

Residential Revalue

2013 Assessment Roll

Lea Hill

Area 62

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

Lea Hill's Housing



Grade 6/ Year Built 1958/ Total Living Area 990



Grade 7/Year Built 1998/Total Living Area 1570



Grade 8/ Year Built 1994/ Total Living Area 2000



Grade 9/Year Built 1998/Total Living Area 2590



Grade 10/ Year Built 2001/ Total Living Area 3460



Grade11/Year Built 2007/Total Living Area 4150

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: Lea Hill/Area 62

Number of Improved Sales: 613

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	\$77,500	\$140,900	\$218,400			
2013 Value	\$77,500	\$155,600	\$233,100	\$255,900	91.6%	8.47%
Change	+\$0	+\$14,700	+\$14,700			
% Change	+0.0%	+10.4%	+6.7%			

*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 8.47% is an improvement from the previous COD of 9.14%.* 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	\$78,100	\$131,700	\$209,800
2013 Value	\$78,100	\$143,500	\$221,600
Percent Change	+0.0%	+9.0%	+5.6%

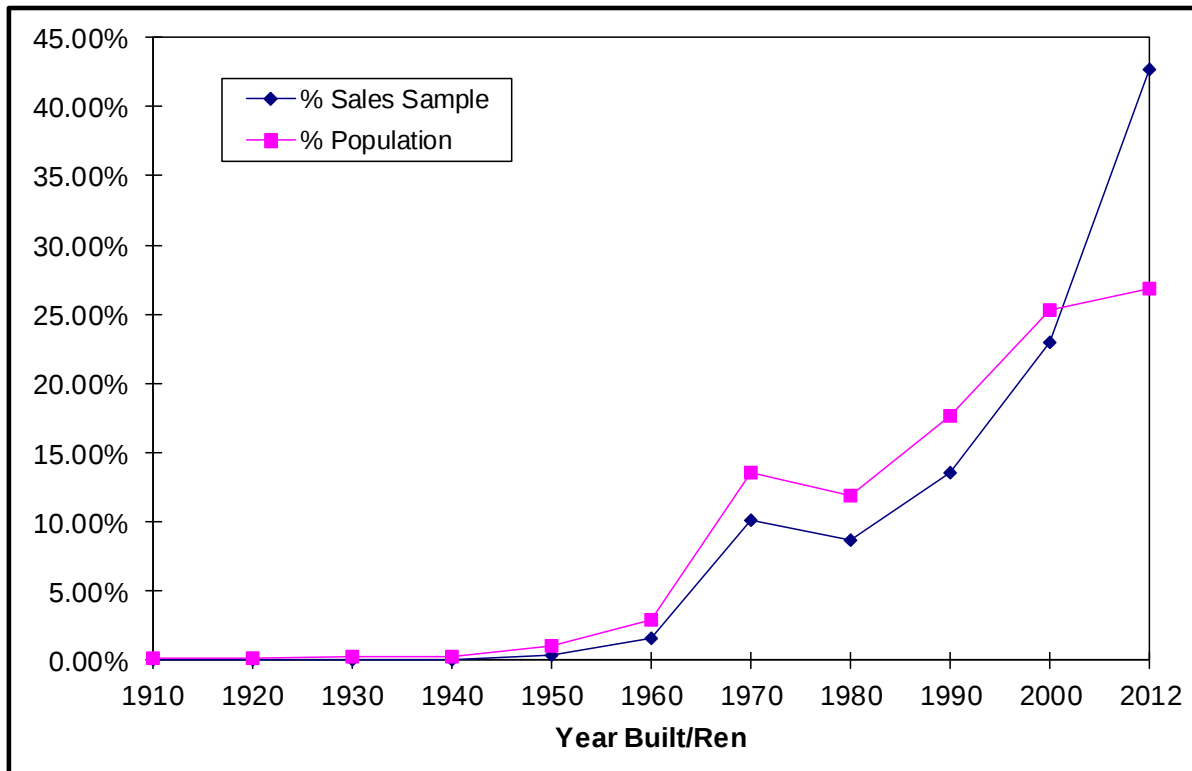
Number of one to three unit residences in the population: 6,822

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that are located in Majors 108562 (Bridges PUD) and 140297 (Carrington Pointe) had lower average ratios (AssessedValue/SalePrice) than other properties in the area and required more of an upward adjustment. Also, parcels with Low Grade improvements (less than Grade 7) had higher average ratios than other properties in the area and required more of a downward adjustment. The formula adjusts for these differences.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.33%
1960	10	1.63%
1970	62	10.11%
1980	53	8.65%
1990	83	13.54%
2000	141	23.00%
2012	262	42.74%
	613	

Population		
Year Built/Ren	Frequency	% Population
1910	14	0.21%
1920	11	0.16%
1930	21	0.31%
1940	19	0.28%
1950	70	1.03%
1960	196	2.87%
1970	921	13.50%
1980	811	11.89%
1990	1,203	17.63%
2000	1,725	25.29%
2012	1,831	26.84%
	6,822	

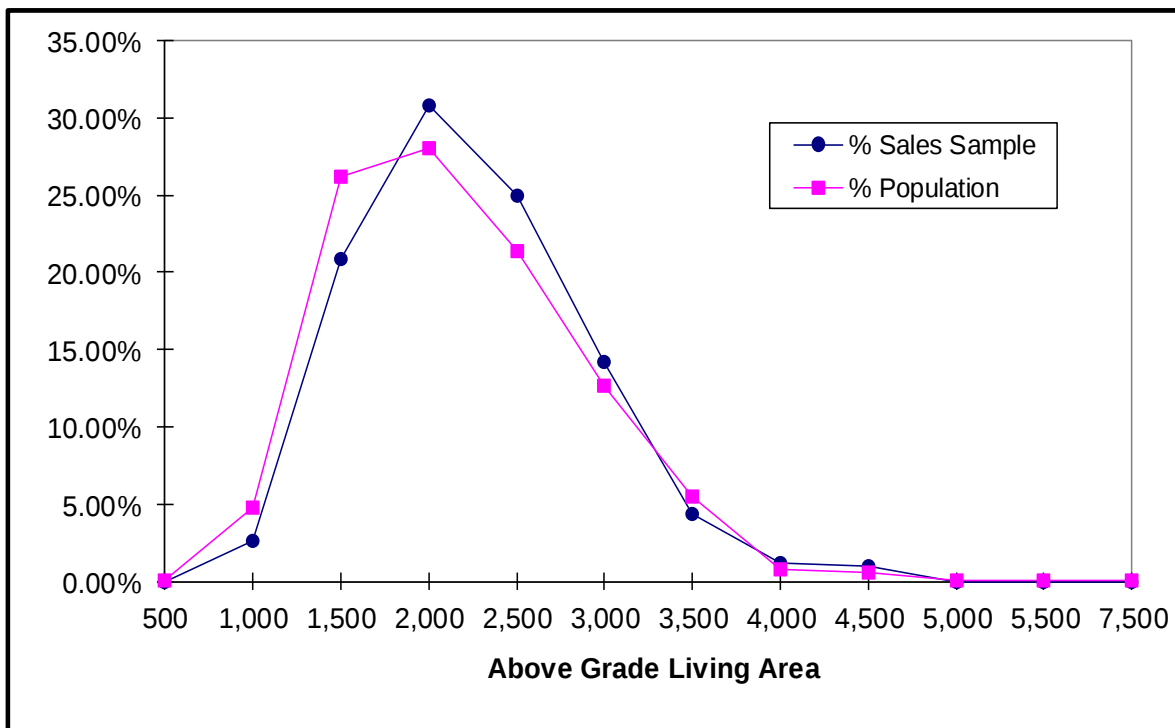


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	16	2.61%
1,500	128	20.88%
2,000	189	30.83%
2,500	153	24.96%
3,000	87	14.19%
3,500	27	4.40%
4,000	7	1.14%
4,500	6	0.98%
5,000	0	0.00%
5,500	0	0.00%
7,500	0	0.00%
	613	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1,000	325	4.76%
1,500	1,790	26.24%
2,000	1,915	28.07%
2,500	1,457	21.36%
3,000	864	12.66%
3,500	374	5.48%
4,000	52	0.76%
4,500	38	0.56%
5,000	2	0.03%
5,500	1	0.01%
7,500	2	0.03%
	6,822	

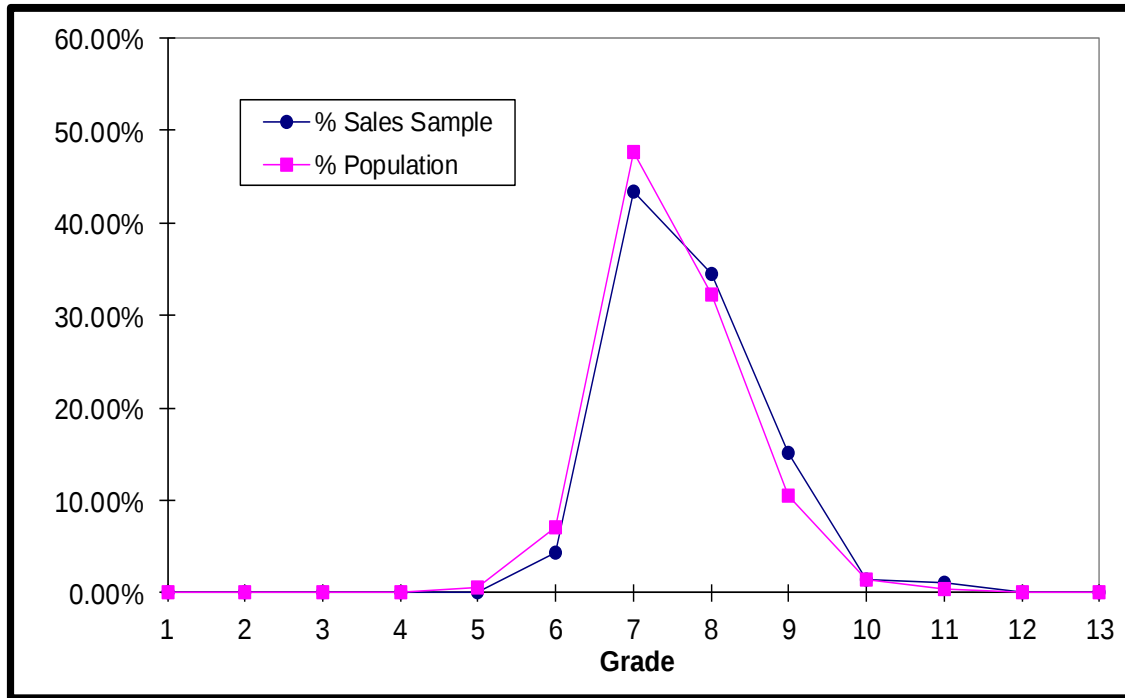


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	27	4.40%
7	266	43.39%
8	211	34.42%
9	93	15.17%
10	9	1.47%
11	7	1.14%
12	0	0.00%
13	0	0.00%
613		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	9	0.13%
5	37	0.54%
6	481	7.05%
7	3,250	47.64%
8	2,202	32.28%
9	717	10.51%
10	93	1.36%
11	30	0.44%
12	2	0.03%
13	0	0.00%
6,822		



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.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that are located in Majors 108562 (Bridges PUD) and 140297 (Carrington Pointe) had lower average ratios (AssessedValue/SalePrice) than other properties in the area and required more of an upward adjustment. Also, parcels with Low Grade improvements (less than Grade 7) had higher average ratios than other properties in the area and required more of a downward 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 613 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.

Area 62

Mobile Home Update

There was an inadequate number of sales (1) of Mobile Homes within this area, therefore Mobile Homes received no change in Assessed Values.

Results

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

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +5.6%. 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 62 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

6.10%

Major 108562	Yes
% Adjustment	27.30%
Major 140297	Yes
% Adjustment	24.17%
LowGrade<7	Yes
% Adjustment	-2.41%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel that is located in Major 108562 (Bridges PUD) would *approximately* receive a +27.3% upward adjustment. 34 parcels in the improved population would receive this adjustment. There were 17 sales.

Also, a parcel that is located in Major 140297 (Carrington Pointe) would *approximately* receive a +24.17% upward adjustment. 18 parcels in the improved population would receive this adjustment. There were 9 sales.

Additionally, Low Grades less than a Grade 7 would *approximately* receive a -2.41% downward adjustment. 541 parcels in the improved population would receive this adjustment. There were 27 sales.

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

Generally, parcels located in Majors 108562 and 140297 were at a lower assessment level than the rest of the population. Also, house grades lower than a Grade 7 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

91% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

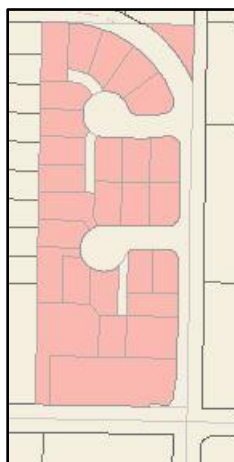
Area 62 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
108562	Bridges PUD	17	34	50%	SW-4-21-5	9	9	2010 thru 2012	SE 304 TH St and 124 TH Ave SE
140297	Carrington Pointe	9	18	50%	SE-5-21-5	9	9	2011 thru 2012	SE 304th St and 116 th Ave SE

