

Residential Revalue

2013 Assessment Roll

Talbot Hill/East Kent

Area 59

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:

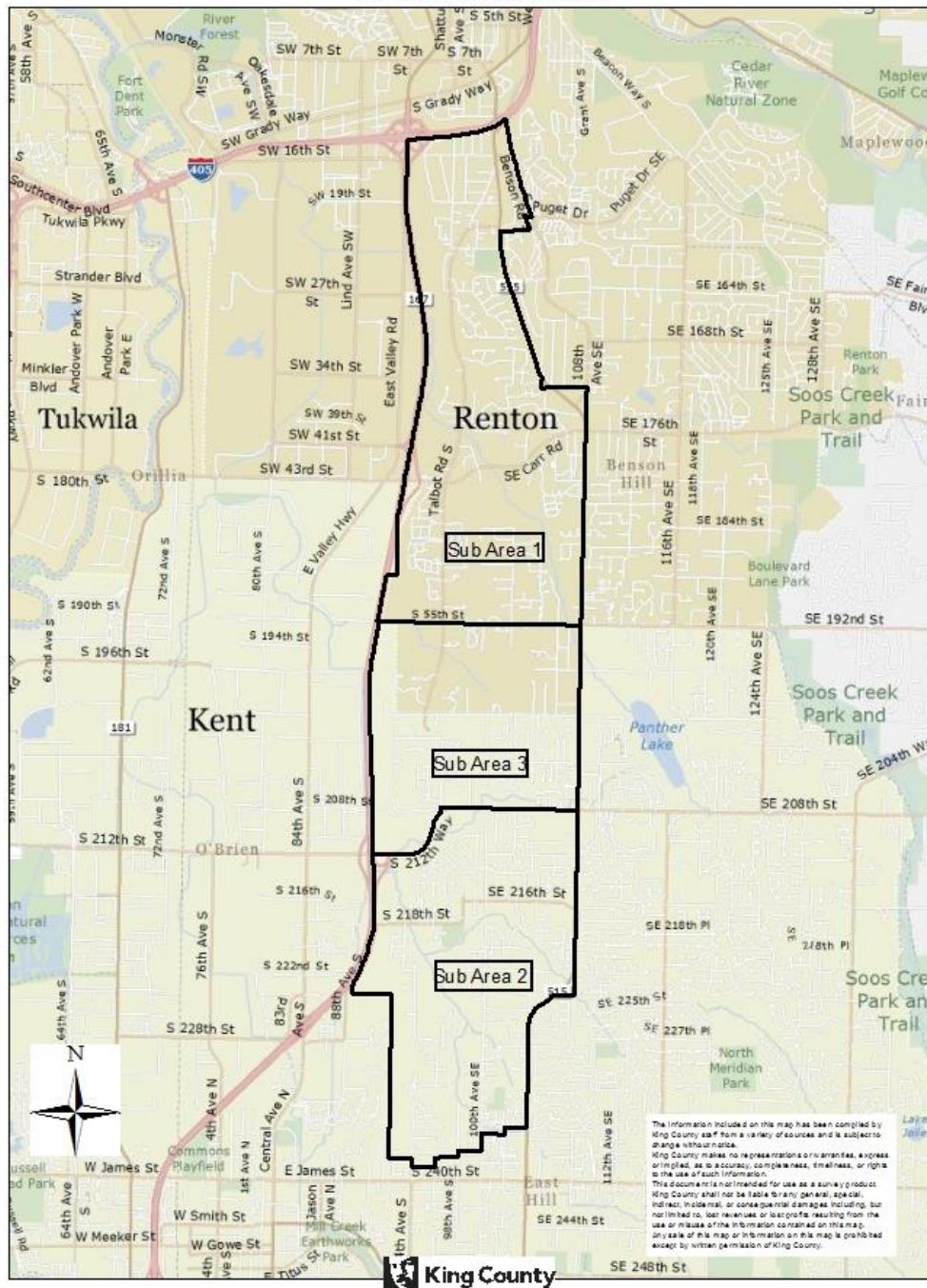
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 59 Talbot Hill/East Kent



Talbot Hill/East Kent's Housing



Grade 5/ Year Built 1932/ Total Living Area 750



Grade 8/ Year Built 1999/ Total Living Area 1970



Grade 6/ Year Built 1971/ Total Living Area 1070



Grade 9/ Year Built 2006/ Total Living Area 3390



Grade 7/ Year Built 1993/ Total Living Area 1700



Grade 10/ Year Built 2009/ Total Living Area 3563

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: Talbot Hill-East Kent / 59

Previous Physical Inspection: 2012

Number of Improved Sales: 422

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$96,700	\$167,900	\$264,600			
2013 Value	\$96,700	\$186,100	\$282,800	\$308,600	91.8%	7.49%
Change	+\$0	+\$18,200	+\$18,200			
% Change	+0.0%	+10.8%	+6.9%			

*Sales are time adjusted to 1/1/2013.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 7.49% is an improvement from the previous COD of 8.03%.*

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	\$96,900	\$139,900	\$236,800
2013 Value	\$96,900	\$157,300	\$254,200
Percent Change	+0.0%	+12.4%	+7.3%

Number of one to three unit residences in the population: 4401

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, lot size, land problems and neighborhoods. The analysis results showed that three 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 in the plat Talbot Ridge Estates would require more of an upward adjustment, parcels in the plat Sophia Glenn required a minimal upward adjustment, and Geneva Court plat would require 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	1	0.24%
1940	4	0.95%
1950	6	1.42%
1960	18	4.27%
1970	55	13.03%
1980	16	3.79%
1990	48	11.37%
2000	55	13.03%
2012	219	51.90%
	422	

Population		
Year Built/Ren	Frequency	% Population
1910	20	0.45%
1920	21	0.48%
1930	48	1.09%
1940	53	1.20%
1950	99	2.25%
1960	366	8.32%
1970	984	22.36%
1980	323	7.34%
1990	816	18.54%
2000	816	18.54%
2012	855	19.43%
	4401	

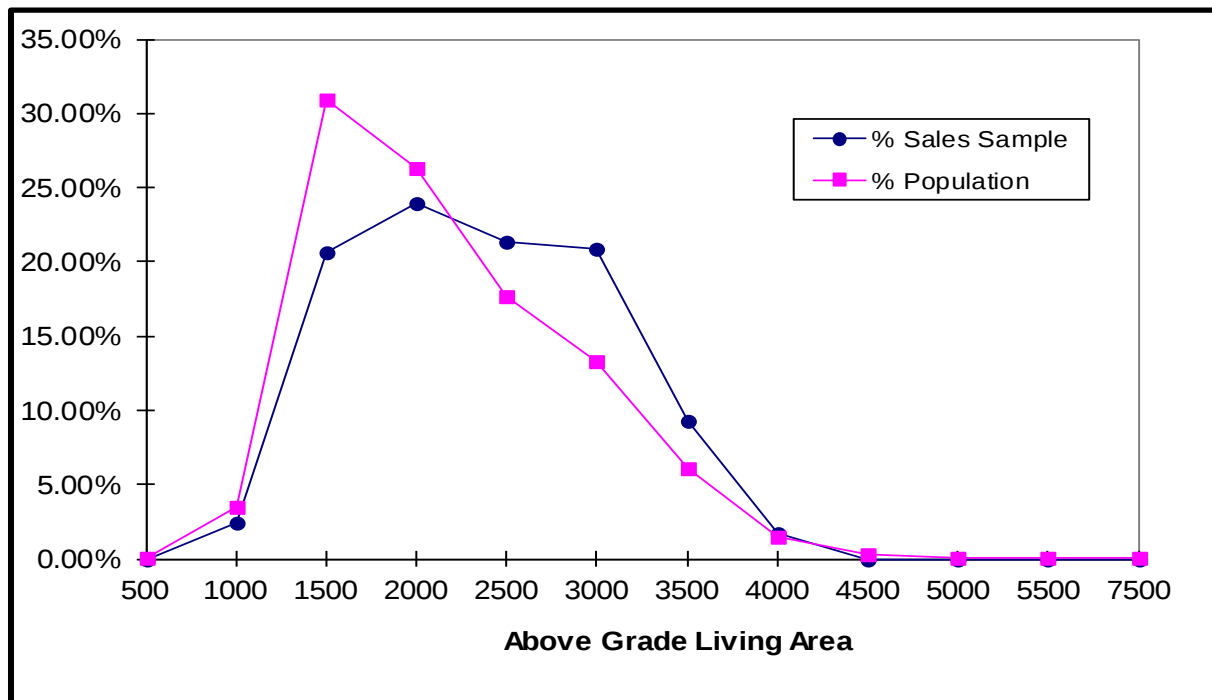


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	2.37%
1500	87	20.62%
2000	101	23.93%
2500	90	21.33%
3000	88	20.85%
3500	39	9.24%
4000	7	1.66%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	422	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	156	3.54%
1500	1361	30.92%
2000	1158	26.31%
2500	778	17.68%
3000	588	13.36%
3500	270	6.13%
4000	64	1.45%
4500	11	0.25%
5000	4	0.09%
5500	2	0.05%
7500+	5	0.11%
	4401	

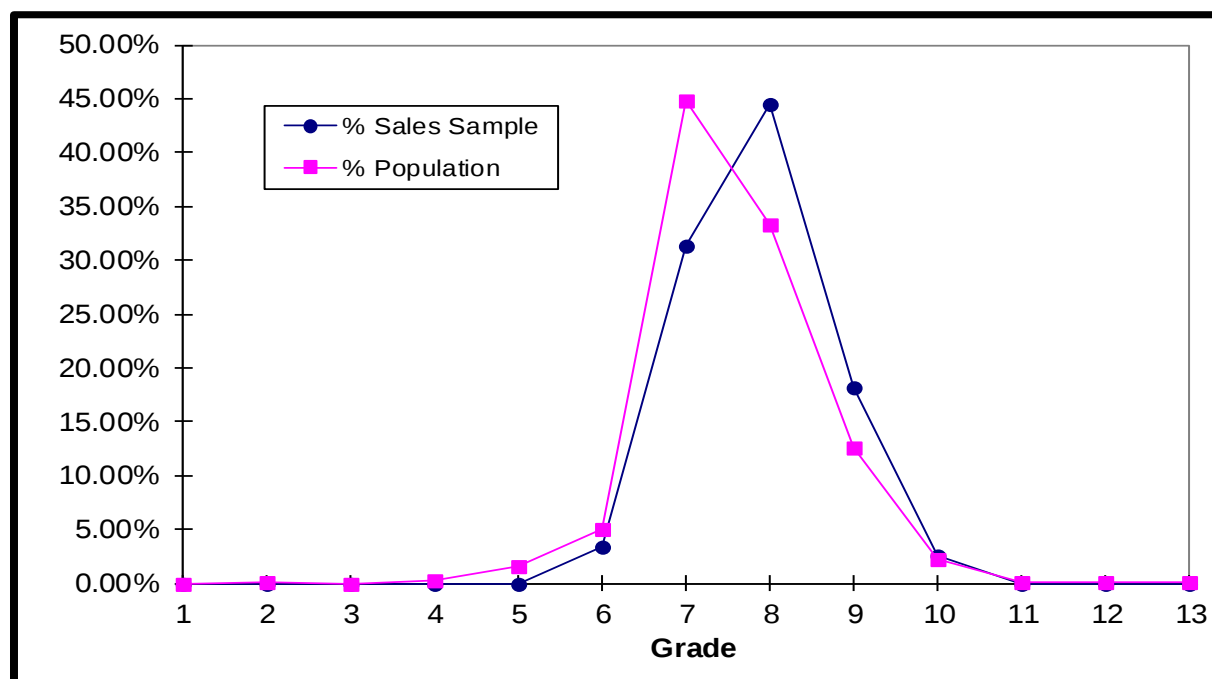


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	14	3.32%
7	132	31.28%
8	188	44.55%
9	77	18.25%
10	11	2.61%
11	0	0.00%
12	0	0.00%
13	0	0.00%
422		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	9	0.20%
5	69	1.57%
6	222	5.04%
7	1971	44.79%
8	1466	33.31%
9	556	12.63%
10	97	2.20%
11	7	0.16%
12	2	0.05%
13	1	0.02%
4401		



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.

