

Residential Revalue

2013 Assessment Roll

**Issaquah Highlands/
Preston/
Snoqualmie Ridge**

Area 75

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

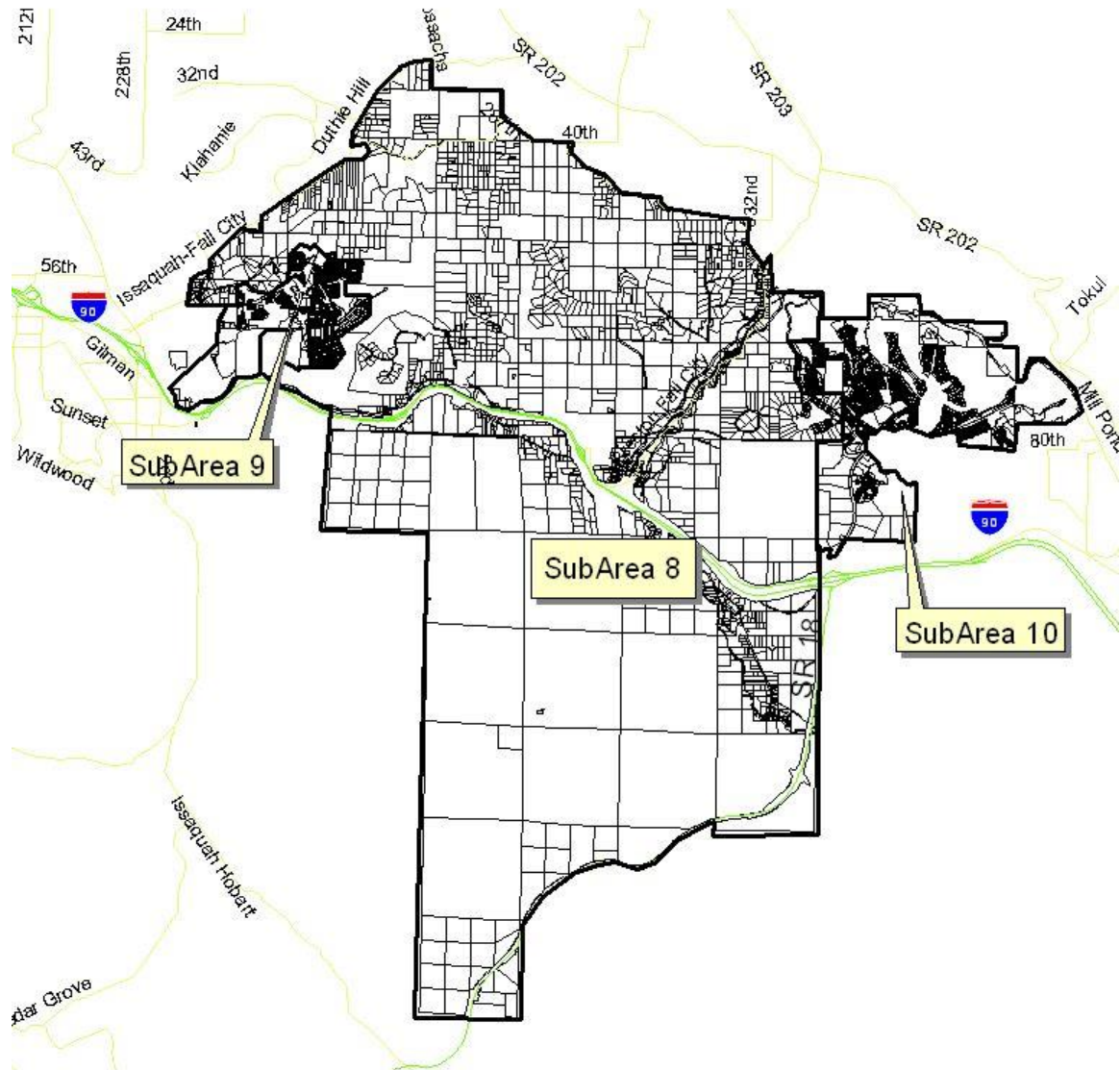
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 75



Issaquah Highlands/ Preston/ Snoqualmie Ridge Housing



Grade 6/ Year Built 1996/ Total Living Area 650



Grade 7/ Year Built 2003 Total Living Area 1700



Grade 8/ Year Built 2003/ Total Living Area 2830



Grade 10/ Year Built 2006/ Total Living Area 3850



Grade 11/ Year Built 2006/ Total Living Area 4850
Account Number 785216-0260



Grade 13/ Year Built 2007/ Total Living Area 7270
Account Number 252406-9081

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: Issaquah Highlands/Preston/Snoqualmie Ridge/75

Previous Physical Inspection: 2008

Number of Improved Sales: 1061

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	\$181,500	\$252,300	\$433,800			
2013 Value	\$190,200	\$265,000	\$455,200	\$495,700	91.8%	6.55%
Change	+\$8,700	+\$12,700	+\$21,400			
% Change	+4.8%	+5.0%	+4.9%			

*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 6.55% is an improvement from the previous COD of 6.93%.*

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	\$184,900	\$247,300	\$432,200
2013 Value	\$192,000	\$257,200	\$449,200
Percent Change	+3.8%	+4.0%	+3.9%

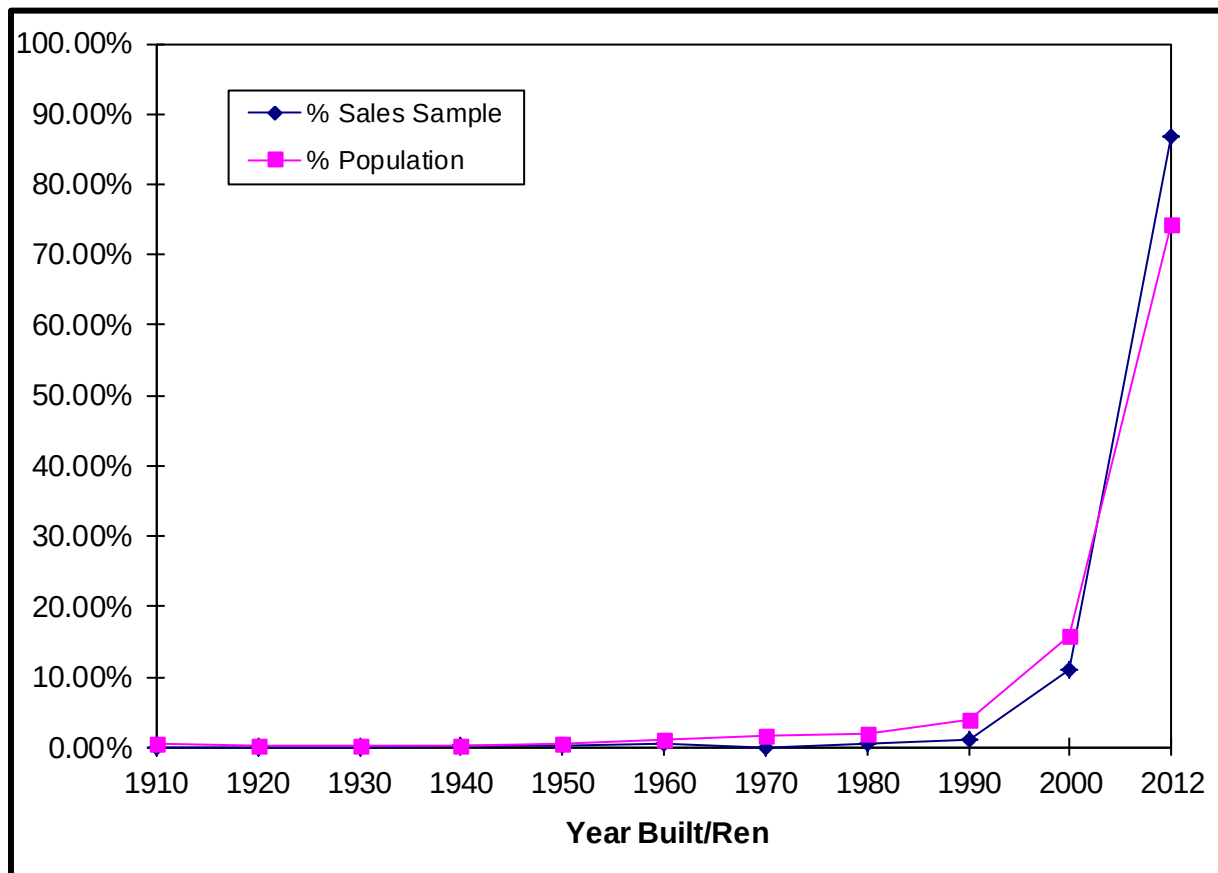
Number of one to three unit residences in the population: 5629

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 two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 8 was at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. Sub Area 9 was at a lower ratio than the rest of the population, which resulted in a larger upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

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	0.09%
1950	2	0.19%
1960	5	0.47%
1970	0	0.00%
1980	5	0.47%
1990	12	1.13%
2000	116	10.93%
2012	920	86.71%
	1061	

Population		
Year Built/Ren	Frequency	% Population
1910	23	0.41%
1920	11	0.20%
1930	6	0.11%
1940	10	0.18%
1950	21	0.37%
1960	55	0.98%
1970	94	1.67%
1980	113	2.01%
1990	228	4.05%
2000	892	15.85%
2012	4176	74.19%
	5629	

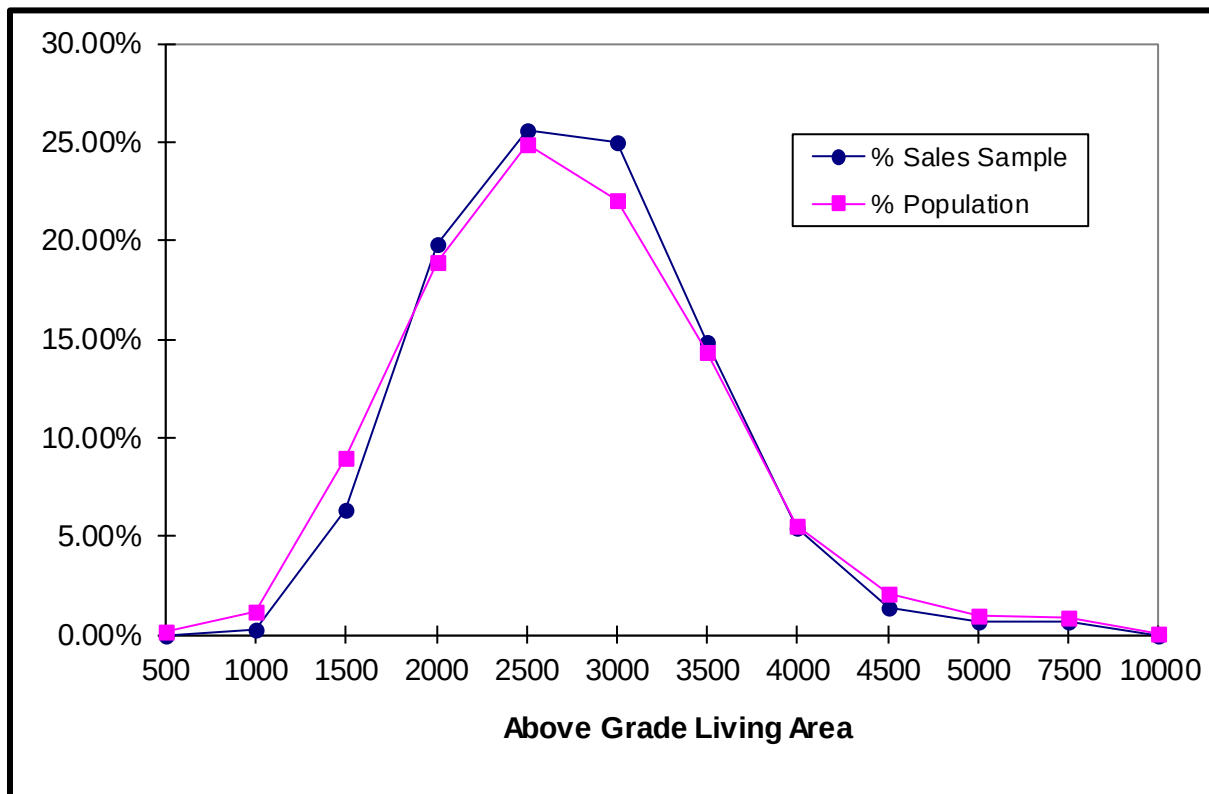


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	0.28%
1500	67	6.31%
2000	210	19.79%
2500	271	25.54%
3000	265	24.98%
3500	158	14.89%
4000	58	5.47%
4500	15	1.41%
5000	7	0.66%
7500	7	0.66%
10000	0	0.00%
	1061	

Population		
AGLA	Frequency	% Population
500	6	0.11%
1000	68	1.21%
1500	505	8.97%
2000	1065	18.92%
2500	1403	24.92%
3000	1242	22.06%
3500	805	14.30%
4000	310	5.51%
4500	119	2.11%
5000	54	0.96%
7500	48	0.85%
10000	4	0.07%
	5629	