Major 108562



Major 140297



Area 62 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, 2010 would be adjusted by the time trend factor of 0.973, resulting in an adjusted value of \$511,000 ($\$525,000 \times .973 = \$510,825$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.832	-16.8%
2/1/2010	0.850	-15.0%
3/1/2010	0.865	-13.5%
4/1/2010	0.881	-11.9%
5/1/2010	0.896	-10.4%
6/1/2010	0.911	-8.9%
7/1/2010	0.925	-7.5%
8/1/2010	0.938	-6.2%
9/1/2010	0.950	-5.0%
10/1/2010	0.962	-3.8%
11/1/2010	0.973	-2.7%
12/1/2010	0.983	-1.7%
1/1/2011	0.992	-0.8%
2/1/2011	1.001	0.1%
3/1/2011	1.009	0.9%
4/1/2011	1.016	1.6%
5/1/2011	1.022	2.2%
6/1/2011	1.028	2.8%
7/1/2011	1.033	3.3%
8/1/2011	1.038	3.8%
9/1/2011	1.041	4.1%
10/1/2011	1.044	4.4%
11/1/2011	1.046	4.6%
12/1/2011	1.048	4.8%
1/1/2012	1.048	4.8%
2/1/2012	1.048	4.8%
3/1/2012	1.048	4.8%
4/1/2012	1.046	4.6%
5/1/2012	1.044	4.4%
6/1/2012	1.041	4.1%
7/1/2012	1.037	3.7%
8/1/2012	1.033	3.3%
9/1/2012	1.028	2.8%
10/1/2012	1.022	2.2%
11/1/2012	1.015	1.5%
12/1/2012	1.008	0.8%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	200570	0080	5/25/12	\$128,250	\$134,000	840	6	1962	Good	9,760	N	N	11717 SE 276TH ST
009	200570	0210	6/15/10	\$179,950	\$165,000	840	6	1962	Good	9,638	N	N	27526 118TH AVE SE
009	200570	0200	4/7/10	\$187,300	\$166,000	970	6	1962	Good	8,979	N	N	11844 SE 275TH ST
009	200540	0180	12/7/12	\$125,000	\$126,000	1050	6	1961	Good	10,125	N	N	27215 121ST AVE SE
009	200570	0020	1/25/11	\$126,900	\$127,000	1060	6	1962	Good	9,760	N	N	11835 SE 276TH ST
009	200570	0310	6/29/11	\$135,000	\$139,000	1060	6	1962	Good	9,638	N	N	27527 120TH AVE SE
009	200540	0210	5/19/12	\$135,000	\$141,000	1100	6	1961	Good	10,125	N	N	27233 121ST AVE SE
009	200560	0040	9/13/11	\$117,000	\$122,000	1130	6	1962	Good	9,516	N	N	11628 SE 272ND PL
009	200560	0320	11/26/12	\$135,000	\$136,000	1130	6	1962	Avg	11,985	N	N	27204 117TH AVE SE
009	200570	0030	11/10/11	\$120,000	\$126,000	1130	6	1962	Good	9,760	N	N	11827 SE 276TH ST
009	200540	0050	7/18/12	\$156,000	\$161,000	1200	6	1960	Good	10,125	N	N	27235 122ND AVE SE
009	200530	0100	10/25/10	\$158,000	\$153,000	1480	6	1959	Good	12,350	N	N	27243 123RD AVE SE
009	434500	0050	3/19/10	\$214,900	\$188,000	860	7	1996	Avg	14,197	N	N	26400 118TH PL SE
009	434500	0060	10/17/12	\$226,500	\$231,000	870	7	1995	Avg	6,195	N	N	26406 118TH PL SE
009	052105	9095	1/21/11	\$200,000	\$200,000	1000	7	1980	Good	16,117	N	N	10812 SE 290TH ST
009	292205	9084	10/1/10	\$165,000	\$159,000	1030	7	1945	Good	27,204	N	N	26026 108TH AVE SE
009	434500	0430	7/26/12	\$180,000	\$186,000	1120	7	1996	Avg	8,331	N	N	11601 SE 265TH PL
009	434500	0520	2/17/11	\$211,500	\$213,000	1120	7	1996	Avg	5,949	N	N	26426 117TH AVE SE
009	383062	0200	5/25/11	\$165,400	\$170,000	1140	7	1978	Good	12,700	N	N	12133 SE 276TH CT
009	282205	9175	4/15/10	\$259,500	\$231,000	1150	7	1962	Good	12,840	N	N	26814 120TH AVE SE
009	184140	0410	6/10/10	\$246,000	\$225,000	1160	7	1962	Good	47,044	N	N	10915 SE 287TH ST
009	383064	0490	5/23/12	\$169,000	\$176,000	1220	7	1988	Good	6,128	N	N	12108 SE 280TH ST
009	870011	0290	3/15/12	\$199,950	\$209,000	1240	7	1988	Good	6,636	N	N	11109 SE 269TH ST
009	320450	0290	3/23/12	\$199,900	\$209,000	1250	7	1966	Good	11,271	N	N	10728 SE 304TH WAY
009	332205	9094	6/22/10	\$265,000	\$244,000	1270	7	1960	Good	46,200	N	N	28227 124TH AVE SE

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	155870	0030	7/3/12	\$180,000	\$187,000	1270	7	1998	Avg	5,215	N	N	11211 SE 264TH ST
009	292205	9038	3/13/12	\$208,800	\$219,000	1290	7	1963	Avg	87,120	N	N	27008 108TH AVE SE
009	434530	0070	10/26/11	\$206,000	\$215,000	1290	7	1994	Avg	7,298	N	N	26512 114TH PL SE
009	383062	0510	1/19/11	\$224,500	\$224,000	1300	7	1979	Good	6,900	N	N	12038 SE 277TH PL
009	630600	0180	8/18/11	\$236,000	\$245,000	1300	7	1994	Avg	7,046	N	N	11217 SE 264TH PL
009	786700	0015	1/24/12	\$180,000	\$189,000	1300	7	1967	Good	20,220	N	N	29825 118TH AVE SE
009	383063	0160	4/16/12	\$209,000	\$218,000	1340	7	1987	Good	6,458	N	N	28045 122ND PL SE
009	870011	0220	10/3/12	\$221,000	\$226,000	1340	7	1988	Good	5,964	N	N	11001 SE 269TH ST
009	221240	0160	4/27/12	\$198,950	\$208,000	1360	7	1962	Good	13,300	N	N	29629 112TH AVE SE
009	787900	0130	10/21/11	\$162,000	\$169,000	1390	7	1996	Avg	7,810	N	N	11620 SE 269TH ST
009	383064	0360	4/4/12	\$168,300	\$176,000	1400	7	1987	Avg	5,777	N	N	12126 SE 280TH ST
009	667310	0035	8/31/10	\$227,000	\$216,000	1400	7	1959	Avg	15,225	N	N	26004 108TH AVE SE
009	332205	9066	3/31/10	\$263,000	\$232,000	1410	7	1959	Good	40,201	N	N	11656 SE 288TH ST
009	870011	0300	4/20/12	\$230,000	\$240,000	1410	7	1988	Good	7,946	N	N	26908 111TH PL SE
009	184160	0300	6/19/12	\$348,000	\$362,000	1420	7	1963	Good	36,900	N	N	11249 SE 286TH ST
009	870010	0370	8/9/12	\$208,750	\$215,000	1420	7	1989	Good	5,999	N	N	11209 SE 267TH PL
009	184140	0430	11/17/10	\$280,000	\$274,000	1440	7	1961	Good	43,995	N	N	10809 SE 287TH ST
009	387676	0360	4/13/10	\$259,955	\$231,000	1440	7	1996	Avg	7,558	N	N	26821 115TH PL SE
009	387676	0620	2/1/11	\$228,000	\$228,000	1450	7	1997	Avg	7,218	N	N	27027 116TH PL SE
009	387676	0650	4/19/12	\$171,000	\$179,000	1450	7	1998	Avg	6,709	N	N	27109 116TH PL SE
009	542080	0060	10/19/10	\$219,900	\$213,000	1460	7	1989	Avg	6,629	N	N	28103 123RD PL SE
009	870010	0130	7/1/12	\$170,000	\$176,000	1460	7	1989	Good	6,048	N	N	26821 112TH AVE SE
009	870010	0150	9/12/11	\$206,000	\$215,000	1460	7	1989	Good	7,085	N	N	26805 112TH AVE SE
009	434500	0230	4/25/11	\$180,000	\$184,000	1490	7	1997	Avg	8,351	N	N	11716 SE 264TH PL
009	787900	0110	8/19/12	\$232,500	\$239,000	1530	7	1996	Avg	8,079	N	N	11628 SE 269TH ST
009	434500	0140	7/3/12	\$149,950	\$156,000	1550	7	1994	Avg	5,831	N	N	26407 118TH PL SE

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	794230	0040	6/24/10	\$250,000	\$230,000	1550	7	1967	Good	11,979	N	N	27049 118TH PL SE
009	383064	0090	5/17/11	\$219,950	\$226,000	1570	7	1987	Good	7,889	N	N	27904 123RD PL SE
009	383062	0480	11/13/12	\$230,000	\$233,000	1571	7	1979	Good	9,555	N	N	27647 121ST PL SE
009	184160	0160	9/21/11	\$257,500	\$269,000	1640	7	1966	Good	21,000	N	N	11215 SE 284TH ST
009	383062	0060	6/22/12	\$174,000	\$181,000	1640	7	1978	Good	7,420	N	N	27628 123RD AVE SE
009	870011	0020	3/29/12	\$219,950	\$230,000	1650	7	1989	Good	5,994	N	N	11320 SE 269TH ST
009	322205	9108	4/18/11	\$295,000	\$301,000	1652	7	1963	Good	102,801	N	N	28011 108TH AVE SE
009	434530	0020	4/25/12	\$186,500	\$195,000	1660	7	1994	Avg	6,531	N	N	26511 114TH PL SE
009	383063	0340	12/18/12	\$200,000	\$201,000	1680	7	1986	Good	5,961	N	N	12128 SE 280TH CT
009	332205	9051	10/13/11	\$254,000	\$265,000	1690	7	1964	Avg	49,222	N	N	11825 SE 286TH ST
009	282205	9186	3/9/10	\$246,500	\$214,000	1710	7	1963	Good	10,814	N	N	27120 121ST PL SE
009	434500	0480	9/30/10	\$195,000	\$187,000	1710	7	1995	Avg	6,420	N	N	11626 SE 265TH PL
009	434530	0100	10/14/10	\$220,000	\$213,000	1720	7	1994	Avg	6,600	N	N	26507 115TH PL SE
009	383063	0140	10/18/10	\$242,500	\$235,000	1730	7	1987	Good	5,799	N	N	28057 122ND PL SE
009	542080	0130	12/22/11	\$188,500	\$198,000	1750	7	1990	Avg	7,902	N	N	28110 122ND PL SE
009	429880	0100	1/9/12	\$207,000	\$217,000	1750	7	1996	Avg	5,920	N	N	26703 115TH AVE SE
009	184140	0050	5/19/10	\$238,000	\$215,000	1780	7	1962	Avg	31,350	N	N	28135 109TH AVE SE
009	387676	0630	1/10/12	\$191,500	\$201,000	1810	7	1997	Avg	7,258	N	N	27101 116TH PL SE
009	222180	0030	8/24/12	\$245,000	\$252,000	1850	7	1993	Avg	9,679	N	N	27113 109TH CT SE
009	383062	0540	5/4/12	\$221,000	\$231,000	1860	7	1984	Good	7,200	N	N	27650 120TH PL SE
009	870010	0380	4/16/12	\$231,500	\$242,000	1860	7	1989	Good	7,021	N	N	11203 SE 267TH PL
009	387676	0240	2/22/10	\$259,000	\$223,000	1860	7	1996	Avg	6,746	N	N	26902 115TH PL SE
009	387676	0410	2/26/10	\$257,000	\$222,000	1860	7	1996	Avg	6,600	N	N	26913 115TH PL SE
009	870012	0560	5/5/10	\$227,000	\$204,000	1870	7	1990	Good	6,315	N	N	26904 109TH PL SE
009	177642	0160	11/15/11	\$216,300	\$226,000	1960	7	2003	Avg	5,720	N	N	26920 121ST PL SE
009	222180	0170	8/16/12	\$189,950	\$196,000	1970	7	1992	Avg	8,249	N	N	11035 SE 271ST ST

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	262142	0020	2/15/12	\$210,000	\$220,000	2010	7	2000	Avg	6,545	N	N	26807 118TH CT SE
009	262140	0010	3/29/12	\$200,000	\$209,000	2020	7	1998	Avg	6,150	N	N	26728 118TH AVE SE
009	942935	0080	10/31/12	\$230,000	\$234,000	2020	7	2003	Avg	5,768	N	N	26408 110TH PL SE
009	630600	0010	9/23/10	\$255,000	\$245,000	2030	7	1994	Avg	6,000	N	N	11200 SE 264TH PL
009	630600	0050	2/8/10	\$235,000	\$201,000	2030	7	1994	Avg	6,000	N	N	11224 SE 264TH PL
009	429880	0170	11/8/11	\$191,000	\$200,000	2030	7	1996	Avg	9,031	N	N	11410 SE 268TH ST
009	429880	0130	7/13/11	\$233,900	\$242,000	2070	7	1995	Avg	6,621	N	N	26719 115TH AVE SE
009	177642	0010	5/10/12	\$230,000	\$240,000	2070	7	2003	Avg	6,541	N	N	12102 SE 270TH ST
009	282205	9082	10/15/12	\$216,000	\$220,000	2120	7	1997	Avg	6,000	N	N	11904 SE 268TH ST
009	262140	0100	11/4/10	\$250,000	\$243,000	2120	7	1998	Avg	6,063	N	N	11814 SE 266TH PL
009	262140	0300	6/16/11	\$258,650	\$267,000	2210	7	1997	Avg	6,000	N	N	26806 119TH AVE SE
009	870010	0080	5/22/12	\$238,000	\$248,000	2370	7	1989	Avg	6,598	N	N	26700 110TH AVE SE
009	787900	0020	11/15/12	\$225,000	\$228,000	2450	7	1996	Avg	11,327	N	N	11626 SE 270TH ST
009	262140	0130	2/16/12	\$210,000	\$220,000	2740	7	1997	Avg	7,765	N	N	11827 SE 266TH PL
009	292205	9212	7/25/11	\$300,000	\$311,000	3028	7	2005	Avg	18,055	N	N	26410 108TH AVE SE
009	221260	0110	11/28/11	\$249,000	\$261,000	1450	8	1966	Good	52,537	Y	N	10833 SE 295TH ST
009	500360	0050	4/12/11	\$240,000	\$244,000	1530	8	2005	Avg	12,525	N	N	11118 SE 264TH PL
009	436320	0110	8/27/10	\$230,000	\$218,000	1580	8	1995	Avg	8,277	N	N	26705 118TH WAY SE
009	302290	0090	8/31/11	\$259,560	\$270,000	1618	8	2010	Avg	6,130	N	N	10627 SE 273RD CT
009	302290	0190	10/12/11	\$256,700	\$268,000	1618	8	2010	Avg	5,720	N	N	10702 SE 273RD CT
009	222180	0370	7/13/12	\$201,500	\$209,000	1630	8	1994	Avg	10,476	N	N	27033 110TH CT SE
009	031839	0180	10/9/12	\$270,000	\$276,000	1730	8	2004	Avg	6,007	N	N	27226 105TH AVE SE
009	221260	0040	4/4/12	\$173,000	\$181,000	1770	8	1968	Good	33,224	N	N	11101 SE 295TH ST
009	797080	0040	5/7/12	\$200,000	\$209,000	1799	8	2004	Avg	6,497	N	N	11230 SE 266TH PL
009	030354	0010	4/1/10	\$243,000	\$214,000	1805	8	2006	Avg	5,869	N	N	11213 SE 296TH ST
009	436320	0250	3/6/12	\$190,000	\$199,000	1830	8	1995	Avg	7,866	N	N	11711 SE 268TH ST

