

Residential Revalue

2013 Assessment Roll

Normandy Park

Area 49

**King County Department of Assessments
Seattle, Washington**



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

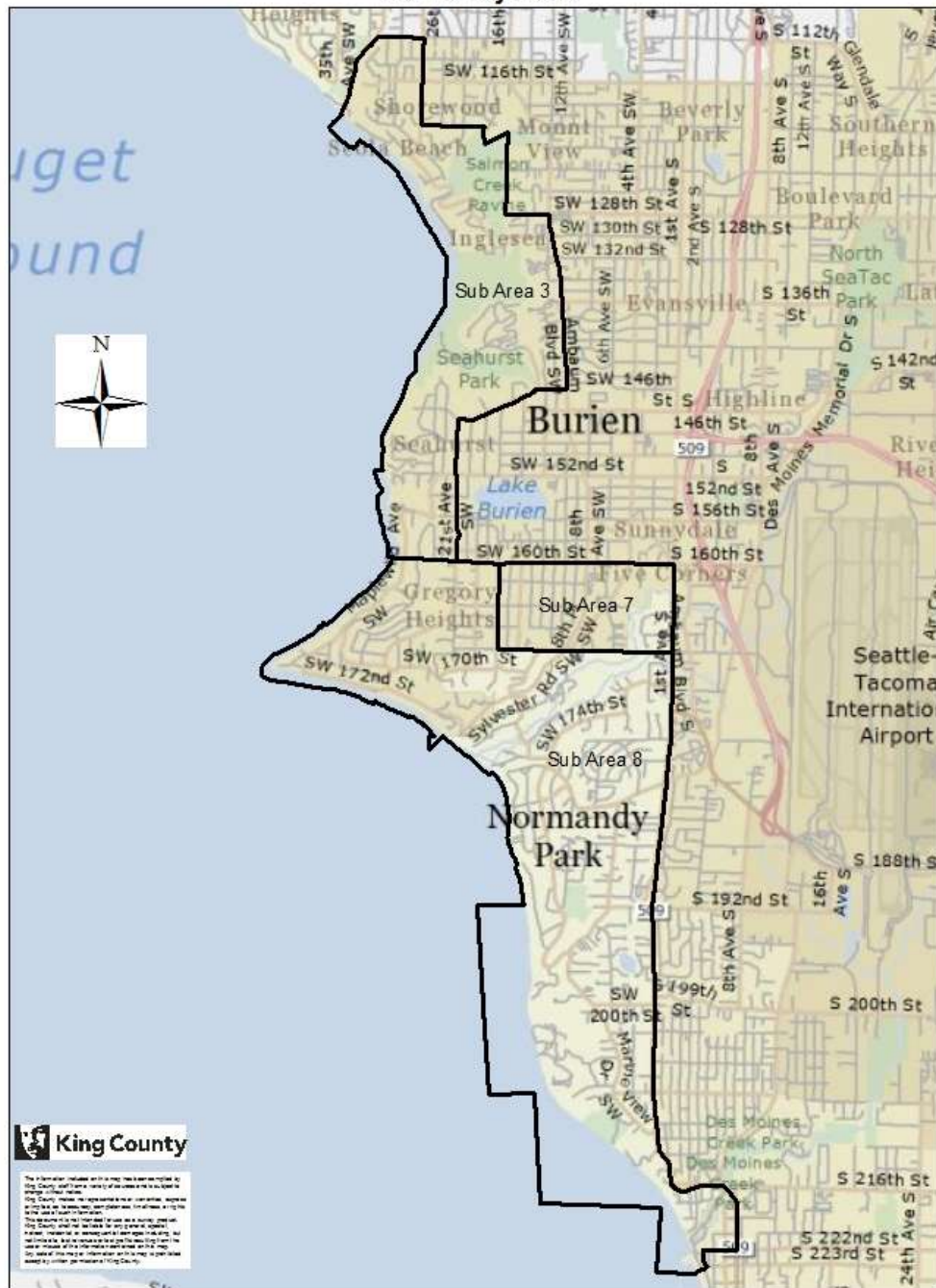
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 49 Normandy Park



Normandy Park's Housing



Grade 6/ Year Built 1946/ Total Living Area 1310



Grade 9/ Year Built 1997/ Total Living Area 2880



Grade 7/ Year Built 1954/ Total Living Area 1530



Grade 10/ Year Built 1976/ Total Living Area 2510



Grade 8/ Year Built 2000/ Total Living Area 1950



Grade 11/ Year Built 1988/ Total Living Area 3850

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Characteristics-Based Market Adjustment for 2013 Assessment Roll

Area Name / Number: Normandy Park/49

Previous Physical Inspection: 2010

Number of Improved Sales: 381

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	\$173,400	\$213,300	\$386,700			
2013 Value	\$173,400	\$199,600	\$373,000	\$411,900	91.5%	10.72%
Change	\$0	-\$13,700	-\$13,700			
% Change	0.0%	-6.4%	-3.5%			

*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 10.72% is an improvement from the previous COD of 10.73%.* 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	\$185,700	\$217,000	\$402,700
2013 Value	\$185,700	\$204,600	\$390,300
Percent Change	0.0%	-5.7%	-3.1%

Number of one to three unit residences in the population: 5340

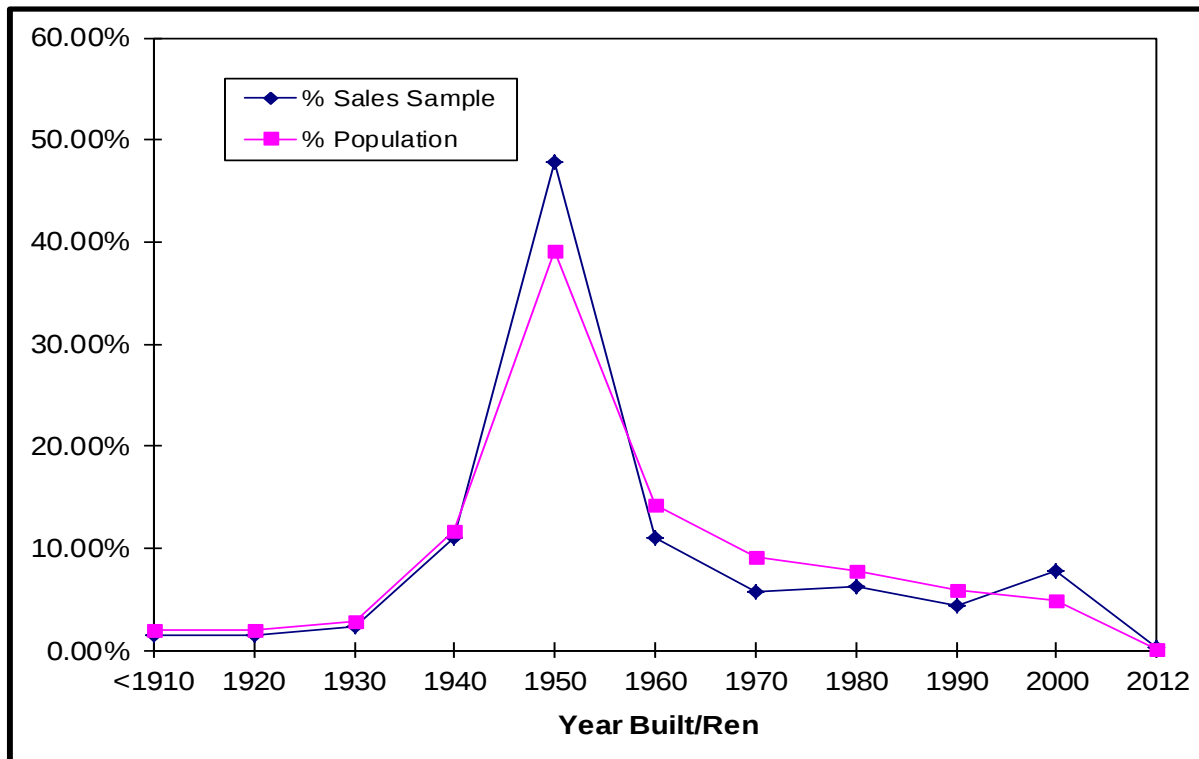
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with a View had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required less 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	6	1.57%
1920	6	1.57%
1930	9	2.36%
1940	42	11.02%
1950	182	47.77%
1960	42	11.02%
1970	22	5.77%
1980	24	6.30%
1990	17	4.46%
2000	30	7.87%
2012	1	0.26%
	381	

Population		
Year Built/Ren	Frequency	% Population
<=1910	108	2.02%
1920	110	2.06%
1930	150	2.81%
1940	628	11.76%
1950	2088	39.10%
1960	764	14.31%
1970	491	9.19%
1980	416	7.79%
1990	315	5.90%
2000	264	4.94%
2012	6	0.11%
	5340	

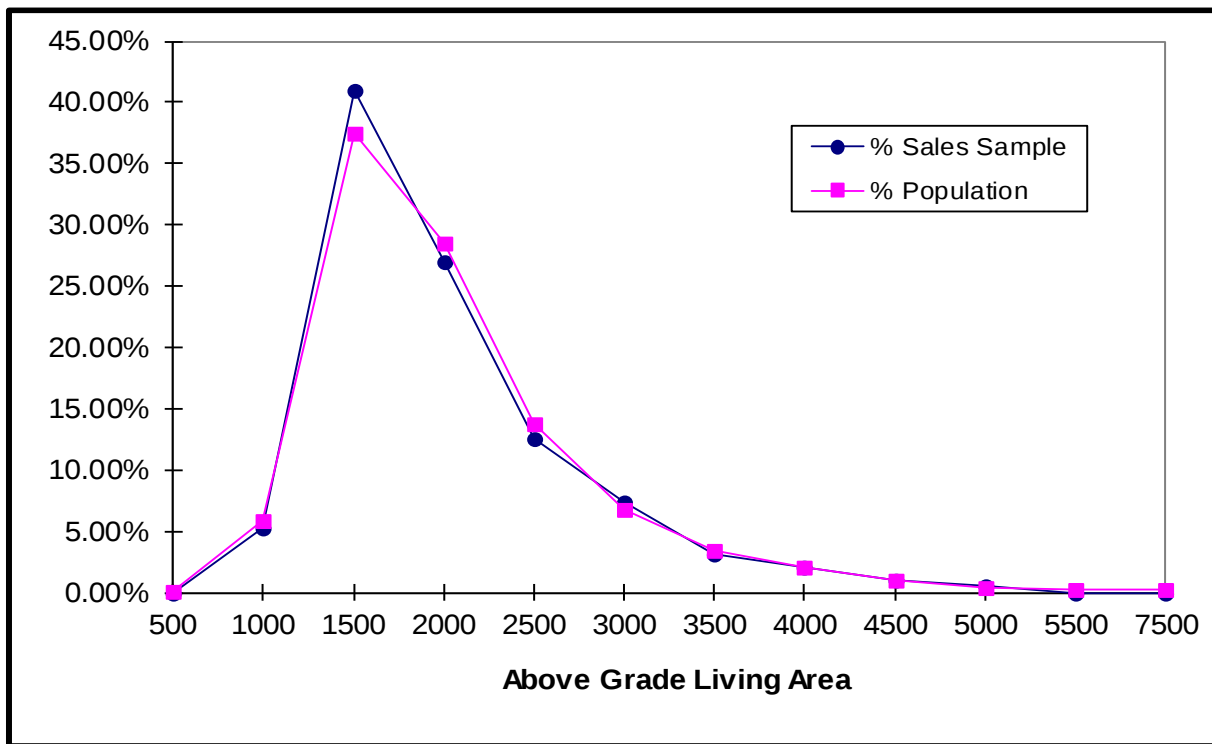


The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	5.25%
1500	156	40.94%
2000	103	27.03%
2500	48	12.60%
3000	28	7.35%
3500	12	3.15%
4000	8	2.10%
4500	4	1.05%
5000	2	0.52%
5500	0	0.00%
7500	0	0.00%
	381	