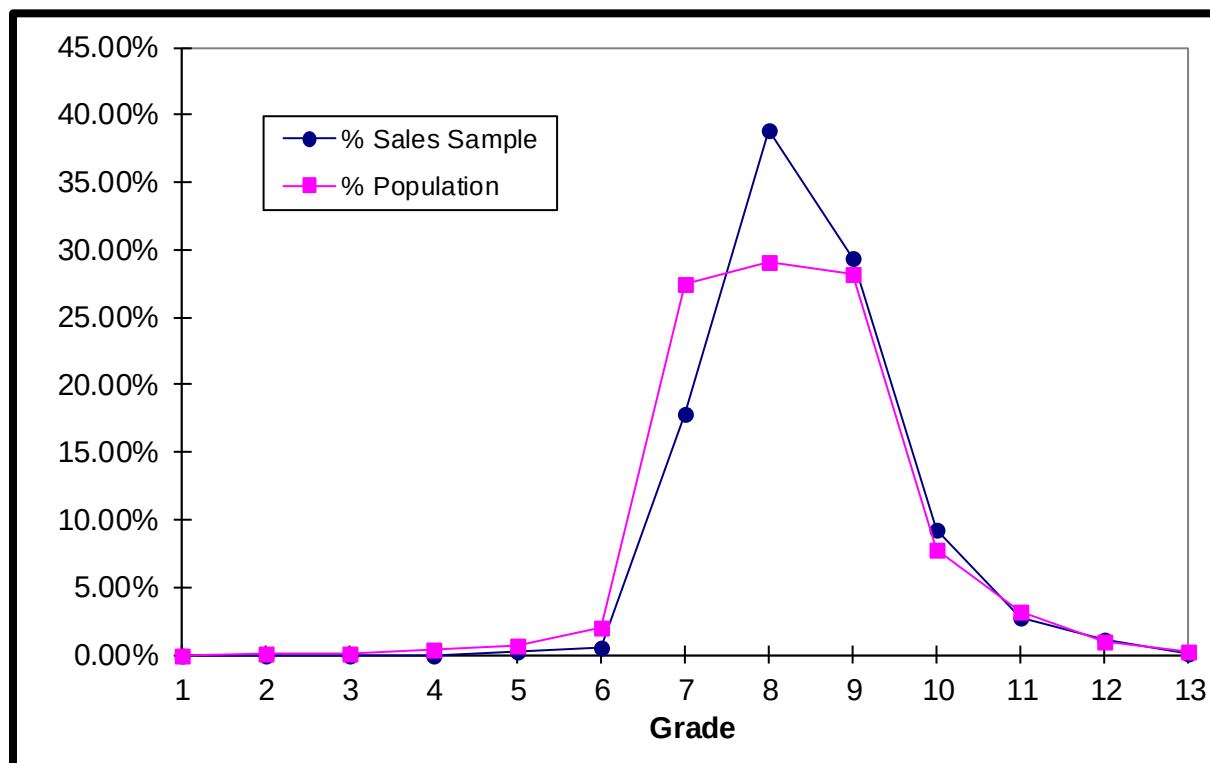


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	3	0.28%
6	5	0.47%
7	190	17.91%
8	412	38.83%
9	311	29.31%
10	98	9.24%
11	29	2.73%
12	12	1.13%
13	1	0.09%
1061		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	3	0.05%
4	21	0.37%
5	41	0.73%
6	114	2.03%
7	1545	27.45%
8	1635	29.05%
9	1591	28.26%
10	440	7.82%
11	175	3.11%
12	53	0.94%
13	10	0.18%
5629		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 42 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 +3.8% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

Sub Area 8:

2013 Land Value = 2012 Land Value x .9775, with the result truncated to the next \$1,000.

Sub Area 9:

2013 Land Value = 2012 Land Value x 1.0875, with the result truncated to the next \$1,000.

Sub Area 10:

2013 Land Value = 2012 Land Value x 1.0325, with the result truncated to the next \$1,000.

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 two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 8 (Preston) was at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. Sub Area 9 (Issaquah Highlands) was at a lower ratio than the rest of the population, which resulted in a larger upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1061 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 three sales of Mobile Homes within this area, which also supported the Mobile Homes receiving the overall adjustment for Sub Area 8 as indicated by the sales as reflected on the Area Adjustment page.

Results

The resulting assessment level is 91.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +3.9%. 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 75 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

3.14%

Sub Area 8	Yes
% Adjustment	-2.22%
Sub Area 9	Yes
% Adjustment	8.67%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 8 would *approximately* receive a -2.22% downward adjustment. 954 parcels in the improved population would receive this adjustment. There were 55 sales.

For instance, a parcel in Sub Area 9 would *approximately* receive a +8.67% upward adjustment. 1962 parcels in the improved population would receive this adjustment. There were 422 sales.

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

Generally parcels in Sub Area 8 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

48.2% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 75 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525000 which occurred on August 1, 2012 would be adjusted by the time trend factor of 1.016 resulting in an adjusted value of \$533000 ($\$525000 \times 1.016 = \533400) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.938	-6.2%
2/1/2010	0.946	-5.4%
3/1/2010	0.952	-4.8%
4/1/2010	0.959	-4.1%
5/1/2010	0.965	-3.5%
6/1/2010	0.971	-2.9%
7/1/2010	0.977	-2.3%
8/1/2010	0.982	-1.8%
9/1/2010	0.987	-1.3%
10/1/2010	0.992	-0.8%
11/1/2010	0.997	-0.3%
12/1/2010	1.001	0.1%
1/1/2011	1.005	0.5%
2/1/2011	1.008	0.8%
3/1/2011	1.011	1.1%
4/1/2011	1.014	1.4%
5/1/2011	1.016	1.6%
6/1/2011	1.019	1.9%
7/1/2011	1.021	2.1%
8/1/2011	1.022	2.2%
9/1/2011	1.023	2.3%
10/1/2011	1.024	2.4%
11/1/2011	1.025	2.5%
12/1/2011	1.025	2.5%
1/1/2012	1.025	2.5%
2/1/2012	1.025	2.5%
3/1/2012	1.024	2.4%
4/1/2012	1.023	2.3%
5/1/2012	1.022	2.2%
6/1/2012	1.020	2.0%
7/1/2012	1.018	1.8%
8/1/2012	1.016	1.6%
9/1/2012	1.014	1.4%
10/1/2012	1.011	1.1%
11/1/2012	1.007	0.7%
12/1/2012	1.004	0.4%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 75
(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
008	398030	0305	8/16/11	\$333,000	\$341,000	630	5	1956	Avg	22425	Y	Y	7801 LAKE ALICE RD SE
008	102307	9072	1/27/10	\$359,000	\$339,000	1280	5	1959	Good	16148	N	N	33125 SE 126TH ST
008	102307	9072	1/12/12	\$286,000	\$293,000	1280	5	1959	Good	16148	N	N	33125 SE 126TH ST
008	292407	9027	11/29/10	\$200,000	\$200,000	930	6	1948	Good	87128	N	N	29903 SE PRESTON WAY
008	689330	0600	6/14/12	\$200,000	\$204,000	1030	6	1998	Avg	14815	N	N	8550 310TH AVE SE
008	102307	9047	4/25/12	\$275,000	\$281,000	1100	6	2005	Avg	55321	Y	Y	33514 SE 126TH ST
008	398030	0035	8/23/11	\$360,000	\$368,000	1670	6	1959	Avg	18200	Y	Y	7510 337TH PL SE
008	102307	9077	2/22/10	\$316,500	\$301,000	2280	6	1959	Avg	27007	N	N	12012 UPPER PRESTON RD SE
008	398030	0115	7/20/11	\$330,000	\$337,000	820	7	2006	Avg	16019	Y	Y	7249 LAKE ALICE RD SE
008	398030	0055	8/24/12	\$455,000	\$461,000	1060	7	1981	Good	18350	Y	Y	7420 337TH PL SE
008	302407	9017	8/30/12	\$260,000	\$264,000	1170	7	2007	Avg	180774	N	N	7807 288TH AVE SE
008	042307	9018	6/26/12	\$470,000	\$479,000	1350	7	1980	Avg	443876	Y	Y	10113 UPPER PRESTON RD SE
008	202407	9024	12/23/11	\$365,000	\$374,000	1540	7	1937	Good	217800	N	N	30606 SE 64TH ST
008	212407	9043	8/17/12	\$303,000	\$307,000	1800	7	2008	Avg	51836	Y	N	32125 SE 48TH ST
008	322407	9083	2/21/12	\$291,000	\$298,000	2070	7	1981	Avg	79279	N	N	8615 297TH AVE SE
008	302407	9091	3/22/12	\$475,000	\$486,000	2430	7	2000	Avg	94525	Y	N	6510 284TH AVE SE
008	102307	9073	5/20/12	\$445,000	\$454,000	2520	7	1990	Good	13850	N	N	33211 SE 126TH ST
008	332407	9092	10/15/12	\$261,000	\$263,000	1320	8	2004	Avg	48787	N	Y	9438 312TH AVE SE
008	222406	9083	9/24/12	\$467,000	\$472,000	1490	8	1981	VGood	30490	N	N	24025 SE BLACK NUGGET RD
008	302407	9075	2/27/12	\$350,000	\$359,000	1510	8	1977	Avg	87300	Y	N	6917 277TH WAY SE
008	182407	9053	1/10/11	\$499,900	\$503,000	1520	8	1985	Avg	147668	N	N	28616 SE 45TH ST
008	122406	9069	8/10/12	\$655,500	\$666,000	1710	8	1978	Good	213879	N	N	3925 274TH AVE SE
008	222406	9108	2/7/12	\$490,000	\$502,000	1900	8	1947	Good	30231	N	N	23602 SE BLACK NUGGET RD
008	142406	9037	4/20/10	\$500,000	\$481,000	1960	8	1999	Avg	194713	N	N	25505 SE ISSAQUAH-FALL CITY RD

Improved Sales Used in this Annual Update Analysis
Area 75
(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
008	398030	0155	11/7/12	\$750,000	\$755,000	1970	8	1983	Good	31450	Y	Y	7319 LAKE ALICE RD SE
008	192407	9076	3/10/10	\$430,000	\$410,000	2220	8	1987	Avg	112384	N	N	28843 SE 64TH ST
008	212407	9073	5/18/12	\$500,000	\$511,000	2330	8	1985	Fair	219106	Y	N	31130 SE 60TH ST
008	102307	9103	1/27/11	\$385,000	\$388,000	2350	8	2000	Avg	39190	N	N	12314 UPPER PRESTON RD SE
008	182407	9047	6/6/11	\$577,000	\$588,000	2470	8	1984	Good	140699	N	N	28918 SE 45TH ST
008	102307	9053	11/10/10	\$480,000	\$479,000	3030	8	1994	Avg	22900	Y	Y	33414 SE 126TH ST
008	032307	9083	10/27/12	\$530,000	\$534,000	3430	8	1979	Avg	108464	N	N	33108 SE 110TH ST
008	398030	0120	4/13/11	\$420,000	\$426,000	1210	9	2012	Avg	13711	Y	Y	7253 LAKE ALICE RD SE
008	182407	9039	2/10/11	\$500,000	\$505,000	1790	9	1996	Avg	184694	N	N	28515 SE 41ST ST
008	182407	9031	10/9/12	\$430,000	\$434,000	2050	9	1991	Avg	92782	N	N	4340 279TH AVE SE
008	322407	9094	6/11/12	\$495,000	\$505,000	2090	9	2003	Avg	60112	Y	N	8207 293RD AVE SE
008	182407	9078	3/22/10	\$610,000	\$584,000	2580	9	1978	Good	108464	N	N	28727 SE 43RD PL
008	182407	9105	4/4/12	\$592,000	\$606,000	2660	9	1993	Avg	208216	N	N	4607 286TH AVE SE
008	272407	9085	8/11/11	\$507,500	\$519,000	2750	9	2002	Avg	112384	N	N	7235 337TH PL SE
008	032307	9090	4/8/12	\$475,000	\$486,000	3000	9	1996	Avg	77101	N	N	10905 329TH CT SE
008	182407	9076	2/9/10	\$600,000	\$568,000	2290	10	2005	Avg	133729	N	N	28315 SE 43RD ST
008	142406	9083	4/5/11	\$560,000	\$568,000	2800	10	1999	Avg	48787	N	N	25223 SE ISSAQUAH-FALL CITY RD
008	202407	9035	4/21/11	\$620,000	\$630,000	3000	10	1990	Good	219978	Y	N	5424 298TH AVE SE
008	122406	9010	12/19/12	\$475,000	\$476,000	3330	10	1990	Avg	30512	N	N	26601 SE DUTHIE HILL RD
008	212407	9101	5/26/10	\$852,000	\$826,000	3630	10	2003	Avg	367646	Y	N	31420 SE 62ND WAY
008	212407	9030	8/24/11	\$930,000	\$952,000	3640	10	1998	Avg	676922	Y	N	5133 322ND AVE SE
008	032307	9058	9/20/10	\$555,000	\$550,000	3890	10	2007	Avg	22000	N	N	10603 UPPER PRESTON RD SE
008	182407	9006	1/25/11	\$897,750	\$904,000	4470	10	2004	Avg	183823	N	N	4114 278TH AVE SE
008	142406	9034	4/23/10	\$720,000	\$694,000	4640	10	1994	Avg	443876	N	N	26020 SE OLD BLACK NUGGET RD
008	152407	9190	6/7/11	\$890,000	\$907,000	5890	10	2007	Avg	241160	Y	N	32715 SE 46TH LN