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, lot size, land problems and neighborhoods. The analysis results showed that three 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 in the plat Talbot Ridge Estates would require more of an upward adjustment, parcels in the plat Sophia Glenn required a minimal upward adjustment, and Geneva Court plat would require 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 422 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes sales in this area therefore; mobile homes received the total percent change indicated by the sales sample for 2013 assessment year. The formula is:

Results

The resulting assessment level is 91.8%. 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 +7.3%. 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 59 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

7.71%

Plat Talbot Ridge Estates Major - 8565930	Yes
% Adjustment	18.46%

Plat Sophia Glen Major - 786180	Yes
% Adjustment	0.29%

Plat Geneva Court Major - 272850	Yes
% Adjustment	-12.48%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an improvement in the plat Talbot Ridge Estates would *approximately* receive a 18.46% upward adjustment. 22 parcels in the improved population would receive this adjustment. There were 16 sales.

An improvement in the plat Sophia Glen, would *approximately* receive a .29% upward adjustment. 58 parcels in the improved population would receive this adjustment. There were 50 sales.

Improvements in the plat Geneva Court would *approximately* receive a -12.48% downward adjustment. 24 parcels in the improved population would receive this adjustment. There were 5 sales.

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

87.2% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 59 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
855930	Talbot Ridge Estates	16	22	72.7%	NW-5-22-5	3	9	2012	102 nd Ave SE & SE 192 nd St
786180	Sophia Glen	50	58	86.2%	SW-6-22-5	3	8	2011-2012	92 nd Ave S & SE 204 th Pl
272850	Geneva Court	5	24	20.8%	SE-31-23-5	1	7	2003	Talbot Rd S & S 55 th St

Talbot Ridge Estates



Sophia Glen



Geneva Court



Area 59 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 1.040 resulting in an adjusted value of \$546,000 (\$525,000 X 1.040 = \$546,000) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.856	-14.4%
2/1/2010	0.874	-12.6%
3/1/2010	0.889	-11.1%
4/1/2010	0.905	-9.5%
5/1/2010	0.920	-8.0%
6/1/2010	0.935	-6.5%
7/1/2010	0.948	-5.2%
8/1/2010	0.961	-3.9%
9/1/2010	0.974	-2.6%
10/1/2010	0.985	-1.5%
11/1/2010	0.996	-0.4%
12/1/2010	1.005	0.5%
1/1/2011	1.014	1.4%
2/1/2011	1.023	2.3%
3/1/2011	1.029	2.9%
4/1/2011	1.036	3.6%
5/1/2011	1.042	4.2%
6/1/2011	1.047	4.7%
7/1/2011	1.052	5.2%
8/1/2011	1.056	5.6%
9/1/2011	1.058	5.8%
10/1/2011	1.061	6.1%
11/1/2011	1.062	6.2%
12/1/2011	1.063	6.3%
1/1/2012	1.062	6.2%
2/1/2012	1.061	6.1%
3/1/2012	1.060	6.0%
4/1/2012	1.057	5.7%
5/1/2012	1.054	5.4%
6/1/2012	1.050	5.0%
7/1/2012	1.045	4.5%
8/1/2012	1.040	4.0%
9/1/2012	1.033	3.3%
10/1/2012	1.026	2.6%
11/1/2012	1.018	1.8%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 59
(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
001	723160	0098	1/6/10	\$185,000	\$159,000	700	6	1943	Avg	6000	N	N	1421 WHITWORTH AVE S
001	989920	0030	7/2/10	\$210,000	\$199,000	840	6	1971	Avg	14144	N	N	3419 SHATTUCK AVE S
001	723160	0400	4/29/10	\$185,000	\$170,000	900	6	1942	Good	6000	N	N	1412 MORRIS AVE S
001	989920	0010	7/9/12	\$165,000	\$172,000	1070	6	1971	Good	11170	N	N	3431 SHATTUCK AVE S
001	334040	1595	2/17/11	\$203,000	\$208,000	1080	6	1937	Good	6001	Y	N	1413 SHATTUCK AVE S
001	334040	1190	5/17/11	\$186,000	\$194,000	1150	6	1932	Good	9374	N	N	1503 LAKE AVE S
001	334040	1435	5/2/11	\$200,000	\$208,000	1240	6	1936	Good	9201	N	N	1517 SHATTUCK AVE S
001	322305	9125	3/23/10	\$225,000	\$203,000	1290	6	1948	Good	22651	N	N	18633 108TH AVE SE
001	334040	1380	2/28/12	\$250,000	\$265,000	1850	6	1937	VGood	14700	N	N	1612 LAKE AVE S
001	889921	0750	5/14/10	\$250,000	\$232,000	950	7	1981	Avg	8188	N	N	518 S 28TH PL
001	723160	0125	3/22/12	\$206,000	\$218,000	1020	7	1946	Good	6000	N	N	1401 WHITWORTH AVE S
001	722200	0353	11/19/12	\$195,000	\$198,000	1140	7	1954	Good	11880	N	N	1817 MORRIS AVE S
001	722200	0030	11/27/12	\$295,500	\$299,000	1150	7	1997	Avg	13888	N	N	1622 TALBOT RD S
001	334040	1251	10/10/12	\$240,100	\$246,000	1190	7	2005	Avg	4502	N	N	1517 DAVIS AVE S
001	889920	0290	5/6/11	\$222,500	\$232,000	1240	7	1975	Avg	11200	N	N	1024 S 30TH CT
001	302305	9045	5/10/11	\$205,000	\$214,000	1250	7	1956	Avg	12196	N	N	409 S 36TH ST
001	722200	0345	2/4/11	\$189,900	\$194,000	1250	7	1953	Good	11880	N	N	1807 MORRIS AVE S
001	889921	0620	6/12/12	\$270,000	\$283,000	1260	7	1980	Good	9709	N	N	620 S 29TH PL
001	889900	0290	5/20/10	\$240,000	\$223,000	1280	7	1968	Avg	9116	N	N	608 S 25TH ST
001	722927	0050	4/22/10	\$240,000	\$220,000	1280	7	1997	Avg	7971	N	N	1806 BURNETT AVE S
001	889920	0230	8/1/11	\$240,000	\$253,000	1290	7	1974	Avg	7505	N	N	1010 S 31ST CT
001	723160	0135	9/1/11	\$195,000	\$206,000	1290	7	2004	Avg	3358	N	N	412 14TH AVE S
001	889920	0100	8/19/10	\$299,900	\$290,000	1290	7	1974	Good	7500	N	N	2925 MORRIS AVE S
001	322305	9214	11/14/12	\$185,000	\$188,000	1300	7	1961	Avg	12632	N	N	18615 102ND AVE SE
001	855860	0110	8/17/10	\$198,000	\$192,000	1300	7	1977	Avg	8212	N	N	3606 MORRIS AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

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001	889900	0310	12/28/11	\$210,000	\$223,000	1300	7	1968	Good	7313	N	N	610 S 26TH CT
001	855860	0050	5/10/11	\$250,000	\$261,000	1320	7	1977	Good	7875	N	N	3507 MORRIS AVE S
001	034800	0115	3/29/10	\$260,000	\$235,000	1330	7	1999	Avg	6900	N	N	510 S 18TH ST
001	507000	0150	2/29/12	\$190,000	\$201,000	1370	7	1974	Good	9676	N	N	3620 SHATTUCK AVE S
001	722200	0173	10/1/12	\$260,000	\$267,000	1370	7	1967	Good	8400	N	N	2110 SHATTUCK AVE S
001	889921	0140	2/29/12	\$210,000	\$223,000	1370	7	1970	Good	10824	N	N	612 S 31ST ST
001	889921	0410	5/25/10	\$350,000	\$326,000	1380	7	1983	Good	7800	N	N	802 S 31ST ST
001	889900	0480	11/7/11	\$185,000	\$196,000	1460	7	1970	Avg	10608	N	N	408 S 26TH ST
001	889910	0040	6/26/12	\$245,000	\$256,000	1460	7	1969	Good	8614	N	N	709 S 27TH ST
001	889900	0440	4/1/10	\$250,500	\$227,000	1490	7	1969	Good	8575	N	N	432 S 26TH ST
001	723160	0205	11/3/12	\$229,950	\$234,000	1510	7	1990	Avg	4000	N	N	1318 WHITWORTH AVE S
001	895030	0110	4/27/10	\$277,500	\$255,000	1510	7	1967	Avg	14378	N	N	18636 107TH AVE SE
001	808335	0030	7/1/11	\$198,500	\$209,000	1620	7	1996	Avg	2700	N	N	415 S 51ST CT
001	808335	0120	12/7/12	\$200,000	\$202,000	1620	7	1996	Avg	3485	N	N	515 S 51ST CT
001	889900	0060	8/4/10	\$305,000	\$294,000	1630	7	1968	VGood	8394	N	N	2702 SHATTUCK CT S
001	808335	0240	10/5/12	\$188,003	\$193,000	1660	7	1996	Avg	2746	N	N	552 S 51ST CT
001	855860	0155	11/27/12	\$217,000	\$219,000	1670	7	1962	Avg	8968	N	N	516 S 38TH CT
001	722200	0188	6/8/10	\$282,450	\$265,000	1840	7	2010	Avg	6696	N	N	507 S 20TH ST
001	722200	0190	6/9/10	\$282,478	\$265,000	1840	7	2010	Avg	7020	N	N	519 S 20TH ST
001	272850	0100	4/23/12	\$193,030	\$204,000	1880	7	2003	Avg	4050	N	N	531 S 53RD PL
001	272850	0190	5/8/12	\$206,500	\$217,000	1940	7	2003	Avg	3645	N	N	520 S 53RD PL
001	334040	1436	2/9/12	\$260,000	\$276,000	1960	7	2011	Avg	5000	N	N	1522 DAVIS AVE S
001	334040	1437	1/12/12	\$265,000	\$281,000	1960	7	2011	Avg	7005	N	N	1526 DAVIS AVE S
001	722200	0189	5/25/10	\$275,000	\$256,000	2030	7	2010	Avg	8680	N	N	513 S 20TH ST
001	272850	0210	9/21/12	\$212,000	\$218,000	2080	7	2003	Avg	3645	N	N	508 S 53RD PL

