

Residential Revalue

2013 Assessment Roll

**BENSON HILL –
PANTHER LAKE**

Area 51

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



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

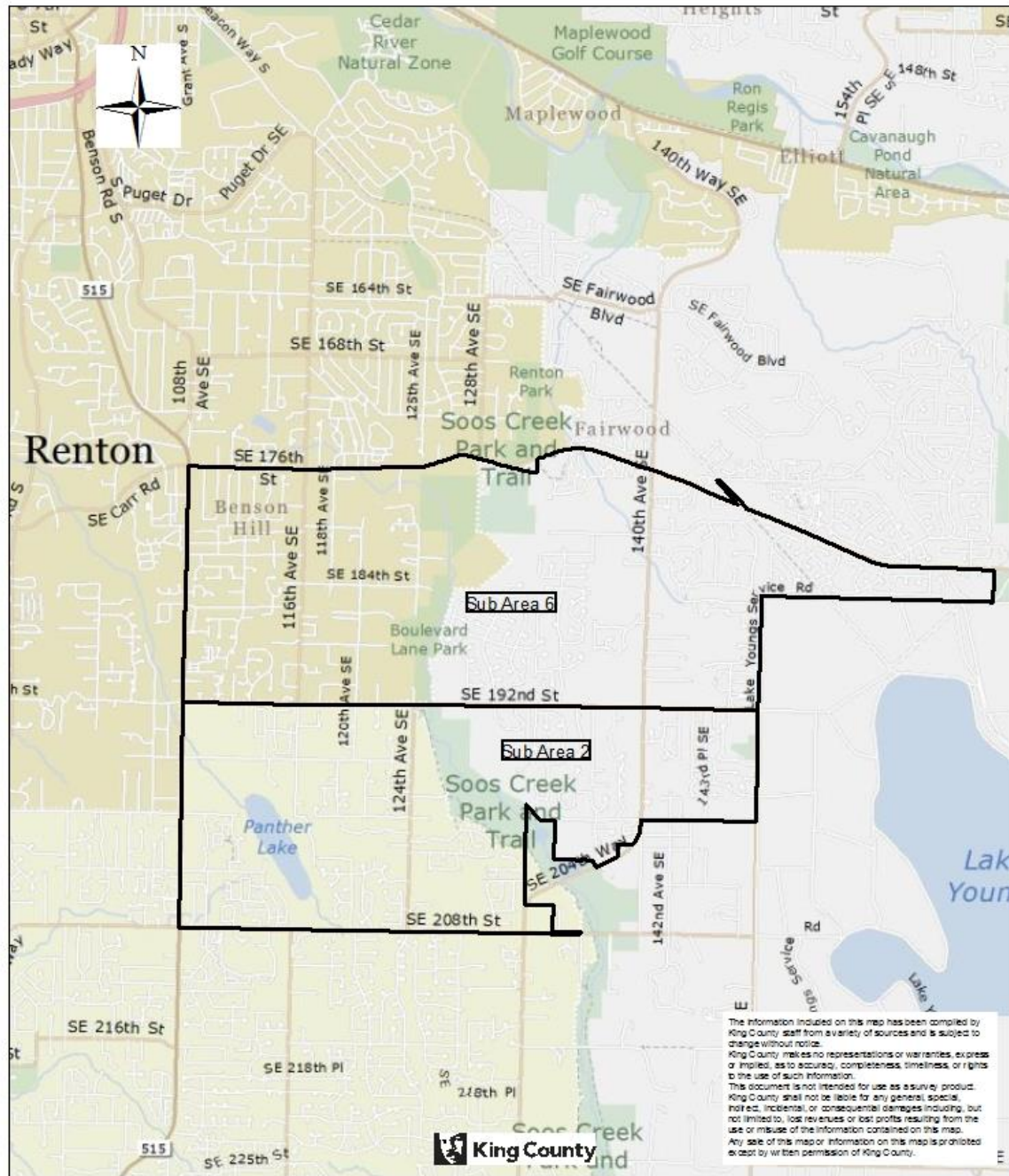
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 51 Benson Hill-Panther Lake



Benson Hill-Panther Lake's Housing



Grade 5/ Year Built 1939/ Total Living Area 769



Grade 8/ Year Built 1987/ Total Living Area 1770



Grade 6/ Year Built 1968/ Total Living Area 1010



Grade 9/ Year Built 1992/ Total Living Area 3440



Grade 7/ Year Built 1979/ Total Living Area 1760



Grade 10/ Year Built 2000/ Total Living Area 3070

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: Benson Hill-Panther Lake/51

Previous Physical Inspection: 2008

Number of Improved Sales: 410

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	\$153,100	\$94,000	\$247,100			
2013 Value	\$153,100	\$96,500	\$249,600	\$272,400	91.6%	6.94%
Change	+\$0	+\$2,500	+\$2,500			
% Change	+0.0%	+2.7%	+1.0%			

*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 6.94% is an improvement from the previous COD of 7.72%.*

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	\$154,800	\$93,200	\$248,000
2013 Value	\$154,800	\$96,000	\$250,800
Percent Change	+0.0%	+3.0%	+1.1%

Number of one to three unit residences in the population: 5148

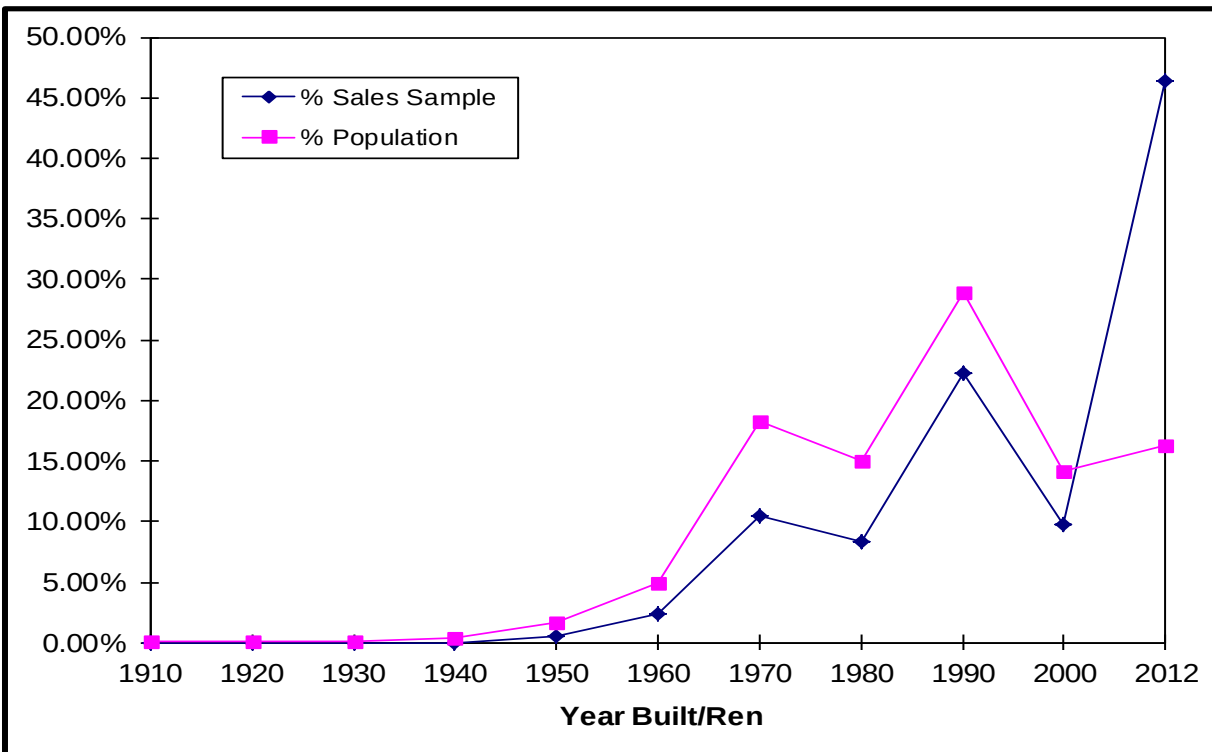
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels within the plat “Belgrove at Renton” (major 064691) had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required a downward 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	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.49%
1960	10	2.44%
1970	43	10.49%
1980	34	8.29%
1990	91	22.20%
2000	40	9.76%
2012	190	46.34%
	410	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.10%
1920	6	0.12%
1930	7	0.14%
1940	19	0.37%
1950	87	1.69%
1960	255	4.95%
1970	944	18.34%
1980	773	15.02%
1990	1487	28.89%
2000	728	14.14%
2012	837	16.26%
	5148	

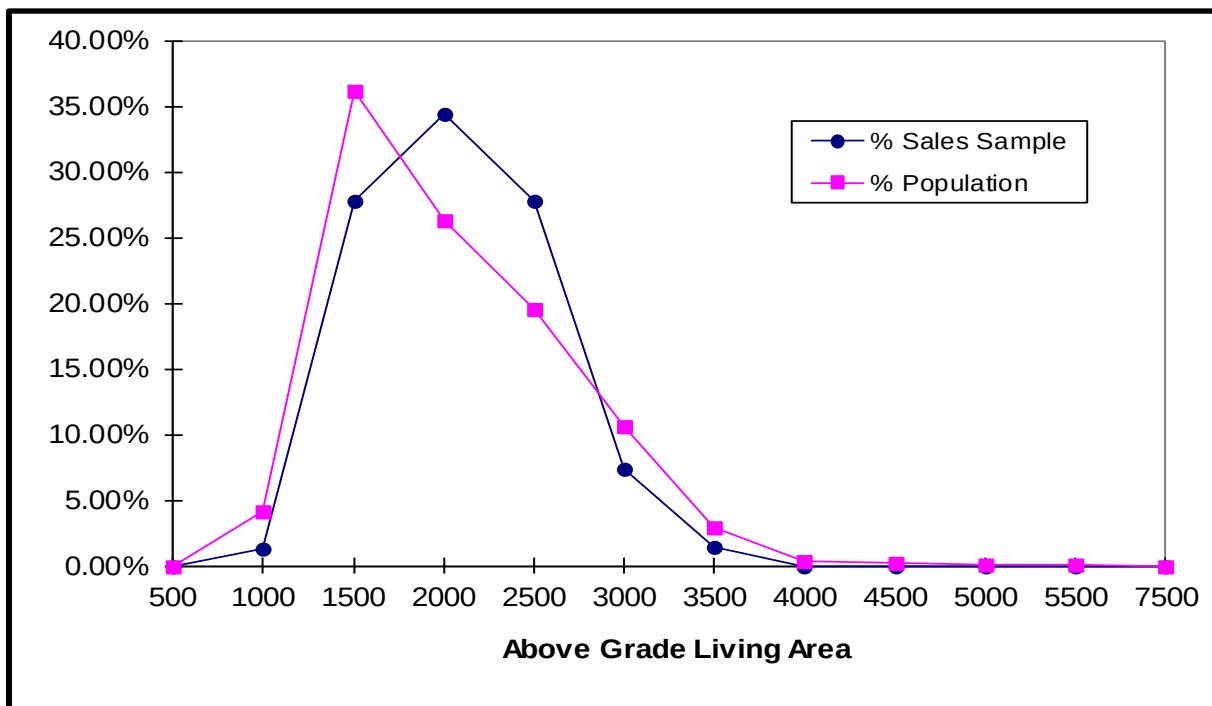


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	1.22%
1500	114	27.80%
2000	141	34.39%
2500	114	27.80%
3000	30	7.32%
3500	6	1.46%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	410	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	211	4.10%
1500	1858	36.09%
2000	1352	26.26%
2500	1003	19.48%
3000	547	10.63%
3500	152	2.95%
4000	16	0.31%
4500	7	0.14%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5148	

