	\$550,000	1880	7	1985	Avg	8625	N	N	4042 48TH AVE SW
009	239160	1820	4/16/10	\$440,000	\$436,000	1920	7	1994	Avg	2875	Y	N	4546 51ST AVE SW
009	301030	0260	8/18/10	\$390,000	\$399,000	2000	7	1996	Avg	5750	N	N	4037 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
009	239160	0295	7/12/11	\$419,000	\$446,000	2010	7	1941	Good	5060	N	N	4427 48TH AVE SW
009	916110	0450	7/24/12	\$620,000	\$642,000	2190	7	1928	Good	5500	Y	N	4042 49TH AVE SW
009	019400	0390	10/25/11	\$510,403	\$543,000	2250	7	1991	Avg	5850	N	N	4153 45TH AVE SW
009	927620	0365	6/3/10	\$489,900	\$492,000	2440	7	1985	Avg	6000	N	N	2652 46TH AVE SW
009	239160	0945	3/30/10	\$509,000	\$502,000	920	8	1956	Good	5750	N	N	4450 51ST AVE SW
009	927620	0466	7/27/12	\$355,000	\$368,000	990	8	1949	Avg	4160	N	N	4521 SW ADMIRAL WAY
009	927620	0706	3/25/11	\$350,000	\$370,000	990	8	1948	Avg	4550	N	N	4621 SW ADMIRAL WAY
009	013600	0270	7/26/11	\$485,000	\$516,000	1090	8	1970	VGood	6000	N	N	5015 SW ADMIRAL WAY
009	790470	0112	3/31/10	\$391,500	\$386,000	1100	8	2006	Avg	1151	N	N	4438 A 44TH AVE SW
009	790470	0118	10/6/11	\$340,000	\$362,000	1100	8	2006	Avg	855	N	N	4438 C 44TH AVE SW
009	790470	0122	3/2/11	\$410,000	\$432,000	1100	8	2006	Avg	1451	N	N	4438 D 44TH AVE SW
009	790470	0034	8/17/11	\$375,000	\$399,000	1150	8	2006	Avg	1187	N	N	4433 C 44TH AVE SW
009	757220	0025	11/4/10	\$564,500	\$586,000	1250	8	1965	Avg	5500	N	N	2737 50TH AVE SW
009	790470	0036	11/26/12	\$387,000	\$391,000	1280	8	2006	Avg	1637	N	N	4435 C 44TH AVE SW
009	239160	1930	2/18/11	\$394,000	\$415,000	1320	8	1965	Avg	4830	N	N	4543 50TH AVE SW
009	239160	1935	2/11/10	\$402,000	\$391,000	1320	8	1964	Avg	4830	N	N	4547 50TH AVE SW
009	129430	0025	1/13/10	\$375,000	\$361,000	1360	8	2008	Avg	1216	N	N	3411 A CALIFORNIA AVE SW
009	129430	0031	5/5/10	\$390,000	\$389,000	1360	8	2008	Avg	1216	N	N	3411 D CALIFORNIA AVE SW
009	129430	0031	7/23/12	\$400,000	\$414,000	1360	8	2008	Avg	1216	N	N	3411 D CALIFORNIA AVE SW
009	129430	0027	1/13/10	\$374,950	\$361,000	1380	8	2008	Avg	910	N	N	3411 B CALIFORNIA AVE SW
009	129430	0029	2/16/10	\$374,950	\$365,000	1380	8	2008	Avg	908	N	N	3411 C CALIFORNIA AVE SW
009	301030	0960	7/19/10	\$445,000	\$452,000	1390	8	1964	Avg	5750	N	N	4026 44TH AVE SW
009	013600	0195	5/22/12	\$430,000	\$450,000	1420	8	1970	Avg	5100	Y	N	2722 GARLOUGH AVE SW
009	500850	0195	11/2/12	\$450,000	\$457,000	1460	8	1951	Avg	6250	N	N	3023 45TH AVE SW
009	790520	0125	10/18/12	\$560,000	\$570,000	1500	8	1931	Good	4299	N	N	3847 44TH AVE SW
009	005900	0114	10/4/11	\$425,000	\$452,000	1660	8	1990	Avg	2500	Y	N	5345 SW ADMIRAL WAY
009	927720	0300	8/29/12	\$517,500	\$533,000	1720	8	1989	Avg	5794	N	N	3047 50TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
009	790520	0145	11/3/11	\$575,000	\$612,000	1780	8	1926	Good	7605	N	N	3816 45TH AVE SW
009	916110	0800	8/31/11	\$465,000	\$495,000	1800	8	1998	Avg	2879	N	N	4039 50TH AVE SW
009	239160	0848	11/28/11	\$456,000	\$485,000	1860	8	2007	Avg	3770	Y	N	4408 51ST AVE SW
