

Residential Revalue

2013 Assessment Roll

Kent Meridian

Area 61

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.

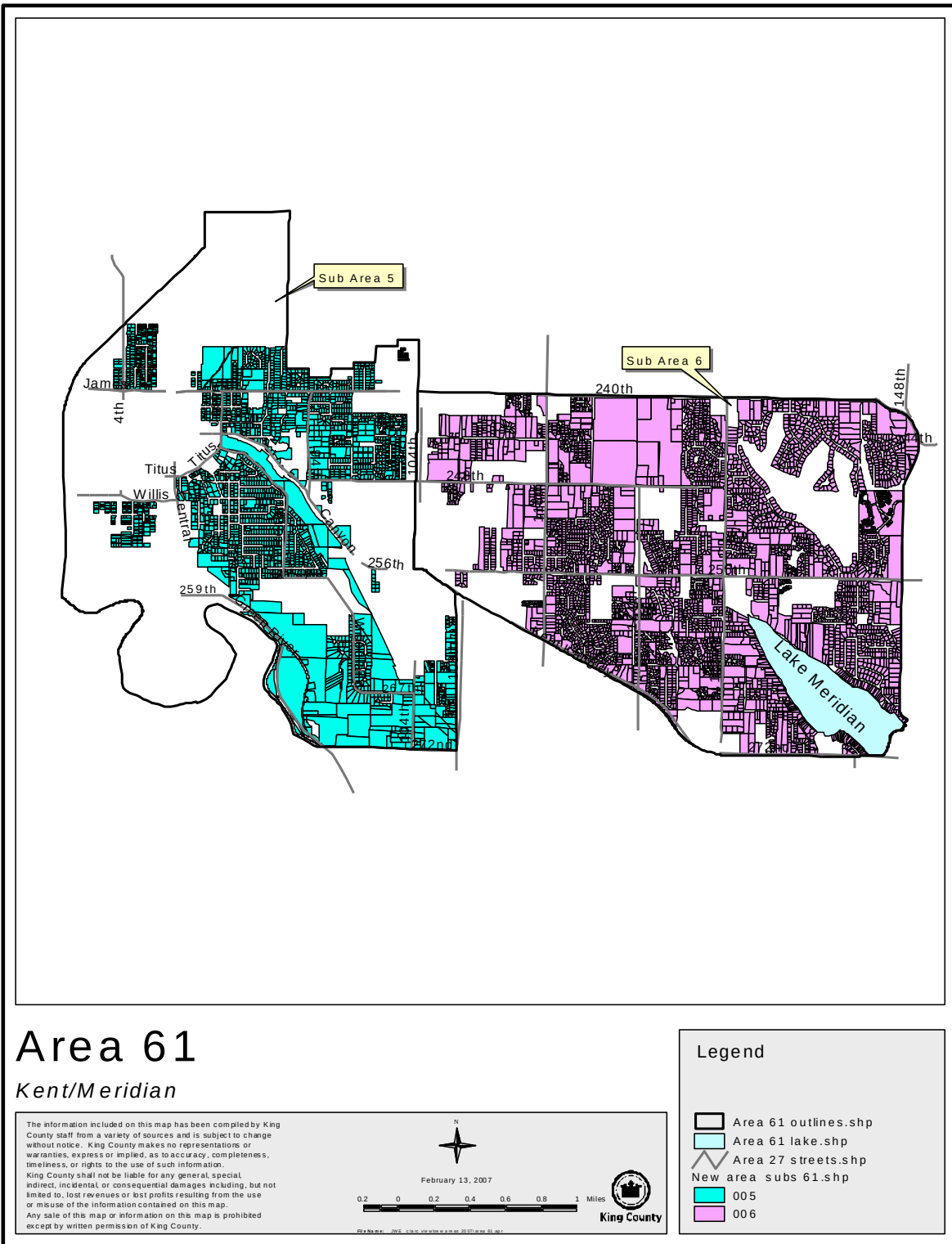
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Kent Meridian's Housing



Grade 5/ Year Built 1915/Renovated 1947
Total Living Area 590



Grade 6/ Year Built 1952/Total Living Area 1150



Grade 7/ Year Built 1985/ Total Living Area 1410



Grade 8/ Year Built 1991/Total Living Area 2290



Grade 9/ Year Built 1994/ Total Living Area 2560



Grade 10/ Year Built 2005/Total Living Area 3120

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: Kent Meridian/61

Number of Improved Sales: 669

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	\$136,800	\$96,100	\$232,900			
2013 Value	\$136,800	\$114,000	\$250,800	\$276,600	91.8%	9.81%
Change	+\$0	+\$17,900	+\$17,900			
% Change	+0.0%	+18.6%	+7.7%			

*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 9.81% is an improvement from the previous COD of 10.64%.*

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	\$138,500	\$84,500	\$223,000
2013 Value	\$138,500	\$98,300	\$236,800
Percent Change	+0.0%	+16.3%	+6.2%

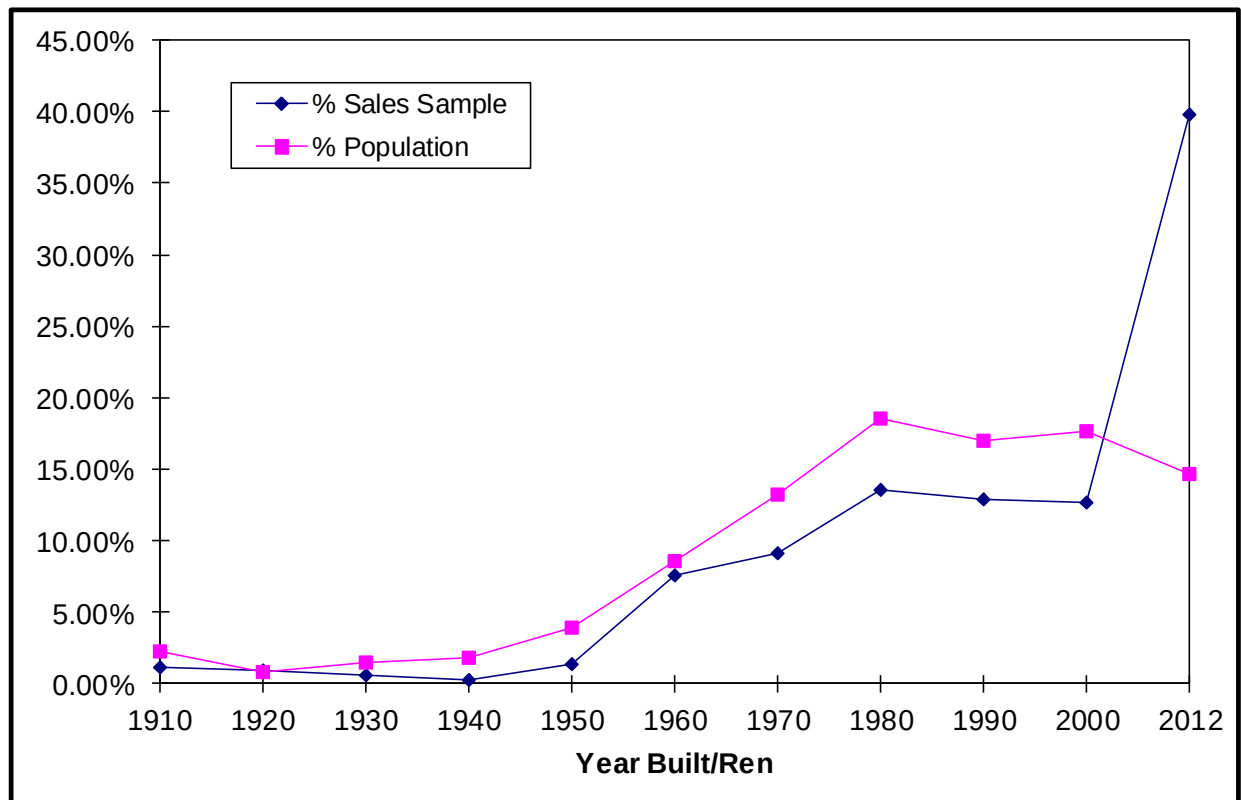
Number of one to three unit residences in the population: 6,808

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, 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 032103 (Avalon Court) and 145992 (Cedar Pointe), 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.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	1.20%
1920	6	0.90%
1930	4	0.60%
1940	2	0.30%
1950	9	1.35%
1960	51	7.62%
1970	61	9.12%
1980	91	13.60%
1990	86	12.86%
2000	85	12.71%
2012	266	39.76%
	669	

Population		
Year Built/Ren	Frequency	% Population
1910	150	2.20%
1920	59	0.87%
1930	102	1.50%
1940	127	1.87%
1950	270	3.97%
1960	587	8.62%
1970	898	13.19%
1980	1,263	18.55%
1990	1,153	16.94%
2000	1,204	17.69%
2012	995	14.62%
	6,808	

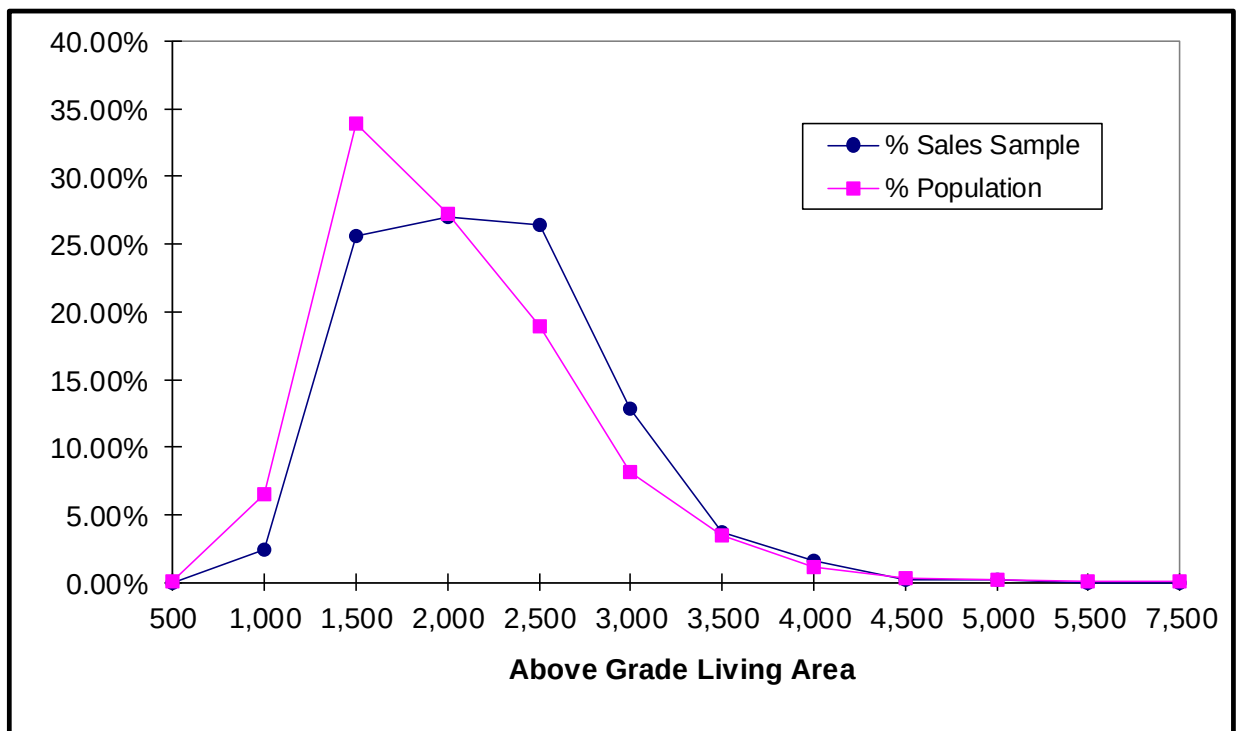


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	16	2.39%
1,500	171	25.56%
2,000	181	27.06%
2,500	177	26.46%
3,000	86	12.86%
3,500	25	3.74%
4,000	11	1.64%
4,500	1	0.15%
5,000	1	0.15%
5,500	0	0.00%
7,500	0	0.00%
	669	

Population		
AGLA	Frequency	% Population
500	3	0.04%
1,000	447	6.57%
1,500	2,306	33.87%
2,000	1,855	27.25%
2,500	1,289	18.93%
3,000	555	8.15%
3,500	239	3.51%
4,000	77	1.13%
4,500	19	0.28%
5,000	12	0.18%
5,500	2	0.03%
7,500	4	0.06%
	6,808	

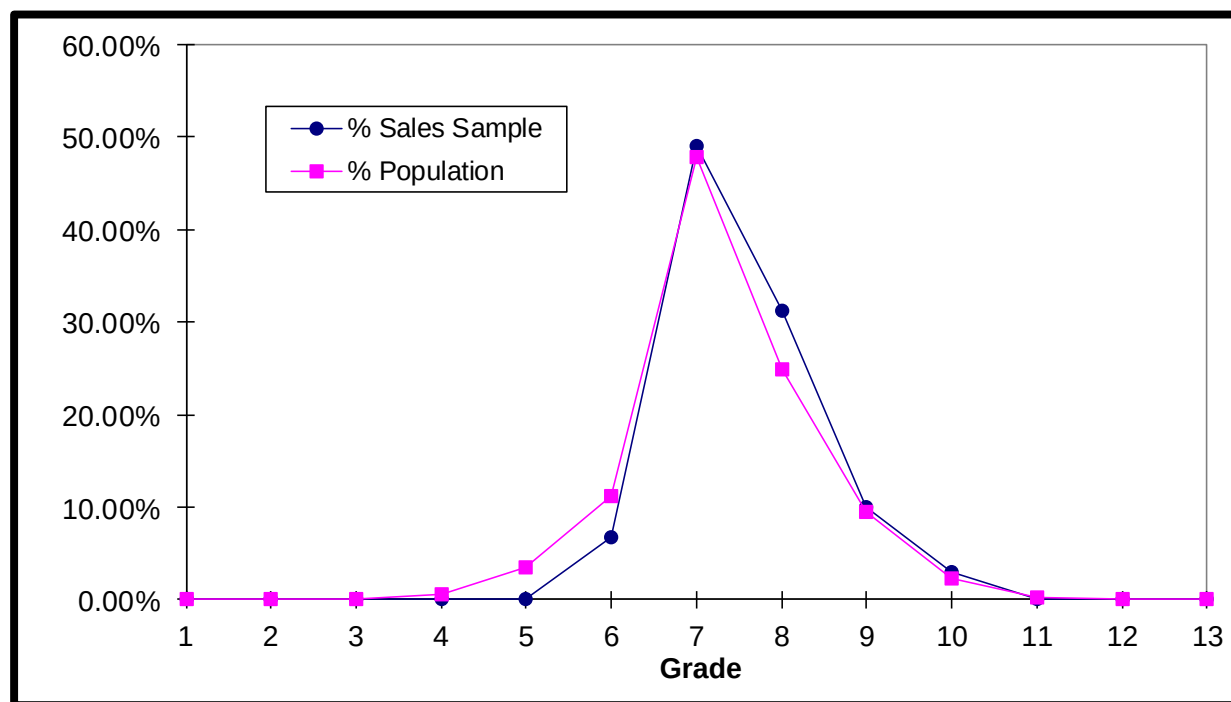


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	45	6.73%
7	328	49.03%
8	209	31.24%
9	67	10.01%
10	20	2.99%
11	0	0.00%
12	0	0.00%
13	0	0.00%
669		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	38	0.56%
5	238	3.50%
6	767	11.27%
7	3,253	47.78%
8	1,695	24.90%
9	645	9.47%
10	155	2.28%
11	14	0.21%
12	2	0.03%
13	1	0.01%
6,808		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required. The formula is:

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, 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 032103 (Avalon Court) and 145992 (Cedar Pointe), 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 669 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 sales of Mobile Homes within this area, therefore Mobile Homes received no change in Assessed values.

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 +6.2%. 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 61 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

4.84%

Major 032103	Yes
% Adjustment	28.06%
Major 145992	Yes
% Adjustment	16.49%
HighGrade>8	Yes
% Adjustment	12.63%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Major 032103 would *approximately* receive a +28.06% upward adjustment. 26 parcels in the improved population would receive this adjustment. There were 26 sales.

Also, a parcel located in Major 145992 would *approximately* receive a +16.49% upward adjustment. 41 parcels in the improved population would receive this adjustment. There were 41 sales.

Additionally, High Grades greater than 8 would *approximately* receive a +12.63 upward adjustment. 817 parcels would receive this adjustment. There were 93 sales.

