

Residential Revalue

2013 Assessment Roll

Mirrormont
Tiger Mountain

Area 66

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

Mirrormont Tiger Mountain's Housing



Grade 5/ Year Built 1956/ Total Living Area 580



Grade 6/ Year Built 1965/ Total Living Area 1200



Grade 7/ Year Built 1972/ Total Living Area 2040



Grade 8/ Year Built 1989/ Total Living Area 2440



Grade 9/ Year Built 1996/ Total Living Area 3650



Grade 10/ Year Built 1983/ Total Living Area 4560



Grade 11/ Year Built 1987/ Total Living Area 5200



Grade 12/ Year Built 2000/ Total Living Area 6900



Grade 13/ Year Built 2003/ Total Living Area 5210

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: Mirrormont-Tiger Mountain/Area 66

Previous Physical Inspection: 2012

Number of Improved Sales: 225

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	\$155,800	\$292,600	\$448,400			
2013 Value	\$157,800	\$294,800	\$452,600	\$494,400	91.0%	8.76%
Change	+\$2,000	+\$2,200	+\$4,200			
% Change	+1.3%	+0.8%	+0.9%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 8.76% is an improvement from the previous COD of 8.91%.*

Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$154,500	\$254,700	\$409,200
2013 Value	\$156,300	\$255,800	\$412,100
Percent Change	+1.2%	+0.4%	+0.7%

Number of one to three unit residences in the population: 3076

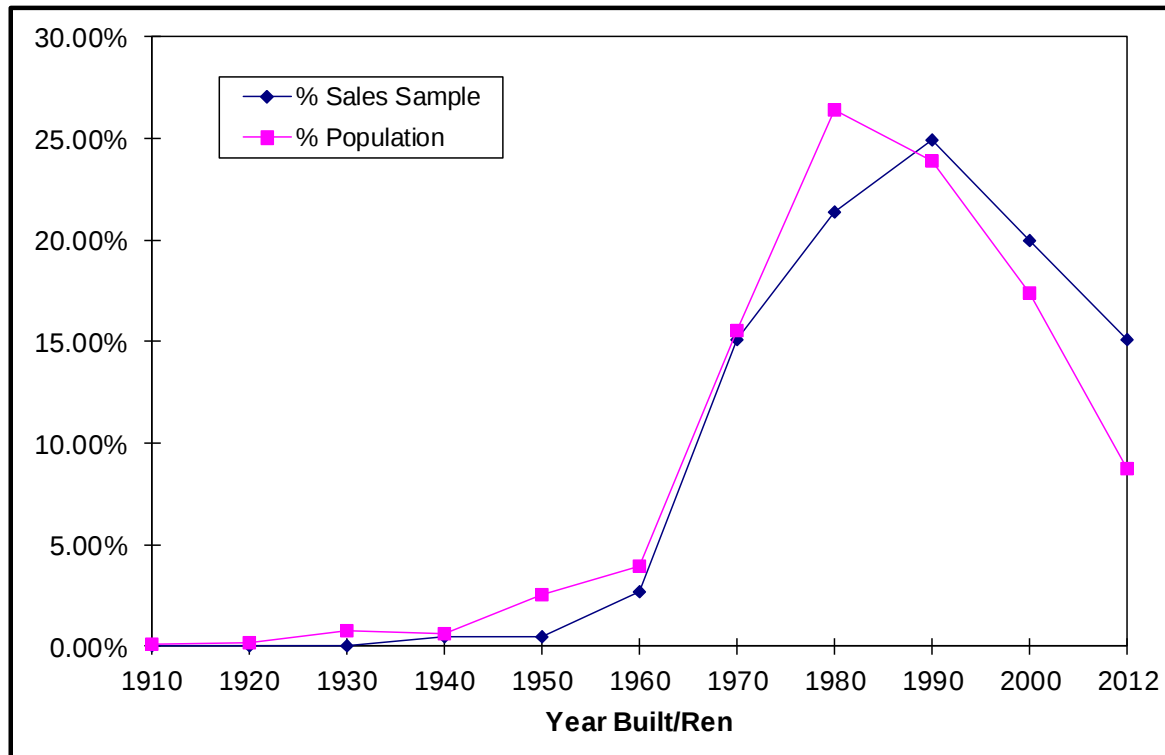
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one Sub area variable needed to be included to improve the uniformity of assessments throughout the area. For instance, Sub area 10 was at a higher assessment level compared to the rest of the population, which resulted in a downward adjustment. This Sub area is accessed off Highway 18 and a majority of the parcels lie in the Tahoma (Maple Valley) school district. The remaining improved properties in the population will receive a single upward adjustment as indicated by the standard adjustment.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.44%
1950	1	0.44%
1960	6	2.67%
1970	34	15.11%
1980	48	21.33%
1990	56	24.89%
2000	45	20.00%
2012	34	15.11%
	225	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.13%
1920	5	0.16%
1930	23	0.75%
1940	18	0.59%
1950	77	2.50%
1960	122	3.97%
1970	477	15.51%
1980	812	26.40%
1990	734	23.86%
2000	535	17.39%
2012	269	8.75%
	3076	