Population		
AGLA	Frequency	% Population
500	7	0.13%
1000	316	5.92%
1500	2002	37.49%
2000	1526	28.58%
2500	733	13.73%
3000	362	6.78%
3500	186	3.48%
4000	106	1.99%
4500	55	1.03%
5000	20	0.37%
5500	15	0.28%
7500+	12	0.22%
	5340	

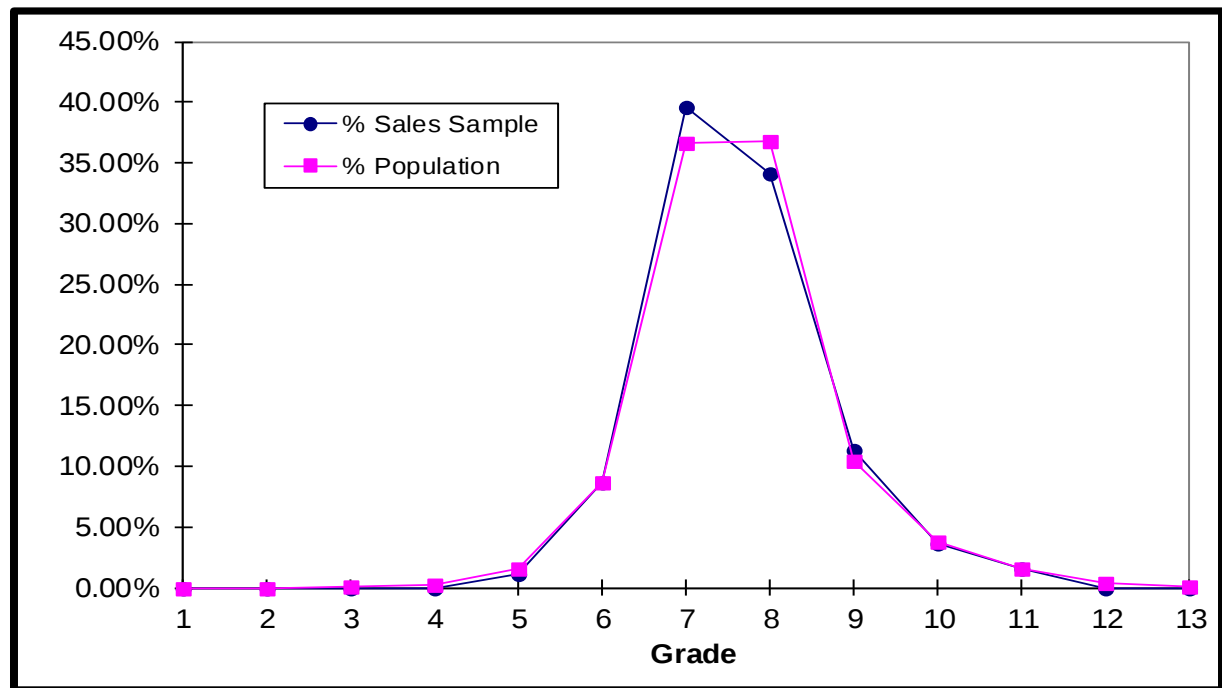


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	4	1.05%
6	33	8.66%
7	151	39.63%
8	130	34.12%
9	43	11.29%
10	14	3.67%
11	6	1.57%
12	0	0.00%
13	0	0.00%
381		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	8	0.15%
5	82	1.54%
6	460	8.61%
7	1955	36.61%
8	1966	36.82%
9	556	10.41%
10	203	3.80%
11	81	1.52%
12	20	0.37%
13	7	0.13%
5340		



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

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required. 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 a characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with a View had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required less 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 381 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 (2) therefore; Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.5%. 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 -3.1%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 49 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

-5.13%

Has View	Yes
% Adjustment	-0.99%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an improvement with a view would *approximately* receive a -0.99% downward adjustment. 2249 parcels in the improved population would receive this adjustment. There were 130 sales.