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	302290	0010	6/9/10	\$270,000	\$247,000	1861	8	2009	Avg	6,660	N	N	27304 107TH PL SE
009	140290	0700	1/24/11	\$275,000	\$275,000	1900	8	1965	Good	31,596	N	N	11302 SE 300TH PL
009	259761	0080	11/5/12	\$271,000	\$275,000	1909	8	2012	Avg	8,171	N	N	12322 SE 275TH PL
009	259761	0120	11/5/12	\$269,950	\$274,000	1909	8	2012	Avg	7,644	N	N	12307 SE 274TH ST
009	237930	0140	9/19/11	\$229,000	\$239,000	1930	8	2002	Avg	5,700	N	N	27224 113TH PL SE
009	237930	0150	6/29/11	\$229,900	\$237,000	1930	8	2002	Avg	5,700	N	N	27225 113TH PL SE
009	222180	0130	12/10/12	\$236,000	\$237,000	1940	8	1993	Avg	5,795	N	N	11011 SE 271ST ST
009	786700	0017	3/26/12	\$410,000	\$429,000	1940	8	1980	Good	142,042	N	N	30009 118TH AVE SE
009	302290	0050	3/21/11	\$274,950	\$279,000	1979	8	2011	Avg	6,957	N	N	10719 SE 274TH CT
009	302290	0110	7/5/12	\$289,000	\$300,000	1979	8	2012	Avg	5,833	N	N	10615 SE 273RD CT
009	302290	0180	6/15/11	\$274,950	\$283,000	1979	8	2011	Avg	5,720	N	N	10630 SE 273RD CT
009	216080	0040	3/31/11	\$330,000	\$335,000	1990	8	1977	Good	33,412	Y	N	10818 SE 293RD ST
009	237930	0160	8/9/12	\$212,950	\$220,000	2000	8	2002	Avg	5,700	N	N	27219 113TH AVE SE
009	031839	0140	2/10/12	\$209,000	\$219,000	2000	8	2004	Avg	5,839	N	N	27312 105TH AVE SE
009	140295	0050	12/27/10	\$259,950	\$258,000	2040	8	2002	Avg	5,972	N	N	11228 SE 299TH PL
009	140295	0290	12/31/12	\$277,000	\$277,000	2080	8	2002	Avg	5,494	N	N	29833 114TH WAY SE
009	786700	0061	7/17/12	\$315,000	\$326,000	2110	8	1967	Good	37,481	N	N	30228 118TH AVE SE
009	383125	0400	9/20/12	\$319,500	\$327,000	2136	8	2011	Avg	5,840	N	N	27208 104TH AVE SE
009	140290	0600	1/10/11	\$259,950	\$259,000	2160	8	1996	Avg	7,859	N	N	11348 SE 300TH PL
009	140290	0290	3/28/11	\$269,000	\$273,000	2170	8	2001	Avg	6,502	N	N	11442 SE 301ST PL
009	140290	0240	9/16/11	\$255,800	\$267,000	2190	8	1996	Avg	6,000	N	N	30210 114TH PL SE
009	330940	0010	12/19/12	\$296,555	\$298,000	2216	8	2011	Avg	5,701	N	N	11607 SE 266TH CT
009	330940	0050	11/9/12	\$298,500	\$303,000	2216	8	2011	Avg	5,953	N	N	11631 SE 266TH CT
009	237930	0060	1/11/12	\$258,000	\$271,000	2220	8	2001	Avg	6,589	N	N	27211 111TH PL SE
009	436320	0150	2/23/12	\$259,950	\$272,000	2230	8	1994	Avg	8,486	N	N	11740 SE 268TH ST
009	302290	0080	11/12/10	\$280,000	\$273,000	2246	8	2010	Avg	6,231	N	N	10631 SE 273RD CT

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	237930	0300	8/27/12	\$245,000	\$252,000	2260	8	2001	Avg	5,724	N	N	27326 111TH PL SE
009	165730	0540	12/15/10	\$355,000	\$350,000	2290	8	1989	Avg	8,799	N	N	30316 104TH AVE SE
009	302290	0040	3/6/12	\$285,000	\$299,000	2304	8	2011	Avg	8,879	N	N	27322 107TH PL SE
009	302290	0120	8/31/12	\$289,000	\$297,000	2304	8	2012	Avg	5,900	N	N	10607 SE 273RD CT
009	302290	0140	12/20/12	\$289,000	\$290,000	2304	8	2012	Avg	5,912	N	N	10602 SE 273RD CT
009	322205	9150	2/13/12	\$278,000	\$291,000	2320	8	1992	Avg	31,187	N	N	27920 108TH AVE SE
009	140290	0100	12/28/11	\$254,900	\$267,000	2370	8	1996	Avg	8,764	N	N	30112 113TH CT SE
009	125220	0130	12/4/12	\$250,000	\$252,000	2380	8	2001	Avg	6,181	N	N	27025 117TH PL SE
009	259761	0100	9/12/12	\$325,000	\$333,000	2410	8	2012	Avg	8,085	N	N	12315 SE 274TH ST
009	140290	0610	10/16/12	\$305,000	\$311,000	2420	8	1996	Avg	9,524	N	N	11344 SE 300TH PL
009	140295	0230	9/22/11	\$262,400	\$274,000	2430	8	2003	Avg	4,928	N	N	11362 SE 298TH PL
009	237930	0330	12/13/11	\$261,000	\$274,000	2450	8	2002	Avg	6,994	N	N	11207 SE 272ND PL
009	259761	0090	10/18/12	\$305,000	\$311,000	2453	8	2012	Avg	8,890	N	N	12328 SE 275TH PL
009	259761	0130	9/19/12	\$300,000	\$307,000	2453	8	2012	Avg	7,644	N	N	12303 SE 274TH ST
009	383125	0090	1/31/11	\$388,595	\$389,000	2637	8	2011	Avg	5,700	N	N	27207 104TH AVE SE
009	302290	0020	8/19/10	\$282,000	\$267,000	2638	8	2009	Avg	6,341	N	N	27312 107TH PL SE
009	302290	0160	7/2/10	\$316,000	\$292,000	2660	8	2010	Avg	9,716	N	N	10612 SE 273RD CT
009	292205	9107	11/7/12	\$382,100	\$387,000	4028	8	1990	Avg	29,446	N	N	26048 108TH AVE SE
009	108562	3210	7/25/12	\$292,000	\$302,000	1741	9	2012	Avg	3,920	N	N	29025 122ND WAY SE
009	108562	3150	10/30/12	\$321,950	\$327,000	1769	9	2012	Avg	3,920	N	N	29005 122ND WAY SE
009	108562	3180	10/23/12	\$324,950	\$331,000	1769	9	2012	Avg	3,920	N	N	29015 122ND WAY SE
009	108562	3230	5/16/12	\$325,995	\$340,000	1769	9	2012	Avg	4,192	N	N	29103 122ND WAY SE
009	140297	0070	3/7/12	\$306,715	\$321,000	1769	9	2012	Avg	7,324	N	N	11503 SE 302ND CT
009	383125	0060	7/20/10	\$317,000	\$296,000	1854	9	2010	Avg	7,021	N	N	27206 103RD PL SE
009	383125	0410	6/9/10	\$319,500	\$292,000	1861	9	2009	Avg	6,434	N	N	27204 104TH AVE SE
009	383125	0370	2/11/12	\$330,000	\$346,000	1869	9	2012	Avg	7,004	N	N	10411 SE 272ND PL

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	383125	0380	4/6/11	\$317,000	\$322,000	1869	9	2010	Avg	7,400	N	N	10412 SE 272ND ST
009	108562	3130	8/6/12	\$322,520	\$333,000	1891	9	2012	Avg	4,275	N	N	29001 122ND WAY SE
009	140297	0060	2/22/12	\$293,585	\$308,000	1891	9	2011	Avg	5,760	N	N	11507 SE 302ND CT
009	383125	0080	12/10/10	\$296,900	\$293,000	1940	9	2009	Avg	6,248	N	N	27203 104TH AVE SE
009	322205	9178	1/25/12	\$265,000	\$278,000	1990	9	1985	Avg	55,770	N	N	27611 111TH AVE SE
009	140297	0120	3/15/12	\$305,341	\$320,000	2067	9	2012	Avg	6,041	N	N	11522 SE 302ND CT
009	108562	3140	5/29/12	\$334,950	\$349,000	2145	9	2012	Avg	4,005	N	N	29003 122ND WAY SE
009	108562	3170	6/18/12	\$341,950	\$355,000	2156	9	2012	Avg	3,920	N	N	29011 122ND WAY SE
009	108562	3220	4/13/12	\$335,728	\$351,000	2156	9	2012	Avg	3,920	N	N	29029 122ND WAY SE
009	322205	9136	6/22/11	\$250,000	\$258,000	2210	9	1981	Good	82,764	N	N	27704 106TH AVE SE
009	165730	0550	6/13/11	\$345,000	\$355,000	2230	9	1990	Good	12,504	N	N	30324 104TH AVE SE
009	221260	0100	6/15/11	\$241,500	\$249,000	2250	9	1965	Good	67,518	N	N	11003 SE 295TH ST
009	383125	0210	6/18/12	\$349,500	\$363,000	2283	9	2012	Avg	23,711	N	N	10317 SE 273RD PL
009	383125	0140	6/9/10	\$371,500	\$340,000	2295	9	2007	Avg	5,701	N	N	27225 104TH AVE SE
009	383125	0130	12/3/11	\$310,000	\$325,000	2313	9	2011	Avg	5,700	N	N	27221 104TH AVE SE
009	165730	0060	6/10/10	\$350,000	\$320,000	2320	9	1988	Good	10,810	N	N	30211 104TH AVE SE
009	383125	0050	3/9/12	\$304,000	\$318,000	2322	9	2011	Avg	7,156	N	N	27210 103RD PL SE
009	383125	0390	9/17/10	\$333,600	\$319,000	2323	9	2010	Avg	5,876	N	N	10408 SE 272ND PL
009	108562	3370	5/30/12	\$353,950	\$369,000	2358	9	2012	Avg	4,951	N	N	29030 122ND WAY SE
009	140297	0010	3/19/12	\$320,950	\$336,000	2358	9	2012	Avg	5,500	N	N	11529 SE 302ND CT
009	797190	0080	7/9/12	\$245,000	\$254,000	2422	9	2004	Avg	8,657	N	N	11204 SE 265TH ST
009	108562	3190	10/24/12	\$364,950	\$371,000	2425	9	2012	Avg	3,920	N	N	29017 122ND WAY SE
009	165730	0530	6/8/11	\$345,000	\$355,000	2440	9	1989	Good	8,664	N	N	30308 104TH AVE SE
009	383125	0340	4/30/10	\$415,600	\$372,000	2461	9	2009	Avg	5,956	N	N	27220 104TH AVE SE
009	108562	3380	7/2/12	\$368,658	\$382,000	2502	9	2012	Avg	4,900	N	N	29026 122ND WAY SE
009	140297	0110	3/15/12	\$354,041	\$371,000	2502	9	2012	Avg	5,707	N	N	11518 SE 302ND CT

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	186500	0110	9/10/12	\$315,000	\$323,000	2540	9	2002	Avg	6,688	N	N	30334 121ST PL SE
009	108562	3390	8/20/12	\$374,950	\$386,000	2597	9	2012	Avg	4,900	N	N	29024 122ND WAY SE
009	140297	0030	2/28/12	\$346,721	\$363,000	2597	9	2012	Avg	5,176	N	N	11523 SE 302ND CT
009	383125	0070	5/23/12	\$319,000	\$332,000	2649	9	2012	Avg	6,270	N	N	27202 103RD PL SE
009	383125	0100	9/3/10	\$351,200	\$334,000	2721	9	2010	Avg	5,700	N	N	27209 104TH AVE SE
009	383125	0360	4/29/10	\$358,300	\$321,000	2721	9	2010	Avg	5,700	N	N	27210 104TH AVE SE
009	108562	3410	5/14/12	\$373,950	\$390,000	2732	9	2012	Avg	4,900	N	N	29014 122ND WAY SE
009	140297	0050	1/27/12	\$361,750	\$379,000	2732	9	2012	Avg	5,649	N	N	11511 SE 302ND CT
009	186500	0040	4/20/10	\$340,000	\$303,000	2750	9	2002	Avg	6,259	N	N	12128 SE 303RD CT
009	108562	3400	5/25/12	\$396,810	\$413,000	2798	9	2012	Avg	4,900	N	N	29016 122ND WAY SE
009	140297	0020	2/14/12	\$344,621	\$361,000	2798	9	2011	Avg	5,085	N	N	11527 SE 302ND CT
009	140297	0040	1/27/12	\$369,410	\$387,000	2798	9	2011	Avg	5,400	N	N	11515 SE 302ND CT
009	186500	0010	7/18/12	\$260,000	\$269,000	2810	9	2001	Avg	6,824	N	N	12113 SE 303RD CT
009	186500	0230	10/1/10	\$365,000	\$351,000	2810	9	2002	Avg	6,600	N	N	30367 121ST PL SE
009	108562	3360	6/28/12	\$414,209	\$430,000	2815	9	2012	Avg	5,047	N	N	29102 122ND WAY SE
009	108562	3430	8/10/12	\$408,420	\$421,000	2815	9	2012	Avg	4,900	N	N	29006 122ND WAY SE
009	186500	0250	4/13/11	\$339,000	\$345,000	2820	9	2001	Avg	6,600	N	N	30379 121ST PL SE
009	165730	0350	6/21/12	\$399,950	\$415,000	2830	9	1988	Good	11,040	N	N	10411 SE 301ST ST
009	216080	0090	3/31/11	\$500,000	\$508,000	2980	9	1976	Good	36,553	Y	N	29208 107TH AVE SE
009	553035	0060	10/3/11	\$319,000	\$333,000	2988	9	2007	Avg	6,810	N	N	12003 SE 269TH PL
009	319150	0020	1/11/11	\$305,000	\$304,000	2991	9	2006	Avg	4,540	N	N	30319 120TH AVE SE
009	108562	3420	6/7/12	\$410,735	\$427,000	3032	9	2012	Avg	4,900	N	N	29008 122ND WAY SE
009	553035	0080	4/4/11	\$318,750	\$324,000	3110	9	2007	Avg	6,384	N	N	12013 SE 269TH PL
009	165730	0400	8/17/11	\$349,950	\$364,000	3240	9	1988	Good	11,029	N	N	10512 SE 302ND ST
009	216155	0050	2/21/12	\$377,000	\$395,000	2320	10	1983	Good	35,289	N	N	10622 SE 291ST ST
009	022790	0020	2/9/11	\$353,000	\$354,000	2590	10	2001	Avg	16,047	N	N	11910 SE 277TH ST