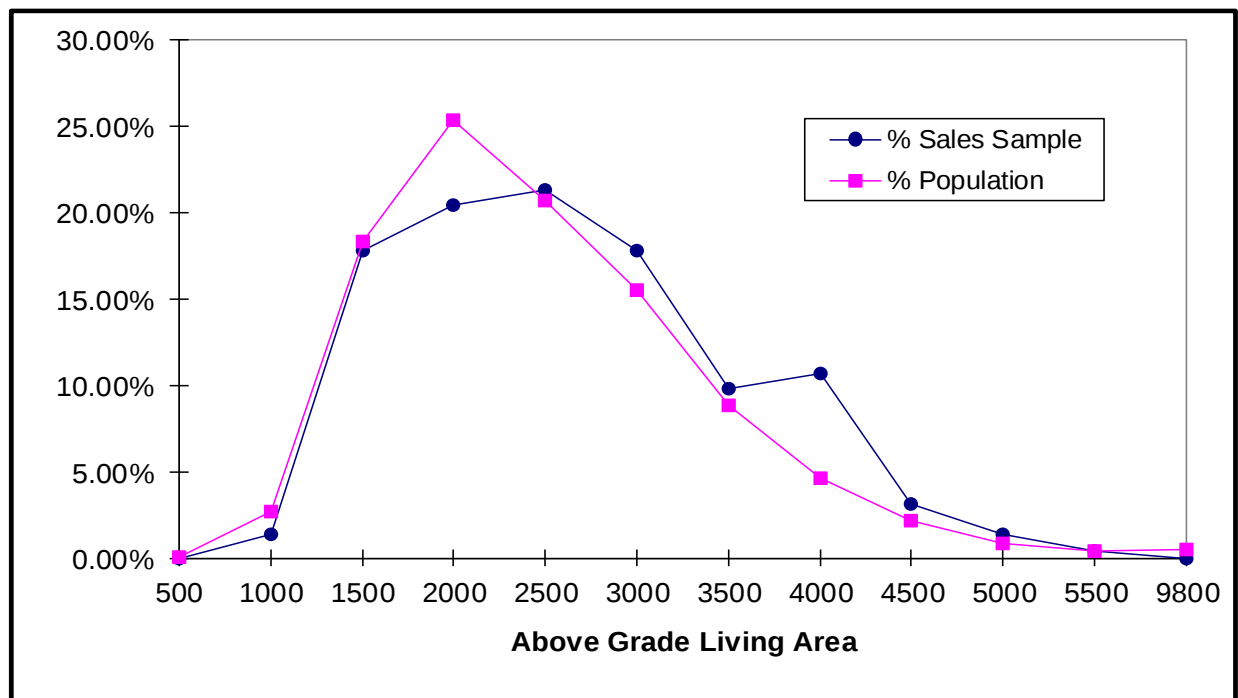


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	1.33%
1500	40	17.78%
2000	37	20.44%
2500	48	21.33%
3000	40	17.78%
3500	22	9.78%
4000	24	10.67%
4500	7	3.11%
5000	3	1.33%
5500	1	0.44%
9800	0	0.00%
	225	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	82	2.67%
1500	565	18.37%
2000	781	25.39%
2500	638	20.74%
3000	478	15.54%
3500	272	8.84%
4000	141	4.58%
4500	66	2.15%
5000	25	0.81%
5500	12	0.39%
9800	15	0.49%
	3076	

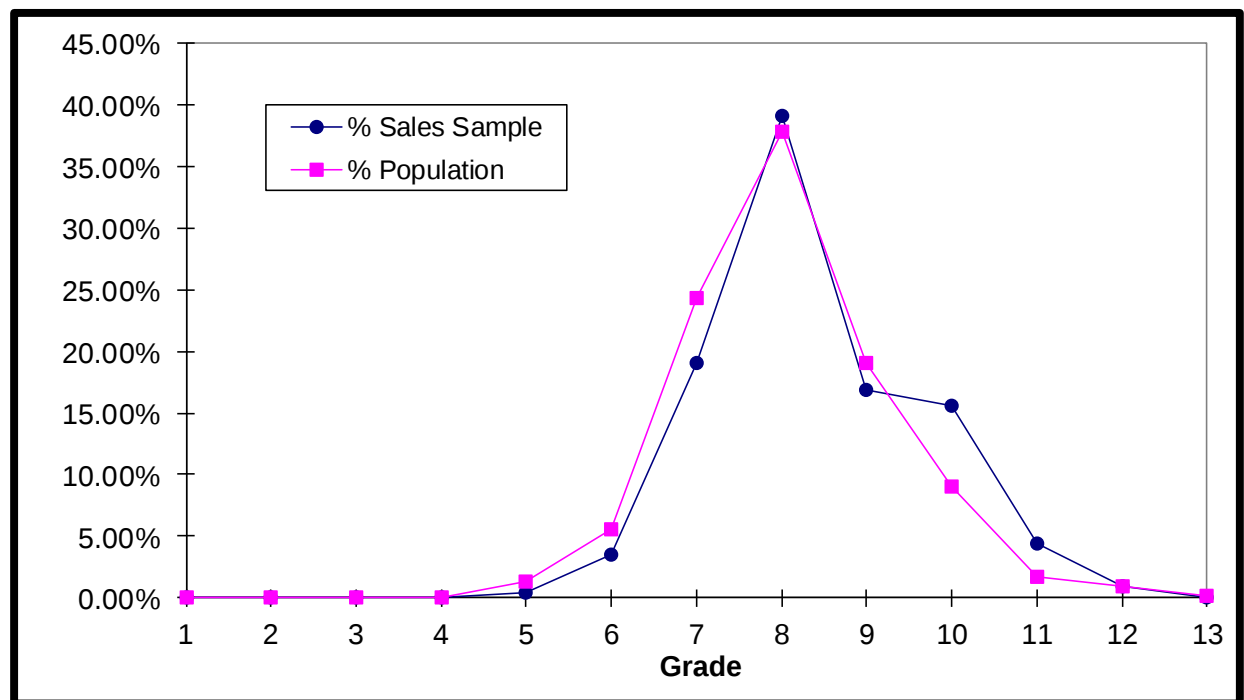


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.44%
6	8	3.56%
7	43	19.11%
8	88	39.11%
9	38	16.89%
10	35	15.56%
11	10	4.44%
12	2	0.89%
13	0	0.00%
225		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.10%
5	41	1.33%
6	170	5.53%
7	749	24.35%
8	1162	37.78%
9	587	19.08%
10	279	9.07%
11	53	1.72%
12	27	0.88%
13	5	0.16%
3076		



The sales sample frequency distribution follows the population distribution fairly close 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

Based on the 21 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.20 % increase in land assessments in the area for the 2013 Assessment Year. 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, lot size, land problems and neighborhoods. The analysis results showed that one Sub area variable needed to be included to improve the uniformity of assessments throughout the area. For instance, Sub area 10 was at a higher assessment level compared to the rest of the population, which resulted in a downward adjustment. This Sub area is accessed off Highway 18 and a majority of the parcels lie in the Tahoma (Maple Valley) school district.

The remaining improved properties in the population will receive a single upward adjustment as indicated by the standard adjustment.

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 225 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 eight sales of Mobile Homes within this area, which also supported the Mobile Homes receiving the Total % Change indicated by the improved sales as reflected on the Area Adjustments page.

Results

The resulting assessment level is 91.0%. 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 +0.7%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 66 Adjustments

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

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

Standard Area Adjustment

1.99%

Sub 10	Yes
% Adjustment	-2.84%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub 2, 3 and 13 would approximately receive a 1.99% upward adjustment.

Sub 10 on the other hand would approximately receive a downward adjustment of -2.84%