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

52% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area

Area 49 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 \$525000 which occurred on August 1, 2012 would be adjusted by the time trend factor of 0.998, resulting in an adjusted value of \$524,000 (\$525000 X .998=\$523,950) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.880	-12.0%
2/1/2010	0.887	-11.3%
3/1/2010	0.893	-10.7%
4/1/2010	0.899	-10.1%
5/1/2010	0.905	-9.5%
6/1/2010	0.911	-8.9%
7/1/2010	0.917	-8.3%
8/1/2010	0.922	-7.8%
9/1/2010	0.928	-7.2%
10/1/2010	0.933	-6.7%
11/1/2010	0.938	-6.2%
12/1/2010	0.942	-5.8%
1/1/2011	0.947	-5.3%
2/1/2011	0.951	-4.9%
3/1/2011	0.955	-4.5%
4/1/2011	0.959	-4.1%
5/1/2011	0.963	-3.7%
6/1/2011	0.966	-3.4%
7/1/2011	0.970	-3.0%
8/1/2011	0.973	-2.7%
9/1/2011	0.976	-2.4%
10/1/2011	0.979	-2.1%
11/1/2011	0.982	-1.8%
12/1/2011	0.984	-1.6%
1/1/2012	0.987	-1.3%
2/1/2012	0.989	-1.1%
3/1/2012	0.991	-0.9%
4/1/2012	0.992	-0.8%
5/1/2012	0.994	-0.6%
6/1/2012	0.995	-0.5%
7/1/2012	0.997	-0.3%
8/1/2012	0.998	-0.2%
9/1/2012	0.999	-0.1%
10/1/2012	0.999	-0.1%
11/1/2012	1.000	0.0%
12/1/2012	1.000	0.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 49
(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	917560	0045	7/2/12	\$200,000	\$199,000	980	5	1950	Avg	19021	N	N	2701 SW 156TH ST
003	233880	0180	2/10/11	\$245,000	\$233,000	870	6	1947	Avg	7847	N	N	15427 21ST AVE SW
003	610240	0050	7/6/12	\$236,000	\$235,000	880	6	1944	Avg	9940	Y	N	15239 24TH AVE SW
003	433140	0065	6/28/10	\$235,000	\$215,000	1130	6	1950	Good	8320	N	N	14322 11TH AVE SW
003	610240	0125	2/23/12	\$332,000	\$329,000	1140	6	1920	Good	15100	Y	N	15204 27TH AVE SW
003	433140	0085	1/5/10	\$300,000	\$264,000	1400	6	1952	Good	8960	N	N	14234 11TH AVE SW
003	433140	0135	3/11/10	\$249,000	\$223,000	1500	6	1949	Good	10125	N	N	14303 11TH AVE SW
003	763580	1162	9/14/10	\$335,000	\$311,000	1570	6	1947	Good	10400	N	N	2415 SW 146TH ST
003	242303	9008	5/10/12	\$305,000	\$303,000	1850	6	1960	Avg	16231	N	N	2715 SW 156TH ST
003	632600	0216	9/27/10	\$270,000	\$252,000	910	7	1962	Avg	11087	N	N	2910 SW 119TH ST
003	783580	0345	8/12/11	\$255,000	\$248,000	930	7	1955	Avg	8277	N	N	1127 SW 134TH ST
003	783580	0249	6/22/12	\$256,000	\$255,000	950	7	1978	Avg	14162	Y	N	13241 12TH AVE SW
003	763580	1412	7/9/10	\$369,850	\$340,000	980	7	1955	Avg	8680	N	N	2402 SW 150TH ST
003	632600	0110	7/18/11	\$285,000	\$277,000	1010	7	1962	Avg	10659	N	N	11621 29TH AVE SW
003	610240	0010	8/13/12	\$278,000	\$277,000	1020	7	1938	Good	10615	N	N	15208 24TH AVE SW
003	777420	0186	3/29/10	\$345,000	\$310,000	1020	7	1963	Good	8300	N	N	12205 21ST AVE SW
003	296680	0015	3/6/12	\$218,200	\$216,000	1060	7	1951	Avg	6107	N	N	15218 MAPLEWILD AVE SW
003	783580	0135	1/27/10	\$241,000	\$214,000	1060	7	1958	Avg	8400	N	N	1329 SW 130TH ST
003	184200	0165	7/27/12	\$285,000	\$284,000	1060	7	1954	Avg	7547	Y	N	11526 28TH AVE SW
003	632700	0115	8/15/12	\$252,850	\$252,000	1080	7	1955	Avg	6800	N	N	2914 SW 116TH ST
003	122303	9066	9/21/12	\$245,000	\$245,000	1100	7	1952	Avg	10950	Y	N	11825 26TH AVE SW
003	143080	0280	11/20/12	\$292,000	\$292,000	1110	7	1955	Good	7500	N	N	14402 15TH AVE SW
003	783580	0080	3/28/11	\$240,000	\$230,000	1130	7	1958	Avg	9450	N	N	1510 SW 130TH ST
003	632700	0135	5/21/10	\$395,000	\$359,000	1150	7	1954	Good	8700	N	N	11556 30TH PL SW
003	777920	0025	11/28/12	\$350,000	\$350,000	1160	7	1954	Good	12041	Y	N	12640 SHOREWOOD DR SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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	632700	0075	3/22/11	\$362,250	\$347,000	1160	7	1954	Good	13236	N	N	11433 30TH PL SW
003	632700	0140	5/12/10	\$360,000	\$327,000	1190	7	1954	Good	9700	N	N	11550 30TH PL SW
003	610240	0070	11/12/10	\$296,000	\$278,000	1200	7	1957	Avg	14109	N	N	15212 26TH AVE SW
003	632600	0045	8/10/10	\$305,000	\$282,000	1210	7	2006	Avg	7200	N	N	11515 29TH AVE SW
003	763580	1024	12/9/11	\$319,000	\$314,000	1220	7	1955	Good	7500	N	N	14415 22ND AVE SW
003	777420	0095	9/22/10	\$495,000	\$461,000	1230	7	1948	Good	15901	Y	N	12122 25TH AVE SW
003	810300	0145	7/20/12	\$318,000	\$317,000	1240	7	1954	Good	7635	N	N	11414 28TH AVE SW
003	354160	0110	4/7/10	\$331,000	\$298,000	1250	7	1971	Avg	11700	N	N	13908 15TH PL SW
003	810300	0106	12/7/11	\$235,000	\$231,000	1260	7	1961	Avg	7525	N	N	11411 26TH AVE SW
003	354160	0160	6/11/12	\$343,500	\$342,000	1280	7	1966	Avg	11700	N	N	13915 15TH PL SW
003	763740	0140	6/23/10	\$379,000	\$347,000	1330	7	1946	Avg	21814	N	N	2010 SW 146TH ST
003	763580	1022	10/1/12	\$270,000	\$270,000	1360	7	1956	Avg	9300	N	N	14409 22ND AVE SW
003	810360	0056	9/26/11	\$330,000	\$323,000	1370	7	1957	Avg	10938	N	N	2818 SW 115TH ST
003	242303	9148	8/8/11	\$395,000	\$385,000	1380	7	1957	Avg	12240	Y	N	2424 SW 152ND ST
003	184200	0005	4/15/11	\$260,000	\$250,000	1430	7	1948	Good	6280	N	N	11503 26TH AVE SW
003	763680	0202	1/21/11	\$425,250	\$404,000	1450	7	1924	VGood	12319	Y	N	14615 25TH AVE SW
003	810360	0007	10/15/11	\$285,000	\$279,000	1460	7	1954	Good	10010	N	N	11203 28TH AVE SW
003	447700	0115	2/2/11	\$330,000	\$314,000	1490	7	1983	Avg	13200	N	N	15732 23RD AVE SW
003	233880	0120	10/8/10	\$389,990	\$364,000	1520	7	1948	Avg	14364	N	N	15418 22ND AVE SW
003	632700	0210	2/16/12	\$363,000	\$359,000	1550	7	1954	Avg	6660	N	N	2903 SW 115TH ST
003	354160	0475	7/11/11	\$445,000	\$432,000	1560	7	1970	Good	13800	Y	N	13607 17TH AVE SW
003	783580	0072	9/23/10	\$325,000	\$303,000	1593	7	1958	Good	8100	N	N	1420 SW 130TH ST
003	783580	0072	9/26/11	\$332,500	\$325,000	1593	7	1958	Good	8100	N	N	1420 SW 130TH ST
003	273160	0140	9/25/12	\$329,000	\$329,000	1600	7	1920	Good	9200	N	N	14928 22ND AVE SW
003	433140	0210	2/2/10	\$275,000	\$244,000	1640	7	1955	Good	9550	N	N	14204 12TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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	763580	1420	6/8/10	\$375,000	\$342,000	1780	7	1915	VGood	10850	N	N	2457 SW 150TH ST
003	763580	1301	10/20/11	\$460,000	\$451,000	1803	7	1940	VGood	23100	N	N	2501 SW 149TH ST
003	327640	0070	7/2/12	\$589,000	\$587,000	1830	7	1967	Good	12000	Y	N	11829 MARINE VIEW DR SW
003	433220	0075	7/22/10	\$283,000	\$260,000	1920	7	1955	Avg	14424	N	N	1422 SW 143RD ST
003	632700	0045	4/22/10	\$445,000	\$402,000	1920	7	1985	Good	33070	N	N	11510 SEOLA BEACH DR SW
003	632700	0040	7/29/10	\$350,000	\$323,000	1950	7	1986	Good	28644	N	N	11520 SEOLA BEACH DR SW
003	433140	0325	4/27/12	\$495,000	\$492,000	1960	7	1995	Avg	10500	Y	N	14203 12TH AVE SW
003	763580	1051	8/7/12	\$310,000	\$309,000	2110	7	1954	Good	11700	N	N	2222 SW 146TH ST
003	777420	0120	6/11/12	\$500,000	\$498,000	2220	7	1950	Good	15086	Y	N	12276 MARINE VIEW DR SW
003	777420	0240	5/3/11	\$471,500	\$454,000	2970	7	1983	Good	15600	N	N	12032 21ST AVE SW
003	763580	1143	6/4/12	\$320,000	\$319,000	1280	8	1963	Good	8255	N	N	14640 25TH AVE SW
003	777420	0075	8/10/12	\$460,000	\$459,000	1340	8	1957	Good	13950	Y	N	12131 25TH AVE SW
003	777920	0055	8/8/12	\$375,000	\$374,000	1400	8	1959	Avg	9100	Y	N	12676 SHOREWOOD DR SW
003	778160	0050	8/15/11	\$715,000	\$697,000	1410	8	1956	Avg	5760	Y	Y	12825 STANDRING LN SW
003	179500	0020	4/29/11	\$425,500	\$410,000	1420	8	1975	Avg	9000	Y	N	1909 SW COVE POINT RD
003	763580	1191	6/29/10	\$355,000	\$325,000	1450	8	1959	Good	12000	N	N	14430 25TH AVE SW
003	778400	0200	3/14/11	\$400,000	\$383,000	1450	8	1950	Good	9750	Y	N	12129 MARINE VIEW DR SW
003	296680	0025	7/25/12	\$399,000	\$398,000	1480	8	1965	Good	8839	N	N	15232 MAPLEWILD AVE SW
003	885900	0035	9/6/11	\$398,000	\$389,000	1490	8	1955	Good	6504	Y	N	11914 26TH PL SW
003	777920	0150	7/26/12	\$500,500	\$499,000	1490	8	1959	Good	9000	Y	N	12661 SHOREWOOD DR SW
003	885900	0005	11/8/12	\$435,000	\$435,000	1500	8	1960	Avg	8524	Y	N	11921 26TH PL SW
003	354160	0020	11/3/11	\$440,000	\$432,000	1670	8	1969	Avg	12500	Y	N	1434 SW 137TH ST
003	250900	0180	8/17/12	\$385,000	\$384,000	1710	8	1965	Avg	9700	N	N	3021 SW 116TH PL
003	778440	0110	4/16/10	\$631,500	\$570,000	1730	8	1955	Good	9450	Y	N	12249 MARINE VIEW DR SW
003	632600	0300	6/23/11	\$365,000	\$354,000	1820	8	1953	Good	7800	Y	N	11922 30TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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	763580	1181	4/9/12	\$363,000	\$360,000	1830	8	1953	Good	13000	N	N	14437 24TH AVE SW
003	777420	0021	1/4/12	\$485,000	\$479,000	1840	8	1967	Good	13600	Y	N	2511 SW 121ST ST
003	778440	0180	6/28/12	\$440,000	\$438,000	1860	8	1965	Good	9200	Y	N	2419 SW 125TH ST
003	273160	0055	8/2/10	\$478,000	\$441,000	1940	8	1946	VGood	9200	N	N	15108 24TH AVE SW
003	763740	0060	12/13/12	\$501,000	\$501,000	2110	8	1956	Good	25500	N	N	14448 22ND AVE SW
003	777420	0045	1/21/10	\$520,000	\$460,000	2230	8	1954	Good	13050	Y	N	12224 MARINE VIEW DR SW
003	273160	0091	9/14/10	\$345,800	\$321,000	2260	8	1965	Avg	4600	N	N	14961 22ND AVE SW
003	777420	0130	10/29/12	\$764,200	\$764,000	2372	8	2012	Avg	15996	Y	N	12292 MARINE VIEW DR SW
003	763580	1105	4/25/12	\$474,950	\$472,000	2690	8	2004	Avg	13050	N	N	14671 22ND AVE SW
003	763580	1401	9/1/10	\$599,950	\$556,000	2700	8	1998	Avg	18370	N	N	2428 SW 150TH ST
003	763580	1013	7/18/12	\$505,000	\$504,000	3487	8	2007	Avg	10920	N	N	2107 SW 146TH ST
003	763240	0277	2/2/11	\$900,000	\$856,000	3910	8	1993	Avg	15490	Y	Y	15929 MAPLEWILD AVE SW
003	447700	0290	10/10/11	\$415,000	\$407,000	1130	9	1975	Avg	15400	Y	N	15911 25TH AVE SW
003	778400	0040	12/15/12	\$610,000	\$610,000	1960	9	1951	Avg	60112	Y	N	11955 MARINE VIEW DR SW
003	296680	0035	7/14/10	\$745,000	\$685,000	2190	9	1992	Avg	9943	Y	N	15240 MAPLEWILD AVE SW
003	777920	0310	6/8/12	\$535,000	\$533,000	2330	9	1960	Avg	17712	Y	N	13001 SHOREWOOD DR SW
003	763580	1182	11/5/12	\$590,000	\$590,000	2620	9	2004	Avg	14560	N	N	14459 24TH AVE SW
003	447700	0270	6/5/12	\$580,000	\$577,000	2730	9	1976	Avg	17558	Y	N	15811 25TH AVE SW
003	122303	9015	9/10/12	\$790,000	\$789,000	3166	9	2008	Avg	41605	Y	N	11664 SEOLA BEACH DR SW
003	122303	9176	5/1/12	\$760,000	\$755,000	1900	10	1974	Avg	5100	Y	Y	12065 30TH AVE SW
003	233880	0045	9/26/10	\$650,000	\$606,000	3138	10	2005	Avg	12135	Y	N	2240 SW 156TH ST
003	447700	0005	4/4/12	\$665,000	\$660,000	3471	10	2008	Avg	27929	N	N	15685 21ST AVE SW
003	447700	0280	4/13/11	\$910,000	\$874,000	2040	11	2002	Avg	11800	Y	N	15889 25TH AVE SW
007	296880	0175	1/13/11	\$179,000	\$170,000	830	5	1930	Good	7620	N	N	16027 9TH AVE SW
007	296880	1310	10/26/12	\$199,950	\$200,000	850	5	1947	Good	7620	N	N	16202 11TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
007	296880	0125	8/2/11	\$205,000	\$200,000	880	6	1946	Good	7620	N	N	16024 10TH AVE SW
007	296880	0830	3/12/10	\$244,000	\$218,000	900	6	1948	Good	7620	N	N	16245 15TH AVE SW
007	296880	0576	9/1/10	\$235,000	\$218,000	1010	6	1952	VGood	7440	N	N	1419 SW 160TH ST
007	296880	0560	5/14/12	\$193,975	\$193,000	1060	6	1960	Good	7620	N	N	16037 13TH AVE SW
007	296880	0720	1/19/11	\$180,000	\$171,000	1070	6	1954	Avg	7620	N	N	16031 15TH AVE SW
007	296880	0115	4/12/10	\$272,000	\$245,000	1080	6	1954	VGood	7620	N	N	16012 10TH AVE SW
007	296880	1010	10/30/12	\$226,000	\$226,000	1100	6	1952	Good	7620	N	N	16244 14TH AVE SW
007	296880	0765	4/20/12	\$220,000	\$219,000	1170	6	1954	Good	7860	N	N	16238 16TH AVE SW
007	121400	0085	4/1/10	\$265,000	\$238,000	1180	6	1951	Good	8532	N	N	16004 6TH AVE SW
007	296880	1025	7/21/11	\$207,000	\$201,000	1200	6	1952	Avg	10624	N	N	16260 14TH AVE SW
007	296880	0220	11/30/11	\$225,000	\$221,000	1200	6	1954	Good	7620	N	N	16022 11TH AVE SW
007	024300	0100	11/13/12	\$250,000	\$250,000	1250	6	1952	VGood	10554	N	N	1317 SW 164TH ST
007	296880	1450	10/7/10	\$225,000	\$210,000	1310	6	1961	VGood	7620	N	N	16224 10TH AVE SW
007	296880	1450	8/15/12	\$245,000	\$245,000	1310	6	1961	VGood	7620	N	N	16224 10TH AVE SW
007	296880	1055	10/18/10	\$206,500	\$193,000	1340	6	1951	VGood	7620	N	N	16235 13TH AVE SW
007	296880	1080	10/25/12	\$279,950	\$280,000	1640	6	1958	Good	9855	N	N	1304 SW 164TH ST
007	296880	0364	10/26/12	\$300,000	\$300,000	1680	6	1947	Good	8890	N	N	16041 11TH AVE SW
007	296880	0725	3/23/11	\$275,000	\$263,000	1850	6	1954	VGood	7620	N	N	16037 15TH AVE SW
007	296880	0276	8/24/12	\$405,000	\$404,000	2170	6	1932	VGood	8255	N	N	16043 10TH AVE SW
007	296880	1165	11/3/10	\$255,000	\$239,000	900	7	1972	Avg	8370	N	N	16233 12TH AVE SW
007	296880	0846	9/24/10	\$255,000	\$238,000	920	7	1954	VGood	6968	N	N	1502 SW 164TH ST
007	419740	0080	12/12/12	\$203,000	\$203,000	1000	7	1941	Good	8013	N	N	16406 SYLVESTER RD SW
007	419740	0013	8/18/11	\$257,000	\$251,000	1000	7	1954	Good	20506	N	N	16437 SYLVESTER RD SW
007	296880	0960	7/5/12	\$250,000	\$249,000	1060	7	1959	Good	10795	N	N	16259 14TH AVE SW
007	024300	0060	4/14/10	\$285,000	\$257,000	1070	7	1953	VGood	8100	N	N	16431 12TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
007	121700	0421	6/25/12	\$320,000	\$319,000	1120	7	1952	Good	8040	N	N	1115 SW 166TH ST
007	024300	0380	11/17/10	\$340,000	\$320,000	1220	7	1955	VGood	7800	N	N	16620 16TH AVE SW
007	024300	0231	7/12/12	\$225,000	\$224,000	1250	7	1956	Good	9377	N	N	1409 SW 164TH ST
007	296880	0160	12/13/12	\$257,000	\$257,000	1340	7	1959	Good	7620	N	N	16009 9TH AVE SW
007	816760	0035	4/14/10	\$305,000	\$275,000	1370	7	1958	VGood	11200	N	N	16619 SYLVESTER RD SW
007	093600	0130	6/16/12	\$347,000	\$346,000	1370	7	1934	Good	26100	N	N	223 SW 166TH PL
007	296880	1005	5/7/10	\$271,500	\$246,000	1440	7	2009	Avg	7620	N	N	16238 14TH AVE SW
007	093600	0095	4/9/12	\$270,000	\$268,000	1450	7	1935	VGood	69260	N	N	16419 3RD AVE SW
007	279920	0040	3/8/12	\$227,700	\$226,000	1610	7	1954	Good	6600	N	N	1224 SW 167TH ST
007	296880	0206	4/5/11	\$239,500	\$230,000	1610	7	1988	Good	8255	N	N	16010 11TH AVE SW
007	024300	0180	6/20/12	\$254,950	\$254,000	1710	7	1953	Good	8775	N	N	16457 13TH AVE SW
007	419740	0098	12/26/12	\$415,000	\$415,000	1934	7	1933	VGood	33028	N	N	16444 6TH AVE SW
007	093600	0105	4/27/11	\$410,000	\$395,000	1370	8	1961	VGood	36261	N	N	16437 3RD AVE SW
007	093600	0061	10/9/12	\$389,000	\$389,000	1480	8	1957	VGood	15040	N	N	16428 3RD AVE SW
007	296880	1518	12/6/12	\$409,950	\$410,000	2280	8	2001	Avg	6480	N	N	16241 9TH AVE SW
007	296880	1590	3/1/12	\$425,000	\$421,000	2328	8	2011	Avg	6780	N	N	825 SW 162ND ST
007	093600	0164	8/9/10	\$512,000	\$473,000	2450	8	2005	Avg	9702	N	N	148 SW 166TH PL
008	312304	9070	10/22/10	\$373,900	\$350,000	1340	5	1903	Good	15650	Y	N	227 SW 185TH ST
008	763180	0065	1/26/10	\$360,000	\$319,000	620	6	1923	Good	10800	Y	Y	16507 MAPLEWILD AVE SW
008	857640	0090	11/15/11	\$275,000	\$270,000	750	6	1920	Good	8700	Y	N	18317 2ND AVE SW
008	440680	0065	11/21/12	\$335,000	\$335,000	870	6	1943	Good	8475	N	N	225 SW 184TH ST
008	809600	0205	11/11/11	\$576,000	\$566,000	1020	6	1974	Avg	4520	Y	Y	2825 SW 172ND ST
008	252303	9171	7/18/12	\$220,000	\$219,000	1160	6	1947	Good	7425	N	N	16019 19TH AVE SW
008	809600	0225	4/25/12	\$630,000	\$626,000	1330	6	1928	Good	6440	Y	Y	2809 SW 172ND ST
008	611750	1630	3/26/11	\$670,000	\$642,000	940	7	1950	Good	30838	Y	Y	19203 EDGECLIFF DR SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	768040	0240	4/25/12	\$271,701	\$270,000	970	7	1950	Good	9750	N	N	16657 MARINE VIEW DR SW
008	286170	0030	8/8/12	\$280,000	\$279,000	1060	7	1959	Good	18900	N	N	122 SW 207TH ST
008	611750	1775	9/24/10	\$365,000	\$340,000	1070	7	1952	Good	13129	N	N	17924 RIVIERA PL SW
008	645620	0005	6/21/10	\$325,000	\$297,000	1080	7	1952	Avg	7847	N	N	1654 SW 168TH ST
008	312304	9146	2/24/12	\$375,000	\$371,000	1080	7	1955	Good	13000	Y	N	18424 4TH AVE SW
008	292760	0395	12/7/12	\$280,000	\$280,000	1090	7	1949	Good	11250	N	N	16719 31ST AVE SW
008	300180	0022	12/17/12	\$207,500	\$207,000	1120	7	1958	Avg	7200	N	N	1942 SW 165TH ST
008	292860	0304	6/13/12	\$478,000	\$476,000	1120	7	1930	VGood	13769	Y	N	3141 SW 171ST ST
008	809600	0140	8/8/11	\$635,000	\$618,000	1130	7	1961	Good	7730	Y	Y	3102 SW 172ND ST
008	305600	0015	11/22/11	\$315,000	\$310,000	1140	7	1956	Good	8316	N	N	1946 SW 167TH ST
008	611920	0010	6/15/11	\$340,000	\$329,000	1140	7	1954	Good	12700	N	N	527 SW 181ST ST
008	252303	9270	6/5/12	\$255,000	\$254,000	1160	7	1955	Good	6650	N	N	16228 21ST AVE SW
008	433500	0177	3/2/12	\$260,000	\$258,000	1160	7	1953	Avg	24395	N	N	2144 SW 167TH ST
008	292760	0205	10/11/12	\$289,950	\$290,000	1160	7	1951	Avg	11250	Y	N	2841 SW 169TH ST
008	776470	0030	6/26/12	\$475,000	\$473,000	1160	7	1947	Good	23850	Y	N	1401 SW 172ND ST
008	312304	9150	10/15/10	\$229,000	\$214,000	1180	7	1955	Good	9600	N	N	105 SW 186TH ST
008	252303	9084	11/19/12	\$418,500	\$418,000	1180	7	1974	Good	37461	Y	N	2131 SW 162ND CT
008	427640	0075	3/20/12	\$275,000	\$273,000	1190	7	1952	VGood	12750	N	N	16919 21ST AVE SW
008	252303	9287	5/12/11	\$230,000	\$222,000	1210	7	1957	Avg	9000	N	N	16048 21ST AVE SW
008	188850	0020	8/8/12	\$315,000	\$314,000	1210	7	1976	Good	15486	N	N	19405 1ST AVE S
008	305600	0030	4/12/10	\$334,950	\$302,000	1210	7	1957	Good	8316	N	N	1926 SW 167TH ST
008	611750	2520	7/16/12	\$369,000	\$368,000	1220	7	1958	Good	7156	N	N	19039 1ST PL SW
008	440680	0070	5/21/12	\$398,000	\$396,000	1220	7	1959	Good	7910	N	N	219 SW 184TH ST
008	293460	0005	8/2/11	\$230,000	\$224,000	1230	7	1955	Good	8546	N	N	1655 SW 165TH ST
008	611750	2330	10/7/10	\$407,500	\$380,000	1240	7	1957	Good	15189	N	N	1122 NORMANDY TER SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	182720	0185	10/10/12	\$240,000	\$240,000	1250	7	1945	Avg	17227	N	N	17318 SYLVESTER RD SW
008	440680	0045	5/20/10	\$360,000	\$327,000	1250	7	1956	Good	9567	Y	N	255 SW 184TH ST
008	302304	9088	11/27/12	\$330,000	\$330,000	1260	7	1942	Good	29620	N	N	235 SW 171ST ST
008	941440	0015	5/5/10	\$330,000	\$299,000	1260	7	1954	Good	8900	N	N	1945 SW 165TH ST
008	512240	0065	5/25/10	\$475,000	\$432,000	1260	7	1952	Avg	14625	Y	N	2923 SW 164TH PL
008	611860	0025	7/12/12	\$289,900	\$289,000	1270	7	1954	Good	10900	N	N	418 SW NORMANDY RD
008	292760	0181	12/8/10	\$230,000	\$217,000	1300	7	1950	Avg	9750	N	N	2811 SW 169TH ST
008	611650	0342	2/1/12	\$290,000	\$287,000	1300	7	1950	Good	23841	N	N	16822 16TH AVE SW
008	252303	9148	12/23/11	\$310,000	\$306,000	1300	7	1951	Avg	10643	N	N	16753 MARINE VIEW DR SW
008	312304	9171	9/14/11	\$345,000	\$337,000	1300	7	1956	Good	9600	N	N	421 SW NORMANDY RD
008	611750	0910	9/1/11	\$412,500	\$403,000	1300	7	1953	Good	11895	N	N	18921 8TH AVE SW
008	611140	0015	7/15/11	\$220,000	\$214,000	1320	7	1953	Good	9900	N	N	434 SW 200TH ST
008	292760	0281	2/24/11	\$300,000	\$286,000	1340	7	1949	Good	8600	N	N	2822 SW 169TH ST
008	262303	9010	11/2/12	\$750,000	\$750,000	1340	7	1975	Good	18256	Y	Y	16947 MAPLEWILD AVE SW
008	611650	0195	1/12/11	\$415,000	\$394,000	1350	7	1953	Avg	57934	Y	N	17045 16TH AVE SW
008	292760	0275	10/18/12	\$312,000	\$312,000	1370	7	1952	Good	9290	N	N	16805 28TH AVE SW
008	433500	0020	3/23/11	\$339,000	\$325,000	1380	7	1955	Good	11900	N	N	16912 26TH AVE SW
008	293480	0010	10/27/11	\$369,000	\$362,000	1390	7	1956	Good	7490	N	N	1612 SW 166TH ST
008	061600	0175	3/22/10	\$365,000	\$327,000	1400	7	1956	Good	12800	N	N	20821 2ND PL SW
008	612090	0100	6/18/12	\$310,000	\$309,000	1410	7	1968	Avg	12200	N	N	18225 3RD PL SW
008	611750	1455	12/21/12	\$335,000	\$335,000	1460	7	1958	Good	17397	N	N	18971 MARINE VIEW CIR
008	611650	0120	5/18/10	\$261,000	\$237,000	1470	7	1951	Avg	9500	N	N	16824 19TH AVE SW
008	611750	1440	4/4/11	\$392,000	\$376,000	1480	7	1939	VGood	23202	N	N	18951 MARINE VIEW DR SW
008	611750	2380	6/29/10	\$370,000	\$339,000	1490	7	1958	Good	12324	N	N	17820 MARINE VIEW DR SW
008	312304	9128	4/26/12	\$325,000	\$323,000	1500	7	1954	Good	10500	Y	N	18823 4TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	611200	0085	5/29/12	\$355,000	\$353,000	1500	7	1959	Good	15480	N	N	20041 3RD PL SW
008	300180	0024	11/8/10	\$480,000	\$451,000	1500	7	1954	VGood	8100	N	N	16424 21ST AVE SW
008	252303	9322	11/21/12	\$355,700	\$356,000	1510	7	1968	Good	8880	N	N	1927 SW 163RD PL
008	433500	0120	11/17/11	\$315,000	\$310,000	1540	7	1953	Avg	17658	N	N	2119 SW 167TH ST
008	611650	0465	8/8/12	\$305,000	\$304,000	1570	7	1948	Good	32100	N	N	16850 12TH PL SW
008	374160	0035	10/11/10	\$353,000	\$330,000	1580	7	1952	Avg	9335	N	N	2621 SW 167TH PL
008	427640	0040	8/31/10	\$335,000	\$311,000	1590	7	1952	Good	11340	N	N	16904 22ND AVE SW
008	293460	0010	12/8/11	\$246,610	\$243,000	1600	7	1955	Good	8176	N	N	1647 SW 165TH ST
008	182720	0186	4/11/12	\$435,000	\$432,000	1620	7	1958	Good	19250	Y	N	17328 SYLVESTER RD SW
008	374160	0055	9/9/11	\$285,000	\$278,000	1630	7	1950	Avg	10054	N	N	16717 MARINE VIEW DR SW
008	611750	2605	1/13/12	\$320,000	\$316,000	1630	7	1957	VGood	16753	N	N	19008 NORMANDY PARK DR SW
008	611650	0332	3/11/10	\$341,000	\$305,000	1630	7	1957	Good	19100	N	N	1239 SW 168TH ST
008	776470	0020	11/30/11	\$299,000	\$294,000	1700	7	1949	Avg	22800	Y	N	17220 SYLVESTER RD SW
008	611200	0075	6/14/12	\$345,000	\$344,000	1740	7	1957	Good	14480	N	N	20053 3RD PL SW
008	440680	0060	3/22/10	\$315,000	\$283,000	1790	7	1958	Avg	8475	N	N	233 SW 184TH ST
008	611750	1475	6/13/12	\$367,000	\$366,000	1790	7	1955	Good	18965	N	N	18997 MARINE VIEW CIR
008	292760	0025	4/19/10	\$369,000	\$333,000	1810	7	1954	Good	11250	N	N	16901 26TH AVE SW
008	252303	9066	5/17/12	\$430,000	\$428,000	1820	7	1940	Good	34224	N	N	16068 MAPLEWILD AVE SW
008	611750	2370	9/15/10	\$471,000	\$438,000	1850	7	1953	VGood	11988	N	N	1002 NORMANDY TER SW
008	611750	0255	5/26/11	\$401,000	\$387,000	1860	7	1955	Good	12000	Y	N	18194 BRITTANY DR SW
008	300180	0021	11/2/11	\$410,000	\$403,000	1860	7	1953	Avg	18630	N	N	16418 21ST AVE SW
008	763120	0330	7/26/12	\$711,550	\$710,000	1980	7	1957	Good	12351	Y	Y	3502 SW 172ND ST
008	200900	1630	2/13/12	\$335,000	\$332,000	2000	7	1918	Good	20000	N	N	423 S 218TH ST
008	062204	9092	4/8/10	\$370,000	\$333,000	2030	7	1960	Good	15246	N	N	20205 MARINE VIEW DR SW
008	312304	9080	12/12/11	\$370,000	\$365,000	2040	7	1960	Good	14810	Y	N	235 SW 186TH ST