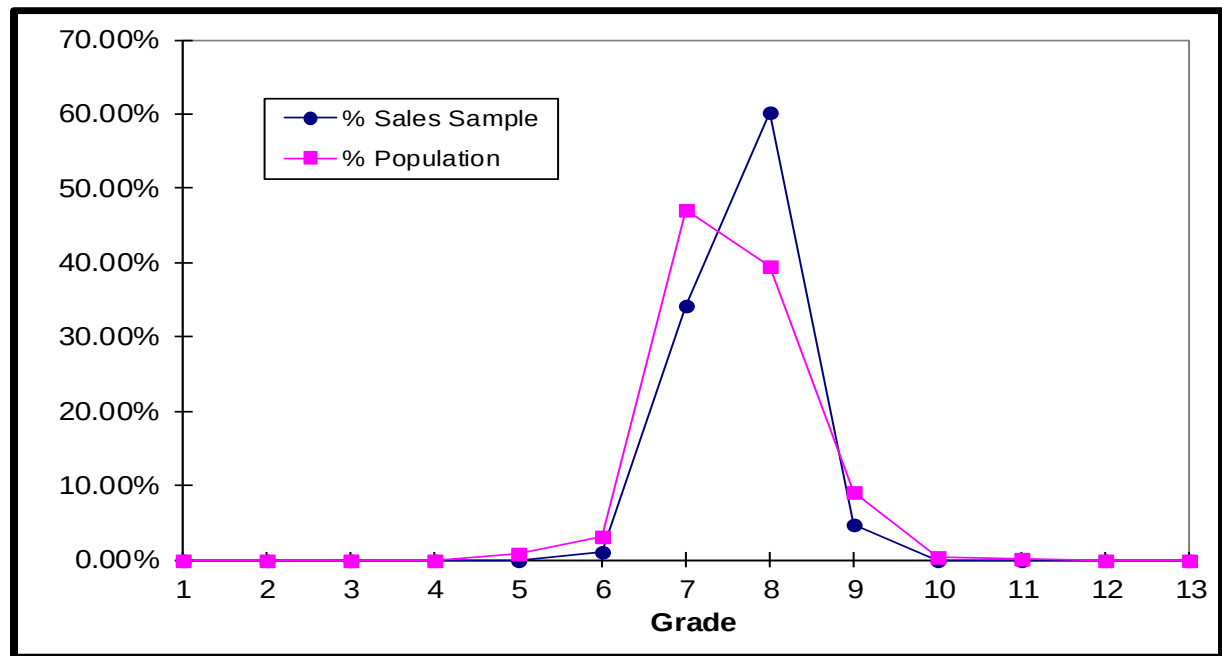


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	0.98%
7	140	34.15%
8	247	60.24%
9	19	4.63%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
410		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	37	0.72%
6	165	3.21%
7	2419	46.99%
8	2036	39.55%
9	466	9.05%
10	22	0.43%
11	3	0.06%
12	0	0.00%
13	0	0.00%
5148		



The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate 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.

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

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcel within the plat Belgrove at Renton (major 064691) had higher average ratios (Assessed Value/Sale Price) than other properties in the area and required more of a downward 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 410 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 (3) therefore; mobile homes received the total percent change in sales summary for 2013 assessment year.

Results

The resulting assessment level is 91.6%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +1.1%. 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 51 Adjustments

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

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

Standard Area Adjustment

1.46%

**Plat - Belgrove
at Renton
Major 064691**

Yes

% Adjustment

-12.39%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in the plat Belgrove at Renton would *approximately* receive a -12.39% downward adjustment. 64 parcels in the improved population would receive this adjustment. There were 9 sales.

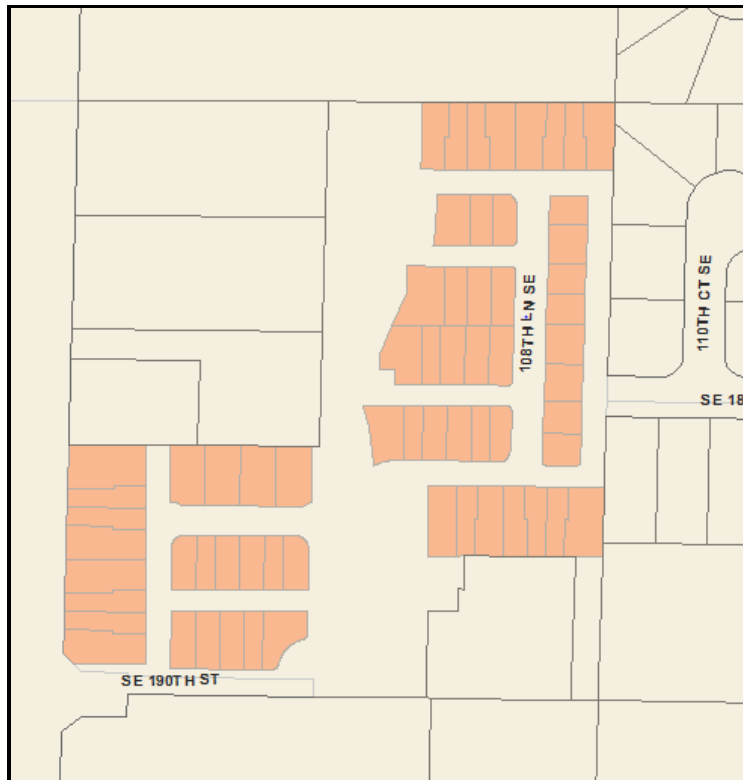
There were no properties that would receive a multiple variable adjustment.

98.0% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 51 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
064691	Belgrove at Renton	9	64	14.0%	SE 32-23-05	6	7	2004 thru 2005	108 th Ave SE and SE 190 th St.

Belgrove At Renton



Area 51 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2012 would be adjusted by the time trend factor of 1.013 resulting in an adjusted value of \$532,000 (\$525,000 X 1.013=\$531,825) – rounded

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.886	-11.4%
2/1/2010	0.896	-10.4%
3/1/2010	0.905	-9.5%
4/1/2010	0.914	-8.6%
5/1/2010	0.922	-7.8%
6/1/2010	0.930	-7.0%
7/1/2010	0.938	-6.2%
8/1/2010	0.946	-5.4%
9/1/2010	0.953	-4.7%
10/1/2010	0.959	-4.1%
11/1/2010	0.966	-3.4%
12/1/2010	0.972	-2.8%
1/1/2011	0.977	-2.3%
2/1/2011	0.983	-1.7%
3/1/2011	0.987	-1.3%
4/1/2011	0.992	-0.8%
5/1/2011	0.996	-0.4%
6/1/2011	1.000	0.0%
7/1/2011	1.003	0.3%
8/1/2011	1.006	0.6%
9/1/2011	1.009	0.9%
10/1/2011	1.011	1.1%
11/1/2011	1.013	1.3%
12/1/2011	1.014	1.4%
1/1/2012	1.015	1.5%
2/1/2012	1.016	1.6%
3/1/2012	1.016	1.6%
4/1/2012	1.016	1.6%
5/1/2012	1.016	1.6%
6/1/2012	1.015	1.5%
7/1/2012	1.014	1.4%
8/1/2012	1.013	1.3%
9/1/2012	1.011	1.1%
10/1/2012	1.009	0.9%
11/1/2012	1.006	0.6%
12/1/2012	1.003	0.3%
1/1/2013	1.000	0.0%

