

Residential Revalue

2013 Assessment Roll

JOVITA

Area 55

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

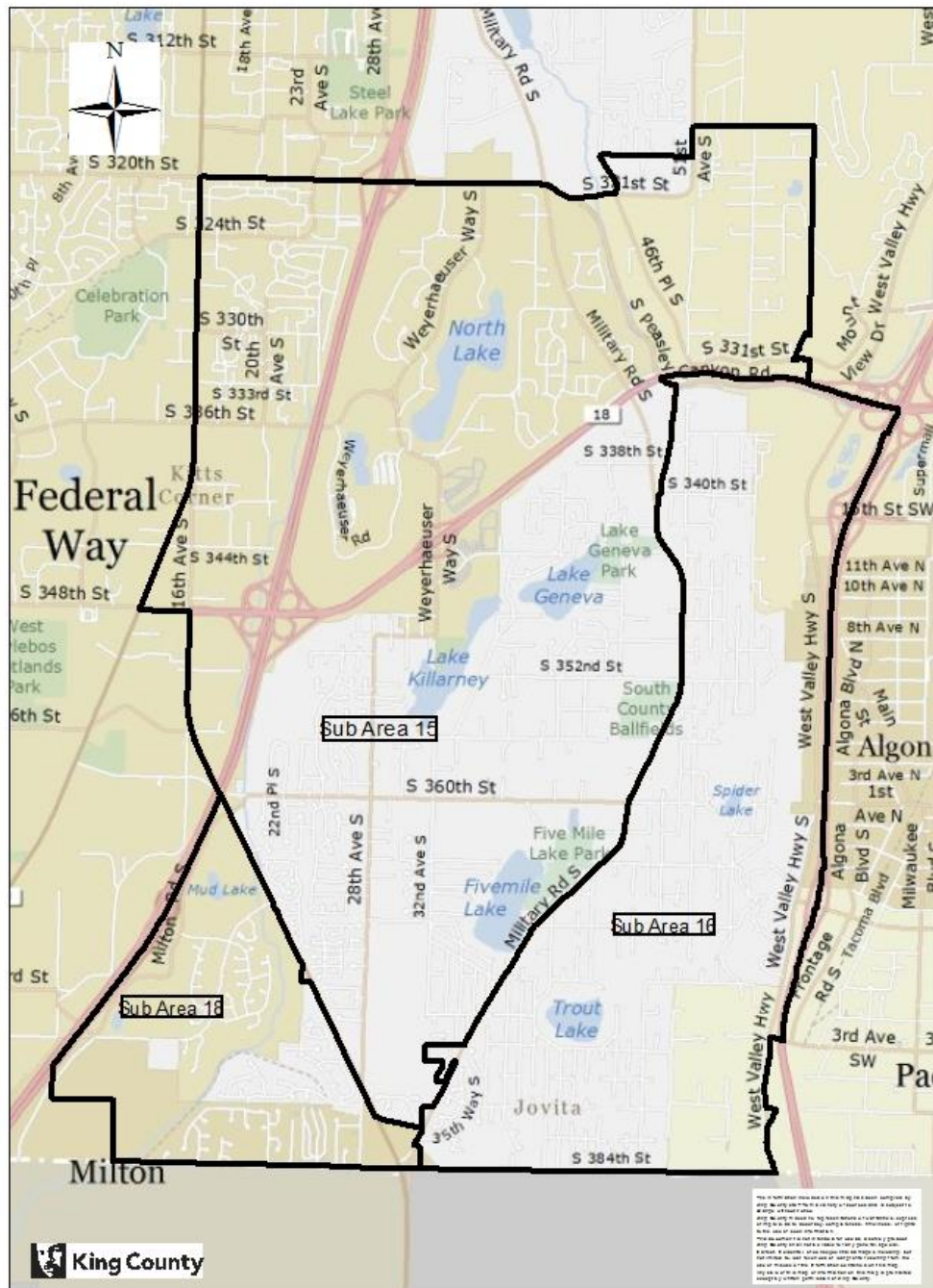
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 55 Jovita



Jovita's Housing



Grade 5/ Year Built 1948/ Total Living Area 750



Grade 6/ Year Built 1953/ Total Living Area 1,230



Grade 7/ Year Built 1989/ Total Living Area 1,380



Grade 8/ Year Built 2005/ Total Living Area 1,981



Grade 9/ Year Built 1991/ Total Living Area 2,310



Grade 10/ Year Built 2007/ Total Living Area 3,560

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: Jovita/Area 55

Number of Improved Sales: 353

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	\$78,200	\$130,800	\$209,000			
2013 Value	\$78,200	\$139,700	\$217,900	\$238,900	92.3%	7.77%
Change	+\$0	+\$8,900	+\$8,900			
% Change	+0.0%	+6.8%	+4.3%			

*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 7.77% is an improvement from the previous COD of 8.28%.*

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	\$80,300	\$122,100	\$202,400
2013 Value	\$80,300	\$129,500	\$209,800
Percent Change	+0.0%	+6.1%	+3.7%

Number of one to three unit residences in the population: 4,726

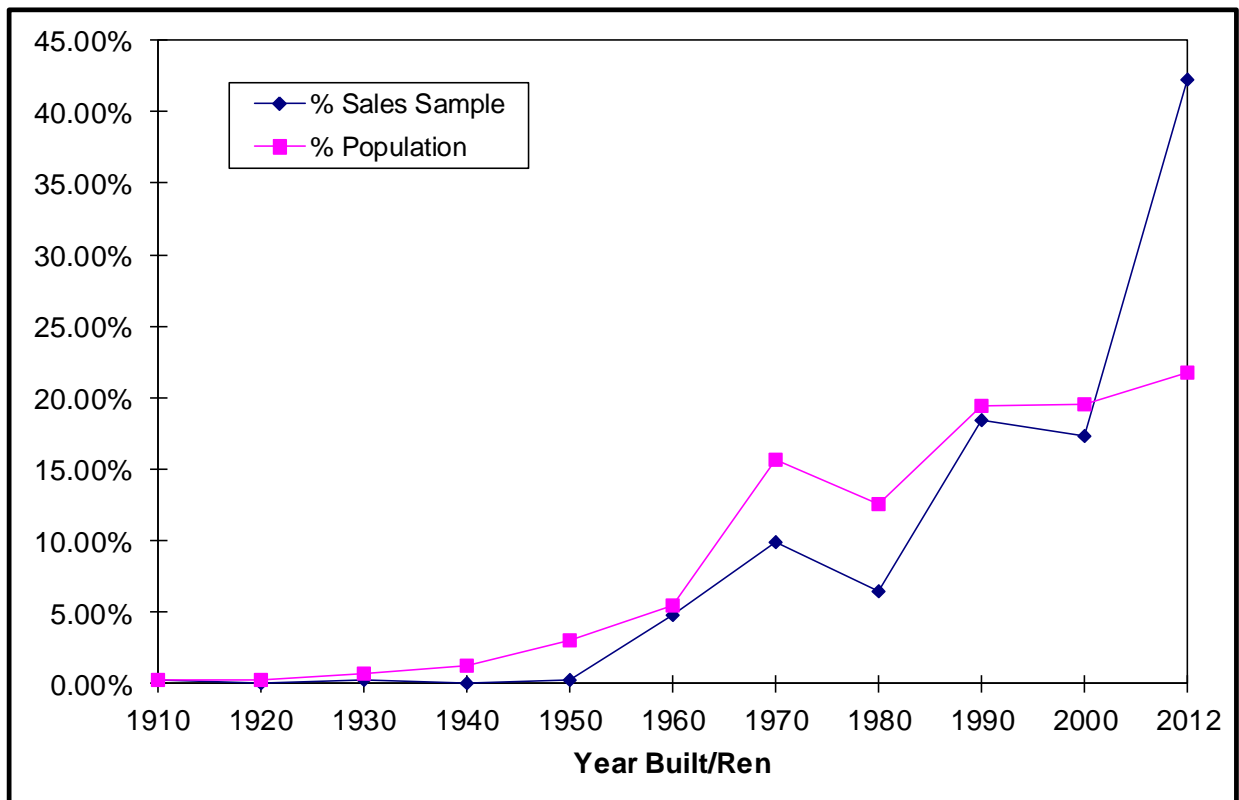
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that are located in Majors 802960 (Stone Creek) and 918150 (NorthLake Rim), and parcels with High Grade (Grades greater than 8) had lower average ratios (AssessedValue/SalePrice) than other properties in the area and required more of an upward adjustment. The formula adjusts for these differences.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.28%
1920	0	0.00%
1930	1	0.28%
1940	0	0.00%
1950	1	0.28%
1960	17	4.82%
1970	35	9.92%
1980	23	6.52%
1990	65	18.41%
2000	61	17.28%
2012	149	42.21%
	353	

Population		
Year Built/Ren	Frequency	% Population
1910	13	0.28%
1920	12	0.25%
1930	33	0.70%
1940	59	1.25%
1950	143	3.03%
1960	260	5.50%
1970	740	15.66%
1980	594	12.57%
1990	920	19.47%
2000	923	19.53%
2012	1,029	21.77%
	4,726	

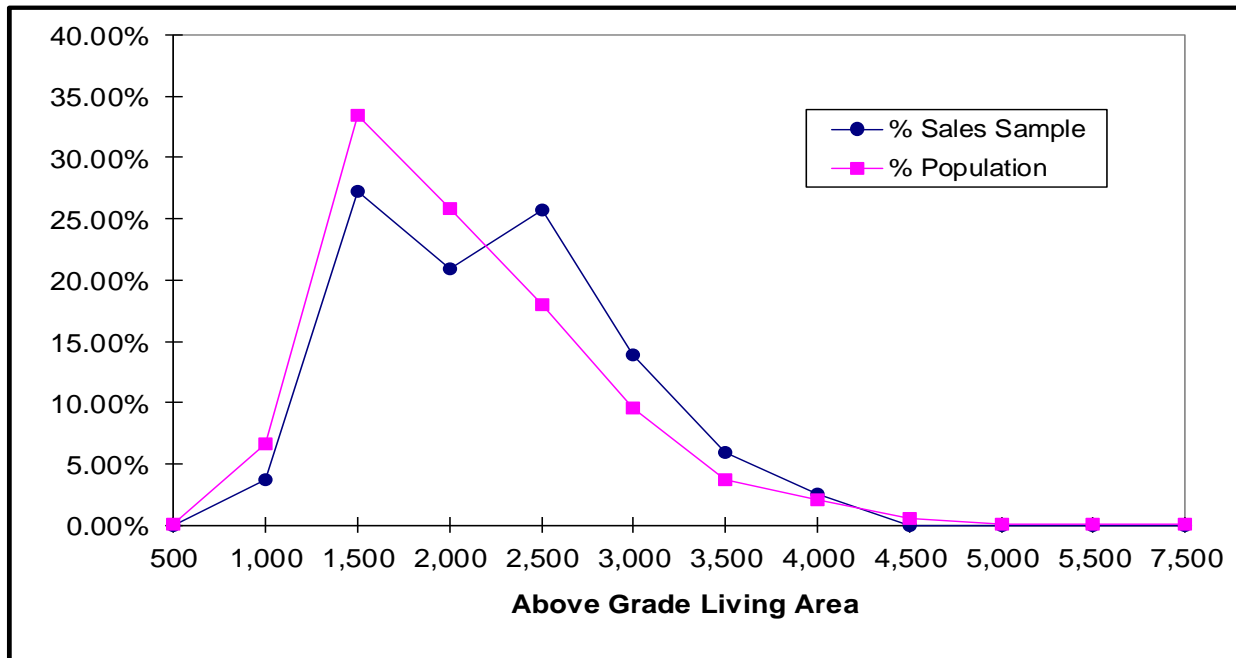


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	13	3.68%
1,500	96	27.20%
2,000	74	20.96%
2,500	91	25.78%
3,000	49	13.88%
3,500	21	5.95%
4,000	9	2.55%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,500	0	0.00%
	353	