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

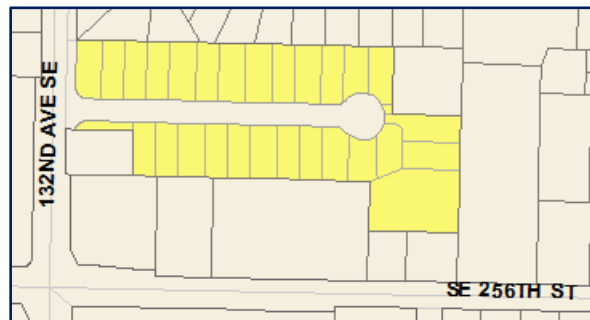
Generally, parcels located in Majors 033103 (Avalon Court) and 145992 (Cedar Pointe), as well as, house grades greater than Grade 8 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

87% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

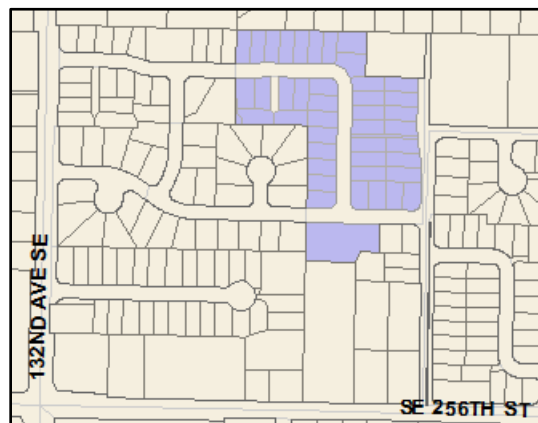
Area 61 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
032103	Avalon Court	26	26	100%	SW-22-22-5	6	8	2010 thru 2012	132 nd Ave SE and SE 256 th St.
145992	Cedar Pointe	41	41	100%	SW-22-22-5	6	7	2010 thru 2011	132 nd Ave SE and SE 256 th St.

Major 032103



Major 145992



Area 61 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 1.028, resulting in an adjusted value of \$540,000 ($\$525,000 \times 1.028 = \$539,700$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.874	-12.6%
2/1/2010	0.896	-10.4%
3/1/2010	0.915	-8.5%
4/1/2010	0.935	-6.5%
5/1/2010	0.953	-4.7%
6/1/2010	0.971	-2.9%
7/1/2010	0.987	-1.3%
8/1/2010	1.003	0.3%
9/1/2010	1.018	1.8%
10/1/2010	1.031	3.1%
11/1/2010	1.044	4.4%
12/1/2010	1.055	5.5%
1/1/2011	1.065	6.5%
2/1/2011	1.075	7.5%
3/1/2011	1.082	8.2%
4/1/2011	1.090	9.0%
5/1/2011	1.096	9.6%
6/1/2011	1.101	10.1%
7/1/2011	1.105	10.5%
8/1/2011	1.108	10.8%
9/1/2011	1.110	11.0%
10/1/2011	1.111	11.1%
11/1/2011	1.111	11.1%
12/1/2011	1.110	11.0%
1/1/2012	1.108	10.8%
2/1/2012	1.104	10.4%
3/1/2012	1.100	10.0%
4/1/2012	1.095	9.5%
5/1/2012	1.089	8.9%
6/1/2012	1.081	8.1%
7/1/2012	1.073	7.3%
8/1/2012	1.063	6.3%
9/1/2012	1.053	5.3%
10/1/2012	1.041	4.1%
11/1/2012	1.028	2.8%
12/1/2012	1.015	1.5%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 61
(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
005	162660	0030	9/17/10	\$155,000	\$159,000	820	6	1958	Good	10,412	N	N	9635 S 240TH ST
005	346280	0226	5/27/10	\$170,000	\$165,000	860	6	1945	Good	7,500	N	N	1519 MAPLE LN S
005	614660	0020	5/18/12	\$118,950	\$129,000	900	6	1950	Avg	6,572	N	N	845 1ST AVE N
005	161250	0115	12/28/11	\$174,000	\$193,000	950	6	1952	Avg	7,110	N	N	515 JASON AVE
005	161250	0125	1/6/11	\$159,950	\$171,000	980	6	1941	Good	7,110	Y	N	609 JASON AVE
005	614660	0150	8/21/12	\$145,000	\$153,000	990	6	1959	Good	5,080	N	N	856 2ND AVE N
005	919710	0061	2/14/12	\$110,000	\$121,000	1,010	6	1942	Avg	7,200	N	N	709 5TH AVE S
005	919710	0101	7/26/11	\$130,000	\$144,000	1,010	6	1926	Good	5,408	N	N	618 5TH AVE S
005	919710	0142	1/21/11	\$136,000	\$146,000	1,100	6	1993	Avg	14,934	N	N	728 5TH AVE S
005	919710	0220	4/20/10	\$172,420	\$163,000	1,110	6	1947	Good	4,887	N	N	420 W CROW ST
005	161250	0070	8/3/10	\$142,000	\$143,000	1,150	6	1948	Good	7,110	N	N	604 CLARK AVE N
005	914710	0030	9/7/11	\$175,000	\$194,000	1,300	6	1953	Good	7,887	N	N	736 WOODFORD AVE N
005	919710	0211	5/31/11	\$165,000	\$182,000	1,350	6	1927	Good	13,005	N	N	621 3RD AVE S
005	161250	0170	10/15/10	\$186,000	\$193,000	1,380	6	1939	Avg	7,110	N	N	411 JASON AVE
005	161250	0175	9/29/10	\$225,000	\$232,000	1,430	6	1908	Good	7,110	N	N	419 JASON AVE
005	192205	9192	1/11/10	\$206,000	\$181,000	1,510	6	1952	Good	18,846	N	N	24123 94TH AVE S
005	192205	9192	8/27/12	\$198,000	\$209,000	1,510	6	1952	Good	18,846	N	N	24123 94TH AVE S
005	614760	0251	10/25/10	\$200,000	\$208,000	1,620	6	1907	Good	8,890	N	N	924 3RD AVE N
005	382800	0030	4/17/12	\$135,000	\$147,000	1,660	6	1900	Good	6,600	N	N	532 RAILROAD AVE S
005	382800	0415	5/22/12	\$190,000	\$206,000	1,780	6	1951	Good	7,280	N	N	727 CENTRAL AVE S
005	918370	0030	5/18/10	\$308,000	\$297,000	1,800	6	1916	Good	6,160	Y	N	226 KENSINGTON AVE S
005	614760	0085	8/4/10	\$205,000	\$206,000	2,090	6	1923	Good	6,359	N	N	908 2ND AVE N
005	918370	1230	3/28/11	\$165,000	\$180,000	790	7	1950	Avg	6,600	N	N	520 E GUIBERSON ST
005	252830	0025	10/3/11	\$172,000	\$191,000	875	7	1945	Good	5,040	N	N	619 E TITUS ST

Improved Sales Used in this Annual Update Analysis
Area 61
(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
005	638630	0130	10/7/11	\$192,300	\$214,000	900	7	1970	Good	7,600	Y	N	814 CARTER PL
005	918370	3284	1/27/10	\$160,000	\$143,000	970	7	1966	Good	8,055	N	N	1353 E MAPLE ST
005	315910	0035	3/21/12	\$110,000	\$121,000	990	7	1955	Avg	5,100	N	N	524 VIEW PL
005	918370	2975	2/2/12	\$120,000	\$132,000	1,010	7	1975	Avg	7,200	N	N	913 REITEN RD
005	182205	9212	3/8/10	\$225,000	\$207,000	1,020	7	1961	Avg	11,475	N	N	23807 100TH AVE SE
005	192205	9379	8/5/10	\$136,000	\$137,000	1,050	7	1978	Avg	10,944	N	N	1217 E WALNUT ST
005	315910	0020	3/29/12	\$174,000	\$191,000	1,080	7	1956	Good	5,400	N	N	525 VIEW PL
005	554000	0020	4/13/11	\$167,000	\$182,000	1,080	7	1970	Good	7,000	N	N	1229 E GUIBERSON ST
005	638630	0030	7/12/12	\$179,000	\$191,000	1,090	7	1967	Avg	8,770	Y	N	826 MARION PL
005	803520	0175	7/19/11	\$175,001	\$194,000	1,090	7	1958	Good	7,500	N	N	841 EAST LN
005	159860	0021	7/27/12	\$215,000	\$229,000	1,100	7	1953	Avg	15,176	N	N	1011 E SMITH ST
005	918370	2924	2/4/11	\$133,551	\$144,000	1,100	7	1968	Good	7,500	N	N	939 E MAPLE ST
005	918370	3005	1/11/12	\$125,000	\$138,000	1,100	7	1957	Avg	7,500	N	N	1040 E WALNUT ST
005	915150	0030	9/4/12	\$184,254	\$194,000	1,100	7	1995	Avg	7,200	N	N	9610 S 242ND CT
005	932087	0080	2/8/10	\$197,800	\$178,000	1,120	7	1978	Avg	7,285	N	N	9710 S 239TH PL
005	919710	0263	4/26/12	\$178,500	\$195,000	1,140	7	1979	Avg	12,208	N	N	706 3RD AVE S
005	315910	0015	5/13/10	\$249,959	\$240,000	1,150	7	1956	Good	5,509	N	N	519 VIEW PL
005	918370	3260	5/25/10	\$232,000	\$224,000	1,160	7	1964	Good	8,458	N	N	1315 E MAPLE ST
005	383215	0200	5/13/10	\$255,000	\$245,000	1,190	7	1981	Avg	8,622	N	N	9214 S 239TH PL
005	436960	0010	7/9/12	\$159,900	\$171,000	1,190	7	1961	Good	5,724	N	N	715 E JAMES ST
005	885650	0200	5/21/10	\$249,000	\$240,000	1,200	7	1973	Avg	7,000	N	N	818 STETSON AVE
005	885650	0380	2/28/12	\$160,000	\$176,000	1,210	7	1967	Good	9,810	Y	N	819 HAZEL AVE N
005	720900	0030	11/15/11	\$155,000	\$172,000	1,220	7	1961	Avg	10,949	N	N	23815 99TH AVE S
005	918370	0225	8/24/11	\$183,500	\$204,000	1,220	7	1954	Avg	8,400	Y	N	721 E DEAN ST
005	918370	1955	11/5/12	\$176,287	\$181,000	1,220	7	1960	Good	11,790	N	N	616 KENSINGTON AVE S
005	500380	0170	11/30/11	\$204,000	\$226,000	1,230	7	1980	Avg	11,021	N	N	1012 E MACLYN ST

Improved Sales Used in this Annual Update Analysis
Area 61
(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
005	516370	0065	5/10/12	\$168,000	\$183,000	1,230	7	1950	Good	7,725	Y	N	833 ALVORD AVE N
005	330801	0100	3/29/12	\$203,900	\$223,000	1,240	7	1975	Good	14,467	N	N	26224 WOODLAND WAY S
005	027400	0050	5/16/11	\$196,000	\$215,000	1,250	7	1965	Good	9,200	N	N	808 WOODLAND WAY
005	159860	0290	4/27/12	\$325,000	\$354,000	1,260	7	1953	Good	27,337	Y	N	438 ALVORD AVE N
005	330800	0030	12/5/11	\$163,000	\$181,000	1,260	7	1977	Good	9,600	N	N	26101 WOODLAND WAY S
005	912250	0091	5/9/11	\$182,100	\$200,000	1,270	7	1960	Avg	13,224	N	N	852 HILLTOP AVE
005	918370	2925	9/28/12	\$203,500	\$212,000	1,270	7	1968	Avg	7,500	N	N	945 E MAPLE ST
005	027400	0080	4/11/11	\$245,000	\$267,000	1,300	7	1966	Avg	9,375	N	N	826 WOODLAND WAY
005	192205	9243	2/7/12	\$136,000	\$150,000	1,300	7	1958	Avg	9,583	N	N	9416 S 248TH ST
005	192205	9261	8/2/11	\$228,500	\$253,000	1,300	7	1958	Avg	10,587	Y	N	24203 97TH PL S
005	614760	0014	12/15/11	\$163,000	\$181,000	1,310	7	1997	Avg	4,728	N	N	941 1ST AVE N
005	614760	0139	10/16/12	\$165,000	\$171,000	1,310	7	1997	Avg	5,080	N	N	940 2ND AVE N
005	918370	3386	6/3/11	\$160,000	\$176,000	1,320	7	1967	Avg	8,438	N	N	1437 S 257TH ST
005	638630	0050	2/28/12	\$212,000	\$233,000	1,340	7	1973	Good	8,800	N	N	836 MARION PL
005	155280	0030	3/21/12	\$186,700	\$205,000	1,350	7	1969	Good	8,275	N	N	222 OLYMPIC WAY
005	382100	0070	7/17/12	\$175,000	\$187,000	1,350	7	1966	Avg	9,975	N	N	9612 S 246TH PL
005	755740	0065	8/27/10	\$184,000	\$187,000	1,350	7	1963	Avg	3,928	N	N	705 4TH AVE N
005	918370	1105	4/20/12	\$129,000	\$141,000	1,350	7	1959	Avg	9,000	N	N	535 VAN DE VANTER AVE
005	918370	0967	5/31/11	\$163,000	\$179,000	1,370	7	1967	Good	6,600	N	N	534 VAN DE VANTER AVE
005	182205	9100	4/27/10	\$275,000	\$261,000	1,390	7	1928	VGood	8,712	Y	N	730 PROSPECT AVE N
005	500380	0110	3/16/12	\$170,500	\$187,000	1,390	7	1976	Good	11,359	N	N	1111 E MACLYN ST
005	176510	0030	9/29/10	\$218,000	\$225,000	1,400	7	1966	Good	9,782	N	N	9615 S 241ST ST
005	803520	0125	10/6/10	\$235,000	\$243,000	1,404	7	1959	Good	7,650	Y	N	821 CREST AVE
005	803520	0125	11/6/12	\$229,900	\$236,000	1,404	7	1959	Good	7,650	Y	N	821 CREST AVE
005	918370	2896	12/17/12	\$155,000	\$156,000	1,420	7	1968	Good	8,750	N	N	933 E MAPLE ST
005	192205	9236	11/5/10	\$248,950	\$260,000	1,460	7	1956	Good	10,665	N	N	1126 E CHICAGO ST

Improved Sales Used in this Annual Update Analysis
Area 61
(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
005	554000	0055	2/17/10	\$237,663	\$215,000	1,460	7	1969	Good	10,067	Y	N	1103 E GUIBERSON ST
005	918370	3015	1/12/11	\$152,000	\$162,000	1,470	7	1954	Good	11,250	N	N	1032 E WALNUT ST
005	866250	0030	1/27/12	\$207,000	\$229,000	1,470	7	1951	Good	16,390	N	N	10206 SE 244TH ST
005	547830	0015	10/15/12	\$205,000	\$212,000	1,480	7	1958	Good	6,750	N	N	619 CREST AVE
005	027350	0060	6/13/11	\$215,000	\$237,000	1,490	7	1958	Avg	7,500	N	N	522 WOODLAND WAY
005	132204	9094	9/4/12	\$174,900	\$184,000	1,510	7	1991	Avg	5,807	N	N	906 4TH AVE N
005	500380	0140	6/28/10	\$223,450	\$220,000	1,520	7	1968	Avg	9,000	N	N	428 ALEXANDER AVE
005	918370	2158	5/16/12	\$215,000	\$233,000	1,530	7	1965	Good	10,050	N	N	712 VAN DE VANTER AVE
005	918370	0755	10/18/10	\$170,500	\$177,000	1,543	7	1962	VGood	9,900	N	N	818 E DEAN ST
005	027350	0065	2/29/12	\$170,000	\$187,000	1,550	7	1957	Good	9,700	N	N	528 WOODLAND WAY
005	803530	0060	4/21/10	\$231,800	\$220,000	1,550	7	1964	Avg	7,420	N	N	912 E FILBERT ST
005	252830	0015	1/6/12	\$199,000	\$220,000	1,560	7	1907	Good	6,769	N	N	615 E TITUS ST
005	192205	9285	9/9/11	\$207,000	\$230,000	1,570	7	1959	Good	15,870	N	N	9304 S 244TH ST
005	132204	9174	11/15/11	\$190,000	\$211,000	1,600	7	1964	Good	10,018	N	N	853 3RD AVE N
005	073150	0220	1/22/12	\$212,180	\$235,000	1,619	7	2011	Avg	3,145	N	N	27102 105TH AVE SE
005	073150	0240	3/13/12	\$199,950	\$220,000	1,619	7	2011	Avg	2,700	N	N	27110 105TH AVE SE
005	073150	0330	1/12/12	\$182,000	\$201,000	1,619	7	2011	Avg	2,489	N	N	10507 SE 271ST PL
005	073150	0350	1/11/12	\$182,000	\$201,000	1,619	7	2011	Avg	2,489	N	N	10511 SE 271ST PL
005	073150	0410	2/13/12	\$199,050	\$219,000	1,619	7	2011	Avg	3,068	N	N	27124 105TH PL SE
005	073150	0430	2/23/12	\$189,950	\$209,000	1,619	7	2011	Avg	3,100	N	N	27116 105TH PL SE
005	073150	0450	3/1/12	\$196,670	\$216,000	1,619	7	2011	Avg	3,444	N	N	27108 105TH PL SE
005	155280	0250	1/26/10	\$324,450	\$289,000	1,660	7	1966	Avg	12,988	Y	N	155 OLYMPIC WAY
005	803530	0040	8/29/11	\$203,710	\$226,000	1,660	7	1955	Avg	8,175	N	N	845 CREST AVE
005	159860	0015	12/5/11	\$195,000	\$216,000	1,680	7	1998	Avg	9,024	N	N	923 E SMITH ST
005	745940	0020	1/28/10	\$260,000	\$232,000	1,680	7	1999	Avg	6,458	N	N	26411 107TH AVE SE
005	803520	0045	3/16/10	\$210,000	\$194,000	1,680	7	1959	Good	7,700	N	N	1110 E HEMLOCK ST