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	440600	0500	2/14/11	\$259,000	\$255,000	770	7	1971	Good	9126	N	N	19337 142ND PL SE
002	440600	0050	11/5/10	\$215,000	\$208,000	910	7	1981	Good	9612	N	N	19219 142ND PL SE
002	440600	0460	7/27/10	\$255,000	\$241,000	970	7	1980	Avg	11304	N	N	19317 142ND PL SE
002	662402	0140	11/10/10	\$265,000	\$256,000	1020	7	1980	Good	9231	N	N	11805 SE 204TH ST
002	247295	0070	3/12/12	\$230,079	\$234,000	1080	7	1984	Good	11502	N	N	19418 146TH AVE SE
002	432455	0120	2/10/10	\$224,950	\$202,000	1090	7	1976	Avg	12173	N	N	20100 130TH AVE SE
002	746142	0840	5/4/10	\$192,200	\$177,000	1100	7	1979	Avg	7679	N	N	14603 SE 198TH ST
002	774870	0080	9/26/12	\$245,000	\$247,000	1100	7	1975	Avg	8604	N	N	20223 125TH PL SE
002	896020	0600	6/5/12	\$250,000	\$254,000	1160	7	1975	Avg	10033	N	N	12232 SE 200TH ST
002	245950	0170	7/12/11	\$189,000	\$190,000	1170	7	1985	Avg	10634	N	N	19532 135TH AVE SE
002	245950	0100	11/29/10	\$210,000	\$204,000	1170	7	1985	Avg	7235	N	N	19414 135TH AVE SE
002	245950	0020	2/7/11	\$208,000	\$205,000	1170	7	1985	Avg	12254	N	N	19218 135TH AVE SE
002	440600	0240	11/22/10	\$208,000	\$202,000	1220	7	1971	Good	11492	N	N	14107 SE 195TH PL
002	222100	0080	12/3/11	\$234,950	\$238,000	1220	7	1974	Avg	8408	N	N	19312 140TH PL SE
002	019250	0040	10/19/10	\$274,000	\$264,000	1230	7	1965	Good	11475	N	N	19229 136TH PL SE
002	746142	0750	10/20/10	\$233,000	\$224,000	1240	7	1980	Good	7433	N	N	14412 SE 198TH CT
002	432421	0090	8/31/10	\$225,000	\$214,000	1250	7	1994	Avg	11172	N	N	12716 SE 202ND PL
002	287300	0120	2/25/11	\$189,950	\$187,000	1250	7	1970	Avg	10919	N	N	13002 SE 204TH PL
002	052205	9216	8/4/10	\$269,950	\$255,000	1260	7	1990	Avg	43560	N	N	11427 SE 196TH ST
002	052205	9145	11/8/12	\$260,000	\$261,000	1270	7	1961	Good	19110	N	N	19625 116TH AVE SE
002	795508	0270	5/24/11	\$229,000	\$229,000	1280	7	1981	Avg	6659	N	N	19504 138TH AVE SE
002	746142	0550	4/4/11	\$215,000	\$213,000	1290	7	1980	Good	7094	N	N	19735 143RD PL SE
002	675230	0010	7/23/12	\$201,000	\$204,000	1320	7	1981	Avg	10645	N	N	14519 SE 196TH PL
002	786130	0090	9/8/11	\$270,000	\$272,000	1320	7	1987	Avg	9601	N	N	13719 SE 199TH PL
002	432455	0310	12/24/12	\$205,000	\$205,000	1330	7	1970	Good	9726	N	N	20155 128TH AVE SE
002	287300	0100	4/3/12	\$208,000	\$211,000	1340	7	1975	Good	7210	N	N	13012 SE 204TH PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	662401	0170	9/18/12	\$207,500	\$210,000	1390	7	1975	Good	7399	N	N	11921 SE 205TH ST
002	247295	0120	8/17/12	\$220,000	\$223,000	1410	7	1983	Avg	7622	N	N	14618 SE 195TH PL
002	247295	0240	2/23/12	\$238,000	\$242,000	1410	7	1983	Good	7200	N	N	19419 144TH PL SE
002	247295	0240	2/15/11	\$245,000	\$241,000	1410	7	1983	Good	7200	N	N	19419 144TH PL SE
002	247295	0320	3/9/10	\$257,900	\$234,000	1410	7	1984	Avg	9705	N	N	14422 SE 194TH ST
002	287300	0310	2/19/10	\$200,000	\$180,000	1450	7	1968	Good	8214	N	N	20712 130TH AVE SE
002	795508	0260	9/26/12	\$244,950	\$247,000	1460	7	1982	Good	7551	N	N	13804 SE 195TH CT
002	662400	0050	8/2/10	\$242,000	\$229,000	1460	7	1968	Good	9719	N	N	20624 120TH AVE SE
002	662402	0050	4/9/12	\$204,000	\$207,000	1480	7	1980	Good	8003	N	N	11812 SE 206TH ST
002	662402	0090	3/9/10	\$258,000	\$234,000	1480	7	1985	Avg	7260	N	N	11827 SE 206TH ST
002	662340	0163	9/16/10	\$208,000	\$199,000	1550	7	1955	Avg	24520	N	N	10855 SE 192ND ST
002	281780	0150	7/27/11	\$266,750	\$268,000	1570	7	1979	Avg	7828	N	N	19226 121ST PL SE
002	786130	0210	12/5/12	\$280,000	\$281,000	1760	7	1988	Avg	9657	N	N	19816 137TH AVE SE
002	245950	0280	3/29/10	\$255,000	\$233,000	1820	7	1985	Avg	8335	N	N	19315 135TH AVE SE
002	019250	0260	7/17/12	\$246,500	\$250,000	2030	7	1964	Good	11344	N	N	19426 136TH PL SE
002	746142	0600	10/7/10	\$243,000	\$233,000	2090	7	1980	Avg	7016	N	N	19716 143RD PL SE
002	774870	0040	5/17/10	\$265,000	\$246,000	2240	7	1975	Good	9259	N	N	12423 SE 202ND PL
002	250880	0080	4/4/12	\$232,000	\$236,000	1180	8	1994	Avg	6438	N	N	12112 SE 205TH PL
002	259769	0230	4/28/11	\$234,000	\$233,000	1290	8	1986	Avg	6395	N	N	19438 133RD AVE SE
002	894360	0890	4/11/12	\$244,995	\$249,000	1350	8	2011	Avg	3600	N	N	20167 110TH PL SE
002	894360	0360	4/6/11	\$249,995	\$248,000	1350	8	2010	Avg	3582	N	N	11159 SE 202ND CT
002	894360	0940	2/8/11	\$249,995	\$246,000	1350	8	2010	Avg	3677	N	N	11018 SE 201ST PL
002	894360	0490	12/8/10	\$249,995	\$243,000	1350	8	2010	Avg	3987	N	N	20010 111TH WAY SE
002	894360	0440	11/5/10	\$249,995	\$242,000	1350	8	2010	Avg	3995	N	N	20112 111TH WAY SE
002	894360	0410	8/10/10	\$257,995	\$245,000	1350	8	2010	Avg	4226	N	N	20136 111TH WAY SE
002	894360	0060	5/27/10	\$257,995	\$240,000	1351	8	2009	Avg	3543	N	N	20323 111TH AVE SE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894360	0090	4/29/10	\$257,995	\$238,000	1351	8	2009	Avg	3719	N	N	20338 111TH AVE SE
002	894360	0010	5/17/10	\$260,438	\$241,000	1351	8	2009	Avg	3224	N	N	11038 SE 204TH ST
002	894360	0160	8/2/10	\$269,995	\$255,000	1351	8	2009	Avg	3611	N	N	11157 SE 203RD PL
002	259771	0080	3/1/12	\$242,000	\$246,000	1410	8	1987	Avg	8884	N	N	19338 133RD PL SE
002	894360	0150	3/9/12	\$249,995	\$254,000	1413	8	2012	Avg	3209	N	N	11165 SE 203RD PL
002	894360	0100	3/5/10	\$265,995	\$241,000	1413	8	2009	Avg	3475	N	N	11046 SE 204TH ST
002	894360	0020	5/17/10	\$283,706	\$263,000	1413	8	2009	Avg	3403	N	N	11046 SE 204TH ST
002	259767	0180	3/23/12	\$235,000	\$239,000	1420	8	1989	Avg	7435	N	N	19712 134TH PL SE
002	894360	0340	2/1/11	\$267,500	\$263,000	1420	8	2010	Avg	3745	N	N	11145 SE 202ND CT
002	894360	0610	10/21/10	\$267,500	\$258,000	1420	8	2010	Avg	3586	N	N	20205 111TH WAY SE
002	894360	0460	10/17/10	\$267,500	\$258,000	1420	8	2009	Avg	3992	N	N	11046 SE 204TH ST
002	894360	0500	9/7/10	\$267,500	\$255,000	1420	8	2010	Avg	4349	N	N	20002 111TH WAY SE
002	894360	1120	11/2/12	\$255,000	\$257,000	1420	8	2012	Avg	3783	N	N	20147 110TH TER SE
002	894360	0350	3/8/11	\$280,000	\$277,000	1420	8	2010	Avg	3860	N	N	11153 SE 202ND CT
002	681775	0800	4/27/12	\$239,950	\$244,000	1710	8	2010	Avg	3010	N	N	11443 SE 194TH ST
002	681775	0790	6/10/11	\$259,950	\$260,000	1710	8	2010	Avg	2935	N	N	11449 SE 194TH ST
002	681775	0880	6/19/12	\$230,000	\$233,000	1714	8	2008	Avg	3500	N	N	11423 SE 195TH PL
002	730000	0620	6/17/10	\$238,000	\$222,000	1714	8	2005	Avg	3150	N	N	19335 113TH PL SE
002	681775	0840	3/15/12	\$239,950	\$244,000	1714	8	2011	Avg	3290	N	N	11419 SE 194TH ST
002	730000	0610	4/21/11	\$240,000	\$239,000	1714	8	2005	Avg	3150	N	N	19341 113TH PL SE
002	681775	0330	7/11/11	\$249,000	\$250,000	1714	8	2010	Avg	3150	N	N	11448 SE 193RD TER
002	681775	0160	2/14/11	\$249,000	\$245,000	1714	8	2010	Avg	3160	N	N	19346 114TH PL SE
002	681775	0850	3/9/12	\$249,300	\$253,000	1714	8	2011	Avg	3668	N	N	11413 SE 194TH ST
002	681775	0370	5/20/11	\$252,000	\$252,000	1714	8	2009	Avg	3150	N	N	11424 SE 193RD TER
002	681775	0450	7/29/10	\$255,000	\$241,000	1714	8	2009	Avg	3250	N	N	19337 114TH PL SE
002	681775	0200	2/14/11	\$256,000	\$252,000	1714	8	2010	Avg	3150	N	N	11427 SE 193RD TER