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	322205	9088	9/7/11	\$420,000	\$438,000	3240	10	1978	Good	91,040	Y	N	27707 106TH AVE SE
009	733080	0100	4/20/11	\$375,000	\$383,000	3259	10	2006	Avg	23,981	N	N	10640 SE 290TH ST
009	330387	0020	3/23/10	\$440,000	\$386,000	3810	10	2006	Avg	11,820	N	N	10532 SE 300TH ST
009	052105	9122	2/4/10	\$735,000	\$626,000	4422	10	2003	Avg	282,704	N	N	11251 SE 294TH ST
009	935840	0030	6/22/10	\$503,900	\$464,000	3254	11	2006	Avg	16,037	N	N	28812 118TH AVE SE
009	935840	0300	3/8/12	\$554,300	\$581,000	3497	11	2006	Avg	22,342	N	N	11617 SE 288TH ST
009	935840	0060	11/15/10	\$513,000	\$502,000	3599	11	2006	Avg	15,927	N	N	28822 118TH AVE SE
009	935840	0020	2/10/10	\$599,900	\$513,000	3840	11	2006	Avg	17,022	N	N	11839 SE 288TH ST
009	935840	0020	1/13/12	\$575,033	\$603,000	3840	11	2006	Avg	17,022	N	N	11839 SE 288TH ST
009	935840	0190	5/5/11	\$535,000	\$547,000	4150	11	2006	Avg	18,352	N	N	29018 118TH AVE SE
010	342205	9050	3/9/12	\$154,172	\$161,000	980	6	1961	Avg	65,340	N	N	27505 144TH AVE SE
010	679220	0306	4/20/12	\$124,900	\$131,000	1120	6	1949	Good	14,454	N	N	27314 135TH AVE SE
010	679220	0210	8/27/10	\$160,000	\$152,000	1184	6	1952	Good	9,447	N	N	27706 132ND AVE SE
010	546640	0550	4/15/11	\$152,000	\$155,000	820	7	1983	Avg	6,223	N	N	13712 SE 273RD ST
010	761410	0040	9/6/12	\$150,000	\$154,000	890	7	1981	Avg	8,991	N	N	14402 SE 274TH CT
010	383061	0060	3/28/11	\$227,000	\$230,000	1040	7	1976	Good	7,200	N	N	12629 SE 277TH PL
010	546620	0070	10/4/11	\$187,500	\$196,000	1040	7	1968	Avg	13,500	N	N	27534 146TH AVE SE
010	761410	0010	2/7/12	\$160,000	\$168,000	1060	7	1981	Avg	9,345	N	N	14403 SE 274TH CT
010	383060	0120	6/20/12	\$150,000	\$156,000	1080	7	1976	Good	8,357	N	N	27633 125TH AVE SE
010	383060	0300	3/23/12	\$170,000	\$178,000	1080	7	1976	Avg	8,003	N	N	27624 125TH AVE SE
010	383061	0020	10/27/11	\$199,999	\$209,000	1120	7	1976	Good	7,200	N	N	12605 SE 277TH PL
010	383061	0250	5/3/12	\$225,000	\$235,000	1120	7	1976	Good	7,527	N	N	12627 SE 276TH PL
010	080800	0010	5/22/12	\$162,000	\$169,000	1130	7	1968	Avg	10,836	N	N	12524 SE 270TH ST
010	664850	0650	3/4/10	\$258,000	\$224,000	1140	7	1979	Good	7,875	N	N	14626 SE 275TH PL
010	761410	0020	3/25/11	\$225,000	\$228,000	1140	7	1981	Good	10,290	N	N	14407 SE 274TH CT
010	342205	9117	12/12/12	\$197,000	\$198,000	1150	7	1963	Good	10,854	N	N	27305 141ST AVE SE

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	383060	0290	11/7/11	\$195,000	\$204,000	1160	7	1976	Good	7,455	N	N	12502 SE 277TH PL
010	809140	0150	1/19/10	\$235,000	\$198,000	1160	7	1982	Good	9,461	N	N	27740 131ST CT SE
010	080780	0090	11/23/11	\$208,000	\$218,000	1170	7	1963	Avg	11,700	N	N	27024 125TH AVE SE
010	546640	0370	4/10/12	\$220,000	\$230,000	1170	7	1988	Avg	7,251	N	N	13804 SE 274TH ST
010	546610	0080	3/24/10	\$181,000	\$159,000	1190	7	1967	Avg	12,000	N	N	27663 145TH AVE SE
010	664850	0290	2/22/12	\$199,000	\$209,000	1200	7	1980	Avg	8,160	N	N	14524 SE 274TH ST
010	809140	0910	5/16/11	\$139,099	\$143,000	1240	7	1981	Avg	6,788	N	N	12912 SE 278TH ST
010	809141	1090	7/26/11	\$207,500	\$215,000	1250	7	1985	Avg	7,464	N	N	13035 SE 282ND WAY
010	679220	0141	8/3/10	\$160,000	\$150,000	1270	7	1967	Avg	17,261	N	N	27505 135TH AVE SE
010	342205	9244	6/24/11	\$215,500	\$222,000	1281	7	2010	Avg	6,246	N	N	27628 145TH PL SE
010	256950	0170	9/22/11	\$164,950	\$172,000	1290	7	1970	Avg	10,125	N	N	14057 SE 283RD PL
010	546642	0510	1/27/11	\$199,950	\$200,000	1290	7	1994	Avg	5,128	N	N	27512 137TH AVE SE
010	354600	0740	2/1/11	\$234,950	\$235,000	1300	7	1986	Avg	7,203	N	N	12428 SE 274TH ST
010	282205	9133	6/14/12	\$164,900	\$171,000	1308	7	1954	Avg	18,730	N	N	27031 128TH PL SE
010	546642	0030	1/27/10	\$226,000	\$191,000	1310	7	1994	Avg	6,564	N	N	13701 SE 275TH PL
010	546642	0380	7/1/11	\$200,000	\$207,000	1310	7	1995	Avg	4,880	N	N	13840 SE 275TH PL
010	342205	9142	5/12/11	\$300,000	\$307,000	1350	7	1967	Good	31,536	N	N	13708 SE 288TH ST
010	080780	0050	6/22/11	\$296,000	\$305,000	1376	7	2011	Avg	9,840	N	N	12442 SE 270TH ST
010	080800	0070	7/21/10	\$220,000	\$205,000	1390	7	1987	Good	13,464	N	N	12621 SE 270TH ST
010	352205	9131	10/2/12	\$220,000	\$225,000	1420	7	1966	Avg	21,528	N	N	27506 156TH AVE SE
010	664850	0610	11/22/10	\$152,600	\$150,000	1420	7	1979	Avg	7,400	N	N	14600 SE 275TH PL
010	809141	0550	2/3/11	\$214,000	\$214,000	1440	7	1987	Good	7,200	N	N	27908 128TH PL SE
010	282205	9155	4/4/12	\$183,900	\$192,000	1460	7	1959	Good	10,890	N	N	27026 124TH AVE SE
010	342205	9198	3/12/11	\$255,000	\$258,000	1460	7	1979	Avg	81,021	N	N	14418 SE 284TH ST
010	546873	0100	10/8/12	\$195,000	\$199,000	1470	7	1994	Avg	6,065	N	N	27718 148TH WAY SE
010	894672	0130	3/1/10	\$240,000	\$208,000	1470	7	2004	Avg	5,040	N	N	12545 SE 297TH PL

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	809140	0270	11/16/12	\$210,000	\$212,000	1490	7	1985	Good	7,706	N	N	13110 SE 277TH PL
010	042105	9039	10/29/12	\$218,000	\$221,000	1510	7	1959	Good	29,700	N	N	12459 SE 288TH PL
010	383061	0130	2/10/10	\$206,000	\$176,000	1520	7	1976	Good	7,200	N	N	27610 127TH AVE SE
010	342205	9048	8/21/12	\$224,900	\$232,000	1530	7	1968	Avg	12,960	N	N	27401 144TH AVE SE
010	342205	9249	11/23/10	\$229,950	\$225,000	1530	7	2010	Avg	8,306	N	N	27722 145TH PL SE
010	032105	9020	3/21/11	\$345,000	\$350,000	1550	7	1958	Good	435,600	N	N	29244 140TH AVE SE
010	546642	0060	5/25/10	\$257,500	\$234,000	1610	7	1992	Avg	5,151	N	N	13719 SE 275TH PL
010	809141	0720	5/24/10	\$260,000	\$236,000	1650	7	1986	Avg	7,963	N	N	12743 SE 280TH ST
010	546642	0100	10/26/12	\$223,000	\$227,000	1660	7	1992	Avg	5,151	N	N	13809 SE 275TH PL
010	809140	0790	3/19/12	\$179,000	\$187,000	1670	7	1984	Avg	8,141	N	N	12920 SE 277TH ST
010	809141	0730	7/19/12	\$185,000	\$191,000	1680	7	1987	Avg	7,731	N	N	12805 SE 280TH ST
010	809141	0660	10/25/10	\$220,000	\$214,000	1690	7	1987	Good	6,945	N	N	12740 SE 280TH ST
010	080680	0430	12/20/10	\$203,670	\$201,000	1700	7	2003	Avg	3,401	N	N	12756 SE 296TH WAY
010	546641	0210	5/18/10	\$214,500	\$194,000	1710	7	1993	Avg	5,060	N	N	13711 SE 275TH ST
010	546642	0230	4/2/12	\$212,500	\$222,000	1710	7	1994	Avg	5,037	N	N	27544 140TH AVE SE
010	546860	0090	4/19/12	\$211,000	\$220,000	1710	7	2003	Avg	7,422	N	N	28117 153RD AVE SE
010	342205	9236	12/16/10	\$241,950	\$239,000	1726	7	2010	Avg	5,765	N	N	27624 145TH PL SE
010	342205	9245	11/29/10	\$234,950	\$231,000	1726	7	2010	Avg	6,925	N	N	14616 SE 277TH CT
010	546641	0800	3/23/11	\$178,200	\$181,000	1730	7	1996	Avg	5,131	N	N	13712 SE 275TH ST
010	809140	0090	9/1/10	\$236,000	\$224,000	1730	7	1984	Good	7,665	N	N	13011 SE 277TH PL
010	809140	0030	4/27/11	\$190,000	\$194,000	1740	7	1984	Avg	7,825	N	N	27820 130TH AVE SE
010	809140	0080	5/10/10	\$225,000	\$203,000	1740	7	1984	Avg	7,812	N	N	27718 130TH AVE SE
010	809141	0860	6/25/12	\$235,000	\$244,000	1750	7	1987	Good	8,313	N	N	28101 128TH CT SE
010	809141	0140	3/7/12	\$195,000	\$204,000	1770	7	1987	Good	10,034	N	N	13013 SE 279TH PL
010	188800	0080	11/28/12	\$330,000	\$333,000	1780	7	1966	Avg	188,179	N	N	12411 SE 282ND ST
010	214090	0040	4/4/12	\$207,000	\$217,000	1780	7	2006	Avg	4,274	N	N	13632 SE 280TH CT

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	214090	0240	8/12/10	\$229,000	\$216,000	1780	7	2006	Avg	3,287	N	N	28131 136TH AVE SE
010	894671	0210	10/1/10	\$195,000	\$188,000	1850	7	2004	Avg	4,987	N	N	12717 SE 295TH ST
010	546642	0070	4/25/12	\$189,000	\$197,000	1870	7	1993	Avg	5,050	N	N	13725 SE 275TH PL
010	342205	9247	6/24/10	\$265,000	\$244,000	1880	7	2010	Avg	8,360	N	N	14621 SE 277TH CT
010	214090	0330	2/1/10	\$230,000	\$195,000	1905	7	2006	Avg	2,874	N	N	28032 136TH PL SE
010	214090	0410	7/20/10	\$230,000	\$215,000	1905	7	2006	Avg	2,720	N	N	28013 136TH PL SE
010	214090	0430	12/1/11	\$200,000	\$210,000	1905	7	2006	Avg	2,720	N	N	28019 136TH PL SE
010	214090	0470	1/25/11	\$215,000	\$215,000	1905	7	2006	Avg	2,635	N	N	13622 SE 281ST CT
010	809141	0420	5/12/11	\$225,000	\$231,000	1910	7	1986	Good	7,210	N	N	28010 129TH PL SE
010	809141	0780	6/2/11	\$235,000	\$242,000	1910	7	1986	Avg	7,200	N	N	28027 129TH PL SE
010	809141	0510	3/9/11	\$209,500	\$212,000	1920	7	1987	Avg	6,701	N	N	27831 129TH PL SE
010	546620	0200	10/12/11	\$300,000	\$314,000	1950	7	1993	Avg	14,446	N	N	14665 SE 276TH PL
010	214090	0100	2/8/11	\$226,000	\$227,000	1961	7	2006	Avg	3,207	N	N	13612 SE 280TH CT
010	546642	0020	3/15/12	\$205,000	\$215,000	1970	7	1994	Avg	5,008	N	N	27515 137TH AVE SE
010	342205	9248	4/5/10	\$262,500	\$232,000	1970	7	2010	Avg	8,082	N	N	14625 SE 277TH CT
010	214090	0030	8/21/12	\$197,000	\$203,000	2004	7	2006	Avg	4,114	N	N	13612 SE 280TH PL
010	809141	0300	12/13/12	\$194,000	\$195,000	2010	7	1988	Avg	8,579	N	N	28037 131ST AVE NE
010	894671	0010	3/13/12	\$197,500	\$207,000	2020	7	2004	Avg	4,069	N	N	29532 125TH AVE SE
010	546641	0390	6/6/11	\$249,950	\$257,000	2050	7	1990	Avg	5,356	N	N	13913 SE 275TH ST
010	546620	0150	8/21/12	\$275,000	\$283,000	2070	7	1992	Avg	13,914	N	N	14619 SE 276TH PL
010	080680	0280	6/14/11	\$180,000	\$185,000	2120	7	2003	Avg	5,128	N	N	12613 SE 296TH WAY
010	894671	0410	12/7/11	\$205,000	\$215,000	2130	7	2004	Avg	4,756	N	N	12630 SE 295TH ST
010	032105	9179	12/21/10	\$290,000	\$287,000	2140	7	1985	Avg	30,000	N	N	28915 144TH AVE SE
010	342205	9246	4/9/10	\$274,060	\$243,000	2150	7	2010	Avg	6,470	N	N	14622 SE 277TH CT
010	211101	0490	9/22/11	\$229,000	\$239,000	2200	7	2001	Avg	5,166	N	N	29667 128TH CT SE
010	211101	0640	10/19/10	\$197,500	\$191,000	2200	7	2002	Avg	5,160	N	N	29715 129TH PL SE