Improved Sales Used in this Annual Update Analysis
Area 61
(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
005	745940	0040	9/24/12	\$178,000	\$186,000	1,690	7	1995	Avg	5,886	N	N	26423 107TH AVE SE
005	866250	0340	9/29/10	\$253,000	\$261,000	1,690	7	1997	Avg	6,630	N	N	10119 SE 242ND PL
005	915150	0080	7/28/10	\$245,000	\$245,000	1,720	7	1995	Avg	7,239	N	N	9625 S 242ND CT
005	073150	0310	10/17/11	\$186,950	\$208,000	1,737	7	2009	Avg	4,199	N	N	10503 SE 271ST PL
005	803520	0015	11/1/12	\$215,000	\$221,000	1,740	7	1959	Good	7,700	N	N	926 E HEMLOCK ST
005	918370	3360	4/30/12	\$205,000	\$223,000	1,740	7	1968	Avg	12,600	N	N	909 TILDEN AVE
005	132204	9083	10/16/12	\$180,000	\$186,000	1,752	7	1995	Avg	5,579	N	N	939 4TH AVE N
005	161200	0295	2/22/10	\$229,900	\$209,000	1,780	7	1916	VGood	13,200	N	N	426 PROSPECT AVE N
005	027410	0030	2/23/12	\$188,000	\$207,000	1,810	7	1966	Good	7,700	N	N	1425 E WALNUT ST
005	233155	0150	11/14/12	\$217,000	\$222,000	1,810	7	1999	Avg	5,796	N	N	24512 102ND PL SE
005	192205	9319	7/26/10	\$255,000	\$255,000	1,850	7	1963	Good	26,000	N	N	24227 100TH AVE SE
005	383215	0170	5/3/11	\$170,625	\$187,000	1,850	7	1984	Avg	12,721	N	N	9229 S 239TH PL
005	192205	9045	6/21/10	\$200,000	\$196,000	1,860	7	1953	Avg	16,218	Y	N	141 KENSINGTON AVE S
005	233154	0160	9/20/10	\$238,000	\$244,000	1,860	7	2001	Avg	6,763	N	N	24705 102ND PL SE
005	233154	0180	11/8/10	\$238,000	\$249,000	1,860	7	2001	Avg	6,755	N	N	24715 102ND PL SE
005	866250	0180	3/17/11	\$190,000	\$206,000	1,890	7	1997	Avg	5,282	N	N	10128 SE 242ND PL
005	745940	0050	9/29/11	\$210,000	\$233,000	1,980	7	1994	Avg	6,354	N	N	26424 107TH AVE SE
005	745940	0050	10/28/11	\$202,000	\$224,000	1,980	7	1994	Avg	6,354	N	N	26424 107TH AVE SE
005	804701	0080	7/30/12	\$210,000	\$223,000	1,980	7	2002	Avg	4,966	N	N	24220 100TH PL SE
005	330801	0090	11/19/10	\$257,500	\$270,000	1,990	7	1975	Avg	13,800	N	N	26302 WOODLAND WAY S
005	957820	0150	10/5/12	\$226,000	\$235,000	2,000	7	1967	Avg	9,120	N	N	750 WYNWOOD DR
005	803520	0165	3/26/12	\$207,000	\$227,000	2,010	7	1958	Good	8,500	N	N	836 STONEBURNER LN
005	368690	0005	7/19/10	\$248,500	\$248,000	2,050	7	1909	Good	14,138	N	N	529 2ND AVE S
005	132204	9345	5/18/11	\$200,000	\$220,000	2,060	7	2002	Avg	3,200	N	N	511 W CONCORD ST
005	918370	1037	4/20/11	\$249,950	\$273,000	2,069	7	2010	Avg	6,463	N	N	511 VAN DE VANTER AVE
005	132204	9336	9/8/11	\$160,000	\$178,000	2,090	7	2001	Avg	3,680	N	N	507 W CONCORD ST

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Area 61
(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
005	132204	9363	5/18/10	\$245,000	\$236,000	2,175	7	2008	Avg	6,190	N	N	808 WOODFORD AVE N
005	132204	9363	10/12/10	\$230,000	\$238,000	2,175	7	2008	Avg	6,190	N	N	808 WOODFORD AVE N
005	542410	0160	12/15/11	\$321,800	\$357,000	2,180	7	2011	Avg	8,378	N	N	26623 105TH PL SE
005	917960	0336	5/20/10	\$238,000	\$229,000	2,190	7	1913	Good	3,132	Y	N	304 SCENIC WAY
005	804700	0040	5/17/12	\$258,000	\$280,000	2,260	7	2002	Avg	6,123	N	N	9826 S 242ND PL
005	133230	0050	5/15/12	\$245,000	\$266,000	2,490	7	1999	Avg	6,902	N	N	24431 101ST PL SE
005	133230	0220	2/17/12	\$267,500	\$295,000	2,490	7	1999	Avg	5,862	N	N	24618 101ST PL SE
005	614760	0260	5/25/10	\$220,000	\$213,000	2,510	7	1991	Avg	5,080	N	N	932 3RD AVE N
005	804701	0240	12/7/11	\$246,500	\$273,000	2,550	7	2003	Avg	5,584	N	N	24307 100TH PL SE
005	919710	0180	5/2/12	\$277,000	\$301,000	2,700	7	2007	Avg	19,564	N	N	713 3RD AVE S
005	000660	0084	9/16/10	\$206,950	\$212,000	1,190	8	1962	Avg	11,970	N	N	519 KENNEBECK AVE S
005	330801	0070	12/13/11	\$199,020	\$221,000	1,190	8	1975	Good	13,800	N	N	26322 WOODLAND WAY S
005	182205	9095	11/29/12	\$245,000	\$249,000	1,277	8	2004	Avg	6,534	Y	N	747 LENORA ST
005	155280	0170	3/21/12	\$212,000	\$233,000	1,320	8	1967	Good	8,836	Y	N	920 CHERRY HILL ST
005	330803	0040	3/13/12	\$255,000	\$280,000	1,400	8	1978	Good	11,200	Y	N	26505 WOODLAND WAY S
005	885650	0290	8/21/12	\$220,000	\$232,000	1,400	8	1965	Avg	7,722	Y	N	856 STETSON AVE
005	192205	9418	9/2/10	\$333,950	\$340,000	1,450	8	1979	Avg	20,100	N	N	9835 S 245TH PL
005	885650	0300	9/23/11	\$203,000	\$226,000	1,510	8	1964	Avg	9,434	Y	N	860 STETSON AVE
005	192205	9410	8/9/12	\$255,000	\$270,000	1,660	8	1979	Avg	20,100	N	N	9836 S 245TH PL
005	073150	0300	11/1/11	\$202,500	\$225,000	1,677	8	2008	Avg	3,121	N	N	27134 105TH AVE SE
005	192205	9356	1/6/12	\$183,000	\$203,000	1,710	8	1967	Avg	12,632	N	N	9828 S 248TH ST
005	161590	0030	6/8/10	\$357,500	\$349,000	1,720	8	1990	Avg	13,950	Y	N	610 MARION ST
005	957820	0020	12/21/10	\$254,000	\$270,000	1,720	8	1968	Good	15,580	Y	N	709 WYNWOOD DR
005	941471	0020	10/18/11	\$219,050	\$243,000	1,769	8	2005	Avg	6,264	N	N	26827 107TH AVE SE
005	185860	0037	12/27/12	\$215,000	\$216,000	1,769	8	2005	Avg	5,979	N	N	10714 SE 268TH ST
005	185860	0022	2/8/10	\$254,900	\$230,000	1,769	8	2005	Avg	6,434	N	N	10612 SE 266TH PL

Improved Sales Used in this Annual Update Analysis
Area 61
(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
005	941471	0030	8/22/11	\$199,000	\$221,000	1,773	8	2005	Avg	5,730	N	N	26829 107TH AVE SE
005	133025	0060	12/1/10	\$298,500	\$315,000	1,810	8	1993	Avg	7,859	N	N	10022 SE 247TH PL
005	192205	9080	11/28/12	\$333,000	\$338,000	1,860	8	1977	Avg	15,126	N	N	712 REITEN RD
005	221545	0170	10/24/12	\$225,000	\$232,000	1,860	8	1994	Avg	7,500	N	N	10006 SE 244TH ST
005	073150	0100	7/19/12	\$315,481	\$337,000	1,916	8	2012	Avg	5,277	N	N	27102 106TH AVE SE
005	073150	0050	12/18/12	\$289,950	\$292,000	1,932	8	2012	Avg	3,600	N	N	27120 106TH AVE SE
005	073150	0530	8/13/12	\$318,950	\$338,000	1,932	8	2012	Avg	4,019	N	N	27123 106TH AVE SE
005	185860	0036	1/28/11	\$236,950	\$254,000	1,954	8	2005	Avg	5,963	N	N	10720 SE 268TH ST
005	542410	0150	4/5/11	\$277,000	\$302,000	1,964	8	2010	Avg	7,923	N	N	26629 105TH AVE SE
005	073150	0080	4/26/11	\$247,000	\$270,000	1,970	8	2011	Avg	3,600	N	N	27108 106TH AVE SE
005	258700	0080	2/3/11	\$275,000	\$296,000	1,986	8	2007	Avg	2,887	N	N	10231 SE 237TH ST
005	258700	0100	12/15/10	\$239,000	\$253,000	1,986	8	2006	Avg	2,499	N	N	23625 102ND CT SE
005	258700	0140	5/4/12	\$230,000	\$250,000	1,986	8	2006	Avg	2,505	N	N	23626 102ND PL SE
005	258700	0190	2/23/12	\$225,000	\$248,000	1,986	8	2007	Avg	2,475	N	N	23623 102ND PL SE
005	258700	0210	6/25/10	\$252,000	\$248,000	1,986	8	2007	Avg	2,475	N	N	23617 102ND PL SE
005	258700	0250	10/11/11	\$226,000	\$251,000	1,986	8	2006	Avg	2,497	N	N	23620 102ND AVE SE
005	258700	0120	3/17/11	\$240,000	\$261,000	2,004	8	2007	Avg	2,876	N	N	23619 102ND CT SE
005	258700	0130	10/14/11	\$200,000	\$222,000	2,004	8	2007	Avg	2,752	N	N	23630 102ND PL SE
005	258700	0160	12/7/11	\$210,000	\$233,000	2,004	8	2006	Avg	2,899	N	N	23618 102ND PL SE
005	330803	0410	10/14/11	\$280,000	\$311,000	2,070	8	1978	Good	15,978	N	N	26414 WOODLAND WAY S
005	542410	0140	3/15/12	\$304,950	\$335,000	2,078	8	2011	Avg	6,147	N	N	26704 105TH PL SE
005	542410	0070	7/23/12	\$299,000	\$319,000	2,102	8	2011	Avg	5,720	N	N	26629 106TH AVE SE
005	542410	0190	6/19/12	\$300,000	\$323,000	2,102	8	2011	Avg	6,402	N	N	26609 106TH AVE SE
005	185860	0047	6/5/12	\$277,950	\$300,000	2,111	8	2012	Avg	5,700	N	N	26414 106TH AVE SE
005	192205	9234	1/10/12	\$290,000	\$321,000	2,120	8	1956	VGood	34,268	N	N	24418 98TH AVE S
005	914900	0080	1/11/12	\$201,600	\$223,000	2,120	8	1992	Avg	8,388	N	N	9524 S 242ND ST

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Area 61
(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
005	073150	0090	6/28/12	\$344,640	\$370,000	2,171	8	2012	Avg	3,600	N	N	27104 106TH AVE SE
005	383080	0090	10/24/10	\$319,950	\$333,000	2,190	8	1985	Good	9,844	N	N	10104 SE 268TH ST
005	542410	0020	6/11/12	\$304,950	\$329,000	2,194	8	2011	Avg	5,720	N	N	26721 106TH AVE SE
005	542410	0060	3/2/12	\$304,000	\$334,000	2,194	8	2011	Avg	5,720	N	N	26701 106TH AVE SE
005	542410	0050	1/30/12	\$309,950	\$342,000	2,197	8	2011	Avg	5,720	N	N	26705 106TH AVE SE
005	542410	0090	3/8/12	\$313,450	\$345,000	2,197	8	2011	Avg	7,248	N	N	26621 106TH AVE SE
005	542410	0180	4/6/12	\$309,995	\$339,000	2,197	8	2011	Avg	7,331	N	N	26617 106TH AVE SE
005	221545	0100	9/2/10	\$315,000	\$321,000	2,240	8	1994	Avg	7,589	N	N	10011 SE 244TH CT
005	221545	0130	4/5/10	\$295,000	\$276,000	2,300	8	1994	Avg	7,200	N	N	10026 SE 244TH CT
005	073150	0030	5/12/11	\$276,500	\$303,000	2,310	8	2009	Avg	3,600	N	N	27126 106TH AVE SE
005	542410	0030	11/10/10	\$316,800	\$332,000	2,329	8	2010	Avg	5,720	N	N	26713 106TH AVE SE
005	542410	0110	4/18/11	\$275,000	\$301,000	2,329	8	2010	Avg	6,143	N	N	26624 105TH AVE SE
005	542410	0130	4/25/11	\$291,500	\$319,000	2,329	8	2010	Avg	6,146	N	N	26702 105TH AVE SE
005	185860	0046	4/26/12	\$289,950	\$316,000	2,378	8	2011	Avg	5,868	N	N	26406 106TH AVE SE
005	221545	0110	8/23/10	\$310,000	\$314,000	2,430	8	1994	Avg	7,227	N	N	10019 SE 244TH CT
005	233154	0120	12/5/12	\$275,000	\$279,000	2,470	8	2001	Avg	5,700	N	N	24615 102ND PL SE
005	185860	0040	6/8/11	\$250,000	\$275,000	2,483	8	2005	Avg	6,786	N	N	10704 SE 268TH ST
005	941470	0050	6/13/12	\$265,000	\$286,000	2,483	8	2005	Avg	5,704	N	N	26726 106TH AVE SE
005	542410	0040	2/15/12	\$325,000	\$358,000	2,484	8	2011	Avg	5,720	N	N	26709 106TH AVE SE
005	542410	0080	8/25/11	\$324,500	\$360,000	2,484	8	2011	Avg	5,720	N	N	26625 106TH AVE SE
005	542410	0120	10/27/11	\$323,950	\$360,000	2,484	8	2011	Avg	6,145	N	N	26628 105TH PL SE
005	073150	0070	12/24/12	\$340,900	\$342,000	2,485	8	2012	Avg	3,600	N	N	27112 106TH AVE SE
005	073150	0010	3/8/11	\$284,000	\$308,000	2,530	8	2008	Avg	4,226	N	N	27132 106TH AVE SE
005	542410	0010	7/15/10	\$333,500	\$332,000	2,552	8	2010	Avg	6,056	N	N	26727 106TH AVE SE
005	185860	0048	3/16/12	\$294,950	\$324,000	2,592	8	2011	Avg	6,200	N	N	26418 106TH AVE SE
005	918370	2500	6/16/11	\$320,000	\$353,000	2,610	8	2005	Avg	5,765	N	N	816 E WALNUT ST