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681775	1010	6/21/10	\$257,000	\$240,000	1714	8	2008	Avg	3500	N	N	19454 115TH PL SE
002	730000	0680	2/9/10	\$265,000	\$238,000	1714	8	2005	Avg	3259	N	N	19338 113TH AVE SE
002	681775	0480	5/18/10	\$269,000	\$249,000	1714	8	2009	Avg	3250	N	N	19355 114TH PL SE
002	681775	0490	4/28/10	\$270,000	\$249,000	1714	8	2009	Avg	3250	N	N	19363 114TH PL SE
002	681775	0120	5/19/10	\$274,950	\$255,000	1714	8	2009	Avg	3080	N	N	19370 114TH PL SE
002	681775	0110	4/23/10	\$279,950	\$258,000	1714	8	2009	Avg	3080	N	N	19376 114TH PL SE
002	681775	0100	3/18/10	\$279,950	\$255,000	1714	8	2009	Avg	3079	N	N	19382 114TH PL SE
002	681775	0750	9/17/10	\$282,500	\$270,000	1730	8	2010	Avg	4802	N	N	19419 115TH PL SE
002	681775	0130	1/25/10	\$319,950	\$286,000	1732	8	2009	Avg	8561	N	N	19364 114TH PL SE
002	259768	0180	12/30/10	\$221,200	\$216,000	1760	8	1985	Avg	7000	N	N	19803 133RD AVE SE
002	894360	0400	10/13/11	\$264,995	\$268,000	1760	8	2010	Avg	4040	N	N	20144 111TH WAY SE
002	894360	0680	3/9/11	\$276,820	\$274,000	1760	8	2010	Avg	3600	N	N	20117 111TH WAY SE
002	894360	0310	11/10/10	\$284,995	\$276,000	1760	8	2009	Avg	4112	N	N	20216 111TH WAY SE
002	894360	0740	4/8/11	\$287,695	\$286,000	1760	8	2010	Avg	3657	N	N	20130 110TH TER SE
002	894360	0480	12/9/10	\$291,500	\$284,000	1760	8	2010	Avg	3988	N	N	20018 111TH WAY SE
002	894360	0970	2/15/12	\$269,995	\$274,000	1763	8	2011	Avg	3600	N	N	11040 SE 201ST PL
002	894360	0070	5/27/10	\$289,995	\$269,000	1763	8	2009	Avg	3824	N	N	20315 111TH AVE SE
002	894360	0030	5/5/10	\$289,995	\$268,000	1763	8	2009	Avg	3406	N	N	11054 SE 204TH ST
002	894360	0130	4/16/10	\$289,995	\$266,000	1763	8	2009	Avg	3587	N	N	20315 111TH AVE SE
002	894360	0280	10/1/10	\$291,500	\$280,000	1763	8	2009	Avg	3600	N	N	11054 SE 204TH ST
002	259772	0040	1/3/12	\$248,500	\$252,000	1770	8	1988	Avg	8285	N	N	19632 134TH CT SE
002	178725	0120	3/4/10	\$270,450	\$245,000	1790	8	2001	Avg	4675	N	N	19916 142ND PL SE
002	259230	0370	4/14/11	\$244,950	\$243,000	1790	8	1986	Avg	8340	N	N	13711 SE 200TH ST
002	259230	0240	9/3/10	\$285,000	\$272,000	1790	8	1986	Avg	7702	N	N	13717 SE 201ST ST
002	259768	0250	8/16/12	\$217,500	\$220,000	1840	8	1985	Avg	6123	N	N	19819 132ND PL SE
002	250880	0190	4/21/10	\$265,000	\$244,000	1840	8	1994	Avg	6333	N	N	20417 121ST WAY SE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	259769	0290	10/25/12	\$275,000	\$277,000	1850	8	1985	Avg	7000	N	N	19336 133RD AVE SE
002	383070	0170	12/28/12	\$366,000	\$366,000	1860	8	1975	Avg	14958	N	N	20018 139TH WAY SE
002	250880	0460	2/12/10	\$300,000	\$270,000	1900	8	1997	Avg	5974	N	N	20507 122ND PL SE
002	681775	0590	2/10/11	\$260,000	\$256,000	1910	8	2010	Avg	4478	N	N	19452 114TH PL SE
002	681775	0140	8/16/10	\$265,000	\$252,000	1910	8	2009	Avg	3481	N	N	19358 114TH PL SE
002	662402	0100	1/6/12	\$238,000	\$242,000	1910	8	1997	Avg	7590	N	N	11831 SE 206TH ST
002	681775	0770	3/24/11	\$257,800	\$255,000	1910	8	2010	Avg	3256	N	N	19407 115TH PL SE
002	681775	0780	3/24/11	\$260,000	\$258,000	1910	8	2010	Avg	3805	N	N	19401 115TH PL SE
002	681775	0760	3/24/11	\$263,300	\$261,000	1910	8	2010	Avg	3842	N	N	19413 115TH PL SE
002	681775	0150	4/5/10	\$299,950	\$274,000	1910	8	2009	Avg	4272	N	N	19352 114TH PL SE
002	681775	0660	11/9/12	\$239,000	\$240,000	1914	8	2008	Avg	4026	N	N	19473 115TH PL SE
002	681775	0830	1/10/12	\$249,950	\$254,000	1914	8	2011	Avg	3290	N	N	11425 SE 194TH ST
002	681775	0600	4/24/12	\$250,000	\$254,000	1914	8	2010	Avg	3888	N	N	19458 114TH PL NE
002	681775	0570	7/8/11	\$259,000	\$260,000	1914	8	2010	Avg	3880	N	N	19440 114TH PL NE
002	681775	0030	4/4/11	\$262,000	\$260,000	1914	8	2010	Avg	4000	N	N	19386 115TH PL SE
002	681775	0380	4/21/11	\$263,500	\$262,000	1914	8	2009	Avg	3167	N	N	11418 SE 193RD TER
002	681775	0340	12/1/10	\$270,000	\$262,000	1914	8	2009	Avg	3150	N	N	11442 SE 193RD TER
002	681775	0240	4/20/10	\$287,000	\$264,000	1914	8	2010	Avg	3261	N	N	11451 SE 193RD TER
002	681775	0550	6/14/10	\$287,500	\$268,000	1914	8	2009	Avg	4045	N	N	19399 114TH PL SE
002	681775	0440	3/11/10	\$289,950	\$263,000	1914	8	2009	Avg	3272	N	N	19331 114TH PL SE
002	681775	0520	2/26/10	\$299,950	\$271,000	1914	8	2009	Avg	3250	N	N	19381 114TH PL SE
002	730000	0720	2/6/12	\$235,000	\$239,000	1918	8	2005	Avg	3234	N	N	19362 113TH AVE SE
002	894360	0910	1/11/12	\$279,995	\$284,000	1940	8	2011	Avg	3628	N	N	20151 110TH PL SE
002	894360	0320	2/8/11	\$299,995	\$295,000	1940	8	2010	Avg	4109	N	N	11131 SE 202ND CT
002	894360	0590	12/7/10	\$299,995	\$292,000	1940	8	2010	Avg	4082	N	N	20221 111TH WAY SE
002	894360	0660	3/1/11	\$303,030	\$299,000	1940	8	2010	Avg	3839	N	N	20133 111TH WAY SE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894360	1110	8/6/12	\$293,731	\$297,000	1940	8	2012	Avg	3594	N	N	20155 110TH TER SE
002	894360	0760	4/6/11	\$312,206	\$310,000	1940	8	2010	Avg	3695	N	N	20146 110TH TER SE
002	894360	0200	3/20/10	\$309,995	\$282,000	1945	8	2009	Avg	3693	N	N	11156 SE 204TH ST
002	894360	0270	8/10/10	\$311,995	\$296,000	1945	8	2009	Avg	3600	N	N	20248 111TH WAY SE
002	894360	0140	4/27/10	\$313,532	\$289,000	1945	8	2009	Avg	4481	N	N	11156 SE 204TH ST
002	894360	0800	7/13/12	\$319,000	\$323,000	1945	8	2012	Avg	4484	N	N	11045 SE 202ND LN
002	894360	0220	5/18/10	\$330,933	\$307,000	1945	8	2009	Avg	3916	N	N	20288 111TH WAY SE
002	321690	0220	4/13/12	\$259,950	\$264,000	1970	8	1993	Avg	6300	N	N	11913 SE 203RD ST
002	321690	0220	1/10/11	\$317,800	\$311,000	1970	8	1993	Avg	6300	N	N	11913 SE 203RD ST
002	259768	0270	5/11/11	\$265,000	\$264,000	2000	8	1985	Avg	6522	N	N	19831 132ND PL SE
002	563520	0090	5/14/10	\$318,000	\$294,000	2040	8	1998	Avg	7264	N	N	12449 SE 198TH PL
002	894360	0700	9/14/10	\$265,000	\$253,000	2045	8	2007	Avg	3916	N	N	20101 111TH WAY SE
002	662403	0060	11/12/10	\$240,000	\$232,000	2110	8	1999	Avg	19022	N	N	20623 119TH AVE SE
002	259769	0370	10/23/12	\$280,000	\$282,000	2150	8	1986	Avg	9100	N	N	19213 133RD AVE SE
002	894360	0950	5/4/11	\$295,000	\$294,000	2150	8	2011	Avg	4339	N	N	11024 SE 201ST PL
002	894360	0900	4/16/12	\$299,995	\$305,000	2150	8	2011	Avg	3600	N	N	20159 110TH PL SE
002	894360	0670	4/18/11	\$314,995	\$313,000	2150	8	2011	Avg	3869	N	N	20125 111TH WAY SE
002	894360	0820	7/1/11	\$315,000	\$316,000	2150	8	2011	Avg	6319	N	N	20239 110TH PL SE
002	259767	0060	6/15/10	\$318,000	\$297,000	2150	8	1987	Avg	8411	N	N	19835 133RD PL SE
002	259767	0170	3/9/10	\$319,000	\$289,000	2150	8	1987	Avg	7392	N	N	13404 SE 198TH ST
002	259767	0020	4/26/10	\$319,950	\$295,000	2150	8	1987	Avg	7434	N	N	19811 133RD PL SE
002	894360	0120	4/16/10	\$319,995	\$294,000	2152	8	2009	Avg	3590	N	N	11140 SE 204TH ST
002	894360	0240	6/8/10	\$324,839	\$303,000	2152	8	2009	Avg	3600	N	N	20272 111TH AVE SE
002	894360	0560	6/10/10	\$325,491	\$304,000	2152	8	2010	Avg	3600	N	N	20245 111TH WAY SE
002	894360	0050	5/20/10	\$329,390	\$305,000	2152	8	2009	Avg	3550	N	N	20331 111TH AVE SE
002	894360	0170	10/22/10	\$330,000	\$318,000	2152	8	2009	Avg	3600	N	N	11149 SE 203RD PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894360	0630	8/5/10	\$332,874	\$315,000	2152	8	2010	Avg	3772	N	N	20157 111TH WAY SE
002	894360	0290	8/2/10	\$340,334	\$322,000	2152	8	2009	Avg	3651	N	N	20232 111TH AVE SE
002	894360	0600	8/11/10	\$343,183	\$325,000	2152	8	2010	Avg	4076	N	N	20213 111TH WAY SE
002	793260	0130	6/1/10	\$420,000	\$391,000	2160	8	1964	Good	35070	N	N	19821 121ST AVE SE
002	250880	0420	5/12/10	\$292,000	\$270,000	2270	8	1999	Avg	6433	N	N	20547 122ND PL SE
002	894360	0780	1/9/12	\$297,995	\$303,000	2290	8	2011	Avg	3600	N	N	20162 110TH TER SE
002	894360	1010	6/17/11	\$302,995	\$303,000	2290	8	2010	Avg	3600	N	N	11041 SE 201ST ST
002	894360	0380	9/9/10	\$331,808	\$317,000	2290	8	2010	Avg	4167	N	N	20160 111TH WAY SE
002	894360	0690	12/14/10	\$331,995	\$323,000	2290	8	2010	Avg	3600	N	N	20109 111TH WAY SE
002	894360	0300	11/11/10	\$331,995	\$321,000	2290	8	2010	Avg	3878	N	N	20224 111TH WAY SE
002	894360	0210	6/11/12	\$299,999	\$305,000	2292	8	2009	Avg	3401	N	N	20322 111TH AVE SE
002	894360	0180	6/25/10	\$321,038	\$301,000	2292	8	2009	Avg	3600	N	N	11141 SE 203RD PL
002	894360	0040	6/28/10	\$328,581	\$308,000	2292	8	2009	Avg	3884	N	N	20339 111TH AVE SE
002	894360	0210	4/19/10	\$329,995	\$303,000	2292	8	2009	Avg	3401	N	N	20322 111TH AVE SE
002	894360	0570	10/12/10	\$331,995	\$319,000	2292	8	2010	Avg	3600	N	N	20237 111TH WAY SE
002	894360	0250	8/9/10	\$331,995	\$315,000	2292	8	2009	Avg	3600	N	N	20264 111TH WAY SE
002	259771	0380	7/12/12	\$290,000	\$294,000	2300	8	1987	Avg	9661	N	N	19522 134TH AVE SE
002	178725	0230	9/22/11	\$299,950	\$303,000	2410	8	2001	Avg	5400	N	N	19832 142ND AVE SE
002	894360	0770	6/7/11	\$309,995	\$310,000	2420	8	2011	Avg	3602	N	N	20154 110TH TER SE
002	894360	0960	12/7/11	\$314,995	\$320,000	2420	8	2011	Avg	3903	N	N	11032 SE 201ST PL
002	894360	1090	3/15/12	\$319,995	\$325,000	2420	8	2012	Avg	3594	N	N	20171 110TH TER SE
002	894360	1050	10/9/12	\$320,000	\$323,000	2420	8	2011	Avg	3606	N	N	20166 110TH PL SE
002	894360	0650	5/6/11	\$324,995	\$324,000	2420	8	2011	Avg	3652	N	N	20141 111TH WAY SE
002	894360	0370	4/7/11	\$324,995	\$323,000	2420	8	2011	Avg	4076	N	N	11146 SE 202ND CT
002	894360	0190	7/16/10	\$335,995	\$316,000	2420	8	2009	Avg	3519	N	N	11133 SE 203RD PL
002	894360	0260	8/17/10	\$339,995	\$323,000	2420	8	2009	Avg	3600	N	N	20256 111TH WAY SE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	894360	0110	7/21/10	\$339,995	\$321,000	2420	8	2009	Avg	3712	N	N	11132 SE 204TH ST
002	894360	0230	6/14/10	\$339,995	\$318,000	2420	8	2009	Avg	3600	N	N	20280 111TH WAY SE
002	894360	0580	7/1/10	\$355,995	\$334,000	2420	8	2010	Avg	4089	N	N	20229 111TH WAY SE
002	259767	0050	7/27/12	\$339,950	\$344,000	2570	8	1987	Avg	7847	N	N	19829 133RD PL SE
002	259771	0310	3/17/10	\$360,000	\$327,000	2600	8	1989	Avg	8268	N	N	13324 SE 196TH ST
002	894360	1150	1/5/10	\$284,950	\$253,000	2690	8	2007	Avg	3600	N	N	11050 SE 201ST ST
002	412795	0090	3/15/12	\$351,200	\$357,000	2780	8	1998	Avg	8330	N	N	14624 SE 195TH PL
002	412795	0030	3/12/10	\$405,000	\$368,000	2780	8	1998	Avg	6984	N	N	14702 SE 195TH PL
002	259767	0220	9/14/10	\$275,000	\$263,000	2890	8	1989	Avg	7350	N	N	13324 SE 197TH ST
002	293700	0100	6/23/10	\$339,000	\$317,000	1560	9	1992	Avg	10890	N	N	20300 131ST PL SE
002	793390	0220	12/17/12	\$351,000	\$352,000	2680	9	1991	Avg	8354	N	N	11910 SE 198TH CT
002	793390	0140	4/23/10	\$389,000	\$358,000	3040	9	1992	Avg	7635	N	N	11902 SE 199TH CT
002	793390	0400	4/25/11	\$305,000	\$303,000	3100	9	1991	Avg	8081	N	N	19827 119TH AVE SE
002	793390	0280	4/21/12	\$398,000	\$404,000	3330	9	1992	Avg	7294	N	N	19910 118TH AVE SE
006	342305	9087	8/3/10	\$205,000	\$194,000	1300	6	1958	Avg	17625	N	N	14025 SE 187TH ST
006	327620	0070	8/28/12	\$219,000	\$221,000	1570	6	1985	Good	9379	N	N	17658 111TH AVE SE
006	322305	9033	3/28/12	\$475,000	\$483,000	1780	6	1943	Good	141134	N	N	18417 116TH AVE SE
006	619960	0020	3/1/11	\$269,500	\$266,000	1930	6	1949	Good	54000	N	N	18424 120TH AVE SE
006	911700	0190	3/27/12	\$200,000	\$203,000	960	7	1962	Good	9240	N	N	11427 SE 186TH ST
006	074090	0110	12/23/10	\$185,000	\$181,000	990	7	1959	Avg	11970	N	N	10811 SE 180TH PL
006	074110	0160	3/13/12	\$166,000	\$169,000	1010	7	1959	Good	8400	N	N	18113 112TH AVE SE
006	098400	0660	9/20/12	\$231,500	\$234,000	1040	7	1967	Good	8750	N	N	18955 127TH PL SE
006	098400	0790	4/28/10	\$220,000	\$203,000	1040	7	1967	Avg	8750	N	N	12735 SE 191ST PL
006	327690	0100	7/25/12	\$223,500	\$226,000	1040	7	1973	Avg	7995	N	N	17801 113TH PL SE
006	327620	0160	2/22/10	\$200,000	\$181,000	1050	7	1961	Avg	18036	N	N	11025 SE 176TH ST
006	619840	0203	6/23/10	\$218,500	\$205,000	1100	7	1959	Good	10132	N	N	11845 SE 188TH ST