Improved Sales Used in this Annual Update Analysis
Area 75
(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
008	212407	9032	7/13/10	\$1,100,000	\$1,077,000	3170	11	1990	Good	299257	Y	N	31103 SE 58TH ST
008	142406	9048	4/2/12	\$1,140,000	\$1,166,000	4530	11	2006	Avg	355449	N	N	25635 SE OLD BLACK NUGGET RD
008	202407	9042	11/5/12	\$1,000,000	\$1,007,000	2890	12	1996	Avg	217800	N	N	5510 298TH AVE SE
008	232406	9161	9/24/12	\$1,120,500	\$1,133,000	4640	12	1993	Avg	213504	N	N	5419 247TH PL SE
008	122406	9028	9/2/10	\$1,130,000	\$1,116,000	5350	12	1995	Avg	211701	N	N	26453 SE DUTHIE HILL RD
008	252406	9081	7/20/10	\$2,100,000	\$2,058,000	7270	13	2007	Avg	101168	N	N	6755 266TH CT SE
009	362992	0420	8/10/10	\$350,000	\$344,000	1260	7	2003	Avg	3160	N	N	2444 NE IVY WAY
009	362999	0020	12/30/10	\$325,000	\$326,000	1260	7	2005	Avg	2556	N	N	1903 25TH AVE NE
009	362999	0200	7/2/12	\$329,900	\$336,000	1260	7	2005	Avg	3131	N	N	2467 NE KYLE CT
009	362997	0770	8/2/10	\$375,000	\$368,000	1350	7	2004	Avg	1783	N	N	2625 NE NORTHSTAR LN
009	363008	0130	1/20/12	\$285,000	\$292,000	1400	7	2005	Avg	1491	Y	N	2373 NE NATALIE WAY
009	362992	0040	6/27/11	\$290,000	\$296,000	1440	7	2003	Avg	3009	N	N	2469 NE JULEP ST
009	362992	0170	8/28/12	\$315,000	\$319,000	1440	7	2003	Avg	3021	N	N	2491 NE JEWELL LN
009	362992	0270	1/12/11	\$355,000	\$357,000	1440	7	2003	Avg	3000	N	N	2478 NE IVERSON LN
009	363008	0150	11/17/11	\$272,000	\$279,000	1440	7	2005	Avg	2219	N	N	2200 NE MARION LN
009	363008	0300	3/22/11	\$345,000	\$349,000	1450	7	2005	Avg	1384	N	N	2684 NE MAGNOLIA ST
009	363008	0270	8/3/11	\$337,000	\$344,000	1540	7	2005	Avg	1783	Y	N	2738 NE MAGNOLIA ST
009	362997	0420	5/30/12	\$336,000	\$343,000	1590	7	2004	Avg	3076	N	N	2637 NE MAGNOLIA ST
009	362992	0110	9/27/10	\$370,500	\$367,000	1630	7	2003	Avg	3321	N	N	2587 NE JULEP ST
009	362992	0520	9/1/10	\$360,000	\$355,000	1630	7	2003	Avg	2850	N	N	2527 NE IVY WAY
009	362999	0080	7/26/10	\$375,000	\$368,000	1630	7	2005	Avg	2925	N	N	1975 25TH AVE NE
009	362999	0190	9/6/12	\$399,900	\$405,000	1630	7	2005	Avg	3131	N	N	2445 NE KYLE CT
009	362999	0230	8/9/12	\$390,000	\$396,000	1630	7	2005	Avg	3915	N	N	1990 24TH AVE NE
009	362999	0340	10/3/12	\$400,000	\$404,000	1630	7	2005	Avg	3348	N	N	2422 NE KEYSTONE CT
009	363008	0410	9/7/11	\$330,000	\$338,000	1650	7	2006	Avg	1898	N	N	2448 24TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363008	0480	9/21/12	\$315,000	\$319,000	1650	7	2005	Avg	2676	N	N	2255 NE MARION LN
009	362997	0720	4/3/12	\$325,000	\$333,000	1770	7	2005	Avg	2667	N	N	2467 28TH PL NE
009	362997	0410	9/5/12	\$382,500	\$388,000	1830	7	2004	Avg	3076	N	N	2603 NE MAGNOLIA ST
009	362997	0470	9/4/12	\$429,000	\$435,000	1830	7	2004	Avg	3504	Y	N	2807 NE MAGNOLIA ST
009	362992	0060	7/11/12	\$410,000	\$417,000	1890	7	2003	Avg	3012	N	N	2499 NE JULEP ST
009	362992	0220	4/27/11	\$419,000	\$426,000	1890	7	2003	Avg	3054	N	N	2415 NE JEWELL LN
009	362992	0410	4/12/11	\$359,029	\$364,000	1890	7	2003	Avg	3160	N	N	2460 NE IVY WAY
009	362992	0490	7/12/12	\$410,000	\$417,000	1890	7	2003	Avg	3000	N	N	2473 NE IVY WAY
009	362999	0290	2/10/12	\$370,000	\$379,000	1890	7	2005	Avg	3817	N	N	1904 24TH AVE NE
009	926885	1410	3/6/12	\$276,126	\$283,000	1020	8	2011	Avg	1068	N	N	364 NE DARBY LN
009	926885	1470	11/22/11	\$322,950	\$331,000	1020	8	2011	Avg	1104	N	N	387 NE EATON LN
009	926885	1780	4/29/10	\$333,000	\$321,000	1020	8	2010	Avg	1299	N	N	304 NE EATON WAY
009	926885	1840	2/3/11	\$292,000	\$294,000	1020	8	2010	Avg	1068	N	N	340 NE EATON WAY
009	363000	0160	8/1/12	\$253,000	\$257,000	1110	8	2005	Avg	865	N	N	2376 NE PARK DR
009	362996	0560	6/12/12	\$265,000	\$270,000	1150	8	2003	Avg	819	N	N	1912 17TH AVE NE
009	362995	0030	8/13/10	\$302,000	\$297,000	1160	8	2003	Avg	956	N	N	1823 NE KENYON CT
009	362995	0180	11/20/12	\$270,000	\$271,000	1160	8	2003	Avg	910	N	N	1816 NE KENYON CT
009	926885	1460	4/5/11	\$346,707	\$352,000	1230	8	2011	Avg	1104	N	N	390 NE DARBY LN
009	926885	1520	12/5/12	\$281,000	\$282,000	1230	8	2011	Avg	1068	N	N	361 NE EATON LN
009	926885	1580	3/8/12	\$335,000	\$343,000	1230	8	2011	Avg	1068	N	N	331 NE EATON LN
009	926885	1890	6/20/10	\$349,950	\$341,000	1230	8	2010	Avg	1104	N	N	370 NE EATON WAY
009	363006	0290	7/1/10	\$285,000	\$278,000	1240	8	2005	Avg	2052	N	N	1727 26TH WALK NE
009	363007	0110	4/6/10	\$290,000	\$278,000	1240	8	2005	Avg	2052	N	N	1714 26TH WALK NE
009	926885	1640	1/27/12	\$341,000	\$350,000	1240	8	2012	Avg	1104	N	N	301 NE EATON LN
009	362996	0640	4/27/10	\$277,000	\$267,000	1260	8	2003	Avg	1132	N	N	1907 18TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	362996	0590	7/8/11	\$285,000	\$291,000	1340	8	2003	Avg	1635	N	N	1740 NE PARK DR
009	362995	0060	2/18/10	\$360,000	\$342,000	1360	8	2003	Avg	1947	N	N	1843 NE KENYON CT
009	363005	0150	11/7/11	\$320,000	\$328,000	1380	8	2006	Avg	2001	N	N	2385 PARK DR
009	363015	0110	9/6/12	\$330,000	\$334,000	1380	8	2006	Avg	3942	N	N	2583 NE KENSINGTON CT
009	362996	0550	5/23/11	\$348,300	\$355,000	1430	8	2003	Avg	1863	Y	N	1924 17TH AVE NE
009	362996	0580	1/12/11	\$349,950	\$352,000	1430	8	2003	Avg	1842	N	N	1888 17TH AVE NE
009	362995	0050	2/22/12	\$324,000	\$332,000	1450	8	2003	Avg	1947	N	N	1837 NE KENYON CT
009	363005	0190	11/9/12	\$325,000	\$327,000	1450	8	2006	Avg	2027	N	N	2397 NE PARK DR
009	363015	0050	6/8/10	\$375,000	\$365,000	1460	8	2005	Avg	2567	N	N	2526 NE KIRKWOOD PL
009	895600	0260	8/5/10	\$512,313	\$504,000	1470	8	2010	Avg	2065	Y	N	1771 9TH CT NE
009	895600	0280	12/14/10	\$450,000	\$451,000	1470	8	2010	Avg	2064	Y	N	1761 9TH CT NE
009	895600	0300	1/6/11	\$450,000	\$452,000	1470	8	2010	Avg	2808	N	N	1745 9TH CT NE
009	895600	0310	8/4/10	\$504,995	\$496,000	1470	8	2010	Avg	2870	Y	N	982 NE INGRAM ST
009	363002	0090	4/15/11	\$295,000	\$299,000	1480	8	2004	Avg	1741	N	N	2402 NE JULEP ST
009	363002	0120	6/1/11	\$293,500	\$299,000	1480	8	2004	Avg	1317	N	N	1724 24TH AVE NE
009	363002	0220	5/6/12	\$253,000	\$259,000	1480	8	2005	Avg	1355	N	N	1764 24TH AVE NE
009	363002	0340	12/15/10	\$298,000	\$299,000	1480	8	2005	Avg	2335	N	N	1775 25TH AVE NE
009	363002	0480	1/3/11	\$295,000	\$296,000	1480	8	2004	Avg	2062	N	N	1719 25TH AVE NE
009	362996	0700	6/2/10	\$342,000	\$332,000	1490	8	2004	Avg	1854	N	N	1931 18TH PL
009	363005	0030	8/1/12	\$289,000	\$294,000	1500	8	2006	Avg	2843	N	N	2313 NE PARK DR
009	363005	0060	5/25/12	\$295,000	\$301,000	1500	8	2006	Avg	2263	N	N	2331 NE PARK DR
009	363007	0270	5/25/10	\$330,000	\$320,000	1500	8	2005	Avg	3368	N	N	1805 28TH AVE NE
009	926885	1140	5/16/12	\$479,950	\$490,000	1500	8	2012	Avg	1977	N	N	340 NE EAGLE WAY
009	926885	1210	3/16/12	\$479,950	\$491,000	1500	8	2011	Avg	2010	N	N	404 NE HIGH ST
009	926885	0310	2/16/10	\$390,000	\$370,000	1520	8	2009	Avg	1507	N	N	850 4TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	926885	1420	7/19/11	\$395,800	\$404,000	1520	8	2011	Avg	1405	N	N	861 4TH AVE NE
009	926885	1450	3/23/11	\$404,800	\$410,000	1520	8	2011	Avg	1487	N	N	853 4TH AVE NE
009	926885	1480	5/5/11	\$399,950	\$407,000	1520	8	2011	Avg	1487	N	N	869 4TH AVE NE
009	926885	1510	7/6/11	\$395,000	\$403,000	1520	8	2011	Avg	1406	N	N	879 4TH AVE NE
009	926885	1540	2/14/12	\$399,950	\$410,000	1520	8	2011	Avg	1406	N	N	883 4TH AVE NE
009	926885	1570	9/26/11	\$390,000	\$399,000	1520	8	2011	Avg	1405	N	N	888 3RD AVE NE
009	926885	1600	4/25/12	\$407,459	\$417,000	1520	8	2012	Avg	1405	N	N	886 3RD AVE NE
009	926885	1820	4/22/11	\$385,000	\$391,000	1520	8	2010	Avg	1405	N	N	925 4TH AVE NE
009	926885	1850	2/14/11	\$385,000	\$389,000	1520	8	2010	Avg	1406	N	N	917 4TH AVE NE
009	926885	1850	7/5/12	\$375,000	\$382,000	1520	8	2010	Avg	1406	N	N	917 4TH AVE NE
009	363001	0040	12/16/11	\$264,000	\$271,000	1540	8	2005	Avg	1827	N	N	2428 NE PARK DR
009	926885	0080	3/16/10	\$368,000	\$352,000	1540	8	2009	Avg	1057	N	N	940 4TH AVE NE
009	926885	0290	4/7/10	\$369,950	\$355,000	1540	8	2009	Avg	1057	N	N	860 4TH AVE NE
009	926885	0300	4/24/10	\$374,800	\$361,000	1540	8	2009	Avg	1058	N	N	856 4TH AVE NE
009	926885	1430	6/6/11	\$369,950	\$377,000	1540	8	2011	Avg	998	N	N	859 4TH AVE NE
009	926885	1440	4/7/11	\$369,950	\$375,000	1540	8	2011	Avg	997	N	N	857 4TH AVE NE
009	926885	1490	6/10/11	\$375,800	\$383,000	1540	8	2011	Avg	997	N	N	871 4TH AVE NE
009	926885	1500	11/4/11	\$350,000	\$359,000	1540	8	2011	Avg	997	N	N	875 4TH AVE NE
009	926885	1550	5/4/12	\$350,000	\$358,000	1540	8	2011	Avg	998	N	N	887 4TH AVE NE
009	926885	1560	1/17/12	\$359,950	\$369,000	1540	8	2011	Avg	997	N	N	890 3RD AVE NE
009	926885	1610	5/14/12	\$369,950	\$378,000	1540	8	2012	Avg	998	N	N	884 3RD AVE NE
009	926885	1620	6/8/12	\$364,000	\$371,000	1540	8	2012	Avg	997	N	N	880 3RD AVE NE
009	926885	1630	11/4/11	\$420,000	\$431,000	1540	8	2011	Avg	1487	Y	N	876 3RD AVE NE
009	926885	1790	5/6/10	\$409,950	\$396,000	1540	8	2010	Avg	1973	N	N	935 4TH AVE NE
009	926885	1800	11/17/10	\$349,950	\$350,000	1540	8	2010	Avg	998	N	N	931 4TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	926885	1810	12/21/10	\$365,000	\$366,000	1540	8	2010	Avg	997	N	N	927 4TH AVE NE
009	926885	1860	9/28/10	\$349,950	\$347,000	1540	8	2010	Avg	997	N	N	915 4TH AVE NE
009	926885	1870	10/20/10	\$349,950	\$348,000	1540	8	2010	Avg	998	N	N	909 4TH AVE NE
009	926885	1880	6/21/10	\$419,950	\$409,000	1540	8	2010	Avg	1487	N	N	905 4TH AVE NE
009	363015	0080	12/26/12	\$295,000	\$295,000	1550	8	2006	Avg	3150	N	N	2574 NE KIRKWOOD PL
009	895600	0270	8/4/10	\$505,733	\$497,000	1580	8	2010	Avg	2064	Y	N	1765 9TH CT NE
009	895600	0320	12/27/10	\$484,995	\$487,000	1580	8	2010	Avg	3111	Y	N	976 NE INGRAM ST
009	363015	0290	10/24/12	\$345,900	\$349,000	1590	8	2005	Avg	2520	N	N	1972 25TH AVE NE
009	926885	0730	5/22/12	\$441,950	\$451,000	1590	8	2012	Avg	2034	N	N	849 3RD AVE NE
009	363002	0040	10/22/12	\$315,000	\$318,000	1600	8	2004	Avg	1495	N	N	2454 NE JULEP ST
009	926885	0020	6/14/10	\$439,950	\$428,000	1600	8	2009	Avg	2091	N	N	980 4TH AVE NE
009	362996	0240	4/4/11	\$360,000	\$365,000	1640	8	2003	Avg	2014	N	N	1850 NE KINCAID WALK
009	363003	0020	8/29/12	\$395,000	\$400,000	1640	8	2005	Avg	3600	N	N	2491 NE LAURELWOOD LN
009	363003	0160	8/16/12	\$405,000	\$411,000	1640	8	2004	Avg	4641	N	N	2028 25TH AVE NE
009	362996	0410	5/25/10	\$360,000	\$349,000	1650	8	2005	Avg	3534	N	N	2018 NE KATSURA ST
009	362996	0420	3/12/10	\$355,000	\$339,000	1650	8	2004	Avg	3705	N	N	2020 NE KATSURA ST
009	926885	0970	7/31/12	\$479,500	\$487,000	1650	8	2012	Avg	2074	N	N	959 3RD AVE NE
009	926885	0950	2/15/12	\$465,000	\$476,000	1680	8	2011	Avg	2074	N	N	943 3RD AVE NE
009	926885	1120	8/29/12	\$495,950	\$503,000	1690	8	2012	Avg	2090	N	N	324 NE EAGLE WAY
009	926885	1150	4/4/12	\$469,000	\$480,000	1690	8	2012	Avg	2090	N	N	332 NE EAGLE WAY
009	363003	0030	8/13/10	\$399,000	\$393,000	1700	8	2005	Avg	3150	N	N	2483 NE LAURELWOOD LN
009	363007	0170	7/25/11	\$378,250	\$387,000	1700	8	2005	Avg	2935	N	N	1753 27TH LN NE
009	363003	0170	5/21/10	\$431,000	\$418,000	1710	8	2004	Avg	3665	N	N	2525 NE LARCHMOUNT ST
009	363003	0520	6/28/11	\$387,500	\$395,000	1710	8	2004	Avg	3128	N	N	2049 LARCHMOUNT DR NE
009	362979	0200	7/31/12	\$411,000	\$418,000	1720	8	1999	Avg	3502	N	N	1481 NE IRIS ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363015	0240	11/18/10	\$379,000	\$379,000	1730	8	2005	Avg	2844	N	N	1902 25TH AVE NE
009	926885	1020	9/19/11	\$565,000	\$579,000	1730	8	2011	Avg	2810	Y	N	939 3RD CT NE
009	926885	1030	3/15/12	\$575,000	\$589,000	1730	8	2012	Avg	2843	Y	N	945 3RD CT NE
009	362987	0090	7/26/10	\$400,000	\$393,000	1740	8	2001	Avg	3315	N	N	2047 NE KENILWORTH LN
009	362987	0200	12/15/10	\$415,000	\$416,000	1740	8	2000	Avg	3082	N	N	2001 NE KELSEY LN
009	363003	0180	5/13/10	\$415,000	\$401,000	1780	8	2004	Avg	3665	N	N	2527 NE LARCHMOUNT ST
009	363003	0350	10/19/12	\$380,000	\$383,000	1780	8	2004	Avg	3603	N	N	2526 LARCHMOUNT DR NE
009	363003	0420	1/4/10	\$410,000	\$385,000	1780	8	2004	Avg	3562	N	N	2510 LARCHMOUNT DR NE
009	926885	0870	4/25/12	\$579,000	\$592,000	1790	8	2012	Avg	3466	Y	N	879 3RD AVE NE
009	259749	0510	6/29/12	\$369,990	\$377,000	1800	8	2012	Avg	2934	N	N	1568 14TH PL NE
009	926885	0750	3/26/12	\$464,950	\$476,000	1810	8	2012	Avg	2336	N	N	863 3RD AVE NE
009	363015	0020	7/12/10	\$428,500	\$419,000	1830	8	2005	Avg	3555	N	N	2010 25TH AVE NE
009	362983	0070	7/1/10	\$530,000	\$518,000	1840	8	1999	Avg	2905	N	N	1530 NE JADE ST
009	362983	0330	3/6/12	\$470,000	\$481,000	1840	8	1999	Avg	3385	N	N	1578 NE IRIS ST
009	895600	0230	12/5/12	\$460,000	\$462,000	1870	8	2009	Avg	2189	Y	N	1764 9TH CT NE
009	895600	0250	3/5/10	\$475,000	\$453,000	1890	8	2009	Avg	3128	Y	N	1746 9TH CT NE
009	363011	0430	2/27/12	\$355,000	\$364,000	1920	8	2005	Avg	3841	N	N	3043 NE MARQUETTE WAY
009	363011	0590	3/20/12	\$375,300	\$384,000	1920	8	2005	Avg	3741	N	N	3171 NE MARQUETTE WAY
009	363011	0650	7/14/10	\$445,000	\$436,000	1920	8	2005	Avg	4396	N	N	3293 NE MARQUETTE WAY
009	926885	0600	6/29/12	\$469,950	\$479,000	1930	8	2011	Avg	1959	N	N	375 NE DENNY WAY
009	926885	0610	8/24/12	\$449,950	\$456,000	1930	8	2011	Avg	1870	N	N	365 NE DENNY WAY
009	926885	0630	9/7/12	\$469,950	\$476,000	1930	8	2012	Avg	2090	N	N	347 NE DENNY WAY
009	926885	1090	12/19/11	\$457,000	\$469,000	1930	8	2011	Avg	2949	N	N	997 3RD CT NE
009	926885	1110	4/25/12	\$469,950	\$480,000	1930	8	2011	Avg	2090	N	N	300 NE EAGLE WAY
009	926885	1160	8/25/10	\$484,000	\$477,000	1930	8	2010	Avg	2090	N	N	356 NE EAGLE WAY