Improved Sales Used in this Annual Update Analysis
Area 59
(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
001	272850	0230	2/8/12	\$239,950	\$255,000	2080	7	2003	Avg	3645	N	N	424 S 53RD PL
001	272850	0150	11/21/11	\$230,000	\$244,000	2200	7	2003	Avg	6792	N	N	622 S 53RD PL
001	722200	0187	5/27/10	\$279,950	\$261,000	2220	7	2010	Avg	5627	N	N	501 S 20TH ST
001	889910	0120	10/3/11	\$242,950	\$258,000	2440	7	1970	Avg	7622	N	N	819 S 27TH ST
001	761680	0340	8/14/12	\$254,000	\$263,000	1200	8	1964	Good	22568	N	N	17706 98TH AVE S
001	889921	0230	6/29/11	\$265,000	\$279,000	1260	8	1979	Avg	16199	N	N	601 S 31ST ST
001	948574	0370	4/18/12	\$279,950	\$295,000	1430	8	2001	Avg	5854	N	N	1101 S 35TH ST
001	948575	0050	11/17/10	\$310,000	\$310,000	1680	8	1989	Avg	8583	N	N	635 S 32ND ST
001	855700	0050	4/22/11	\$231,500	\$241,000	1700	8	1975	Avg	8880	N	N	2408 TALBOT CREST DR S
001	948574	0030	6/29/11	\$250,500	\$263,000	1720	8	1998	Avg	5209	N	N	1226 S 35TH ST
001	889921	0680	8/11/11	\$310,000	\$328,000	1730	8	1980	VGood	7857	N	N	515 S 28TH PL
001	662340	0105	7/25/12	\$247,500	\$258,000	1750	8	1991	Avg	22215	N	N	10614 SE 192ND ST
001	264140	0590	11/26/12	\$265,000	\$268,000	1800	8	1995	Avg	6554	N	N	18607 104TH PL SE
001	264140	0590	4/27/11	\$235,000	\$245,000	1800	8	1995	Avg	6554	N	N	18607 104TH PL SE
001	886050	0300	4/18/11	\$277,500	\$289,000	1870	8	2000	Avg	4657	N	N	2010 DAVIS AVE S
001	394360	0050	9/15/10	\$319,950	\$313,000	1940	8	2010	Avg	5792	N	N	1020 S 32ND PL
001	855740	0025	5/24/11	\$273,500	\$286,000	1980	8	1998	Avg	9918	N	N	2115 SHATTUCK AVE S
001	722200	0375	7/15/11	\$320,000	\$337,000	2030	8	1985	Avg	12632	N	N	1934 SHATTUCK AVE S
001	144100	0030	9/5/12	\$344,000	\$355,000	2070	8	2012	Avg	4635	N	N	3616 MILL PL S
001	948574	0280	9/14/10	\$325,000	\$318,000	2080	8	1998	Avg	5223	N	N	3125 MAIN AVE S
001	941600	0010	10/25/12	\$386,000	\$394,000	2100	8	2006	Avg	6750	N	N	300 S 22ND CT
001	855740	0030	8/23/11	\$290,000	\$307,000	2180	8	1998	Avg	9298	N	N	2125 SHATTUCK AVE S
001	889921	0170	9/11/12	\$260,000	\$268,000	2180	8	1981	Avg	11926	N	N	512 S 31ST ST
001	394360	0110	7/26/12	\$319,000	\$332,000	2200	8	2012	Avg	4745	N	N	1027 S 32ND PL
001	394360	0110	5/2/12	\$319,000	\$336,000	2200	8	2012	Avg	4745	N	N	1027 S 32ND PL

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Area 59
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	722200	0124	10/7/11	\$347,000	\$368,000	2210	8	2011	Avg	6786	N	N	1910 TALBOT RD S
001	948575	0130	12/10/10	\$263,950	\$266,000	2220	8	1989	Avg	8953	N	N	737 S 32ND ST
001	948575	0460	2/7/11	\$235,000	\$241,000	2270	8	1989	Avg	5500	Y	N	619 S 32ND PL
001	394360	0100	4/6/12	\$327,909	\$346,000	2279	8	2012	Avg	5415	N	N	1033 S 32ND PL
001	394360	0070	6/21/12	\$306,425	\$321,000	2393	8	2012	Avg	4788	N	N	1032 S 32ND PL
001	334040	1574	5/21/12	\$436,950	\$459,000	2400	8	2008	Avg	5854	Y	N	1325 DAVIS AVE S
001	394360	0060	4/20/12	\$325,000	\$343,000	2439	8	2012	Avg	4624	N	N	1026 S 32ND PL
001	302305	9130	6/17/10	\$350,000	\$330,000	2440	8	2005	Avg	12269	N	N	402 S 33RD PL
001	722200	0109	12/12/12	\$321,101	\$323,000	2550	8	2005	Avg	5215	N	N	2210 SMITHERS PL S
001	394360	0120	4/7/12	\$362,000	\$382,000	2556	8	2012	Avg	5384	N	N	1021 S 32ND PL
001	144100	0400	8/16/10	\$425,000	\$411,000	2560	8	2006	Avg	5934	N	N	3511 MILL AVE S
001	144100	0480	4/2/10	\$398,950	\$361,000	2563	8	2008	Avg	4737	N	N	3512 MILL PL S
001	723800	0070	6/26/12	\$325,000	\$340,000	2580	8	2006	Avg	4505	N	N	4739 BURNETT CT S
001	723800	0250	11/20/12	\$350,000	\$354,000	2580	8	2007	Avg	5308	N	N	880 S 48TH ST
001	723800	0260	6/15/12	\$300,000	\$314,000	2580	8	2006	Avg	5267	N	N	866 S 48TH ST
001	723800	0060	9/9/10	\$309,000	\$302,000	2581	8	2006	Avg	5124	N	N	4733 BURNETT CT S
001	144100	0470	3/26/10	\$440,000	\$397,000	2587	8	2008	Avg	4000	N	N	3506 MILL PL S
001	144100	0440	3/17/11	\$418,400	\$432,000	2591	8	2008	Avg	6053	N	N	3507 MILL PL S
001	144100	0170	4/6/11	\$350,000	\$363,000	2600	8	2006	Avg	3896	N	N	1123 S 36TH ST
001	144100	0240	2/16/10	\$345,000	\$304,000	2600	8	2006	Avg	4629	N	N	3525 WELLS AVE S
001	144100	0120	5/3/11	\$450,000	\$469,000	2613	8	2007	Avg	5402	N	N	3601 MILL AVE S
001	394360	0040	3/17/10	\$370,000	\$332,000	2636	8	2008	Avg	5796	N	N	1002 S 32ND PL
001	334040	1572	10/12/12	\$436,000	\$446,000	2643	8	2012	Avg	5318	N	N	1411 DAVIS PL S
001	394360	0010	3/26/12	\$330,000	\$349,000	2658	8	2012	Avg	7712	N	N	1014 S 32ND PL
001	322305	9336	6/14/11	\$295,000	\$310,000	2660	8	1988	Avg	11250	N	N	18839 102ND AVE SE

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Area 59
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	144100	0460	5/4/11	\$385,000	\$401,000	2670	8	2007	Avg	4423	N	N	3500 MILL PL S
001	144100	0500	12/5/10	\$463,000	\$466,000	2714	8	2008	Avg	6153	N	N	3511 CEDAR AVE S
001	722200	0104	2/15/12	\$370,000	\$392,000	2770	8	2005	Avg	9237	N	N	2218 SMITHERS AVE S
001	144100	0210	4/26/11	\$305,000	\$318,000	2780	8	2006	Avg	3600	N	N	1015 S 36TH ST
001	144100	0260	3/16/12	\$352,000	\$373,000	2780	8	2006	Avg	3600	N	N	3513 WELLS AVE S
001	177830	0280	11/5/11	\$360,000	\$382,000	2830	8	1988	Good	24067	N	N	18835 106TH AVE SE
001	144100	0180	5/31/11	\$360,000	\$377,000	2860	8	2006	Avg	3611	N	N	1117 S 36TH ST
001	722200	0125	12/12/12	\$410,000	\$413,000	2942	8	2009	Avg	7981	N	N	1914 TALBOT RD S
001	723800	0180	5/30/12	\$380,000	\$399,000	3190	8	2007	Avg	6658	N	N	926 S 48TH ST
001	723800	0300	12/17/10	\$365,000	\$369,000	3250	8	2007	Avg	5303	N	N	903 S 47TH ST
001	810630	0080	9/21/10	\$399,950	\$392,000	1750	9	2006	Avg	4984	Y	N	3713 SMITHERS AVE S
001	810630	0100	3/24/12	\$366,000	\$387,000	1750	9	2005	Avg	4984	N	N	3725 SMITHERS AVE S
001	947600	0160	3/17/11	\$320,000	\$331,000	2140	9	1995	Avg	7845	N	N	10232 SE 185TH PL
001	810630	0760	5/14/10	\$400,000	\$371,000	2510	9	2006	Avg	5029	N	N	1101 S 36TH PL
001	855920	0110	2/16/11	\$389,000	\$399,000	2590	9	2002	Avg	7122	N	N	4701 SMITHERS AVE S
001	810630	0780	4/21/10	\$395,000	\$362,000	2660	9	2006	Avg	5273	N	N	1113 S 36TH PL
001	810630	1030	7/3/12	\$375,500	\$392,000	2670	9	2006	Avg	5077	N	N	1144 S 36TH PL
001	810630	0050	11/18/11	\$420,000	\$446,000	2730	9	2006	Avg	4987	Y	N	3673 SMITHERS AVE S
001	810630	0450	10/5/12	\$430,000	\$441,000	2730	9	2006	Avg	4965	N	N	805 S 37TH PL
001	154300	0050	7/20/12	\$325,000	\$339,000	2750	9	2006	Avg	5983	N	N	3480 WELLS AVE S
001	810630	0890	11/12/12	\$449,500	\$456,000	2780	9	2007	Avg	5370	N	N	3602 WELLS AVE S
001	855920	0130	3/8/11	\$381,950	\$394,000	2800	9	2001	Avg	5822	Y	N	706 S 47TH ST
001	855920	0120	8/22/12	\$380,000	\$393,000	2810	9	2001	Avg	5822	Y	N	700 S 47TH ST
001	855920	0150	6/4/12	\$349,000	\$366,000	2810	9	2000	Avg	5223	Y	N	718 S 47TH ST
001	810630	0810	6/13/11	\$400,000	\$420,000	2820	9	2008	Avg	5079	N	N	800 S 36TH PL