Improved Sales Used in this Annual Update Analysis
Area 61
(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
005	242204	9016	5/24/11	\$464,950	\$511,000	3,340	8	1912	Good	28,002	Y	N	424 SCENIC WAY
005	918370	0305	8/23/10	\$390,000	\$395,000	2,639	9	2007	Avg	13,500	Y	N	319 KENSINGTON AVE S
005	957820	0010	11/9/11	\$425,000	\$472,000	2,780	9	1987	Avg	18,930	Y	N	703 WYNWOOD DR
005	027370	0030	7/19/11	\$395,000	\$437,000	3,420	9	1958	VGood	35,400	N	N	714 WOODLAND WAY
005	192205	9277	5/28/10	\$399,000	\$387,000	3,634	10	2008	Avg	9,703	N	N	9607 SE 243RD ST
006	541230	0420	2/28/11	\$180,000	\$195,000	860	6	1981	Avg	8,000	N	N	11946 SE 254TH ST
006	202205	9037	5/24/12	\$119,000	\$129,000	960	6	1963	Avg	7,149	N	N	25429 113TH AVE SE
006	541230	0460	4/23/10	\$232,000	\$220,000	1,030	6	1981	Avg	8,240	N	N	25423 120TH PL SE
006	221291	0040	9/20/12	\$179,900	\$188,000	1,040	6	1970	Good	7,051	N	N	25917 141ST AVE SE
006	541230	0070	5/22/12	\$119,950	\$130,000	1,080	6	1981	Avg	6,510	N	N	25320 120TH PL SE
006	542030	0320	4/22/10	\$200,000	\$190,000	1,090	6	1984	Good	7,809	N	N	11843 SE 251ST ST
006	542030	0420	4/5/10	\$221,000	\$207,000	1,090	6	1984	Avg	11,391	N	N	25111 117TH CT SE
006	383021	0070	1/30/12	\$140,500	\$155,000	1,200	6	1977	Avg	8,400	N	N	11821 SE 255TH PL
006	383021	0200	4/26/11	\$190,000	\$208,000	1,200	6	1977	Avg	7,420	N	N	11837 SE 254TH ST
006	383021	0340	6/1/12	\$180,000	\$195,000	1,200	6	1977	Avg	7,420	N	N	11833 SE 253RD ST
006	383021	0390	4/23/10	\$206,000	\$195,000	1,200	6	1977	Good	7,200	N	N	11812 SE 253RD ST
006	383021	0460	12/29/10	\$170,000	\$181,000	1,200	6	1977	Avg	7,500	N	N	11903 SE 252ND PL
006	383021	0530	12/27/12	\$170,000	\$170,000	1,200	6	1977	Good	7,200	N	N	11820 SE 252ND PL
006	383021	0640	6/7/12	\$166,900	\$180,000	1,200	6	1977	Good	7,200	N	N	25327 118TH AVE SE
006	682980	0020	4/26/10	\$225,000	\$214,000	1,210	6	1963	Avg	10,400	N	N	24815 128TH PL SE
006	221291	0090	11/17/10	\$175,000	\$184,000	1,230	6	1970	Good	6,500	N	N	14201 SE 259TH PL
006	019330	0130	4/25/11	\$165,000	\$181,000	1,240	6	1987	Good	10,887	N	N	14322 SE 258TH PL
006	221291	0660	5/16/12	\$190,000	\$206,000	1,270	6	1970	Good	10,305	N	N	25900 141ST AVE SE
006	542030	0170	2/23/12	\$170,000	\$187,000	1,440	6	1984	Avg	7,461	N	N	25121 118TH AVE SE
006	202205	9306	9/8/11	\$210,000	\$233,000	1,550	6	1992	Avg	14,211	N	N	25316 113TH AVE SE
006	221291	0140	10/24/12	\$172,900	\$178,000	1,570	6	1970	Avg	7,545	N	N	14223 SE 259TH PL

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	541240	0040	6/26/12	\$289,950	\$311,000	2,130	6	1908	Good	18,034	N	N	12115 SE 248TH CT
006	272205	9221	1/6/12	\$227,500	\$252,000	2,630	6	1907	VGood	12,978	N	N	13524 SE 266TH ST
006	541230	0320	12/12/12	\$217,500	\$220,000	880	7	1981	Avg	9,720	N	N	25214 120TH PL SE
006	546675	0020	1/19/10	\$220,000	\$195,000	970	7	1984	Good	7,104	N	N	27124 139TH PL SE
006	714020	0030	12/22/10	\$195,000	\$207,000	1,000	7	1980	Good	6,000	N	N	25830 131ST PL SE
006	216140	0070	10/21/11	\$178,000	\$198,000	1,010	7	1956	Avg	14,462	N	N	25630 109TH AVE SE
006	221291	0400	6/2/11	\$155,000	\$171,000	1,010	7	1976	Good	6,364	N	N	14258 SE 257TH PL
006	405115	0120	2/18/10	\$235,000	\$213,000	1,072	7	2009	Avg	4,848	N	N	24122 134TH CT SE
006	405115	0260	3/19/10	\$238,845	\$221,000	1,072	7	2009	Avg	5,791	N	N	13409 134TH CT SE
006	212205	9079	1/26/11	\$192,500	\$207,000	1,080	7	1962	Avg	10,048	N	N	25407 132ND AVE SE
006	405110	0280	4/17/12	\$210,000	\$229,000	1,080	7	1978	Avg	18,200	N	N	25435 144TH PL SE
006	405111	0070	6/29/11	\$177,000	\$196,000	1,080	7	1979	Good	12,390	N	N	25218 146TH AVE SE
006	405111	0140	8/4/10	\$225,000	\$226,000	1,080	7	1979	Good	7,980	N	N	14416 SE 252ND PL
006	945420	0008	10/12/10	\$213,425	\$221,000	1,110	7	1976	Good	9,535	N	N	13708 SE 268TH ST
006	945420	0035	8/8/12	\$550,000	\$584,000	1,120	7	1959	VGood	8,010	Y	Y	26718 138TH PL SE
006	546675	0140	3/22/12	\$165,000	\$181,000	1,130	7	1985	Good	7,800	N	N	27002 138TH AVE SE
006	262400	0070	7/24/12	\$237,000	\$253,000	1,150	7	1962	Good	10,506	N	N	24452 109TH PL SE
006	541231	0250	5/16/12	\$190,000	\$206,000	1,150	7	1983	Good	6,886	N	N	12022 SE 251ST PL
006	714020	0180	5/12/10	\$247,000	\$237,000	1,160	7	1980	Good	8,858	N	N	12909 SE 258TH ST
006	546675	0300	7/23/12	\$199,900	\$213,000	1,170	7	1985	Good	9,134	N	N	27111 138TH LN SE
006	714020	0600	6/21/10	\$260,000	\$255,000	1,170	7	1980	Good	8,107	N	N	25944 129TH AVE SE
006	769787	0120	3/18/10	\$215,000	\$199,000	1,170	7	1986	Good	7,728	N	N	26013 119TH DR SE
006	769791	0410	8/30/12	\$192,000	\$202,000	1,180	7	1990	Avg	7,586	N	N	26323 119TH DR SE
006	541231	0220	3/26/12	\$190,500	\$209,000	1,200	7	1983	Avg	10,424	N	N	12036 SE 251ST PL
006	541231	0270	11/2/11	\$176,000	\$196,000	1,200	7	1983	Avg	7,651	N	N	12008 SE 251ST PL
006	769786	0160	7/12/11	\$177,000	\$196,000	1,210	7	1987	Good	7,200	N	N	25819 119TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	113760	0140	9/3/10	\$184,000	\$187,000	1,220	7	1978	Avg	10,364	N	N	12929 SE 250TH ST
006	113760	0170	5/9/11	\$182,500	\$200,000	1,220	7	1978	Good	12,357	N	N	24910 129TH PL SE
006	714020	0360	3/30/11	\$225,000	\$245,000	1,220	7	1980	Good	6,900	N	N	12832 SE 259TH ST
006	815575	0060	3/12/10	\$268,000	\$247,000	1,220	7	1999	Avg	7,050	N	N	24110 113TH PL SE
006	329895	0030	3/21/12	\$112,500	\$123,000	1,234	7	2008	Avg	944	N	N	25220 104TH AVE SE
006	541240	0010	11/14/11	\$219,000	\$243,000	1,240	7	1988	Avg	8,798	N	N	24803 121ST PL SE
006	372880	0315	9/12/12	\$195,000	\$204,000	1,250	7	1959	Good	17,093	N	N	14435 SE 263RD ST
006	202205	9159	10/30/12	\$215,000	\$221,000	1,260	7	1959	VGood	10,290	N	N	24313 111TH AVE SE
006	714020	0340	5/31/11	\$235,000	\$259,000	1,260	7	1980	Avg	6,900	N	N	12831 SE 259TH ST
006	714020	0340	1/19/11	\$166,666	\$178,000	1,260	7	1980	Avg	6,900	N	N	12831 SE 259TH ST
006	813330	0050	5/21/10	\$225,900	\$218,000	1,260	7	1963	Good	9,346	N	N	11612 SE 258TH ST
006	405110	0260	9/13/11	\$209,500	\$233,000	1,280	7	1978	Good	7,194	N	N	25425 144TH PL SE
006	405110	0370	7/12/11	\$190,000	\$210,000	1,280	7	1978	Good	7,107	N	N	25404 144TH PL SE
006	405130	0050	12/23/11	\$105,000	\$116,000	1,290	7	1977	Avg	4,815	N	N	13720 SE 256TH PL
006	365300	0080	4/26/10	\$220,000	\$209,000	1,300	7	1967	Good	11,728	N	N	25420 113TH AVE SE
006	546800	0045	5/15/12	\$159,000	\$173,000	1,300	7	1963	Good	10,304	N	N	26443 127TH AVE SE
006	769787	0440	1/19/11	\$198,000	\$212,000	1,300	7	1986	Good	9,125	N	N	26319 119TH DR SE
006	272205	9197	3/14/11	\$156,000	\$169,000	1,310	7	1978	Avg	10,125	N	N	26010 141ST AVE SE
006	202205	9248	9/17/12	\$211,500	\$221,000	1,320	7	1980	Good	13,347	N	N	25229 111TH AVE SE
006	202205	9249	6/7/12	\$182,000	\$196,000	1,320	7	1981	Good	13,337	N	N	25219 111TH AVE SE
006	675670	0040	10/18/12	\$220,000	\$228,000	1,320	7	1962	Good	27,584	N	N	26034 116TH AVE SE
006	232205	9078	11/5/10	\$329,000	\$344,000	1,330	7	1965	Good	40,510	N	N	24504 148TH LN SE
006	714020	0220	4/12/10	\$220,000	\$207,000	1,330	7	1980	Good	7,200	N	N	25827 129TH PL SE
006	351200	0030	1/4/12	\$185,000	\$205,000	1,340	7	1966	Good	10,733	N	N	25415 116TH AVE SE
006	405110	0350	6/27/12	\$145,900	\$157,000	1,340	7	1978	Good	6,375	N	N	25428 144TH PL SE
006	272205	9046	2/11/11	\$550,000	\$593,000	1,360	7	1952	Good	23,999	Y	Y	26622 137TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	179030	0190	3/16/11	\$248,000	\$269,000	1,390	7	1980	Good	10,350	N	N	13333 SE 249TH ST
006	815575	0150	8/23/12	\$150,800	\$159,000	1,390	7	1998	Avg	7,344	N	N	24009 113TH PL SE
006	372880	0310	11/3/11	\$196,500	\$218,000	1,400	7	1968	Good	19,577	N	N	14447 SE 263RD ST
006	541240	0210	2/25/10	\$285,000	\$260,000	1,400	7	1988	Avg	7,987	N	N	24814 121ST PL SE
006	769787	0370	4/25/11	\$199,500	\$218,000	1,400	7	1986	Good	7,974	N	N	11831 SE 263RD CT
006	216140	0040	9/25/12	\$177,125	\$185,000	1,410	7	1956	Avg	13,300	N	N	25631 109TH AVE SE
006	546675	0110	11/29/12	\$205,000	\$208,000	1,410	7	1984	Good	7,311	N	N	13802 SE 271ST ST
006	769787	0400	12/20/12	\$249,900	\$251,000	1,410	7	1986	Avg	9,171	N	N	11847 SE 263RD CT
006	769787	0740	7/30/10	\$170,500	\$171,000	1,410	7	1985	Avg	7,230	N	N	11916 SE 260TH PL
006	405115	0180	1/25/10	\$269,995	\$241,000	1,427	7	2009	Avg	5,627	N	N	24105 134TH CT SE
006	547010	0330	10/21/10	\$216,500	\$225,000	1,430	7	1970	Avg	9,600	N	N	14437 SE 260TH ST
006	547010	0330	7/19/12	\$195,000	\$208,000	1,430	7	1970	Avg	9,600	N	N	14437 SE 260TH ST
006	202205	9349	3/21/11	\$279,950	\$304,000	1,430	7	2011	Avg	7,870	N	N	24426 110TH AVE SE
006	541231	0380	3/23/12	\$219,000	\$240,000	1,440	7	1984	Good	8,092	N	N	12044 SE 250TH PL
006	547000	0130	2/27/12	\$160,000	\$176,000	1,440	7	1967	Good	9,917	N	N	26234 144TH AVE SE
006	272205	9087	7/25/12	\$375,000	\$400,000	1,450	7	1991	Avg	13,587	Y	Y	26452 137TH AVE SE
006	202205	9017	3/19/10	\$223,000	\$207,000	1,460	7	1962	Avg	13,987	N	N	25455 114TH AVE SE
006	365300	0050	6/25/10	\$170,000	\$167,000	1,490	7	1959	Avg	14,596	N	N	25438 113TH AVE SE
006	769792	0480	8/2/10	\$246,950	\$248,000	1,490	7	1991	Avg	8,954	N	N	26135 120TH PL SE
006	776340	0060	1/26/10	\$209,000	\$186,000	1,490	7	1959	Good	11,340	N	N	25714 135TH AVE SE
006	272205	9231	6/9/11	\$235,000	\$259,000	1,500	7	1969	VGood	9,535	N	N	13505 SE 266TH ST
006	769787	0760	6/27/12	\$182,000	\$195,000	1,510	7	1985	Avg	7,200	N	N	11904 SE 260TH PL
006	769787	0620	3/20/12	\$193,284	\$212,000	1,520	7	1986	Good	7,202	N	N	26044 119TH DR SE
006	769787	0700	3/14/12	\$175,750	\$193,000	1,520	7	1986	Avg	6,298	N	N	11940 SE 260TH PL
006	202205	9331	5/17/11	\$230,000	\$253,000	1,540	7	2004	Avg	9,999	N	N	25031 116TH AVE SE
006	222205	9055	5/26/11	\$188,000	\$207,000	1,550	7	1982	Good	14,810	N	N	25506 132ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769787	0270	5/6/10	\$240,000	\$229,000	1,570	7	1986	Good	7,412	N	N	11831 SE 261ST PL
006	179030	0380	8/29/12	\$280,000	\$295,000	1,590	7	1981	Good	12,460	N	N	13304 SE 248TH PL
006	372880	0135	9/26/12	\$229,000	\$239,000	1,590	7	1957	Good	18,612	N	N	14350 SE 266TH ST
006	179030	0370	4/3/12	\$269,950	\$295,000	1,600	7	1981	Good	11,090	N	N	13312 SE 248TH PL
006	541231	0450	4/23/10	\$232,210	\$220,000	1,610	7	1983	Good	9,225	N	N	11938 SE 251ST ST
006	809680	0370	10/24/12	\$234,995	\$242,000	1,612	7	2011	Avg	5,700	N	N	11808 SE 250TH PL
006	405115	0040	2/10/10	\$267,995	\$242,000	1,613	7	2009	Avg	4,341	N	N	24016 134TH CT SE
006	405115	0110	1/18/10	\$267,995	\$237,000	1,613	7	2009	Avg	4,392	N	N	24118 134TH CT SE
006	405115	0160	1/8/10	\$275,995	\$243,000	1,613	7	2009	Avg	5,774	N	N	24127 134TH CT SE
006	809680	0450	8/30/10	\$245,950	\$250,000	1,620	7	2011	Avg	5,760	N	N	24903 118TH CT SE
006	769791	0240	12/9/11	\$186,000	\$206,000	1,640	7	1990	Avg	6,957	N	N	12127 SE 262ND CT
006	546675	0070	7/24/12	\$224,950	\$240,000	1,660	7	1984	Good	8,315	N	N	13834 SE 271ST ST
006	769791	0040	6/22/11	\$189,000	\$209,000	1,660	7	1990	Avg	6,507	N	N	12031 SE 263RD ST
006	405110	0080	7/19/11	\$230,000	\$255,000	1,670	7	1978	Good	7,176	N	N	25332 145TH PL SE
006	547011	0160	3/27/12	\$300,000	\$329,000	1,670	7	1973	Good	10,600	N	N	26007 147TH PL SE
006	769786	0410	2/25/10	\$260,000	\$237,000	1,680	7	1986	Avg	5,760	N	N	25720 119TH PL SE
006	145992	0050	8/19/10	\$280,894	\$284,000	1,680	7	2010	Avg	6,270	N	N	13417 SE 252ND ST
006	145992	0110	6/9/10	\$292,241	\$285,000	1,680	7	2010	Avg	5,704	N	N	25307 135TH AVE SE
006	145992	0120	6/29/10	\$295,310	\$291,000	1,680	7	2010	Avg	5,704	N	N	25313 135TH AVE SE
006	145992	0180	3/7/11	\$295,999	\$321,000	1,680	7	2010	Avg	5,709	N	N	25229 136TH AVE SE
006	145992	0250	4/30/12	\$250,000	\$272,000	1,680	7	2011	Avg	5,046	N	N	13510 SE 253RD PL
006	145992	0300	4/11/11	\$268,000	\$293,000	1,680	7	2010	Avg	5,700	N	N	25222 135TH AVE SE
006	145992	0350	12/27/10	\$280,162	\$298,000	1,680	7	2011	Avg	5,718	N	N	13426 SE 252ND ST
006	202205	9253	11/23/11	\$185,800	\$206,000	1,700	7	1991	Avg	9,600	N	N	25220 111TH AVE SE
006	212205	9014	3/29/10	\$245,000	\$229,000	1,700	7	1990	Avg	12,048	N	N	11609 SE 253RD ST
006	282205	9273	7/2/10	\$240,000	\$237,000	1,700	7	1978	Avg	24,222	N	N	25601 126TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769785	0380	8/14/12	\$229,500	\$243,000	1,710	7	1987	Avg	7,533	N	N	11816 SE 256TH PL
006	212205	9161	12/2/11	\$284,500	\$316,000	1,720	7	1976	Good	16,788	Y	N	12417 SE 251ST PL
006	546630	0340	2/5/10	\$169,000	\$152,000	1,720	7	1981	Good	2,994	N	N	24835 145TH LN SE
006	505790	0030	8/12/10	\$224,900	\$227,000	1,720	7	2001	Avg	4,395	N	N	26408 131ST AVE SE
006	145992	0380	6/10/10	\$279,175	\$272,000	1,720	7	2010	Avg	5,700	N	N	13413 SE 252ND ST
006	546630	0180	1/25/10	\$157,900	\$141,000	1,740	7	1981	Avg	2,390	N	N	24840 145TH LN SE
006	815576	0050	4/1/11	\$237,000	\$258,000	1,750	7	2001	Avg	5,979	N	N	11222 SE 240TH PL
006	212205	9053	9/21/12	\$360,000	\$376,000	1,760	7	1960	Avg	98,881	N	N	25419 124TH AVE SE
006	329575	0730	5/25/10	\$250,000	\$242,000	1,760	7	1998	Avg	6,011	N	N	24322 117TH AVE SE
006	505790	0120	8/31/12	\$226,000	\$238,000	1,790	7	2000	Avg	4,021	N	N	13018 SE 264TH PL
006	202205	9357	6/24/10	\$241,000	\$237,000	1,797	7	2010	Avg	5,786	N	N	24423 112TH PL SE
006	179030	0270	5/24/10	\$285,000	\$275,000	1,800	7	1985	Good	9,936	N	N	13308 SE 249TH ST
006	895580	0020	11/27/12	\$506,000	\$514,000	1,810	7	1966	Avg	10,304	Y	Y	14643 SE 267TH PL
006	505790	0180	7/25/12	\$175,000	\$186,000	1,810	7	1999	Avg	4,056	N	N	13021 SE 264TH PL
006	769786	0140	6/3/10	\$240,000	\$233,000	1,820	7	1985	Avg	6,912	N	N	25803 119TH PL SE
006	546630	0100	7/23/10	\$162,900	\$163,000	1,820	7	1981	Avg	2,643	N	N	24820 145TH LN SE
006	282205	9207	6/23/10	\$340,000	\$334,000	1,830	7	1956	Good	35,719	N	N	12715 SE 256TH ST
006	769785	0100	5/11/11	\$231,450	\$254,000	1,850	7	1985	Avg	7,200	N	N	11718 SE 258TH ST
006	801623	0150	3/22/12	\$243,500	\$267,000	1,850	7	1997	Avg	7,841	N	N	12910 SE 261ST PL
006	801623	0210	11/12/10	\$265,000	\$278,000	1,850	7	1998	Avg	6,402	N	N	26131 129TH AVE SE
006	769791	0320	10/12/12	\$208,889	\$217,000	1,860	7	1990	Avg	8,791	N	N	26211 121ST AVE SE
006	809680	0400	7/26/10	\$263,134	\$263,000	1,863	7	2010	Avg	5,706	N	N	11807 SE 250TH PL
006	769792	0070	6/26/12	\$240,000	\$258,000	1,880	7	1991	Avg	6,861	N	N	12114 SE 261ST CT
006	546631	0590	6/4/12	\$133,000	\$144,000	1,880	7	1983	Avg	3,372	N	N	25043 144TH PL SE
006	007400	0060	9/28/10	\$247,000	\$254,000	1,900	7	1988	Avg	7,313	N	N	25303 119TH PL SE
006	546790	0010	9/19/12	\$239,000	\$250,000	1,900	7	1966	Good	12,064	N	N	26029 144TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	541231	0430	1/13/12	\$189,900	\$210,000	1,940	7	1983	Avg	10,531	N	N	12014 SE 250TH PL
006	546630	0490	6/1/12	\$112,500	\$122,000	1,940	7	1981	Avg	3,023	N	N	25001 146TH AVE SE
006	546630	0500	4/15/10	\$150,000	\$142,000	1,940	7	1981	Avg	2,566	N	N	25003 146TH AVE SE
006	272205	9144	5/31/11	\$185,000	\$204,000	1,960	7	1956	Good	14,581	N	N	14205 SE 260TH ST
006	202205	9350	9/29/10	\$264,950	\$273,000	1,970	7	2010	Avg	7,800	N	N	24430 110TH AVE SE
006	571420	0230	12/28/11	\$248,200	\$275,000	2,020	7	2011	Avg	5,700	N	N	12323 SE 260TH PL
006	272205	9091	9/1/12	\$490,000	\$516,000	2,040	7	1919	Good	80,410	Y	N	26415 135TH AVE SE
006	282205	9189	4/14/10	\$272,000	\$256,000	2,068	7	2010	Avg	5,700	N	N	12508 SE 265TH CT
006	282205	9371	6/25/10	\$273,000	\$269,000	2,068	7	2010	Avg	5,700	N	N	12507 SE 265TH CT
006	222205	9077	3/19/10	\$309,397	\$287,000	2,090	7	1912	VGood	60,112	Y	N	25209 138TH PL SE
006	769785	0130	7/5/12	\$218,000	\$234,000	2,100	7	1985	Avg	7,241	N	N	25716 117TH PL SE
006	769787	0540	11/13/12	\$195,000	\$200,000	2,100	7	1985	Avg	7,626	N	N	11911 SE 261ST PL
006	505790	0060	4/6/12	\$184,300	\$202,000	2,100	7	1999	Avg	4,894	N	N	13112 SE 264TH PL
006	282205	9228	4/16/10	\$275,000	\$260,000	2,129	7	2010	Avg	11,413	N	N	12417 SE 265TH CT
006	769792	0190	5/27/11	\$240,000	\$264,000	2,170	7	1991	Avg	6,488	N	N	12132 SE 260TH PL
006	145992	0030	12/9/10	\$281,000	\$297,000	2,195	7	2011	Avg	6,126	N	N	13409 SE 252ND ST
006	801623	0090	8/4/11	\$279,000	\$309,000	2,200	7	1999	Avg	6,243	N	N	13017 SE 261ST PL
006	210850	0270	4/2/12	\$225,000	\$246,000	2,210	7	1994	Avg	7,999	N	N	26822 136TH PL SE
006	801623	0040	8/10/12	\$206,000	\$218,000	2,220	7	1998	Avg	6,930	N	N	13107 SE 262ND PL
006	571420	0030	1/31/12	\$259,100	\$286,000	2,238	7	2011	Avg	7,748	N	N	12304 SE 260TH PL
006	571420	0040	3/27/12	\$259,100	\$284,000	2,238	7	2011	Avg	5,800	N	N	12228 SE 260TH PL
006	571420	0180	12/6/11	\$249,000	\$276,000	2,238	7	2011	Avg	5,700	N	N	12311 SE 260TH PL
006	272205	9218	2/4/10	\$290,000	\$260,000	2,260	7	1940	Good	55,756	N	N	13403 SE 256TH ST
006	405110	0420	6/26/12	\$290,000	\$312,000	2,290	7	1909	Good	24,984	Y	N	14505 SE 254TH ST
006	145992	0400	6/28/10	\$305,758	\$301,000	2,303	7	2010	Avg	5,862	N	N	13406 SE 252ND ST
006	329575	0430	5/25/11	\$289,000	\$318,000	2,310	7	1998	Avg	7,212	N	N	24310 119TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	145992	0040	9/22/10	\$300,674	\$309,000	2,351	7	2010	Avg	6,086	N	N	13413 SE 252ND ST
006	202205	9230	8/10/10	\$268,000	\$270,000	2,422	7	2010	Avg	11,529	Y	N	24409 112TH PL SE
006	202205	9356	8/18/10	\$261,000	\$264,000	2,422	7	2010	Avg	5,782	N	N	24417 112TH PL SE
006	202205	9358	7/28/10	\$261,000	\$261,000	2,422	7	2010	Avg	5,799	N	N	24429 112TH PL SE
006	202205	9359	8/11/10	\$261,000	\$263,000	2,422	7	2010	Avg	5,799	N	N	24433 112TH PL SE
006	202205	9360	8/12/10	\$261,000	\$263,000	2,422	7	2010	Avg	5,860	N	N	24432 112TH PL SE
006	202205	9361	8/5/10	\$262,000	\$263,000	2,422	7	2010	Avg	6,372	N	N	24430 112TH PL SE
006	202205	9362	8/5/10	\$261,000	\$262,000	2,422	7	2010	Avg	6,372	N	N	24424 112TH PL SE
006	202205	9363	8/12/10	\$261,000	\$263,000	2,422	7	2010	Avg	5,860	N	N	24418 112TH PL SE
006	329575	0290	7/12/12	\$267,000	\$286,000	2,450	7	1999	Avg	6,000	N	N	24510 119TH AVE SE
006	329575	0290	6/17/11	\$245,000	\$270,000	2,450	7	1999	Avg	6,000	N	N	24510 119TH AVE SE
006	571420	0200	3/29/12	\$257,100	\$282,000	2,468	7	2011	Avg	7,977	N	N	12327 SE 260TH PL
006	571420	0210	2/22/12	\$260,100	\$286,000	2,468	7	2011	Avg	5,794	N	N	12331 SE 260TH PL
006	202205	9348	5/17/12	\$310,000	\$336,000	2,474	7	2012	Avg	6,280	N	N	24420 110TH AVE SE
006	145992	0150	1/27/11	\$325,000	\$349,000	2,480	7	2010	Avg	5,713	N	N	25211 136TH AVE SE
006	145992	0220	6/20/11	\$320,001	\$353,000	2,482	7	2011	Avg	6,009	N	N	13528 SE 253RD PL
006	145992	0320	12/8/10	\$321,440	\$340,000	2,482	7	2011	Avg	5,733	N	N	25210 135TH AVE SE
006	145992	0100	1/27/11	\$293,000	\$314,000	2,490	7	2010	Avg	5,704	N	N	25301 135TH AVE SE
006	145992	0060	9/27/10	\$295,805	\$304,000	2,491	7	2010	Avg	5,700	N	N	13421 SE 252ND ST
006	145992	0410	6/21/10	\$301,564	\$296,000	2,491	7	2010	Avg	5,999	N	N	13402 SE 252ND ST
006	212205	9235	3/14/12	\$272,000	\$299,000	2,506	7	2006	Avg	8,556	N	N	25335 119TH PL SE
006	222205	9052	9/4/12	\$305,000	\$321,000	2,529	7	2012	Avg	9,653	N	N	13517 SE 253RD PL
006	222205	9152	6/28/12	\$312,900	\$336,000	2,533	7	2011	Avg	5,896	N	N	25329 136TH AVE SE
006	222205	9151	4/26/12	\$308,000	\$336,000	2,540	7	2011	Avg	8,040	N	N	13523 SE 253RD PL
006	329575	0050	11/15/12	\$245,000	\$250,000	2,590	7	1998	Avg	7,261	N	N	24432 119TH PL SE
006	329575	0080	7/16/10	\$333,500	\$332,000	2,590	7	1998	Avg	6,916	N	N	24518 119TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	329575	0510	11/19/12	\$270,000	\$276,000	2,590	7	1998	Avg	7,318	N	N	24325 119TH AVE SE
006	145992	0340	3/15/11	\$281,229	\$305,000	2,595	7	2010	Avg	7,591	N	N	13430 SE 252ND ST
006	145992	0130	11/4/10	\$321,210	\$336,000	2,627	7	2010	Avg	5,704	N	N	25319 135TH AVE SE
006	145992	0140	1/3/11	\$317,300	\$338,000	2,627	7	2010	Avg	5,937	N	N	25325 135TH AVE SE
006	145992	0190	2/17/11	\$309,115	\$334,000	2,627	7	2010	Avg	5,701	N	N	25303 136TH AVE SE
006	145992	0260	9/28/11	\$325,161	\$361,000	2,627	7	2011	Avg	6,125	N	N	25314 135TH AVE SE
006	145992	0360	5/25/11	\$320,500	\$352,000	2,627	7	2011	Avg	5,700	N	N	13422 SE 252ND ST
006	145992	0390	7/19/10	\$293,788	\$293,000	2,627	7	2010	Avg	5,706	N	N	13410 SE 252ND ST
006	145992	0020	10/18/12	\$310,500	\$321,000	2,633	7	2010	Avg	6,179	N	N	13405 SE 252ND ST
006	145992	0020	9/27/10	\$299,114	\$308,000	2,633	7	2010	Avg	6,179	N	N	13405 SE 252ND ST
006	058647	0470	9/13/12	\$237,000	\$248,000	2,670	7	1999	Avg	5,700	N	N	12904 SE 258TH ST
006	282205	9359	5/27/10	\$324,950	\$315,000	2,689	7	2009	Avg	6,572	N	N	12431 SE 259TH PL
006	329575	0700	10/17/11	\$309,950	\$344,000	2,730	7	1998	Avg	7,000	N	N	24306 117TH AVE SE
006	282205	9368	2/11/10	\$299,950	\$271,000	2,757	7	2009	Avg	7,675	N	N	12423 SE 265TH CT
006	145992	0200	1/26/11	\$308,736	\$331,000	2,771	7	2010	Avg	6,003	N	N	25309 136TH AVE SE
006	145992	0280	5/23/11	\$314,000	\$345,000	2,771	7	2011	Avg	6,000	N	N	25302 135TH AVE SE
006	145992	0330	3/16/11	\$295,346	\$321,000	2,771	7	2011	Avg	7,247	N	N	25204 135TH AVE SE
006	145992	0170	3/17/11	\$346,903	\$377,000	2,876	7	2011	Avg	5,700	N	N	25223 136TH AVE SE
006	145992	0070	9/20/11	\$335,352	\$372,000	2,904	7	2011	Avg	5,747	N	N	25209 135TH AVE SE
006	222205	9154	4/6/12	\$315,000	\$345,000	2,927	7	2011	Avg	6,000	N	N	25407 136TH AVE SE
006	222205	9153	12/16/11	\$325,208	\$361,000	2,976	7	2011	Avg	6,000	N	N	25401 136TH AVE SE
006	145992	0080	8/20/10	\$316,000	\$320,000	2,979	7	2010	Avg	5,704	N	N	25215 135TH AVE SE
006	145992	0090	9/27/10	\$319,368	\$329,000	2,979	7	2010	Avg	5,704	N	N	25221 135TH AVE SE
006	145992	0160	1/14/11	\$325,000	\$348,000	2,979	7	2010	Avg	5,700	N	N	25217 136TH AVE SE
006	145992	0210	2/11/11	\$315,142	\$340,000	2,979	7	2010	Avg	6,100	N	N	25315 136TH AVE SE
006	145992	0240	5/2/11	\$321,669	\$353,000	2,979	7	2011	Avg	5,933	N	N	13516 SE 253RD PL