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

76% of the population of 1 to 3 unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 66 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 .993, resulting in an adjusted value of \$521,000 ($\$525,000 \times 1.013 = \$521,325$) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.949	-5.1%
2/1/2010	0.950	-5.0%
3/1/2010	0.951	-4.9%
4/1/2010	0.953	-4.7%
5/1/2010	0.954	-4.6%
6/1/2010	0.956	-4.4%
7/1/2010	0.957	-4.3%
8/1/2010	0.958	-4.2%
9/1/2010	0.960	-4.0%
10/1/2010	0.961	-3.9%
11/1/2010	0.963	-3.7%
12/1/2010	0.964	-3.6%
1/1/2011	0.966	-3.4%
2/1/2011	0.967	-3.3%
3/1/2011	0.968	-3.2%
4/1/2011	0.970	-3.0%
5/1/2011	0.971	-2.9%
6/1/2011	0.973	-2.7%
7/1/2011	0.974	-2.6%
8/1/2011	0.976	-2.4%
9/1/2011	0.977	-2.3%
10/1/2011	0.978	-2.2%
11/1/2011	0.980	-2.0%
12/1/2011	0.981	-1.9%
1/1/2012	0.983	-1.7%
2/1/2012	0.984	-1.6%
3/1/2012	0.986	-1.4%
4/1/2012	0.987	-1.3%
5/1/2012	0.988	-1.2%
6/1/2012	0.990	-1.0%
7/1/2012	0.991	-0.9%
8/1/2012	0.993	-0.7%
9/1/2012	0.994	-0.6%
10/1/2012	0.996	-0.4%
11/1/2012	0.997	-0.3%
12/1/2012	0.999	-0.1%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	142306	9012	06/12	\$232,000	\$230,000	780	5	1957	Gd	160785	N	N	14307 250TH PL SE
2	172306	9063	06/11	\$412,200	\$401,000	1190	7	1986	V-Gd	79279	N	N	21004 SE MAY VALLEY RD
2	152306	9206	07/11	\$252,000	\$245,000	1250	7	1984	Avg	40870	N	N	13921 241ST PL SE
2	229490	0020	07/11	\$340,000	\$331,000	1260	7	1977	V-Gd	29957	N	N	25619 SE TIGER MOUNTAIN RD
2	152306	9138	03/10	\$318,000	\$303,000	1300	7	1968	V-Gd	11204	N	N	24008 SE TIGER MOUNTAIN RD
2	032306	9050	10/10	\$311,000	\$299,000	1380	7	1959	Avg	99752	N	N	10708 ISSAQUAH-HOBART RD SE
2	152306	9113	05/12	\$397,950	\$394,000	1470	7	1968	Gd	70567	N	N	14015 240TH AVE SE
2	172306	9075	09/12	\$347,000	\$345,000	1620	7	1977	Gd	51400	N	N	13232 195TH PL SE
2	152306	9003	06/10	\$525,000	\$502,000	1620	7	1961	V-Gd	210830	N	N	23921 SE 132ND WAY
2	152306	9020	03/11	\$344,950	\$334,000	1800	7	1990	Avg	98445	N	N	24335 SE TIGER MOUNTAIN RD
2	142306	9035	10/12	\$455,000	\$454,000	1850	7	1987	V-Gd	45417	N	N	24800 SE 133RD WAY
2	162306	9072	09/12	\$392,000	\$390,000	1930	7	1986	Gd	60548	N	N	13631 217TH AVE SE
2	032306	9076	08/10	\$422,000	\$405,000	1980	7	1963	Gd	107777	N	N	24011 SE 106TH PL
2	152306	9069	08/11	\$352,000	\$344,000	2500	7	2009	Avg	180774	N	N	24225 SE TIGER MOUNTAIN RD
2	142306	9073	08/11	\$375,000	\$366,000	2560	7	1984	V-Gd	159865	N	N	25306 SE 133RD ST
2	229490	0070	06/12	\$350,000	\$347,000	1250	8	1976	V-Gd	23378	N	N	14313 258TH AVE SE
2	229490	0040	10/12	\$355,000	\$354,000	1380	8	1974	Gd	35611	N	N	25643 SE TIGER MOUNTAIN RD
2	152306	9144	07/11	\$535,000	\$522,000	1400	8	1978	Gd	169884	N	N	13815 241ST PL SE
2	102306	9036	11/11	\$357,000	\$350,000	1950	8	1970	Gd	32234	N	N	12503 ISSAQUAH-HOBART RD SE
2	813750	0400	07/12	\$450,000	\$447,000	2140	8	1990	Gd	40173	N	N	20623 SE 136TH ST
2	032306	9095	07/12	\$420,000	\$417,000	2173	8	1970	Gd	21680	N	N	24013 SE 103RD PL
2	032306	9116	08/12	\$489,000	\$486,000	2210	8	1990	Gd	90169	N	N	10422 240TH PL SE
2	813750	0360	08/10	\$500,000	\$479,000	2280	8	1988	Gd	44431	Y	N	20525 SE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	813750	0700	04/12	\$521,000	\$515,000	2350	8	1987	Gd	60112	N	N	13518 209TH AVE SE
2	813750	0080	04/10	\$535,000	\$510,000	2380	8	1989	Gd	35001	N	N	20610 SE 135TH ST
2	813750	0530	06/11	\$522,050	\$508,000	2440	8	1989	Gd	40099	N	N	21033 SE 138TH PL
2	813750	0720	10/12	\$495,000	\$494,000	2450	8	1987	Gd	42851	N	N	13511 209TH AVE SE
2	813750	0280	09/10	\$533,000	\$512,000	2540	8	1989	Gd	29174	N	N	20409 SE 136TH ST
2	813750	0770	06/12	\$500,000	\$495,000	2670	8	1986	Gd	30299	N	N	13419 209TH AVE SE
2	813750	0680	04/12	\$558,000	\$551,000	2720	8	1987	Gd	35000	N	N	13506 209TH AVE SE
2	142306	9096	05/10	\$515,000	\$492,000	2960	8	1980	Gd	108900	Y	N	25403 SE 133RD ST
2	032306	9006	02/10	\$519,750	\$494,000	3350	8	1996	Avg	82845	N	N	10203 ISSAQUAH-HOBART RD SE
2	172306	9045	07/11	\$620,000	\$604,000	3360	8	2004	Avg	49277	N	N	19735 SE 128TH WAY
2	172306	9045	08/10	\$657,500	\$631,000	3360	8	2004	Avg	49277	N	N	19735 SE 128TH WAY
2	102306	9024	10/12	\$575,000	\$573,000	3520	8	1951	Avg	496148	N	N	12123 ISSAQUAH-HOBART RD SE
2	261680	0030	06/12	\$343,000	\$340,000	2030	9	1986	Gd	28022	N	N	23216 SE 135TH CT
2	813750	0900	07/12	\$500,000	\$496,000	2380	9	1986	Gd	34233	N	N	21132 SE 137TH PL
2	261680	0140	05/12	\$440,000	\$435,000	2670	9	1987	Gd	53271	N	N	13831 232ND AVE SE
2	813750	0460	09/11	\$487,000	\$476,000	2780	9	1989	Gd	52272	N	N	20901 SE 138TH PL
2	142306	9103	02/10	\$615,000	\$584,000	2790	9	2005	Avg	47480	N	N	25925 SE TIGER MOUNTAIN RD
2	813750	0050	04/11	\$503,000	\$488,000	2860	9	1988	Gd	35000	N	N	13431 207TH CT SE
2	152306	9186	07/11	\$595,000	\$580,000	2870	9	2002	Avg	79279	N	N	13428 ISSAQUAH-HOBART RD SE
2	813750	0200	09/12	\$600,000	\$597,000	3320	9	1990	Gd	40594	N	N	20526 SE 136TH ST
2	162306	9075	07/12	\$665,000	\$659,000	3450	9	1995	Gd	219542	N	N	13712 223RD AVE SE
2	172306	9109	12/12	\$630,000	\$630,000	3730	9	1987	Gd	217800	N	N	20908 SE 132ND ST
2	142306	9187	09/11	\$667,000	\$652,000	3880	9	1992	Gd	202118	N	N	13015 250TH PL SE
2	788001	0170	12/10	\$520,000	\$502,000	2560	10	1986	Gd	47173	N	N	13038 205TH PL SE
2	172306	9055	11/12	\$870,000	\$869,000	2570	10	1992	Avg	215673	N	N	20335 SE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	788001	0110	11/12	\$450,000	\$449,000	2630	10	1986	Gd	36000	N	N	13005 205TH PL SE
2	788000	0070	06/10	\$606,000	\$580,000	2680	10	1986	Gd	28310	N	N	12931 206TH CT SE
2	788001	0250	12/10	\$675,000	\$651,000	2810	10	1987	V-Gd	33142	N	N	20702 SE 132ND ST
2	152306	9207	05/11	\$530,000	\$515,000	2820	10	1990	Gd	216493	N	N	14041 233RD PL SE
2	788001	0140	06/10	\$656,000	\$627,000	2830	10	1987	Gd	82378	N	N	13037 205TH PL SE
2	261680	0220	01/11	\$625,000	\$604,000	2870	10	1989	Gd	65715	N	N	14218 229TH DR SE
2	261680	0320	12/10	\$657,000	\$634,000	3000	10	1986	Gd	32204	N	N	22829 SE 141ST CT
2	261680	0580	10/10	\$650,000	\$625,000	3120	10	1983	Gd	46443	N	N	13633 231ST PL SE
2	788002	0090	11/11	\$627,000	\$615,000	3210	10	1990	Gd	45100	N	N	20340 SE 130TH ST
2	142306	9082	11/11	\$655,000	\$642,000	3250	10	2000	Avg	108900	N	N	25434 SE 135TH ST
2	261680	0240	08/12	\$640,105	\$636,000	3390	10	1987	Gd	102805	N	N	14243 229TH DR SE
2	162306	9029	09/12	\$762,000	\$758,000	3680	10	1989	Gd	170755	N	N	13759 223RD AVE SE
2	172306	9074	08/12	\$765,000	\$760,000	3770	10	1995	Avg	253954	N	N	19754 SE 128TH WAY
2	261680	0570	01/10	\$690,000	\$655,000	3900	10	1983	Gd	53187	N	N	13705 231ST PL SE
2	788002	0120	08/12	\$635,000	\$631,000	3950	10	1987	Gd	40971	N	N	20304 SE 130TH ST
2	261680	0490	05/12	\$555,000	\$549,000	4010	10	1987	Gd	36932	N	N	13812 229TH DR SE
2	162306	9082	10/10	\$1,110,000	\$1,068,000	5120	10	1999	Gd	218236	Y	N	22424 SE 134TH ST
2	162306	9062	05/12	\$1,225,000	\$1,213,000	3010	11	2007	Avg	303177	Y	N	14229 228TH AVE SE
2	142306	9188	10/11	\$1,247,000	\$1,221,000	3710	11	1993	Avg	580219	Y	N	13004 250TH PL SE
2	152306	9211	03/11	\$900,000	\$872,000	4750	11	2004	Avg	219978	N	N	14140 233RD PL SE
3	522930	0231	09/11	\$199,900	\$195,000	980	6	2000	Avg	45594	N	N	16815 SE RENTON-ISSAQUAH RD
3	522990	0120	10/11	\$245,000	\$240,000	1030	6	1947	Gd	55321	N	N	10510 151ST AVE SE
3	540480	0010	12/12	\$239,950	\$240,000	1220	6	1939	V-Gd	32868	N	N	18412 SE 128TH ST
3	523100	0060	10/10	\$238,000	\$229,000	1490	6	1967	V-Gd	7150	N	N	11311 162ND AVE SE
3	072306	9076	11/10	\$355,250	\$342,000	1150	7	1978	Gd	25155	N	N	19134 SE MAY VALLEY RD