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Area 59
(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
001	810630	1140	3/13/12	\$376,000	\$398,000	2840	9	2006	Avg	6252	N	N	1211 S 36TH PL
001	154300	0040	1/4/11	\$330,000	\$335,000	2880	9	2006	Avg	4714	N	N	1019 S 35TH ST
001	154300	0100	4/16/11	\$355,000	\$369,000	2910	9	2006	Avg	5784	N	N	3450 WELLS AVE S
001	810630	0940	12/19/11	\$395,000	\$420,000	2920	9	2006	Avg	4708	N	N	1026 S 36TH PL
001	810630	1100	7/28/10	\$425,000	\$408,000	2930	9	2005	Avg	5100	N	N	1131 S 36TH PL
001	810630	0130	5/21/10	\$476,000	\$443,000	2960	9	2005	Avg	6007	N	N	707 S 38TH CT
001	810630	0520	4/19/11	\$465,000	\$484,000	2960	9	2004	Avg	5928	N	N	3712 SMITHERS AVE S
001	810630	0410	9/26/11	\$417,000	\$442,000	2980	9	2004	Avg	4896	N	N	709 S 37TH PL
001	810630	0770	4/2/10	\$499,900	\$453,000	2990	9	2006	Avg	5256	N	N	1107 S 36TH PL
001	810630	0990	10/22/10	\$399,900	\$397,000	2990	9	2006	Avg	5877	N	N	1120 S 36TH PL
001	154300	0150	9/12/12	\$375,900	\$387,000	3000	9	2007	Avg	4500	N	N	811 S 34TH PL
001	810630	0870	3/2/10	\$507,000	\$451,000	3020	9	2008	Avg	5755	N	N	918 S 36TH PL
001	810630	0580	6/18/10	\$496,000	\$468,000	3040	9	2006	Avg	5350	N	N	722 S 37TH ST
001	810630	0820	4/26/10	\$515,000	\$473,000	3040	9	2008	Avg	5326	N	N	806 S 36TH PL
001	810630	0830	3/24/10	\$507,000	\$457,000	3040	9	2008	Avg	5377	N	N	812 S 36TH PL
001	810630	1050	12/14/10	\$389,900	\$393,000	3080	9	2006	Avg	5252	N	N	1206 S 36TH PL
001	810630	0860	6/1/11	\$435,000	\$456,000	3090	9	2008	Avg	5066	N	N	912 S 36TH PL
001	810630	1060	6/22/11	\$460,000	\$483,000	3120	9	2006	Avg	4770	N	N	904 S 37TH PL
001	154300	0140	11/17/10	\$395,000	\$395,000	3150	9	2007	Avg	5998	N	N	817 S 34TH PL
001	810630	0260	1/19/12	\$410,000	\$435,000	3250	9	2006	Avg	6984	N	N	1007 S 38TH CT
001	810630	0360	12/27/10	\$415,000	\$420,000	3250	9	2006	Avg	4977	N	N	720 S 38TH CT
001	810630	0620	10/1/12	\$425,000	\$436,000	3400	9	2006	Avg	4705	N	N	717 S 36TH PL
002	182205	9167	4/20/10	\$213,000	\$195,000	1350	6	1958	Good	9600	N	N	22835 96TH AVE S
002	295290	0110	6/21/12	\$197,000	\$206,000	960	7	1969	Good	10380	N	N	21022 102ND AVE SE
002	072205	9069	1/6/10	\$239,000	\$205,000	980	7	1961	Good	15246	N	N	9504 S 218TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	880240	0418	4/27/12	\$191,000	\$201,000	1050	7	1959	Good	8498	N	N	22029 103RD PL SE
002	932080	0060	10/29/12	\$167,000	\$170,000	1060	7	1966	Avg	11727	N	N	21319 96TH AVE S
002	932060	0110	9/5/12	\$205,000	\$212,000	1140	7	1964	Good	9690	N	N	9812 S 212TH ST
002	526700	0050	7/16/12	\$245,000	\$255,000	1170	7	1968	Good	10205	N	N	21412 98TH AVE S
002	932060	0670	7/27/11	\$170,000	\$179,000	1190	7	1962	Good	8500	N	N	21203 100TH AVE SE
002	182205	9402	8/20/12	\$221,000	\$229,000	1190	7	1999	VGood	7794	N	N	9914 S 235TH PL
002	172205	9324	4/10/12	\$207,000	\$219,000	1210	7	2003	Avg	5765	N	N	22520 103RD PL SE
002	172205	9330	10/30/12	\$210,000	\$214,000	1210	7	2003	Avg	5784	N	N	22527 103RD PL SE
002	082205	9014	11/18/10	\$194,600	\$195,000	1210	7	1962	Good	11000	N	N	10002 SE 216TH ST
002	241650	0030	3/23/12	\$245,000	\$259,000	1210	7	1988	Good	12001	N	N	9421 S 213TH PL
002	082205	9250	8/29/11	\$218,000	\$231,000	1220	7	1963	Avg	14592	N	N	10030 SE 216TH ST
002	932050	0060	5/3/12	\$232,500	\$245,000	1220	7	1962	Good	8400	N	N	21046 99TH AVE S
002	082205	9160	12/6/10	\$218,000	\$219,000	1240	7	1960	Good	11427	N	N	10630 SE 213TH ST
002	109150	0440	12/2/10	\$255,000	\$256,000	1260	7	1986	Avg	7200	N	N	10010 SE 228TH CT
002	241650	0213	1/5/11	\$265,000	\$269,000	1290	7	1988	Avg	12002	N	N	9404 S 213TH ST
002	932060	0530	11/6/11	\$187,500	\$199,000	1310	7	1962	Good	11039	N	N	9821 S 212TH ST
002	072205	9055	10/26/11	\$205,000	\$218,000	1320	7	1961	Good	15300	N	N	21636 98TH AVE S
002	880240	0413	6/27/12	\$195,000	\$204,000	1320	7	1958	Good	8498	N	N	22139 103RD PL SE
002	241650	0212	6/10/11	\$259,000	\$272,000	1350	7	1988	Avg	12002	N	N	9406 SE 213TH PL
002	889500	0180	5/19/11	\$175,000	\$183,000	1350	7	1968	Avg	9760	N	N	9815 S 216TH ST
002	932060	0130	4/30/12	\$176,800	\$186,000	1390	7	1964	Avg	12285	N	N	21050 98TH AVE S
002	072205	9057	11/16/11	\$162,000	\$172,000	1400	7	1960	Avg	8000	N	N	21045 100TH AVE SE
002	109150	0120	2/24/11	\$209,900	\$216,000	1400	7	1986	Avg	9720	N	N	22908 101ST PL SE
002	880240	0894	2/8/11	\$159,000	\$163,000	1410	7	1957	Avg	8885	N	N	10443 SE 222ND ST
002	327697	0040	5/7/12	\$180,000	\$190,000	1420	7	1984	Avg	14603	N	N	10305 SE 230TH PL

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Area 59
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	932070	0660	5/11/12	\$212,000	\$223,000	1420	7	1967	Avg	8800	N	N	21426 96TH AVE S
002	109150	0050	4/9/12	\$240,000	\$254,000	1420	7	1986	Good	9350	N	N	10023 SE 229TH PL
002	270850	0110	6/29/12	\$275,000	\$288,000	1450	7	1997	Avg	12680	N	N	21516 95TH PL S
002	082205	9129	9/21/12	\$184,950	\$190,000	1460	7	1958	Avg	13632	N	N	10516 SE 213TH ST
002	082205	9147	3/22/12	\$189,950	\$201,000	1510	7	1958	Good	12400	N	N	10518 SE 211TH ST
002	082205	9138	12/27/10	\$180,000	\$182,000	1520	7	1958	Avg	14800	N	N	10428 SE 211TH ST
002	932060	0230	5/31/11	\$220,000	\$230,000	1530	7	1963	Good	9620	N	N	9734 S 212TH ST
002	109150	0090	11/11/11	\$220,000	\$234,000	1560	7	1988	Avg	15450	N	N	22911 101ST PL SE
002	264020	0010	5/29/12	\$230,000	\$242,000	1610	7	1969	Good	11088	N	N	23024 100TH AVE SE
002	109150	0320	5/3/10	\$249,500	\$230,000	1660	7	1985	Avg	7600	N	N	10104 SE 228TH ST
002	880240	0690	8/5/11	\$233,000	\$246,000	1730	7	2010	Avg	6602	N	N	9406 S 224TH ST
002	182205	9352	10/16/12	\$250,000	\$256,000	1750	7	1988	Good	18000	N	N	22426 94TH AVE S
002	570950	0200	11/7/12	\$299,900	\$305,000	1756	7	2012	Avg	7057	N	N	9501 S 235TH PL
002	932070	0110	8/11/11	\$245,000	\$259,000	1760	7	1966	Good	9363	N	N	21224 97TH PL S
002	270850	0090	5/2/11	\$257,500	\$268,000	1770	7	1996	Avg	12867	N	N	21502 95TH PL S
002	209560	0060	6/11/11	\$209,990	\$220,000	1790	7	1991	Avg	4309	N	N	22649 102ND PL SE
002	182205	9081	8/14/12	\$256,478	\$266,000	1890	7	1970	Good	24012	N	N	22640 94TH AVE S
002	943000	0060	6/23/10	\$250,000	\$236,000	1910	7	1996	Avg	8592	N	N	22245 98TH PL S
002	182205	9384	9/2/11	\$245,000	\$259,000	1980	7	1996	Avg	9930	N	N	9907 SE 236TH PL
002	880240	0691	7/20/11	\$237,000	\$250,000	2020	7	2010	Avg	6049	N	N	9414 S 224TH ST
002	182205	9077	7/19/11	\$305,000	\$322,000	2040	7	1959	Avg	81163	N	N	22855 96TH AVE S
002	082205	9083	10/6/10	\$267,000	\$263,000	2150	7	1950	Avg	27119	N	N	21123 108TH AVE SE
002	133220	0110	12/15/10	\$261,000	\$263,000	2200	7	1998	Avg	8065	N	N	9526 S 221ST PL
002	182205	9414	11/20/12	\$269,900	\$273,000	2200	7	1998	Avg	9868	N	N	23711 99TH AVE S
002	932070	0480	11/3/10	\$203,000	\$202,000	2250	7	1965	Avg	9711	N	N	9813 S 213TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	182205	9409	12/14/10	\$290,500	\$293,000	2250	7	1998	Avg	13783	N	N	23618 98TH AVE S
002	327698	0060	8/17/11	\$215,500	\$228,000	2280	7	1987	Avg	9669	N	N	22841 103RD AVE SE
002	327698	0080	9/7/11	\$216,000	\$229,000	2280	7	1987	Avg	10968	N	N	22848 103RD AVE SE
002	880240	0642	10/14/11	\$290,000	\$308,000	2290	7	2003	Avg	7945	N	N	9325 S 222ND ST
002	182205	9111	6/18/12	\$209,000	\$219,000	2560	7	1986	Avg	13647	N	N	22609 94TH AVE S
002	241650	0050	5/4/11	\$265,000	\$276,000	1350	8	1987	Avg	13320	Y	N	9511 S 213TH ST
002	880240	0689	8/24/12	\$300,000	\$310,000	1553	8	2012	Avg	12935	N	N	9434 S 223RD CT
002	803565	0260	5/23/12	\$249,500	\$262,000	1600	8	1994	Avg	7131	N	N	10626 SE 213TH CT
002	880240	0692	6/21/12	\$280,000	\$293,000	1661	8	2012	Avg	15435	N	N	9433 SE 223RD CT
002	638650	0220	3/8/11	\$245,000	\$253,000	1670	8	1967	Good	11450	N	N	21227 100TH PL SE
002	082205	9180	6/1/12	\$229,000	\$240,000	1730	8	1968	Avg	12631	N	N	10116 SE 208TH PL
002	182205	9133	12/23/11	\$340,000	\$361,000	1780	8	1958	Good	107203	Y	N	23225 94TH AVE SE
002	880240	0696	5/3/12	\$300,150	\$316,000	1787	8	2012	Avg	14367	N	N	22302 94TH CT S
002	880240	0687	5/3/12	\$268,000	\$282,000	1804	8	2012	Avg	6058	N	N	9420 S 224TH ST
002	880240	0693	3/26/12	\$289,950	\$307,000	1820	8	2012	Avg	19438	N	N	22318 94TH CT S
002	803560	0250	11/23/10	\$280,000	\$281,000	1820	8	1990	Good	8073	N	N	21244 103RD CT SE
002	327698	0130	4/8/11	\$299,950	\$311,000	1830	8	2009	Avg	29336	N	N	22821 104TH AVE SE
002	072205	9016	10/4/12	\$279,000	\$286,000	1830	8	1987	Good	22275	N	N	21639 98TH AVE S
002	880240	0630	7/10/12	\$225,000	\$235,000	1840	8	1999	Avg	8139	N	N	9215 S 220TH ST
002	803560	0150	6/21/12	\$270,000	\$283,000	1870	8	1990	Good	7664	N	N	21033 103RD AVE SE
002	178960	0070	12/20/12	\$267,000	\$268,000	1970	8	1994	Avg	8517	N	N	10121 SE 225TH PL
002	803565	0360	4/27/11	\$278,800	\$290,000	1990	8	1994	Avg	8563	N	N	21321 105TH PL SE
002	564140	0190	2/11/10	\$284,950	\$251,000	2020	8	2006	Avg	5760	N	N	23627 97TH AVE S
002	570950	0150	9/5/12	\$314,900	\$325,000	2087	8	2012	Avg	7057	N	N	9527 S 235TH PL
002	880240	0695	5/18/12	\$328,000	\$345,000	2102	8	2012	Avg	12702	N	N	22306 94TH CT S