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	211101	0460	11/1/12	\$213,800	\$217,000	2460	7	2003	Avg	5,743	N	N	12935 SE 296TH WAY
010	894671	0510	11/16/11	\$212,000	\$222,000	2460	7	2004	Avg	4,550	N	N	12544 SE 295TH ST
010	211100	0640	8/3/12	\$257,000	\$265,000	2510	7	2001	Avg	7,018	N	N	29816 126TH CT SE
010	809141	0750	8/6/12	\$225,000	\$232,000	2570	7	1986	Avg	8,325	N	N	12823 SE 280TH ST
010	387657	0370	6/5/10	\$250,000	\$228,000	2670	7	1989	Avg	18,697	N	N	27711 143RD PL SE
010	894671	0370	6/3/10	\$237,600	\$217,000	2680	7	2004	Avg	4,899	N	N	12648 SE 295TH ST
010	211101	0350	12/1/11	\$245,000	\$257,000	2690	7	2002	Avg	6,019	N	N	29734 129TH PL SE
010	080680	0310	9/20/10	\$246,000	\$236,000	2710	7	2003	Avg	5,047	N	N	29665 127TH PL SE
010	211100	0470	3/21/12	\$212,500	\$222,000	2720	7	2001	Avg	5,000	N	N	12610 SE 299TH PL
010	211100	0250	4/13/11	\$260,000	\$265,000	2770	7	2001	Avg	6,000	N	N	12517 SE 299TH PL
010	211100	0050	5/14/12	\$239,000	\$249,000	2840	7	2002	Avg	5,986	N	N	12496 SE 299TH PL
010	894672	0010	12/9/11	\$230,000	\$241,000	2960	7	2004	Avg	6,749	N	N	29673 124TH PL SE
010	894672	0150	5/13/11	\$245,000	\$251,000	2960	7	2004	Avg	4,872	N	N	29711 127TH PL SE
010	894672	0170	5/21/10	\$299,950	\$272,000	2960	7	2004	Avg	4,805	N	N	29677 127TH PL SE
010	894671	0490	7/25/11	\$216,000	\$224,000	2960	7	2004	Avg	4,821	N	N	12556 SE 295TH ST
010	080680	0190	7/27/12	\$273,950	\$283,000	3020	7	2003	Avg	5,857	N	N	29631 126TH AVE SE
010	080680	0240	10/27/10	\$225,000	\$219,000	3020	7	2003	Avg	6,203	N	N	29651 126TH AVE SE
010	211100	0070	3/5/12	\$265,000	\$278,000	3040	7	2002	Avg	6,774	N	N	12484 SE 299TH PL
010	211100	0800	6/18/12	\$265,000	\$275,000	3040	7	2000	Avg	7,820	N	N	12632 SE 298TH PL
010	211101	0020	2/14/12	\$230,000	\$241,000	4070	7	2003	Avg	8,703	N	N	29732 130TH WAY SE
010	211101	0270	3/21/12	\$305,000	\$319,000	4220	7	2002	Avg	6,040	N	N	29725 130TH WAY SE
010	664850	0200	8/23/10	\$257,000	\$243,000	1380	8	1979	Good	9,900	N	N	14711 SE 274TH CT
010	016300	0170	8/25/11	\$237,500	\$247,000	1690	8	2003	Avg	5,733	N	N	27711 147TH PL SE
010	664850	0240	6/20/12	\$190,000	\$197,000	1780	8	1979	Avg	10,440	N	N	14708 SE 274TH CT
010	546878	0220	12/12/11	\$265,000	\$278,000	1810	8	2004	Avg	7,552	N	N	15002 SE 281ST ST
010	679220	0066	5/18/12	\$249,950	\$261,000	1834	8	2012	Avg	7,460	N	N	13315 SE 273RD ST

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	679220	0068	1/12/12	\$240,000	\$252,000	1834	8	2011	Avg	5,778	N	N	13403 SE 273RD ST
010	679220	0071	6/1/12	\$261,950	\$273,000	1834	8	2012	Avg	5,798	N	N	13411 SE 273RD ST
010	730041	0060	2/9/11	\$220,000	\$221,000	1850	8	1999	Avg	4,957	N	N	30219 129TH AVE SE
010	730041	0270	2/4/10	\$245,000	\$209,000	1850	8	1998	Avg	6,001	N	N	30120 129TH AVE SE
010	664850	0740	5/17/10	\$258,000	\$233,000	1920	8	1979	Avg	9,000	N	N	27432 146TH AVE SE
010	679220	0070	4/20/12	\$250,000	\$261,000	1979	8	2012	Avg	5,831	N	N	13419 SE 273RD ST
010	679220	0065	5/4/12	\$259,950	\$271,000	1979	8	2012	Avg	8,181	N	N	13311 SE 273RD ST
010	679220	0067	7/25/12	\$244,500	\$253,000	1979	8	2012	Avg	9,008	N	N	13321 SE 273RD ST
010	679220	0069	12/8/11	\$238,500	\$250,000	1979	8	2011	Avg	5,778	N	N	13409 SE 273RD ST
010	679220	0072	2/20/12	\$240,000	\$252,000	1979	8	2011	Avg	7,298	N	N	13427 SE 273RD ST
010	032105	9066	9/18/12	\$293,126	\$300,000	2004	8	1984	Avg	121,968	N	N	29802 138TH AVE SE
010	666924	0380	4/25/11	\$255,000	\$260,000	2014	8	2008	Avg	5,702	N	N	28607 142ND PL SE
010	600451	0230	4/10/12	\$245,000	\$256,000	2020	8	1997	Avg	7,215	N	N	14620 SE 279TH PL
010	666924	0010	8/17/10	\$254,032	\$240,000	2022	8	2010	Avg	6,188	N	N	14225 SE 287TH ST
010	660035	0140	3/8/11	\$229,900	\$232,000	2030	8	2001	Avg	5,754	N	N	15310 SE 276TH PL
010	032105	9185	3/5/12	\$392,500	\$411,000	2040	8	1987	Good	50,094	N	N	13212 SE 299TH ST
010	600450	0050	6/27/12	\$245,000	\$254,000	2050	8	1996	Avg	6,634	N	N	27831 148TH WAY SE
010	032105	9143	6/15/11	\$235,000	\$242,000	2060	8	1977	Avg	207,781	N	N	29703 134TH AVE SE
010	342205	9144	8/24/12	\$235,000	\$242,000	2072	8	2005	Avg	9,226	N	N	14019 S 272ND ST
010	342205	9080	8/23/11	\$257,180	\$268,000	2080	8	1988	Avg	23,860	N	N	28312 144TH AVE SE
010	666924	0420	3/21/11	\$249,950	\$253,000	2082	8	2010	Avg	5,709	N	N	28701 142ND PL SE
010	666924	0440	8/11/10	\$240,030	\$226,000	2082	8	2010	Avg	5,704	N	N	28709 142ND PL SE
010	546877	0390	10/29/12	\$221,005	\$225,000	2150	8	2003	Avg	6,784	N	N	28015 151ST PL SE
010	546877	0010	6/28/10	\$244,000	\$225,000	2190	8	2003	Avg	6,191	N	N	27928 151ST PL SE
010	032105	9120	1/14/10	\$280,000	\$235,000	2210	8	1972	Good	74,923	N	N	28920 144TH AVE SE
010	546878	0020	11/9/10	\$260,000	\$254,000	2210	8	2004	Avg	5,929	N	N	28032 151ST PL SE

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	788580	0190	9/24/10	\$299,950	\$288,000	2240	8	2002	Avg	5,730	N	N	14029 SE 282ND ST
010	342205	9260	8/31/11	\$279,950	\$291,000	2255	8	2011	Avg	7,220	N	N	14321 SE 278TH ST
010	132930	0040	9/18/12	\$289,950	\$297,000	2279	8	2012	Avg	6,074	N	N	12514 SE 278TH PL
010	132930	0060	8/10/12	\$289,950	\$299,000	2279	8	2012	Avg	6,078	N	N	12504 SE 278TH PL
010	546877	0150	5/2/12	\$230,000	\$240,000	2290	8	2003	Avg	5,925	N	N	27921 150TH PL SE
010	546877	0430	8/10/10	\$260,000	\$245,000	2290	8	2003	Avg	5,735	N	N	28012 151ST PL SE
010	730040	0680	9/25/12	\$270,000	\$276,000	2300	8	1998	Avg	7,093	N	N	30112 126TH CT SE
010	730040	0170	7/22/10	\$284,000	\$265,000	2310	8	1998	Avg	6,200	N	N	12717 SE 301ST ST
010	730041	0410	5/14/10	\$246,000	\$222,000	2310	8	1998	Avg	6,200	N	N	12827 SE 301ST ST
010	788580	0700	1/23/12	\$230,112	\$241,000	2350	8	2003	Avg	5,849	N	N	14120 SE 281ST ST
010	788580	0790	8/20/12	\$245,000	\$252,000	2350	8	2003	Avg	5,700	N	N	14027 SE 281ST ST
010	666924	0310	2/1/12	\$260,500	\$273,000	2389	8	2007	Avg	5,708	N	N	14309 SE 285TH PL
010	813350	0010	4/20/12	\$249,300	\$260,000	2440	8	2001	Avg	4,979	N	N	13133 SE 282ND ST
010	080780	0030	4/19/12	\$360,000	\$376,000	2450	8	2005	Avg	10,112	N	N	12420 SE 270TH ST
010	660035	0190	1/5/12	\$229,000	\$240,000	2450	8	2001	Avg	5,924	N	N	15218 SE 276TH PL
010	788580	0100	11/18/11	\$206,681	\$216,000	2450	8	2002	Avg	5,985	N	N	14215 SE 282ND ST
010	342205	9039	7/7/11	\$289,950	\$300,000	2478	8	2011	Avg	7,210	N	N	14315 SE 278TH ST
010	132930	0070	3/27/12	\$303,453	\$318,000	2478	8	2012	Avg	6,079	N	N	12430 SE 278TH PL
010	132930	0640	3/21/12	\$261,629	\$274,000	2478	8	2007	Avg	5,715	N	N	12722 SE 278TH PL
010	600450	0310	6/13/12	\$226,700	\$236,000	2480	8	1996	Avg	7,152	N	N	27834 148TH WAY SE
010	666924	0230	4/29/10	\$325,000	\$291,000	2588	8	2008	Avg	5,702	N	N	14304 SE 286TH CT
010	660035	0170	11/18/10	\$230,000	\$225,000	2590	8	2001	Avg	5,754	N	N	15226 SE 276TH PL
010	342205	9261	7/8/11	\$294,950	\$305,000	2590	8	2011	Avg	7,740	N	N	14329 SE 278TH ST
010	132930	0050	10/22/12	\$309,950	\$315,000	2634	8	2012	Avg	6,076	N	N	12510 SE 278TH PL
010	132930	0080	9/24/12	\$309,950	\$317,000	2634	8	2012	Avg	6,081	N	N	12426 SE 278TH PL
010	342205	9231	1/13/11	\$324,950	\$324,000	2640	8	2002	Avg	7,882	N	N	28305 143RD PL SE

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	788580	0070	9/22/10	\$340,000	\$326,000	2720	8	2002	Avg	6,431	N	N	14231 SE 282ND ST
010	788580	0310	6/23/10	\$285,000	\$263,000	2840	8	2002	Avg	5,779	N	N	14122 SE 282ND ST
010	788580	0330	3/15/10	\$285,000	\$249,000	2840	8	2002	Avg	5,785	N	N	14202 SE 282ND ST
010	188800	0062	3/8/12	\$330,000	\$346,000	2890	8	1974	Avg	103,672	N	N	12605 SE 282ND ST
010	788580	0950	10/3/11	\$292,000	\$305,000	3010	8	2003	Avg	7,448	N	N	28109 142ND PL SE
010	788580	1190	12/30/10	\$315,000	\$312,000	3010	8	2003	Avg	5,760	N	N	14002 SE 280TH PL
010	666924	0360	8/26/11	\$260,000	\$271,000	3068	8	2008	Avg	5,708	N	N	28527 142ND PL SE
010	666924	0370	9/23/10	\$297,000	\$285,000	3068	8	2008	Avg	5,700	N	N	28603 142ND PL SE
010	788580	0820	11/8/10	\$325,000	\$317,000	3200	8	2003	Avg	5,701	N	N	14018 SE 281ST PL
010	788580	0980	5/24/12	\$268,000	\$279,000	3200	8	2003	Avg	5,749	N	N	14209 SE 280TH PL
010	788580	1410	8/2/12	\$350,000	\$361,000	3200	8	2003	Avg	8,873	N	N	28124 142ND PL SE
010	730040	0440	9/9/11	\$247,000	\$257,000	2370	9	1998	Avg	6,624	N	N	12500 SE 300TH WAY
010	730040	0100	9/24/11	\$297,500	\$310,000	2440	9	2000	Avg	6,000	N	N	12724 SE 302ND ST
010	332205	9024	9/26/11	\$430,000	\$449,000	2470	9	1977	Avg	130,680	Y	N	13002 SE 285TH ST
010	894670	0090	1/25/11	\$338,000	\$338,000	2500	9	2002	Avg	7,000	Y	N	30130 129TH PL SE
010	730041	0430	12/6/12	\$260,000	\$262,000	2550	9	1999	Avg	7,266	N	N	12822 SE 302ND ST
010	387657	0010	3/18/11	\$285,000	\$289,000	2626	9	2003	Avg	8,117	N	N	27728 143RD PL SE
010	730040	0200	5/12/10	\$319,000	\$288,000	2650	9	1998	Avg	6,366	N	N	30040 128TH CT SE
010	730040	0250	10/31/12	\$280,000	\$284,000	2660	9	1999	Avg	7,593	N	N	30023 128TH CT SE
010	387657	0160	5/28/10	\$389,000	\$354,000	2680	9	2003	Avg	6,572	N	N	14033 SE 278TH ST
010	730040	0210	2/6/12	\$309,950	\$325,000	2710	9	1998	Avg	6,000	N	N	30034 128TH CT SE
010	211101	1040	11/10/11	\$360,000	\$377,000	2720	9	2002	Avg	7,393	Y	N	12980 SE 301ST ST
010	730041	0130	9/29/11	\$307,000	\$321,000	2730	9	2000	Avg	6,825	N	N	30279 129TH AVE SE
010	730040	0930	11/9/12	\$280,500	\$284,000	2750	9	1999	Avg	6,557	N	N	30325 127TH PL SE
010	730040	0320	3/2/10	\$320,000	\$277,000	2810	9	1998	Avg	6,481	N	N	30018 127TH PL SE
010	730040	0410	4/5/12	\$250,000	\$261,000	2810	9	1998	Avg	6,120	N	N	12520 SE 300TH WAY