Population		
AGLA	Frequency	% Population
500	6	0.13%
1,000	315	6.67%
1,500	1,581	33.45%
2,000	1,222	25.86%
2,500	850	17.99%
3,000	450	9.52%
3,500	174	3.68%
4,000	96	2.03%
4,500	23	0.49%
5,000	3	0.06%
5,500	2	0.04%
7,500	4	0.08%
	4,726	

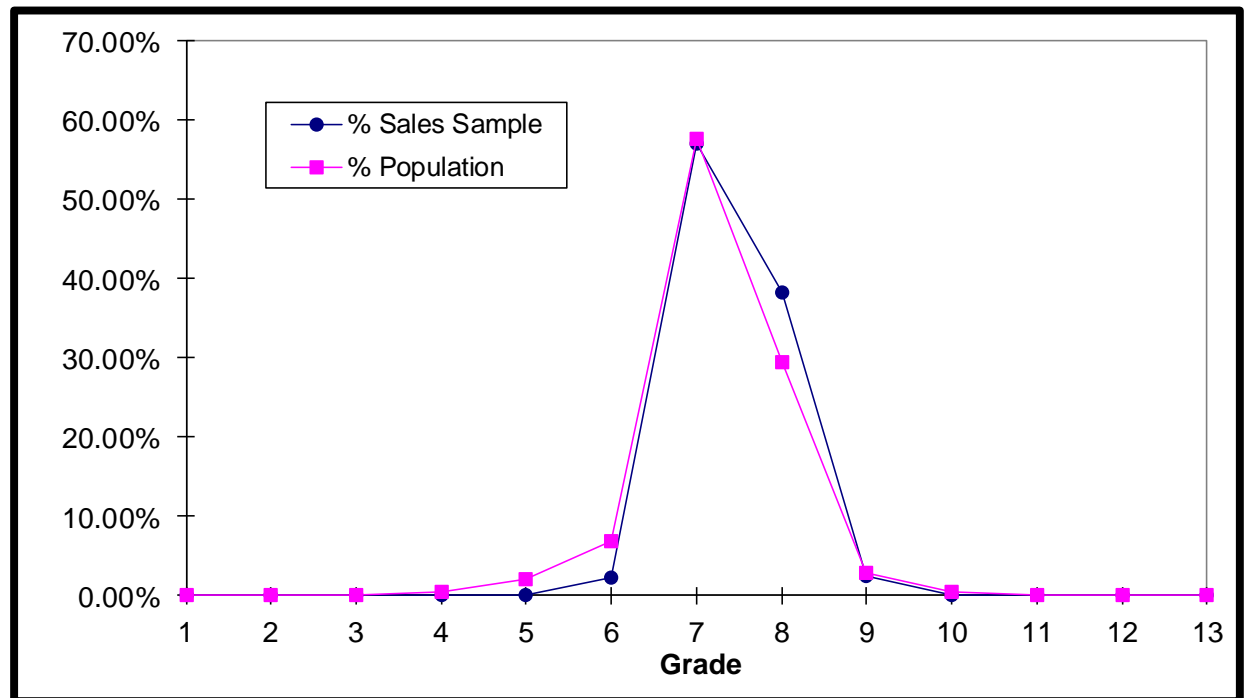


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	2.27%
7	201	56.94%
8	135	38.24%
9	9	2.55%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
353		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	2	0.04%
4	23	0.49%
5	97	2.05%
6	325	6.88%
7	2,726	57.68%
8	1,395	29.52%
9	132	2.79%
10	19	0.40%
11	4	0.08%
12	2	0.04%
13	0	0.00%
4,726		



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

There were an inadequate number of usable land sales within this area for analysis (3) therefore, land received no change in assessed values for 2013 assessment year.

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 several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that are located in Majors 802960 (Stone Creek) and 918150 (NorthLake Rim), and parcels with High Grade (Grades greater than 8) had lower average ratios (AssessedValue/SalePrice) than other properties in the area and required more of an upward adjustment. The formula adjusts for these differences. 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 353 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 sales of Mobile Homes (6) within this area, therefore Mobile Homes received no change in Assessed Values.

Results

The resulting assessment level is 92.3%. 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 +3.7%. 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 55 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

2.87%

Major 802960	Yes
% Adjustment	20.11%
Major 618150	Yes
% Adjustment	12.61%
High Grade >8	Yes
% Adjustment	17.28%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a House in Major 802960 (Stone Creek) would *approximately* receive a 20.11% upward adjustment. 41 parcels in the improved population would receive this adjustment. There were 5 sales.

Also, a House in Major 618150 (NorthLake Rim) would *approximately* receive a 12.61% upward adjustment. 19 parcels in the improved population would receive this adjustment. There were 10 sales.

Additionally, a house grade that is greater than a Grade 8 would *approximately* receive a 17.28% upward adjustment. 157 parcels in the improved population would receive this adjustment. There were 9 sales.

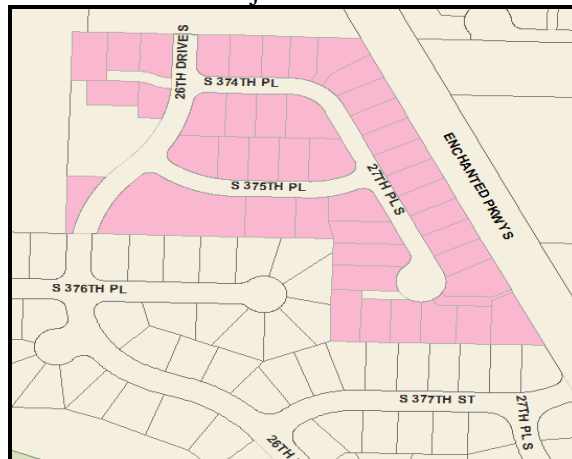
There were no properties that would receive a multiple variable adjustment.

95% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

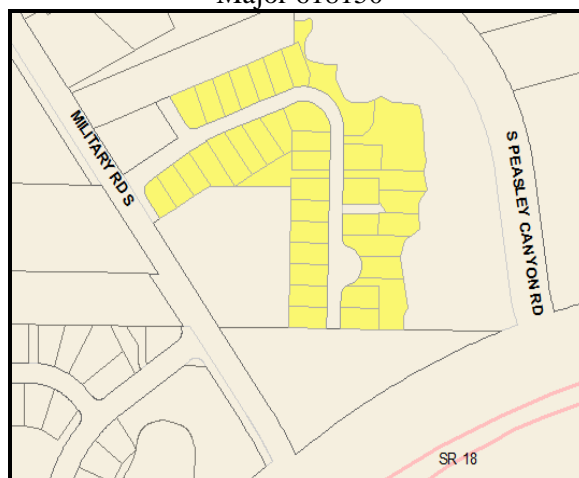
Area 55 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
802960	Stone Creek	5	45	11.1%	SE-33-21-4	18	8	2003 thru 2005	Enchanted Pkway S and S 377 th St
618150	NorthLake Rim	10	38	26.3%	SE-15-21-4	15	8	2008 thru 2012	Military Rd S and S 330 th Pl