Improved Sales Used in this Annual Update Analysis
Area 59
(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	570950	0190	7/19/12	\$303,900	\$317,000	2132	8	2011	Avg	7057	N	N	9505 S 235TH PL
002	270840	0080	5/9/12	\$335,000	\$353,000	2140	8	1992	Good	31645	N	N	21916 95TH PL S
002	270840	0070	12/11/12	\$342,000	\$344,000	2150	8	1994	Avg	42297	N	N	21918 95TH PL S
002	570950	0010	2/1/12	\$317,500	\$337,000	2198	8	2011	Avg	8204	N	N	9422 S 235TH PL
002	570950	0040	8/3/12	\$328,420	\$341,000	2238	8	2012	Avg	8192	N	N	9506 S 235TH PL
002	182205	9470	8/24/12	\$248,000	\$257,000	2250	8	2007	Avg	6462	N	N	9904 SE 237TH ST
002	570950	0180	8/13/12	\$314,721	\$326,000	2261	8	2011	Avg	7057	N	N	9511 S 235TH PL
002	880240	0694	4/20/12	\$289,950	\$306,000	2296	8	2012	Avg	16840	N	N	22312 94TH CT S
002	803560	0110	3/1/11	\$295,000	\$304,000	2300	8	1990	Good	7560	N	N	21001 103RD AVE SE
002	803560	0170	3/21/11	\$272,900	\$282,000	2360	8	1990	Avg	9068	N	N	21049 103RD AVE SE
002	880240	0029	7/15/10	\$367,550	\$351,000	2360	8	1988	Good	32810	N	N	21960 93RD AVE S
002	379138	0150	9/10/12	\$349,950	\$361,000	2390	8	2005	Avg	6465	Y	N	22019 101ST PL SE
002	570950	0170	8/28/12	\$352,000	\$364,000	2426	8	2012	Avg	7057	N	N	9517 S 235TH PL
002	178961	0100	2/24/12	\$295,000	\$313,000	2460	8	1998	Avg	9652	N	N	10115 SE 226TH PL
002	564140	0230	10/22/12	\$264,500	\$270,000	2460	8	2006	Avg	7359	N	N	9604 S 236TH ST
002	564140	0350	6/1/12	\$269,000	\$282,000	2460	8	2006	Avg	5713	N	N	23616 97TH AVE S
002	178961	0070	4/17/12	\$289,000	\$305,000	2490	8	1998	Avg	9604	N	N	10120 SE 226TH PL
002	564140	0030	3/23/10	\$320,000	\$288,000	2500	8	2006	Avg	5712	N	N	9725 S 237TH ST
002	564140	0320	9/15/11	\$282,000	\$299,000	2500	8	2006	Avg	5739	N	N	23532 97TH AVE S
002	570950	0030	9/13/12	\$336,960	\$347,000	2528	8	2012	Avg	8196	N	N	9502 S 235TH PL
002	570950	0020	10/10/12	\$350,000	\$358,000	2568	8	2012	Avg	8200	N	N	9428 S 235TH PL
002	570950	0060	1/5/12	\$339,900	\$361,000	2628	8	2011	Avg	8184	N	N	9516 S 235TH PL
002	379138	0120	3/9/12	\$305,000	\$323,000	2650	8	2004	Avg	5880	N	N	10041 SE 220TH ST
002	570950	0080	10/24/12	\$369,900	\$377,000	2668	8	2012	Avg	8176	N	N	9526 S 235TH PL
002	182205	9293	8/1/11	\$379,950	\$401,000	2780	8	1999	Avg	37965	N	N	856 HILLTOP AVE

Improved Sales Used in this Annual Update Analysis
Area 59
(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	775780	0299	10/7/11	\$400,000	\$424,000	2860	8	1979	Avg	33106	N	N	22015 92ND AVE S
002	024190	0140	12/13/10	\$350,000	\$353,000	2900	8	2005	Avg	8667	N	N	22024 102ND PL SE
002	024190	0190	2/5/10	\$335,000	\$294,000	2900	8	2005	Avg	8060	N	N	22054 102ND PL SE
002	378285	0120	8/31/10	\$357,000	\$347,000	2920	8	2008	Avg	6257	N	N	10111 SE 227TH ST
002	072205	9082	3/19/12	\$327,000	\$346,000	2940	8	1962	VGood	95832	N	N	9220 S 218TH ST
002	564140	0260	11/3/11	\$300,000	\$319,000	2960	8	2006	Avg	5843	N	N	23603 97TH AVE S
002	564140	0360	10/21/11	\$334,000	\$355,000	3070	8	2006	Avg	5798	N	N	23622 97TH AVE S
002	880240	0653	11/8/12	\$296,000	\$301,000	3100	8	2007	Avg	6099	N	N	22224 93RD AVE S
002	182205	9461	4/8/11	\$385,000	\$400,000	3310	8	2006	Avg	7714	N	N	9610 S 234TH ST
002	422410	0110	8/29/12	\$261,000	\$270,000	2110	9	1990	Avg	9605	N	N	9215 S 237TH PL
002	940640	0100	5/5/10	\$355,000	\$327,000	2130	9	1991	Avg	9496	N	N	23418 95TH CT S
002	880240	0205	2/10/10	\$365,000	\$321,000	2330	9	1983	Avg	51836	N	N	10300 SE 220TH ST
002	379140	0280	6/24/11	\$345,000	\$363,000	2700	9	1998	Avg	6180	N	N	9920 S 220TH PL
002	880240	0675	6/30/11	\$335,000	\$352,000	2880	9	2006	Avg	6977	N	N	9304 S 223RD PL
002	742900	0070	11/21/12	\$285,000	\$289,000	2990	9	1992	Avg	13907	N	N	22631 96TH PL S
002	880240	0657	1/19/10	\$415,000	\$360,000	3020	9	2007	Avg	6201	N	N	22218 92ND AVE S
002	742900	0170	7/20/12	\$395,000	\$412,000	3080	9	1993	Good	9469	N	N	22704 97TH AVE S
002	880240	0658	4/19/12	\$335,000	\$354,000	3100	9	2008	Avg	7131	N	N	22222 93RD AVE S
002	742900	0020	4/24/12	\$375,000	\$396,000	3140	9	1993	Avg	11237	N	N	22739 96TH PL S
002	379140	0190	2/8/12	\$270,000	\$286,000	3170	9	2000	Avg	7015	N	N	22126 99TH PL S
002	295300	0340	12/1/11	\$380,000	\$404,000	3330	9	2006	Avg	8913	N	N	20846 100TH AVE SE
002	182205	9434	6/30/10	\$425,000	\$403,000	3380	9	2001	Avg	10699	N	N	9630 S 232ND ST
002	940640	0060	3/22/11	\$426,500	\$441,000	3430	9	1991	Good	14831	N	N	23421 95TH CT S
002	802990	0030	8/10/12	\$348,201	\$361,000	3470	9	2000	Avg	8450	N	N	9615 S 230TH PL
002	880240	0665	8/23/12	\$339,500	\$351,000	3510	9	2006	Avg	7026	N	N	9324 S 223RD PL