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	145992	0270	4/2/12	\$321,335	\$352,000	2,979	7	2011	Avg	6,125	N	N	25308 135TH AVE SE
006	145992	0290	7/20/11	\$316,850	\$351,000	2,985	7	2011	Avg	5,700	N	N	25228 135TH AVE SE
006	058647	0180	7/27/10	\$280,000	\$280,000	3,040	7	2000	Avg	5,707	N	N	25724 130TH AVE SE
006	202205	9223	10/30/12	\$278,000	\$286,000	3,300	7	1972	Avg	19,803	N	N	24210 110TH PL SE
006	145992	0230	7/28/11	\$326,292	\$361,000	3,465	7	2011	Avg	5,939	N	N	13522 SE 253RD PL
006	145992	0310	4/15/11	\$336,500	\$368,000	3,465	7	2010	Avg	5,700	N	N	25216 135TH AVE SE
006	382650	0600	9/2/11	\$224,900	\$250,000	1,230	8	1978	Avg	7,350	N	N	13013 SE 245TH ST
006	546950	0180	7/23/12	\$340,000	\$362,000	1,270	8	1977	Good	14,383	N	N	13454 SE 242ND ST
006	382650	0360	12/15/11	\$225,000	\$250,000	1,280	8	1978	Good	8,400	N	N	12913 SE 247TH PL
006	546790	0020	7/27/11	\$180,000	\$199,000	1,340	8	1988	Avg	12,150	N	N	14320 SE 262ND ST
006	382650	1160	12/28/10	\$204,950	\$218,000	1,410	8	1978	Good	7,910	N	N	24619 131ST PL SE
006	382650	0460	8/18/11	\$198,000	\$220,000	1,420	8	1977	Avg	13,708	N	N	13041 SE 247TH PL
006	382650	0660	8/20/12	\$254,750	\$269,000	1,420	8	1977	Good	8,250	N	N	24508 129TH PL SE
006	801620	0280	5/21/10	\$235,000	\$227,000	1,430	8	1993	Avg	11,678	N	N	13006 SE 263RD PL
006	382650	0190	4/12/11	\$215,000	\$235,000	1,440	8	1978	Avg	7,000	N	N	12916 SE 245TH ST
006	801620	0160	6/12/12	\$269,950	\$291,000	1,440	8	1991	Avg	6,313	N	N	26211 131ST PL SE
006	382650	0920	9/26/11	\$240,000	\$267,000	1,445	8	1978	Good	7,980	N	N	12824 SE 246TH PL
006	381470	0380	8/29/12	\$243,000	\$256,000	1,450	8	1990	Good	6,404	N	N	12718 SE 253RD CT
006	382650	0010	10/19/12	\$199,950	\$207,000	1,450	8	1978	Avg	10,030	N	N	13108 SE 245TH ST
006	329595	0210	10/5/10	\$263,974	\$273,000	1,490	8	2010	Avg	5,700	N	N	12209 SE 262ND CT
006	202205	9113	3/14/11	\$273,000	\$296,000	1,500	8	1956	Avg	92,347	N	N	11119 SE 244TH ST
006	546950	1800	11/14/12	\$261,250	\$267,000	1,500	8	1975	Avg	16,055	N	N	14204 SE 243RD ST
006	546880	0070	10/9/12	\$325,000	\$337,000	1,550	8	1986	VGood	8,828	N	N	14302 SE 256TH PL
006	202205	9193	9/22/10	\$240,000	\$247,000	1,580	8	1963	Good	10,000	N	N	24425 116TH AVE SE
006	801620	0470	8/20/12	\$200,000	\$211,000	1,580	8	1991	Avg	7,350	N	N	12830 SE 262ND PL
006	212205	9185	1/13/11	\$269,000	\$288,000	1,632	8	2000	Avg	7,600	N	N	24007 130TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546790	0170	1/5/11	\$255,000	\$272,000	1,670	8	1976	Good	12,825	N	N	26312 143RD AVE SE
006	546950	1910	5/4/12	\$230,300	\$251,000	1,670	8	1975	Good	13,500	N	N	24267 141ST PL SE
006	546950	1100	12/26/12	\$368,500	\$370,000	1,680	8	1979	Good	16,356	Y	N	24207 139TH AVE SE
006	381470	0280	7/13/11	\$238,000	\$263,000	1,690	8	1990	Good	6,648	N	N	12718 SE 254TH CT
006	329871	0060	12/7/10	\$197,500	\$209,000	1,698	8	2004	Avg	5,733	N	N	13110 SE 266TH PL
006	769786	0490	9/19/11	\$220,000	\$244,000	1,700	8	1986	Avg	7,379	N	N	11810 SE 257TH ST
006	724810	0070	5/18/10	\$230,000	\$222,000	1,710	8	2000	Avg	5,895	N	N	12204 SE 258TH PL
006	288797	0050	6/20/12	\$248,000	\$267,000	1,720	8	1999	Avg	4,220	N	N	13814 SE 255TH PL
006	288797	0070	12/22/11	\$245,000	\$272,000	1,740	8	1999	Avg	2,426	N	N	13810 SE 255TH PL
006	288797	0080	4/1/10	\$275,000	\$257,000	1,740	8	1999	Avg	3,525	N	N	13808 SE 255TH PL
006	809680	0470	3/16/12	\$249,950	\$274,000	1,741	8	2011	Avg	5,700	N	N	24830 118TH CT SE
006	272205	9049	3/18/11	\$660,000	\$717,000	1,779	8	1976	VGood	22,815	Y	Y	26332 135TH AVE SE
006	801620	0560	5/17/11	\$206,000	\$226,000	1,790	8	1991	Avg	6,844	N	N	12871 SE 262ND PL
006	133029	0140	9/10/10	\$250,000	\$255,000	1,790	8	1999	Avg	6,782	N	N	12607 SE 265TH ST
006	150970	0240	8/22/12	\$259,000	\$274,000	1,790	8	2001	Avg	6,720	N	N	24028 130TH AVE SE
006	150970	0260	12/9/11	\$217,500	\$241,000	1,790	8	2000	Avg	7,611	N	N	24020 130TH AVE SE
006	815577	0070	2/8/11	\$237,000	\$255,000	1,790	8	2002	Avg	6,774	N	N	24101 114TH PL SE
006	272205	9320	7/19/10	\$262,000	\$261,000	1,815	8	2010	Avg	5,727	N	N	27032 138TH PL SE
006	546950	1180	7/22/11	\$320,000	\$354,000	1,840	8	1976	Good	15,450	N	N	24204 138TH AVE SE
006	381470	0210	7/20/11	\$225,000	\$249,000	1,870	8	1985	Avg	7,115	N	N	25408 127TH AVE SE
006	381470	0040	4/3/12	\$239,900	\$263,000	1,890	8	1986	Avg	6,544	N	N	25434 127TH AVE SE
006	809680	0150	2/21/12	\$259,950	\$286,000	1,938	8	2011	Avg	6,398	N	N	11733 SE 249TH ST
006	546950	0280	5/26/11	\$249,900	\$275,000	1,940	8	1978	Good	16,284	N	N	24250 133RD AVE SE
006	272205	9321	5/19/10	\$280,000	\$270,000	1,945	8	2010	Avg	5,754	N	N	27106 138TH PL SE
006	032103	0160	5/10/11	\$299,995	\$329,000	1,956	8	2010	Avg	6,203	N	N	13409 SE 255TH ST
006	209550	0280	8/27/12	\$289,000	\$305,000	1,970	8	1995	Avg	6,918	N	N	12410 SE 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	032103	0110	9/10/10	\$324,995	\$332,000	2,026	8	2010	Avg	6,484	N	N	13228 SE 255TH ST
006	032103	0150	12/14/10	\$319,995	\$339,000	2,026	8	2010	Avg	7,611	N	N	13411 SE 255TH ST
006	282205	9024	1/26/12	\$295,000	\$326,000	2,050	8	1984	Good	53,891	N	N	26524 128TH AVE SE
006	107960	0200	8/3/11	\$289,500	\$321,000	2,060	8	1979	Good	16,275	N	N	12714 SE 258TH ST
006	534400	0080	6/16/11	\$215,000	\$237,000	2,060	8	2003	Avg	6,110	N	N	25904 125TH PL SE
006	329871	0160	10/16/12	\$220,000	\$228,000	2,060	8	2004	Avg	5,652	N	N	13005 SE 266TH ST
006	329871	0210	7/11/11	\$200,000	\$221,000	2,060	8	2004	Avg	4,500	N	N	13103 SE 226TH PL
006	418040	0180	12/17/12	\$285,000	\$287,000	2,080	8	2003	Avg	6,708	N	N	12206 SE 259TH PL
006	724810	0020	6/28/10	\$252,000	\$248,000	2,120	8	2001	Avg	6,159	N	N	12324 SE 258TH PL
006	329595	0080	5/25/12	\$255,000	\$276,000	2,132	8	2011	Avg	5,700	N	N	26222 123RD AVE SE
006	032103	0020	3/15/12	\$299,995	\$329,000	2,152	8	2011	Avg	6,500	N	N	13210 SE 255TH ST
006	329595	0090	4/21/11	\$273,950	\$300,000	2,179	8	2011	Avg	5,894	N	N	26216 123RD AVE SE
006	801620	0650	11/26/12	\$298,000	\$303,000	2,180	8	1992	Avg	8,014	N	N	26241 129TH AVE SE
006	439703	0070	11/12/12	\$295,250	\$302,000	2,180	8	1997	Avg	11,013	N	N	24160 145TH AVE SE
006	801620	0140	11/15/12	\$279,500	\$286,000	2,190	8	1992	Avg	7,354	N	N	26203 131ST PL SE
006	032103	0250	10/10/11	\$313,710	\$349,000	2,195	8	2011	Avg	5,950	N	N	13221 SE 255TH ST
006	381470	0300	6/19/12	\$229,000	\$246,000	2,200	8	1985	Avg	6,865	N	N	25322 127TH AVE SE
006	534400	0140	12/9/10	\$247,500	\$262,000	2,220	8	2003	Avg	5,700	N	N	12508 SE 259TH ST
006	272205	9105	5/10/10	\$302,000	\$289,000	2,223	8	2010	Avg	7,597	N	N	27028 138TH PL SE
006	272205	9323	3/1/10	\$299,950	\$274,000	2,223	8	2010	Avg	5,807	N	N	27116 138TH PL SE
006	272205	9324	12/17/10	\$259,100	\$275,000	2,225	8	2010	Avg	5,834	N	N	27120 138TH PL SE
006	382650	1270	11/7/11	\$195,000	\$217,000	2,240	8	1978	Good	6,580	N	N	12927 SE 246TH ST
006	801620	0460	12/10/12	\$275,000	\$278,000	2,250	8	1991	Avg	7,020	N	N	12836 SE 262ND PL
006	032103	0090	5/6/11	\$314,995	\$345,000	2,250	8	2010	Avg	6,500	N	N	13320 SE 255TH ST
006	032103	0140	8/3/10	\$325,330	\$327,000	2,250	8	2010	Avg	8,530	N	N	13416 SE 255TH ST
006	032103	0180	9/22/10	\$339,995	\$349,000	2,250	8	2010	Avg	6,941	N	N	13329 SE 255TH ST