Major 802960



Major 618150



Area 55 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, 2010 would be adjusted by the time trend factor of 0.868, resulting in an adjusted value of \$456000 ($\$525000 \times .868 = \456700) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.798	-20.2%
2/1/2010	0.809	-19.1%
3/1/2010	0.819	-18.1%
4/1/2010	0.830	-17.0%
5/1/2010	0.840	-16.0%
6/1/2010	0.850	-15.0%
7/1/2010	0.859	-14.1%
8/1/2010	0.868	-13.2%
9/1/2010	0.878	-12.2%
10/1/2010	0.886	-11.4%
11/1/2010	0.894	-10.6%
12/1/2010	0.902	-9.8%
1/1/2011	0.910	-9.0%
2/1/2011	0.918	-8.2%
3/1/2011	0.924	-7.6%
4/1/2011	0.931	-6.9%
5/1/2011	0.937	-6.3%
6/1/2011	0.943	-5.7%
7/1/2011	0.949	-5.1%
8/1/2011	0.955	-4.5%
9/1/2011	0.960	-4.0%
10/1/2011	0.965	-3.5%
11/1/2011	0.969	-3.1%
12/1/2011	0.973	-2.7%
1/1/2012	0.977	-2.3%
2/1/2012	0.981	-1.9%
3/1/2012	0.984	-1.6%
4/1/2012	0.987	-1.3%
5/1/2012	0.990	-1.0%
6/1/2012	0.992	-0.8%
7/1/2012	0.994	-0.6%
8/1/2012	0.996	-0.4%
9/1/2012	0.997	-0.3%
10/1/2012	0.999	-0.1%
11/1/2012	0.999	-0.1%
12/1/2012	1.000	0.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	412940	0010	3/2/10	\$120,000	\$100,000	700	6	1951	Good	9,061	N	N	33527 18TH AVE S
015	375060	0016	7/20/11	\$200,000	\$191,000	890	6	1951	Avg	49,658	N	N	4515 S 362ND ST
015	234550	0040	3/29/12	\$132,000	\$130,000	940	6	1981	Avg	7,612	N	N	36305 21ST CT S
015	375060	8067	12/16/11	\$295,000	\$288,000	1,150	6	1959	VGood	23,200	Y	Y	36816 34TH AVE S
015	234550	0320	1/27/12	\$176,000	\$173,000	1,196	6	1981	VGood	7,582	N	N	36216 20TH PL S
015	404570	0603	7/24/12	\$221,450	\$221,000	1,620	6	1954	Good	43,124	N	N	35625 34TH PL S
015	513100	0460	3/16/10	\$135,127	\$113,000	850	7	1983	Avg	8,577	N	N	36321 25TH PL S
015	513100	0170	5/14/10	\$203,000	\$173,000	910	7	1983	Avg	7,287	N	N	36015 24TH CT S
015	403100	0460	5/21/10	\$184,950	\$158,000	920	7	1962	Good	9,812	N	N	34021 40TH AVE S
015	403100	0270	12/29/11	\$152,950	\$150,000	960	7	1962	Good	9,609	N	N	34205 39TH AVE S
015	614360	0312	8/26/10	\$282,000	\$249,000	960	7	1977	Good	16,080	Y	Y	33421 33RD PL S
015	513100	0290	8/19/10	\$144,000	\$127,000	980	7	1983	Avg	7,940	N	N	36201 26TH AVE S
015	219060	1049	12/11/10	\$187,000	\$170,000	1,010	7	1973	Good	10,000	N	N	3009 S 349TH ST
015	226800	0150	3/20/12	\$154,900	\$153,000	1,010	7	1968	Good	10,425	N	N	2524 S 364TH PL
015	226800	0540	11/15/11	\$160,000	\$156,000	1,010	7	1968	Good	10,125	N	N	2617 S 365TH PL
015	512880	0250	8/10/11	\$265,000	\$254,000	1,070	7	1991	Good	7,234	N	N	36111 23RD PL S
015	226800	0330	11/28/12	\$160,000	\$160,000	1,090	7	1968	Avg	15,180	N	N	36415 26TH PL S
015	513100	0770	9/5/12	\$230,000	\$229,000	1,090	7	1982	Avg	7,694	N	N	36114 25TH PL S
015	404570	0616	11/28/11	\$190,000	\$185,000	1,100	7	1977	Avg	33,500	N	N	35631 39TH AVE S
015	513100	0340	1/31/12	\$179,000	\$176,000	1,120	7	1984	Good	7,013	N	N	36227 26TH AVE S
015	946220	0005	3/9/12	\$160,700	\$158,000	1,130	7	1963	Good	9,299	N	N	4225 S 342ND ST
015	412980	0105	12/5/12	\$211,500	\$211,000	1,140	7	1959	Good	12,500	N	N	2615 S 359TH ST
015	513100	0370	4/5/10	\$183,000	\$154,000	1,140	7	1984	Avg	7,305	N	N	2528 S 363RD ST
015	242200	0100	7/27/12	\$290,000	\$289,000	1,150	7	1961	Good	17,589	Y	Y	34644 38TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	412980	0100	12/6/11	\$150,000	\$146,000	1,160	7	1959	Avg	12,500	N	N	35906 26TH AVE S
015	432230	0240	7/21/11	\$225,000	\$215,000	1,170	7	1962	Good	9,900	N	N	35765 27TH AVE S
015	432230	0350	7/12/11	\$200,000	\$191,000	1,170	7	1962	Good	11,288	N	N	35756 26TH AVE S
015	282104	9162	6/22/11	\$152,000	\$144,000	1,180	7	1964	Good	10,018	N	N	35505 28TH AVE S
015	115070	0050	9/26/12	\$147,000	\$147,000	1,180	7	1996	Avg	6,537	N	N	2622 S 362ND PL
015	226800	0060	4/4/11	\$169,000	\$158,000	1,200	7	1968	Good	9,240	N	N	36422 26TH PL S
015	386145	0140	5/17/10	\$209,000	\$178,000	1,200	7	1987	Avg	7,350	N	N	35443 27TH AVE S
015	432230	0210	8/29/12	\$203,450	\$203,000	1,200	7	1963	Good	10,965	N	N	35781 27TH AVE S
015	726120	0025	11/4/10	\$390,000	\$352,000	1,200	7	1962	Avg	11,890	Y	Y	33625 33RD PL S
015	152104	9139	12/3/12	\$140,000	\$140,000	1,210	7	1962	Avg	11,325	N	N	3745 S 322ND ST
015	403110	0750	8/8/12	\$175,000	\$174,000	1,230	7	1962	Good	9,559	N	N	35031 46TH AVE S
015	386144	0220	7/23/12	\$184,000	\$183,000	1,250	7	1988	Avg	8,382	N	N	35915 23RD PL S
015	404570	0065	2/27/12	\$280,000	\$276,000	1,260	7	1982	Good	22,045	Y	Y	34917 37TH AVE S
015	512880	0240	2/11/10	\$296,000	\$244,000	1,280	7	1988	Good	7,200	N	N	36115 23RD PL S
015	513100	0230	9/5/12	\$199,000	\$199,000	1,280	7	1985	Good	7,350	N	N	2512 S 361ST ST
015	282410	0020	1/3/12	\$171,600	\$168,000	1,290	7	1969	Good	10,080	N	N	32455 42ND PL S
015	201920	0270	8/7/12	\$192,000	\$191,000	1,320	7	1985	Avg	8,300	N	N	2722 S 366TH PL
015	201920	0440	5/10/10	\$242,700	\$207,000	1,340	7	1985	Avg	8,836	N	N	2615 S 366TH PL
015	513100	0800	12/9/10	\$237,000	\$216,000	1,340	7	1982	Avg	7,878	N	N	2515 S 361ST ST
015	412960	0020	9/1/10	\$160,000	\$142,000	1,348	7	1958	Avg	10,436	N	N	34228 18TH PL S
015	152104	9208	10/15/12	\$195,000	\$195,000	1,350	7	1988	Good	15,120	N	N	3817 S 325TH ST
015	226800	0220	11/5/12	\$167,500	\$167,000	1,350	7	1969	Good	13,760	N	N	36427 25TH AVE S
015	375060	8076	7/1/10	\$355,000	\$308,000	1,350	7	1956	Good	25,970	Y	Y	3404 S 368TH PL
015	375060	8076	7/3/12	\$305,000	\$303,000	1,350	7	1956	Good	25,970	Y	Y	3404 S 368TH PL
015	513100	0040	3/4/10	\$204,000	\$169,000	1,350	7	1984	Avg	7,630	N	N	36307 24TH PL S
015	010340	0380	8/30/11	\$193,000	\$186,000	1,370	7	1989	Avg	7,305	N	N	2615 S 353RD ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	201920	0020	2/29/12	\$195,000	\$192,000	1,370	7	1986	Good	8,443	N	N	36601 25TH AVE S
015	412960	0010	4/22/10	\$199,000	\$168,000	1,370	7	1959	Good	10,436	N	N	34212 18TH PL S
015	201920	0580	3/23/10	\$269,900	\$226,000	1,380	7	1986	Good	10,722	N	N	36622 25TH CT S
015	386145	0130	11/9/12	\$215,000	\$215,000	1,380	7	1987	Avg	7,201	N	N	35437 27TH AVE S
015	226800	0260	7/6/12	\$180,000	\$179,000	1,400	7	1968	Good	10,395	N	N	36511 25TH AVE S
015	273080	0050	7/10/12	\$200,000	\$199,000	1,430	7	1962	Good	10,484	N	N	34031 43RD AVE S
015	403100	0200	12/24/12	\$179,950	\$180,000	1,430	7	1962	Avg	10,344	N	N	3904 S 340TH ST
015	386150	0260	5/29/12	\$208,000	\$206,000	1,440	7	1988	Avg	8,141	N	N	35733 25TH PL S
015	386150	0270	5/13/11	\$266,000	\$251,000	1,500	7	1988	Good	8,840	N	N	35739 25TH PL S
015	512880	0320	10/1/10	\$225,000	\$201,000	1,500	7	1989	Avg	7,200	N	N	36130 23RD PL S
015	618142	0020	1/25/10	\$245,000	\$200,000	1,516	7	2007	Avg	3,960	N	N	4206 S 331ST ST
015	614360	0209	5/3/12	\$167,500	\$166,000	1,540	7	1962	Avg	9,630	N	N	3634 S 334TH ST
015	512880	0210	1/28/11	\$185,000	\$170,000	1,560	7	1988	Avg	7,611	N	N	2220 S 362ND ST
015	386150	0340	7/24/12	\$172,000	\$171,000	1,580	7	1988	Avg	6,620	N	N	2401 S 359TH ST
015	618140	0630	12/5/12	\$175,011	\$175,000	1,580	7	2004	Avg	4,518	N	N	33210 42ND AVE S
015	513100	0520	12/15/11	\$210,000	\$205,000	1,620	7	1985	Good	8,932	N	N	36322 25TH AVE S
015	386144	0370	6/28/10	\$222,000	\$192,000	1,630	7	1988	Avg	7,350	N	N	35705 23RD PL S
015	614400	0030	6/14/10	\$241,359	\$208,000	1,650	7	1983	Avg	11,933	N	N	3918 S 325TH PL
015	010340	0330	5/30/12	\$219,000	\$217,000	1,660	7	1989	Good	7,606	N	N	2507 S 353RD ST
015	386145	0370	5/16/12	\$180,000	\$178,000	1,660	7	1990	Avg	7,200	N	N	35416 26TH AVE S
015	010050	0320	3/31/10	\$274,950	\$231,000	1,680	7	1994	Avg	7,212	N	N	2411 S 354TH ST
015	375060	7640	5/12/10	\$250,000	\$213,000	1,700	7	1989	Avg	9,600	N	N	3223 S 372ND ST
015	789385	0080	5/18/12	\$203,000	\$201,000	1,720	7	1997	Avg	6,304	N	N	36319 31ST PL S
015	403170	0200	11/4/11	\$176,000	\$171,000	1,730	7	1962	Good	14,786	N	N	3830 S 345TH ST
015	272104	9046	7/28/10	\$298,450	\$261,000	1,784	7	1926	VGood	31,798	N	N	36710 34TH AVE S
015	618143	0230	2/1/11	\$200,000	\$184,000	1,785	7	2006	Avg	5,000	N	N	3909 S 337TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	386144	0200	11/15/10	\$272,500	\$246,000	1,790	7	1988	Good	10,327	N	N	35925 23RD PL S
015	386150	0120	10/19/10	\$240,000	\$215,000	1,800	7	1988	Avg	7,863	N	N	35714 25TH PL S
015	386150	0290	4/18/12	\$175,100	\$173,000	1,800	7	1987	Avg	12,414	N	N	35811 25TH PL S
015	115070	0180	3/2/12	\$205,000	\$202,000	1,840	7	1996	Avg	7,321	N	N	2619 S 362ND PL
015	789385	0070	3/8/12	\$209,000	\$206,000	1,840	7	1997	Avg	9,566	N	N	36313 31ST PL S
015	186494	0140	1/6/11	\$245,000	\$225,000	1,842	7	2010	Avg	5,200	N	N	3279 S 375TH PL
015	186494	0150	1/5/11	\$249,950	\$229,000	1,842	7	2010	Avg	5,835	N	N	3271 S 375TH PL
015	115070	0170	9/22/10	\$259,000	\$231,000	1,870	7	1996	Avg	6,693	N	N	2627 S 362ND PL
015	404570	0656	2/23/12	\$255,000	\$251,000	1,930	7	1964	VGood	25,010	N	N	3454 S 360TH ST
015	375160	1823	3/8/11	\$230,000	\$214,000	1,930	7	1999	Avg	17,161	N	N	35314 42ND AVE S
015	618143	0600	10/27/11	\$225,000	\$218,000	1,980	7	2006	Avg	5,000	N	N	33513 39TH AVE S
015	618142	0330	9/25/12	\$229,950	\$230,000	1,984	7	2007	Avg	5,000	N	N	33010 42ND AVE S
015	186494	0090	3/29/11	\$254,950	\$238,000	2,036	7	2010	Avg	4,656	N	N	3240 S 375TH PL
015	186494	0100	10/14/10	\$254,000	\$228,000	2,036	7	2010	Avg	4,656	N	N	3248 S 375TH PL
015	186494	0120	1/21/11	\$247,950	\$228,000	2,036	7	2010	Avg	4,657	N	N	3272 S 375TH PL
015	186494	0240	10/19/11	\$219,950	\$213,000	2,036	7	2011	Avg	4,754	N	N	3278 S 376TH ST
015	375060	7267	12/14/10	\$299,990	\$273,000	2,040	7	2004	Avg	14,400	N	N	37208 34TH AVE S
015	236800	0005	9/10/12	\$199,250	\$199,000	2,100	7	1956	Avg	10,530	N	N	3921 S 322ND ST
015	386150	0150	4/18/12	\$227,500	\$225,000	2,130	7	1987	Good	7,703	N	N	2522 S 357TH ST
015	618141	0790	2/12/10	\$270,000	\$222,000	2,190	7	2005	Avg	3,606	N	N	33019 41ST PL S
015	618142	0040	5/8/12	\$225,000	\$223,000	2,194	7	2007	Avg	3,892	N	N	4214 S 331ST ST
015	386145	0490	12/3/10	\$253,000	\$230,000	2,200	7	1987	Avg	7,262	N	N	2645 S 355TH PL
015	236800	0025	1/21/10	\$248,750	\$203,000	2,230	7	1957	Good	9,364	N	N	3914 S 322ND ST
015	618140	0560	8/15/12	\$256,000	\$255,000	2,230	7	2004	Avg	6,921	N	N	33253 43RD PL S
015	618142	0230	1/7/10	\$255,000	\$207,000	2,294	7	2007	Avg	3,960	N	N	33029 44TH AVE S
015	618142	0220	7/12/11	\$227,000	\$217,000	2,300	7	2007	Avg	3,960	N	N	33025 44TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618140	0950	6/1/12	\$225,000	\$223,000	2,304	7	2004	Avg	4,998	N	N	33315 41ST PL S
015	618143	0790	6/20/11	\$239,000	\$227,000	2,374	7	2006	Avg	5,159	N	N	33520 38TH AVE S
015	618143	0030	2/27/12	\$230,000	\$227,000	2,440	7	2006	Avg	5,001	N	N	33419 38TH AVE S
015	618143	0100	6/20/11	\$280,000	\$266,000	2,440	7	2006	Avg	4,875	N	N	33521 38TH AVE S
015	618143	0720	10/13/10	\$260,000	\$233,000	2,446	7	2006	Avg	5,000	N	N	33626 38TH AVE S
015	618140	0800	7/8/11	\$258,000	\$246,000	2,468	7	2004	Avg	5,953	N	N	33317 42ND AVE S
015	618141	0020	4/1/10	\$295,000	\$248,000	2,488	7	2005	Avg	4,883	N	N	32816 41ST WAY S
015	618141	0250	4/20/11	\$250,000	\$235,000	2,488	7	2006	Avg	4,449	N	N	4121 S 331ST PL
015	618141	0300	1/31/12	\$245,000	\$241,000	2,488	7	2005	Avg	4,465	N	N	4025 S 331ST PL
015	618141	0780	1/27/12	\$245,000	\$241,000	2,538	7	2005	Avg	3,696	N	N	33027 41ST PL S
015	186494	0080	7/25/11	\$279,950	\$268,000	2,583	7	2011	Avg	4,678	N	N	3234 S 375TH PL
015	186494	0110	11/18/10	\$289,950	\$262,000	2,583	7	2010	Avg	4,525	N	N	3264 S 375TH PL
015	186494	0130	6/22/11	\$270,000	\$257,000	2,583	7	2011	Avg	5,235	N	N	3280 S 375TH PL
015	186494	0160	10/29/10	\$301,527	\$271,000	2,583	7	2010	Avg	4,796	N	N	3251 S 375TH PL
015	618143	0090	6/10/11	\$233,000	\$221,000	2,632	7	2006	Avg	4,954	N	N	33515 38TH AVE S
015	618141	0530	4/17/12	\$245,000	\$242,000	2,843	7	2005	Avg	4,809	N	N	32815 41ST WAY S
015	618142	0310	12/19/11	\$271,000	\$265,000	2,843	7	2007	Avg	5,775	N	N	33020 42ND AVE S
015	618143	0550	4/9/10	\$305,000	\$257,000	2,883	7	2006	Avg	5,678	N	N	33518 39TH AVE S
015	618141	0180	10/6/11	\$237,000	\$229,000	2,950	7	2005	Avg	4,944	N	N	33108 41ST LN S
015	618141	0700	7/14/10	\$288,000	\$251,000	3,176	7	2005	Avg	4,353	N	N	33113 41ST PL S
015	152104	9220	9/14/11	\$268,000	\$258,000	3,176	7	2007	Avg	5,536	N	N	33112 42ND AVE S
015	618141	0061	3/23/11	\$289,950	\$271,000	3,213	7	2007	Avg	9,632	N	N	32903 42ND AVE S
015	618141	0310	3/22/11	\$255,000	\$238,000	3,218	7	2005	Avg	4,807	N	N	4017 S 331ST PL
015	618140	0300	5/3/10	\$320,000	\$272,000	3,220	7	2007	Avg	5,636	N	N	4425 S 333RD ST
015	618143	0060	12/13/11	\$280,000	\$273,000	3,253	7	2006	Avg	6,071	N	N	33437 38TH AVE S
015	618141	0440	1/17/12	\$265,000	\$260,000	3,557	7	2006	Avg	5,139	N	N	4010 S 329TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618140	0890	4/7/10	\$285,500	\$240,000	3,596	7	2004	Avg	4,996	N	N	33211 41ST PL S
015	618143	0460	8/25/11	\$325,000	\$312,000	3,597	7	2006	Avg	5,729	N	N	33517 42ND AVE S
015	618143	0630	7/26/10	\$295,000	\$258,000	3,597	7	2006	Avg	5,403	N	N	33525 39TH AVE S
015	618142	0090	12/22/10	\$295,000	\$269,000	3,597	7	2007	Avg	6,114	N	N	33034 44TH AVE S
015	618141	0930	12/28/12	\$295,000	\$295,000	3,599	7	2005	Avg	4,750	N	N	33109 41ST LN S
015	618143	0700	3/9/11	\$265,000	\$246,000	3,620	7	2006	Avg	7,149	N	N	33638 38TH AVE S
015	618141	0360	7/17/12	\$339,500	\$338,000	3,697	7	2005	Avg	5,110	N	N	33115 40TH AVE S
015	618140	0190	2/27/12	\$265,000	\$261,000	3,820	7	2004	Avg	5,400	N	N	33236 43RD PL S
015	415800	0070	7/31/12	\$269,990	\$269,000	1,170	8	1978	Good	15,300	N	N	36707 32ND AVE S
015	375160	4169	6/29/10	\$267,400	\$232,000	1,210	8	2003	Avg	10,534	N	N	4606 S 362ND ST
015	404570	0415	4/5/10	\$397,000	\$334,000	1,210	8	1960	VGood	20,000	N	N	35242 34TH AVE S
015	404570	0507	3/8/12	\$252,500	\$249,000	1,220	8	1977	Good	24,490	N	N	3811 S 348TH ST
015	403110	0390	10/29/12	\$173,000	\$173,000	1,260	8	1963	Good	9,600	N	N	4443 S 350TH ST
015	386150	0080	11/2/10	\$257,500	\$232,000	1,380	8	1988	Good	8,873	N	N	35804 25TH PL S
015	404570	0505	5/26/11	\$225,000	\$213,000	1,450	8	1977	Avg	12,480	N	N	3801 S 348TH ST
015	375160	2710	12/7/11	\$198,000	\$193,000	1,550	8	1965	Good	12,000	N	N	35431 MILITARY RD S
015	282410	0330	3/19/10	\$285,000	\$238,000	1,570	8	1971	Good	9,652	N	N	4245 S 326TH PL
015	618150	0180	8/16/12	\$273,025	\$272,000	1,680	8	2012	Avg	4,950	N	N	33115 47TH PL S
015	182250	0190	6/23/10	\$286,949	\$248,000	1,710	8	2010	Avg	4,600	N	N	35739 30TH AVE S
015	614360	0170	3/8/10	\$495,000	\$412,000	1,840	8	1978	Good	18,521	Y	Y	33205 38TH AVE S
015	182250	0020	5/20/11	\$285,051	\$269,000	1,951	8	2011	Avg	5,745	N	N	35943 30TH AVE S