Improved Sales Used in this Annual Update Analysis
Area 59
(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	182205	9428	7/20/12	\$420,000	\$438,000	3570	9	2001	Avg	7802	N	N	9608 S 232ND ST
002	182205	9381	4/2/12	\$505,000	\$534,000	2800	10	1996	Avg	21940	N	N	22620 94TH AVE S
002	379141	0100	2/23/12	\$360,000	\$382,000	3200	10	2002	Avg	5870	N	N	21907 101ST PL SE
002	508380	0010	9/14/11	\$420,000	\$445,000	3290	10	2005	Avg	10170	N	N	10219 SE 224TH ST
002	379141	0400	11/2/10	\$380,000	\$378,000	3360	10	2002	Avg	6077	N	N	10052 SE 218TH PL
002	379141	0280	4/25/11	\$380,000	\$396,000	3370	10	2002	Avg	6000	N	N	10036 SE 219TH PL
002	379141	0240	5/26/10	\$470,000	\$438,000	3680	10	2002	Avg	6015	N	N	21824 100TH PL SE
002	379141	0270	7/8/10	\$469,950	\$447,000	3680	10	2002	Avg	6000	N	N	10030 SE 219TH PL
002	182205	9444	11/4/10	\$520,000	\$518,000	3700	10	2005	Avg	8182	N	N	9516 S 237TH ST
003	025590	0040	6/8/10	\$215,000	\$202,000	990	6	1978	Avg	6880	N	N	10714 SE 201ST ST
003	025590	0030	6/2/11	\$175,000	\$183,000	1050	6	1978	Avg	7200	N	N	10720 SE 201ST ST
003	025590	0010	6/7/12	\$160,000	\$168,000	1080	6	1981	Avg	7068	N	N	10732 SE 201ST ST
003	052205	9148	4/5/10	\$203,000	\$184,000	1300	6	1924	Avg	22240	N	N	19615 108TH AVE SE
003	052205	9357	5/18/10	\$140,000	\$130,000	800	7	1970	Avg	5313	N	N	20044 104TH PL SE
003	052205	9013	2/13/12	\$130,000	\$138,000	820	7	1965	Good	10450	N	N	19620 106TH AVE SE
003	011070	0010	3/4/10	\$201,000	\$179,000	970	7	1983	Avg	9904	N	N	10003 SE 203RD ST
003	379770	0180	8/11/11	\$179,900	\$190,000	1120	7	1989	Avg	7000	N	N	20418 105TH PL SE
003	388310	0080	3/19/10	\$225,000	\$202,000	1140	7	1983	Avg	9416	N	N	10530 SE 206TH PL
003	525200	0280	3/4/11	\$165,000	\$170,000	1150	7	1966	Good	10800	N	N	20430 100TH AVE SE
003	525200	0020	4/10/12	\$180,200	\$190,000	1190	7	1963	Avg	9444	N	N	20412 102ND AVE SE
003	918060	0010	6/20/11	\$255,000	\$268,000	1200	7	1960	Avg	45738	N	N	20429 100TH AVE SE
003	662340	0217	8/19/11	\$173,000	\$183,000	1230	7	1957	Good	10350	N	N	19416 106TH AVE SE
003	525200	0240	10/24/11	\$175,000	\$186,000	1250	7	1967	Good	9000	N	N	10015 SE 204TH ST
003	052205	9241	5/4/12	\$250,000	\$263,000	1290	7	1977	Good	12103	N	N	20302 106TH PL SE
003	052205	9158	6/24/10	\$190,000	\$180,000	1400	7	1957	Good	6956	N	N	10642 SE 200TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	142040	0070	7/31/12	\$220,000	\$229,000	1420	7	1967	Good	9072	N	N	20212 106TH AVE SE
003	794100	0260	6/24/11	\$248,700	\$261,000	1420	7	1964	Good	12000	N	N	19821 95TH AVE S
003	918060	0063	9/14/10	\$270,000	\$264,000	1460	7	1968	Good	12600	N	N	9651 S 206TH PL
003	542200	0030	5/18/11	\$260,000	\$272,000	1460	7	1967	VGood	12514	N	N	20021 106TH AVE SE
003	638800	0200	6/30/10	\$320,500	\$304,000	1500	7	1967	Avg	9919	N	N	10430 SE 194TH PL
003	865400	0160	11/3/12	\$233,000	\$237,000	1640	7	1984	Avg	7200	N	N	20434 104TH AVE SE
003	062205	9066	8/16/10	\$263,950	\$255,000	1690	7	1959	Good	12136	N	N	20011 95TH PL S
003	542200	0050	2/4/11	\$260,000	\$266,000	1710	7	1985	Good	12223	N	N	20012 106TH AVE SE
003	919770	0030	5/11/11	\$268,500	\$280,000	1770	7	2004	Avg	4360	N	N	19914 101ST AVE SE
003	572700	0020	6/16/11	\$255,000	\$268,000	1870	7	2003	Avg	6451	N	N	20149 105TH AVE SE
003	572700	0160	10/22/10	\$258,000	\$256,000	1870	7	2003	Avg	5571	N	N	20127 105TH AVE SE
003	572700	0070	4/7/10	\$299,500	\$272,000	1990	7	2003	Avg	5863	N	N	20148 105TH AVE SE
003	865400	0210	10/22/12	\$233,000	\$238,000	2030	7	1984	Avg	7894	N	N	20402 104TH AVE SE
003	919770	0160	5/7/10	\$244,880	\$226,000	2080	7	2004	Avg	7070	N	N	10112 SE 200TH ST
003	572700	0100	12/18/12	\$281,900	\$283,000	2120	7	2003	Avg	4653	N	N	20128 105TH AVE SE
003	505480	0090	12/19/12	\$270,000	\$271,000	2180	7	1966	Avg	10400	N	N	19826 97TH AVE S
003	937850	0050	2/22/11	\$235,000	\$242,000	2350	7	1993	Avg	8906	N	N	20219 94TH PL S
003	793100	0049	4/19/11	\$230,000	\$239,000	3050	7	1991	Avg	10890	N	N	9226 S 200TH ST
003	071300	0040	1/4/10	\$195,000	\$167,000	1220	8	1962	Avg	11430	N	N	20635 98TH PL S
003	071300	0180	4/23/10	\$248,000	\$227,000	1420	8	1962	Good	11430	N	N	20452 98TH PL S
003	505480	0130	10/12/12	\$315,000	\$322,000	1420	8	1968	Good	10434	N	N	19801 97TH AVE S
003	505480	0130	4/22/11	\$315,000	\$328,000	1420	8	1968	Good	10434	N	N	19801 97TH AVE S
003	885830	0070	9/9/10	\$329,950	\$322,000	1460	8	2010	Avg	13125	Y	N	9433 S 207TH PL
003	885850	0030	9/19/12	\$299,000	\$308,000	1490	8	1968	Good	9430	Y	N	9421 S 205TH ST
003	885850	0050	7/15/11	\$223,500	\$235,000	1520	8	1965	Good	10160	N	N	20436 95TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	525210	0080	4/6/12	\$210,000	\$222,000	1540	8	1966	Good	10047	N	N	10124 SE 207TH ST
003	525200	0300	3/1/10	\$257,000	\$229,000	1550	8	1964	Good	10800	N	N	20448 100TH AVE SE
003	062205	9071	2/10/10	\$366,000	\$322,000	1560	8	2008	Avg	35283	Y	N	20637 92ND AVE S
003	786180	0310	10/28/11	\$269,990	\$287,000	1620	8	2011	Avg	6440	N	N	20208 90TH PL S
003	786180	0260	8/30/12	\$269,990	\$279,000	1636	8	2012	Avg	5748	N	N	20330 90TH PL S
003	786180	0290	3/9/12	\$261,627	\$277,000	1636	8	2012	Avg	6053	N	N	20314 90TH PL S
003	786180	0450	7/31/12	\$259,990	\$270,000	1648	8	2012	Avg	5728	Y	N	20329 90TH PL S
003	786180	0530	10/22/12	\$279,990	\$286,000	1648	8	2011	Avg	6102	Y	N	9027 S 204TH PL
003	162070	0010	10/13/11	\$269,950	\$286,000	1710	8	1998	Avg	7305	N	N	20210 105TH AVE SE
003	786180	0140	2/9/12	\$354,215	\$376,000	1754	8	2012	Avg	5923	Y	N	20301 91ST PL S
003	786180	0360	11/27/11	\$300,990	\$320,000	1754	8	2012	Avg	5728	Y	N	20217 90TH PL S
003	786180	0380	1/6/12	\$320,084	\$340,000	1754	8	2012	Avg	5728	Y	N	20225 90TH PL S
003	786180	0400	3/5/12	\$312,051	\$331,000	1754	8	2012	Avg	5728	Y	N	20305 90TH PL S
003	786180	0420	5/30/12	\$299,990	\$315,000	1754	8	2012	Avg	5728	Y	N	20315 90TH PL S
003	786180	0090	5/31/12	\$359,718	\$378,000	1760	8	2011	Avg	6000	Y	N	20207 91ST PL S
003	786180	0210	12/26/12	\$380,000	\$381,000	1760	8	2011	Avg	5773	Y	N	20401 91ST PL S
003	786180	0340	10/9/11	\$311,197	\$330,000	1760	8	2011	Avg	5728	Y	N	20209 90TH PL S
003	786180	0480	12/18/12	\$345,000	\$347,000	1761	8	2012	Avg	5873	Y	N	20411 90TH PL S
003	786180	0160	4/6/12	\$326,833	\$345,000	1783	8	2012	Avg	5758	Y	N	20307 91ST PL S
003	786180	0110	11/15/11	\$328,116	\$349,000	1810	8	2011	Avg	6000	Y	N	20215 90TH PL S
003	666686	0070	2/28/12	\$257,000	\$272,000	1890	8	1986	Avg	10993	N	N	20127 102ND PL SE
003	526600	0130	7/17/12	\$245,000	\$255,000	1920	8	1999	Avg	5910	N	N	20117 102ND AVE SE
003	786180	0320	2/7/12	\$299,161	\$317,000	1942	8	2012	Avg	6582	N	N	20204 90TH PL S
003	786180	0250	7/30/12	\$291,008	\$303,000	1954	8	2012	Good	5706	N	N	20404 90TH PL S
003	786180	0270	7/23/12	\$299,990	\$312,000	1954	8	2012	Good	5850	N	N	20326 90TH PL S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	786180	0020	10/17/12	\$339,990	\$347,000	1970	8	2012	Avg	7535	Y	N	20308 91ST PL S
003	786180	0030	7/10/12	\$325,325	\$340,000	1970	8	2012	Avg	6240	Y	N	20304 91ST PL S
003	786180	0040	6/4/12	\$313,363	\$329,000	1970	8	2012	Avg	5811	Y	N	20302 91ST PL S
003	786180	0050	8/9/12	\$317,990	\$330,000	1970	8	2012	Avg	6698	Y	N	20226 91ST PL S
003	786180	0060	8/10/12	\$349,990	\$363,000	1970	8	2012	Avg	7124	Y	N	20222 91ST PL S
003	786180	0070	11/2/12	\$359,990	\$366,000	1970	8	2012	Avg	7574	Y	N	20218 91ST PL S
003	107947	0020	4/28/11	\$280,000	\$292,000	1990	8	1999	Avg	8788	Y	N	20029 95TH PL S
003	107947	0030	3/14/11	\$265,000	\$274,000	1990	8	1999	Avg	7376	N	N	20030 95TH PL S
003	107947	0140	10/15/10	\$305,000	\$302,000	1990	8	1999	Avg	7714	Y	N	20119 95TH PL S
003	107947	0160	3/24/10	\$370,000	\$333,000	1990	8	1999	Avg	6991	Y	N	20125 95TH PL S
003	786180	0280	6/13/12	\$274,990	\$288,000	2027	8	2012	Avg	5952	N	N	20320 90TH PL S
003	786180	0300	3/21/12	\$279,990	\$296,000	2027	8	2012	Avg	5712	N	N	20310 90TH PL S
003	786180	0460	11/7/12	\$296,990	\$302,000	2027	8	2012	Avg	5728	Y	N	20401 90TH PL S
003	786180	0470	12/14/12	\$299,990	\$302,000	2027	8	2012	Avg	5728	Y	N	20407 90TH PL S
003	786180	0520	9/10/12	\$313,990	\$324,000	2027	8	2012	Avg	6303	Y	N	9025 S 204TH PL
003	786180	0100	3/5/12	\$341,440	\$362,000	2074	8	2012	Avg	6000	Y	N	20211 91ST PL S
003	786180	0120	3/8/12	\$355,874	\$377,000	2074	8	2012	Avg	6000	Y	N	20219 91ST PL S
003	786180	0130	1/12/12	\$359,068	\$381,000	2074	8	2012	Avg	6000	Y	N	20223 91ST PL S
003	786180	0150	2/28/12	\$339,990	\$360,000	2074	8	2012	Avg	5731	Y	N	20303 91ST PL S
003	786180	0350	3/20/12	\$324,990	\$344,000	2074	8	2012	Avg	5728	Y	N	20213 90TH PL S
003	786180	0370	2/2/12	\$314,843	\$334,000	2074	8	2012	Avg	5728	Y	N	20221 90TH PL S
003	786180	0390	7/5/12	\$369,990	\$386,000	2074	8	2012	Avg	5728	Y	N	20303 90TH PL S
003	786180	0410	5/8/12	\$348,749	\$367,000	2074	8	2012	Avg	5728	Y	N	20309 90TH PL S
003	786180	0430	6/5/12	\$325,000	\$341,000	2074	8	2012	Avg	5728	Y	N	20319 90TH PL S
003	786180	0080	1/12/12	\$351,100	\$373,000	2080	8	2011	Avg	6054	Y	N	20203 91ST PL S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	786180	0330	10/11/11	\$344,657	\$366,000	2080	8	2011	Avg	6350	Y	N	20205 90TH PL S
003	052205	9262	8/26/11	\$214,950	\$227,000	2110	8	1945	Good	11888	N	N	20009 104TH PL SE
003	786180	0170	5/30/12	\$359,990	\$378,000	2151	8	2012	Avg	5878	Y	N	20311 91ST PL S
003	786180	0180	6/29/12	\$364,990	\$382,000	2151	8	2012	Avg	5714	Y	N	20321 91ST PL S
003	786180	0440	7/16/12	\$325,000	\$339,000	2151	8	2012	Avg	5728	Y	N	20325 90TH PL S
003	638512	0080	4/2/12	\$287,000	\$303,000	2200	8	2006	Avg	3653	N	N	9455 S 196TH PL
003	638512	0090	1/27/10	\$291,500	\$254,000	2240	8	2005	Avg	3628	N	N	9449 S 196TH PL
003	062205	9160	12/20/12	\$324,975	\$326,000	2320	8	1992	Good	18112	N	N	9311 S 200TH ST
003	052205	9292	12/3/12	\$323,950	\$327,000	2390	8	1987	Avg	12598	N	N	20024 100TH AVE SE
003	052205	9367	6/28/10	\$296,000	\$280,000	2520	8	2009	Avg	4051	N	N	20348 105TH PL SE
003	107947	0050	5/18/11	\$280,000	\$293,000	2600	8	1999	Avg	8552	N	N	20026 95TH PL S
003	052205	9368	2/16/10	\$349,900	\$309,000	2680	8	2009	Avg	4057	N	N	20344 105TH PL SE
003	107947	0120	7/20/12	\$330,500	\$344,000	2830	8	1999	Avg	9608	N	N	20118 95TH PL S
003	052205	9006	6/25/10	\$425,000	\$402,000	2900	8	1965	Good	79714	N	N	10404 SE 194TH PL
003	638512	0180	5/28/10	\$359,900	\$336,000	3000	8	2005	Avg	6326	N	N	9401 S 196TH PL
003	052205	9370	3/8/10	\$399,000	\$356,000	3010	8	2009	Avg	4951	N	N	20341 105TH PL SE
003	052205	9365	2/19/10	\$353,500	\$312,000	3040	8	2009	Avg	5766	N	N	20356 105TH PL SE
003	052205	9366	3/18/10	\$370,000	\$332,000	3100	8	2009	Avg	4734	N	N	20352 105TH PL SE
003	052205	9371	4/1/10	\$393,000	\$356,000	3100	8	2009	Avg	4657	N	N	20345 105TH PL SE
003	052205	9372	4/27/10	\$370,500	\$340,000	3200	8	2009	Avg	5232	N	N	20357 105TH PL SE
003	052205	9369	3/11/10	\$391,000	\$350,000	3910	8	2009	Avg	4758	N	N	20340 105TH PL SE
003	855930	0060	3/19/12	\$339,999	\$360,000	1891	9	2012	Avg	4497	N	N	10107 SE 192ND PL
003	855930	0050	4/18/12	\$380,950	\$402,000	2238	9	2012	Avg	4487	N	N	10113 SE 192ND ST
003	855930	0170	8/29/12	\$393,810	\$407,000	2288	9	2012	Avg	4896	N	N	19213 101ST PL SE
003	855930	0010	3/8/12	\$389,051	\$412,000	2358	9	2012	Avg	4875	N	N	10159 SE 192ND PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	855930	0080	5/1/12	\$408,431	\$430,000	2542	9	2012	Avg	4065	N	N	10025 SE 192ND PL
003	855930	0100	6/4/12	\$399,368	\$419,000	2542	9	2012	Avg	5295	Y	N	10015 SE 192ND PL
003	156191	0120	5/23/11	\$365,000	\$382,000	2560	9	1989	Good	9738	N	N	9419 S 204TH PL
003	156191	0210	12/28/10	\$337,500	\$342,000	2570	9	1989	Avg	11611	N	N	20510 96TH AVE S
003	855930	0030	4/18/12	\$398,950	\$421,000	2572	9	2012	Avg	4469	N	N	10127 SE 192ND PL
003	855930	0180	9/21/12	\$413,126	\$425,000	2583	9	2012	Avg	4116	N	N	19207 101ST PL SE
003	855930	0190	9/26/12	\$399,217	\$410,000	2583	9	2012	Avg	5634	N	N	19201 101ST PL SE
003	156191	0050	10/31/12	\$309,000	\$315,000	2590	9	1990	Avg	8407	Y	N	9516 S 204TH PL
003	156191	0170	10/25/12	\$328,000	\$335,000	2590	9	1989	Avg	10078	N	N	20418 95TH AVE S
003	156191	0220	12/14/10	\$350,000	\$353,000	2590	9	1989	Avg	9458	N	N	9615 S 205TH PL
003	855930	0110	8/8/12	\$411,218	\$427,000	2624	9	2012	Avg	4719	Y	N	10014 SE 192ND PL
003	855930	0160	8/21/12	\$408,321	\$423,000	2624	9	2012	Avg	5202	N	N	10112 SE 192ND PL
003	855930	0090	5/5/12	\$419,210	\$442,000	2681	9	2012	Avg	7241	Y	N	10021 SE 192ND PL
003	855930	0150	6/8/12	\$413,209	\$433,000	2760	9	2012	Avg	6058	N	N	10106 SE 192ND PL
003	855930	0120	5/9/12	\$418,470	\$441,000	2815	9	2012	Avg	5619	Y	N	19215 101ST AVE SE
003	156190	0500	7/27/11	\$349,950	\$369,000	2910	9	1988	Avg	9508	N	N	9709 S 203RD ST
003	855930	0130	6/8/12	\$432,950	\$454,000	3165	9	2012	Avg	7152	Y	N	19209 101ST AVE SE
003	855930	0140	5/14/12	\$422,412	\$445,000	3165	9	2012	Avg	8404	N	N	19210 101ST AVE SE
003	062205	9169	3/23/11	\$466,438	\$483,000	3400	9	2010	Avg	6465	N	N	20313 97TH AVE S
003	885840	0050	12/1/11	\$360,000	\$383,000	2900	10	1981	Good	9696	Y	N	20625 95TH AVE S
003	918060	0071	12/9/10	\$449,000	\$452,000	3310	10	1992	Avg	31259	Y	N	20627 95TH AVE S
003	062205	9171	9/21/11	\$450,000	\$477,000	3563	10	2009	Avg	7355	N	N	20316 97TH PL S