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	292760	0035	9/11/12	\$284,950	\$285,000	2080	7	1966	Avg	10370	N	N	16801 26TH AVE SW
008	252303	9243	8/27/12	\$339,900	\$339,000	2300	7	1985	Avg	9583	N	N	16014 23RD AVE SW
008	645620	0015	3/28/12	\$375,000	\$372,000	2310	7	1958	VGood	9638	N	N	1636 SW 168TH ST
008	611650	0337	2/28/12	\$316,500	\$314,000	2390	7	1957	Avg	15070	N	N	1407 SW 168TH ST
008	776570	0030	7/13/11	\$585,000	\$568,000	2430	7	1952	VGood	51400	N	N	824 SW 174TH ST
008	252303	9046	11/4/10	\$360,000	\$338,000	2550	7	1960	Avg	25700	N	N	1619 SW 160TH ST
008	374160	0030	4/26/10	\$395,000	\$357,000	1140	8	1951	VGood	10231	N	N	2633 SW 167TH PL
008	611200	0035	6/20/12	\$377,000	\$376,000	1170	8	1960	Good	14994	N	N	20012 3RD PL SW
008	611650	0490	11/12/10	\$350,000	\$329,000	1210	8	1948	Good	18983	Y	N	17031 12TH PL SW
008	768040	0080	5/12/10	\$467,800	\$424,000	1250	8	1951	Good	21774	N	N	16435 MARINE VIEW DR SW
008	857640	0100	12/6/12	\$340,000	\$340,000	1300	8	1962	Good	12800	N	N	221 SW 183RD ST
008	763120	0185	9/14/11	\$475,000	\$464,000	1300	8	1989	Good	7800	Y	N	3539 SW 170TH ST
008	507240	0461	5/24/10	\$419,500	\$382,000	1340	8	1961	Good	10200	N	N	17476 7TH AVE SW
008	768040	0180	7/12/10	\$649,250	\$596,000	1350	8	1956	Avg	28278	Y	N	16617 25TH AVE SW
008	768040	0220	11/10/12	\$496,000	\$496,000	1360	8	1949	Good	22854	Y	N	16633 MARINE VIEW DR SW
008	292860	0105	10/18/12	\$710,000	\$710,000	1370	8	1950	VGood	12709	Y	N	2815 SW 170TH ST
008	611750	1980	8/19/10	\$406,000	\$376,000	1380	8	1948	Good	11711	Y	N	17962 BRITTANY DR SW
008	061800	0165	7/11/12	\$380,000	\$379,000	1400	8	1950	Good	21200	N	N	20615 MARINE VIEW DR
008	507210	0030	8/17/12	\$403,000	\$402,000	1400	8	1959	Good	9900	Y	N	17815 6TH AVE SW
008	507230	0015	9/18/12	\$358,000	\$358,000	1430	8	1957	Good	10450	Y	N	380 SW 176TH PL
008	062204	9087	3/13/12	\$430,416	\$427,000	1430	8	1957	Good	17500	N	N	613 SW 201ST ST
008	151600	0030	8/15/12	\$450,000	\$449,000	1430	8	1958	Avg	18600	Y	N	234 SW 189TH PL
008	507242	0030	5/10/12	\$354,800	\$353,000	1450	8	1974	Avg	8200	N	N	630 SW 179TH PL
008	279200	0060	11/7/11	\$447,500	\$440,000	1450	8	1966	Good	9761	Y	N	425 SW 183RD ST
008	611750	2065	9/20/12	\$470,000	\$470,000	1450	8	1957	Good	10262	Y	N	17959 BRITTANY DR SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	507240	0450	4/8/10	\$405,500	\$365,000	1460	8	1961	Good	12800	N	N	648 SW 175TH ST
008	767840	0020	5/13/10	\$600,000	\$544,000	1460	8	1951	Good	7986	Y	N	2830 SW 167TH PL
008	302304	9215	5/2/12	\$445,000	\$442,000	1470	8	1992	Avg	13054	Y	N	1316 SW 172ND ST
008	519410	0030	9/5/12	\$470,000	\$469,000	1470	8	1951	Good	16048	Y	N	19683 MARINE VIEW DR SW
008	507240	0320	7/9/12	\$328,000	\$327,000	1480	8	1961	Good	10316	N	N	649 SW 175TH ST
008	433460	0055	4/9/10	\$342,000	\$308,000	1490	8	1951	Avg	13500	N	N	16636 MARINE VIEW DR SW
008	507190	0040	12/5/11	\$392,000	\$386,000	1490	8	1957	Good	8800	Y	N	17711 3RD PL SW
008	302304	9357	8/4/11	\$450,000	\$438,000	1500	8	1971	VGood	20908	N	N	525 SW 171ST PL
008	262303	9036	5/30/12	\$820,000	\$816,000	1500	8	1944	VGood	10334	Y	Y	3749 SW 171ST ST
008	507220	0050	11/12/12	\$354,064	\$354,000	1510	8	1958	Good	9360	Y	N	17810 4TH AVE SW
008	188850	0030	6/17/10	\$385,000	\$352,000	1510	8	1976	Good	15000	N	N	106 SW 194TH ST
008	507220	0075	9/27/10	\$465,000	\$433,000	1510	8	1959	Good	10300	Y	N	17833 3RD PL SW
008	000120	0006	12/3/12	\$486,000	\$486,000	1510	8	1970	Good	22562	N	N	17780 MARINE VIEW DR SW
008	611200	0025	10/27/11	\$310,000	\$304,000	1530	8	1959	Good	15498	N	N	20036 3RD PL SW
008	767840	0025	8/17/10	\$430,000	\$398,000	1530	8	1947	Avg	9277	Y	N	2822 SW 167TH PL
008	302304	9300	3/1/11	\$290,000	\$277,000	1540	8	1956	Avg	28350	N	N	106 SW 171ST ST
008	302304	9197	5/16/12	\$399,900	\$398,000	1540	8	1954	Avg	19665	N	N	1348 SW 174TH ST
008	507230	0005	4/21/10	\$450,000	\$406,000	1550	8	1960	Good	10450	Y	N	398 SW 176TH PL
008	612090	0080	10/12/10	\$315,000	\$294,000	1560	8	1974	Avg	9000	N	N	18221 3RD PL SW
008	188850	0070	4/27/11	\$500,000	\$481,000	1560	8	1969	VGood	15767	Y	N	140 SW 194TH ST
008	885775	0070	12/12/12	\$357,000	\$357,000	1570	8	1968	Good	15246	N	N	16820 8TH AVE SW
008	312304	9238	4/25/12	\$405,000	\$402,000	1590	8	1961	VGood	10800	Y	N	19005 4TH AVE SW
008	507190	0050	4/14/10	\$590,000	\$532,000	1590	8	1959	Good	12750	Y	N	210 SW 178TH ST
008	507230	0180	11/15/12	\$390,000	\$390,000	1600	8	1959	Good	11918	N	N	204 SW 177TH ST
008	519410	0045	11/17/11	\$559,000	\$550,000	1600	8	1952	VGood	10093	Y	N	19815 MARINE VIEW DR SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	519410	0071	3/27/12	\$340,000	\$337,000	1620	8	1956	Good	16520	N	N	19919 MARINE VIEW DR SW
008	767840	0045	3/7/12	\$450,000	\$446,000	1630	8	1954	Avg	12840	Y	N	2712 SW 167TH PL
008	061900	0095	2/11/10	\$387,000	\$344,000	1650	8	1960	Good	15030	N	N	20449 2ND AVE SW
008	028250	0060	9/4/12	\$442,000	\$441,000	1660	8	1978	Avg	17111	Y	N	19620 4TH AVE SW
008	292760	0150	6/30/11	\$350,000	\$339,000	1680	8	1964	Good	11325	N	N	16902 28TH AVE SW
008	507220	0025	7/22/11	\$370,000	\$360,000	1680	8	1956	Good	14600	Y	N	17805 4TH AVE SW
008	519410	0075	12/31/12	\$386,900	\$387,000	1680	8	1958	Good	16320	N	N	19929 MARINE VIEW DR SW
008	611540	0260	9/7/12	\$450,000	\$449,000	1690	8	1955	Good	30750	N	N	20423 1ST AVE S
008	512240	0150	2/28/10	\$725,000	\$647,000	1700	8	1952	VGood	18266	Y	N	2734 SW 167TH ST
008	302304	9343	3/10/10	\$315,000	\$282,000	1710	8	1963	Avg	20037	N	N	103 SW 171ST ST
008	512240	0055	3/24/11	\$737,500	\$707,000	1710	8	1958	Avg	16394	Y	N	16429 29TH PL SW
008	507210	0095	9/13/10	\$345,000	\$321,000	1720	8	1958	Good	12900	Y	N	17817 5TH AVE SW
008	509780	0130	1/9/12	\$350,000	\$346,000	1740	8	1974	Good	25400	N	N	17411 1ST PL SW
008	507220	0100	12/21/11	\$375,000	\$370,000	1740	8	1964	Good	9450	Y	N	17804 3RD PL SW
008	611440	0091	12/20/11	\$385,000	\$380,000	1750	8	1958	Good	29900	N	N	17150 6TH PL SW
008	768040	0171	4/26/10	\$645,000	\$583,000	1750	8	1957	Avg	14280	Y	N	16600 25TH AVE SW
008	512240	0105	5/5/11	\$660,000	\$636,000	1760	8	1960	VGood	14398	Y	N	2651 SW 164TH PL
008	262303	9055	5/12/11	\$285,000	\$275,000	1770	8	1952	Good	9438	N	N	2 SW THREE TREE POINT LN
008	611650	0331	8/16/12	\$355,000	\$354,000	1780	8	1948	Avg	36216	N	N	16851 12TH PL SW
008	292760	0660	11/26/12	\$365,000	\$365,000	1780	8	1960	Good	5283	Y	N	16917 33RD AVE SW
008	611750	1640	4/26/12	\$575,000	\$571,000	1790	8	1957	Good	32017	Y	Y	19229 EDGECLIFF DR SW
008	611750	1365	7/18/12	\$337,000	\$336,000	1820	8	1968	Good	13009	N	N	19405 MARINE VIEW DR SW
008	507230	0060	3/9/12	\$368,000	\$365,000	1830	8	1958	Good	11100	N	N	231 SW 176TH PL
008	028265	0110	9/4/12	\$430,000	\$429,000	1830	8	1971	Avg	14328	Y	Y	240 SW 197TH PL
008	028265	0260	8/9/10	\$433,500	\$400,000	1900	8	1966	Good	14926	N	N	19620 1ST PL SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	768040	0010	3/5/10	\$345,000	\$308,000	1950	8	1949	Good	16200	N	N	16405 MARINE VIEW DR SW
008	611230	0150	8/25/11	\$494,500	\$482,000	1950	8	1969	Avg	15002	N	N	408 SW 197TH ST
008	507240	0280	11/17/11	\$459,000	\$451,000	1980	8	1959	Good	9900	Y	N	602 SW 175TH PL
008	302304	9080	7/26/12	\$473,000	\$472,000	2010	8	1957	Good	67518	N	N	206 SW 171ST ST
008	262303	9032	3/23/11	\$1,400,000	\$1,341,000	2010	8	1963	Avg	24065	Y	Y	3760 SW 171ST ST
008	061600	0200	7/11/11	\$390,000	\$379,000	2040	8	1959	Good	13860	N	N	20818 MARINE VIEW DR SW
008	611860	0045	12/2/11	\$385,000	\$379,000	2060	8	1957	Good	13400	Y	N	511 SW 182ND ST
008	302304	9087	8/29/11	\$455,000	\$444,000	2080	8	1957	Good	19166	N	N	16846 2ND AVE SW
008	770155	0020	11/9/10	\$475,000	\$446,000	2100	8	1982	Avg	15195	N	N	617 SW 189TH ST
008	507241	0020	8/23/10	\$425,000	\$394,000	2120	8	1978	Avg	10330	N	N	17823 7TH PL SW
008	028250	0050	4/8/11	\$660,000	\$634,000	2120	8	2010	Avg	15001	Y	N	19640 4TH AVE SW
008	279180	0030	2/27/12	\$335,000	\$332,000	2130	8	1956	Good	7990	N	N	618 SW 183RD ST
008	611750	2435	3/3/11	\$528,000	\$504,000	2180	8	1952	Good	19376	N	N	253 SW 191ST ST
008	611340	0060	4/22/10	\$560,000	\$506,000	2210	8	1992	Avg	15048	Y	N	19452 NORMANDY PARK DR SW
008	507190	0075	4/1/10	\$500,000	\$450,000	2220	8	1956	Good	15600	Y	N	17820 3RD AVE SW
008	507230	0220	7/14/11	\$427,285	\$415,000	2240	8	1958	Good	11000	Y	N	325 SW 177TH ST
008	433460	0080	7/16/12	\$380,000	\$379,000	2280	8	1995	Avg	15000	N	N	16770 26TH AVE SW
008	300180	0135	2/12/10	\$385,000	\$342,000	2340	8	2000	Avg	7223	N	N	1642 SW 166TH ST
008	611750	0325	11/1/10	\$730,000	\$684,000	2360	8	1931	Good	12600	Y	N	18135 BRITTANY DR SW
008	312304	9242	5/24/12	\$370,000	\$368,000	2390	8	2013	Avg	10835	Y	N	411 SW 186TH ST
008	312304	9191	4/29/10	\$375,000	\$339,000	2538	8	1967	Good	14722	N	N	141 SW 186TH ST
008	929080	0050	5/21/12	\$474,500	\$472,000	2570	8	1953	Good	14033	Y	N	18843 1ST PL SW
008	611480	0045	9/14/11	\$479,000	\$468,000	2710	8	1962	Good	41600	N	N	17159 6TH PL SW
008	300180	0126	12/6/11	\$429,500	\$423,000	2771	8	2011	Avg	11985	N	N	16619 16TH AVE SW
008	611440	0141	6/12/12	\$480,000	\$478,000	2860	8	1953	Good	41250	N	N	17124 4TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	611440	0141	2/14/12	\$520,000	\$515,000	2860	8	1953	Good	41250	N	N	17124 4TH AVE SW
008	611440	0141	10/12/10	\$528,350	\$494,000	2860	8	1953	Good	41250	N	N	17124 4TH AVE SW
008	252303	9044	1/5/10	\$560,000	\$493,000	2890	8	1999	Avg	12104	N	N	2025 SW 163RD CT
008	252303	9345	2/16/12	\$350,000	\$346,000	3080	8	2002	Avg	7097	N	N	16233 21ST AVE SW
008	767840	0060	4/15/11	\$575,000	\$552,000	1370	9	1956	Good	12892	Y	N	2648 SW 167TH PL
008	664180	0040	7/21/10	\$499,000	\$459,000	1500	9	1969	Good	17560	Y	N	21553 1ST CT S
008	611750	1262	4/20/11	\$499,998	\$481,000	1570	9	1987	Avg	22902	N	N	19420 MARINE VIEW DR SW
008	611750	2760	8/22/12	\$585,000	\$584,000	1720	9	1980	Avg	18679	Y	N	18413 8TH AVE SW
008	611750	1655	9/24/10	\$750,000	\$699,000	1740	9	1958	Good	31554	Y	Y	19253 EDGECLIFF DR SW
008	611440	0035	4/1/11	\$524,000	\$503,000	1780	9	1955	Good	34950	N	N	17438 6TH AVE SW
008	432820	0005	8/22/11	\$460,000	\$449,000	1840	9	1954	Good	16480	N	N	16700 MARINE VIEW DR SW
008	062204	9125	7/17/12	\$479,000	\$478,000	2060	9	1977	Avg	14810	Y	N	20319 MARINE VIEW DR SW
008	611750	2235	6/29/12	\$750,000	\$747,000	2310	9	1954	Good	27415	Y	Y	17835 NORMANDY TER SW
008	000120	0013	12/8/11	\$657,000	\$647,000	2312	9	2005	Avg	20156	N	N	1148 SW SHOREBROOK DR
008	786570	0030	8/5/10	\$500,000	\$461,000	2330	9	1986	Avg	10085	N	N	420 SW 185TH PL
008	788870	0040	10/26/12	\$485,000	\$485,000	2380	9	1983	Avg	13000	Y	N	614 SW 187TH ST
008	292760	0692	12/23/11	\$700,000	\$690,000	2430	9	1996	Avg	9740	Y	N	16750 MAPLEWILD AVE SW
008	786570	0020	8/15/12	\$450,500	\$450,000	2470	9	1989	Avg	11056	N	N	418 SW 185TH PL
008	611750	1420	12/12/12	\$510,000	\$510,000	2470	9	1983	Avg	14091	N	N	835 CHANNON DR
008	292760	0475	3/5/12	\$605,000	\$600,000	2480	9	1991	Avg	29117	Y	N	16901 32ND AVE SW
008	061800	0060	12/21/11	\$462,500	\$456,000	2520	9	1987	Avg	27923	N	N	20636 6TH AVE SW
008	611970	0150	4/10/12	\$642,500	\$638,000	2570	9	1988	Avg	16200	Y	N	435 SW 186TH ST
008	324000	0090	3/23/11	\$462,500	\$443,000	2600	9	1988	Avg	9700	N	N	455 SW 191ST ST
008	611970	0040	2/9/10	\$508,500	\$452,000	2640	9	1986	Avg	12500	Y	N	18647 5TH AVE SW
008	611750	1845	10/18/11	\$450,000	\$441,000	2680	9	1989	Good	9454	Y	N	1042 SHOREMONT AVE