009	570850	0285	1/3/11	\$515,000	\$539,000	1920	8	2002	Avg	5500	N	N	3206 44TH AVE SW
009	239160	1825	10/23/11	\$380,000	\$404,000	1920	8	1994	Avg	2875	Y	N	4548 51ST AVE SW
009	790520	0085	3/26/10	\$567,000	\$559,000	1950	8	1927	Good	4563	N	N	3840 44TH AVE SW
009	239160	1753	10/29/12	\$485,000	\$493,000	1970	8	1990	Avg	3833	Y	N	4518 51ST AVE SW
009	149280	0460	12/20/10	\$545,000	\$570,000	2180	8	1992	Avg	5000	N	N	5014 SW HINDS ST
009	916110	0533	5/12/11	\$539,950	\$573,000	2250	8	2011	Avg	2753	N	N	4023 49TH AVE SW
009	338990	0960	5/17/11	\$659,000	\$699,000	2510	8	2003	Avg	4420	N	N	4520 47TH AVE SW
009	927620	2090	10/14/11	\$700,000	\$745,000	2670	8	2011	Avg	5491	N	N	2740 47TH AVE SW
009	574260	0120	12/9/11	\$485,000	\$515,000	2900	8	1980	Avg	5750	N	N	3853 47TH AVE SW
009	239160	2507	9/19/11	\$665,000	\$708,000	2240	9	2009	Avg	4393	N	N	4540 48TH AVE SW
009	501350	0230	9/24/12	\$702,000	\$719,000	2780	9	2012	Avg	6466	N	N	3418 49TH AVE SW
009	294010	0010	5/2/12	\$930,000	\$975,000	2640	10	1992	Avg	5460	Y	N	5225 SW FOREST ST
009	152403	9067	8/23/12	\$900,000	\$927,000	3020	10	2012	Avg	9000	N	N	3209 51ST AVE SW

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	006600	0240	10/5/11	\$233,000	DOR RATIO;IMP COUNT
003	006600	0265	10/8/12	\$198,000	DIAGNOSTIC OUTLIER
003	006600	0350	8/29/11	\$230,000	DOR RATIO
003	006600	0385	8/31/12	\$279,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND
003	006600	0405	8/9/12	\$208,000	IMP CHARS DON'T MATCH SALES CHARS
003	082600	0191	6/3/11	\$312,000	RELOCATION - SALE TO SERVICE
003	082600	0435	5/23/12	\$229,950	DIAGNOSTIC OUTLIER
003	082600	0443	5/31/12	\$236,850	DIAGNOSTIC OUTLIER
003	082600	0445	5/15/12	\$229,950	DIAGNOSTIC OUTLIER
003	129730	0125	3/9/10	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	172580	0165	1/26/12	\$257,000	DIAGNOSTIC OUTLIER
003	172580	0210	5/23/12	\$180,000	IMP CHARS DON'T MATCH SALES CHARS
003	172580	0210	10/12/12	\$364,000	IMP CHARS DON'T MATCH SALES CHARS
003	232403	9093	12/18/12	\$195,000	DIAGNOSTIC OUTLIER
003	232403	9104	12/29/11	\$300,000	NO MARKET EXPOSURE
003	232403	9119	11/12/10	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	234930	0100	10/25/10	\$385,000	DIAGNOSTIC OUTLIER
003	234930	0105	6/21/11	\$190,000	DIAGNOSTIC OUTLIER
003	234930	0155	3/27/12	\$217,000	DIAGNOSTIC OUTLIER
003	246190	0040	6/24/10	\$529,000	IMP COUNT
003	246190	0260	5/5/10	\$141,249	DOR RATIO;QUIT CLAIM DEED
003	246190	0380	5/18/10	\$679,000	IMP COUNT
003	246190	0505	12/6/10	\$315,000	NON-REPRESENTATIVE SALE
003	246190	0609	11/1/10	\$237,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	246190	0675	9/6/12	\$240,000	DIAGNOSTIC OUTLIER
003	309500	0025	12/7/11	\$170,000	DOR RATIO
003	309500	0025	4/1/11	\$453,784	FORCED SALE; EXEMPT FROM EXCISE TAX
003	309500	0050	1/23/12	\$130,000	DOR RATIO
003	309500	0100	9/7/12	\$280,000	IMP CHARS DON'T MATCH SALES CHARS
003	309500	0195	9/10/10	\$274,995	PREVIMP<=25K
003	528820	0379	1/13/10	\$141,642	DOR RATIO;QUIT CLAIM DEED