Improved Sales Used in this Annual Update Analysis
Area 51
(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	098410	0130	6/6/12	\$234,950	\$239,000	1110	7	1968	Good	7548	N	N	18606 126TH PL SE
006	322305	9195	1/3/11	\$170,000	\$166,000	1120	7	1983	Avg	7653	N	N	18425 112TH AVE SE
006	327620	0110	9/19/12	\$182,000	\$184,000	1140	7	1962	Good	9379	N	N	17824 111TH AVE SE
006	327620	0310	8/25/11	\$194,200	\$196,000	1140	7	1961	Good	10428	N	N	11032 SE 180TH ST
006	332305	9068	2/10/12	\$250,000	\$254,000	1150	7	1970	Good	15246	N	N	18228 124TH AVE SE
006	098420	0720	11/7/12	\$238,000	\$239,000	1170	7	1972	Good	7314	N	N	18842 129TH PL SE
006	619720	0380	2/15/11	\$254,000	\$250,000	1180	7	1968	Avg	11262	N	N	18031 120TH AVE SE
006	111610	0100	3/15/12	\$195,000	\$198,000	1190	7	1965	Good	9792	N	N	17826 109TH AVE SE
006	619720	0360	9/14/11	\$245,000	\$247,000	1210	7	1968	Avg	11979	N	N	18017 120TH AVE SE
006	074050	0065	9/12/12	\$180,000	\$182,000	1220	7	1955	Good	8505	N	N	10903 SE 181ST ST
006	619780	0282	11/21/12	\$237,950	\$239,000	1220	7	1976	Avg	13318	N	N	11813 SE 186TH PL
006	098420	0550	9/5/12	\$221,650	\$224,000	1240	7	1975	Good	8160	N	N	12904 SE 186TH PL
006	098423	0450	4/13/11	\$260,000	\$258,000	1240	7	1977	Good	6050	N	N	13018 SE 189TH CT
006	098421	0200	7/30/12	\$230,000	\$233,000	1250	7	1973	Good	7350	N	N	18518 131ST AVE SE
006	342305	9112	12/13/10	\$218,000	\$212,000	1250	7	1964	Good	21038	N	N	17804 140TH AVE SE
006	890610	0065	5/27/10	\$260,000	\$242,000	1250	7	1959	VGood	11815	N	N	11214 SE 182ND ST
006	098400	0140	8/16/12	\$255,000	\$258,000	1250	7	1967	Good	8715	N	N	12740 SE 190TH PL
006	074300	0030	4/24/12	\$216,000	\$220,000	1260	7	1992	Avg	8745	N	N	11005 SE 189TH ST
006	098410	0170	6/30/10	\$270,000	\$253,000	1270	7	1968	Good	8700	N	N	18544 126TH PL SE
006	098421	0460	11/5/10	\$204,000	\$197,000	1280	7	1973	Good	7420	N	N	18709 131ST AVE SE
006	098420	0580	2/2/12	\$243,950	\$248,000	1300	7	1968	Good	11439	N	N	12917 SE 186TH PL
006	098420	0470	11/29/12	\$255,250	\$256,000	1300	7	1969	Good	7665	N	N	12818 SE 186TH ST
006	098400	0610	10/26/10	\$265,000	\$256,000	1300	7	1967	Good	7571	N	N	18865 127TH PL SE
006	051170	0150	8/29/11	\$256,000	\$258,000	1340	7	1963	Avg	9975	N	N	11414 SE 180TH PL
006	911710	0080	10/18/10	\$288,000	\$277,000	1340	7	1966	Good	9360	N	N	11001 SE 186TH ST
006	064691	0380	4/24/12	\$179,900	\$183,000	1350	7	2005	Avg	1503	N	N	18893 108TH LN SE

Improved Sales Used in this Annual Update Analysis
Area 51
(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	064691	0090	2/14/12	\$190,000	\$193,000	1350	7	2005	Avg	1386	N	N	18955 108TH LN SE
006	064691	0350	9/28/10	\$190,000	\$182,000	1350	7	2005	Avg	1386	N	N	18911 108TH LN SE
006	322305	9348	7/29/11	\$237,000	\$238,000	1360	7	1997	Avg	7778	N	N	19131 114TH PL SE
006	051170	0130	12/13/12	\$229,000	\$229,000	1380	7	1967	Good	9975	N	N	11434 SE 180TH PL
006	098423	0330	10/30/12	\$235,000	\$237,000	1390	7	1977	Avg	7700	N	N	18836 131ST AVE SE
006	911710	0060	3/15/10	\$230,000	\$209,000	1420	7	1968	Avg	9360	N	N	10927 SE 186TH ST
006	253841	0230	8/13/12	\$275,000	\$278,000	1430	7	2005	Avg	4551	N	N	14627 SE 189TH PL
006	253841	0170	11/2/11	\$215,000	\$218,000	1450	7	1977	Avg	7358	N	N	14725 SE 189TH PL
006	090800	0110	3/29/10	\$298,000	\$272,000	1450	7	2005	Avg	5293	N	N	14515 SE 188TH WAY
006	098400	0350	9/29/10	\$209,100	\$201,000	1460	7	1967	Avg	13860	N	N	12710 SE 189TH ST
006	064691	0440	12/6/12	\$185,000	\$186,000	1460	7	2005	Avg	1845	N	N	18885 108TH LN SE
006	064691	0310	3/27/12	\$186,000	\$189,000	1460	7	2005	Avg	2553	N	N	18919 108TH LN SE
006	140210	0220	1/6/11	\$277,500	\$271,000	1470	7	1965	VGood	30056	N	N	17832 146TH AVE SE
006	064691	0290	8/6/12	\$185,000	\$187,000	1490	7	2005	Avg	1866	N	N	18908 108TH LN SE
006	098423	0630	12/29/10	\$258,000	\$252,000	1490	7	1977	Good	7520	N	N	12908 SE 190TH PL
006	064691	0500	7/16/10	\$225,000	\$212,000	1490	7	2005	Avg	1798	N	N	18864 108TH LN SE
006	140210	0350	10/2/12	\$275,000	\$277,000	1490	7	1965	Good	18462	N	N	17806 147TH AVE SE
006	098420	0570	6/15/12	\$201,250	\$204,000	1500	7	1968	Avg	12558	N	N	12916 SE 186TH PL
006	332305	9075	12/27/12	\$230,000	\$230,000	1530	7	1957	Good	20150	N	N	18401 124TH AVE SE
006	098420	0260	7/29/10	\$249,950	\$236,000	1550	7	1968	Good	10296	N	N	12804 SE 186TH PL
006	619720	0300	6/23/10	\$229,900	\$215,000	1550	7	1954	Avg	21282	N	N	18029 118TH AVE SE
006	098400	0680	5/3/11	\$237,000	\$236,000	1570	7	1967	Good	8750	N	N	18967 127TH PL SE
006	074150	0070	5/25/11	\$239,950	\$240,000	1580	7	2011	Avg	3284	N	N	18301 121ST PL SE
006	564860	0070	1/11/11	\$237,000	\$232,000	1580	7	1995	Avg	5580	N	N	17710 114TH PL SE
006	564860	0060	6/7/10	\$255,000	\$238,000	1580	7	1995	Avg	6044	N	N	11409 SE 177TH PL
006	233323	0180	3/11/11	\$249,950	\$247,000	1610	7	2001	Avg	7193	N	N	12831 SE 176TH ST

Improved Sales Used in this Annual Update Analysis
Area 51
(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	322305	9281	8/3/10	\$314,500	\$298,000	1620	7	1993	Avg	20037	N	N	18619 114TH AVE SE
006	064691	0010	3/5/10	\$237,000	\$215,000	1650	7	2004	Avg	2653	N	N	18929 108TH LN SE
006	074150	0150	6/25/12	\$250,000	\$254,000	1659	7	2011	Avg	4066	N	N	18342 121ST PL SE
006	074150	0110	5/9/11	\$244,950	\$244,000	1670	7	2011	Avg	4314	N	N	18318 121ST PL SE
006	074150	0160	10/31/11	\$254,000	\$257,000	1670	7	2011	Avg	3469	N	N	18348 121ST PL SE
006	098400	0630	6/24/11	\$309,950	\$311,000	1670	7	1967	Avg	8750	N	N	18909 127TH PL SE
006	074150	0090	4/9/12	\$250,000	\$254,000	1680	7	2011	Avg	3372	N	N	18306 121ST PL SE
006	232985	0140	3/23/10	\$267,250	\$244,000	1700	7	1999	Avg	4864	N	N	18538 114TH AVE SE
006	232983	0030	9/28/12	\$270,000	\$272,000	1720	7	2004	Avg	4228	N	N	13241 SE 188TH PL
006	064691	0230	10/19/12	\$225,000	\$227,000	1730	7	2004	Avg	2519	N	N	18967 108TH LN SE
006	074070	0005	4/29/10	\$284,000	\$262,000	1730	7	1959	VGood	8400	N	N	18104 110TH AVE SE
006	073940	0110	2/25/10	\$279,950	\$253,000	1800	7	2000	Avg	5541	N	N	17811 112TH AVE SE
006	073940	0230	10/21/10	\$280,000	\$270,000	1800	7	2000	Avg	4000	N	N	17723 112TH AVE SE
006	245996	0040	2/1/11	\$255,000	\$251,000	1810	7	2002	Avg	5023	N	N	14742 SE 185TH PL
006	245996	0430	6/20/12	\$267,000	\$271,000	1810	7	2002	Avg	5367	N	N	14770 SE 185TH PL
006	073940	0070	4/14/11	\$273,000	\$271,000	1810	7	2000	Avg	4000	N	N	17823 112TH AVE SE
006	051170	0180	5/4/12	\$229,000	\$233,000	1820	7	1962	Avg	11340	N	N	11320 SE 180TH PL
006	245996	0060	2/25/11	\$260,000	\$256,000	1850	7	2002	Avg	4950	N	N	14730 SE 185TH PL
006	640271	0020	3/12/10	\$310,000	\$281,000	1870	7	1994	Avg	6794	N	N	17840 112TH AVE SE
006	926650	0070	2/17/10	\$293,000	\$264,000	1900	7	2006	Avg	3903	N	N	11452 SE 191ST CT
006	245996	0280	1/26/11	\$259,950	\$255,000	1910	7	2002	Avg	4385	N	N	14631 SE 185TH PL
006	232983	0140	9/14/12	\$235,080	\$237,000	1940	7	2004	Avg	5938	N	N	18815 132ND PL SE
006	232983	0080	9/24/12	\$284,950	\$288,000	1940	7	2004	Avg	4876	N	N	13240 SE 188TH PL
006	245997	0050	12/7/12	\$260,500	\$261,000	1950	7	2004	Avg	6227	N	N	14751 SE 187TH CT
006	233323	0290	6/12/12	\$227,000	\$230,000	1990	7	2002	Avg	4050	N	N	17619 128TH AVE SE
006	233323	0030	1/4/12	\$242,500	\$246,000	1990	7	2002	Avg	3618	N	N	12822 SE 175TH CT