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	302304	9247	9/19/10	\$635,000	\$591,000	2680	9	1951	Good	17034	N	N	1335 SW 174TH ST
008	292960	0045	6/15/11	\$570,000	\$552,000	2760	9	2008	Avg	9880	Y	N	17435 SYLVESTER RD SW
008	611750	2555	9/16/10	\$542,500	\$505,000	2780	9	1965	Good	13773	N	N	19010 2ND PL SW
008	182720	0250	4/28/10	\$605,000	\$547,000	2800	9	1988	Avg	14314	Y	N	17515 16TH AVE SW
008	611340	0057	3/12/12	\$483,500	\$479,000	2890	9	1995	Avg	14589	N	N	19446 NORMANDY PARK DR SW
008	612020	0040	12/12/11	\$620,000	\$611,000	2970	9	2003	Avg	20551	N	N	855 SW NORMANDY TER
008	312304	9271	4/9/12	\$685,000	\$680,000	3180	9	1966	Good	47110	N	N	444 SW 192ND ST
008	252303	9346	4/30/10	\$750,000	\$679,000	3276	9	2008	Avg	10801	N	N	16045 21ST AVE SW
008	611750	2080	9/29/11	\$675,000	\$661,000	3300	9	1990	Avg	13923	Y	N	17973 BRITTANY DR SW
008	611090	0050	5/4/12	\$470,000	\$467,000	3310	9	1976	Avg	13635	N	N	20136 MARINE VIEW DR SW
008	302304	9390	2/22/10	\$695,000	\$620,000	3398	9	2006	Avg	21780	N	N	17215 2ND AVE SW
008	929080	0015	8/9/11	\$490,000	\$477,000	3530	9	2001	Avg	19437	N	N	18816 1ST PL SW
008	611750	2150	7/18/11	\$807,000	\$784,000	3840	9	2001	Avg	9282	Y	N	17916 NORMANDY TER SW
008	611790	0140	12/20/11	\$650,000	\$641,000	3920	9	1990	Avg	15000	N	N	19431 4TH AVE SW
008	611340	0061	6/2/11	\$824,000	\$796,000	4060	9	2007	Avg	27525	N	N	19462 NORMANDY PARK DR SW
008	292860	0272	5/4/11	\$679,000	\$654,000	2210	10	1995	Avg	5576	Y	N	3157 SW 171ST ST
008	611750	0110	8/15/12	\$579,000	\$578,000	2490	10	1989	Avg	14624	Y	N	18120 RIVIERA PL SW
008	611750	2180	7/5/12	\$1,425,000	\$1,420,000	2670	10	1929	Good	13026	Y	Y	17999 NORMANDY TER SW
008	292860	0095	8/13/12	\$799,950	\$798,000	2700	10	2004	Avg	7419	Y	N	2825 SW 170TH ST
008	611750	0105	5/13/10	\$600,000	\$544,000	3000	10	1987	Good	12783	Y	N	18110 RIVIERA PL SW
008	776520	0006	1/9/12	\$740,000	\$731,000	3300	10	1992	Avg	22000	N	N	1315 SW 175TH ST
008	776520	0006	4/22/11	\$760,000	\$731,000	3300	10	1992	Avg	22000	N	N	1315 SW 175TH ST
008	611790	0500	2/18/10	\$650,000	\$579,000	3560	10	2003	Avg	15074	N	N	19244 NORMANDY PARK DR SW
008	611650	0208	5/18/12	\$700,000	\$696,000	4400	10	1949	Good	30112	Y	N	1919 SW 170TH ST
008	611440	0131	10/1/12	\$850,000	\$849,000	4550	10	2001	Avg	20244	N	N	17228 4TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 49
(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
008	167860	0090	8/3/10	\$875,000	\$807,000	4820	10	2002	Avg	17000	N	N	611 SW COLEWOOD LN
008	611790	0330	8/28/12	\$649,000	\$648,000	3570	11	1990	Avg	15297	N	N	259 SW 193RD PL
008	611790	0350	7/6/12	\$655,000	\$653,000	3620	11	1994	Avg	16584	N	N	245 SW 193RD PL
008	611790	0210	7/23/12	\$660,000	\$658,000	3690	11	1992	Avg	15000	N	N	247 SW 194TH PL
008	292860	0130	6/4/12	\$1,050,000	\$1,045,000	4080	11	2006	Avg	16621	Y	N	2725 SW 170TH ST
008	374670	0240	7/14/10	\$1,000,000	\$919,000	4232	11	2008	Avg	10830	Y	N	413 SW 185TH ST