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	809680	0030	11/9/10	\$279,000	\$292,000	2,255	8	2008	Avg	5,701	N	N	11729 SE 248TH PL
006	381470	0810	10/23/12	\$260,000	\$268,000	2,270	8	1988	Good	6,800	N	N	25422 126TH AVE SE
006	724810	0080	2/24/12	\$300,000	\$330,000	2,270	8	2001	Avg	6,450	N	N	12231 SE 258TH PL
006	212205	9255	7/25/12	\$359,000	\$383,000	2,277	8	2012	Avg	12,183	N	N	25330 128TH AVE SE
006	809680	0130	12/21/11	\$269,950	\$299,000	2,279	8	2011	Avg	5,704	N	N	11725 SE 249TH ST
006	801620	0210	5/19/10	\$285,000	\$275,000	2,290	8	1991	Avg	7,000	N	N	26255 131ST PL SE
006	160800	0080	9/17/12	\$294,000	\$308,000	2,290	8	2007	Avg	6,613	N	N	11806 SE 240TH PL
006	160800	0090	9/17/12	\$310,101	\$325,000	2,290	8	2007	Avg	6,902	N	N	11802 SE 240TH PL
006	212205	9192	4/26/10	\$335,000	\$318,000	2,300	8	2000	Avg	7,615	N	N	24129 130TH AVE SE
006	032103	0230	6/18/12	\$333,370	\$359,000	2,303	8	2012	Avg	5,950	N	N	13303 SE 255TH ST
006	032103	0040	12/12/11	\$319,995	\$355,000	2,306	8	2011	Avg	6,500	N	N	13222 SE 255TH ST
006	032103	0010	8/12/11	\$337,000	\$374,000	2,309	8	2010	Avg	7,384	N	N	13204 SE 255TH ST
006	032103	0070	10/25/11	\$329,995	\$367,000	2,309	8	2011	Avg	7,800	N	N	13308 SE 255TH ST
006	032103	0120	6/25/10	\$349,995	\$344,000	2,309	8	2010	Avg	6,098	N	N	13404 SE 255TH ST
006	221500	0120	6/22/12	\$229,000	\$246,000	2,310	8	1988	Good	9,059	N	N	14422 SE 257TH PL
006	272205	9293	9/12/11	\$312,000	\$346,000	2,310	8	1998	Avg	17,927	N	N	25622 136TH AVE SE
006	032103	0170	6/10/11	\$319,995	\$353,000	2,318	8	2010	Avg	5,719	N	N	13405 SE 255TH ST
006	743605	0200	2/21/12	\$215,000	\$237,000	2,330	8	1997	Avg	6,000	N	N	26127 126TH AVE SE
006	272205	9141	1/12/10	\$269,900	\$238,000	2,370	8	1957	Good	19,602	N	N	27122 140TH LN SE
006	272205	9141	4/4/12	\$254,075	\$278,000	2,370	8	1957	Good	19,602	N	N	27122 140TH LN SE
006	160800	0160	2/9/12	\$285,000	\$314,000	2,378	8	2006	Avg	5,724	N	N	24112 118TH PL SE
006	209550	0050	10/21/11	\$205,000	\$228,000	2,380	8	1996	Avg	7,248	N	N	26257 125TH PL SE
006	160801	0050	8/25/11	\$271,000	\$301,000	2,380	8	2007	Avg	6,010	N	N	11918 240TH PL SE
006	032103	0080	11/5/10	\$357,695	\$374,000	2,404	8	2010	Avg	7,800	N	N	13314 SE 255TH ST
006	032103	0130	4/7/11	\$324,995	\$355,000	2,404	8	2010	Avg	6,703	N	N	13410 SE 255TH ST
006	032103	0190	6/14/11	\$324,995	\$358,000	2,404	8	2010	Avg	5,950	N	N	13325 SE 255TH ST

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	381470	1060	3/3/10	\$313,500	\$287,000	2,410	8	1986	Good	6,500	N	N	25419 127TH AVE SE
006	329595	0010	12/20/10	\$287,000	\$305,000	2,432	8	2010	Avg	5,965	N	N	26230 123RD PL SE
006	329595	0030	2/24/11	\$275,950	\$298,000	2,432	8	2010	Avg	7,120	N	N	26222 123RD PL SE
006	329595	0050	12/28/10	\$290,000	\$309,000	2,432	8	2010	Avg	5,795	N	N	26229 123RD PL SE
006	032103	0030	6/5/12	\$341,777	\$369,000	2,433	8	2012	Avg	6,500	N	N	13216 SE 255TH ST
006	212205	9250	8/18/10	\$309,000	\$312,000	2,447	8	2008	Avg	5,814	N	N	25315 117TH CT SE
006	212205	9253	3/18/10	\$309,500	\$287,000	2,447	8	2008	Avg	6,790	N	N	11605 SE 253RD ST
006	140300	0010	10/21/10	\$434,000	\$451,000	2,450	8	1965	Good	38,554	N	N	14506 SE 260TH ST
006	801620	0260	6/1/10	\$331,450	\$322,000	2,450	8	1992	Avg	7,350	N	N	13016 SE 263RD PL
006	809680	0120	1/30/12	\$282,033	\$312,000	2,452	8	2011	Avg	5,700	N	N	11723 SE 249TH ST
006	202205	9293	5/12/10	\$350,000	\$336,000	2,476	8	2004	Avg	13,910	N	N	25225 114TH AVE SE
006	209550	0150	4/27/11	\$280,000	\$307,000	2,500	8	1998	Avg	4,981	N	N	26242 125TH PL SE
006	160801	0040	10/26/11	\$260,000	\$289,000	2,550	8	2007	Avg	5,738	N	N	11922 SE 240TH PL
006	160800	0120	11/18/11	\$255,000	\$283,000	2,555	8	2006	Avg	5,720	N	N	24027 118TH PL SE
006	032103	0060	3/11/12	\$324,995	\$357,000	2,559	8	2011	Avg	6,500	N	N	13302 SE 255TH ST
006	104300	0020	11/9/12	\$321,000	\$329,000	2,568	8	2012	Avg	6,798	N	N	24322 114TH PL SE
006	272205	9096	5/19/10	\$300,000	\$289,000	2,580	8	2001	Avg	8,138	Y	N	27111 141ST AVE SE
006	809680	0080	1/26/12	\$288,247	\$319,000	2,582	8	2011	Avg	5,700	N	N	11730 SE 249TH ST
006	809680	0140	10/11/11	\$284,950	\$317,000	2,582	8	2011	Avg	5,703	N	N	11729 SE 249TH ST
006	809680	0220	1/27/12	\$294,532	\$325,000	2,582	8	2011	Avg	6,993	N	N	25030 117TH CT SE
006	809680	0560	5/18/12	\$289,550	\$314,000	2,582	8	2012	Avg	5,700	N	N	24806 118TH AVE SE
006	113760	0011	1/14/10	\$259,000	\$229,000	2,628	8	2005	Avg	8,255	N	N	24811 129TH AVE SE
006	546950	0670	7/9/12	\$414,500	\$444,000	2,630	8	1981	Good	17,000	N	N	13703 SE 246TH ST
006	032103	0100	6/11/10	\$394,994	\$386,000	2,639	8	2010	Avg	7,800	N	N	13324 SE 255TH ST
006	418040	0010	3/5/12	\$236,000	\$260,000	2,690	8	2003	Avg	5,754	N	N	25932 122ND PL SE
006	272205	9170	3/6/12	\$275,000	\$302,000	2,692	8	2005	Avg	39,374	N	N	13215 SE 268TH ST