Improved Sales Removed in this Annual Update Analysis

Area 59

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	034800	0065	9/28/10	\$155,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
001	144100	0030	8/28/12	\$200,000	CORPORATE AFFILIATES; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
001	144100	0260	12/10/11	\$352,000	RELOCATION - SALE TO SERVICE
001	144100	0280	12/21/11	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
001	264140	0030	6/4/12	\$237,650	GOVERNMENT AGENCY; NEW PLAT (WITH LESS THAN 20% SOLD); EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	272850	0010	3/26/12	\$206,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
001	272850	0060	11/28/12	\$194,639	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
001	302305	9033	9/25/12	\$100,000	NO MARKET EXPOSURE
001	302305	9121	3/4/10	\$102,598	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	302305	9129	9/24/10	\$115,000	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	312305	9178	2/22/12	\$225,200	PREVIMP<=25K
001	322305	9100	5/15/12	\$474,000	IMP COUNT
001	322305	9244	5/15/12	\$207,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
001	322305	9250	7/12/10	\$850,000	LACK OF REPRESENTATION-GRD12
001	322305	9265	12/28/12	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	334040	1320	5/3/10	\$166,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
001	334040	1572	8/30/12	\$155,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
001	338832	0020	12/6/12	\$147,000	NON-REPRESENTATIVE SALE
001	394360	0090	11/5/12	\$30,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	662340	0094	12/2/10	\$75,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	662480	0210	12/12/12	\$464,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
001	722200	0147	1/11/12	\$112,500	STATISTICAL OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	722200	0163	8/3/12	\$286,270	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
001	722200	0192	11/16/11	\$175,000	NO MARKET EXPOSURE
001	722200	0193	4/25/11	\$165,797	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	722200	0339	12/1/11	\$56,250	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	722200	0339	2/7/11	\$300,000	IMP COUNT
001	722927	0010	12/17/12	\$57,649	DOR RATIO;NON-REPRESENTATIVE SALE
001	723160	0125	2/1/12	\$93,150	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	723160	0424	4/15/11	\$98,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	761680	0210	7/9/12	\$325,000	STATISTICAL OUTLIER
001	761680	0210	2/13/12	\$147,001	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	761680	0380	8/19/11	\$230,881	FULL SALES PRICE NOT REPORTED; NO MARKET EXPOSURE; GOVERNMENT AGENCY; AND OTHER WARNINGS
001	761680	0380	5/24/12	\$164,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	808335	0020	7/1/11	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	808335	0130	9/27/12	\$175,000	MODEL DEVELOPMENT EXCLUSION
001	808335	0220	12/2/10	\$170,000	STATISTICAL OUTLIER
001	810630	0320	10/30/12	\$365,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
001	810630	0890	10/17/12	\$449,500	RELOCATION - SALE TO SERVICE
001	855700	0110	1/4/10	\$250,000	MODEL DEVELOPMENT EXCLUSION
001	855860	0200	2/28/12	\$161,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	886050	0040	11/5/10	\$215,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	886050	0250	3/1/12	\$373,413	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in this Annual Update Analysis