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	122303	9078	6/10/10	10,000	DOR RATIO;OBSOL;EASEMENT OR RIGHT-OF-WAY
3	143080	0339	9/10/12	242,600	EXEMPT FROM EXCISE TAX;
3	143080	0339	10/16/12	242,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	179500	0020	4/29/11	425,500	RELOCATION - SALE TO SERVICE
3	182304	9176	2/22/11	133,000	DOR RATIO;EXEMPT FROM EXCISE TAX; AUCTION SALE
3	184200	0010	8/28/12	227,692	EXEMPT FROM EXCISE TAX;
3	184200	0010	10/18/12	200,768	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	233880	0045	6/22/12	650,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	242303	9144	10/5/11	575,000	IMP COUNT
3	273160	0040	7/18/12	730,000	STATISTICAL OUTLIER
3	273160	0085	2/4/11	225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	296680	0100	9/24/10	393,000	IMP COUNT
3	360660	0020	9/30/11	320,000	STATISTICAL OUTLIER
3	360660	0055	4/7/11	317,000	STATISTICAL OUTLIER
3	433140	0070	4/9/12	199,950	STATISTICAL OUTLIER
3	433140	0285	12/5/12	292,570	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	433140	0295	1/11/12	215,414	STATISTICAL OUTLIER
3	433140	0375	4/26/10	205,000	STATISTICAL OUTLIER
3	433220	0036	1/26/11	350,000	STATISTICAL OUTLIER
3	447580	0070	2/14/11	100,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	447700	0176	3/1/12	424,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	447700	0230	6/29/12	245,000	OBSOL
3	610240	0065	8/10/12	265,000	LACK OF REPRESENTATION-FAIR CONDITION
3	610240	0160	5/27/11	350,000	STATISTICAL OUTLIER
3	638560	0030	10/17/12	300,675	ASSESSORS DATA DOESN'T MATCH SALE DATA
3	638560	0030	8/16/12	165,000	NON-REPRESENTATIVE SALE
3	638560	0055	11/5/12	200,000	STATISTICAL OUTLIER
3	763240	0010	5/17/12	213,690	IMP COUNT
3	763240	0010	5/17/12	326,310	IMP COUNT
3	763580	1112	3/11/10	187,500	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	763580	1112	3/11/10	187,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
3	763580	1170	12/6/12	332,470	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	763580	1170	7/11/12	301,355	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	763580	1349	6/3/10	800,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
3	763580	1360	10/28/11	400,000	ASSESSORS DATA DOESN'T MATCH SALE DATA
3	763580	1441	5/8/12	435,000	STATISTICAL OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	763580	1540	5/18/10	210,000	STATISTICAL OUTLIER
3	763680	0100	6/13/11	487,618	QUIT CLAIM DEED
3	763680	0220	5/24/10	535,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	763680	0220	5/22/12	600,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	763680	0280	6/26/12	1,000,000	LACK OF REPRESENTATION-POOR CONDITION
3	777420	0130	5/24/11	274,950	DOR RATIO;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	777420	0187	1/21/11	352,500	FINANCIAL INSTITUTION RESALE; AUCTION SALE
3	777920	0426	9/19/12	135,094	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	778160	0030	6/27/12	1,200,000	STATISTICAL OUTLIER
3	778160	0035	6/3/11	1,850,000	STATISTICAL OUTLIER
3	778160	0100	9/24/10	1,525,000	STATISTICAL OUTLIER
3	783580	0017	3/15/12	155,103	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	783580	0042	1/10/11	345,000	STATISTICAL OUTLIER
3	783580	0191	8/4/10	60,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
3	783580	0195	7/6/11	105,000	REAL MH
3	810300	0146	12/21/12	397,000	OBSOL
3	810360	0007	5/13/11	318,257	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	810360	0165	1/20/12	329,500	ASSESSORS DATA DOESN'T MATCH SALE DATA
3	810360	0165	5/3/11	219,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	885900	0035	9/6/11	398,000	RELOCATION - SALE TO SERVICE
7	024300	0090	12/24/12	200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
7	024300	0090	7/30/12	215,221	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
7	024300	0095	2/2/12	200,000	IMP COUNT
7	024300	0100	6/9/11	166,500	STATISTICAL OUTLIER
7	024300	0100	11/21/12	250,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	024300	0100	11/21/12	250,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
7	093600	0025	5/27/11	417,000	FINANCIAL INSTITUTION RESALE;ASSESSORS DATA DOESN'T MATCH SALE DATA
7	093600	0084	8/31/12	186,079	EXEMPT FROM EXCISE TAX;
7	093600	0084	10/3/12	201,299	FINANCIAL INSTITUTION RESALE; AUCTION SALE
7	296880	0025	11/7/12	355,500	ACTIVE PERMIT BEFORE SALE>25K
7	296880	0025	9/26/11	220,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
7	296880	0055	2/29/12	148,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	296880	0055	9/24/12	129,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
7	296880	0106	6/27/11	165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	296880	0260	5/14/12	135,001	FORCED SALE; EXEMPT FROM EXCISE TAX;
7	296880	0276	3/23/12	224,500	FINANCIAL INSTITUTION RESALE;ASSESSOR'S DATA DOESN'T MATCH SALE DATA
7	296880	0415	4/17/12	199,000	IMP COUNT
7	296880	0484	1/28/11	112,749	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	296880	0566	9/11/12	147,000	STATISTICAL OUTLIER
7	296880	0585	6/27/12	106,000	STATISTICAL OUTLIER
7	296880	0595	11/14/11	86,500	PREVIMP<=25K
7	296880	0650	3/9/12	158,000	EXEMPT FROM EXCISE TAX; AUCTION SALE;
7	296880	0655	8/21/12	100,000	STATISTICAL OUTLIER
7	296880	0835	8/17/12	98,676	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	296880	0895	5/10/12	106,000	STATISTICAL OUTLIER
7	296880	1010	5/8/12	126,500	IMP CHARACTERISTICS CHANGED SINCE SALE
7	296880	1095	5/30/12	85,000	PREVIMP<=25K
7	296880	1175	12/21/11	169,200	DOR RATIO;EXEMPT FROM EXCISE TAX;
7	296880	1175	5/10/12	250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	296880	1265	10/27/11	209,000	STATISTICAL OUTLIER
7	296880	1575	1/26/12	200,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
7	296880	1600	9/20/11	142,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
7	302304	9285	1/31/11	375,000	STATISTICAL OUTLIER
7	419740	0011	11/30/11	88,900	%NETCOND;PREVIMP<=25K
7	419740	0070	6/15/12	243,000	IMP COUNT
7	419740	0098	8/6/10	210,000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	419740	0103	11/8/12	435,000	DOR RATIO;PREVIMP<=25K
7	419740	0105	12/18/12	489,950	DOR RATIO;PREVIMP<=25K
7	419740	0147	10/21/10	383,500	FINANCIAL INSTITUTION RESALE; AUCTION SALE
7	502900	0150	6/22/12	317,450	STATISTICAL OUTLIER
8	028265	0060	1/23/12	375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	028265	0090	3/3/10	432,000	STATISTICAL OUTLIER
8	028265	0170	1/19/11	310,000	STATISTICAL OUTLIER
8	061600	0150	3/9/10	99,975	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
8	061600	0285	9/19/12	425,000	STATISTICAL OUTLIER-BOX PLOT