003	528820	0379	1/13/10	\$141,642	DOR RATIO;QUIT CLAIM DEED
003	528820	0394	10/4/11	\$481,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	609520	0040	8/16/11	\$207,381	RELATED PARTY, FRIEND, OR NEIGHBOR
003	609520	0050	5/15/12	\$484,000	DIAGNOSTIC OUTLIER
003	612660	0200	11/15/11	\$210,000	DIAGNOSTIC OUTLIER
003	612660	0205	11/16/12	\$257,250	DIAGNOSTIC OUTLIER
003	612660	0940	7/29/11	\$197,000	DIAGNOSTIC OUTLIER
003	612660	0946	11/3/11	\$154,900	NON-REPRESENTATIVE SALE
003	612660	0970	6/8/11	\$333,000	UNFIN AREA
003	612660	1004	1/21/11	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	633200	0060	6/4/10	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	757920	0560	2/10/10	\$79,121	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	757920	0925	5/21/12	\$210,000	PREVIMP<=25K
003	762470	0020	4/19/11	\$335,000	UNFIN AREA
003	762570	0017	1/27/12	\$340,789	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
003	762570	0065	4/13/10	\$439,000	IMP CHARS DON'T MATCH SALES CHARS
003	762570	0130	4/26/10	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	762570	0290	8/3/10	\$714,000	RELOCATION - SALE TO SERVICE
003	762570	0305	5/20/10	\$512,500	ACTIVE PERMIT BEFORE SALE>25K
003	762570	0420	10/25/12	\$608,000	IMP CHARS DON'T MATCH SALES CHARS
003	762570	2616	12/22/11	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	762570	2911	7/6/12	\$176,000	NON REPRESENTIVE SALE
003	762570	2990	5/25/11	\$105,000	DOR RATIO
003	762570	2990	5/25/11	\$142,198	NON-REPRESENTATIVE SALE
003	762570	3175	2/22/10	\$370,000	IMP COUNT
003	772360	0200	4/12/10	\$610,000	IMP CHARS DON'T MATCH SALES CHARS
006	032400	0080	3/7/11	\$239,000	DOR RATIO;NO MARKET EXPOSURE
006	083800	0115	1/14/10	\$69,024	DOR RATIO;QUIT CLAIM DEED
006	095200	0075	2/22/10	\$369,950	NON-REPRESENTATIVE SALE
006	095200	0230	10/22/12	\$405,000	IMP CHARS DON'T MATCH SALES CHARS
006	095200	0485	6/27/11	\$280,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	0900	6/7/12	\$367,875	RELOCATION - SALE TO SERVICE
006	095200	0915	5/6/11	\$314,900	NON-REPRESENTATIVE SALE
006	095200	1080	5/17/10	\$549,900	RELOCATION - SALE TO SERVICE
006	095200	1265	4/8/11	\$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	1385	7/26/10	\$630,000	RELOCATION - SALE TO SERVICE
006	095200	2309	10/5/12	\$360,000	UNFIN AREA
006	095200	2935	9/25/12	\$220,000	IMP CHARS DON'T MATCH SALES CHARS
006	095200	2945	5/15/12	\$240,000	NON REPRESENTIVE SALE
006	095200	2995	11/15/11	\$232,500	DIAGNOSTIC OUTLIER
006	095200	3350	12/1/11	\$274,000	DIAGNOSTIC OUTLIER
006	095200	3405	9/21/10	\$230,000	DOR RATIO
006	095200	3630	5/14/10	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	3630	8/25/10	\$663,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	095200	3645	11/23/11	\$243,600	IMP CHARS DON'T MATCH SALES CHARS
006	095200	3676	12/29/10	\$230,000	NON-REPRESENTATIVE SALE
006	095200	4155	11/27/12	\$248,000	DIAGNOSTIC OUTLIER
006	095200	4895	11/9/12	\$299,000	DIAGNOSTIC OUTLIER
006	095200	5280	4/9/10	\$621,000	NON-REPRESENTATIVE SALE