Improved Sales Used in this Annual Update Analysis
Area 51
(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	245996	0180	10/16/11	\$257,000	\$260,000	2060	7	2002	Avg	5456	N	N	14439 SE 185TH PL
006	090800	0340	4/16/10	\$274,000	\$252,000	2080	7	2004	Avg	5828	N	N	14727 SE 188TH WAY
006	911710	0290	10/10/11	\$253,000	\$256,000	2090	7	1967	Good	12870	N	N	11044 SE 186TH ST
006	245997	0120	7/14/10	\$329,000	\$310,000	2100	7	2005	Avg	8082	N	N	14728 SE 187TH CT
006	051170	0070	9/24/12	\$233,500	\$236,000	2240	7	1961	Good	12284	N	N	11323 SE 180TH PL
006	233323	0200	3/9/11	\$289,000	\$286,000	2270	7	2002	Avg	6106	N	N	17618 128TH AVE SE
006	233323	0220	10/16/12	\$297,500	\$300,000	2270	7	2002	Avg	4733	N	N	17630 128TH AVE SE
006	253841	0070	1/12/12	\$262,500	\$267,000	2470	7	2005	Avg	4800	N	N	14626 SE 189TH PL
006	090800	0060	10/18/11	\$285,000	\$288,000	2470	7	2004	Avg	4858	N	N	14629 SE 188TH WAY
006	232983	0010	11/10/11	\$360,000	\$365,000	2750	7	1966	Good	13359	N	N	13227 SE 188TH PL
006	140200	0090	6/29/12	\$359,950	\$365,000	2880	7	1967	VGood	23782	N	N	14251 SE 179TH PL
006	746140	0330	4/21/10	\$250,000	\$230,000	1180	8	1978	Good	10005	N	N	11047 SE 187TH CT
006	140260	0570	12/22/11	\$235,500	\$239,000	1200	8	1981	Avg	6561	N	N	18325 152ND AVE SE
006	140210	0080	2/16/10	\$410,000	\$369,000	1230	8	1966	VGood	23653	N	N	17825 145TH AVE SE
006	746140	0150	8/13/12	\$275,000	\$278,000	1370	8	1979	Good	6650	N	N	18655 110TH PL SE
006	140263	0450	2/3/12	\$245,000	\$249,000	1450	8	1986	Good	7674	N	N	18208 154TH PL SE
006	746140	0240	8/21/12	\$240,500	\$243,000	1460	8	1980	Good	8800	N	N	18626 110TH PL SE
006	261940	0100	7/29/10	\$220,000	\$208,000	1500	8	1990	Avg	21679	N	N	18315 130TH AVE SE
006	140266	0060	8/11/11	\$320,000	\$322,000	1530	8	1986	Good	12136	N	N	15706 SE 182ND PL
006	140260	0280	11/12/10	\$290,000	\$281,000	1590	8	1982	Avg	7223	N	N	15321 SE 183RD DR
006	259180	0300	2/9/11	\$296,000	\$291,000	1610	8	1982	Good	7776	N	N	18508 134TH AVE SE
006	140265	0210	10/23/12	\$324,000	\$326,000	1610	8	1985	Good	7493	N	N	18316 155TH PL SE
006	259181	0320	5/19/10	\$350,000	\$324,000	1610	8	1983	Good	10162	N	N	18449 135TH PL SE
006	140260	0600	3/10/10	\$296,000	\$269,000	1610	8	1981	Avg	9273	N	N	18313 152ND AVE SE
006	074150	0100	7/22/10	\$265,000	\$250,000	1618	8	2010	Avg	3092	N	N	18312 121ST PL SE
006	140266	0310	12/8/10	\$275,000	\$268,000	1670	8	1986	Good	7881	N	N	18224 157TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 51
(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	140264	0250	7/30/12	\$304,000	\$308,000	1670	8	1985	Good	8248	N	N	15008 SE 184TH ST
006	140264	0250	4/23/10	\$324,000	\$298,000	1670	8	1985	Good	8248	N	N	15008 SE 184TH ST
006	508970	0470	10/3/12	\$265,000	\$267,000	1680	8	1979	Avg	7840	N	N	18312 108TH PL SE
006	144286	0100	10/8/11	\$240,000	\$243,000	1760	8	1987	Avg	8149	N	N	13531 SE 189TH PL
006	419310	0070	7/29/11	\$267,750	\$269,000	1790	8	2002	Avg	3779	N	N	18485 114TH AVE SE
006	370960	0140	6/10/11	\$255,000	\$255,000	1800	8	2009	Avg	4071	N	N	18943 117TH LN SE
006	662340	0137	6/22/10	\$290,000	\$271,000	1860	8	1994	Avg	8349	N	N	11205 SE 190TH PL
006	342305	9193	11/7/12	\$341,000	\$343,000	1900	8	1990	Avg	43995	N	N	18203 140TH AVE SE
006	370960	0350	2/25/10	\$294,950	\$266,000	1932	8	2009	Avg	4140	N	N	19119 117TH LN SE
006	769730	0210	5/3/12	\$255,000	\$259,000	1940	8	2002	Avg	3307	N	N	17720 110TH PL SE
006	769730	0270	11/8/12	\$264,900	\$266,000	1940	8	2002	Avg	3301	N	N	17739 110TH PL SE
006	156595	0650	11/27/12	\$280,000	\$281,000	1950	8	1994	Avg	7650	N	N	11253 SE 190TH CT
006	419310	0080	9/7/11	\$270,000	\$272,000	1960	8	2002	Avg	3463	N	N	18481 114TH AVE SE
006	259181	0260	8/7/11	\$249,900	\$252,000	1990	8	1985	Good	9513	N	N	18427 135TH PL SE
006	259181	0170	4/25/11	\$269,800	\$268,000	2010	8	1985	Avg	7310	N	N	18432 135TH PL SE
006	769730	0370	5/4/10	\$250,000	\$231,000	2030	8	2002	Avg	3297	N	N	17903 110TH PL SE
006	769730	0150	12/23/10	\$260,000	\$254,000	2030	8	2002	Avg	3312	N	N	17768 110TH PL SE
006	144286	0240	11/16/12	\$295,000	\$296,000	2030	8	1986	Avg	9673	N	N	18819 135TH AVE SE
006	140260	0640	3/9/10	\$315,000	\$286,000	2070	8	1983	Good	7802	N	N	18302 151ST CT SE
006	140200	0180	11/30/12	\$349,000	\$350,000	2080	8	1968	Good	20000	N	N	17816 142ND AVE SE
006	156595	0890	6/11/10	\$349,000	\$326,000	2080	8	1993	Avg	7383	N	N	11244 SE 189TH CT
006	156595	0490	8/3/12	\$240,000	\$243,000	2100	8	1994	Avg	6949	N	N	18917 112TH PL SE
006	370960	0310	3/29/11	\$275,390	\$273,000	2100	8	2009	Avg	3780	N	N	11723 SE 189TH PL
006	508970	0140	4/28/10	\$299,900	\$276,000	2100	8	1980	Good	7700	N	N	11047 SE 182ND ST
006	370960	0370	3/9/10	\$299,950	\$272,000	2100	8	2009	Avg	5013	N	N	11719 SE 191ST ST
006	370960	0110	6/8/10	\$301,995	\$282,000	2100	8	2009	Avg	3600	N	N	11662 SE 189TH PL

Improved Sales Used in this Annual Update Analysis
Area 51
(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	370960	0270	3/12/10	\$302,480	\$275,000	2100	8	2009	Avg	3780	N	N	11657 SE 189TH PL
006	370960	0180	4/7/10	\$306,000	\$280,000	2100	8	2009	Avg	3916	N	N	11708 SE 189TH PL
006	030550	0120	6/7/12	\$260,000	\$264,000	2110	8	2005	Avg	3971	N	N	12136 SE 186TH ST
006	259183	0140	5/12/10	\$365,000	\$338,000	2110	8	1987	Good	7350	N	N	13408 SE 182ND ST
006	370960	0080	7/21/11	\$275,000	\$276,000	2130	8	2007	Avg	4200	N	N	11616 SE 189TH PL
006	370960	0090	7/22/10	\$289,950	\$274,000	2130	8	2009	Avg	3716	N	N	11652 SE 189TH PL
006	370960	0260	1/20/10	\$300,000	\$268,000	2130	8	2009	Avg	3780	N	N	11669 SE 189TH PL
006	370960	0190	4/8/10	\$304,550	\$279,000	2130	8	2009	Avg	4750	N	N	11714 SE 189TH PL
006	140263	0360	1/12/11	\$319,000	\$312,000	2140	8	1987	Good	12068	N	N	15428 SE 182ND ST
006	951040	0170	10/11/12	\$253,000	\$255,000	2160	8	2007	Avg	3469	N	N	11804 SE 176TH ST
006	951040	0150	12/3/12	\$255,000	\$256,000	2160	8	2007	Avg	4001	N	N	11816 SE 176TH ST
006	140260	0300	4/6/12	\$290,000	\$295,000	2170	8	1981	Avg	6582	N	N	18314 153RD PL SE
006	342305	9171	4/25/11	\$410,000	\$408,000	2190	8	1988	Avg	26498	N	N	13817 SE 180TH ST
006	140263	0210	10/3/12	\$325,000	\$328,000	2210	8	1985	Avg	7072	N	N	18207 154TH PL SE
006	370960	0100	7/21/11	\$275,000	\$276,000	2217	8	2009	Avg	3600	N	N	11658 SE 189TH PL
006	370960	0280	12/3/10	\$292,950	\$285,000	2217	8	2009	Avg	3780	N	N	11706 SE 189TH PL
006	140263	0140	12/11/12	\$305,000	\$306,000	2230	8	1992	Good	7432	N	N	18232 153RD AVE SE
006	930650	0070	7/23/12	\$353,505	\$358,000	2240	8	2012	Avg	4565	N	N	13447 SE 181ST ST
006	156595	0080	3/16/12	\$250,000	\$254,000	2280	8	1993	Avg	6284	N	N	19012 113TH WAY SE
006	930650	0010	11/29/12	\$349,900	\$351,000	2280	8	2012	Avg	5386	N	N	13409 SE 181ST ST
006	370960	0250	8/15/12	\$270,000	\$273,000	2290	8	2009	Avg	3780	N	N	11663 SE 189TH PL
006	259186	0100	9/27/12	\$285,000	\$288,000	2290	8	1989	Avg	7840	N	N	18901 132ND PL SE
006	259181	0150	4/15/11	\$295,000	\$293,000	2290	8	1985	Good	8000	N	N	18448 135TH PL SE
006	140265	0350	4/16/10	\$320,000	\$294,000	2300	8	1986	Good	8596	N	N	15418 SE 183RD DR
006	370960	0120	6/5/12	\$274,950	\$279,000	2308	8	2009	Avg	3600	N	N	11668 SE 189TH PL
006	370960	0300	3/21/12	\$274,950	\$279,000	2308	8	2009	Avg	3780	N	N	11717 SE 189TH PL