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	730040	0540	8/23/12	\$260,000	\$268,000	2810	9	1998	Avg	5,500	N	N	12517 SE 300TH WAY
010	730040	0850	11/17/10	\$319,000	\$312,000	2940	9	1998	Avg	6,007	N	N	30221 127TH PL SE
010	387657	0080	11/3/10	\$342,000	\$333,000	3020	9	2003	Avg	5,700	N	N	14233 SE 278TH ST
010	387657	0300	6/28/12	\$329,000	\$341,000	3020	9	2004	Avg	7,261	N	N	14116 SE 278TH ST
010	730040	0010	8/3/10	\$369,000	\$346,000	3060	9	2003	Avg	6,513	N	N	30312 127TH PL SE
010	387657	0280	5/6/10	\$395,000	\$355,000	3070	9	2003	Avg	6,172	N	N	14110 SE 278TH ST
010	188800	0030	3/8/11	\$480,000	\$485,000	3860	9	1977	Good	103,672	Y	N	12610 S 282ND ST
010	769537	0130	10/5/12	\$390,000	\$398,000	3069	10	2007	Avg	8,185	N	N	12937 SE 288TH PL
010	769537	0180	5/20/11	\$420,000	\$431,000	3093	10	2006	Avg	7,975	N	N	12967 SE 288TH PL
010	769537	0300	5/17/12	\$425,000	\$443,000	3552	10	2007	Avg	7,469	N	N	28812 130TH AVE SE
011	423940	0110	3/23/12	\$81,500	\$85,000	750	6	1969	Avg	3,195	N	N	12101 SE 319TH PL
011	423940	1150	3/25/10	\$127,000	\$111,000	750	6	1969	Good	2,808	N	N	11815 SE 318TH PL
011	423940	0880	4/22/10	\$134,000	\$120,000	960	6	1969	Good	3,840	N	N	31815 120TH AVE SE
011	423940	1160	3/24/10	\$140,000	\$123,000	960	6	1969	Avg	4,056	N	N	11817 SE 318TH PL
011	423941	0300	3/30/10	\$140,000	\$123,000	960	6	1970	Good	4,324	N	N	11802 SE 316TH PL
011	423941	0470	1/4/12	\$103,000	\$108,000	960	6	1970	Good	3,360	N	N	11806 SE 317TH PL
011	423940	1170	4/6/11	\$99,500	\$101,000	1010	6	1969	Good	2,926	N	N	11801 SE 318TH PL
011	423941	0570	12/12/12	\$105,000	\$106,000	1040	6	1970	Good	2,720	N	N	31615 118TH PL SE
011	423940	0240	9/26/12	\$120,000	\$123,000	1090	6	1969	Good	2,960	N	N	11842 SE 318TH PL
011	423940	0570	5/18/10	\$139,950	\$127,000	1090	6	1969	Good	3,268	N	N	31835 118TH PL SE
011	423943	0080	8/11/10	\$112,500	\$106,000	1090	6	1969	Good	2,800	N	N	31808 121ST AVE SE
011	423940	1190	9/15/11	\$123,000	\$128,000	1180	6	1969	Avg	2,926	N	N	11805 SE 318TH PL
011	713790	0660	3/25/11	\$138,000	\$140,000	940	7	1981	Avg	7,380	N	N	12728 SE 318TH WAY
011	713790	0270	6/18/12	\$137,500	\$143,000	1070	7	1983	Good	10,215	N	N	31705 125TH PL SE
011	713790	0290	8/6/10	\$171,000	\$161,000	1070	7	1983	Avg	8,561	N	N	31704 125TH PL SE
011	713790	0310	8/11/11	\$145,000	\$151,000	1070	7	1983	Avg	7,838	N	N	31714 125TH PL SE

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
011	168200	0310	4/12/11	\$165,000	\$168,000	1080	7	1968	Good	7,500	N	N	11660 SE 323RD PL
011	168200	0340	11/5/12	\$222,500	\$226,000	1100	7	1968	Good	8,330	N	N	11642 SE 323RD PL
011	168360	0110	2/2/12	\$149,500	\$157,000	1140	7	1981	Good	9,125	N	N	31650 121ST AVE SE
011	052105	9129	4/28/11	\$235,650	\$241,000	1150	7	1975	Avg	15,440	N	N	10731 SE 304TH WAY
011	713791	0320	4/10/12	\$181,100	\$189,000	1180	7	1994	Avg	6,533	N	N	12911 SE 318TH WAY
011	332790	0210	8/2/12	\$185,000	\$191,000	1200	7	1979	Good	14,400	N	N	32112 110TH AVE SE
011	713790	0610	9/25/12	\$150,000	\$153,000	1200	7	1981	Avg	7,958	N	N	12618 SE 318TH WAY
011	713790	0590	8/28/12	\$170,000	\$175,000	1240	7	1981	Good	7,808	N	N	12602 SE 318TH WAY
011	168200	0100	11/8/12	\$177,500	\$180,000	1250	7	1968	Good	7,900	N	N	11661 SE 323RD PL
011	168360	0090	2/11/11	\$210,000	\$211,000	1260	7	1981	Avg	9,016	N	N	31642 121ST AVE SE
011	168360	0230	6/22/10	\$215,000	\$198,000	1280	7	1980	Good	8,000	N	N	12013 SE 316TH ST
011	571400	0010	7/26/10	\$230,000	\$215,000	1300	7	1993	Avg	7,706	N	N	30525 114TH PL SE
011	614500	0010	8/6/10	\$232,000	\$218,000	1300	7	1993	Avg	9,291	N	N	11522 SE 305TH PL
011	305670	0070	9/1/11	\$180,000	\$187,000	1340	7	1996	Avg	8,649	N	N	12106 SE 314TH PL
011	327605	0200	12/20/12	\$225,000	\$226,000	1350	7	1968	Good	10,628	N	N	32516 108TH AVE SE
011	793900	0090	5/24/10	\$250,000	\$227,000	1360	7	1967	Good	15,000	N	N	11414 SE 326TH PL
011	082105	9009	10/10/12	\$199,950	\$204,000	1420	7	1978	Good	13,166	N	N	31804 108TH AVE SE
011	894675	0070	9/28/12	\$214,995	\$220,000	1422	7	2012	Avg	3,677	N	N	31469 123RD AVE SE
011	894675	0130	9/5/12	\$216,200	\$222,000	1422	7	2012	Avg	3,600	N	N	31468 122ND AVE SE
011	092105	9202	1/26/12	\$180,000	\$189,000	1430	7	1989	Avg	7,644	N	N	31928 116TH AVE SE
011	570920	0040	5/27/10	\$315,000	\$286,000	1430	7	1972	Good	14,602	N	N	11312 SE 326TH PL
011	289240	0050	8/27/12	\$215,000	\$221,000	1490	7	1986	Avg	20,073	N	N	11012 SE 313TH ST
011	092105	9152	10/8/10	\$333,450	\$322,000	1540	7	1974	Good	87,416	N	N	31020 129TH AVE SE
011	172105	9168	7/16/12	\$230,000	\$238,000	1540	7	1963	Good	46,173	N	N	10906 SE 325TH PL
011	614500	0060	7/14/10	\$250,000	\$233,000	1550	7	1993	Avg	8,087	N	N	11418 SE 305TH PL
011	894675	0060	7/16/12	\$240,995	\$250,000	1552	7	2012	Avg	3,677	N	N	31463 123RD AVE SE

Area 62

Improved Sales Used in this Annual Update Analysis
Area 62
(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
011	894675	0140	12/11/12	\$224,995	\$226,000	1552	7	2012	Avg	3,600	N	N	31462 122ND AVE SE
011	713791	0270	3/30/10	\$227,000	\$200,000	1570	7	1993	Avg	7,218	N	N	31628 130TH AVE SE
011	807852	0340	8/9/12	\$194,500	\$201,000	1570	7	1998	Avg	5,582	N	N	11517 SE 319TH ST
011	807852	0390	12/26/12	\$233,950	\$234,000	1570	7	1998	Avg	5,250	N	N	11544 SE 319TH PL
011	713790	0080	5/10/11	\$198,000	\$203,000	1600	7	1984	Good	10,311	N	N	31707 124TH PL SE
011	305670	0020	6/5/12	\$180,000	\$187,000	1610	7	1994	Avg	6,002	N	N	31513 121ST PL SE
011	332700	0040	6/7/11	\$150,000	\$154,000	1640	7	1968	Avg	7,800	N	N	32025 112TH PL SE
011	894675	0040	6/18/12	\$249,995	\$260,000	1677	7	2012	Avg	3,897	N	N	31429 123RD AVE SE
011	894675	0150	12/3/12	\$232,995	\$235,000	1677	7	2012	Avg	3,513	N	N	31456 122ND AVE SE
011	894675	0170	10/8/12	\$251,995	\$257,000	1677	7	2012	Avg	3,600	N	N	31444 122ND AVE SE
011	168520	0120	11/30/10	\$235,000	\$231,000	1680	7	1978	Good	10,000	N	N	12125 SE 317TH PL
011	333940	0024	11/8/11	\$255,000	\$267,000	1687	7	2011	Avg	6,505	N	N	11529 SE 316TH PL
011	025505	0080	5/5/10	\$265,000	\$238,000	1690	7	1994	Avg	7,257	N	N	31433 115TH PL SE
011	214128	0130	9/27/11	\$199,900	\$209,000	1690	7	1997	Avg	12,256	N	N	31501 114TH PL SE
011	288795	0030	3/7/12	\$184,900	\$194,000	1710	7	1994	Avg	6,693	N	N	12311 SE 315TH PL
011	745740	0330	3/24/10	\$269,000	\$236,000	1720	7	2000	Avg	6,400	N	N	31516 113TH AVE SE
011	920690	0010	5/25/10	\$254,000	\$231,000	1740	7	1993	Avg	7,777	N	N	11122 SE 316TH PL
011	920690	0070	11/7/11	\$169,500	\$177,000	1750	7	1994	Avg	8,440	N	N	11014 SE 316TH PL
011	745740	0080	11/10/11	\$211,000	\$221,000	1750	7	1999	Avg	6,380	N	N	11220 SE 314TH PL
011	168210	0020	1/2/12	\$182,000	\$191,000	1770	7	1968	Good	7,560	N	N	11853 SE 323RD PL
011	713791	0250	1/27/12	\$170,000	\$178,000	1790	7	1994	Avg	7,776	N	N	31616 130TH AVE SE
011	333940	0102	9/23/10	\$214,000	\$205,000	1800	7	1990	Avg	9,681	N	N	31922 113TH PL SE
011	102105	9027	7/23/10	\$380,000	\$355,000	1810	7	1987	Good	82,821	Y	N	13207 SE 312TH WAY
011	030310	0070	8/10/11	\$217,000	\$225,000	1810	7	1996	Avg	7,733	N	N	11018 SE 319TH CT
011	030310	0140	7/12/11	\$204,000	\$211,000	1810	7	1996	Avg	7,964	N	N	11028 SE 318TH CT
011	333940	0022	2/8/11	\$263,500	\$264,000	1820	7	2010	Avg	6,638	N	N	11525 SE 316TH PL

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
011	333940	0026	3/30/12	\$250,000	\$262,000	1824	7	2011	Avg	6,638	N	N	11521 SE 316TH PL
011	894675	0050	12/3/12	\$249,995	\$252,000	1854	7	2012	Avg	3,677	N	N	31457 123RD AVE SE
011	894675	0160	11/5/12	\$239,995	\$243,000	1854	7	2012	Avg	3,513	N	N	31450 122ND AVE SE
011	894675	0180	8/6/12	\$259,995	\$268,000	1854	7	2012	Avg	3,600	N	N	31438 122ND AVE SE
011	168350	0090	3/2/11	\$174,000	\$176,000	1900	7	1976	Avg	8,402	N	N	31925 110TH AVE SE
011	214128	0100	8/26/10	\$301,000	\$285,000	1920	7	1997	Avg	10,500	N	N	31514 114TH PL SE
011	289065	0060	5/20/10	\$233,000	\$211,000	1960	7	1991	Avg	7,999	N	N	11712 SE 321ST PL
011	807852	0300	6/5/12	\$236,000	\$246,000	1960	7	1998	Avg	5,250	N	N	11541 SE 319TH ST
011	025505	0030	9/6/12	\$202,000	\$207,000	1970	7	1994	Avg	8,880	N	N	31422 115TH PL SE
011	159208	0060	1/7/11	\$220,000	\$219,000	1970	7	1995	Avg	8,727	N	N	11512 SE 308TH PL
011	745740	0410	3/26/10	\$246,900	\$217,000	1980	7	2000	Avg	6,400	N	N	31423 114TH AVE SE
011	745740	0130	11/15/12	\$215,000	\$218,000	1990	7	1999	Avg	5,850	N	N	11231 SE 314TH PL
011	745740	0010	7/27/11	\$215,000	\$223,000	2030	7	1999	Avg	7,279	N	N	11324 SE 314TH PL
011	745740	0300	3/17/11	\$221,000	\$224,000	2030	7	2000	Avg	5,762	N	N	31537 113TH AVE SE
011	333940	0315	10/12/11	\$370,000	\$387,000	2136	7	2010	Avg	168,923	N	N	31133 108TH AVE SE
011	334100	0037	6/17/12	\$210,000	\$218,000	2194	7	1989	Avg	15,000	N	N	10609 SE 323RD ST
011	162105	9022	11/8/12	\$247,000	\$250,000	2300	7	1998	Avg	11,637	N	N	11621 SE 320TH ST
011	289240	0100	3/16/10	\$308,000	\$269,000	2440	7	1984	Avg	20,249	N	N	11103 SE 313TH ST
011	332702	0140	5/19/10	\$219,900	\$199,000	1160	8	1978	Good	8,240	N	N	11213 SE 321ST PL
011	332702	0320	8/25/10	\$202,900	\$192,000	1220	8	1977	Avg	7,560	N	N	11236 SE 323RD ST
011	168250	0250	8/21/12	\$200,000	\$206,000	1310	8	1979	Avg	7,500	N	N	11844 SE 322ND PL
011	713795	0490	4/23/10	\$265,000	\$237,000	1320	8	1992	Avg	11,367	N	N	12663 SE 307TH ST
011	332702	0170	6/1/10	\$272,000	\$248,000	1330	8	1978	Good	7,280	N	N	11232 SE 322ND ST
011	333940	0265	12/14/11	\$205,000	\$215,000	1330	8	1977	Good	35,805	N	N	10905 SE 304TH ST
011	334100	0033	4/19/12	\$243,500	\$254,000	1330	8	1978	Avg	54,014	N	N	32314 107TH AVE SE
011	332680	0570	12/29/11	\$165,000	\$173,000	1340	8	1981	Avg	7,210	N	N	11435 SE 322ND PL