015	182250	0180	3/16/12	\$239,000	\$236,000	1,960	8	2008	Avg	4,850	N	N	35747 30TH AVE S
015	182250	0390	2/11/10	\$285,500	\$235,000	1,960	8	2009	Avg	5,994	N	N	35742 30TH AVE S
015	182250	0030	5/18/12	\$273,737	\$271,000	2,010	8	2012	Avg	6,171	N	N	35939 30TH AVE S
015	182250	0200	3/25/11	\$287,129	\$268,000	2,010	8	2011	Avg	4,646	N	N	35731 30TH AVE S
015	182250	0370	8/25/11	\$279,950	\$269,000	2,010	8	2011	Avg	6,341	N	N	35806 30TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	182250	0260	11/15/10	\$289,950	\$262,000	2,029	8	2010	Avg	5,899	N	N	35940 30TH AVE S
015	144510	0170	7/25/12	\$219,000	\$218,000	2,060	8	2002	Avg	6,721	N	N	36253 23RD PL S
015	520500	0220	1/6/11	\$240,000	\$220,000	2,070	8	1990	Avg	7,733	N	N	3105 S 364TH ST
015	520500	0400	2/24/11	\$241,000	\$224,000	2,090	8	1989	Avg	7,163	N	N	36545 31ST AVE S
015	182250	0330	6/23/10	\$292,288	\$253,000	2,100	8	2010	Avg	5,896	N	N	35836 30TH AVE S
015	182250	0310	12/14/11	\$266,614	\$260,000	2,109	8	2011	Avg	4,718	N	N	35852 30TH AVE S
015	182250	0340	4/24/12	\$259,950	\$257,000	2,109	8	2012	Avg	4,717	N	N	35830 30TH AVE S
015	182250	0400	11/8/12	\$270,000	\$270,000	2,109	8	2012	Avg	4,790	N	N	35734 30TH AVE S
015	182250	0430	10/8/12	\$274,907	\$275,000	2,109	8	2012	Avg	6,360	N	N	35635 32ND AVE S
015	168700	0170	10/24/11	\$245,000	\$238,000	2,153	8	2007	Avg	4,066	N	N	35079 41ST PL S
015	168700	0280	7/5/11	\$231,600	\$221,000	2,161	8	2007	Avg	4,400	N	N	35035 41ST PL S
015	182250	0440	10/30/12	\$272,000	\$272,000	2,195	8	2012	Avg	6,348	N	N	35631 32ND AVE S
015	152104	9143	1/12/11	\$282,500	\$259,000	2,250	8	1991	Avg	13,503	N	N	3822 S 325TH ST
015	182250	0050	7/19/12	\$295,275	\$294,000	2,250	8	2012	Avg	4,960	N	N	35927 30TH AVE S
015	182250	0230	6/16/10	\$302,660	\$261,000	2,250	8	2010	Avg	5,159	N	N	35711 30TH AVE S
015	182250	0240	5/21/10	\$316,357	\$271,000	2,250	8	2010	Avg	5,373	N	N	35705 30TH AVE S
015	182250	0360	5/16/12	\$288,886	\$286,000	2,250	8	2012	Avg	6,374	N	N	35814 30TH AVE S
015	144510	0120	1/9/12	\$244,500	\$240,000	2,260	8	2001	Avg	8,325	N	N	36264 23RD PL S
015	520500	0320	5/22/12	\$293,750	\$291,000	2,270	8	1989	Good	8,716	N	N	3009 S 365TH CT
015	520500	0250	12/12/11	\$216,000	\$211,000	2,320	8	1990	Avg	7,140	N	N	3017 S 364TH ST
015	520500	0210	12/29/10	\$299,900	\$274,000	2,340	8	1990	Good	8,777	N	N	36410 31ST AVE S
015	606460	0345	3/15/10	\$438,000	\$365,000	2,370	8	1989	Avg	62,290	N	N	4642 S 348TH ST
015	403170	0090	4/6/12	\$340,000	\$336,000	2,380	8	2001	Avg	11,039	N	N	3823 S 344TH ST
015	144510	0260	12/12/11	\$241,712	\$236,000	2,380	8	2002	Avg	6,083	N	N	36201 23RD PL S
015	182250	0270	4/13/11	\$332,915	\$312,000	2,382	8	2011	Avg	5,899	N	N	35932 30TH AVE S
015	182250	0290	8/29/11	\$299,950	\$288,000	2,382	8	2011	Avg	5,898	N	N	35916 30TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	144510	0290	7/8/11	\$275,000	\$262,000	2,410	8	2002	Avg	6,156	N	N	36210 22ND PL S
015	182250	0060	6/29/12	\$309,000	\$307,000	2,430	8	2008	Avg	5,150	N	N	35915 30TH AVE S
015	182250	0080	4/29/10	\$343,265	\$291,000	2,430	8	2010	Avg	6,645	N	N	35861 30TH AVE S
015	182250	0090	7/20/10	\$315,380	\$275,000	2,430	8	2010	Avg	6,700	N	N	35853 30TH AVE S
015	182250	0250	6/21/10	\$302,871	\$262,000	2,430	8	2010	Avg	7,436	N	N	35948 30TH AVE S
015	182250	0280	6/22/10	\$333,367	\$288,000	2,430	8	2010	Avg	5,898	N	N	35924 30TH AVE S
015	182250	0300	6/15/10	\$326,518	\$282,000	2,430	8	2010	Avg	5,898	N	N	35908 30TH AVE S
015	182250	0320	4/9/12	\$290,525	\$287,000	2,430	8	2011	Avg	5,897	N	N	35844 30TH AVE S
015	182250	0380	1/19/10	\$314,950	\$257,000	2,430	8	2009	Avg	5,994	N	N	35750 30TH AVE S
015	168700	0140	9/20/12	\$255,000	\$255,000	2,434	8	2007	Avg	3,888	N	N	35091 41ST PL S
015	152104	9100	10/28/10	\$248,000	\$223,000	2,440	8	1992	Avg	13,535	N	N	3834 S 325TH ST
015	182250	0150	10/28/10	\$325,935	\$293,000	2,484	8	2010	Avg	7,359	N	N	35807 30TH AVE S
015	182250	0500	4/14/11	\$336,678	\$316,000	2,484	8	2011	Avg	4,473	N	N	2828 S 357TH PL
015	234570	0380	6/24/11	\$335,000	\$319,000	2,490	8	2002	Avg	7,285	N	N	38121 30TH CT S
015	168700	0300	3/22/10	\$262,000	\$219,000	2,495	8	2007	Avg	4,721	N	N	35027 41ST PL S
015	168700	0410	9/7/12	\$287,000	\$286,000	2,495	8	2007	Avg	5,276	N	N	4158 S 350TH PL
015	168700	0040	7/27/11	\$286,000	\$274,000	2,497	8	2007	Avg	5,366	N	N	4141 S 350TH PL
015	797820	0100	3/11/11	\$289,900	\$270,000	2,500	8	1955	Good	55,402	N	N	1860 S 336TH ST
015	182250	0350	7/13/10	\$311,875	\$272,000	2,510	8	2010	Avg	5,896	N	N	35822 30TH AVE S
015	186494	0060	1/26/10	\$314,950	\$258,000	2,540	8	2009	Avg	5,029	N	N	37513 32ND PL S
015	226800	0270	5/11/11	\$270,000	\$255,000	2,546	8	1987	Avg	11,815	N	N	2503 S 364TH PL
015	618150	0330	3/27/12	\$300,175	\$296,000	2,556	8	2011	Avg	4,253	N	N	4522 S 330TH PL
015	332104	9114	6/11/10	\$380,000	\$327,000	2,570	8	2008	Avg	6,604	N	N	2813 S 368TH ST
015	182250	0040	7/23/10	\$344,531	\$301,000	2,570	8	2010	Avg	6,870	N	N	35935 30TH AVE S
015	182250	0070	10/4/11	\$375,000	\$363,000	2,570	8	2008	Avg	5,150	N	N	35907 30TH AVE S
015	182250	0210	4/12/11	\$364,453	\$342,000	2,575	8	2011	Avg	7,099	N	N	35723 30TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
015	618150	0340	7/27/12	\$325,168	\$324,000	2,575	8	2011	Avg	4,725	N	N	4518 S 330TH PL
015	144510	0200	8/15/11	\$260,000	\$249,000	2,580	8	2002	Avg	6,583	N	N	36237 23RD PL S
015	144510	0380	11/2/10	\$295,000	\$266,000	2,580	8	2002	Avg	10,763	N	N	36209 22ND PL S
015	520500	0430	7/25/10	\$339,000	\$296,000	2,590	8	1990	Avg	10,353	N	N	36561 31ST AVE S
015	234570	0190	10/5/12	\$339,900	\$339,000	2,590	8	2002	Avg	7,765	N	N	38031 31ST CT S
015	144510	0350	9/14/10	\$283,000	\$251,000	2,600	8	2002	Avg	10,763	N	N	36227 22ND PL S
015	186493	0240	12/12/11	\$280,000	\$273,000	2,600	8	2003	Avg	4,990	N	N	37613 33RD PL S
015	182250	0010	6/10/10	\$359,148	\$309,000	2,620	8	2010	Avg	6,877	N	N	35945 30TH AVE S
015	618150	0350	5/8/12	\$323,559	\$321,000	2,645	8	2011	Avg	4,253	N	N	4512 S 330TH PL
015	375160	2872	3/22/11	\$348,950	\$326,000	2,660	8	1997	Avg	16,001	N	N	4205 S 356TH ST
015	234570	0260	10/15/10	\$387,000	\$347,000	2,820	8	2003	Avg	6,305	N	N	3000 S 381ST WAY
015	404570	0533	5/13/11	\$385,000	\$363,000	2,910	8	1973	Good	36,815	N	N	3902 S 352ND ST
015	618150	0360	4/20/12	\$315,000	\$312,000	2,925	8	2011	Avg	4,725	N	N	4508 S 330TH PL
015	618150	0070	5/24/12	\$320,493	\$318,000	3,002	8	2012	Avg	5,653	N	N	4515 S 330TH PL
015	618150	0170	7/20/12	\$317,483	\$316,000	3,002	8	2012	Avg	4,950	N	N	33109 47TH PL S
015	618150	0300	4/23/12	\$334,120	\$331,000	3,002	8	2012	Avg	5,940	N	N	33014 47TH PL S
015	618150	0370	3/19/12	\$348,581	\$344,000	3,002	8	2011	Avg	5,323	N	N	4502 S 330TH PL
015	375160	2793	10/27/10	\$375,000	\$337,000	3,035	8	2006	Avg	18,686	N	N	35420 44TH AVE S
015	168700	0090	1/24/11	\$265,000	\$244,000	3,058	8	2007	Avg	10,636	N	N	35088 41ST PL S
015	618150	0050	5/14/10	\$380,000	\$324,000	2,914	9	2008	Avg	6,273	N	N	4505 S 330TH PL
015	614360	0560	12/22/11	\$399,000	\$390,000	3,190	9	2007	Avg	11,376	N	N	32822 38TH AVE S
015	236810	0020	7/5/12	\$317,000	\$315,000	3,230	9	2004	Avg	10,800	N	N	3821 S 322ND ST
015	403170	0160	3/27/12	\$365,000	\$360,000	3,250	9	2005	Avg	10,387	N	N	3816 S 345TH ST
015	614360	0561	7/27/11	\$417,500	\$399,000	3,360	9	2007	Avg	9,600	N	N	32830 38TH AVE S
015	403170	0290	5/7/10	\$680,000	\$579,000	3,370	9	2003	Avg	15,060	Y	Y	3825 S 345TH ST
016	375160	0997	7/2/10	\$140,000	\$121,000	770	6	1976	Good	9,600	N	N	34643 53RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	342104	9042	10/27/11	\$225,000	\$218,000	1,624	6	1910	Good	81,893	N	N	38221 42ND AVE S
016	375160	0026	5/7/10	\$185,000	\$157,000	770	7	1978	Avg	17,334	N	N	33707 53RD AVE S
016	375160	4449	4/5/10	\$185,000	\$156,000	970	7	1947	Good	9,600	N	N	36016 52ND AVE S
016	375060	6817	3/2/11	\$249,950	\$232,000	1,060	7	1981	Good	13,200	N	N	38218 44TH AVE S
016	375160	0146	7/23/12	\$138,000	\$137,000	1,120	7	1988	Avg	17,332	N	N	5402 S 340TH ST
016	375160	5434	2/17/12	\$157,500	\$155,000	1,130	7	1966	VGood	19,200	N	N	36433 52ND AVE S
016	375060	2640	2/22/11	\$215,750	\$200,000	1,140	7	1968	Good	9,600	N	N	37239 40TH AVE S
016	375160	1191	11/20/12	\$199,500	\$199,000	1,150	7	1971	Good	9,600	N	N	34804 53RD AVE S
016	375160	1609	6/27/12	\$180,000	\$179,000	1,200	7	1978	Avg	9,600	N	N	35119 55TH AVE S
016	375060	5349	4/30/10	\$208,000	\$177,000	1,220	7	1958	VGood	9,600	N	N	37817 42ND AVE S
016	375160	4939	3/17/11	\$207,500	\$193,000	1,220	7	1973	Good	14,888	N	N	36207 52ND AVE S
016	375160	3485	11/8/10	\$275,000	\$248,000	1,250	7	1981	Good	77,972	Y	N	35400 56TH AVE S
016	375160	1093	11/15/11	\$155,000	\$151,000	1,290	7	1968	Good	9,600	N	N	34900 MILITARY RD S
016	375060	5343	6/19/12	\$183,000	\$182,000	1,310	7	1978	Good	9,600	N	N	37825 42ND AVE S
016	375160	1270	8/6/12	\$150,000	\$149,000	1,320	7	1979	Avg	9,600	N	N	34917 55TH AVE S
016	375060	7000	5/16/12	\$197,000	\$195,000	1,340	7	2000	Avg	14,400	N	N	4205 S 382ND ST
016	375060	3542	7/31/12	\$137,000	\$136,000	1,380	7	1981	Avg	9,795	N	N	3720 S 376TH ST
016	375160	5926	8/30/10	\$192,000	\$170,000	1,400	7	1973	Good	24,640	N	N	36619 51ST AVE S
016	375160	3158	10/28/10	\$227,900	\$205,000	1,403	7	2008	Avg	9,600	N	N	35612 52ND AVE S
016	375060	3732	4/8/10	\$235,000	\$198,000	1,440	7	1968	Good	9,200	N	N	37636 39TH AVE S
016	281785	0170	12/31/10	\$212,000	\$194,000	1,490	7	1998	Avg	9,342	N	N	3630 S 378TH ST
016	375060	5539	5/5/11	\$182,000	\$171,000	1,500	7	1992	Avg	15,000	N	N	37816 37TH AVE S
016	375060	3537	6/8/10	\$315,000	\$271,000	1,520	7	2010	Avg	7,950	N	N	37500 37TH AVE S
016	375060	5537	4/27/12	\$246,500	\$244,000	1,540	7	1992	Avg	11,850	N	N	37830 37TH AVE S
016	375160	3810	1/5/11	\$197,500	\$181,000	1,550	7	1994	Avg	9,600	N	N	35849 52ND AVE S
016	375160	0905	12/16/11	\$181,000	\$177,000	1,580	7	1985	Avg	9,600	N	N	34610 53RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	758500	0010	10/28/11	\$202,000	\$196,000	1,630	7	1967	Good	12,936	N	N	34004 50TH AVE S
016	375060	1586	11/21/11	\$180,000	\$175,000	1,646	7	1964	Good	10,010	N	N	5015 S 368TH ST
016	375060	3085	8/23/10	\$237,500	\$210,000	1,690	7	1969	VGood	11,250	N	N	37240 49TH AVE S
016	375060	6723	5/18/10	\$199,900	\$171,000	1,700	7	2009	Avg	19,200	N	N	38229 46TH AVE S
016	375060	3783	1/4/12	\$180,000	\$176,000	1,750	7	1967	Good	12,600	N	N	37615 40TH AVE S
016	281785	0320	4/28/12	\$205,000	\$203,000	1,770	7	1998	Avg	6,000	N	N	3667 S 378TH ST
016	375060	2776	10/27/11	\$321,450	\$312,000	1,810	7	1965	VGood	16,200	Y	Y	4200 S 375TH PL
016	375160	4671	8/9/12	\$245,000	\$244,000	1,810	7	2000	Avg	16,366	N	N	36320 55TH AVE S
016	375160	4647	1/12/12	\$175,000	\$172,000	1,870	7	1958	Good	14,482	N	N	5616 S 362ND PL
016	375160	3721	6/29/12	\$167,000	\$166,000	2,000	7	1977	Avg	9,200	N	N	35812 52ND AVE S
016	375060	2784	2/1/12	\$390,000	\$383,000	2,070	7	1996	Avg	27,500	Y	Y	4226 S 375TH PL
016	375160	0457	2/17/10	\$270,000	\$223,000	2,100	7	1983	Avg	15,480	N	N	34504 51ST AVE S
016	375060	4974	4/27/10	\$290,000	\$246,000	2,160	7	1978	Good	24,000	N	N	37912 45TH AVE S
016	375060	2652	12/18/12	\$194,000	\$194,000	2,420	7	1968	Good	9,600	N	N	37225 40TH AVE S
016	375060	4600	7/1/10	\$285,000	\$247,000	1,500	8	1971	Good	21,754	N	N	5020 S 380TH ST
016	541210	0950	7/18/11	\$215,000	\$205,000	1,880	8	2001	Avg	6,052	N	N	38065 38TH AVE S
016	926445	0180	12/3/12	\$259,995	\$260,000	1,894	8	2012	Avg	4,198	N	N	38024 41ST PL S
016	541210	0010	8/17/11	\$267,000	\$256,000	2,380	8	2000	Avg	7,246	N	N	38001 34TH CT S
016	541210	0610	5/9/11	\$297,000	\$280,000	2,400	8	2001	Avg	7,171	N	N	37839 37TH AVE S
016	114140	0150	7/19/12	\$235,000	\$234,000	2,449	8	2005	Avg	4,218	N	N	38214 34TH PL S
016	541210	0170	6/8/10	\$329,000	\$283,000	2,550	8	2001	Avg	6,800	N	N	38011 35TH WAY S
016	541210	0180	5/4/11	\$340,000	\$320,000	2,590	8	2001	Avg	6,800	N	N	38003 35TH WAY S
016	375160	6015	3/23/11	\$331,500	\$309,000	2,600	8	2009	Avg	18,320	N	N	36650 48TH AVE S
016	541210	0100	4/1/11	\$332,000	\$310,000	2,690	8	2002	Avg	6,764	N	N	38105 35TH WAY S
016	541210	0870	10/12/10	\$265,000	\$237,000	2,690	8	2001	Avg	6,653	N	N	38008 37TH PL S
016	541210	0410	11/9/10	\$358,950	\$324,000	2,990	8	2001	Avg	8,248	N	N	37813 35TH WAY S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
016	541210	0530	6/15/11	\$349,900	\$332,000	3,070	8	2000	Avg	6,072	N	N	37918 35TH WAY S
016	375160	4969	12/3/10	\$345,000	\$313,000	2,240	9	2002	Avg	18,480	N	N	5004 S 364TH ST
016	352104	9041	6/18/12	\$370,000	\$368,000	2,830	9	1980	Good	60,548	Y	N	38106 55TH AVE S
016	342104	9079	11/13/12	\$355,000	\$355,000	3,070	9	2003	Avg	8,452	N	N	3823 S 380TH ST
018	322104	9111	7/12/10	\$160,000	\$139,000	920	7	1960	Avg	16,875	N	N	36924 MILTON RD S
018	327532	0080	3/9/12	\$141,000	\$139,000	1,010	7	1982	Avg	9,603	N	N	98 HYLEBOS AVE
018	721265	0330	4/2/12	\$247,000	\$244,000	1,070	7	1993	Avg	10,126	N	N	1943 S 372ND CT
018	715340	0100	10/11/10	\$230,000	\$206,000	1,080	7	1980	Avg	15,114	N	N	2213 VIRGINIA CT
018	111630	0280	8/21/12	\$186,000	\$185,000	1,140	7	1995	Avg	10,196	N	N	73 20TH AVCT
018	327530	0120	11/15/12	\$179,000	\$179,000	1,140	7	1983	Avg	9,700	N	N	1701 Balsa CT
018	327531	0140	11/23/10	\$175,000	\$159,000	1,170	7	1983	Avg	9,600	N	N	1803 BACCHANT CT
018	387654	0430	8/10/11	\$170,000	\$163,000	1,170	7	1984	Good	7,747	N	N	37632 26TH DR S
018	327532	0070	6/18/12	\$217,000	\$216,000	1,180	7	1983	Good	9,600	N	N	1602 ALDER ST
018	387654	0900	8/24/10	\$200,000	\$177,000	1,180	7	1984	Avg	8,554	N	N	37720 26TH DR S
018	327531	0220	7/28/10	\$250,000	\$219,000	1,360	7	1983	Good	9,688	N	N	98 18TH AVE
018	387654	0020	7/22/11	\$175,000	\$167,000	1,360	7	1983	Avg	8,025	N	N	37827 26TH DR S
018	387654	0750	1/29/10	\$195,700	\$160,000	1,370	7	1984	Avg	7,245	N	N	37813 27TH PL S
018	387654	0990	8/24/10	\$200,000	\$177,000	1,410	7	1987	Avg	8,284	N	N	37816 26TH DR S
018	331701	0110	8/3/11	\$215,000	\$206,000	1,470	7	1994	Avg	14,942	N	N	38018 24TH CT S
018	327533	0110	8/11/11	\$240,000	\$230,000	1,510	7	1987	Avg	43,540	N	N	73 19TH AVCT
018	111630	0110	10/17/12	\$270,000	\$270,000	1,560	7	1993	Avg	9,600	N	N	26 HYLEBOS AVE
018	111630	0210	5/7/10	\$255,000	\$217,000	1,560	7	1993	Good	9,615	N	N	70 20TH AVCT
018	111630	0230	10/25/12	\$200,000	\$200,000	1,560	7	1993	Avg	10,025	N	N	74 20TH AVCT
018	721268	1110	5/26/10	\$248,000	\$212,000	1,600	7	1995	Avg	5,552	N	N	2319 S 380TH ST
018	800020	0230	1/26/10	\$225,000	\$184,000	1,610	7	1999	Avg	13,721	N	N	80 26TH AVE
018	800020	0230	12/13/12	\$186,950	\$187,000	1,610	7	1999	Avg	13,721	N	N	80 26TH AVE