Area 59

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	886050	0250	6/28/12	\$286,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
001	889900	0180	3/1/12	\$296,899	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	889900	0280	8/18/11	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	889900	0290	5/19/10	\$181,500	CORPORATE AFFILIATES; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	889921	0060	2/13/12	\$180,000	NON-REPRESENTATIVE SALE
001	889921	0160	8/30/12	\$330,000	SALE DATA DOESN'T MATCH ASSESSOR'S DATA
001	889921	0160	4/23/12	\$234,016	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
001	948574	0040	4/5/11	\$285,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
001	948574	0210	1/18/10	\$255,000	STATISTICAL OUTLIER
001	948574	0310	2/22/12	\$153,986	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	948574	0460	7/24/12	\$270,000	MODEL DEVELOPMENT EXCLUSION
001	948575	0130	12/9/10	\$245,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	948575	0190	9/7/10	\$225,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
001	948575	0490	4/8/11	\$218,000	FINANCIAL INSTITUTION RESALE
001	948576	0280	8/31/11	\$320,000	NO MARKET EXPOSURE
001	988820	0040	10/12/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
002	056515	0020	2/16/10	\$237,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	072205	9237	8/25/11	\$605,000	LACK OF REPRESENTATION-GRD11
002	082205	9109	4/27/12	\$115,000	LACK OF REPRESENTATION-FAIR CONDITION
002	082205	9117	1/27/12	\$282,388	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	082205	9117	4/30/12	\$165,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
002	082205	9141	5/22/12	\$130,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	082205	9147	7/21/10	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082205	9175	10/12/12	\$125,000	STATISTICAL OUTLIER
002	082205	9261	7/19/12	\$81,100	DOR RATIO;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	109150	0360	12/18/10	\$98,552	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	109150	0410	9/24/10	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	172205	9109	9/13/12	\$195,500	MODEL DEVELOPMENT EXCLUSION
002	172205	9109	6/18/12	\$233,203	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	172205	9109	6/22/12	\$195,665	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	174880	0070	6/22/10	\$316,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
002	174880	0130	12/26/12	\$422,435	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	178961	0100	2/24/12	\$295,000	RELOCATION - SALE TO SERVICE
002	182205	9035	11/14/11	\$220,000	LACK OF REPRESENTATION-GRD5
002	182205	9062	2/21/12	\$122,950	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	182205	9074	12/27/10	\$179,000	DOR RATIO;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	182205	9076	12/26/12	\$145,140	PREVIMP<=25K;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	182205	9124	12/15/11	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	182205	9143	3/20/12	\$236,000	OBSOL
002	182205	9192	1/19/10	\$231,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	182205	9202	10/11/11	\$130,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
002	182205	9221	9/12/12	\$179,319	IMP COUNT;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	182205	9259	10/26/10	\$571,000	SHORT SALE
002	182205	9280	7/16/12	\$70,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

Improved Sales Removed in this Annual Update Analysis

Area 59

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	182205	9377	9/10/12	\$190,815	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	182205	9415	11/1/10	\$210,000	NO MARKET EXPOSURE
002	182205	9434	6/4/10	\$425,000	RELOCATION - SALE TO SERVICE
002	182205	9460	10/27/11	\$401,955	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	241650	0030	4/19/12	\$263,000	NO MARKET EXPOSURE
002	270850	0230	4/26/10	\$65,000	DOR RATIO;UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGHBOR
002	295290	0060	1/1/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	295290	0150	4/21/10	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	295300	0200	7/26/10	\$11,335	DOR RATIO;QUIT CLAIM DEED
002	379138	0090	11/3/11	\$256,800	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
002	379138	0090	5/2/12	\$300,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
002	379138	0150	2/24/12	\$267,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
002	379140	0210	10/28/10	\$245,000	FORCED SALE; EXEMPT FROM EXCISE TAX
002	379140	0210	12/14/11	\$259,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	526700	0020	2/26/10	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	526700	0140	10/23/12	\$210,000	MODEL DEVELOPMENT EXCLUSION
002	570220	0150	9/10/12	\$155,000	NON-REPRESENTATIVE SALE
002	570220	0170	5/21/12	\$204,900	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
002	570220	0180	7/29/10	\$182,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
002	570230	0010	11/29/10	\$191,025	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	570950	0140	10/19/12	\$330,030	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	638650	0300	1/19/12	\$334,906	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in this Annual Update Analysis

Area 59

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	638650	0300	12/20/11	\$393,350	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	638650	0300	7/30/12	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
002	742900	0060	3/24/11	\$305,000	LACK OF REPRESENTATION-FAIR CONDITION
002	742900	0100	12/20/12	\$316,300	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
002	742900	0170	12/20/10	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	742900	0240	6/27/11	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	802990	0010	7/8/10	\$328,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
002	803565	0360	9/21/10	\$181,152	PARTIAL INTEREST (1/3, 1/2, Etc.); FINANCIAL INSTITUTION RESALE
002	880240	0409	7/10/12	\$125,000	MODEL DEVELOPMENT EXCLUSION
002	880240	0418	1/9/12	\$176,414	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	880240	0418	2/13/12	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	880240	0422	2/10/12	\$109,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	880240	0608	10/4/11	\$385,850	LACK OF REPRESENTATION-GRD11
002	880240	0609	9/7/11	\$400,000	OBSOL;FINANCIAL INSTITUTION RESALE
002	880240	0677	5/20/11	\$276,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	880240	0679	1/5/10	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
002	880240	0679	4/10/10	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	889500	0140	4/2/12	\$159,500	NON-REPRESENTATIVE SALE
002	932060	0070	12/6/12	\$220,795	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	932060	0360	10/8/12	\$108,500	UNFIN AREA
002	932070	0670	12/26/12	\$257,410	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	943000	0060	4/8/10	\$270,000	RELOCATION - SALE TO SERVICE
003	025590	0010	1/23/12	\$161,422	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	025590	0070	5/4/10	\$175,100	LACK OF REPRESENTATION-FAIR CONDITION
003	025590	0130	4/16/12	\$100,000	NON-REPRESENTATIVE SALE
003	052205	9017	12/31/10	\$82,099	DOR RATIO;QUIT CLAIM DEED
003	052205	9096	1/26/11	\$99,483	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	052205	9124	2/29/12	\$176,492	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
003	052205	9124	5/23/12	\$170,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
003	052205	9134	10/27/11	\$157,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
003	052205	9159	4/13/11	\$117,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
003	052205	9171	3/15/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	052205	9210	2/18/10	\$59,000	DOR RATIO;NO MARKET EXPOSURE
003	062205	9030	12/12/12	\$313,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	062205	9082	7/1/11	\$150,000	IMP COUNT;%COMPL
003	062205	9143	7/29/11	\$241,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
003	062205	9158	4/26/11	\$750,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	062205	9169	3/25/11	\$225,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
003	062205	9171	9/16/11	\$200,000	DOR RATIO;CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE
003	071300	0190	1/25/11	\$136,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	155700	0050	10/19/11	\$181,596	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; AND OTHER WARNINGS
003	155700	0220	4/12/11	\$127,000	NON-REPRESENTATIVE SALE
003	374950	0200	3/1/11	\$150,000	STATISTICAL OUTLIER
003	388310	0240	7/30/12	\$240,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
003	505480	0130	4/22/11	\$310,000	RELOCATION - SALE TO SERVICE
003	510465	0080	4/28/10	\$65,793	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	526600	0090	6/11/12	\$198,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS

Improved Sales Removed in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	542200	0020	8/6/11	\$69,900	PREVIMP<=25K;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	542200	0030	3/15/11	\$182,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	572700	0030	9/27/12	\$34,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	572850	0040	1/4/11	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	640220	0060	4/20/12	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	640220	0060	3/15/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	666685	0070	9/26/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
003	666685	0140	9/24/10	\$41,242	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	666686	0180	9/24/12	\$255,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
003	786180	0190	12/4/12	\$381,659	PREVIMP<=25K
003	786180	0230	12/24/12	\$278,750	PREVIMP<=25K
003	786180	0490	9/28/12	\$357,832	MODEL DEVELOPMENT EXCLUSION
003	786180	0510	12/4/12	\$344,617	PREVIMP<=25K
003	786180	0540	11/4/12	\$282,221	MODEL DEVELOPMENT EXCLUSION
003	786180	0560	10/25/12	\$287,300	PREVIMP<=25K
003	793100	0065	4/21/11	\$125,000	NON-REPRESENTATIVE SALE
003	793100	0068	1/27/12	\$168,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	793100	0102	11/18/11	\$26,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	793100	0102	11/18/11	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	813800	0040	3/27/12	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
003	813800	0040	6/21/12	\$189,316	NON-REPRESENTATIVE SALE
003	813800	0120	1/9/12	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
003	813800	0120	4/25/12	\$164,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	855930	0020	3/19/12	\$424,950	DOR RATIO;PREVIMP<=25K
003	855930	0040	3/19/12	\$391,950	DOR RATIO;PREVIMP<=25K
003	855930	0070	5/5/12	\$389,950	DOR RATIO;PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	855930	0200	11/8/12	\$363,500	MODEL DEVELOPMENT EXCLUSION
003	855930	0210	11/19/12	\$399,950	MODEL DEVELOPMENT EXCLUSION
003	855930	0220	11/30/12	\$375,950	PREVIMP<=25K
003	918060	0033	5/18/10	\$458,500	STATISTICAL OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	302305	9108	4/26/10	\$90,000	115,869	N	N
001	312305	9119	3/4/11	\$250,000	98,010	N	N
002	378285	180	12/5/12	\$80,000	5,950	N	N
003	52205	9085	12/12/12	\$200,000	260,924	N	N
003	62205	9056	8/12/10	\$105,000	89,298	Y	N
003	62205	9177	5/4/10	\$118,000	9,479	Y	N
003	62205	9178	5/6/10	\$118,000	7,973	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	082205	9071	01/23/12	\$400,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX; BANKRUPTCY- RECEIVER OR TRUSTEE;
2	082205	9071	11/01/11	\$1,100,000	FORCED SALE; EXEMPT FROM EXCISE TAX; BANKRUPTCY- RECEIVER OR TRUSTEE;
2	378285	0090	03/20/12	\$71,000	QUIT CLAIM DEED;
2	378285	0110	11/26/12	\$45,000	NON-REPRESENTATIVE SALE;
3	062205	9162	02/22/12	\$75,000	QUIT CLAIM DEED;
3	062205	9163	02/22/12	\$75,000	QUIT CLAIM DEED;