Improved Sales Used in this Annual Update Analysis
Area 75
(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	926885	1180	10/5/10	\$474,000	\$471,000	1930	8	2010	Avg	2001	N	N	372 NE EAGLE WAY
009	363003	0370	4/13/11	\$425,000	\$431,000	1970	8	2004	Avg	3734	N	N	2522 LARCHMOUNT DR NE
009	259749	0500	7/11/12	\$472,426	\$481,000	2040	8	2012	Avg	3647	N	N	1564 14TH PL NE
009	259749	0660	7/17/12	\$415,236	\$422,000	2040	8	2012	Avg	2772	N	N	1596 NE FALLS DR
009	362997	0800	9/4/12	\$481,000	\$487,000	2040	8	2005	Avg	4758	N	N	2513 NE MULBERRY ST
009	363006	0190	1/23/12	\$381,000	\$391,000	2040	8	2006	Avg	3246	N	N	1772 25TH WALK NE
009	362979	0070	10/18/11	\$434,000	\$445,000	2060	8	1998	Avg	3898	N	N	1406 NE JADE ST
009	363003	0070	6/16/12	\$453,500	\$462,000	2060	8	2005	Avg	3600	N	N	2492 NE LARCHWOOD LN
009	926885	0910	2/27/12	\$489,950	\$502,000	2060	8	2011	Avg	2307	N	N	903 3RD AVE NE
009	362976	0140	12/31/12	\$471,000	\$471,000	2080	8	2002	Avg	3779	N	N	1733 12TH AVE NE
009	362983	0150	6/18/12	\$475,000	\$484,000	2080	8	1999	Avg	7618	N	N	1575 NE IRIS ST
009	363006	0210	10/31/11	\$356,000	\$365,000	2080	8	2006	Avg	2959	N	N	1722 25TH WALK NE
009	926885	0790	4/22/11	\$610,000	\$620,000	2100	8	2011	Avg	4192	Y	N	839 3RD PL NE
009	362979	0170	8/15/11	\$463,000	\$474,000	2120	8	1999	Avg	3477	N	N	1435 NE IRIS ST
009	362979	0330	5/18/12	\$461,000	\$471,000	2120	8	1999	Avg	3703	N	N	1750 14TH AVE NE
009	362983	0100	10/25/12	\$520,000	\$524,000	2120	8	1999	Avg	5091	N	N	1566 NE JADE ST
009	362997	1110	7/13/10	\$450,500	\$441,000	2120	8	2004	Avg	4185	N	N	2412 30TH AVE NE
009	362997	1210	6/12/12	\$495,000	\$505,000	2120	8	2005	Avg	4272	N	N	2497 31ST AVE NE
009	926885	0900	8/22/11	\$527,000	\$539,000	2120	8	2011	Avg	2356	N	N	889 3RD AVE NE
009	926885	0960	6/24/11	\$478,000	\$488,000	2120	8	2011	Avg	2074	N	N	951 3RD AVE NE
009	926885	1260	2/16/10	\$459,800	\$436,000	2120	8	2009	Avg	1984	N	N	344 NE DENNY WAY
009	895600	0220	1/27/10	\$479,995	\$453,000	2130	8	2009	Avg	2139	Y	N	1768 9TH CT NE
009	926885	1230	11/16/10	\$438,500	\$438,000	2130	8	2010	Avg	1984	N	N	386 NE DENNY WAY
009	926885	1680	3/11/10	\$450,000	\$429,000	2134	8	2008	Avg	1984	N	N	932 3RD AVE NE
009	362987	0100	10/4/10	\$474,000	\$470,000	2150	8	2001	Avg	3075	N	N	2035 NE KENILWORTH LN

Improved Sales Used in this Annual Update Analysis
Area 75
(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	926885	0920	8/26/11	\$499,000	\$511,000	2150	8	2011	Avg	2074	N	N	911 3RD AVE NE
009	926885	1250	12/7/10	\$462,950	\$464,000	2150	8	2010	Avg	1984	N	N	358 NE DENNY WAY
009	362983	0250	10/21/11	\$475,000	\$487,000	2160	8	1999	Avg	4468	N	N	1513 NE IRIS ST
009	362983	0350	8/30/10	\$436,500	\$431,000	2160	8	1999	Avg	3326	N	N	1571 NE JADE ST
009	362979	0190	1/27/10	\$435,000	\$411,000	2170	8	1999	Avg	3494	N	N	1465 NE IRIS ST
009	926885	0640	11/26/12	\$445,000	\$447,000	2170	8	2012	Avg	1870	N	N	339 NE DENNY WAY
009	926885	1220	4/29/10	\$472,500	\$456,000	2170	8	2010	Avg	2232	N	N	398 NE DENNY WAY
009	926885	1720	9/15/11	\$450,000	\$461,000	2170	8	2008	Avg	2046	N	N	960 3RD AVE NE
009	362983	0240	3/18/11	\$440,000	\$446,000	2180	8	1999	Avg	3666	N	N	1519 NE IRIS ST
009	362997	0880	12/28/12	\$490,000	\$490,000	2190	8	2005	Avg	3640	N	N	2761 NE MULBERRY ST
009	926885	0620	3/13/12	\$462,000	\$473,000	2210	8	2011	Avg	2090	N	N	357 NE DENNY WAY
009	926885	0650	12/13/11	\$469,990	\$482,000	2210	8	2012	Avg	2230	N	N	333 NE DENNY WAY
009	926885	1040	1/26/12	\$635,000	\$651,000	2210	8	2011	Avg	3087	Y	N	951 3RD CT NE
009	926885	1050	4/25/12	\$650,000	\$664,000	2210	8	2012	Avg	3194	Y	N	967 3RD CT NE
009	926885	1080	4/13/11	\$474,000	\$481,000	2210	8	2011	Avg	1941	Y	N	995 3RD CT NE
009	926885	1100	5/17/11	\$474,000	\$482,000	2210	8	2011	Avg	1954	N	N	308 NE EAGLE WAY
009	926885	1170	3/10/11	\$469,000	\$475,000	2210	8	2010	Avg	1987	N	N	348 NE EAGLE WAY
009	926885	1190	9/13/10	\$465,000	\$460,000	2210	8	2010	Avg	2161	N	N	364 NE EAGLE WAY
009	895600	0030	11/11/10	\$524,995	\$524,000	2220	8	2010	Avg	3283	N	N	1891 10TH AVE NE
009	895600	0060	5/5/10	\$550,460	\$532,000	2220	8	2010	Avg	4642	N	N	1881 10TH AVE NE
009	895600	0130	5/14/10	\$548,728	\$531,000	2220	8	2010	Avg	4187	Y	N	1839 10TH AVE
009	895600	0190	3/15/10	\$546,452	\$522,000	2220	8	2010	Avg	3994	Y	N	1779 10TH AVE NE
009	926885	1760	3/22/12	\$524,950	\$537,000	2220	8	2008	Avg	1984	N	N	359 NE EAGLE WAY
009	895600	0160	3/22/10	\$539,995	\$517,000	2230	8	2010	Avg	4187	Y	N	1821 10TH AVE NE
009	362976	0250	5/4/12	\$437,500	\$447,000	2240	8	2002	Avg	4950	N	N	1742 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	926885	1240	1/21/11	\$459,800	\$463,000	2240	8	2010	Avg	1984	N	N	372 NE DENNY WAY
009	363003	0380	1/12/12	\$465,000	\$477,000	2310	8	2005	Avg	4984	N	N	2520 LARCHMOUNT DR NE
009	363003	0400	5/12/10	\$525,000	\$508,000	2310	8	2005	Avg	3831	N	N	2516 LARCHMOUNT DR NE
009	895600	0050	6/11/10	\$548,995	\$534,000	2320	8	2010	Avg	3920	N	N	1885 10TH AVE NE
009	895600	0110	5/3/10	\$553,947	\$535,000	2320	8	2010	Avg	4734	Y	N	1851 10TH AVE NE
009	895600	0110	11/18/11	\$530,000	\$543,000	2320	8	2010	Avg	4734	Y	N	1851 10TH AVE NE
009	895600	0140	6/11/10	\$576,817	\$561,000	2320	8	2010	Avg	4187	Y	N	1833 10TH AVE
009	895600	0170	1/25/10	\$584,628	\$552,000	2320	8	2010	Avg	3995	Y	N	1793 10TH AVE NE
009	895600	0170	8/22/11	\$560,000	\$573,000	2320	8	2010	Avg	3995	Y	N	1793 10TH AVE NE
009	895600	0200	3/15/10	\$547,032	\$522,000	2320	8	2010	Avg	3994	Y	N	1773 10TH AVE NE
009	926885	0780	9/5/12	\$639,950	\$648,000	2340	8	2012	Avg	3629	Y	N	855 3RD PL NE
009	895600	0330	1/18/10	\$529,995	\$499,000	2370	8	2010	Avg	6094	N	N	1705 11TH AVE NE
009	362983	0020	10/2/12	\$480,000	\$485,000	2380	8	1999	Avg	3770	N	N	1515 NE JONQUIL LN
009	363011	0630	6/1/10	\$497,000	\$483,000	2390	8	2005	Avg	3741	N	N	3261 NE MARQUETTE WAY
009	363011	0400	4/23/12	\$475,000	\$486,000	2400	8	2005	Avg	3841	N	N	2987 NE MARQUETTE WAY
009	363011	0660	5/17/12	\$485,000	\$495,000	2400	8	2005	Avg	4396	N	N	3288 NE MAGNOLIA ST
009	895600	0040	6/14/10	\$567,621	\$553,000	2450	8	2010	Avg	3312	N	N	1889 10TH AVE NE
009	895600	0120	6/8/10	\$589,678	\$573,000	2450	8	2010	Avg	4187	Y	N	1845 10TH AVE
009	895600	0150	7/16/10	\$559,995	\$549,000	2450	8	2010	Avg	4187	Y	N	1827 10TH AVE NE
009	895600	0180	2/10/10	\$592,063	\$561,000	2450	8	2010	Avg	3994	Y	N	1785 10TH AVE NE
009	813887	0080	11/21/12	\$325,135	\$327,000	1450	9	2012	Avg	1680	N	N	1419 NE PARK DR
009	813887	0070	7/26/12	\$343,000	\$349,000	1590	9	2012	Avg	1679	N	N	1411 NE PARK DR
009	363024	0020	10/26/10	\$400,000	\$398,000	1600	9	2007	Avg	1168	N	N	1117 NE HIGH ST
009	363024	0030	5/15/12	\$381,550	\$390,000	1600	9	2007	Avg	1168	N	N	1129 NE HIGH ST
009	363024	0070	6/16/10	\$405,000	\$394,000	1600	9	2007	Avg	1173	N	N	1177 NE HIGH ST