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	061800	0170	11/9/10	745,000	OBSOL
8	061900	0095	10/8/12	257,500	SHORT SALE;NON-REPRESENTATIVE SALE
8	062204	9077	3/1/12	1,400,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	062204	9104	4/29/11	302,400	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	062204	9121	12/26/12	450,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	062204	9132	6/25/12	310,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	182720	0275	6/10/10	1,500,000	STATISTICAL OUTLIER
8	182720	0360	12/27/12	108,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
8	182720	0371	10/23/12	235,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	188850	0050	2/13/12	355,255	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	188850	0050	9/13/12	320,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	200900	0830	7/16/12	435,000	ASSESSORS DATA DOESN'T MATCH SALE DATA
8	200900	0830	12/13/11	290,126	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE; AUCTION SALE
8	200900	1944	8/2/12	218,000	STATISTICAL OUTLIER
8	252303	9022	10/17/12	1,300,000	LACK OF REPRESENTATION-GRADE12
8	252303	9077	9/20/11	645,000	STATISTICAL OUTLIER
8	252303	9082	8/24/12	268,000	STATISTICAL OUTLIER
8	252303	9253	6/7/12	160,000	STATISTICAL OUTLIER-BOX PLOT
8	252303	9279	11/15/11	235,000	STATISTICAL OUTLIER
8	252303	9342	3/13/12	1,350,000	LACK OF REPRESENTATION-GRADE12
8	252303	9342	12/30/11	700,000	DOR RATIO
8	262303	9042	10/19/12	2,247,500	STATISTICAL OUTLIER
8	279180	0060	2/11/11	222,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	286170	0070	1/13/12	185,000	DOR RATIO;EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
8	293160	0010	11/19/10	114,290	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	293160	0045	8/13/12	182,000	EXEMPT FROM EXCISE TAX; AUCTION SALE;