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
011	332680	0400	6/27/11	\$260,000	\$268,000	1380	8	1985	Good	7,200	N	N	32201 116TH AVE SE
011	332701	0360	8/15/11	\$178,000	\$185,000	1400	8	1977	Avg	7,396	N	N	11241 SE 325TH ST
011	327605	0250	4/18/12	\$263,500	\$275,000	1460	8	1977	Avg	10,189	N	N	32511 108TH AVE SE
011	332701	0420	1/11/10	\$250,000	\$210,000	1500	8	1977	Avg	8,613	N	N	11234 SE 325TH CT
011	332680	0520	7/22/11	\$176,900	\$183,000	1520	8	1981	Avg	7,200	N	N	11420 SE 322ND PL
011	332702	0360	4/12/10	\$268,000	\$238,000	1520	8	1977	Good	7,200	N	N	11251 SE 323RD ST
011	092105	9088	3/28/11	\$350,000	\$355,000	1550	8	1976	Good	82,770	N	N	12303 SE 304TH ST
011	713796	0370	9/4/12	\$239,900	\$246,000	1660	8	1994	Avg	6,825	N	N	30522 128TH PL SE
011	381480	0010	5/4/12	\$207,250	\$216,000	1740	8	2002	Avg	5,881	N	N	11701 SE 310TH ST
011	381480	0270	10/15/12	\$220,780	\$225,000	1740	8	2002	Avg	6,650	N	N	11704 SE 310TH ST
011	178727	0110	9/21/12	\$250,000	\$256,000	1750	8	2002	Avg	5,108	N	N	31080 119TH AVE SE
011	947690	0030	5/10/11	\$234,000	\$240,000	1760	8	1992	Avg	8,175	N	N	31616 117TH AVE SE
011	132197	0010	6/20/10	\$256,000	\$235,000	1760	8	2001	Avg	4,420	N	N	11534 SE 316TH PL
011	132197	0030	11/7/11	\$180,000	\$188,000	1760	8	2001	Avg	4,102	N	N	11522 SE 316TH PL
011	320440	0170	7/27/12	\$195,000	\$202,000	1770	8	2001	Avg	6,978	N	N	11695 SE 308TH PL
011	320440	0210	8/2/12	\$219,950	\$227,000	1770	8	2002	Avg	6,752	N	N	11684 SE 308TH PL
011	299100	0050	10/2/12	\$187,000	\$191,000	1790	8	1998	Avg	5,838	N	N	12931 SE 306TH CT
011	299100	0350	2/9/10	\$259,950	\$222,000	1790	8	1998	Avg	8,438	N	N	13022 SE 305TH PL
011	713796	0470	7/28/10	\$255,000	\$239,000	1800	8	1994	Avg	7,498	N	N	30404 128TH PL SE
011	279860	0100	12/30/11	\$250,000	\$262,000	1800	8	2001	Avg	11,785	N	N	30438 101ST PL SE
011	570922	0040	8/22/12	\$234,950	\$242,000	1810	8	1977	Avg	14,693	N	N	11005 SE 326TH ST
011	299100	0190	2/15/11	\$220,000	\$221,000	1820	8	1998	Avg	5,640	N	N	13011 SE 305TH PL
011	299100	0380	10/26/10	\$238,000	\$231,000	1820	8	1998	Avg	9,450	N	N	13010 SE 305TH PL
011	713796	0080	10/25/11	\$200,000	\$209,000	1860	8	1994	Avg	6,623	N	N	30525 128TH PL SE
011	168250	0330	7/9/12	\$225,000	\$233,000	1880	8	1983	Good	8,100	N	N	11810 SE 322ND PL
011	713795	0510	7/11/12	\$230,000	\$238,000	1880	8	1992	Avg	5,419	N	N	12681 SE 307TH ST

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
011	332680	0100	4/14/10	\$260,000	\$231,000	1913	8	1983	Avg	9,576	N	N	11504 SE 320TH PL
011	332701	0110	6/13/11	\$230,000	\$237,000	1940	8	1977	Avg	9,266	N	N	32405 112TH PL SE
011	104144	0570	9/12/12	\$269,950	\$277,000	1981	8	2012	Avg	3,678	N	N	13013 SE 309TH PL
011	327605	0290	8/1/12	\$384,000	\$397,000	1990	8	1978	Good	12,000	N	N	32406 107TH AVE SE
011	279860	0050	4/18/11	\$219,000	\$223,000	2020	8	1997	Avg	7,700	N	N	30431 101ST AVE SE
011	745740	0270	9/9/10	\$253,000	\$241,000	2020	8	1980	Avg	16,694	N	N	31600 112TH AVE SE
011	799995	0020	2/13/12	\$279,950	\$293,000	2038	8	2011	Avg	7,643	N	N	30404 121ST PL SE
011	320440	0090	8/8/12	\$220,000	\$227,000	2039	8	2002	Avg	3,822	N	N	11643 SW 308TH PL
011	172105	9201	7/7/11	\$226,800	\$235,000	2040	8	1969	Good	16,988	N	N	10826 SE 326TH PL
011	132197	0220	6/15/11	\$186,000	\$192,000	2040	8	2001	Avg	4,845	N	N	31617 115TH AVE SE
011	320440	0140	4/26/12	\$210,000	\$219,000	2040	8	2001	Avg	7,267	N	N	11683 SE 308TH PL
011	809700	0120	10/14/10	\$280,000	\$271,000	2050	8	1991	Avg	7,450	N	N	31520 118TH CT SE
011	320440	0110	2/3/12	\$201,500	\$211,000	2080	8	2002	Avg	3,902	N	N	11655 SE 308TH PL
011	333940	0225	3/5/10	\$408,000	\$354,000	2140	8	1999	Avg	163,834	N	N	30929 112TH AVE SE
011	713795	0470	9/26/12	\$234,000	\$239,000	2140	8	1992	Avg	6,275	N	N	12651 SE 307TH ST
011	334100	0012	10/23/12	\$280,000	\$285,000	2160	8	1973	Avg	19,140	Y	N	32025 108TH AVE SE
011	713796	0040	1/10/11	\$235,000	\$234,000	2170	8	1994	Avg	6,428	N	N	30421 128TH PL SE
011	947690	0200	9/14/10	\$215,000	\$205,000	2170	8	1993	Avg	6,424	N	N	31603 117TH AVE SE
011	132197	0310	7/22/11	\$199,000	\$206,000	2190	8	2001	Avg	5,158	N	N	31626 115TH AVE SE
011	713795	0130	5/4/12	\$285,000	\$297,000	2210	8	1993	Avg	8,164	N	N	12664 SE 306TH CT
011	713796	0290	1/11/12	\$305,000	\$320,000	2220	8	1994	Avg	8,050	N	N	12818 SE 306TH PL
011	713795	0090	7/16/12	\$280,000	\$290,000	2260	8	1992	Avg	8,490	N	N	30609 127TH PL SE
011	809700	0050	4/24/12	\$196,000	\$205,000	2260	8	1990	Avg	10,923	N	N	31513 118TH CT SE
011	799995	0080	5/23/12	\$289,950	\$302,000	2279	8	2012	Avg	6,351	N	N	12105 SE 304TH CT
011	513780	0670	9/25/12	\$233,000	\$238,000	2303	8	2005	Avg	4,000	N	N	30945 133RD AVE SE
011	947690	0050	1/6/10	\$273,000	\$228,000	2320	8	1992	Avg	7,326	N	N	31628 117TH AVE SE

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
011	133070	0020	7/19/12	\$255,000	\$264,000	2360	8	1991	Avg	8,700	N	N	11216 SE 313TH PL
011	279860	0010	12/21/10	\$262,500	\$260,000	2360	8	1998	Avg	7,446	N	N	30415 101ST AVE SE
011	104144	0580	9/10/12	\$284,950	\$292,000	2376	8	2012	Avg	3,799	N	N	13011 SE 309TH PL
011	713795	0070	1/28/11	\$250,000	\$250,000	2380	8	1992	Avg	6,480	N	N	30515 127TH PL SE
011	713795	0010	12/18/12	\$255,500	\$256,000	2440	8	1994	Avg	8,399	N	N	30419 127TH PL SE
011	713797	0330	8/24/12	\$255,000	\$262,000	2450	8	1995	Avg	7,529	N	N	12846 SE 307TH PL
011	799995	0060	8/29/12	\$291,950	\$300,000	2475	8	2012	Avg	5,659	N	N	12113 SE 304TH CT
011	513780	0190	2/24/12	\$200,000	\$210,000	2477	8	2005	Avg	3,600	N	N	30832 133RD AVE SE
011	713796	0250	6/17/11	\$258,480	\$266,000	2490	8	1994	Avg	9,338	N	N	12836 SE 306TH PL
011	422197	0110	2/23/11	\$278,000	\$280,000	2520	8	1990	Avg	7,708	N	N	11512 SE 323RD PL
011	299100	0170	2/21/11	\$290,000	\$292,000	2520	8	1996	Avg	6,882	N	N	13004 SE 305TH CT
011	513780	0710	5/5/10	\$250,000	\$225,000	2520	8	2005	Avg	4,000	N	N	30913 133RD AVE SE
011	513780	0360	12/21/12	\$215,000	\$216,000	2536	8	2005	Avg	3,600	N	N	31012 133RD AVE SE
011	513780	0520	8/16/11	\$285,000	\$296,000	2536	8	2005	Avg	7,184	N	N	13364 SE 311TH CT
011	513780	0630	3/22/11	\$229,000	\$232,000	2536	8	2005	Avg	4,000	N	N	31025 133RD AVE SE
011	279860	0200	10/12/12	\$270,000	\$275,000	2550	8	1997	Avg	7,700	N	N	10024 SE 304TH PL
011	279860	0190	5/3/10	\$310,000	\$278,000	2590	8	1998	Avg	7,700	N	N	10102 SE 304TH PL
011	799995	0070	3/16/12	\$302,800	\$317,000	2634	8	2012	Avg	5,257	N	N	12109 SE 304TH CT
011	660078	0010	8/29/11	\$331,000	\$345,000	2690	8	1997	Avg	7,468	N	N	11225 SE 306TH PL
011	660078	0070	8/19/11	\$320,000	\$333,000	2690	8	1997	Avg	9,264	N	N	11248 SE 306TH PL
011	513780	0230	8/10/10	\$312,000	\$294,000	2718	8	2006	Avg	14,339	N	N	30906 133RD AVE SE
011	513780	0450	7/21/11	\$239,000	\$248,000	2727	8	2006	Avg	3,600	N	N	31060 133RD AVE SE
011	381480	0160	5/7/10	\$259,000	\$233,000	2810	8	2003	Avg	7,026	N	N	31032 117TH PL SE
011	381480	0280	12/3/10	\$340,000	\$334,000	2810	8	2003	Avg	10,951	N	N	30918 116TH AVE SE
011	279860	0040	2/25/10	\$287,111	\$248,000	2840	8	1998	Avg	7,700	N	N	30427 101ST AVE SE
011	092105	9173	1/5/10	\$366,000	\$305,000	2869	8	2008	Avg	14,520	N	N	30726 124TH AVE SE

Area 62

2013

Improved Sales Used in this Annual Update Analysis
Area 62
(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
011	513780	0590	2/23/12	\$230,000	\$241,000	2884	8	2006	Avg	4,480	N	N	31057 133RD AVE SE
011	513780	0680	10/31/11	\$230,001	\$241,000	2884	8	2005	Avg	4,000	N	N	30937 133RD AVE SE
011	381490	0010	12/27/12	\$299,450	\$300,000	1983	9	2012	Avg	4,420	N	N	13203 SE 306TH ST
011	381490	0020	12/3/12	\$299,950	\$302,000	1986	9	2012	Avg	3,313	N	N	13205 SE 306TH ST
011	381490	0040	8/10/12	\$339,950	\$351,000	2156	9	2012	Avg	3,952	N	N	13209 SE 306TH ST
011	165731	0120	2/24/10	\$355,000	\$306,000	2230	9	1995	Avg	8,866	N	N	30433 103RD CT SE
011	381490	1060	7/24/12	\$354,950	\$367,000	2316	9	2012	Avg	6,250	N	N	13204 SE 306TH ST
011	732860	0090	5/18/10	\$276,000	\$250,000	2470	9	2005	Avg	6,621	N	N	9960 SE 304TH CT
011	387659	0160	11/7/12	\$342,500	\$347,000	2510	9	2004	Avg	7,559	N	N	12158 SE 307TH PL
011	186456	0030	5/27/11	\$349,500	\$359,000	2622	9	2003	Avg	6,027	N	N	11628 SW 319TH CT
011	172105	9215	3/16/10	\$320,000	\$279,000	2740	9	1977	Good	17,859	N	N	32525 110TH AVE SE
011	387659	0350	2/19/10	\$315,000	\$271,000	2760	9	2005	Avg	5,677	N	N	12220 SE 306TH CT
011	144611	0020	9/9/10	\$339,900	\$324,000	3006	9	2006	Avg	9,742	N	N	11210 SE 309TH ST
011	387659	0220	8/3/12	\$316,300	\$327,000	3010	9	2005	Avg	4,750	N	N	30621 122ND AVE SE
011	333940	0287	12/9/10	\$585,000	\$576,000	4020	9	1993	Avg	66,211	Y	N	30620 108TH AVE SE
011	333940	0526	11/14/11	\$630,000	\$660,000	3574	11	2006	Avg	129,840	Y	N	31805 108TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
052105	9034	5/20/11	\$475,000	STATISTICAL OUTLIER
052105	9054	11/7/11	\$338,683	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
108562	3120	8/15/12	\$383,266	%COMPLETE
108562	3470	9/20/12	\$405,568	%COMPLETE
140290	0230	12/19/12	\$381,848	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
140290	0610	3/7/12	\$216,550	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
140297	0080	11/12/12	\$409,000	%COMPLETE
140297	0090	12/27/12	\$394,950	%COMPLETE
140297	0130	10/3/12	\$391,805	%COMPLETE
140297	0140	8/8/12	\$399,635	%COMPLETE
140297	0150	10/17/12	\$372,654	%COMPLETE
140297	0180	11/1/12	\$415,711	%COMPLETE
140297	0200	12/11/12	\$326,350	%COMPLETE
140297	0210	12/20/12	\$371,450	%COMPLETE
140297	0240	9/5/12	\$413,339	%COMPLETE
140297	0250	10/11/12	\$423,331	%COMPLETE
177642	0010	1/9/12	\$171,750	BANKRUPTCY - RECEIVER OR TRUSTEE
184140	0230	3/12/10	\$205,000	DIAGNOSTIC OUTLIER
184160	0300	2/23/12	\$219,301	BANKRUPTCY - RECEIVER OR TRUSTEE
200550	0070	7/21/11	\$67,500	DOR RATIO; FINANCIAL INSTITUTION RESALE
200550	0270	11/16/12	\$72,000	DOR RATIO
200560	0110	3/30/12	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE
200560	0320	5/15/12	\$76,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
200590	0080	1/14/10	\$146,834	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
221240	0130	6/20/12	\$285,678	BANKRUPTCY - RECEIVER OR TRUSTEE
221240	0170	10/19/12	\$162,500	MODEL DEVELOPMENT EXCLUSION
222180	0030	1/24/11	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
222180	0240	2/17/12	\$203,150	BANKRUPTCY - RECEIVER OR TRUSTEE
222180	0240	1/24/12	\$203,150	BANKRUPTCY - RECEIVER OR TRUSTEE
259761	0110	10/26/12	\$313,000	%COMPLETE
292205	9107	6/4/12	\$230,765	BANKRUPTCY - RECEIVER OR TRUSTEE
320450	0280	5/21/12	\$43,000	%COMPLETE
320450	0290	11/7/11	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE
322205	9005	5/11/12	\$365,000	%OBSCOLESCENCE
377500	0110	9/11/12	\$305,546	BANKRUPTCY - RECEIVER OR TRUSTEE
377500	0110	9/5/12	\$366,133	BANKRUPTCY - RECEIVER OR TRUSTEE
383062	0170	9/25/12	\$139,000	DIAGNOSTIC OUTLIER
383062	0480	4/18/12	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE
383063	0340	2/22/12	\$154,669	BANKRUPTCY - RECEIVER OR TRUSTEE
383063	0490	11/29/11	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
383125	0212	12/18/12	\$355,000	%COMPLETE
387676	0630	11/7/11	\$310,711	BANKRUPTCY - RECEIVER OR TRUSTEE