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Area 75
(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	813887	0040	11/27/12	\$399,990	\$402,000	1600	9	2012	Avg	2341	N	N	1389 NE PARK DR
009	363012	0240	7/11/12	\$375,000	\$382,000	1620	9	2007	Avg	4935	N	N	2581 22ND AVE NE
009	363012	0050	12/29/11	\$414,000	\$424,000	1670	9	2005	Avg	4008	N	N	2114 NE NELSON LN
009	363012	0180	8/19/10	\$460,000	\$453,000	1670	9	2005	Avg	3696	N	N	2117 NE NATALIE WAY
009	363012	0320	7/9/12	\$370,000	\$377,000	1670	9	2005	Avg	4049	N	N	2586 NE NATALIE WAY
009	813887	0090	7/10/12	\$349,680	\$356,000	1720	9	2012	Avg	2228	N	N	1427 NE PARK DR
009	363024	0160	3/18/10	\$455,000	\$435,000	1740	9	2007	Avg	1528	N	N	1102 NE PARK DR
009	362991	0720	6/27/12	\$460,000	\$469,000	1840	9	2003	Avg	3200	N	N	2017 31ST LN NE
009	363013	0100	10/26/11	\$420,000	\$430,000	1890	9	2006	Avg	3632	N	N	2654 NE PARK DR
009	363013	0140	8/29/12	\$458,000	\$464,000	1890	9	2006	Avg	3708	N	N	2557 NE PARK DR
009	363013	0250	9/9/10	\$465,000	\$460,000	1890	9	2006	Avg	2932	N	N	2643 NE PARK DR
009	363013	0010	2/17/11	\$452,500	\$457,000	1910	9	2006	Avg	4363	N	N	2562 NE PARK DR
009	363013	0090	11/26/12	\$485,000	\$487,000	1910	9	2006	Avg	3150	N	N	2640 NE PARK DR
009	363013	0160	6/8/10	\$470,000	\$457,000	1910	9	2006	Avg	2744	N	N	2569 NE PARK DR
009	362993	0190	2/1/12	\$450,000	\$461,000	1980	9	2003	Avg	3640	N	N	2315 29TH AVE NE
009	362980	0180	4/29/10	\$480,000	\$463,000	2000	9	2000	Avg	4171	N	N	1927 14TH CT NE
009	362980	0250	2/24/10	\$432,000	\$411,000	2010	9	2000	Avg	6883	N	N	1990 14TH CT NE
009	362980	0280	9/27/10	\$420,000	\$416,000	2010	9	2000	Avg	3328	N	N	1966 14TH CT NE
009	362991	0680	1/6/12	\$410,000	\$420,000	2010	9	2005	Avg	3632	N	N	2091 31ST LN NE
009	895600	0460	7/12/12	\$470,000	\$478,000	2010	9	2009	Avg	3200	N	N	1783 11TH AVE NE
009	362991	0820	8/14/12	\$458,000	\$465,000	2020	9	2004	Avg	3280	N	N	2129 32ND AVE NE
009	362980	0160	12/21/11	\$370,000	\$379,000	2150	9	2000	Avg	4105	N	N	1905 14TH CT NE
009	362992	1472	11/16/11	\$457,500	\$469,000	2170	9	2004	Avg	4750	N	N	1811 30TH AVE NE
009	895600	0550	6/18/12	\$492,500	\$502,000	2190	9	2009	Avg	3579	N	N	1893 11TH AVE NE
009	362991	0160	4/13/12	\$470,000	\$481,000	2200	9	2004	Avg	4153	N	N	2047 29TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	362991	0410	4/6/12	\$468,200	\$479,000	2200	9	2005	Avg	3589	N	N	2176 32ND AVE NE
009	362993	0090	11/29/10	\$480,000	\$480,000	2250	9	2003	Avg	4287	N	N	2883 NE LOGAN ST
009	362993	0100	6/24/11	\$500,000	\$510,000	2250	9	2003	Avg	4882	N	N	2893 NE LOGAN ST
009	363012	0260	9/11/12	\$489,950	\$496,000	2260	9	2007	Avg	4225	N	N	2615 22ND AVE NE
009	363012	0420	10/1/12	\$530,000	\$536,000	2260	9	2006	Avg	3640	N	N	2054 NE NOBLE ST
009	363017	0030	3/30/12	\$480,000	\$491,000	2280	9	2006	Avg	4740	N	N	2359 23RD LN NE
009	362991	0020	8/1/11	\$512,315	\$524,000	2290	9	2003	Avg	3978	N	N	2962 NE LOGAN ST
009	362991	0110	4/4/12	\$505,000	\$517,000	2290	9	2005	Avg	5206	N	N	2107 29TH LN NE
009	362998	0590	8/9/10	\$535,000	\$526,000	2290	9	2006	Avg	4072	N	N	3451 NE MEADOW WAY
009	363012	0330	6/14/10	\$510,000	\$497,000	2290	9	2005	Avg	3507	N	N	2598 NE NATALIE WAY
009	363012	0450	9/6/12	\$527,000	\$534,000	2290	9	2006	Avg	3869	N	N	2102 NE NOBLE ST
009	362998	0650	7/26/12	\$509,900	\$518,000	2310	9	2005	Avg	4076	N	N	3471 NE MONTEREY LN
009	362998	0650	6/6/11	\$495,000	\$504,000	2310	9	2005	Avg	4076	N	N	3471 NE MONTEREY LN
009	362998	0730	6/10/11	\$500,000	\$510,000	2310	9	2006	Avg	4741	N	N	3423 NE MONTEREY LN
009	362998	0890	6/18/12	\$489,500	\$499,000	2310	9	2004	Avg	3900	N	N	3440 NE MADISON WAY
009	362998	0890	5/9/11	\$475,000	\$483,000	2310	9	2004	Avg	3900	N	N	3440 NE MADISON WAY
009	362992	0590	9/28/11	\$484,000	\$496,000	2320	9	2003	Avg	5000	N	N	1790 26TH AVE NE
009	362998	0920	12/8/10	\$450,000	\$451,000	2330	9	2004	Avg	3917	N	N	3424 NE MADISON WAY
009	363012	0140	10/29/10	\$524,950	\$523,000	2330	9	2005	Avg	3570	N	N	2053 NE NATALIE WAY
009	363012	0270	10/10/11	\$489,900	\$502,000	2340	9	2007	Avg	4258	N	N	2625 22ND AVE NE
009	363012	0290	6/28/12	\$508,000	\$517,000	2340	9	2007	Avg	3556	N	N	2173 NE NOBLE ST
009	363012	0340	10/20/11	\$475,000	\$487,000	2340	9	2007	Avg	3507	N	N	2061 NE NOBLE ST
009	363012	0580	8/31/10	\$475,000	\$469,000	2340	9	2006	Avg	3444	N	N	2055 NE NEWTON LN
009	362992	1320	7/31/12	\$536,500	\$545,000	2410	9	2003	Avg	5000	N	N	1741 24TH AVE NE
009	362998	0680	5/22/12	\$505,000	\$516,000	2410	9	2006	Avg	3533	N	N	3453 NE MONTEREY LN

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363012	0160	6/4/10	\$545,000	\$530,000	2410	9	2006	Avg	3740	N	N	2085 NE NATALIE WAY
009	363012	0410	3/23/11	\$510,000	\$517,000	2410	9	2006	Avg	3640	N	N	2038 NE NOBLE ST
009	363022	0220	8/24/12	\$585,000	\$593,000	2410	9	2012	Avg	4573	N	N	2166 NE MORGAN LN
009	363022	0340	2/23/12	\$597,500	\$612,000	2410	9	2011	Avg	3825	N	N	2200 NE MORGAN LN
009	362991	0600	11/16/12	\$506,000	\$509,000	2430	9	2003	Avg	3000	N	N	2166 30TH LN NE
009	362976	0010	4/26/12	\$530,000	\$542,000	2460	9	2003	Avg	4564	N	N	1790 11TH AVE NE
009	362988	0256	11/9/10	\$485,000	\$484,000	2470	9	2004	Avg	3833	N	N	2022 30TH AVE NE
009	362998	0670	4/11/12	\$510,000	\$522,000	2470	9	2006	Avg	3881	N	N	3461 NE MONTEREY LN
009	362976	0080	6/20/12	\$510,000	\$520,000	2490	9	2003	Avg	4050	N	N	1746 11TH AVE NE
009	362991	0260	7/14/11	\$530,000	\$541,000	2510	9	2003	Avg	3959	N	N	3161 NE LARKSPUR LN
009	362991	0200	8/13/12	\$552,000	\$560,000	2560	9	2003	Avg	4903	N	N	3011 NE LARKSPUR LN
009	363022	0300	4/26/12	\$599,742	\$613,000	2560	9	2012	Avg	4017	N	N	2188 NE MORGAN LN
009	363020	0530	9/11/12	\$580,000	\$587,000	2570	9	2007	Avg	4961	N	N	1492 29TH PL NE
009	363020	0410	5/7/12	\$580,000	\$593,000	2580	9	2007	Avg	6599	N	N	1456 29TH PL NE
009	363020	0520	1/8/10	\$605,000	\$569,000	2580	9	2007	Avg	5787	N	N	1486 29TH PL NE
009	363022	0290	5/8/12	\$599,760	\$613,000	2580	9	2012	Avg	3651	N	N	2186 NE MORGAN LN
009	363022	0320	5/29/12	\$595,000	\$607,000	2580	9	2011	Avg	3650	N	N	2196 NE MORGAN LN
009	362998	0020	6/15/10	\$640,000	\$623,000	2620	9	2006	Avg	4400	Y	N	2519 34TH AVE NE
009	362976	0360	11/11/11	\$505,000	\$518,000	2630	9	2003	Avg	5572	N	N	1258 NE KATSURA ST
009	362976	0370	8/14/12	\$552,500	\$561,000	2630	9	2003	Avg	5280	N	N	1148 NE KATSURA ST
009	363022	0310	9/22/11	\$621,600	\$637,000	2630	9	2011	Avg	3876	N	N	2192 NE MORGAN LN
009	362991	0320	6/16/12	\$552,000	\$563,000	2640	9	2005	Avg	3600	N	N	2048 32ND AVE NE
009	362976	0390	10/20/10	\$578,000	\$575,000	2650	9	2003	Avg	5743	N	N	1188 NE KATSURA ST
009	362992	0720	12/9/10	\$535,000	\$536,000	2660	9	2003	Avg	5763	N	N	1792 28TH AVE NE
009	362992	1160	9/30/10	\$630,000	\$625,000	2660	9	2003	Avg	5500	Y	N	1669 28TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363022	0030	7/28/10	\$625,000	\$614,000	2670	9	2007	Avg	3756	N	N	2572 22ND CT NE
009	362993	0170	7/11/11	\$512,000	\$523,000	2700	9	2004	Avg	4004	N	N	2372 29TH PL NE
009	362992	1310	12/20/12	\$590,000	\$591,000	2710	9	2003	Avg	5000	N	N	1753 24TH AVE NE
009	362992	1330	3/17/11	\$550,000	\$557,000	2710	9	2003	Avg	5000	N	N	1729 24TH AVE NE
009	362993	0140	4/25/10	\$574,500	\$554,000	2730	9	2003	Avg	4890	N	N	2336 29TH PL NE
009	362991	0400	1/26/11	\$532,000	\$536,000	2770	9	2004	Avg	3600	N	N	2162 32ND AVE NE
009	362991	0500	10/11/10	\$568,000	\$564,000	2770	9	2005	Avg	4382	N	N	3034 NE LOGAN ST
009	363022	0330	8/16/11	\$616,600	\$631,000	2770	9	2011	Avg	3990	N	N	2198 NE MORGAN LN
009	362988	0240	6/1/12	\$615,000	\$628,000	2800	9	2005	Avg	4182	N	N	2178 30TH AVE NE
009	363012	0620	6/13/11	\$560,000	\$571,000	2810	9	2007	Avg	5974	N	N	2548 22ND AVE NE
009	363012	0910	11/26/12	\$595,000	\$598,000	2810	9	2006	Avg	5024	N	N	2026 NE NEWTON LN
009	362997	0300	12/10/10	\$530,000	\$531,000	2820	9	2004	Avg	5001	N	N	3140 NE NORTON LN
009	363012	0990	6/25/12	\$550,000	\$560,000	2820	9	2006	Avg	5482	N	N	2190 NE NEWTON LN
009	363016	0130	8/2/12	\$635,000	\$645,000	2830	9	2005	Avg	6312	Y	N	1615 24TH AVE NE
009	362998	0490	2/23/12	\$600,000	\$615,000	2840	9	2004	Avg	4400	Y	N	2421 34TH AVE NE
009	363022	0020	5/23/11	\$588,000	\$599,000	2840	9	2007	Avg	4534	N	N	2584 22ND CT NE
009	362986	0090	6/25/12	\$582,000	\$593,000	2850	9	2000	Avg	8275	N	N	2049 16TH CT NE
009	363016	0100	3/2/11	\$580,000	\$586,000	2850	9	2006	Avg	5925	Y	N	1635 24TH AVE NE
009	363022	0200	7/1/11	\$625,000	\$638,000	2850	9	2008	Avg	3571	N	N	2158 NE MORGAN LN
009	362988	0254	5/10/12	\$587,500	\$600,000	2860	9	2005	Avg	3284	N	N	2048 30TH AVE NE
009	363018	0250	7/1/10	\$580,000	\$567,000	2890	9	2006	Avg	4978	N	N	1494 24TH AVE NE
009	362997	0110	6/21/12	\$591,000	\$602,000	2910	9	2004	Avg	5000	N	N	3221 NE MULBERRY ST
009	362997	0260	6/30/10	\$575,000	\$562,000	2910	9	2004	Avg	6202	N	N	3196 NE NORTON LN
009	362998	0230	11/6/12	\$625,000	\$629,000	2930	9	2005	Avg	4800	N	N	2544 35TH AVE NE
009	362998	0420	5/17/10	\$620,000	\$600,000	2930	9	2004	Avg	4805	N	N	3435 NE MADISON WAY