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	300180	0113	8/7/12	220,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
8	302304	9077	7/27/12	423,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	302304	9236	4/10/12	300,000	STATISTICAL OUTLIER
8	302304	9247	8/16/10	246,402	DOR RATIO
8	312304	9098	10/13/10	160,325	DOR RATIO;QUIT CLAIM DEED
8	312304	9123	3/15/12	147,000	STATISTICAL OUTLIER
8	312304	9129	7/20/12	330,000	STATISTICAL OUTLIER
8	312304	9175	11/11/10	287,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
8	312304	9264	5/8/12	255,000	OBSOL;UNFIN AREA;FINANCIAL INSTITUTION RESALE
8	312304	9264	2/28/12	255,000	OBSOL;UNFIN AREA;QUIT CLAIM DEED; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
8	362303	9006	11/3/10	625,000	UNFIN AREA
8	374670	0030	3/31/10	1,075,000	FINANCIAL INSTITUTION RESALE;FORCED SALE
8	374670	0040	9/13/10	965,000	FINANCIAL INSTITUTION RESALE;FORCED SALE
8	374670	0050	10/12/10	932,000	FINANCIAL INSTITUTION RESALE;FORCED SALE
8	374670	0060	7/20/10	237,000	DOR RATIO
8	395670	0030	12/15/10	1,140,000	STATISTICAL OUTLIER
8	433460	0065	11/30/12	425,800	EXEMPT FROM EXCISE TAX;
8	443840	0015	3/16/10	136,500	FINANCIAL INSTITUTION RESALE;ASSESSOR'S DATA DOESN'T MATCH SALE DATA
8	443840	0060	12/13/12	304,419	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	507210	0025	12/9/11	335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	507210	0045	9/14/12	308,000	STATISTICAL OUTLIER
8	507230	0165	12/5/12	320,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	507240	0440	12/27/12	307,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	507241	0010	11/10/11	493,913	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	507241	0010	2/14/12	320,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
8	507241	0030	10/15/12	255,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
8	509780	0090	12/7/11	5,217	DOR RATIO
8	512240	0130	7/7/11	400,000	STATISTICAL OUTLIER
8	611200	0005	9/23/11	260,000	STATISTICAL OUTLIER
8	611200	0060	2/10/12	367,500	ASSESSORS DATA DOESN'T MATCH SALE DATA

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	611200	0060	2/25/10	270,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	611200	0075	3/8/12	432,607	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	611340	0046	7/14/11	317,000	NON-REPRESENTATIVE SALE
8	611440	0051	12/8/11	790,000	STATISTICAL OUTLIER
8	611440	0070	4/5/10	450,000	OBSOL
8	611440	0131	6/3/10	795,000	QUIT CLAIM DEED
8	611540	0240	12/22/10	375,000	FINANCIAL INSTITUTION RESALE;FORCED SALE
8	611540	0261	6/26/12	300,000	STATISTICAL OUTLIER
8	611540	0327	8/2/11	77,900	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	611650	0015	5/8/12	262,100	STATISTICAL OUTLIER
8	611650	0016	8/3/11	110,000	STATISTICAL OUTLIER-BOX PLOT
8	611650	0075	6/12/12	670,000	STATISTICAL OUTLIER
8	611650	0240	6/14/12	1,290,000	STATISTICAL OUTLIER
8	611650	0360	3/22/12	375,000	STATISTICAL OUTLIER
8	611650	0458	11/19/10	271,900	FINANCIAL INSTITUTION RESALE; AUCTION SALE
8	611750	0075	7/11/12	390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	611750	0345	6/28/12	212,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
8	611750	0480	7/11/12	720,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	611750	0770	12/19/11	335,000	STATISTICAL OUTLIER
8	611750	0785	4/9/10	673,953	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	611750	0785	7/6/10	410,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
8	611750	0885	7/12/10	640,000	ACTIVE PERMIT BEFORE SALE>25K
8	611750	1005	6/21/12	795,000	STATISTICAL OUTLIER
8	611750	1580	6/1/11	465,000	STATISTICAL OUTLIER
8	611750	1595	6/13/12	325,000	STATISTICAL OUTLIER
8	611750	1625	11/1/12	935,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	611750	1700	11/8/10	1,150,000	%COMPL;PREVIMP<=25K
8	611750	2275	4/20/12	400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	611800	0030	10/10/12	155,000	DOR RATIO
8	612020	0015	3/10/11	373,725	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE; STATEMENT TO DOR
8	612070	0071	1/5/12	275,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	664180	0040	12/3/12	192,032	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	763120	0075	7/19/10	691,100	STATISTICAL OUTLIER
8	763120	0200	10/19/12	684,000	STATISTICAL OUTLIER
8	763120	0280	7/2/12	1,100,000	STATISTICAL OUTLIER
8	763180	0115	3/8/12	102,600	DOR RATIO
8	768040	0160	6/10/11	799,950	QUIT CLAIM DEED
8	768040	0200	5/2/12	489,500	LACK OF REPRESENTATION-FAIR CONDITION
8	768040	0200	11/10/11	160,000	DOR RATIO
8	786570	0030	2/22/10	225,000	DOR RATIO
8	788870	0050	5/14/10	471,500	STATISTICAL OUTLIER
8	809600	0165	11/6/12	318,250	QUIT CLAIM DEED
8	809600	0215	5/29/12	1,705,000	STATISTICAL OUTLIER
8	857640	0110	2/22/12	345,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	885775	0060	12/8/10	261,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE; SHORT SALE
8	929080	0070	8/31/11	319,995	STATISTICAL OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	296880	1590	7/15/2011	\$80,000	6,780	N	N
008	312304	9087	7/25/2012	\$349,950	53,602	Y	N
008	374670	0020	4/6/2010	\$325,000	10,822	Y	N
008	374670	0180	2/3/2012	\$285,000	9,957	Y	N
008	611650	0329	7/10/2012	\$189,900	21,954	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	763680	0401	3/22/2012	\$57,000	FINANCIAL INSTITUTION RESALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	783580	0001	4/1/2010	\$25,000	NO MARKET EXPOSURE;
008	061700	0105	1/27/2011	\$60,000	NO MARKET EXPOSURE
008	061700	0110	12/9/2010	\$70,000	NO MARKET EXPOSURE
008	061700	0125	1/11/2011	\$50,000	NO MARKET EXPOSURE
008	061700	0160	12/20/2010	\$50,000	NO MARKET EXPOSURE
008	061700	0170	3/22/2010	\$70,000	NO MARKET EXPOSURE;
008	061700	0190	12/21/2010	\$50,000	NO MARKET EXPOSURE
008	374670	0220	3/25/2011	\$200,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
008	374670	0230	9/22/2011	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE;
008	611540	0010	5/24/2012	\$305,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;