Improved Sales Used in this Annual Update Analysis
Area 51
(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	370960	0170	5/23/12	\$279,950	\$284,000	2308	8	2009	Avg	4196	N	N	18944 117TH LN SE
006	370960	0330	8/1/12	\$280,000	\$284,000	2308	8	2009	Avg	5429	N	N	19107 117TH PL SE
006	370960	0340	6/2/10	\$309,950	\$288,000	2308	8	2009	Avg	4708	N	N	11668 SE 189TH PL
006	370960	0130	9/12/11	\$289,950	\$293,000	2310	8	2009	Avg	3916	N	N	11674 SE 189TH PL
006	140260	0460	3/15/11	\$314,500	\$311,000	2310	8	1983	Good	7200	N	N	15219 SE 183RD DR
006	370960	0320	2/16/10	\$330,270	\$298,000	2310	8	2009	Avg	6649	N	N	11726 SE 189TH PL
006	140260	0050	7/6/12	\$314,950	\$319,000	2310	8	1983	Good	7815	N	N	18235 152ND AVE SE
006	370960	0220	1/11/10	\$348,229	\$310,000	2310	8	2009	Avg	6530	N	N	11738 SE 189TH PL
006	030550	0010	7/8/10	\$329,950	\$310,000	2310	8	2004	Avg	4532	N	N	12006 SE 186TH ST
006	140260	0170	3/3/10	\$332,000	\$301,000	2310	8	1983	Avg	7768	N	N	18240 152ND AVE SE
006	140260	0180	9/4/12	\$365,000	\$369,000	2310	8	1983	Good	7186	N	N	15208 SE 183RD DR
006	140260	0330	6/1/10	\$345,000	\$321,000	2320	8	1982	Avg	7000	N	N	18317 153RD PL SE
006	140266	0320	4/9/10	\$310,000	\$284,000	2330	8	1985	Avg	7108	N	N	18216 157TH AVE SE
006	259186	0010	12/9/10	\$336,000	\$327,000	2330	8	1988	Avg	9879	N	N	13214 SE 189TH PL
006	140264	0580	6/11/12	\$335,000	\$340,000	2360	8	1987	Good	8514	N	N	18314 149TH AVE SE
006	140262	0120	8/26/11	\$329,950	\$333,000	2410	8	1983	Good	7517	N	N	14919 SE 183RD ST
006	140262	0110	7/27/11	\$315,500	\$317,000	2460	8	1983	Good	7440	N	N	14913 SE 183RD ST
006	140263	0260	5/25/10	\$320,000	\$297,000	2470	8	1986	Avg	8410	N	N	15341 SE 182ND ST
006	259186	0050	5/1/12	\$283,500	\$288,000	2550	8	1988	Avg	8711	N	N	18834 132ND PL SE
006	259182	0180	7/22/11	\$339,950	\$342,000	2580	8	1987	Good	7700	N	N	13417 SE 183RD ST
006	327485	0200	10/22/12	\$315,000	\$317,000	2630	8	1990	Avg	9023	N	N	12202 SE 179TH PL
006	140262	0040	6/9/11	\$370,000	\$370,000	2650	8	1984	Good	15000	N	N	18145 149TH AVE SE
006	370960	0380	1/5/11	\$330,000	\$323,000	2684	8	2009	Avg	4689	N	N	11725 SE 191ST ST
006	370960	0480	4/9/10	\$340,000	\$311,000	2684	8	2008	Avg	4665	N	N	11841 SE 191ST ST
006	370960	0400	3/10/10	\$340,000	\$309,000	2684	8	2009	Avg	4684	N	N	11737 SE 191ST ST
006	342305	9026	8/1/12	\$360,000	\$365,000	2710	8	1996	Good	45302	N	N	13605 SE 180TH ST

Improved Sales Used in this Annual Update Analysis
Area 51
(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	140265	0030	3/1/10	\$405,000	\$366,000	2730	8	1986	Good	7620	N	N	15333 SE 183RD DR
006	140260	0090	6/22/11	\$348,000	\$349,000	2760	8	1983	Avg	14552	N	N	18211 152ND AVE SE
006	140263	0460	10/15/12	\$342,500	\$345,000	2830	8	1987	Good	7600	N	N	18216 154TH PL SE
006	140267	0290	10/9/12	\$363,000	\$366,000	2840	8	1985	Good	12000	N	N	15914 SE 182ND PL
006	156595	0290	8/9/12	\$350,000	\$354,000	2900	8	1993	Avg	9426	N	N	18908 113TH WAY SE
006	140270	0080	7/12/11	\$369,950	\$371,000	3040	8	2000	Avg	4619	N	N	18339 160TH PL SE
006	140266	0140	7/22/11	\$329,950	\$332,000	1620	9	1986	Good	7866	N	N	18241 157TH AVE SE
006	247292	0190	3/1/11	\$350,000	\$345,000	1700	9	1987	Good	7433	N	N	14213 SE 183RD ST
006	247292	0510	10/21/11	\$275,000	\$278,000	1830	9	1988	Avg	7210	N	N	14215 SE 180TH PL
006	247292	0360	2/14/11	\$370,000	\$364,000	2470	9	1987	Avg	13468	N	N	14254 SE 180TH PL
006	259184	0430	5/11/11	\$319,000	\$318,000	2510	9	1988	Avg	7155	N	N	13313 SE 183RD ST
006	147312	0680	1/12/11	\$380,000	\$372,000	2690	9	1990	Avg	8493	N	N	18714 136TH PL SE
006	147312	0050	8/6/12	\$382,500	\$387,000	2690	9	1990	Avg	9340	N	N	13818 SE 186TH PL
006	081820	0120	7/16/12	\$360,000	\$365,000	2740	9	1988	Avg	8402	N	N	11204 SE 183RD ST
006	147312	0280	6/26/12	\$371,250	\$377,000	2770	9	1991	Avg	9066	N	N	13619 SE 188TH ST
006	259184	0030	4/23/12	\$345,000	\$351,000	2880	9	1988	Avg	10018	N	N	18218 133RD AVE SE
006	147312	0440	10/15/12	\$429,900	\$433,000	2890	9	1992	Avg	9359	N	N	18622 139TH WAY SE
006	147312	0550	10/22/10	\$440,000	\$424,000	2930	9	1991	Good	9898	N	N	13714 SE 188TH ST
006	332305	9035	9/5/12	\$400,000	\$404,000	3040	9	1979	Good	46875	N	N	12353 SE 181ST ST
006	147312	0350	8/23/11	\$395,000	\$398,000	3060	9	1991	Avg	9070	N	N	13817 SE 188TH 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
002	019250	0260	3/1/12	\$119,350	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	032205	9040	5/3/12	\$264,100	EXEMPT FROM EXCISE TAX;AUCTION SALE
002	032205	9156	12/6/12	\$135,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	032205	9212	1/31/11	\$200,000	PREVIMP<=25K
002	032205	9254	12/12/11	\$242,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
002	032205	9292	6/11/12	\$130,250	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
002	032205	9292	12/12/11	\$217,062	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	042205	9010	5/3/11	\$137,250	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
002	042205	9033	3/7/12	\$150,000	DOR RATIO;OBSOL;PREVIMP<=25K
002	042205	9033	6/15/11	\$300,000	OBSOL;PREVIMP<=25K;QUIT CLAIM DEED
002	042205	9039	11/15/11	\$137,000	DOR RATIO;%NETCOND;PREVIMP<=25K;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	042205	9086	9/30/10	\$435,000	AUCTION SALE; EXEMPT FROM EXCISE TAX;
002	042205	9109	10/15/10	\$277,450	OBSERVATION OUTSIDE THE NORM
002	042205	9125	2/17/10	\$330,000	OBSERVATION OUTSIDE THE NORM
002	052205	9036	10/4/10	\$270,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
002	052205	9066	11/9/10	\$980,000	PREVIMP<=25K;GOVERNMENT AGENCY; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
002	052205	9211	9/27/10	\$537,000	PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	052205	9360	7/16/10	\$490,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
002	247295	0240	4/29/10	\$192,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	250880	0270	7/15/11	\$175,000	QUIT CLAIM DEED
002	250880	0430	3/26/12	\$285,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE;
002	250880	0450	1/4/12	\$170,000	FINANCIAL INSTITUTION RESALE;AUCTION SALE
002	259767	0020	4/26/10	\$319,950	RELOCATION - SALE TO SERVICE
002	259767	0450	3/1/12	\$253,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
002	259768	0310	12/21/10	\$285,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
002	259769	0300	1/26/12	\$195,000	NON-NORMAL DISTRIBUTION
002	259772	0040	4/11/12	\$281,077	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; BANKRUPTCY-RECEIVER OR TRUSTEE
002	287300	0250	8/17/11	\$110,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
002	287300	0260	4/26/12	\$157,000	OBSERVATION OUTSIDE THE NORM
002	287300	0290	5/10/11	\$154,700	OBSERVATION OUTSIDE THE NORM
002	287300	0290	8/17/10	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	287300	0350	1/9/12	\$140,000	OBSERVATION OUTSIDE THE NORM
002	287300	0640	3/7/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	287300	0750	11/14/11	\$120,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
002	287300	0920	9/19/12	\$135,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
002	383070	0160	5/19/12	\$235,000	NON-NORMAL DISTRIBUTION
002	432420	0030	2/23/12	\$105,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	432420	0050	11/14/12	\$130,000	NON-REPRESENTATIVE SALE
002	432421	0090	1/21/10	\$172,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
002	432455	0060	2/25/10	\$196,000	OBSERVATION OUTSIDE THE NORM
002	440600	0140	6/23/10	\$292,621	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
002	440600	0220	10/25/12	\$130,000	OBSERVATION OUTSIDE THE NORM
002	440600	0230	10/11/12	\$172,000	PREVIMP<=25K
002	440600	0320	8/24/12	\$143,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
002	440600	0320	12/23/11	\$250,294	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; CHANGE OF USE; AND OTHER WARNINGS
002	447500	0150	11/1/12	\$469,981	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	447500	0220	3/28/11	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	516470	0060	12/30/10	\$149,500	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
002	662340	0323	9/11/10	\$276,170	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	662340	0323	3/1/11	\$175,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
002	662340	0353	9/8/10	\$213,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
002	662340	0385	7/27/10	\$455,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
002	662401	0040	6/1/11	\$175,000	OBSERVATION OUTSIDE THE NORM
002	662402	0030	7/27/11	\$172,000	NON-NORMAL DISTRIBUTION
002	662402	0140	9/1/10	\$265,000	RELOCATION - SALE TO SERVICE
002	662403	0080	9/22/11	\$324,900	OBSERVATION OUTSIDE THE NORM
002	681775	0360	4/25/12	\$239,950	PREVIMP<=25K;PRESALE; FINANCIAL INSTITUTION RESALE
002	681775	0730	10/9/12	\$440,000	LACK OF REPRESENTATION GRADE10
002	681775	0780	3/24/11	\$260,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
002	730000	0340	5/22/12	\$323,476	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	746142	0770	11/30/10	\$180,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
002	746142	0790	11/12/12	\$180,000	OBSERVATION OUTSIDE THE NORM