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363012	0760	3/2/12	\$580,000	\$594,000	2950	9	2006	Avg	6655	N	N	2519 20TH AVE NE
009	363022	0040	12/13/10	\$605,000	\$606,000	2950	9	2007	Avg	4211	N	N	2560 22ND CT NE
009	362998	0240	9/6/11	\$585,000	\$599,000	2960	9	2005	Avg	4800	N	N	2530 35TH AVE NE
009	362997	0950	2/23/10	\$509,999	\$485,000	2980	9	2005	Avg	3640	N	N	2469 30TH AVE NE
009	363011	0180	6/20/12	\$539,900	\$550,000	2980	9	2005	Avg	4750	N	N	3106 NE MARQUETTE WAY
009	362992	1080	6/18/12	\$630,000	\$642,000	3010	9	2003	Avg	5110	Y	N	1717 28TH AVE NE
009	362997	0250	6/26/12	\$605,000	\$616,000	3010	9	2005	Avg	6202	N	N	3199 NE MAGNOLIA ST
009	362997	0290	11/28/11	\$575,000	\$590,000	3020	9	2004	Avg	5001	N	N	3162 NE NORTON LN
009	363004	0010	8/30/12	\$610,000	\$618,000	3020	9	2005	Avg	5000	N	N	1701 24TH AVE NE
009	362997	0210	8/19/12	\$595,000	\$604,000	3030	9	2004	Avg	5001	N	N	3145 NE MAGNOLIA ST
009	363016	0320	5/23/12	\$616,800	\$630,000	3050	9	2006	Avg	6150	Y	N	1645 25TH AVE NE
009	363016	0210	6/3/11	\$572,500	\$583,000	3070	9	2006	Avg	7329	N	N	1554 24TH AVE NE
009	363020	0600	1/12/10	\$599,500	\$564,000	3070	9	2008	Avg	3600	N	N	2936 NE DAVIS LOOP
009	363012	0940	11/19/10	\$630,000	\$629,000	3190	9	2006	Avg	5000	N	N	2076 NE NEWTON LN
009	363012	0940	7/18/12	\$595,000	\$605,000	3190	9	2006	Avg	5000	N	N	2076 NE NEWTON LN
009	363012	1070	8/25/11	\$575,000	\$588,000	3190	9	2006	Avg	5028	N	N	2614 22ND AVE NE
009	363011	0130	2/18/11	\$645,000	\$651,000	3230	9	2006	Avg	7150	N	N	2608 30TH CT NE
009	363012	0780	7/27/12	\$600,000	\$610,000	3230	9	2006	Avg	5440	N	N	2551 20TH AVE NE
009	363022	0150	10/21/10	\$605,000	\$602,000	3250	9	2007	Avg	3349	N	N	2144 NE MORGAN LN
009	362992	0830	4/20/11	\$580,000	\$589,000	3260	9	2003	Avg	5608	N	N	1726 28TH AVE NE
009	362997	0330	11/10/10	\$600,000	\$599,000	3280	9	2004	Avg	5474	N	N	3109 NE NORTON LN
009	363012	0810	3/23/10	\$620,000	\$593,000	3310	9	2005	Avg	5367	N	N	2603 20TH AVE NE
009	363012	0880	7/27/10	\$585,000	\$574,000	3310	9	2005	Avg	5558	N	N	2711 20TH AVE NE
009	363012	0900	8/9/11	\$608,000	\$622,000	3330	9	2006	Avg	6930	N	N	2006 NE NEWTON LN
009	363012	1030	6/20/12	\$530,000	\$540,000	3340	9	2007	Avg	5000	N	N	2678 22ND AVE NE

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Area 75
(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	363012	1090	12/5/12	\$661,000	\$663,000	3340	9	2006	Avg	6370	N	N	2582 22ND AVE NE
009	363018	0370	12/13/11	\$530,000	\$543,000	3350	9	2006	Avg	5000	N	N	1542 24TH AVE NE
009	363012	0840	9/23/11	\$595,000	\$609,000	3370	9	2006	Avg	5294	N	N	2649 20TH AVE NE
009	363018	0340	1/24/11	\$605,000	\$609,000	3370	9	2006	Avg	5000	N	N	1528 24TH AVE NE
009	363018	0340	5/30/12	\$600,000	\$612,000	3370	9	2006	Avg	5000	N	N	1528 24TH AVE NE
009	363016	0090	2/24/11	\$678,000	\$685,000	3440	9	2011	Avg	5045	Y	N	1641 24TH AVE NE
009	362992	0890	5/26/10	\$636,000	\$617,000	3470	9	2004	Avg	5537	N	N	1690 28TH AVE NE
009	362992	1020	7/6/10	\$695,000	\$680,000	3470	9	2003	Avg	5110	Y	N	1753 28TH AVE NE
009	362997	0100	6/23/11	\$625,000	\$638,000	3470	9	2004	Avg	5000	N	N	3199 NE MULBERRY ST
009	362997	0370	10/23/12	\$677,950	\$684,000	3470	9	2004	Avg	7047	N	N	2410 31ST AVE NE
009	363018	0170	9/13/11	\$685,000	\$701,000	3480	9	2006	Avg	4500	Y	N	1505 24TH AVE NE
009	363011	0190	6/21/10	\$631,125	\$615,000	3490	9	2006	Avg	4750	N	N	3132 NE MARQUETTE WAY
009	363011	0090	2/8/10	\$701,000	\$664,000	3530	9	2006	Avg	10154	N	N	2641 30TH CT NE
009	362992	0840	12/27/12	\$600,000	\$600,000	3620	9	2003	Avg	5608	N	N	1720 28TH AVE NE
009	363016	0150	7/21/11	\$600,000	\$613,000	3640	9	2006	Avg	5000	Y	N	1595 24TH AVE NE
009	363009	0040	3/23/12	\$569,900	\$583,000	2160	10	2007	Avg	2147	N	N	1785 28TH AVE NE
009	363009	0100	5/21/10	\$585,000	\$567,000	2460	10	2006	Avg	2147	N	N	1769 28TH AVE NE
009	363009	0120	3/15/12	\$588,000	\$602,000	2480	10	2006	Avg	2324	Y	N	1761 28TH AVE NE
009	363009	0090	7/12/12	\$575,000	\$585,000	2540	10	2006	Avg	2147	N	N	1771 28TH AVE NE
009	363016	0370	2/16/10	\$716,000	\$680,000	2550	10	2006	Avg	5532	Y	N	1609 25TH AVE NE
009	363020	0140	6/13/12	\$647,678	\$660,000	2570	10	2012	Avg	3825	N	N	1447 26TH AVE NE
009	363020	0120	10/13/10	\$590,000	\$586,000	2710	10	2009	Avg	3400	N	N	1461 26TH AVE NE
009	363020	0020	11/29/11	\$520,000	\$533,000	2850	10	2008	Avg	3400	N	N	2442 NE DAVIS LOOP
009	363020	0240	5/18/10	\$750,000	\$726,000	2850	10	2007	Avg	6243	N	N	1494 26TH AVE NE
009	363016	0540	6/3/11	\$599,000	\$610,000	2930	10	2006	Avg	5810	N	N	1568 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	363020	0100	5/21/10	\$640,000	\$620,000	2930	10	2009	Avg	3400	N	N	1477 26TH AVE NE
009	363020	0010	10/14/10	\$625,450	\$622,000	2940	10	2008	Avg	3825	N	N	2450 NE DAVIS LOOP
009	363020	0050	11/12/10	\$619,950	\$619,000	2950	10	2008	Avg	3400	N	N	2416 NE DAVIS LOOP
009	363020	0160	1/26/12	\$738,419	\$757,000	3040	10	2012	Avg	5000	N	N	1458 26TH AVE NE
009	363020	0190	7/18/11	\$679,753	\$694,000	3040	10	2011	Avg	5000	N	N	1478 26TH AVE NE
009	363020	0110	2/17/11	\$618,000	\$624,000	3050	10	2009	Avg	3400	N	N	1467 26TH AVE NE
009	363020	0670	4/5/11	\$875,000	\$887,000	3130	10	2007	Avg	6000	N	N	2425 NE DAVIS LOOP
009	363020	1020	8/16/10	\$720,000	\$709,000	3130	10	2007	Avg	6824	N	N	2959 NE DAVIS LOOP
009	363018	0540	6/9/10	\$800,000	\$778,000	3140	10	2007	Avg	5989	Y	N	2460 NE DAPHNE ST
009	362989	0150	12/7/10	\$1,000,000	\$1,001,000	3160	10	2004	Avg	5909	Y	N	1677 30TH AVE NE
009	362989	0150	6/1/12	\$950,742	\$970,000	3160	10	2004	Avg	5909	Y	N	1677 30TH AVE NE
009	363020	0230	7/21/10	\$799,950	\$784,000	3270	10	2008	Avg	4928	N	N	1490 26TH AVE NE
009	362989	0080	8/28/12	\$691,100	\$701,000	3310	10	2004	Avg	5941	Y	N	1733 30TH AVE NE
009	362989	0180	3/10/11	\$1,025,000	\$1,037,000	3350	10	2004	Avg	6021	Y	N	1653 30TH AVE NE
009	363020	0070	3/16/10	\$695,000	\$664,000	3350	10	2007	Avg	3960	N	N	2410 NE DAVIS LOOP
009	362992	0980	5/24/10	\$711,000	\$689,000	3380	10	2006	Avg	7113	N	N	1636 28TH AVE NE
009	362992	0950	2/3/10	\$620,000	\$587,000	3440	10	2005	Avg	6900	N	N	1654 28TH AVE NE
009	363020	0060	3/2/10	\$785,000	\$747,000	3440	10	2007	Avg	4707	N	N	2404 NE DAVIS LOOP
009	362994	0230	3/29/11	\$680,000	\$689,000	3450	10	2003	Avg	8002	N	N	1780 30TH AVE NE
009	363020	0090	3/12/10	\$699,500	\$668,000	3460	10	2008	Avg	4500	N	N	1479 26TH AVE NE
009	363018	0590	8/7/12	\$790,000	\$802,000	3520	10	2006	Avg	5500	N	N	2603 NE DAPHNE ST
009	363018	0570	4/20/11	\$928,888	\$943,000	3610	10	2008	Avg	5515	Y	N	2492 NE DAPHNE ST
009	363016	0430	3/6/12	\$850,000	\$870,000	3630	10	2006	Avg	6615	Y	N	1539 25TH AVE NE
009	363016	0410	8/26/10	\$725,000	\$715,000	3660	10	2006	Avg	6040	Y	N	1555 25TH AVE NE
009	363018	0610	4/26/12	\$815,000	\$833,000	3670	10	2007	Avg	6261	N	N	2657 NE DAPHNE ST