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	032103	0050	6/13/11	\$350,065	\$386,000	2,710	8	2011	Avg	7,800	N	N	13228 SE 255TH ST
006	212205	9251	12/23/10	\$292,000	\$310,000	2,739	8	2008	Avg	7,650	N	N	25303 117TH CT SE
006	212205	9252	4/26/10	\$309,950	\$294,000	2,739	8	2008	Avg	9,958	N	N	11603 SE 253RD ST
006	546950	2110	5/11/12	\$510,000	\$554,000	2,740	8	2003	Avg	13,312	Y	N	13816 SE 241ST ST
006	032103	0240	2/2/12	\$361,641	\$399,000	2,751	8	2012	Avg	7,140	N	N	13227 SE 255TH ST
006	329595	0040	9/21/10	\$314,950	\$323,000	2,764	8	2010	Avg	7,346	N	N	26225 123RD PL SE
006	212205	9150	4/28/10	\$380,000	\$361,000	2,800	8	1976	Avg	21,408	N	N	24607 120TH AVE SE
006	222205	9091	6/5/12	\$455,000	\$491,000	2,840	8	1979	Avg	59,677	N	N	24023 142ND AVE SE
006	546950	1890	1/4/12	\$262,500	\$291,000	2,840	8	1976	Good	17,120	N	N	24249 141ST PL SE
006	160800	0020	10/18/11	\$300,000	\$333,000	2,844	8	2006	Avg	5,750	N	N	11906 SE 240TH PL
006	160800	0190	7/14/11	\$300,000	\$332,000	2,844	8	2006	Avg	5,769	N	N	24026 118TH PL SE
006	178670	0240	5/18/12	\$425,000	\$461,000	2,870	8	1999	Avg	7,090	N	N	13904 SE 253RD PL
006	032103	0210	5/30/12	\$369,995	\$400,000	2,870	8	2012	Avg	7,140	N	N	13315 SE 255TH ST
006	160800	0010	6/3/10	\$345,000	\$335,000	2,988	8	2006	Avg	5,920	N	N	11912 SE 240TH PL
006	801626	0010	12/6/12	\$340,000	\$344,000	3,200	8	1997	Avg	6,851	N	N	26139 126TH AVE SE
006	212205	9090	12/28/11	\$280,000	\$310,000	3,690	8	1979	Good	39,188	Y	N	25316 128TH AVE SE
006	546950	0570	3/1/10	\$345,000	\$316,000	1,620	9	1975	Good	10,824	N	N	24405 137TH AVE SE
006	546950	0990	3/29/10	\$290,000	\$271,000	1,630	9	1975	Good	11,424	N	N	24204 139TH AVE SE
006	381470	0150	9/27/10	\$265,000	\$273,000	1,740	9	1987	Good	6,808	N	N	12740 SE 254TH PL
006	546791	0190	5/3/10	\$319,999	\$305,000	1,780	9	1983	Good	13,095	N	N	26222 142ND AVE SE
006	546950	2030	12/27/12	\$344,999	\$346,000	1,800	9	1973	Good	11,730	N	N	13842 SE 241ST ST
006	546950	3200	2/17/12	\$270,000	\$298,000	1,800	9	1977	Good	15,730	N	N	25521 142ND AVE SE
006	321158	0040	10/16/12	\$315,000	\$326,000	1,840	9	1988	Good	7,954	N	N	13321 SE 253RD PL
006	321156	0070	8/8/11	\$262,450	\$291,000	1,880	9	1988	Good	11,397	N	N	13218 SE 253RD PL
006	546950	2040	9/26/12	\$350,000	\$365,000	1,880	9	1973	Good	12,408	Y	N	13834 SE 241ST ST
006	546950	2750	1/5/11	\$300,000	\$320,000	1,940	9	1974	Good	15,453	Y	N	13606 SE 251ST PL

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546950	3500	8/27/10	\$327,950	\$333,000	1,990	9	1976	Avg	14,000	Y	N	24908 136TH AVE SE
006	546950	1430	5/27/11	\$400,000	\$440,000	2,020	9	1975	Good	14,484	N	N	24605 142ND AVE SE
006	546791	0030	9/12/12	\$339,950	\$356,000	2,100	9	1987	Good	13,218	N	N	26025 142ND AVE SE
006	546950	1730	10/15/12	\$334,950	\$347,000	2,140	9	1978	Good	31,050	N	N	14326 SE 243RD ST
006	546950	0590	6/6/11	\$542,500	\$598,000	2,150	9	1975	Good	13,034	N	N	24423 137TH AVE SE
006	178671	0020	5/18/11	\$324,000	\$356,000	2,170	9	2001	Avg	7,600	N	N	25318 136TH AVE SE
006	178671	0030	6/28/11	\$281,500	\$311,000	2,170	9	2001	Avg	7,600	N	N	23512 136TH AVE SE
006	546950	1050	7/30/12	\$445,000	\$473,000	2,190	9	1978	Good	16,074	N	N	13921 SE 241ST ST
006	178670	0180	2/24/10	\$350,000	\$319,000	2,200	9	1997	Avg	6,089	N	N	13809 SE 253RD ST
006	546875	0140	3/22/10	\$254,000	\$236,000	2,220	9	1990	Avg	10,634	N	N	25513 139TH AVE SE
006	178670	0160	7/11/12	\$290,000	\$310,000	2,220	9	1997	Avg	10,876	Y	N	25221 138TH PL SE
006	546950	3170	10/25/11	\$330,000	\$367,000	2,260	9	1976	Good	18,850	N	N	14155 SE 255TH ST
006	546875	0030	8/31/10	\$305,000	\$310,000	2,290	9	1990	Good	8,250	N	N	25504 139TH AVE SE
006	546950	3550	7/23/12	\$700,000	\$746,000	2,338	9	1983	Good	15,700	Y	N	24736 136TH AVE SE
006	546950	0770	11/16/11	\$370,000	\$411,000	2,363	9	1977	Good	14,040	N	N	24514 140TH AVE SE
006	150950	0050	7/19/11	\$315,000	\$349,000	2,390	9	1992	Avg	8,501	N	N	24302 129TH AVE SE
006	150950	0320	9/30/10	\$270,000	\$278,000	2,400	9	1992	Avg	9,869	N	N	12831 SE 242ND CT
006	546950	0520	8/1/12	\$404,000	\$430,000	2,430	9	1982	Good	13,500	N	N	24111 138TH AVE SE
006	439701	0100	5/23/11	\$357,000	\$393,000	2,450	9	1997	Avg	9,363	Y	N	24607 145TH PL SE
006	546950	0190	9/14/12	\$316,000	\$331,000	2,490	9	1985	Good	18,536	N	N	13450 SE 242ND ST
006	178670	0290	6/4/12	\$339,000	\$366,000	2,490	9	1997	Avg	8,506	N	N	13815 SE 252ND PL
006	546791	0210	12/3/10	\$280,000	\$296,000	2,500	9	1984	Good	13,095	N	N	26204 142ND AVE SE
006	894446	0280	11/23/10	\$300,000	\$316,000	2,503	9	2005	Avg	5,700	N	N	24713 117TH PL SE
006	439701	0090	6/6/12	\$315,000	\$340,000	2,504	9	1996	Avg	10,063	Y	N	24517 145TH PL SE
006	178670	0130	9/9/11	\$365,000	\$405,000	2,510	9	1996	Avg	6,844	Y	N	13826 SE 252ND PL
006	855570	0090	3/23/11	\$311,440	\$339,000	2,533	9	2007	Avg	6,337	N	N	13233 SE 252ND ST

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	150950	0480	10/26/12	\$344,200	\$355,000	2,590	9	1994	Avg	9,060	N	N	24331 129TH AVE SE
006	855570	0180	6/24/10	\$350,000	\$344,000	2,687	9	2006	Avg	5,727	N	N	13214 SE 252ND ST
006	439700	0020	10/10/11	\$379,500	\$422,000	2,740	9	1991	Avg	9,168	N	N	14527 SE 243RD PL
006	546950	0490	9/13/12	\$340,000	\$356,000	2,800	9	1978	Good	13,700	N	N	24114 135TH AVE SE
006	329595	0060	7/21/10	\$370,000	\$369,000	2,846	9	2008	Avg	6,136	N	N	26232 123RD AVE SE
006	329595	0190	8/15/12	\$360,000	\$381,000	2,846	9	2007	Avg	6,636	N	N	12302 SE 262ND CT
006	212205	9138	7/31/12	\$409,550	\$436,000	2,902	9	2006	Avg	12,183	N	N	25326 128TH AVE SE
006	212205	9164	1/29/10	\$450,000	\$402,000	2,913	9	2009	Avg	5,791	N	N	11704 SE 242ND ST
006	894446	0240	8/1/11	\$315,000	\$349,000	2,963	9	2006	Avg	5,792	N	N	11703 246TH PL SE
006	546950	2600	4/25/12	\$400,000	\$436,000	3,000	9	1975	Good	17,500	N	N	13501 SE 251ST PL
006	855570	0070	3/14/11	\$350,000	\$380,000	3,025	9	2008	Avg	6,600	N	N	25226 132ND PL SE
006	855570	0130	5/19/10	\$377,575	\$364,000	3,025	9	2009	Avg	5,950	N	N	13324 SE 252ND ST
006	546791	0200	6/26/12	\$350,000	\$376,000	3,050	9	1987	Good	13,095	N	N	26214 142ND AVE SE
006	546950	1330	12/27/11	\$450,000	\$499,000	3,110	9	1974	Good	13,000	Y	N	14103 SE 243RD ST
006	571420	0060	3/26/10	\$500,000	\$465,000	3,134	9	2009	Avg	5,800	N	N	12218 SE 260TH PL
006	571420	0160	5/6/11	\$425,000	\$466,000	3,134	9	2009	Avg	7,982	N	N	12219 SE 260TH PL
006	202205	9338	10/20/11	\$327,200	\$364,000	3,167	9	2007	Avg	9,600	N	N	24224 115TH PL SE
006	855570	0120	4/28/10	\$379,950	\$361,000	3,167	9	2009	Avg	5,964	N	N	13330 SE 252ND ST
006	329595	0070	7/20/10	\$405,000	\$404,000	3,167	9	2007	Avg	5,700	N	N	26228 123RD AVE SE
006	329595	0180	7/14/10	\$400,000	\$398,000	3,167	9	2007	Avg	5,703	N	N	12306 SE 262ND CT
006	329595	0180	10/22/12	\$390,000	\$403,000	3,167	9	2007	Avg	5,703	N	N	12306 SE 262ND CT
006	546950	0250	4/13/12	\$471,000	\$515,000	3,280	9	1988	Good	14,000	N	N	13306 SE 243RD PL
006	178671	0140	1/9/12	\$302,000	\$334,000	3,330	9	2001	Avg	7,602	N	N	13715 SE 253RD ST
006	212205	9257	6/30/10	\$480,000	\$474,000	3,722	9	2010	Avg	5,921	N	N	11710 SE 242ND ST
006	165700	0090	2/9/10	\$420,000	\$379,000	3,804	9	2006	Avg	10,103	N	N	25450 111TH AVE SE
006	212205	9256	6/15/11	\$510,000	\$562,000	3,930	9	2010	Avg	5,925	N	N	11708 SE 242ND ST

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	212205	9258	8/17/12	\$480,000	\$508,000	3,930	9	2010	Avg	5,967	N	N	11714 SE 242ND ST
006	178671	0120	12/14/12	\$499,500	\$504,000	3,960	9	2001	Avg	8,285	N	N	13701 SE 253RD ST
006	769060	0200	6/24/11	\$202,000	\$223,000	1,884	10	2005	Avg	2,905	N	N	11513 101 SE 259TH ST
006	769060	0030	6/5/12	\$195,000	\$211,000	1,932	10	2004	Avg	2,589	N	N	11516 SE 259TH ST
006	546950	2930	5/18/12	\$425,000	\$461,000	1,950	10	1985	Good	16,002	Y	N	13803 SE 251ST PL
006	546950	3230	7/24/10	\$375,000	\$375,000	2,020	10	1978	Good	13,000	N	N	14215 SE 255TH PL
006	769060	0150	3/14/12	\$173,500	\$191,000	2,134	10	2005	Avg	2,306	N	N	11411 102 SE 259TH ST
006	769060	0090	9/23/10	\$215,000	\$221,000	2,156	10	2005	Avg	2,510	N	N	11430 101 SE 259TH ST
006	769060	0180	11/10/11	\$225,000	\$250,000	2,324	10	2005	Avg	3,422	N	N	11423 101 SE 259TH ST
006	546950	1610	3/6/12	\$480,000	\$528,000	2,430	10	1972	Good	13,000	Y	N	14321 SE 243RD ST
006	212205	9217	4/20/10	\$380,000	\$360,000	3,038	10	2007	Avg	6,060	N	N	24223 116TH PL SE
006	270845	0030	2/25/10	\$380,000	\$347,000	3,120	10	2005	Avg	10,022	N	N	24314 109TH PL SE
006	270845	0130	2/16/11	\$375,000	\$405,000	3,177	10	2006	Avg	12,518	N	N	10908 SE 243RD ST
006	270845	0090	5/27/10	\$410,000	\$397,000	3,256	10	2005	Avg	10,095	N	N	10931 SE 243RD ST
006	546950	0750	4/25/11	\$328,000	\$359,000	3,310	10	1977	Good	13,375	N	N	24532 140TH AVE SE
006	270845	0160	4/1/10	\$428,000	\$400,000	3,536	10	2005	Avg	9,656	N	N	24319 109TH PL SE
006	270845	0150	3/31/10	\$438,000	\$409,000	3,552	10	2006	Avg	9,657	N	N	24311 109TH PL SE
006	262400	0110	12/8/10	\$475,000	\$502,000	3,824	10	2006	Avg	10,530	N	N	24435 109TH PL SE
006	270845	0040	5/5/11	\$525,000	\$576,000	3,962	10	2005	Avg	10,017	N	N	10911 SE 243RD ST
006	165700	0110	6/23/11	\$413,000	\$456,000	4,475	10	2007	Avg	10,028	N	N	25505 111TH AVE SE
006	212205	9224	12/15/10	\$564,950	\$599,000	4,515	10	2005	Avg	10,019	N	N	24219 131ST AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0001	12/1/11	\$200,000	PREVIMP<=25K
005	000660	0004	5/9/12	\$171,000	IMP COUNT; FINANCIAL INSTITUTION RESALE
005	019650	0090	9/17/12	\$194,400	BANKRUPTCY; GOVERNMENT AGENCY
005	027390	0100	6/22/10	\$225,000	LACK OF REPRESENTATION FOR FAIR CONDITION
005	132204	9143	1/27/12	\$90,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
005	132204	9150	9/12/12	\$62,000	DOR RATIO
005	132204	9213	1/7/10	\$204,000	BANKRUPTCY; GOVERNMENT AGENCY
005	132204	9352	10/24/12	\$156,146	BANKRUPTCY - RECEIVER OR TRUSTEE
005	159860	0012	3/1/11	\$105,000	CONTRACT SALE; LACK OF REPRESENTATION GRADE 4
005	159860	0017	9/14/10	\$195,081	BANKRUPTCY - RECEIVER OR TRUSTEE
005	159860	0152	5/4/10	\$184,950	PREVIMP<=25K
005	161200	0175	9/21/11	\$105,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	161200	0175	7/27/12	\$213,800	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
005	162660	0010	3/9/12	\$72,174	DOR RATIO; EXEMPT FROM EXCISE TAX
005	176510	0055	7/25/12	\$149,900	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
005	182205	9057	2/16/11	\$145,000	PREVIMP<=25K
005	182205	9153	11/16/11	\$449,354	OPEN SPACE DESIGNATION CONT/OK'D AFTER SALE
005	182205	9172	11/28/11	\$67,500	DOR RATIO; PREVIMP<=25K; GOVERNMENT AGENCY
005	182205	9178	4/18/12	\$107,000	DOR RATIO
005	182205	9189	2/16/10	\$100,000	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
005	184970	0185	7/6/10	\$150,000	LACK OF REPRESENTATION FOR GRADE 5
005	184970	0190	7/6/10	\$150,000	LACK OF REPRESENTATION FOR GRADE 5
005	186390	0010	7/26/11	\$209,000	LACK OF REPRESENTATION FOR GRADE 5
005	186390	0020	12/13/12	\$99,500	PREVIMP<=25K
005	186390	0020	4/6/11	\$65,000	PREVIMP<=25K
005	186390	0050	12/28/12	\$192,241	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9109	6/25/10	\$275,000	IMP COUNT
005	192205	9159	11/10/11	\$253,497	BANKRUPTCY;PREVIMP<=25K; GOVERNMENT AGENCY
005	192205	9159	2/8/12	\$89,900	PREVIMP<=25K; GOVERNMENT AGENCY
005	192205	9185	12/5/11	\$61,000	DOR RATIO; IMP<=25K; NON-REP SALE
005	192205	9195	8/20/12	\$160,000	PREVIMP<=25K
005	192205	9216	8/7/12	\$125,000	DIAGNOSTIC OUTLIER
005	192205	9216	1/21/12	\$227,096	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9272	12/7/12	\$367,463	BANKRUPTCY; GOVERNMENT AGENCY
005	192205	9281	5/20/11	\$120,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
005	192205	9410	1/31/12	\$286,227	BANKRUPTCY; GOVERNMENT AGENCY
005	195260	0040	7/30/12	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	252830	0010	3/12/11	\$100,000	DIAGNOSTIC OUTLIER
005	258700	0180	5/19/11	\$325,373	BANKRUPTCY; GOVERNMENT AGENCY
005	292205	9073	4/30/12	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	292205	9221	12/5/12	\$216,603	BANKRUPTCY - RECEIVER OR TRUSTEE
005	295190	0100	12/28/12	\$99,950	PREVIMP<=25K
005	302205	9037	6/13/11	\$95,000	NON-REP SALE; FINANCIAL INSTITUTE RESALE