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	746142	0810	7/17/12	\$140,000	NON-NORMAL DISTRIBUTION
002	774870	0080	5/23/12	\$78,000	DOR RATIO;NON-REPRESENTATIVE SALE
002	774870	0080	5/25/12	\$26,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
002	793200	0010	12/9/11	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	793200	0010	3/15/12	\$160,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
002	793200	0014	10/13/10	\$170,000	DOR RATIO
002	793200	0036	8/22/11	\$385,000	PREVIMP<=25K
002	793200	0079	9/1/11	\$89,000	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE
002	793200	0101	10/18/12	\$100,000	DOR RATIO;NON-REPRESENTATIVE SALE
002	793390	0100	11/13/12	\$221,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
002	793390	0110	1/24/12	\$260,199	OBSERVATION OUTSIDE THE NORM
002	793390	0140	4/12/10	\$389,000	RELOCATION - SALE TO SERVICE
002	793390	0420	8/27/12	\$277,000	OBSERVATION OUTSIDE THE NORM
002	795508	0010	6/1/12	\$180,000	NON-NORMAL DISTRIBUTION
002	795508	0170	12/21/12	\$148,000	OBSERVATION OUTSIDE THE NORM
002	894360	0620	12/14/10	\$304,000	PREVIMP<=25K;PRESALE
002	894360	0640	4/19/11	\$325,355	PREVIMP<=25K;PRESALE
002	896020	0200	6/30/11	\$134,000	OBSERVATION OUTSIDE THE NORM
002	896020	0390	1/12/11	\$121,600	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	896020	0600	3/15/12	\$134,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
002	937840	0020	2/10/12	\$182,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
006	064691	0050	7/11/12	\$160,000	OBSERVATION OUTSIDE THE NORM
006	064691	0060	8/10/12	\$156,000	OBSERVATION OUTSIDE THE NORM
006	064691	0480	7/31/12	\$152,000	NON-NORMAL DISTRIBUTION
006	064691	0630	12/20/10	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	071200	0060	3/15/12	\$162,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
006	071200	0130	6/14/12	\$295,833	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
006	071200	0130	3/27/12	\$345,167	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	071200	0130	10/5/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
006	071200	0140	6/11/12	\$156,000	AUCTION SALE; EXEMPT FROM EXCISE TAX;
006	071200	0140	12/20/11	\$163,964	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;AUCTION SALE
006	073900	0090	5/4/10	\$149,000	PREVIMP<=25K

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	074150	0130	7/5/12	\$193,920	OBSERVATION OUTSIDE THE NORM
006	090800	0010	9/9/11	\$235,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;AUCTION SALE
006	090800	0090	5/5/11	\$235,000	NON-NORMAL DISTRIBUTION
006	090800	0220	6/13/11	\$211,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;AUCTION SALE
006	098410	0130	12/9/11	\$164,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;AUCTION SALE
006	098420	0120	8/10/11	\$165,000	OBSERVATION OUTSIDE THE NORM
006	098420	0330	3/23/11	\$204,000	AUCTION SALE;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
006	098420	0500	4/17/12	\$199,950	LACK OF REPRESENTATION-FAIR COND
006	098420	0560	5/14/12	\$195,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE
006	098420	0580	4/4/11	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
006	098420	0580	9/27/11	\$127,900	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
006	098421	0080	9/2/10	\$199,900	AUCTION SALE;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
006	098421	0160	2/2/12	\$202,350	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
006	098421	0200	3/19/12	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	098421	0480	2/27/12	\$187,000	NON-NORMAL DISTRIBUTION
006	098422	0100	3/28/11	\$213,000	NON-NORMAL DISTRIBUTION
006	098422	0140	7/3/12	\$314,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	098422	0140	10/29/12	\$199,299	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
006	098422	0220	1/6/10	\$220,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	098423	0300	1/6/10	\$235,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
006	098423	0480	8/19/11	\$180,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
006	140200	0220	10/26/10	\$376,000	IMP COUNT;STATEMENT TO DOR
006	140210	0030	6/29/12	\$210,000	OBSERVATION OUTSIDE THE NORM
006	140260	0090	3/21/11	\$348,000	RELOCATION - SALE TO SERVICE
006	140264	0010	7/20/11	\$439,000	OBSERVATION OUTSIDE THE NORM
006	140265	0100	8/8/12	\$295,000	QUIT CLAIM DEED
006	140266	0140	7/22/11	\$329,950	RELOCATION - SALE TO SERVICE
006	140267	0170	3/29/11	\$259,000	OBSERVATION OUTSIDE THE NORM
006	140267	0270	6/22/10	\$235,000	NON-NORMAL DISTRIBUTION
006	140267	0300	6/20/12	\$277,215	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;BANKRUPTCY-RECEIVER OR TRUSTEE
006	144286	0060	10/26/12	\$241,000	OBSERVATION OUTSIDE THE NORM
006	147312	0630	12/3/10	\$301,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; 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
006	156595	0310	7/9/10	\$14,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
006	233323	0020	1/9/12	\$375,931	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	233323	0020	2/10/12	\$375,931	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
006	233323	0020	5/21/12	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
006	233323	0030	4/18/11	\$269,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
006	233323	0030	1/4/12	\$242,500	CORPORATE AFFILIATES; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
006	245997	0150	4/5/12	\$300,000	QUIT CLAIM DEED
006	247292	0360	10/31/10	\$360,000	RELOCATION - SALE TO SERVICE
006	247292	0730	4/23/10	\$283,900	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
006	253841	0250	11/10/11	\$373,795	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	253841	0250	7/27/12	\$225,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;AUCTION SALE
006	259180	0190	8/29/12	\$220,000	OBSERVATION OUTSIDE THE NORM
006	259180	0210	9/6/12	\$290,000	SALE DATA DOESN'T MATCH ASSESSOR'S DATA
006	259180	0210	12/2/11	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	259180	0210	4/5/12	\$221,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
006	259180	0310	10/6/11	\$203,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
006	259180	0470	2/22/11	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;NON-REPRESENTATIVE SALE
006	259180	0590	12/14/11	\$187,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE;
006	259182	0090	10/26/12	\$265,000	LACK OF REPRESENTATION-FAIR COND
006	259182	0140	9/17/12	\$329,950	NON-NORMAL DISTRIBUTION
006	259182	0210	8/7/12	\$250,000	QUIT CLAIM DEED
006	269820	0120	1/24/12	\$196,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	269820	0120	5/11/12	\$196,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
006	322305	9014	1/17/12	\$160,000	UNFIN AREA
006	322305	9130	9/28/10	\$165,000	QUIT CLAIM DEED
006	322305	9133	1/25/10	\$192,500	PREVIMP<=25K
006	322305	9189	3/31/11	\$156,000	OBSERVATION OUTSIDE THE NORM
006	322305	9196	1/14/10	\$256,765	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
006	322305	9264	4/25/12	\$153,000	NON-NORMAL DISTRIBUTION
006	322305	9275	1/23/12	\$115,700	DOR RATIO;NON-REPRESENTATIVE SALE
006	327690	0060	10/24/11	\$161,000	OBSERVATION OUTSIDE THE NORM

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	332305	9047	3/12/10	\$230,000	NON-NORMAL DISTRIBUTION
006	342305	9066	1/12/12	\$229,950	OBSERVATION OUTSIDE THE NORM
006	342305	9075	4/13/10	\$455,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
006	342305	9109	5/21/12	\$140,113	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;AUCTION SALE
006	342305	9115	3/22/10	\$120,000	DOR RATIO;NON-REPRESENTATIVE SALE
006	342305	9115	9/28/10	\$139,000	DOR RATIO;NON-REPRESENTATIVE SALE
006	342305	9139	3/27/12	\$205,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
006	342305	9170	6/11/12	\$242,240	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	342305	9188	6/15/12	\$375,500	OBSERVATION OUTSIDE THE NORM
006	342305	9195	7/27/12	\$216,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
006	370960	0030	5/4/11	\$303,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
006	508970	0450	7/6/10	\$240,000	OBSERVATION OUTSIDE THE NORM
006	508970	0470	12/7/11	\$225,188	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
006	508970	0510	12/22/10	\$136,350	DOR RATIO;NON-REPRESENTATIVE SALE
006	519800	0020	3/8/10	\$170,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
006	543800	0300	11/19/10	\$47,597	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	619660	0021	6/11/12	\$77,700	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
006	619660	0180	8/8/12	\$180,000	OBSERVATION OUTSIDE THE NORM
006	619660	0260	4/27/12	\$101,850	DOR RATIO;PREVIMP<=25K;EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
006	619660	0421	6/24/11	\$195,000	NON-NORMAL DISTRIBUTION
006	619720	0023	4/26/11	\$67,500	DOR RATIO;OBSOL;PREVIMP<=25K
006	619720	0080	12/23/10	\$169,000	PREVIMP<=25K
006	619720	0100	1/4/12	\$160,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
006	619720	0301	3/24/11	\$126,500	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
006	619720	0323	5/7/12	\$97,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
006	619720	0360	4/30/10	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
006	619720	0381	9/20/11	\$165,000	NON-NORMAL DISTRIBUTION
006	619780	0300	2/23/12	\$280,000	OBSERVATION OUTSIDE THE NORM
006	619780	0342	8/2/11	\$121,800	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	619840	0300	4/20/11	\$300,000	DOR RATIO;PREVIMP<=25K;TEAR DOWN; RELATED PARTY, FRIEND, OR NEIGHBOR
006	619900	0099	12/27/12	\$140,000	PREVIMP<=25K

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	619900	0126	9/18/12	\$331,138	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	619900	0141	8/20/12	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
006	662340	0020	10/18/11	\$254,500	LACK OF REPRESENTATION-GRADE5
006	662340	0132	4/21/11	\$7,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	769730	0200	1/25/12	\$192,341	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
006	769730	0270	6/12/12	\$353,241	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	890610	0010	11/9/12	\$93,100	DOR RATIO;NON-REPRESENTATIVE SALE
006	911710	0250	2/8/12	\$312,548	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	911710	0250	7/30/12	\$251,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;FORCED SALE
006	930650	0020	10/18/12	\$312,935	PREVIMP<=25K;PRESALE
006	930650	0030	8/20/12	\$328,180	NON-NORMAL DISTRIBUTION
006	930650	0040	7/25/12	\$328,445	NON-NORMAL DISTRIBUTION
006	930650	0080	9/4/12	\$312,990	OBSERVATION OUTSIDE THE NORM
006	930650	0090	8/31/12	\$343,390	OBSERVATION OUTSIDE THE NORM
006	930650	0100	10/10/12	\$347,740	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
006	930650	0150	12/7/12	\$369,900	OBSERVATION OUTSIDE THE NORM
006	930650	0180	11/1/12	\$351,085	PREVIMP<=25K;PRESALE
006	930650	0220	10/3/12	\$386,885	OBSERVATION OUTSIDE THE NORM
006	930650	0230	7/6/12	\$340,020	NON-NORMAL DISTRIBUTION
006	930650	0240	8/1/12	\$336,570	OBSERVATION OUTSIDE THE NORM

Vacant Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
13	342305	9013	11/14/12	\$119,900	12,002	N	N

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	052205	9337	3/11/10	\$150,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	332305	9085	8/28/12	\$116,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
6	619720	0060	12/13/10	\$37,500	NON-REPRESENTATIVE SALE;
6	662340	0042	5/10/12	\$50,000	TEAR DOWN; NO MARKET EXPOSURE