Improved Sales Used in this Annual Update Analysis
Area 55
(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
018	327530	0480	8/5/11	\$265,000	\$254,000	1,630	7	1983	Good	9,600	N	N	87 17TH AVE
018	721268	0060	1/18/12	\$200,000	\$196,000	1,690	7	1993	Avg	6,524	N	N	37948 23RD PL S
018	800020	0210	7/21/11	\$193,500	\$185,000	1,720	7	1996	Avg	9,712	N	N	81 26TH AVE
018	540980	0190	6/1/10	\$300,000	\$258,000	1,780	7	1975	Avg	8,610	N	N	91 23RD AVE
018	721268	0110	3/14/11	\$246,000	\$229,000	1,890	7	1993	Avg	6,402	N	N	37922 23RD PL S
018	721268	0040	3/24/10	\$242,050	\$203,000	1,930	7	1993	Avg	7,558	N	N	37960 23RD PL S
018	721268	0070	1/26/12	\$210,000	\$206,000	1,930	7	1993	Avg	7,347	N	N	37942 23RD PL S
018	800020	0250	6/6/11	\$292,000	\$277,000	2,084	7	2001	Avg	10,543	N	N	84 26TH AVE
018	800020	0180	11/24/10	\$235,000	\$213,000	2,100	7	1998	Avg	9,698	N	N	87 26TH AVE
018	187400	0762	10/3/11	\$369,500	\$357,000	2,242	7	2008	Avg	9,375	N	N	85 DOUGLAS ST
018	721268	0920	1/19/11	\$190,000	\$175,000	1,220	8	1996	Avg	8,118	N	N	2023 S 380TH ST
018	721268	1040	9/27/12	\$222,770	\$222,000	1,340	8	1994	Avg	6,961	N	N	38003 23RD CT S
018	721265	0900	10/1/12	\$216,000	\$216,000	1,350	8	1995	Avg	8,543	N	N	37682 18TH PL S
018	721265	1810	9/10/12	\$214,900	\$214,000	1,350	8	1994	Avg	12,882	N	N	2022 S 370TH ST
018	721265	0600	1/17/11	\$225,000	\$207,000	1,500	8	1993	Avg	6,041	N	N	1921 S 374TH PL
018	721265	0510	5/4/12	\$255,000	\$253,000	1,830	8	1993	Avg	7,762	N	N	37309 19TH PL S
018	721265	0590	11/11/11	\$233,000	\$227,000	1,840	8	1993	Avg	8,805	N	N	1917 S 374TH PL
018	721265	0040	4/6/12	\$255,000	\$252,000	1,890	8	1992	Avg	7,225	N	N	1947 S 369TH ST
018	721265	1400	2/2/10	\$330,000	\$271,000	1,920	8	1992	Avg	9,307	N	N	37324 22ND AVE S
018	721265	2070	2/20/12	\$230,000	\$226,000	1,940	8	1992	Avg	6,808	N	N	2015 S 374TH CT
018	721265	0130	7/6/11	\$220,000	\$210,000	1,960	8	1992	Avg	7,184	N	N	1951 S 370TH CT
018	721266	0280	6/7/10	\$255,000	\$219,000	2,010	8	1991	Avg	6,332	N	N	1628 S 374TH CT
018	111630	0070	10/18/12	\$245,000	\$245,000	2,050	8	1993	Good	9,610	N	N	27 HYLEBOS AVE
018	721266	0850	2/24/10	\$280,000	\$232,000	2,070	8	1991	Avg	6,833	N	N	1727 S 373RD PL
018	721266	0810	4/20/12	\$200,000	\$198,000	2,080	8	1992	Avg	7,554	N	N	1712 S 373RD PL
018	721266	0360	10/15/12	\$219,000	\$219,000	2,140	8	1993	Avg	6,035	N	N	37235 17TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(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
018	721266	0210	5/13/10	\$323,000	\$275,000	2,170	8	1993	Avg	8,919	N	N	37405 18TH AVE S
018	721265	0200	8/30/10	\$350,000	\$309,000	2,180	8	1992	Avg	15,484	N	N	1934 S 371ST PL
018	721265	1660	10/26/11	\$247,000	\$240,000	2,250	8	1992	Avg	7,382	N	N	37113 22ND AVE S
018	721265	1190	1/7/10	\$325,000	\$264,000	2,260	8	1992	Avg	8,405	N	N	1957 S 375TH ST
018	721266	0560	3/3/10	\$299,950	\$249,000	2,370	8	1994	Avg	6,752	N	N	1636 S 370TH PL
018	721265	0470	12/26/12	\$220,000	\$220,000	2,530	8	1992	Avg	16,746	N	N	37314 19TH PL S
018	802960	0050	11/28/11	\$357,000	\$348,000	2,570	8	2004	Avg	7,841	N	N	37533 27TH PL S
018	802960	0270	11/12/12	\$313,500	\$313,000	2,570	8	2004	Avg	6,363	N	N	2600 S 374TH PL
018	721265	2020	3/17/10	\$330,000	\$276,000	2,600	8	1993	Avg	6,485	N	N	2100 S 375TH ST
018	540980	0070	9/3/10	\$334,000	\$296,000	2,613	8	2005	Avg	8,600	N	N	84 23RD AVCT
018	802960	0250	11/15/12	\$310,000	\$310,000	2,740	8	2004	Avg	5,497	N	N	2616 S 374TH PL
018	540980	0090	11/30/10	\$360,000	\$327,000	2,767	8	2004	Avg	8,600	N	N	80 23RD AVCT
018	540980	0060	12/10/12	\$376,600	\$377,000	2,770	8	2004	Avg	8,600	N	N	86 23RD AVCT
018	721268	0390	12/4/12	\$240,000	\$240,000	2,790	8	1995	Avg	7,022	N	N	37806 21ST CT S
018	721265	0420	5/30/12	\$319,900	\$318,000	2,850	8	1993	Avg	7,205	N	N	37406 19TH PL S
018	802960	0180	7/8/11	\$397,500	\$379,000	3,030	8	2004	Avg	5,760	N	N	37500 27TH PL S
018	802960	0190	3/2/12	\$355,000	\$350,000	3,144	8	2005	Avg	5,760	N	N	37446 27TH PL S