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Area 75
(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	363018	0520	6/10/12	\$848,000	\$865,000	3680	10	2008	Avg	6107	Y	N	2440 NE DAPHNE ST
009	362994	0200	11/30/11	\$695,000	\$713,000	3830	10	2004	Avg	9231	N	N	1802 30TH AVE NE
009	363020	1090	10/5/11	\$830,000	\$850,000	3850	10	2006	Avg	7233	N	N	2989 NE DAVIS LOOP
009	363020	0840	2/17/12	\$885,000	\$907,000	3860	10	2007	Avg	10712	N	N	1408 29TH CT NE
009	363020	1040	9/18/11	\$858,250	\$879,000	3880	10	2006	Avg	5240	N	N	2967 NE DAVIS LOOP
009	363016	0660	10/26/10	\$650,000	\$647,000	2160	11	2007	Avg	5950	Y	N	1593 26TH CT NE
009	363020	0380	3/18/10	\$970,000	\$927,000	3150	11	2009	Avg	6912	Y	N	1451 29TH PL NE
009	362992	1190	7/22/11	\$899,000	\$918,000	3200	11	2006	Avg	5500	Y	N	1651 28TH AVE NE
009	362992	1210	4/25/12	\$935,000	\$956,000	3330	11	2005	Avg	5500	Y	N	1639 28TH AVE NE
009	362992	1450	1/27/10	\$675,000	\$637,000	3360	11	2006	Avg	6130	N	N	2820 NE DAPHNE ST
009	362992	1200	5/14/10	\$850,000	\$823,000	3370	11	2005	Avg	5500	Y	N	1645 28TH AVE NE
009	362992	1250	12/10/12	\$917,000	\$920,000	3370	11	2005	Avg	5500	Y	N	1615 28TH AVE NE
009	363020	0370	2/26/10	\$1,108,500	\$1,055,000	3410	11	2009	Avg	7802	Y	N	1453 29TH PL NE
009	362992	1260	2/22/10	\$742,000	\$705,000	3460	11	2006	Avg	5000	Y	N	1609 28TH AVE NE
009	363020	0390	9/21/12	\$960,000	\$971,000	3470	11	2008	Avg	7671	Y	N	1449 29TH PL NE
009	363016	0010	10/15/12	\$1,075,000	\$1,085,000	3560	11	2006	Avg	7987	Y	N	2734 NE DAPHNE ST
009	363018	0020	4/6/11	\$922,275	\$936,000	3560	11	2007	Avg	6000	Y	N	1531 24TH CT NE
009	363016	0070	10/6/10	\$960,000	\$953,000	3635	11	2009	Avg	6843	Y	N	2536 NE DAPHNE ST
009	363016	0080	11/9/10	\$955,000	\$953,000	3750	11	2009	Avg	8171	Y	N	2502 NE DAPHNE ST
009	362992	1602	6/9/11	\$800,000	\$815,000	3760	11	2006	Avg	6850	N	N	1594 30TH AVE NE
009	363021	0220	12/20/10	\$1,350,000	\$1,354,000	4560	11	2008	Avg	9600	Y	N	1764 HARRISON WAY NE
009	363021	0310	2/16/12	\$1,425,000	\$1,460,000	5030	11	2008	Avg	11229	Y	N	1755 HARRISON WAY NE
009	362994	0020	12/26/12	\$1,335,000	\$1,336,000	2960	12	2005	Avg	15977	Y	N	3052 NE HARRISON ST
009	362994	0050	11/8/11	\$1,050,000	\$1,076,000	3180	12	2006	Avg	15000	Y	N	3174 NE HARRISON ST
009	363021	0050	2/8/10	\$1,500,000	\$1,421,000	3770	12	2007	Avg	12302	Y	N	1773 HARRISON CT NE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	362994	0190	11/29/10	\$1,375,000	\$1,376,000	3880	12	2005	Avg	18575	Y	N	3049 NE HARRISON ST
009	363021	0210	5/28/10	\$1,200,000	\$1,164,000	4170	12	2007	Avg	9600	Y	N	1772 HARRISON WAY NE
009	362994	0030	9/15/10	\$1,700,000	\$1,682,000	4950	12	2006	Avg	15000	Y	N	3094 NE HARRISON ST
010	785218	0050	11/16/11	\$272,500	\$279,000	1430	7	2005	Avg	3658	N	N	7810 FISHER AVE SE
010	785321	0050	6/2/10	\$325,000	\$316,000	1450	7	2004	Avg	3748	N	N	7617 SE ORCHARD DR
010	785323	0550	9/22/11	\$255,000	\$261,000	1450	7	2004	Avg	5175	N	N	36911 SE BRAEBURN ST
010	785327	0790	7/23/10	\$295,000	\$289,000	1470	7	2005	Avg	4598	N	N	34417 SE DIO ST
010	785215	0160	2/11/11	\$259,000	\$261,000	1490	7	2003	Avg	4000	N	N	35215 SE RIDGE ST
010	785215	0590	8/2/11	\$320,000	\$327,000	1530	7	2003	Avg	4914	N	N	35116 SE KINSEY ST
010	785205	0150	12/2/10	\$305,000	\$305,000	1540	7	1999	Avg	3323	N	N	7826 DOUGLAS AVE SE
010	785205	0250	6/27/11	\$262,000	\$267,000	1540	7	1999	Avg	3471	N	N	7914 DOUGLAS AVE SE
010	785206	0500	2/7/11	\$301,000	\$304,000	1548	7	2000	Avg	3411	N	N	7821 INGRAM LN SE
010	785206	0220	5/18/12	\$267,500	\$273,000	1586	7	2000	Avg	3959	N	N	34630 SE KINSEY ST
010	785206	0250	4/21/10	\$322,000	\$310,000	1586	7	2000	Avg	3457	N	N	34704 SE KINSEY ST
010	785206	0550	8/23/10	\$315,000	\$311,000	1586	7	2000	Avg	4746	N	N	7831 INGRAM LN SE
010	785206	0370	5/20/10	\$320,000	\$310,000	1590	7	2000	Avg	4242	N	N	34802 SE KINSEY ST
010	785330	2260	12/3/10	\$359,000	\$359,000	1630	7	2010	Avg	7539	N	N	6612 SALMON BERRY CT SE
010	785336	0950	3/26/10	\$351,150	\$336,000	1650	7	2009	Avg	5878	N	N	9421 POINT AVE SE
010	785215	0020	2/1/10	\$357,900	\$338,000	1700	7	2003	Avg	3982	N	N	35027 SE RIDGE ST
010	785215	0090	1/24/12	\$270,000	\$277,000	1700	7	2003	Avg	4417	N	N	35119 SE RIDGE ST
010	785215	0330	10/14/11	\$318,500	\$326,000	1700	7	2004	Avg	4058	N	N	7423 FAIRWAY AVE SE
010	785215	0600	6/14/10	\$340,000	\$331,000	1700	7	2003	Avg	4914	N	N	35112 SE KINSEY ST
010	785218	0490	9/23/10	\$329,000	\$326,000	1700	7	2004	Avg	3982	N	N	36407 SE FOREST ST
010	785330	0080	4/25/12	\$318,000	\$325,000	1750	7	2006	Avg	5250	N	N	33909 SE STROUF ST
010	785330	1140	3/27/12	\$295,000	\$302,000	1750	7	2006	Avg	5000	N	N	33729 SE SORENSON ST

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Area 75
(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	785336	0970	3/22/11	\$413,273	\$419,000	1770	7	2011	Avg	795	N	N	9501 POINT AVE SE
010	785205	0200	9/8/11	\$310,000	\$317,000	1780	7	1999	Avg	3273	N	N	7904 DOUGLAS AVE SE
010	785206	0260	10/18/10	\$345,000	\$343,000	1800	7	2000	Avg	3213	N	N	34708 SE KINSEY ST
010	785330	1850	8/2/11	\$270,000	\$276,000	1890	7	2006	Avg	4661	N	N	34027 SE INDIAN PLUM ST
010	785330	2500	5/20/10	\$341,000	\$330,000	1890	7	2006	Avg	6968	N	N	34015 SE CARMICHAEL ST
010	785205	0160	12/12/11	\$275,000	\$282,000	1920	7	1999	Avg	3388	N	N	7828 DOUGLAS AVE SE
010	785206	0180	7/28/10	\$323,000	\$317,000	1922	7	2000	Avg	3706	N	N	7624 DOUGLAS AVE SE
010	785336	0520	3/30/11	\$350,000	\$355,000	1950	7	2009	Avg	5569	N	N	9408 TEMPLETON AVE SE
010	785336	1020	5/13/10	\$400,522	\$387,000	1950	7	2009	Avg	5000	N	N	9414 POINT AVE SE
010	785323	0510	3/16/10	\$355,000	\$339,000	1960	7	2004	Avg	4309	N	N	36903 SE BRAEBURN ST
010	785327	0850	6/26/12	\$317,000	\$323,000	1960	7	2005	Avg	4575	N	N	6401 DOUGLAS AVE SE
010	785327	0950	10/19/11	\$310,000	\$318,000	1960	7	2005	Avg	4617	N	N	6515 DOUGLAS AVE SE
010	785327	1120	7/18/11	\$307,800	\$314,000	1960	7	2005	Avg	4279	N	N	6510 SILENT CREEK AVE SE
010	785330	0690	4/27/12	\$280,000	\$286,000	1960	7	2007	Avg	4400	N	N	33824 SE MCCULLOUGH ST
010	785330	0820	12/6/12	\$319,950	\$321,000	1960	7	2006	Avg	4400	N	N	33911 SE ODELL ST
010	785330	1030	2/24/12	\$309,000	\$317,000	1960	7	2006	Avg	4766	N	N	33903 SE SORENSON ST
010	785215	0290	12/17/12	\$350,000	\$351,000	1970	7	2003	Avg	5454	N	N	35333 SE RIDGE ST
010	785336	0710	6/1/12	\$377,800	\$385,000	1970	7	2011	Avg	5866	N	N	9408 HEBNER AVE SE
010	785336	0760	2/14/11	\$379,165	\$383,000	1970	7	2011	Avg	5866	N	N	9407 MCBANE AVE SE
010	785336	0790	7/13/10	\$402,510	\$394,000	1970	7	2011	Avg	5866	N	N	9419 MCBANE AVE SE
010	785336	1120	7/7/10	\$446,250	\$436,000	1970	7	2011	Avg	6295	N	N	9415 TEMPLETON AVE SE
010	785321	0150	7/26/12	\$305,000	\$310,000	1990	7	2004	Avg	3171	N	N	36704 SE GRAVENSTEIN CT
010	785213	0790	4/27/10	\$382,500	\$369,000	2030	7	2002	Avg	5943	N	N	7127 SILENT CREEK AVE SE
010	785332	0990	2/3/12	\$291,000	\$298,000	2070	7	2007	Avg	7253	N	N	35325 SE SWENSON ST
010	785323	0720	7/27/12	\$293,000	\$298,000	2080	7	2004	Avg	4307	N	N	7826 CORTLAND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785330	0550	3/7/11	\$320,000	\$324,000	2090	7	2006	Avg	4376	N	N	33827 SE MCCULLOUGH ST
010	785330	0580	12/21/12	\$325,000	\$325,000	2090	7	2006	Avg	4400	N	N	33907 SE MCCULLOUGH ST
010	785200	0130	5/16/12	\$359,000	\$367,000	2120	7	1998	Avg	7667	N	N	7208 AUTUMN AVE SE
010	785200	0300	4/24/12	\$374,000	\$382,000	2120	7	1998	Avg	7910	N	N	7243 AUTUMN AVE SE
010	785200	0570	9/19/11	\$323,500	\$331,000	2120	7	1998	Avg	6422	N	N	6918 AUTUMN AVE SE
010	785203	0020	8/11/10	\$354,900	\$349,000	2120	7	1999	Avg	4944	N	N	7417 DOUGLAS AVE SE
010	785203	0960	8/20/10	\$370,000	\$365,000	2120	7	2000	Avg	4500	N	N	34515 COTTONWOOD DR SE
010	785203	1020	8/31/11	\$328,000	\$336,000	2120	7	2000	Avg	4500	N	N	7529 RAVEN AVE SE
010	785321	0250	6/30/10	\$399,900	\$391,000	2190	7	2004	Avg	4066	N	N	36728 SE GRAVENSTEIN CT
010	785332	0640	3/27/12	\$320,000	\$328,000	2190	7	2007	Avg	7907	N	N	8809 SWENSON AVE SE
010	785332	0810	11/8/10	\$398,000	\$397,000	2190	7	2007	Avg	7740	N	N	35424 SE VENN ST
010	785332	1130	3/31/11	\$339,900	\$345,000	2190	7	2007	Avg	5332	N	N	35323 SE VENN ST
010	785336	0600	4/5/10	\$401,615	\$385,000	2190	7	2010	Avg	5630	N	N	9407 HEBNER AVE SE
010	785336	1170	2/3/11	\$411,710	\$415,000	2190	7	2011	Avg	6000	N	N	9513 TEMPLETON AVE SE
010	785336	1000	11/17/11	\$394,000	\$404,000	2200	7	2011	Avg	4945	N	N	9422 POINT AVE SE
010	785323	0650	8/1/11	\$350,000	\$358,000	2230	7	2004	Avg	6875	Y	N	7827 MELROSE LN SE
010	785213	0830	3/18/11	\$320,000	\$324,000	2240	7	2002	Avg	6047	N	N	7119 SILENT CREEK AVE SE
010	785215	0370	7/24/12	\$398,000	\$405,000	2240	7	2003	Avg	5829	N	N	35328 SE KINSEY ST
010	785330	0500	4/23/10	\$353,000	\$340,000	2270	7	2006	Avg	5911	N	N	7102 STROUF AVE SE
010	785215	0730	7/7/10	\$390,000	\$381,000	2310	7	2001	Avg	4227	N	N	34826 SE KINSEY ST
010	785327	1190	10/26/10	\$361,500	\$360,000	2310	7	2005	Avg	4711	N	N	6410 SILENT CREEK AVE SE
010	785203	0400	8/24/10	\$372,500	\$367,000	2320	7	2000	Avg	4002	N	N	7430 COTTONWOOD DR SE
010	785330	2520	9/24/10	\$350,000	\$347,000	2320	7	2006	Avg	10046	N	N	6715 QUIGLEY AVE SE
010	785215	0250	3/30/10	\$385,000	\$369,000	2340	7	2004	Avg	4402	N	N	35317 SE RIDGE ST
010	785218	0570	5/6/10	\$380,000	\$367,000	2340	7	2004	Avg	4295	N	N	36418 SE WOODY CREEK LN