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	522930	0137	07/11	\$276,450	\$270,000	1180	7	1967	Gd	30855	N	N	16627 SE MAY VALLEY RD
3	072306	9085	09/11	\$317,000	\$310,000	1430	7	1970	V-Gd	12375	N	N	18803 SE MAY VALLEY RD
3	522930	0175	08/10	\$408,000	\$391,000	1760	7	1958	V-Gd	125017	N	N	17402 SE RENTON-ISSAQUAH RD
3	012305	9085	11/12	\$401,500	\$401,000	1300	8	1977	Gd	43560	N	N	17909 SE 106TH ST
3	338830	0450	09/12	\$480,000	\$478,000	1350	8	1971	Gd	41833	Y	N	20439 SE 127TH ST
3	328680	0190	11/12	\$425,000	\$424,000	1530	8	1976	Gd	47916	N	N	12204 210TH PL SE
3	338830	1300	05/10	\$480,805	\$459,000	1670	8	1962	Gd	75794	N	N	12550 200TH AVE SE
3	338830	0870	06/10	\$400,000	\$383,000	1720	8	1976	Gd	36220	Y	N	12509 206TH PL SE
3	338830	0820	09/11	\$465,000	\$455,000	1830	8	1966	Gd	52707	Y	N	12313 206TH PL SE
3	022305	9070	06/10	\$432,000	\$413,000	1870	8	1997	Avg	180774	N	N	16012 SE RENTON-ISSAQUAH RD
3	328680	0430	08/11	\$425,550	\$416,000	2150	8	1969	Gd	84506	N	N	11901 210TH PL SE
3	062306	9064	06/10	\$545,000	\$521,000	2160	8	1991	Gd	96703	Y	N	11105 RENTON-ISSAQUAH RD SE
3	328680	0370	03/11	\$500,000	\$484,000	2170	8	1970	V-Gd	40341	N	N	20609 SE 119TH ST
3	338830	0420	05/11	\$422,000	\$410,000	2320	8	1965	Gd	46609	N	N	20405 SE 127TH ST
3	338830	0680	10/12	\$425,000	\$424,000	2330	8	1967	Avg	80150	N	N	12042 206TH PL SE
3	338830	0740	08/12	\$400,000	\$397,000	2360	8	1962	Gd	69696	Y	N	12055 206TH PL SE
3	338830	0080	11/11	\$450,000	\$441,000	2370	8	1965	Avg	104544	N	N	19823 SE 123RD ST
3	072306	9155	08/12	\$550,000	\$547,000	2640	8	1991	Gd	212137	N	N	18416 SE 122ND ST
3	338830	0100	09/11	\$541,237	\$529,000	2740	8	1990	Avg	51400	N	N	19849 SE 123RD ST
3	182306	9001	11/12	\$494,000	\$493,000	2820	8	1986	Avg	290545	N	N	12803 195TH PL SE
3	012305	9092	10/11	\$525,000	\$514,000	2970	8	1990	Gd	144183	N	N	17424 SE 106TH ST
3	012305	9024	12/11	\$575,000	\$565,000	3090	8	1994	Avg	177289	N	N	17535 SE 106TH ST
3	328680	0020	03/10	\$600,000	\$571,000	2460	9	1979	Gd	61102	N	N	20829 SE 123RD ST
3	338830	0510	12/11	\$483,750	\$475,000	2560	9	1990	Avg	76665	Y	N	12536 206TH PL SE
3	540480	0090	04/10	\$542,500	\$517,000	2900	9	2001	Avg	29593	N	N	12717 185TH WAY SE