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	315910	0030	12/27/12	\$250,836	BANKRUPTCY; GOVERNMENT AGENCY
005	382100	0080	10/2/12	\$179,824	RELATED PARTY, FRIEND, OR NEIGHBOR
005	382800	0115	4/14/11	\$58,900	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTIT RESALE
005	382800	0135	11/12/10	\$99,000	IMP COUNT; PREVIMP<=25K
005	382800	0170	5/31/11	\$62,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
005	382800	0206	3/26/12	\$65,500	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTIT RESALE
005	382800	0275	2/24/12	\$115,001	BANKRUPTCY - RECEIVER OR TRUSTEE
005	435910	0160	4/13/10	\$219,661	BANKRUPTCY; GOVERNMENT AGENCY
005	436960	0010	12/5/11	\$247,107	BANKRUPTCY; GOVERNMENT AGENCY
005	436960	0015	4/6/10	\$234,900	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
005	547830	0035	2/7/11	\$72,750	QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
005	547830	0070	5/16/12	\$247,750	NO MARKET EXPOSURE; GOVERNMENT AGENCY
005	614660	0020	12/20/11	\$63,000	DOR RATIO; EXEMPT FROM EXCISE TAX
005	614660	0025	6/28/12	\$97,500	PREVIMP<=25K
005	614660	0050	8/14/12	\$82,000	NON-REPRESENTATIVE SALE
005	614660	0055	2/6/12	\$59,500	QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
005	614660	0210	6/16/11	\$90,000	NON-REPRESENTATIVE SALE
005	614660	0230	11/24/10	\$89,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
005	614660	0245	8/29/12	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	614660	0555	2/23/11	\$68,250	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTIT RESALE
005	614660	0588	7/21/11	\$130,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
005	614760	0080	5/16/12	\$87,207	BANKRUPTCY; PREVIMP<=25K; GOVERNMENT AGENCY
005	614760	0080	8/20/12	\$74,900	PREVIMP<=25K; GOVERNMENT AGENCY
005	638630	0130	4/20/11	\$110,250	NON-REP SALE; FINANCIAL INSTITUTE RESALE
005	755740	0050	11/1/10	\$250,000	NON-REPRESENTATIVE SALE
005	755740	0095	7/27/12	\$118,000	NON-REPRESENTATIVE SALE
005	783080	0754	1/3/11	\$144,176	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
005	811210	0135	2/14/11	\$117,000	PREVIMP<=25K; GOVERNMENT AGENCY
005	811210	0140	8/16/10	\$66,000	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTIT RESALE
005	811210	0140	8/23/10	\$74,900	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
005	866250	0230	8/26/10	\$341,224	BANKRUPTCY; GOVERNMENT AGENCY
005	914710	0005	6/1/12	\$114,025	PREVIMP<=25K; GOVERNMENT AGENCY
005	914710	0010	3/30/12	\$55,374	QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
005	914710	0065	8/16/10	\$183,000	PREVIMP<=25K
005	917960	0110	8/15/12	\$110,511	BANKRUPTCY; GOVERNMENT AGENCY
005	917960	0110	12/3/12	\$48,000	DOR RATIO; GOVERNMENT AGENCY
005	917960	0900	7/13/12	\$120,000	DIAGNOSTIC OUTLIER
005	918370	0295	7/19/12	\$115,000	NON-REPRESENTATIVE SALE
005	918370	0680	8/27/10	\$133,000	NON-REPRESENTATIVE SALE
005	918370	1105	1/23/12	\$127,800	BANKRUPTCY; GOVERNMENT AGENCY
005	918370	1475	7/5/11	\$190,000	BOX PLOT
005	918370	2925	5/3/12	\$78,000	DOR RATIO
005	918370	3286	4/23/12	\$136,000	BANKRUPTCY; GOVERNMENT AGENCY

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	919710	0141	12/5/12	\$143,000	DIAGNOSTIC OUTLIER
005	919710	0181	10/19/12	\$140,000	DIAGNOSTIC OUTLIER
005	919710	0181	7/30/12	\$152,705	BANKRUPTCY; GOVERNMENT AGENCY
005	919710	0232	7/12/11	\$95,000	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
005	919710	0233	4/22/11	\$66,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
005	919710	0251	3/22/12	\$117,950	PREVIMP<=25K
006	029360	0050	5/24/11	\$145,700	AUCTION SALE; GOVERNMENT AGENCY
006	032103	0200	8/8/12	\$340,062	ACTIVE PERMIT; BEFORE SALE>25K; %COMPLETE
006	032103	0260	9/11/12	\$361,760	ACTIVE PERMIT; BEFORE SALE>25K; %COMPLETE
006	058647	0070	10/4/12	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	104300	0170	3/27/12	\$192,000	PREVIMP<=25K
006	145992	0400	4/12/12	\$50,453	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH
006	150950	0050	3/7/11	\$330,000	RELOCATION - SALE TO SERVICE
006	150950	0220	1/11/11	\$300,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
006	150970	0320	9/26/12	\$220,100	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0080	8/3/12	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0090	7/30/12	\$264,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	178670	0160	4/19/12	\$297,000	RELOCATION - SALE TO SERVICE
006	178671	0140	12/9/11	\$254,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	179030	0140	12/11/12	\$418,600	BANKRUPTCY - RECEIVER OR TRUSTEE
006	202205	9215	8/23/11	\$100,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	209550	0210	2/28/11	\$267,800	ABNORMAL TRANSACTION
006	209550	0210	2/27/11	\$267,800	NO MARKET EXPOSURE
006	212205	9040	5/26/11	\$165,000	DIAGNOSTIC OUTLIER
006	212205	9075	2/24/12	\$143,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
006	212205	9216	4/26/11	\$27,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	212205	9255	6/23/11	\$50,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
006	221291	0140	6/6/12	\$245,874	BANKRUPTCY; GOVERNMENT AGENCY
006	221291	0450	10/25/11	\$135,000	NON-REP; FINANCIAL INSTITUTION RESALE
006	222205	9040	3/21/12	\$180,000	NON-REPRESENTATIVE SALE
006	222205	9096	11/19/12	\$180,000	PREVIMP<=25K
006	262400	0050	3/8/12	\$132,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
006	262400	0145	6/15/12	\$180,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
006	270845	0150	3/31/10	\$400,000	NO MARKET EXPOSURE
006	272205	9015	2/23/12	\$140,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	272205	9123	12/30/10	\$450,000	NO MARKET EXPOSURE
006	272205	9136	10/26/10	\$465,000	NO MARKET EXPOSURE
006	272205	9283	9/29/11	\$294,000	DOR RATIO
006	282205	9105	5/25/10	\$100,000	DOR RATIO; PREVIMP<=25K; ESTATE ADMINISTRATOR
006	282205	9199	11/22/10	\$159,549	NON-REPRESENTATIVE SALE
006	282205	9200	6/4/10	\$350,000	DIAGNOSTIC OUTLIER
006	282205	9218	10/25/12	\$155,000	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
006	282205	9230	12/25/12	\$390,690	BANKRUPTCY; GOVERNMENT AGENCY

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	282205	9243	11/1/11	\$170,000	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
006	282205	9355	10/1/12	\$215,000	NON-REPRESENTATIVE SALE
006	282205	9370	1/26/10	\$276,950	PREVIMP<=25K
006	321158	0010	9/12/11	\$227,000	AUCTION SALE
006	329575	0210	11/2/12	\$223,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329575	0390	11/1/12	\$223,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329575	0490	1/19/10	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	329575	0490	1/19/10	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	329895	0050	10/16/12	\$160,396	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329895	0050	10/19/12	\$160,397	BANKRUPTCY; GOVERNMENT AGENCY
006	340030	0031	5/4/11	\$102,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
006	351210	0100	5/11/11	\$137,960	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	372880	0125	11/24/10	\$430,000	NO MARKET EXPOSURE
006	382650	0020	9/8/10	\$190,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	382650	0380	12/8/10	\$183,750	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	382650	0600	9/2/11	\$224,900	RELOCATION - SALE TO SERVICE
006	382650	0970	3/2/11	\$165,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	383021	0530	6/19/12	\$214,718	BANKRUPTCY; GOVERNMENT AGENCY
006	403050	0200	11/23/11	\$195,200	QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
006	405080	0035	2/11/10	\$368,000	SHORT SALE
006	405080	0070	9/28/11	\$197,000	NO MARKET EXPOSURE
006	405080	0145	11/20/12	\$350,000	NO MARKET EXPOSURE
006	405110	0070	10/5/12	\$139,950	DIAGNOSTIC OUTLIER
006	405110	0280	9/24/10	\$222,039	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
006	405110	0280	3/15/11	\$114,450	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	405110	0500	11/19/12	\$144,086	BANKRUPTCY - RECEIVER OR TRUSTEE
006	418040	0090	4/28/10	\$200,000	NON-REPRESENTATIVE SALE
006	505790	0120	2/29/12	\$201,436	BANKRUPYCY; GOVERNMENT AGENCY
006	541230	0320	10/12/12	\$217,500	RELOCATION - SALE TO SERVICE
006	541230	0430	10/15/11	\$204,300	NO MKT EXP; NON-PROF ORG; AFFORDABLE HOUSING
006	541230	0430	6/25/10	\$163,994	NO MKT EXP; NON-PROF ORG; AFFORDABLE HOUSING
006	541231	0140	1/5/12	\$131,751	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541231	0220	10/14/11	\$316,243	BANKRUPTCY; GOVERNMENT AGENCY
006	541231	0240	1/22/10	\$220,000	%COMPLETE; IMP CHAR CHANGED SINCE SALE
006	541231	0290	12/4/12	\$162,378	BANKRUPTCY; GOVERNMENT AGENCY
006	541240	0130	11/22/11	\$251,271	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541240	0130	2/9/12	\$207,220	BANKRUPTCY; GOVERNMENT AGENCY
006	541240	0130	7/6/12	\$155,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
006	542030	0080	2/23/12	\$130,900	BANKRUPTCY; GOVERNMENT AGENCY
006	542030	0130	6/22/10	\$210,000	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
006	542030	0240	9/11/10	\$294,784	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
006	546630	0250	3/12/12	\$297,191	BANKRUPTCY; GOVERNMENT AGENCY
006	546630	0310	4/18/12	\$79,000	NON-REP SALE; FINANCIAL INSTITUTION SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	546630	0480	4/27/10	\$124,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0480	8/9/10	\$130,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	546630	0560	3/2/12	\$89,100	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
006	546630	0580	6/23/11	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
006	546631	0240	12/28/12	\$105,000	NON-REPRESENTATIVE SALE
006	546631	0260	3/20/12	\$80,000	BOX PLOT
006	546631	0370	9/26/11	\$94,950	DIAGNOSTIC OUTLIER
006	546631	0410	1/7/11	\$92,500	DIAGNOSTIC OUTLIER
006	546631	0590	2/24/12	\$186,199	BANKRUPTCY; GOVERNMENT AGENCY
006	546675	0110	10/3/12	\$75,800	QUIT CLAIM DEED; STATEMENT TO DOR
006	546790	0250	3/16/10	\$1,500	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
006	546791	0070	2/9/10	\$475,000	NO MARKET EXPOSURE
006	546800	0145	5/24/10	\$136,000	DIAGNOSTIC OUTLIER
006	546950	0410	9/27/11	\$279,000	NON-REPRESENTATIVE SALE
006	546950	0750	10/13/11	\$585,000	NO MARKET EXPOSURE
006	546950	0770	6/25/12	\$600,000	NO MARKET EXPOSURE
006	546950	1380	10/10/12	\$700,000	LACK OF REPRESENTATION FOR GRADE 11
006	546950	1730	4/26/12	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546950	2210	5/25/11	\$177,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
006	546950	2260	2/3/10	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	546950	3100	4/15/10	\$180,000	NON-REPRESENTATIVE SALE
006	546950	3480	5/5/11	\$1,000,000	QUIT CLAIM DEED
006	546950	3620	9/17/12	\$650,000	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
006	547010	0320	10/18/10	\$70,000	DOR RATIO
006	571420	0020	12/21/11	\$258,600	PREVIMP<=25K
006	571420	0030	1/31/12	\$81,069	DOR RATIO
006	571420	0040	3/27/12	\$81,069	DOR RATIO
006	571420	0110	10/23/12	\$266,157	ACTIVE PERMIT; % COMPLETE
006	571420	0200	3/27/12	\$81,069	DOR RATIO
006	571420	0210	2/22/12	\$81,069	DOR RATIO
006	637900	0070	3/6/11	\$67,180	QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
006	660079	0020	11/14/11	\$112,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
006	682980	0060	9/1/11	\$118,000	SALE CHAR DO NOT MATCH RP CHARACTERISTICS
006	714020	0040	4/24/12	\$162,750	NON-REP SALE; FINANCIAL INSTITUTE RESALE
006	714020	0120	12/27/12	\$275,091	BANKRUPTCY; GOVERNMENT AGENCY
006	714020	0260	11/8/10	\$160,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	714020	0600	6/4/10	\$260,000	RELOCATION - SALE TO SERVICE
006	724810	0050	12/14/10	\$100,000	QUIT CLAIM DEED
006	724810	0050	12/13/10	\$100,000	QUIT CLAIM DEED
006	769060	0150	12/7/11	\$202,350	BANKRUPTCY; GOVERNMENT AGENCY
006	769786	0280	11/22/11	\$217,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769786	0280	3/5/12	\$163,199	NON-REP SALE; FINANCIAL INSTITUTION SALE
006	769787	0360	9/20/11	\$149,900	NON-REP SALE; FINANCIAL INSTITUTION SALE

Improved Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	769787	0390	8/17/12	\$139,457	DIAGNOSTIC OUTLIER
006	769791	0320	7/9/12	\$190,868	BANKRUPTCY - RECEIVER OR TRUSTEE
006	783080	0297	10/28/10	\$170,000	PREVIMP<=25K
006	801620	0040	5/25/12	\$210,700	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
006	801620	0470	11/8/11	\$192,934	BANKRUPTCY; GOVERNMENT AGENCY
006	801623	0150	12/2/11	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	801623	0210	11/17/10	\$265,000	RELOCATION - SALE TO SERVICE
006	801625	0010	9/16/10	\$188,500	NON-REPRESENTATIVE SALE
006	894446	0090	12/12/12	\$302,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
006	894446	0250	8/4/11	\$61,844	QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
006	894446	0250	8/4/11	\$61,844	QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
006	945420	0025	6/3/11	\$319,000	DOR RATIO; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

SubArea	Major	Minor	SaleDate	SalePrice	LotSize	View	WaterLoc
005	185860	0028	11/30/2012	\$61,000	5,748	N	N
005	185860	0049	5/8/2012	\$72,200	6,200	N	N
006	145992	0200	9/22/2010	\$80,000	6,003	N	N
006	202205	9349	9/13/2010	\$85,000	7,870	N	N
006	272205	9108	12/12/2012	\$250,000	152,895	N	N
006	272205	9137	9/1/2012	\$263,000	93,654	N	N
006	329595	0010	9/13/2010	\$90,000	5,965	N	N
006	329595	0030	5/6/2010	\$90,000	7,120	N	N
006	329595	0040	5/6/2010	\$90,000	7,346	N	N
006	329595	0050	8/16/2010	\$90,000	5,795	N	N
006	329595	0080	10/22/2010	\$80,000	5,700	N	N
006	329595	0090	12/22/2010	\$80,000	5,894	N	N
006	329595	0170	3/24/2011	\$80,000	5,700	N	N
006	329595	0210	5/6/2010	\$90,000	5,700	N	N
006	329595	0220	6/25/2010	\$90,000	5,695	N	N
006	329595	0240	10/5/2010	\$90,000	5,700	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	SaleDate	SalePrice	Comments
005	132204	9347	11/30/2010	\$50,000	NO MARKET EXPOSURE
005	132204	9350	11/30/2010	\$50,000	NO MARKET EXPOSURE
005	346280	0209	1/7/2010	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	436960	0030	10/6/2011	\$45,000	DOR RATIO
005	919710	0242	7/9/2012	\$21,500	DOR RATIO; NON-REPRESENTATIVE SALE
006	262400	0060	3/8/2012	\$51,700	DOR RATIO; NO MARKET EXPOSURE
006	292205	9068	11/29/2011	\$1,435,000	NON-PROFIT ORGANIZATION; MULTI-PARCEL SALE
006	571420	0020	12/21/2011	\$81,069	BUILDER OR DEVELOPER SALES
006	571420	0110	10/24/2012	\$81,069	BUILDER OR DEVELOPER SALES
006	571420	0180	11/28/2011	\$81,069	BUILDER OR DEVELOPER SALES
006	571420	0220	12/27/2011	\$81,069	BUILDER OR DEVELOPER SALES
006	571420	0230	12/27/2011	\$81,069	BUILDER OR DEVELOPER SALES
006	571420	0240	12/17/2012	\$81,069	BUILDER OR DEVELOPER SALES