006	095200	6725	9/2/10	\$255,000	NON-REPRESENTATIVE SALE
006	095200	6835	11/8/11	\$270,000	SEG/MERGER
006	095200	6945	12/21/10	\$138,986	DOR RATIO;QUIT CLAIM DEED
006	231390	0085	4/28/10	\$278,500	NON-REPRESENTATIVE SALE
006	231390	0295	10/22/12	\$445,000	IMP CHARS DON'T MATCH SALES CHARS
006	231390	0410	7/11/11	\$435,000	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	231390	0410	9/21/12	\$482,000	IMP CHARS DON'T MATCH SALES CHARS
006	296090	0035	5/27/10	\$110,000	DOR RATIO
006	300980	0250	1/21/10	\$237,274	RELATED PARTY, FRIEND, OR NEIGHBOR
006	301630	0330	7/16/10	\$572,000	NO MARKET EXPOSURE
006	432120	0840	8/31/10	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	432120	0870	12/23/10	\$298,004	NO MARKET EXPOSURE
006	501950	0035	8/29/11	\$584,000	IMP CHARS DON'T MATCH SALES CHARS
006	501950	0240	12/27/12	\$649,950	ACTIVE PERMIT BEFORE SALE>25K
006	548920	0115	8/24/12	\$570,000	IMP CHARS DON'T MATCH SALES CHARS
006	548920	0455	6/10/10	\$329,000	DOR RATIO;NO MARKET EXPOSURE
006	691120	0011	7/17/12	\$1,193,500	LACK OF REPRESENTATION
006	691120	0015	11/30/12	\$215,000	DOR RATIO
006	746590	0080	2/16/11	\$310,000	NON-REPRESENTATIVE SALE
006	746590	0295	12/17/10	\$485,000	NO MARKET EXPOSURE
006	757770	0046	10/22/12	\$345,000	IMP CHARS DON'T MATCH SALES CHARS
006	757770	0271	9/24/10	\$291,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	757820	0075	6/14/12	\$150,000	SEG/MERGER
006	757820	0400	9/9/11	\$325,686	NON REPRESENTIVE SALE
006	762870	0225	2/1/11	\$90,225	DOR RATIO;QUIT CLAIM DEED
006	764590	0005	8/23/10	\$390,000	DIAGNOSTIC OUTLIER
006	764590	0230	10/25/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	798740	0760	8/25/10	\$516,000	NON-REPRESENTATIVE SALE
006	798740	1275	12/3/10	\$112,000	DOR RATIO;NO MARKET EXPOSURE
006	857540	0290	5/30/12	\$730,000	ACTIVE PERMIT BEFORE SALE>25K
006	928580	0315	5/2/11	\$637,000	IMP CHARS DON'T MATCH SALES CHARS
006	928580	0415	8/11/11	\$275,000	UNFIN AREA
006	928580	0715	4/19/10	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	928580	1020	5/18/11	\$280,000	DOR RATIO;QUIT CLAIM DEED
006	929730	0020	8/29/12	\$270,171	DOR RATIO;QUIT CLAIM DEED
006	929730	0365	10/13/10	\$385,000	UNFIN AREA
006	929730	0375	10/12/12	\$305,000	DIAGNOSTIC OUTLIER
006	929730	1590	4/16/12	\$354,950	SEG/MERGER
006	929730	1590	6/13/12	\$369,000	SEG/MERGER
006	934540	0160	5/10/10	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	934540	0295	7/13/11	\$589,998	RELOCATION - SALE TO SERVICE
006	934540	0660	7/27/10	\$100,000	DOR RATIO;NO MARKET EXPOSURE
006	957780	0085	6/28/12	\$812,000	IMP CHARS DON'T MATCH SALES CHARS
006	957780	0140	11/26/12	\$285,000	IMP CHARS DON'T MATCH SALES CHARS
006	957780	0140	9/25/12	\$360,000	SEG/MERGER
006	957780	0180	10/6/10	\$275,000	DOR RATIO
009	001000	0100	5/4/12	\$335,000	RELOCATION - SALE TO SERVICE
009	019400	0455	4/6/11	\$503,250	RELOCATION - SALE TO SERVICE
009	019400	0475	2/23/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	019400	0637	12/27/11	\$68,878	DOR RATIO