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Area 66
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	430970	0060	11/12	\$560,000	\$559,000	2990	9	1998	Avg	39498	N	N	10418 172ND AVE SE
3	022305	9089	02/10	\$485,000	\$461,000	3650	9	1996	Avg	43560	N	N	10218 148TH AVE SE
3	430971	0320	08/10	\$760,000	\$729,000	3700	9	1999	Avg	24471	Y	N	17174 SE 100TH ST
3	430970	0240	09/12	\$740,000	\$736,000	3790	9	1998	Gd	46173	N	N	17226 SE LICORICE WAY
3	430970	0310	05/10	\$825,000	\$787,000	3800	9	2000	Gd	22822	Y	N	10365 172ND AVE SE
3	072306	9180	07/12	\$600,000	\$595,000	3580	10	1999	Avg	232610	N	N	19207 SE MAY VALLEY RD
3	430972	0040	09/11	\$950,000	\$929,000	3680	10	2002	Avg	52707	N	N	16908 SE LICORICE WAY
3	522990	0015	07/11	\$750,000	\$731,000	3720	10	2011	Avg	41000	N	N	10426 148TH AVE SE
3	430971	0300	06/10	\$780,000	\$746,000	3790	10	2003	Avg	28388	Y	N	17164 SE 100TH ST
3	012305	9055	10/11	\$740,000	\$725,000	3830	11	1986	Avg	217800	Y	N	17735 SE 102ND ST
3	072306	9157	09/10	\$820,120	\$788,000	4190	11	1991	Avg	218235	N	N	18211 SE 121ST PL
3	082306	9092	07/12	\$875,000	\$869,000	4310	11	1998	Avg	181818	Y	N	11610 206TH PL SE
10	022206	9036	11/12	\$285,000	\$285,000	1090	6	1994	Avg	409464	N	N	24654 SE 200TH ST
10	352306	9095	12/11	\$285,000	\$280,000	960	7	1974	Gd	110206	N	N	18211 246TH AVE SE
10	032206	9120	11/12	\$260,000	\$259,000	1140	7	1967	Gd	150282	N	N	20015 236TH AVE SE
10	342306	9035	09/10	\$320,000	\$308,000	1180	7	1966	Gd	213008	N	N	18907 240TH AVE SE
10	342306	9035	03/12	\$344,000	\$339,000	1180	7	1966	Gd	213008	N	N	18907 240TH AVE SE
10	102206	9089	10/11	\$279,000	\$273,000	1200	7	1966	Gd	111513	Y	N	21245 230TH AVE SE
10	032206	9092	10/11	\$287,000	\$281,000	1200	7	1977	V-Gd	83199	N	N	23605 SE 192ND ST
10	352306	9106	04/11	\$275,000	\$267,000	1260	7	1973	Gd	89733	N	N	18249 252ND AVE SE
10	352306	9055	07/11	\$337,042	\$329,000	1290	7	1987	Gd	94729	Y	N	17628 252ND AVE SE
10	352306	9094	11/11	\$318,000	\$312,000	1300	7	1973	Gd	110206	N	N	18105 246TH AVE SE
10	261730	0470	05/12	\$236,000	\$234,000	1410	7	1979	Fair	74487	N	N	16406 239TH AVE SE
10	222306	9124	09/11	\$420,000	\$411,000	1430	7	1991	Gd	101494	Y	N	15226 230TH AVE SE
10	261730	0480	06/12	\$366,000	\$363,000	1450	7	1972	V-Gd	40070	N	N	16736 235TH AVE SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	022206	9035	12/12	\$359,000	\$359,000	1520	7	1989	Gd	207781	N	N	19240 244TH AVE SE
10	342306	9040	06/12	\$295,000	\$292,000	1560	7	1966	Gd	208216	N	N	18805 244TH AVE SE
10	032206	9009	07/11	\$305,000	\$297,000	1660	7	1976	Gd	157687	N	N	20303 235TH AVE SE
10	022206	9046	08/12	\$322,000	\$320,000	1730	7	1996	Gd	81000	N	N	20056 244TH AVE SE
10	272306	9003	04/12	\$330,000	\$326,000	1770	7	1976	Gd	64033	Y	Y	23861 SE 162ND ST
10	222306	9090	09/11	\$334,000	\$327,000	1870	7	2001	Avg	53337	N	N	15503 CEDAR GROVE RD SE
10	032206	9128	07/10	\$390,000	\$374,000	1350	8	1975	Gd	182952	N	N	24315 SE 196TH ST
10	102206	9149	02/12	\$315,000	\$310,000	1470	8	1982	Gd	50529	N	N	20843 231ST AVE SE
10	032206	9110	07/11	\$475,000	\$463,000	1590	8	1973	V-Gd	217800	N	N	23805 SE 202ND ST
10	352306	9084	01/11	\$452,000	\$437,000	1630	8	1951	V-Gd	217800	Y	N	25800 SE 184TH ST
10	022206	9002	01/12	\$449,500	\$442,000	2110	8	1999	Avg	210830	N	N	25503 SE 192ND ST
10	032206	9001	01/12	\$525,000	\$516,000	2150	8	2005	Avg	225772	Y	N	24305 SE 192ND ST
10	352306	9164	03/11	\$328,500	\$318,000	2150	8	2003	Avg	40663	N	N	18127 252ND AVE SE
10	102206	9177	05/12	\$404,000	\$400,000	2220	8	1991	Gd	217800	N	N	23417 SE 209TH PL
10	262306	9094	06/12	\$410,000	\$406,000	2310	8	1996	Avg	215186	Y	N	16916 254TH AVE SE
10	362306	9030	10/12	\$385,000	\$383,000	2340	8	1995	Gd	217800	N	N	26300 SE 192ND ST
10	032206	9124	09/12	\$432,500	\$430,000	2450	8	1989	Gd	220413	N	N	19817 241ST AVE SE
10	222306	9146	04/10	\$488,000	\$466,000	2490	8	2000	Avg	99752	N	N	22909 SE 157TH ST
10	352306	9059	03/12	\$478,000	\$472,000	2560	8	2006	Avg	149410	N	N	19056 244TH AVE SE
10	352306	9030	10/12	\$415,000	\$413,000	2750	8	1995	Gd	101930	N	N	25320 SE 184TH ST
10	352306	9090	10/11	\$415,000	\$406,000	2990	8	1983	Gd	164002	N	N	24624 SE 184TH ST
10	222306	9155	11/12	\$381,350	\$380,000	3050	8	1995	Avg	59390	N	N	15914 CEDAR GROVE RD SE
10	022206	9058	09/11	\$494,000	\$483,000	2250	9	2005	Avg	60548	N	N	19720 244TH AVE SE
10	022206	9068	10/12	\$350,000	\$349,000	2470	9	2006	Avg	31462	N	N	24409 SE 200TH ST
10	342306	9082	09/12	\$619,500	\$617,000	3080	9	2004	Avg	221720	N	N	22825 SE 178TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	352306	9160	03/11	\$549,900	\$533,000	3090	9	2001	Avg	101494	Y	N	19030 250TH AVE SE
10	022206	9034	10/12	\$685,500	\$683,000	3560	9	2005	Avg	102366	N	N	24520 SE 200TH ST
10	920670	0040	05/12	\$785,000	\$776,000	3070	10	1998	Gd	202118	Y	N	17515 244TH AVE SE
10	032206	9177	10/12	\$585,000	\$583,000	3210	10	1992	Gd	218239	N	N	24103 SE 192ND ST
10	272306	9158	03/12	\$554,000	\$546,000	3590	10	1998	Avg	116740	N	N	16920 234TH WAY SE
10	352306	9172	09/11	\$725,000	\$709,000	4140	10	2006	Avg	219978	N	N	17935 252ND AVE SE
10	222306	9094	12/12	\$800,000	\$799,000	4400	10	1983	Avg	90169	Y	N	14901 237TH PL SE
10	352306	9183	04/12	\$665,000	\$657,000	3990	11	1997	Avg	92347	Y	N	24415 SE 177TH ST
10	352306	9183	10/10	\$775,000	\$745,000	3990	11	1997	Avg	92347	Y	N	24415 SE 177TH ST
10	352306	9147	04/12	\$780,000	\$771,000	4970	11	2000	Avg	102366	Y	N	24431 SE 179TH ST
13	232306	9078	04/11	\$226,500	\$220,000	1550	6	1969	Avg	33985	N	N	15650 ISSAQUAH-HOBART RD SE
13	232306	9048	10/10	\$405,000	\$390,000	1750	6	2004	Avg	100188	N	N	25815 SE 147TH ST