Improved Sales Removed in this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	103570	0050	9/30/11	\$145,000	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
015	115070	0100	8/6/12	\$128,759	QUIT CLAIM; PARTIAL INTEREST; RELATED PARTY,
015	115070	0170	9/17/10	\$262,500	RELOCATION - SALE TO SERVICE
015	144510	0350	3/19/10	\$302,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	152104	9143	1/12/11	\$282,500	RELOCATION - SALE TO SERVICE
015	168700	0090	2/2/10	\$263,500	BANKRUPTCY - RECEIVER OR TRUSTEE
015	168700	0410	5/23/12	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	186493	0040	9/18/12	\$184,643	BANKRUPTCY - RECEIVER OR TRUSTEE
015	201920	0270	11/18/11	\$231,357	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	201920	0510	12/8/12	\$152,000	STATISTICAL OUTLIER
015	201920	0510	6/19/12	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	219060	1049	9/10/10	\$134,401	BANKRUPTCY - RECEIVER OR TRUSTEE
015	219160	0410	12/14/12	\$440,000	OBSERVATION OUTSIDE THE NORM
015	219160	0580	7/7/11	\$206,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT. RESALE
015	219160	0670	6/13/11	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	226800	0260	10/21/11	\$120,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT. RESALE
015	226800	0280	2/15/12	\$110,000	BOX PLOT
015	226800	0500	5/9/12	\$102,000	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
015	234550	0010	12/19/11	\$110,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT. RESALE
015	234550	0310	11/9/11	\$95,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT. RESALE
015	234550	0320	7/27/11	\$92,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT. RESALE
015	234570	0550	12/23/10	\$338,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	236800	0005	11/17/10	\$95,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT. RESALE
015	236810	0010	12/15/11	\$257,001	IMP CHARACTERISTICS CHANGED SINCE SALE
015	236810	0010	4/25/12	\$375,000	SALE CHAR.DO NOT MATCH REAL PROPERTY CHAR.
015	236810	0030	2/15/11	\$186,000	BOX PLOT
015	241260	0090	3/16/12	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	241260	0100	1/4/12	\$157,501	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
015	242200	0070	2/12/10	\$920,000	LACK OF REPRESENTATION FOR GRADE 12
015	242260	0055	7/3/12	\$85,000	NON-REPRESENTATIVE; FIN INSTIT RESALE
015	273080	0050	12/23/11	\$110,000	IMP CHAR CHANGED SINCE SALE; NON-REP SALE
015	282104	9018	4/27/11	\$230,000	NO MARKET EXPOSURE
015	282104	9043	4/8/11	\$119,000	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
015	282104	9050	11/6/12	\$143,728	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP COUNT
015	282104	9054	5/7/10	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	282104	9091	9/18/12	\$145,000	MODEL DEVELOPMENT EXCLUSION
015	282104	9162	11/19/10	\$165,750	BANKRUPTCY - RECEIVER OR TRUSTEE
015	282104	9194	5/8/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	332104	9052	10/18/12	\$315,000	OBSOLESCENCE
015	332104	9055	4/21/11	\$224,950	LACK OF REPRESENTATION FOR GRADE 5
015	342104	9071	12/19/12	\$206,172	BANKRUPTCY - RECEIVER OR TRUSTEE
015	375060	8086	9/27/11	\$410,000	IMP. CHAR CHANGED SINCE SALE; IMP COUNT
015	375160	2795	8/23/12	\$400,300	ANOMALY DETECTION