009	019400	0655	10/15/12	\$700,000	IMP CHARS DON'T MATCH SALES CHARS
009	019400	0685	11/30/12	\$115,333	DOR RATIO
009	019400	0890	6/9/11	\$360,000	NON-REPRESENTATIVE SALE
009	120800	0035	11/18/11	\$514,000	IMP CHARS DON'T MATCH SALES CHARS
009	129430	0027	2/22/12	\$106,291	DOR RATIO;QUIT CLAIM DEED
009	150130	0030	5/24/12	\$220,000	DIAGNOSTIC OUTLIER
009	239160	0020	7/18/11	\$201,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
009	239160	0185	6/29/10	\$220,000	NO MARKET EXPOSURE
009	239160	0295	4/8/11	\$289,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	239160	0375	1/6/11	\$401,000	RELOCATION - SALE TO SERVICE
009	239160	0615	8/24/10	\$329,274	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
009	239160	0845	1/13/10	\$442,997	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
009	239160	0845	10/14/10	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	239160	1753	10/29/12	\$485,000	SALE TO RELOCATION COMPANY
009	239160	1905	2/2/11	\$474,000	NON-REPRESENTATIVE SALE
009	239160	2010	4/28/11	\$225,000	QUIT CLAIM DEED
009	239160	2340	6/9/11	\$355,000	DIAGNOSTIC OUTLIER
009	239160	2590	10/22/11	\$205,000	NO MARKET EXPOSURE
009	294010	0015	10/24/12	\$862,000	IMP CHARS DON'T MATCH SALES CHARS
009	294010	0045	7/13/11	\$525,000	ACTIVE PERMIT BEFORE SALE>25K
009	301030	0125	10/28/12	\$715,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	301030	1130	4/20/10	\$848,000	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
009	329770	0085	11/2/10	\$143,500	DOR RATIO;QUIT CLAIM DEED
009	338990	0535	6/21/12	\$300,000	LACK OF REPRESENTATION
009	348830	0080	8/27/12	\$410,000	IMP CHARS DON'T MATCH SALES CHARS
009	385290	0075	9/29/11	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	501350	0230	12/21/11	\$180,000	DOR RATIO
009	501350	0335	1/23/12	\$259,681	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
009	501350	0335	4/20/12	\$237,500	NON REPRESENTIVE SALE
009	501400	0120	7/8/10	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	501400	0130	6/13/11	\$209,000	NON-REPRESENTATIVE SALE
009	539860	0120	9/25/10	\$299,950	NON-REPRESENTATIVE SALE
009	570850	0220	10/17/12	\$287,000	LACK OF REPRESENTATION
009	570850	0265	10/18/11	\$289,000	NON-REPRESENTATIVE SALE
009	570850	0325	5/4/10	\$262,000	PREVIMP<=25K
009	638450	0690	12/21/10	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	677520	0010	5/23/11	\$190,000	LACK OF REPRESENTATION
009	677520	0010	3/28/12	\$485,000	IMP CHARS DON'T MATCH SALES CHARS
009	677520	0045	11/15/12	\$406,000	IMP CHARS DON'T MATCH SALES CHARS
009	790470	0007	7/20/11	\$415,000	IMP CHARS DON'T MATCH SALES CHARS
009	790470	0124	2/15/12	\$252,500	DIAGNOSTIC OUTLIER
009	790470	0132	9/25/12	\$250,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	790520	0047	11/10/11	\$451,000	IMP CHARS DON'T MATCH SALES CHARS
009	790520	0059	6/28/12	\$240,000	DIAGNOSTIC OUTLIER
009	790520	0161	5/12/10	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	790520	0366	6/16/11	\$595,000	IMP CHARS DON'T MATCH SALES CHARS