13	804110	0010	11/12	\$275,000	\$274,000	1820	6	1967	Gd	34800	N	N	27021 SE 156TH ST
13	242306	9174	01/12	\$290,000	\$285,000	1340	7	2009	Avg	18725	N	N	15316 TIGER MOUNTAIN RD SE
13	222306	9021	06/12	\$279,000	\$276,000	1350	7	1954	Gd	42438	N	N	14410 ISSAQUAH-HOBART RD SE
13	864590	0070	05/12	\$495,000	\$490,000	1440	7	1977	Gd	121953	N	N	16820 269TH AVE SE
13	252306	9134	07/11	\$435,000	\$424,000	1470	7	1973	Gd	91911	Y	N	26919 SE 160TH ST
13	232306	9074	04/10	\$382,500	\$365,000	1530	7	2007	Avg	32826	N	N	15708 249TH AVE SE
13	262306	9042	09/12	\$245,000	\$244,000	1800	7	1964	Avg	27970	N	N	16620 ISSAQUAH-HOBART RD SE
13	242306	9018	08/12	\$399,000	\$397,000	1940	7	2004	Avg	37577	N	N	26625 SE 152ND ST
13	556120	0530	08/10	\$395,000	\$379,000	1150	8	1969	V-Gd	35100	N	N	25658 SE 154TH ST
13	556120	0530	11/12	\$430,000	\$429,000	1150	8	1969	V-Gd	35100	N	N	25658 SE 154TH ST
13	556130	1410	09/12	\$325,000	\$323,000	1210	8	1974	Avg	41076	N	N	25207 SE MIRRORMONT DR
13	556130	1250	09/12	\$390,000	\$388,000	1480	8	1976	Gd	35520	N	N	24606 SE MIRRORMONT DR
13	556100	0360	03/10	\$375,000	\$357,000	1500	8	1976	Gd	36123	N	N	15623 263RD AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	252306	9004	12/12	\$380,000	\$380,000	1540	8	1975	Avg	107054	N	N	16707 TIGER MOUNTAIN RD SE
13	556130	0660	12/11	\$398,500	\$391,000	1600	8	1978	Gd	35306	N	N	14860 250TH PL SE
13	556120	0800	04/12	\$492,000	\$486,000	1600	8	1974	Gd	48582	N	N	15446 256TH AVE SE
13	556140	0350	02/10	\$410,000	\$390,000	1690	8	1980	Gd	41056	N	N	25418 SE 159TH ST
13	556140	0660	08/12	\$500,000	\$497,000	1710	8	1980	V-Gd	37859	N	N	25905 SE 159TH ST
13	556100	0430	08/12	\$370,000	\$368,000	1830	8	1963	Gd	39165	N	N	26032 SE 158TH ST
13	252306	9183	12/12	\$420,000	\$420,000	1900	8	1991	Avg	43812	N	N	27011 SE 162ND PL
13	232306	9089	12/12	\$339,900	\$340,000	1990	8	1976	Gd	43560	N	N	25421 SE TIGER MOUNTAIN RD
13	556110	0070	04/10	\$464,000	\$443,000	2030	8	1967	Gd	40597	N	N	26267 SE 162ND PL
13	242306	9111	02/10	\$491,300	\$467,000	2040	8	1990	Avg	55321	N	N	27113 SE 154TH PL
13	556140	1030	03/12	\$485,000	\$478,000	2050	8	1982	Gd	40205	N	N	15028 245TH AVE SE
13	556100	0840	11/12	\$341,000	\$340,000	2100	8	1964	Gd	35021	N	N	15404 263RD AVE SE
13	262306	9051	08/12	\$625,200	\$621,000	2110	8	1974	Gd	215622	Y	N	16032 259TH AVE SE
13	556120	0830	04/10	\$440,000	\$420,000	2140	8	1994	Avg	45062	N	N	25623 SE 154TH ST
13	556100	0600	05/12	\$425,000	\$420,000	2190	8	1994	Avg	34528	N	N	15843 266TH AVE SE
13	556100	0820	12/10	\$530,000	\$511,000	2210	8	1984	V-Gd	35104	N	N	15236 263RD AVE SE
13	556100	0750	07/12	\$432,500	\$429,000	2280	8	1983	V-Gd	40634	N	N	26455 SE 152ND ST
13	556130	0170	06/12	\$595,000	\$589,000	2280	8	1986	V-Gd	35100	Y	N	24846 SE MIRRORMONT WAY
13	556100	0910	05/11	\$435,000	\$423,000	2320	8	1966	Gd	43671	N	N	26443 SE 154TH PL
13	556100	0810	09/11	\$466,000	\$456,000	2370	8	1977	Gd	35103	N	N	15220 263RD AVE SE
13	556130	0690	11/10	\$495,000	\$477,000	2410	8	1977	Gd	35552	N	N	14824 250TH PL SE
13	556130	0710	06/12	\$360,000	\$356,000	2500	8	1977	Gd	42743	N	N	14800 250TH PL SE
13	556120	1070	11/10	\$496,000	\$478,000	2560	8	1971	Gd	35264	N	N	25551 SE MIRRORMONT BLVD
13	864600	0270	07/12	\$579,500	\$574,000	2660	8	1980	Avg	215622	N	N	26908 SE 146TH ST
13	556100	0070	06/12	\$450,000	\$446,000	2760	8	1977	Gd	35015	N	N	15209 263RD AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	556100	1010	03/11	\$385,000	\$373,000	2810	8	1968	Gd	39410	N	N	26430 SE 156TH PL
13	556100	0830	12/10	\$536,500	\$518,000	2850	8	1987	Gd	35105	N	N	15248 263RD AVE SE
13	556110	0130	12/11	\$490,000	\$481,000	3170	8	1967	Gd	36977	N	N	26431 SE 162ND PL
13	556130	0010	07/10	\$400,000	\$383,000	1700	9	1978	Avg	42355	N	N	25430 SE MIRRORMONT WAY
13	556140	0770	08/12	\$480,000	\$477,000	1800	9	1978	Gd	46048	N	N	15553 255TH AVE SE
13	556140	1120	06/12	\$427,000	\$423,000	2120	9	1977	Gd	35906	N	N	24434 SE MIRRORMONT BLVD
13	556120	1040	04/12	\$411,400	\$406,000	2120	9	1978	Avg	36000	N	N	15457 256TH AVE SE
13	232306	9093	08/10	\$405,000	\$388,000	2170	9	1979	Avg	78843	Y	N	25202 SE MIRRORMONT WAY
13	556130	0720	01/10	\$517,000	\$491,000	2220	9	1977	Gd	39401	N	N	14825 250TH PL SE
13	556130	0930	02/12	\$425,000	\$419,000	2620	9	1991	Avg	36861	N	N	24843 SE MIRRORMONT PL
13	556140	1160	10/11	\$461,925	\$453,000	2640	9	1977	Gd	40921	N	N	14905 245TH AVE SE
13	556100	0130	06/11	\$415,000	\$404,000	2810	9	1963	Gd	35100	N	N	26020 SE 154TH ST
13	252306	9193	10/12	\$599,000	\$596,000	2830	9	1999	Avg	74923	N	N	16430 266TH AVE SE
13	252306	9186	08/11	\$552,500	\$539,000	2910	9	2002	Avg	34848	N	N	26808 SE 162ND PL
13	556120	0160	07/12	\$545,000	\$541,000	3020	9	1989	Avg	48053	N	N	14904 258TH AVE SE
13	252306	9127	01/10	\$611,000	\$580,000	3210	9	2008	Avg	217800	N	N	16617 268TH AVE SE
13	252306	9098	09/12	\$590,000	\$587,000	3980	9	2002	Avg	423403	Y	N	16628 TIGER MOUNTAIN RD SE
13	556140	0340	01/10	\$640,000	\$608,000	2500	10	1980	Gd	40202	N	N	25430 SE 159TH ST
13	556120	0190	11/11	\$580,000	\$569,000	2940	10	1993	Avg	35100	N	N	25652 SE 149TH ST
13	556140	0320	12/10	\$548,000	\$529,000	3030	10	1992	Avg	54252	N	N	25524 SE 159TH ST
13	864590	0130	11/11	\$660,000	\$647,000	3060	10	2007	Avg	38702	N	N	17125 272ND AVE SE
13	556140	0700	11/11	\$600,000	\$588,000	3180	10	2005	Avg	37795	Y	N	25914 SE 159TH ST
13	556120	0080	12/10	\$735,000	\$709,000	3540	10	2006	Avg	36355	N	N	15133 260TH AVE SE
13	232306	9108	03/12	\$638,000	\$630,000	3660	10	1994	Avg	49658	N	N	14620 255TH LN SE
13	222306	9167	06/10	\$1,200,000	\$1,148,000	4990	11	2006	Avg	68235	Y	N	24218 SE 147TH PL