Area 62

2013

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
387676	0650	11/9/11	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
434530	0010	8/24/12	\$279,639	BANKRUPTCY - RECEIVER OR TRUSTEE
787900	0020	6/20/12	\$195,140	BANKRUPTCY - RECEIVER OR TRUSTEE
870010	0170	7/28/12	\$358,817	BANKRUPTCY - RECEIVER OR TRUSTEE
870011	0320	12/4/12	\$196,221	BANKRUPTCY - RECEIVER OR TRUSTEE
870011	0320	11/20/12	\$196,221	BANKRUPTCY - RECEIVER OR TRUSTEE
870012	0350	11/13/12	\$339,852	BANKRUPTCY - RECEIVER OR TRUSTEE
942935	0040	10/24/12	\$367,007	BANKRUPTCY - RECEIVER OR TRUSTEE
942935	0080	8/8/12	\$305,831	BANKRUPTCY - RECEIVER OR TRUSTEE
032105	9057	7/12/11	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
080780	0030	1/25/12	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE
080780	0190	3/12/12	\$183,948	BANKRUPTCY - RECEIVER OR TRUSTEE
080780	0190	11/27/12	\$150,500	BANKRUPTCY - RECEIVER OR TRUSTEE
080800	0010	1/25/12	\$381,708	BANKRUPTCY - RECEIVER OR TRUSTEE
080800	0010	1/27/12	\$334,513	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
132930	0020	11/28/12	\$352,640	%COMPLETE
132930	0090	9/5/12	\$292,995	%COMPLETE
132930	0110	9/10/12	\$329,995	%COMPLETE
132930	0120	8/6/12	\$303,966	%COMPLETE
132930	0220	7/10/12	\$334,995	%COMPLETE
132930	0250	12/11/12	\$329,995	%COMPLETE
132930	0270	9/7/12	\$292,995	%COMPLETE
132930	0470	10/2/12	\$342,490	%COMPLETE
132930	0480	12/3/12	\$339,995	%COMPLETE
132930	0750	9/5/12	\$306,061	%COMPLETE
152280	0040	11/20/12	\$123,375	MODEL DEVELOPMENT EXCLUSION
152280	0040	7/3/12	\$158,473	BANKRUPTCY - RECEIVER OR TRUSTEE
152280	0040	7/12/12	\$132,470	BANKRUPTCY - RECEIVER OR TRUSTEE
211100	0780	10/23/12	\$201,451	BANKRUPTCY - RECEIVER OR TRUSTEE
211100	0800	1/24/12	\$228,238	BANKRUPTCY - RECEIVER OR TRUSTEE
256950	0090	8/29/11	\$385,000	RETENTION EXCLUSION FOR THE SAMPLE SET
342205	9151	11/9/12	\$159,000	OBSERVATION OUTSIDE THE NORM
342205	9151	12/20/11	\$154,466	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
352205	9089	1/23/12	\$45,000	DOR RATIO
352205	9131	5/7/12	\$245,140	BANKRUPTCY - RECEIVER OR TRUSTEE
354600	0030	3/22/11	\$316,896	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
354600	0230	4/4/11	\$155,000	DIAGNOSTIC OUTLIER
354600	0580	7/9/12	\$226,506	BANKRUPTCY - RECEIVER OR TRUSTEE
354600	0760	12/4/12	\$260,500	BANKRUPTCY - RECEIVER OR TRUSTEE
354600	0780	11/5/12	\$305,630	BANKRUPTCY - RECEIVER OR TRUSTEE
383060	0230	3/30/11	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
383060	0240	1/9/12	\$130,150	NON-NORMAL DISTRIBUTION

Area 62

2013

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
383061	0250	2/29/12	\$109,199	BANKRUPTCY - RECEIVER OR TRUSTEE
383061	0250	2/8/12	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
387657	0020	5/25/12	\$286,750	BANKRUPTCY - RECEIVER OR TRUSTEE
546641	0170	7/26/12	\$171,800	BANKRUPTCY - RECEIVER OR TRUSTEE
546641	0190	12/6/10	\$231,367	BANKRUPTCY - RECEIVER OR TRUSTEE
546641	0200	4/26/12	\$164,100	BANKRUPTCY - RECEIVER OR TRUSTEE
546873	0310	11/28/12	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE
546873	0330	8/23/12	\$170,001	BANKRUPTCY - RECEIVER OR TRUSTEE
546877	0390	7/9/12	\$208,250	BANKRUPTCY - RECEIVER OR TRUSTEE
600450	0310	3/22/12	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE
660035	0080	8/8/12	\$180,000	ANOMALY DETECTION
660035	0080	5/22/12	\$363,412	BANKRUPTCY - RECEIVER OR TRUSTEE
664850	0570	10/23/12	\$170,000	DIAGNOSTIC OUTLIER
730040	0410	2/7/12	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
730040	0630	4/25/12	\$232,150	BANKRUPTCY - RECEIVER OR TRUSTEE
809140	0410	5/9/12	\$157,165	BANKRUPTCY - RECEIVER OR TRUSTEE
809140	0790	11/28/11	\$154,100	BANKRUPTCY - RECEIVER OR TRUSTEE
809141	0300	1/9/12	\$331,079	BANKRUPTCY - RECEIVER OR TRUSTEE
809141	0750	10/27/11	\$233,450	BANKRUPTCY - RECEIVER OR TRUSTEE
813350	0010	11/11/11	\$283,500	BANKRUPTCY - RECEIVER OR TRUSTEE
894672	0010	5/24/11	\$326,336	BANKRUPTCY - RECEIVER OR TRUSTEE
092105	9072	6/1/12	\$124,900	BOX PLOT
092105	9152	4/26/10	\$199,201	BANKRUPTCY - RECEIVER OR TRUSTEE
102105	9041	4/12/10	\$160,800	MODEL DEVELOPMENT EXCLUSION
104144	0110	12/3/12	\$349,950	%COMPLETE
104144	0590	10/18/12	\$294,000	%COMPLETE
132197	0280	8/15/12	\$338,094	BANKRUPTCY - RECEIVER OR TRUSTEE
144611	0020	4/20/10	\$304,311	BANKRUPTCY - RECEIVER OR TRUSTEE
162105	9022	5/10/12	\$253,000	BANKRUPTCY - RECEIVER OR TRUSTEE
165731	0180	11/1/12	\$251,360	BANKRUPTCY - RECEIVER OR TRUSTEE
168210	0020	8/15/12	\$230,575	BANKRUPTCY - RECEIVER OR TRUSTEE
168350	0090	4/21/10	\$202,455	BANKRUPTCY - RECEIVER OR TRUSTEE
168360	0040	10/31/12	\$241,233	BANKRUPTCY - RECEIVER OR TRUSTEE
178727	0130	8/29/12	\$375,462	BANKRUPTCY - RECEIVER OR TRUSTEE
186456	0050	4/28/11	\$450,690	BANKRUPTCY - RECEIVER OR TRUSTEE
279860	0200	6/5/12	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE
288795	0030	10/27/11	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE
289065	0420	12/20/12	\$202,501	BANKRUPTCY - RECEIVER OR TRUSTEE
299100	0010	10/16/12	\$424,042	BANKRUPTCY - RECEIVER OR TRUSTEE
305670	0030	10/23/12	\$309,177	BANKRUPTCY - RECEIVER OR TRUSTEE
320440	0110	11/30/11	\$375,887	BANKRUPTCY - RECEIVER OR TRUSTEE
320440	0110	12/7/11	\$334,163	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY

Area 62

2013

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
327605	0250	8/9/11	\$157,500	BANKRUPTCY - RECEIVER OR TRUSTEE
333940	0104	11/16/10	\$365,717	BANKRUPTCY - RECEIVER OR TRUSTEE
333940	0465	12/27/12	\$215,000	DIAGNOSTIC OUTLIER
333940	0465	4/16/12	\$257,248	BANKRUPTCY - RECEIVER OR TRUSTEE
381480	0010	12/2/11	\$352,457	BANKRUPTCY - RECEIVER OR TRUSTEE
381490	0050	11/16/12	\$377,850	%COMPLETE
381490	0400	10/24/12	\$378,907	%COMPLETE
381490	0950	10/30/12	\$329,926	%COMPLETE
381490	1040	10/16/12	\$388,265	%COMPLETE
423940	0070	6/3/11	\$57,500	DOR RATIO; FINANCIAL INSTITUTION RESALE
423940	0110	11/29/11	\$39,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
423940	0170	11/21/12	\$52,001	BANKRUPTCY - RECEIVER OR TRUSTEE
423940	0200	9/2/11	\$30,000	DOR RATIO; OBSOL; NON-REPRESENTATIVE SALE
423940	0290	7/2/12	\$79,000	BANKRUPTCY - RECEIVER OR TRUSTEE
423940	0580	11/6/12	\$47,000	DOR RATIO
423940	0710	12/2/11	\$48,000	DOR RATIO; GOVERNMENT AGENCY
423940	0960	12/18/12	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
423940	1090	2/16/12	\$79,950	OBSERVATION OUTSIDE THE NORM
423940	1130	8/16/10	\$123,443	BANKRUPTCY - RECEIVER OR TRUSTEE
423940	1180	11/14/12	\$79,204	BANKRUPTCY - RECEIVER OR TRUSTEE
423941	0570	1/10/12	\$102,554	BANKRUPTCY - RECEIVER OR TRUSTEE
423941	0570	7/9/12	\$49,000	DOR RATIO; GOVERNMENT AGENCY
513780	0200	6/7/12	\$13,000	DOR RATIO
713790	0270	1/27/12	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
713790	0290	9/25/12	\$127,000	STATISTICAL OUTLIER
713790	0410	10/17/11	\$122,000	RETENTION EXCLUSION FOR THE SAMPLE SET
713790	0460	10/3/12	\$121,500	BANKRUPTCY - RECEIVER OR TRUSTEE
713790	0510	12/27/11	\$202,000	DIAGNOSTIC OUTLIER
745740	0450	7/30/12	\$92,632	DOR RATIO
799995	0040	10/16/12	\$300,117	%COMPLETE
799995	0050	11/15/12	\$314,950	%COMPLETE
894675	0030	9/10/12	\$214,995	%COMPLETE
894675	0080	12/26/12	\$232,495	%COMPLETE
894675	0100	12/26/12	\$236,995	%COMPLETE
894675	0110	11/5/12	\$245,000	%COMPLETE
894675	0250	10/23/12	\$261,745	%COMPLETE

Vacant Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

SubArea	Major	Minor	SaleDate	SalePrice	LotSize	View	Wtrfrt
009	165730	0390	1/3/2011	\$70,000	11,040	N	N
009	282205	9305	9/24/2010	\$70,000	31,168	N	N
010	352205	9116	1/27/2012	\$169,000	114,563	Y	N
011	172105	9241	7/24/2012	\$75,000	46,609	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

SubArea	Major	Minor	SaleDate	SalePrice	Comments
009	221260	0300	6/22/2011	\$15,000	NO MARKET EXPOSURE; PREVLAND<=25K
010	352205	9151	4/5/2012	\$5,000	QUIT CLAIM DEED; PREVLAND<=25K
011	092105	9058	11/21/2011	\$113,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	092105	9176	11/9/2011	\$185,000	NO MARKET EXPOSURE
011	168250	0013	5/14/2010	\$26,500	DOR RATIO; GOVERNMENT AGENCY
011	172105	9253	5/19/2011	\$225,000	NO MARKET EXPOSURE; TEARDOWN
011	333940	0271	3/26/2012	\$3,000	DOR RATIO;QUIT CLAIM DEED
011	333940	0326	1/12/2012	\$37,000	NO MARKET EXPOSURE
011	333940	0550	10/29/2012	\$20,000	PREVLAND<=25K; UNBUILDABLE
011	334100	0140	6/13/2012	\$37,000	DOR RATIO; NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis
Area 62

SubArea	Major	Minor	SaleDate	SalePrice	LotSize	View	Wtrfrt
011	092105	9061	10/16/2012	\$167,900	20,690	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 62

SubArea	Major	Minor	SaleDate	SalePrice	Comments
010	032105	9027	9/4/2012	\$226,204	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	032105	9027	8/31/2012	\$253,853	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	352205	9174	11/6/2012	\$289,026	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	082105	9043	11/10/2010	\$190,000	NO MARKET EXPOSURE
011	092105	9061	5/8/2012	\$72,000	NO MARKET EXPOSURE