009	790520	0366	6/7/11	\$595,000	RELOCATION - SALE TO SERVICE
009	801010	0080	3/28/11	\$302,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
009	855990	0020	2/1/11	\$301,964	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
009	855990	0075	8/6/10	\$386,251	RELATED PARTY, FRIEND, OR NEIGHBOR
009	916110	0165	11/13/12	\$635,000	ACTIVE PERMIT BEFORE SALE>25K
009	916110	0165	12/27/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	916110	0326	5/16/11	\$364,000	RELOCATION - SALE TO SERVICE
009	916110	0535	9/22/10	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	916110	0795	6/14/12	\$398,000	IMP CHARS DON'T MATCH SALES CHARS
009	927620	0200	5/18/12	\$292,000	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
009	927620	0230	6/10/11	\$267,500	NON-REPRESENTATIVE SALE
009	927620	0295	9/19/11	\$297,500	IMP CHARS DON'T MATCH SALES CHARS
009	927620	0395	9/17/10	\$709,374	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	0395	4/20/10	\$481,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	0395	6/10/10	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	0601	11/19/10	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927620	0780	12/29/10	\$356,000	NON-REPRESENTATIVE SALE
009	927620	2070	6/19/12	\$535,000	RELOCATION - SALE TO SERVICE
009	927620	2090	11/4/10	\$260,000	DOR RATIO
009	927620	2350	6/17/11	\$500,000	IMP CHARS DON'T MATCH SALES CHARS
009	927720	0010	11/17/10	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	927720	0045	12/27/12	\$460,000	PREVIMP<=25K
009	927820	0080	5/11/11	\$207,000	NON REPRESENTATIVE SALE
009	927820	0165	5/11/10	\$273,000	LACK OF REPRESENTATION
009	927830	0045	12/22/10	\$285,000	DOR RATIO;NON-REPRESENTATIVE SALE
009	942440	0215	5/6/10	\$150,000	DOR RATIO
009	942440	0240	6/2/11	\$395,000	IMP CHARS DON'T MATCH SALES CHARS
009	942440	0260	12/14/11	\$306,000	BANKRUPTCY; FORCED SALE; NO MARKET EXP.
009	957180	0075	5/23/11	\$155,860	DOR RATIO;QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	300980	0025	7/26/2010	\$255,000	4750	N	N
006	757820	0070	6/14/2012	\$150,000	5000	N	N
006	798740	0925	10/9/2012	\$21,500	4165	N	N
006	798740	0930	11/7/2012	\$27,500	4165	N	N
006	798740	0940	10/9/2012	\$27,500	4165	N	N
006	934540	0355	11/19/2010	\$210,000	5000	N	N
009	019400	0695	10/6/2010	\$250,000	5800	Y	N
009	152403	9067	11/23/2011	\$210,000	9000	N	N
009	501350	0230	12/21/2011	\$180,000	6466	N	N
009	927620	1680	12/5/2011	\$300,000	5900	N	N

***Vacant Sales Removed in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	762570	0453	12/21/2011	\$700,000	MULTI-PARCEL SALE;
003	762570	0454	12/21/2011	\$700,000	MULTI-PARCEL SALE;
003	762570	0456	12/21/2011	\$700,000	MULTI-PARCEL SALE;
003	762570	0457	12/21/2011	\$700,000	MULTI-PARCEL SALE;
006	231390	0130	4/27/2010	\$479,000	MULTI-PARCEL SALE;
009	301030	0125	3/24/2012	\$125,000	DOR RATIO
009	348780	0035	3/26/2010	\$25,000	NO MARKET EXPOSURE
009	927620	1680	12/5/2011	\$300,000	MULTI-PARCEL SALE;