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	222306	9172	02/12	\$1,120,000	\$1,104,000	4090	12	2005	Avg	170635	Y	N	24215 SE 147TH PL
13	222306	9161	11/12	\$1,550,000	\$1,546,000	4410	12	2006	Avg	43450	N	N	24264 SE 147TH PL

Improved Sales Removed in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032306	9014	07/10	\$2,190	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
2	032306	9140	09/11	\$150,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	032306	9142	02/12	\$366,151	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
2	032306	9142	08/12	\$416,200	PRESENT CHAR DO NOT MATCH SALE CHAR
2	102306	9014	06/12	\$247,000	NON REPRESENTATIVE SALE;GOVERNMENT AGENCY
2	142306	9082	09/11	\$655,000	RELOCATION - SALE TO SERVICE
2	142306	9177	10/12	\$1,003,000	PRESENT CHAR DO NOT MATCH SALE CHAR
2	142306	9200	03/11	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	152306	9042	12/12	\$585,000	IMP COUNT
2	152306	9052	12/10	\$410,000	IMP COUNT
2	152306	9073	12/10	\$248,575	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	152306	9128	09/12	\$137,000	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
2	152306	9192	04/12	\$204,900	PRESENT CHAR DO NOT MATCH SALE CHAR
2	229490	0090	02/12	\$180,000	NON REPRESENTATIVE SALE;GOVERNMENT AGENCY
2	261680	0150	04/12	\$330,000	NON REPRESENTATIVE SALE
2	509030	0005	09/11	\$220,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	509030	0015	03/12	\$315,000	IMP COUNT;GOVERNMENT AGENCY
2	509030	0046	05/10	\$656,250	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	788001	0140	03/10	\$656,000	RELOCATION - SALE TO SERVICE
2	788002	0150	03/11	\$380,000	NO MARKET EXPOSURE; STATEMENT TO DOR
3	012305	9037	05/10	\$596,500	NON-REPRESENTATIVE SALE
3	012305	9072	07/11	\$523,500	NO MARKET EXPOSURE
3	022305	9094	11/11	\$390,000	NO MARKET EXPOSURE;DIVORCE
3	062306	9075	09/12	\$615,000	PRESENT CHAR DO NOT MATCH SALE CHAR
3	062306	9076	03/12	\$559,000	REAL MH; IMP COUNT ;OPEN SPACE
3	072306	9058	01/12	\$200,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	072306	9079	12/12	\$155,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	072306	9086	07/10	\$270,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	082306	9052	05/10	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	182306	9209	11/11	\$114,199	IMP CHARACTERISTICS CHANGED SINCE SALE
3	328680	0370	03/11	\$500,000	RELOCATION - SALE TO SERVICE
3	328680	0510	11/11	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	338830	0070	02/11	\$246,144	DOR RATIO;QUIT CLAIM DEED
3	338830	0520	08/12	\$305,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	338830	0830	11/10	\$435,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	430971	0240	12/10	\$150,000	DOR RATIO;QUIT CLAIM DEED
3	430971	0270	09/11	\$680,000	NON-REPRESENTATIVE SALE
3	430972	0040	09/11	\$950,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	522930	0011	12/10	\$30,000	QUIT CLAIM DEED; RELATED PARTY
3	522930	0026	04/11	\$100,000	NON-REPRESENTATIVE SALE
3	522930	0027	05/12	\$110,480	NON REPRESENTATIVE SALE
3	522930	0166	11/10	\$130,000	NO MARKET EXPOSURE;ESTATE SALE
3	522930	0208	06/12	\$14,500	DOR RATIO;MULTI-PARCEL SALE
3	522990	0095	08/12	\$287,085	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
3	522990	0169	04/11	\$156,200	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
3	811400	0040	03/11	\$201,500	NON-REPRESENTATIVE SALE
10	022206	9001	05/12	\$216,000	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
10	022206	9083	04/12	\$166,300	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
10	022206	9083	08/12	\$320,000	PRESENT CHAR DO NOT MATCH SALE CHAR
10	022206	9100	05/11	\$153,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	022206	9100	08/10	\$235,178	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
10	032206	9093	08/12	\$235,355	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
10	032206	9102	02/11	\$199,900	IMP CHARACTERISTICS CHANGED SINCE SALE
10	032206	9114	10/10	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	032206	9164	12/12	\$267,750	NON REPRESENTATIVE SALE
10	032206	9168	02/11	\$140,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	222306	9018	03/12	\$975,000	PRESENT CHAR DO NOT MATCH SALE CHAR
10	222306	9019	05/11	\$3,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	222306	9019	03/11	\$4,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	222306	9039	11/10	\$2,952	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	222306	9070	03/11	\$20,171	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	222306	9081	03/11	\$2,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	222306	9088	03/11	\$3,500	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
10	222306	9089	04/11	\$3,500	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
10	222306	9089	11/10	\$268,720	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
10	222306	9155	10/10	\$2,514	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	261730	0340	06/11	\$408,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	262306	9085	02/11	\$180,500	IMP COUNT;OBSOL
10	272306	9002	02/11	\$9,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	272306	9070	01/11	\$2,546	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	272306	9072	05/11	\$6,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	272306	9101	04/12	\$137,300	IMP CHARACTERISTICS CHANGED SINCE SALE
10	272306	9148	01/12	\$545,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	342306	9062	01/10	\$232,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	342306	9080	04/10	\$875,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	342306	9101	07/10	\$552,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	342306	9102	06/11	\$446,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	352306	9014	04/10	\$500,000	NO MARKET EXPOSURE; RELATED PARTY
10	352306	9019	09/11	\$135,000	DOR RATIO;GOVERNMENT AGENCY
10	352306	9030	06/12	\$379,416	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
10	352306	9074	02/11	\$52,500	DOR RATIO;PREVIMP<=25K
10	352306	9083	08/11	\$280,000	NO MARKET EXPOSURE
10	352306	9084	01/11	\$487,500	RELOCATION - SALE TO SERVICE
10	352306	9115	09/11	\$189,751	DOR RATIO;QUIT CLAIM DEED
13	222306	9171	06/10	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	222306	9172	02/12	\$1,120,000	RELOCATION - SALE TO SERVICE
13	232306	9020	11/12	\$240,000	IMP CHARACTERISTICS CHANGED SINCE SALE
13	232306	9029	07/12	\$575,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
13	232306	9089	06/12	\$345,667	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	232306	9091	07/12	\$50,000	DOR RATIO;QUIT CLAIM DEED
13	232306	9097	11/12	\$499,275	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	242306	9108	07/12	\$520,000	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	242306	9134	11/12	\$200,000	IMP CHARACTERISTICS CHANGED SINCE SALE
13	242306	9160	05/12	\$300,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
13	556100	0180	08/10	\$399,900	IMP CHARACTERISTICS CHANGED SINCE SALE
13	556100	0840	04/12	\$329,676	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	556100	0980	07/12	\$379,633	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	556100	0980	11/12	\$310,000	NON REPRESENTATIVE SALE
13	556100	1250	11/10	\$59,000	NON-REPRESENTATIVE SALE
13	556110	0429	09/10	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
13	556120	1070	07/10	\$200,000	DOR RATIO;NON-REPRESENTATIVE SALE
13	556130	0170	01/12	\$285,000	IMP CHARACTERISTICS CHANGED SINCE SALE
13	556130	0330	04/12	\$305,000	NON REPRESENTATIVE SALE
13	556130	0330	01/12	\$300,625	NON-REPRESENTATIVE SALE
13	556130	0540	11/12	\$86,000	DOR RATIO;QUIT CLAIM DEED
13	556130	0760	08/10	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
13	556140	1070	11/10	\$193,714	DOR RATIO;QUIT CLAIM DEED
13	556140	1360	05/12	\$285,000	NON REPRESENTATIVE SALE
13	864600	0010	05/10	\$250,000	IMP CHARACTERISTICS CHANGED SINCE SALE
13	864600	0220	04/12	\$277,725	NON REPRESENTATIVE SALE;CORPORATE AFFILIATES