Improved Sales Removed in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	375160	2796	2/27/12	\$165,000	STATISTICAL OUTLIER
015	386144	0220	1/9/12	\$179,938	BANKRUPTCY - RECEIVER OR TRUSTEE
015	386145	0270	12/19/12	\$183,700	BANKRUPTCY - RECEIVER OR TRUSTEE
015	386145	0410	7/17/12	\$308,219	BANKRUPTCY - RECEIVER OR TRUSTEE
015	386145	0410	8/29/12	\$308,219	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	386150	0190	2/4/11	\$170,000	MODEL DEVELOPMENT EXCLUSION
015	386150	0270	4/22/11	\$266,000	RELOCATION - SALE TO SERVICE
015	386150	0290	6/14/10	\$355,212	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	386150	0370	8/11/11	\$215,000	IMP. CHAR.CHANGED SINCE SALE; ESTATE SALE
015	390310	0110	3/30/10	\$170,000	RETENTION EXCLUSION FOR THE SAMPLE SET
015	403100	0200	7/6/12	\$112,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	403100	0260	7/15/12	\$106,700	BOX PLOT
015	403110	0060	6/20/12	\$170,000	ESTATE SALE; IMP CHAR CHANGED SINCE SALE
015	403110	0690	7/11/11	\$147,070	OBSERVATION OUTSIDE THE NORM
015	403110	0750	2/24/12	\$92,829	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
015	403170	0290	2/11/10	\$704,744	BANKRUPTCY - RECEIVER OR TRUSTEE
015	404570	0430	4/19/11	\$170,000	NON-NORMAL DISTRIBUTION
015	404570	0508	9/25/12	\$505,000	LACK OF REPRESENTATION FOR GRADE 11
015	404570	0535	12/14/10	\$96,009	STATISTICAL OUTLIER
015	404570	0687	3/1/12	\$140,000	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
015	412940	0020	4/25/12	\$115,000	ANOMALY DETECTION
015	412960	0005	6/20/11	\$413,157	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
015	412980	0130	7/7/11	\$105,000	ESTATE SALE; IMP. CHAR. CHANGED SINCE SALE
015	413150	0200	2/26/10	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	432230	0030	7/9/12	\$131,225	BANKRUPTCY - RECEIVER OR TRUSTEE
015	432230	0030	10/23/12	\$117,500	NON-REP SALE; IMP CHAR.CHANGED SINCE SALE
015	432230	0400	1/4/12	\$120,021	BOX PLOT
015	506640	0520	10/15/10	\$465,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT RESALE
015	512880	0160	4/3/12	\$175,378	BANKRUPTCY - RECEIVER OR TRUSTEE
015	512880	0210	1/31/11	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	513100	0540	8/12/12	\$152,000	MODEL DEVELOPMENT EXCLUSION
015	513100	0550	3/28/12	\$125,000	STATISTICAL OUTLIER
015	520500	0410	2/22/12	\$290,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT RESALE
015	520500	0410	2/18/12	\$290,000	RELOCATION - SALE TO SERVICE
015	606460	0121	8/9/12	\$134,400	DOR RATIO; AUCTION SALE
015	606460	0343	1/14/10	\$358,847	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	614360	0205	4/18/11	\$400,000	LACK OF REPRESENTATION FOR GRADE 10
015	614360	0325	6/9/11	\$14,394	DOR RATIO; QUIT CLAIM DEED
015	614360	0475	6/13/12	\$150,750	BANKRUPTCY - RECEIVER OR TRUSTEE
015	618140	0220	2/16/10	\$35,978	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
015	618140	0560	4/16/12	\$312,118	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	618140	0630	9/1/10	\$310,060	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	618140	0840	10/1/12	\$316,241	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	618140	0850	9/6/12	\$252,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	618141	0390	12/27/12	\$294,290	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	618141	0530	12/9/11	\$293,305	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	618142	0220	4/12/11	\$348,027	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
015	618142	0310	12/2/11	\$366,244	BANKRUPTCY - RECEIVER OR TRUSTEE
015	618143	0570	12/19/11	\$365,650	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
015	618150	0060	6/25/12	\$298,176	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	618150	0080	10/10/12	\$301,370	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	618150	0090	11/20/12	\$301,326	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	618150	0160	9/3/12	\$349,997	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	618150	0190	9/21/12	\$325,174	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	618150	0310	7/25/12	\$298,937	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	618150	0320	7/6/12	\$334,214	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	797820	0106	3/24/11	\$255,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT RESALE
015	797820	0108	4/12/11	\$249,900	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT RESALE
015	797820	0210	5/10/12	\$77,500	BOX PLOT
015	797820	0210	3/9/12	\$72,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	797820	0215	11/9/11	\$85,000	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
015	946220	0105	5/2/12	\$417,000	DOR RATIO; NON-REPRESENTATIVE SALE
016	114140	0030	11/1/11	\$205,000	OBSERVATION OUTSIDE THE NORM
016	114140	0050	2/14/12	\$194,900	STATISTICAL OUTLIER
016	281785	0120	11/14/11	\$80,000	ESTATE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
016	335340	4482	1/10/12	\$145,000	NON-REPRESENTATIVE SALE
016	342104	9034	5/29/12	\$175,000	LACK OF REPRESENTATION FOR GRADE 5
016	352104	9075	9/3/11	\$195,199	ANOMALY DETECTION
016	375060	0594	12/28/10	\$150,000	ESTATE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
016	375060	0660	3/24/10	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
016	375060	0702	9/22/11	\$163,000	FORCED SALE; IMP. CHARACTERISTICS SINCE SALE
016	375060	2440	1/7/10	\$197,900	AUCTION SALE; EXEMPT FROM EXCISE TAX
016	375060	2475	11/1/11	\$116,000	MODEL DEVELOPMENT EXCLUSION
016	375060	3085	1/13/10	\$123,500	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT RESALE
016	375060	3093	9/13/12	\$290,000	RETENTION EXCLUSION FROM THE SAMPLE SET
016	375060	3539	12/12/11	\$125,000	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
016	375060	3940	3/16/12	\$96,682	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
016	375060	3940	7/11/12	\$102,000	NON-REPRESENTATIVE SALE; EXEMPT FR EXCISE TAX
016	375060	3951	7/20/12	\$150,000	STATISTICAL OUTLIER
016	375060	5642	11/16/12	\$40,000	DOR RATIO; NON-REPRESENTATIVE SALE
016	375060	5671	12/1/10	\$143,500	SFR WITH MOBILE HOME
016	375060	5760	12/22/11	\$364,000	BOX PLOT
016	375060	5934	11/6/12	\$130,000	OBSERVATION OUTSIDE THE NORM
016	375060	6453	5/7/12	\$104,000	RELATED PARTY, FRIEND OR NEIGHBOR
016	375060	6612	4/13/11	\$42,000	NO REPRESENTATION FOR POOR CONDITION
016	375060	6817	4/21/10	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis

Area 55

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
016	375060	6996	6/20/11	\$150,000	NON-NORMAL DISTRIBUTION
016	375060	7000	7/28/12	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	0165	11/12/10	\$195,000	NON-REPRESENTATIVE SALE
016	375160	1071	2/1/12	\$107,000	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
016	375160	1387	2/9/12	\$353,000	STATISTICAL OUTLIER
016	375160	2125	3/4/10	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	3159	5/9/12	\$298,030	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
016	375160	3179	1/10/11	\$89,989	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	3647	8/15/12	\$289,000	MODEL DEVELOPMENT EXCLUSION
016	375160	3799	2/24/12	\$286,132	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
016	375160	3810	12/13/10	\$201,500	RELOCATION - SALE TO SERVICE
016	375160	3879	6/30/11	\$310,000	RETENTION EXCLUSION FOR THE SAMPLE SET
016	375160	4698	9/7/12	\$117,800	NON-REPRESENTATIVE SALE
016	375160	4698	12/28/12	\$249,000	SALE CHAR.DO NOT MATCH REAL PROPERTY CHAR.
016	375160	4950	8/29/12	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	5353	9/17/12	\$148,400	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	5790	10/4/11	\$104,000	OBSOLESCENCE; IMP. CHAR CHANGED SINCE SALE
016	375160	5865	1/9/12	\$120,000	ANOMALY DETECTION
016	375160	5881	12/26/12	\$100,000	IMP CHAR CHANGED SINCE SALE; NON-REP SALE
016	375160	6587	5/10/12	\$140,000	STATISTICAL OUTLIER
016	375160	6717	9/23/10	\$45,000	QUIT CLAIM; RELATED PARTY,FRIEND, OR NEIGHBOR
016	541210	0100	2/18/11	\$245,300	AUCTION SALE
016	541210	0180	4/29/11	\$340,000	RELOCATION - SALE TO SERVICE
016	541210	0700	10/30/12	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
016	926445	0170	12/24/12	\$294,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
018	111630	0220	11/10/11	\$155,841	AUCTION SALE
018	187400	0762	12/10/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
018	322104	9126	12/30/11	\$212,000	BOX PLOT
018	327530	0280	2/12/10	\$194,951	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
018	327530	0480	3/12/10	\$200,000	IMP. CHAR CHANGED SINCE SALE; FIN INSTIT RESALE
018	327530	0520	5/2/11	\$155,000	OBSERVATION OUTSIDE THE NORM
018	327531	0030	10/10/12	\$190,697	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
018	387654	0490	11/9/11	\$130,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
018	387654	0660	3/11/10	\$153,450	RETENTION EXCLUSION FOR THE SAMPLE SET
018	387654	0700	8/4/11	\$115,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
018	387654	0990	3/19/10	\$152,000	NON-REPRESENTATIVE SALE
018	540980	0110	11/12/12	\$409,950	STATISTICAL OUTLIER
018	715340	0050	9/20/12	\$417,687	BANKRUPTCY - RECEIVER OR TRUSTEE
018	721265	0390	6/20/11	\$38,809	QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGH
018	721265	0510	1/25/12	\$181,000	BANKRUPTCY - RECEIVER OR TRUSTEE
018	721265	1160	9/2/11	\$199,000	NON-REPRESENTATIVE SALE
018	721266	0240	7/25/12	\$180,000	NON-REPRESENTATIVE SALE
018	721266	0820	9/22/11	\$224,950	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	721266	1050	2/7/12	\$475,000	LACK OF REPRESENTATION FOR GRADE 10
018	721268	0630	9/12/12	\$229,752	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
018	721268	0870	2/24/12	\$149,300	BANKRUPTCY - RECEIVER OR TRUSTEE
018	721268	1040	12/7/11	\$201,014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
018	802960	0050	11/22/11	\$357,000	RELOCATION - SALE TO SERVICE
018	802960	0110	11/28/11	\$274,900	NON-REPRESENTATIVE SALE
018	802960	0250	7/6/12	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Vacant Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
015	404570	0538	9/14/2011	\$79,950	21,138	N	N
016	375060	2735	6/5/2012	\$125,000	27,513	Y	Y
016	375060	4634	10/1/2010	\$42,200	24,066	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	152104	9003	8/30/2011	\$135,000	WTR PROBLEMS;EROSION & SLIDE HAZ
015	219060	0095	10/10/2012	\$28,750	UNBUILDABLE
015	219060	0105	9/5/2012	\$39,900	NO MARKET EXPOSURE
015	219060	0855	5/18/2011	\$7,000	NO MKT EXPOSURE; RELATED PARTY,OR
015	219160	0460	11/29/2011	\$80,000	RELATED PARTY, FRIEND OR NEIGHBOR;
015	219160	0820	12/1/2011	\$5,000	NO MKT EXPOSURE; RELATED PARTY,OR
015	282104	9004	6/3/2010	\$3,000	EASEMENT OR RIGHT-OF-WAY;
015	282104	9167	6/24/2011	\$45,000	NON-REP SALE;RELATED PARTY,FRIEND,
015	375060	7463	12/3/2010	\$5,000	NO MARKET EXPOSURE;
015	375060	7770	9/12/2012	\$9,000	UNBUILDABLE
015	614360	0326	5/31/2011	\$22,828	QUIT CLAIM DEED;
015	614400	0010	5/5/2010	\$32,000	NO MKT EXPOSURE; FIN INSTIT RESALE
016	335340	4406	5/30/2012	\$25,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375060	0579	2/1/2012	\$57,500	50% FLOOD PROBLEMS
016	375060	0603	12/7/2010	\$30,000	RELATED PARTY, FRIEND OR NEIGHBOR
016	375060	1579	5/25/2011	\$30,000	NON-REPRESENTATIVE SALE
016	375060	1890	1/27/2012	\$15,000	QUIT CLAIM DEED
016	375060	1899	1/19/2011	\$4,000	UNBUILDABLE
016	375060	1902	7/1/2011	\$15,000	UNBUILDABLE; PLOTTAGE
016	375060	1994	8/22/2011	\$5,000	UNBUILDABLE
016	375060	2798	1/9/2012	\$39,000	UNBUILDABLE
016	375060	4254	5/4/2011	\$5,000	UNBUILDABLE
016	375060	5442	2/17/2011	\$10,000	QUIT CLAIM DEED; UNBUILDABLE
016	375060	6741	2/21/2011	\$5,000	UNBUILDABLE; QUIT CLAIM DEED
016	375160	0001	8/19/2010	\$2,000	UNBUILDABLE
016	375160	0259	3/15/2012	\$15,000	RESTRICTED ACCESS; 55% LAND USAGE
016	375160	0261	8/18/2011	\$15,000	QUIT CLAIM DEED; LIMITED ACCESS
016	375160	0937	11/20/2012	\$4,000	UNBUILDABLE
016	375160	4669	10/3/2012	\$10,000	UNBUILDABLE; QUIT CLAIM DEED;
016	375160	5945	11/11/2010	\$3,250	NO MARKET EXPOSURE; UNBUILDABLE
016	375160	6021	2/15/2012	\$6,000	UNBUILDABLE

Mobile Home Sales Used in this Annual Update Analysis
Area 55

Sub-Area	Major	Minor	Sdate	Sprice	Lot Size	View	Wtrfrt
015	206200	0050	11/15/2011	\$145,000	8,062	N	N
015	332104	9083	5/4/2011	\$186,000	235,659	N	N
015	404570	0569	7/13/2011	\$175,000	35,734	N	N
015	404570	0632	4/14/2010	\$198,000	32,186	N	N
016	375060	6414	5/6/2011	\$156,500	19,200	N	N
018	187400	0554	5/1/2012	\$139,000	9,750	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 55

Sub-Area	Major	Minor	Sale Date	Sale Price	Comments
015	219160	0460	11/29/2011	\$80,000	RELATED PARTY, FRIEND OR NEIGHBOR
015	375160	1857	7/26/2012	\$92,000	SOLD AS TEARDOWN
015	404570	0486	11/13/2012	\$70,000	SOLD AS MH HAVING NO VALUE
016	375060	1227	1/20/2012	\$115,000	NON-REPRESENTATIVE SALE
016	375160	1224	5/30/2012	\$208,657	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	1224	5/15/2012	\$256,930	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	1781	8/29/2012	\$148,000	SALE PRICE CHAR. DO NOT MATCH RP CHAR.
016	375160	2303	7/12/2011	\$60,000	RELATED PARTY, FRIEND OR NEIGHBOR
016	375160	3030	3/22/2012	\$69,900	QUESTIONABLE CONDITION