Vacant Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	032306	9046	12/12	\$121,000	99752	N	N
2	032306	9047	01/10	\$170,000	37058	N	N
2	032306	9156	02/11	\$160,000	94909	N	N
2	142306	9083	01/11	\$66,000	108900	N	N
2	152306	9066	03/10	\$350,000	426016	N	N
2	172306	9001	03/10	\$240,000	111949	N	N
2	255160	0050	09/11	\$237,000	53426	N	N
2	255160	0060	08/10	\$298,000	52406	N	N
3	062306	9003	04/10	\$105,000	161172	N	N
3	122305	9113	01/11	\$125,000	231303	N	N
3	182306	9132	03/10	\$260,000	290109	N	N
10	032206	9036	06/11	\$130,000	44000	N	N
10	032206	9107	11/10	\$130,000	55756	N	N
10	032206	9167	06/11	\$145,000	67415	N	N
10	222306	9005	08/12	\$300,000	475675	N	N
10	262306	9015	07/12	\$381,500	1495414	N	N
10	262306	9024	02/11	\$162,000	304484	N	N
10	342306	9103	12/12	\$200,000	217364	N	N
13	232306	9098	09/11	\$120,000	39737	N	N
13	242306	9039	06/12	\$122,500	51836	N	N
13	252306	9039	12/12	\$61,900	78843	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032306	9046	11/12	\$169,196	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
3	082306	9042	05/11	\$450,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	338830	0430	10/11	\$40,000	NO MARKET EXPOSURE; RELATED PARTY
10	032206	9169	08/12	\$80,000	NON-REPRESENTATIVE SALE
10	222306	9014	03/11	\$18,000	EASEMENT OR RIGHT-OF-WAY
10	222306	9046	03/11	\$10,000	EASEMENT OR RIGHT-OF-WAY
10	222306	9069	03/12	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
10	252306	9011	07/12	\$1,287,000	NO MARKET EXPOSURE;GOVERNMENT AGENCY
10	261730	0070	04/12	\$125,000	NO MARKET EXPOSURE; RELATED PARTY
10	272306	9009	10/10	\$1,649	PARTIAL INTEREST (1/3, 1/2, Etc.)
10	272306	9020	08/11	\$55,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	272306	9071	07/11	\$5,440	EASEMENT OR RIGHT-OF-WAY
10	272306	9165	10/11	\$34,000	AUCTION SALE
10	342306	9076	07/12	\$8,500	EASEMENT OR RIGHT-OF-WAY
13	242306	9039	12/11	\$35,000	NO MARKET EXPOSURE
13	252306	9023	02/10	\$27,500	RELATED PARTY, FRIEND, OR NEIGHBOR
13	252306	9039	10/12	\$50,000	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	252306	9112	02/12	\$50,000	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	252306	9112	05/12	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
13	252306	9154	11/11	\$127,500	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
13	252306	9154	12/12	\$23,500	QUIT CLAIM DEED;GOVERNMENT AGENCY
13	556140	1310	08/11	\$17,500	NON-REPRESENTATIVE SALE
13	556140	1520	04/12	\$55,000	NO MARKET EXPOSURE

**Mobile Home Sales Used in this Annual Update Analysis
Area 66**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
3	522990	0115	10/12	\$238,725	51836	N	N
10	022206	9094	02/12	\$256,294	341510	N	N
10	022206	9094	12/11	\$195,000	341510	N	N
10	032206	9035	04/12	\$365,000	662112	N	N
10	262306	9097	10/12	\$198,283	103673	N	N
10	352306	9005	06/10	\$466,500	429937	Y	N
13	242306	9014	06/12	\$192,625	50965	N	N
13	242306	9109	11/12	\$202,000	62290	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 66

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032306	9044	06/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	072306	9003	09/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	072306	9118	01/11	\$95,000	NO MARKET EXPOSURE
3	523100	0010	11/11	\$85,000	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
10	222306	9015	02/10	\$355,000	NO MARKET EXPOSURE;GOVERNMENT AGENCY