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785218	0290	11/17/11	\$327,000	\$335,000	2350	7	2004	Avg	4456	N	N	36506 SE FOREST ST
010	785200	0230	9/13/10	\$390,000	\$386,000	2360	7	1998	Avg	4714	N	N	7248 AUTUMN AVE SE
010	785330	2200	2/16/11	\$400,000	\$404,000	2380	7	2010	Avg	9053	N	N	6605 SALMON BERRY CT SE
010	785336	0960	5/6/10	\$411,670	\$398,000	2380	7	2009	Avg	5908	N	N	9425 POINT AVE SE
010	785203	0460	2/2/12	\$325,000	\$333,000	2390	7	2000	Avg	5316	N	N	34529 SE LINDEN LOOP
010	785210	0250	11/19/10	\$375,000	\$375,000	2390	7	2001	Avg	7825	N	N	7915 SE STELLER WAY
010	785213	0210	7/6/11	\$350,000	\$357,000	2390	7	2003	Avg	4078	N	N	7126 CRANBERRY CT SE
010	785327	1170	8/15/12	\$329,950	\$335,000	2390	7	2005	Avg	4110	N	N	6418 SILENT CREEK AVE SE
010	785213	0060	10/5/12	\$350,000	\$354,000	2400	7	2002	Avg	3736	N	N	7233 DOUGLAS AVE SE
010	785203	0280	8/15/12	\$320,000	\$325,000	2410	7	2000	Avg	4004	N	N	34530 COTTONWOOD DR SE
010	785203	0350	11/26/12	\$330,000	\$331,000	2410	7	2000	Avg	3987	N	N	7518 COTTONWOOD DR SE
010	785200	0120	7/21/10	\$420,000	\$412,000	2420	7	1998	Avg	7263	N	N	7118 AUTUMN AVE SE
010	785200	0250	12/16/11	\$406,000	\$416,000	2420	7	1998	Avg	7334	N	N	7253 AUTUMN AVE SE
010	785203	0040	10/10/11	\$388,000	\$398,000	2420	7	1999	Avg	5347	N	N	7425 DOUGLAS AVE SE
010	785203	0160	9/14/12	\$378,000	\$383,000	2420	7	1999	Avg	3710	N	N	7623 DOUGLAS AVE SE
010	785203	0200	11/21/11	\$339,000	\$348,000	2420	7	1999	Avg	6089	N	N	7703 DOUGLAS AVE SE
010	785336	0510	1/25/11	\$380,000	\$383,000	2430	7	2009	Avg	5582	N	N	9404 TEMPLETON AVE SE
010	785336	0670	4/14/10	\$428,159	\$412,000	2430	7	2010	Avg	5860	N	N	9426 HEBNER AVE SE
010	785336	0720	1/31/11	\$406,100	\$409,000	2430	7	2011	Avg	5867	N	N	9404 HEBNER AVE SE
010	785336	0730	5/1/12	\$410,610	\$420,000	2430	7	2012	Avg	7016	N	N	9330 HEBNER AVE SE
010	785336	0740	4/26/10	\$430,910	\$415,000	2430	7	2009	Avg	7016	N	N	9329 MCBANE AVE SE
010	785336	0850	2/19/10	\$411,280	\$391,000	2430	7	2009	Avg	5866	N	N	9416 MCBANE AVE SE
010	785336	0910	1/7/10	\$417,270	\$392,000	2430	7	2009	Avg	5867	N	N	9405 POINT AVE SE
010	785336	1230	1/1/10	\$450,075	\$422,000	2430	7	2009	Avg	5000	N	N	35015 SE TERRACE ST
010	785330	1220	11/22/10	\$355,000	\$355,000	2440	7	2007	Avg	5088	N	N	33814 SE SORENSON ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785330	2220	11/8/11	\$355,000	\$364,000	2440	7	2006	Avg	6638	N	N	6529 SALMON BERRY CT SE
010	785330	2340	2/17/10	\$325,000	\$309,000	2440	7	2006	Avg	6406	N	N	34014 SE SORENSON ST
010	785200	0460	6/9/11	\$369,000	\$376,000	2460	7	1998	Avg	7085	N	N	7023 AUTUMN AVE SE
010	785200	0550	6/9/12	\$368,500	\$376,000	2460	7	1998	Avg	9672	Y	N	6923 AUTUMN AVE SE
010	785203	0180	8/21/12	\$350,000	\$355,000	2460	7	1999	Avg	3707	N	N	7629 DOUGLAS AVE SE
010	785330	0600	12/14/11	\$337,000	\$346,000	2460	7	2006	Avg	4376	N	N	33913 SE MCCULLOUGH ST
010	785213	0470	4/19/12	\$410,000	\$419,000	2480	7	2002	Avg	5018	N	N	7303 COTTONWOOD DR SE
010	785326	0160	3/17/11	\$385,000	\$390,000	2480	7	2005	Avg	4995	N	N	7014 ALLMAN AVE SE
010	785326	0190	2/9/10	\$395,000	\$374,000	2480	7	2005	Avg	4761	N	N	7026 ALLMAN AVE SE
010	785213	0260	11/17/11	\$330,000	\$338,000	2530	7	2002	Avg	5034	N	N	7214 CRANBERRY CT SE
010	785323	0400	11/20/12	\$365,000	\$367,000	2530	7	2004	Avg	4500	N	N	7833 CORTLAND AVE SE
010	785203	0770	6/16/10	\$417,000	\$406,000	2550	7	2000	Avg	5000	N	N	7521 FERN AVE SE
010	785323	0540	1/15/11	\$382,000	\$384,000	2550	7	2000	Avg	4458	N	N	36909 SE BRAEBURN ST
010	785332	1180	4/24/12	\$319,900	\$327,000	2550	7	2008	Avg	6405	N	N	9027 VENN AVE SE
010	785330	0140	4/18/12	\$340,000	\$348,000	2570	7	2006	Avg	6933	N	N	33815 SE STROUF ST
010	785330	1060	3/18/11	\$355,000	\$359,000	2570	7	2007	Avg	5798	N	N	33821 SE SORENSON ST
010	785330	2170	10/11/12	\$362,000	\$365,000	2570	7	2006	Avg	4377	N	N	34306 SE CARMICHAEL ST
010	785323	0440	6/27/12	\$334,000	\$340,000	2590	7	2004	Avg	4738	N	N	7817 CORTLAND AVE SE
010	785327	1070	9/11/12	\$398,000	\$403,000	2600	7	2005	Avg	4557	N	N	6526 SILENT CREEK AVE SE
010	785218	0710	7/8/11	\$325,000	\$332,000	2630	7	2003	Avg	6308	N	N	36604 SE WOODY CREEK LN
010	785210	0070	9/16/11	\$390,500	\$400,000	2640	7	2000	Avg	6111	N	N	7908 SE STELLER WAY
010	785210	0190	8/27/12	\$390,000	\$395,000	2640	7	2001	Avg	4961	N	N	34511 SE JAY CT
010	785213	0200	6/20/12	\$412,000	\$420,000	2640	7	2003	Avg	4693	N	N	7119 CRANBERRY CT SE
010	785203	0490	12/13/12	\$420,000	\$421,000	2660	7	2000	Avg	5286	N	N	34504 SE LINDEN LOOP
010	785336	0480	8/8/12	\$446,500	\$453,000	2710	7	2011	Avg	9248	N	N	34901 SE KELLER ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785336	0530	12/29/11	\$433,103	\$444,000	2710	7	2012	Avg	5545	N	N	9412 TEMPLETON AVE SE
010	785336	0640	8/13/12	\$415,000	\$421,000	2710	7	2012	Avg	5761	N	N	9425 HEBNER AVE SE
010	785336	0690	3/17/10	\$442,440	\$423,000	2710	7	2010	Avg	5866	N	N	9416 HEBNER AVE SE
010	785336	0700	8/17/12	\$430,000	\$436,000	2710	7	2012	Avg	5866	N	N	9412 HEBNER AVE SE
010	785336	0750	2/23/11	\$426,945	\$431,000	2710	7	2011	Avg	5867	N	N	9403 MCBANE AVE SE
010	785218	0230	9/11/12	\$385,000	\$390,000	2720	7	2003	Avg	4456	N	N	36414 SE FOREST ST
010	785218	0240	8/29/12	\$330,000	\$335,000	2720	7	2003	Avg	4456	N	N	36418 SE FOREST ST
010	785330	1000	1/24/11	\$365,000	\$368,000	2720	7	2006	Avg	4587	N	N	33904 SE TIBBITS ST
010	785323	0250	4/26/11	\$402,000	\$408,000	2730	7	2004	Avg	6651	Y	N	37118 SE GALA CT
010	785327	1260	10/11/10	\$360,000	\$358,000	2730	7	2005	Avg	4798	N	N	6421 SILENT CREEK AVE SE
010	785329	0080	4/19/12	\$319,000	\$326,000	2730	7	2006	Avg	6121	N	N	6229 SILENT CREEK AVE SE
010	785329	0100	12/7/10	\$365,000	\$366,000	2730	7	2006	Avg	6785	N	N	6221 SILENT CREEK AVE SE
010	785330	1740	8/31/11	\$330,000	\$338,000	2770	7	2006	Avg	6196	N	N	33926 SE INDIAN PLUM ST
010	785213	0450	8/14/12	\$420,000	\$426,000	2780	7	2002	Avg	5095	N	N	7311 COTTONWOOD DR SE
010	785323	0420	1/11/10	\$399,000	\$375,000	2820	7	2004	Avg	4500	N	N	7825 CORTLAND AVE SE
010	785332	0830	2/14/11	\$434,000	\$438,000	2850	7	2009	Avg	7140	N	N	9003 WEITING AVE SE
010	785213	0230	8/4/10	\$429,950	\$423,000	2870	7	2001	Avg	5587	N	N	7202 CRANBERRY CT SE
010	785218	0190	11/22/11	\$340,000	\$349,000	2870	7	2006	Avg	4456	N	N	36326 SE FOREST ST
010	785332	1140	12/22/11	\$375,000	\$384,000	2870	7	2007	Avg	5577	N	N	35317 SE VENN ST
010	785326	0050	1/25/10	\$372,000	\$351,000	2910	7	2005	Avg	4631	N	N	37101 SE STEWART ST
010	785330	2370	10/4/12	\$399,000	\$403,000	2910	7	2006	Avg	6479	N	N	34002 SE SORENSON ST
010	785210	0100	8/1/11	\$399,999	\$409,000	2930	7	2001	Avg	5774	N	N	34512 SE JAY CT
010	785213	0350	11/21/11	\$421,500	\$432,000	2960	7	2002	Avg	5494	N	N	7231 CRANBERRY CT SE
010	785336	1160	11/29/10	\$462,440	\$463,000	3080	7	2010	Avg	6000	N	N	9507 TEMPLETON AVE SE
010	785330	0060	1/24/11	\$349,000	\$352,000	3100	7	2006	Avg	5250	N	N	33919 SE STROUF ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785330	0240	9/5/12	\$385,000	\$390,000	3100	7	2006	Avg	5000	N	N	6927 STROUF AVE SE
010	785330	1760	5/18/12	\$352,500	\$360,000	3130	7	2006	Avg	5198	N	N	34006 SE INDIAN PLUM ST
010	785218	0870	5/18/12	\$364,000	\$372,000	3210	7	2004	Avg	6614	N	N	36403 SE WOODY CREEK LN
010	785332	0670	9/14/10	\$490,000	\$485,000	3220	7	2007	Avg	8478	N	N	8826 WEITING AVE SE
010	785336	1150	9/27/11	\$506,485	\$519,000	3670	7	2011	Avg	9733	N	N	9503 TEMPLETON AVE SE
010	785336	1180	4/19/10	\$539,043	\$519,000	3880	7	2009	Avg	11446	N	N	9517 TEMPLETON AVE SE
010	785334	0740	3/27/12	\$353,990	\$362,000	1120	8	2012	Avg	4227	Y	N	9219 MITTEN AVE SE
010	785334	0400	12/15/11	\$272,250	\$279,000	1620	8	2008	Avg	3058	N	N	34708 SE JACOBIA ST
010	785334	0650	12/6/12	\$324,000	\$325,000	1620	8	2008	Avg	2378	Y	N	9301 MITTEN AVE SE
010	785217	0760	8/22/11	\$322,000	\$329,000	1630	8	2003	Avg	3680	N	N	6501 EAST CREST VIEW LOOP SE
010	785217	0810	3/1/10	\$360,000	\$343,000	1630	8	2003	Avg	3211	N	N	6519 EAST CREST VIEW LOOP SE
010	785334	0700	12/14/11	\$300,000	\$308,000	1630	8	2008	Avg	1902	Y	N	9308 MITTEN AVE SE
010	386270	0130	6/17/11	\$315,000	\$321,000	1650	8	2010	Avg	2913	N	N	7515 BETTER WAY LOOP SE
010	386270	0140	10/24/11	\$295,000	\$302,000	1650	8	2010	Avg	2624	N	N	7513 BETTER WAY LOOP SE
010	386270	0150	4/23/12	\$301,000	\$308,000	1650	8	2011	Avg	3572	N	N	7511 BETTER WAY LOOP SE
010	386270	0160	2/14/12	\$295,000	\$302,000	1650	8	2011	Avg	4996	N	N	7509 BETTER WAY LOOP SE
010	785334	0150	12/27/10	\$409,990	\$412,000	1710	8	2010	Avg	1787	Y	N	9224 MERRITT AVE
010	785334	0160	4/20/10	\$414,990	\$400,000	1710	8	2010	Avg	1820	Y	N	9226 MERRITT AVE SE
010	785334	0210	12/7/10	\$409,990	\$411,000	1710	8	2010	Avg	1999	Y	N	9308 MERRITT AVE SE
010	785334	0220	12/6/10	\$409,990	\$411,000	1710	8	2010	Avg	1999	Y	N	9310 MERRITT AVE SE
010	785334	0840	3/16/11	\$339,990	\$344,000	1760	8	2010	Avg	4770	Y	N	9214 MITTEN AVE SE
010	785334	0840	11/15/11	\$327,500	\$336,000	1760	8	2010	Avg	4770	Y	N	9214 MITTEN AVE SE
010	785334	0860	9/13/10	\$364,950	\$361,000	1760	8	2010	Avg	4139	Y	N	9218 MITTEN AVE SE
010	785334	0950	11/15/11	\$325,000	\$333,000	1760	8	2011	Avg	3236	Y	N	9119 MERRITT AVE SE
010	785209	0040	8/30/12	\$330,000	\$335,000	1761	8	2000	Avg	3761	N	N	7413 THOMPSON AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785334	0480	3/1/10	\$329,990	\$314,000	1770	8	2009	Avg	3474	N	N	34608 SE JACOBIA ST
010	785334	0930	8/26/11	\$354,900	\$363,000	1770	8	2011	Avg	3198	Y	N	9123 MERRITT AVE SE
010	386270	0170	8/11/11	\$354,950	\$363,000	1780	8	2011	Avg	6561	N	N	7507 BETTER WAY LOOP SE
010	785334	0130	5/11/10	\$449,990	\$435,000	1790	8	2010	Avg	4109	Y	N	9220 MERRITT AVE SE
010	785334	0140	7/16/10	\$409,990	\$402,000	1790	8	2010	Avg	1755	Y	N	9222 MERRITT AVE SE
010	785334	0170	9/1/10	\$409,990	\$405,000	1790	8	2010	Avg	1849	Y	N	9228 MERRITT AVE SE
010	785334	0180	3/15/10	\$449,900	\$430,000	1790	8	2010	Avg	2799	Y	N	9302 MERRITT AVE SE
010	785334	0190	4/21/11	\$410,000	\$416,000	1790	8	2010	Avg	2673	Y	N	9304 MERRITT AVE SE
010	785334	0240	12/13/10	\$449,990	\$451,000	1790	8	2010	Avg	2769	Y	N	9314 MERRITT AVE SE
010	785334	0310	2/1/11	\$309,990	\$313,000	1810	8	2010	Avg	3011	N	N	34806 SE JACOBIA ST
010	785334	0200	4/8/11	\$382,990	\$389,000	1830	8	2010	Avg	1999	Y	N	9306 MERRITT AVE
010	785334	0230	12/14/10	\$429,990	\$431,000	1830	8	2010	Avg	1999	Y	N	9312 MERRITT AVE SE
010	785334	0300	12/10/10	\$354,990	\$356,000	1850	8	2010	Avg	4613	Y	N	34810 SE JACOBIA ST
010	785334	0320	5/31/11	\$305,000	\$311,000	1850	8	2010	Avg	3589	N	N	34804 SE JACOBIA ST
010	785217	0620	11/28/12	\$390,000	\$392,000	1870	8	2003	Avg	4186	N	N	6612 WEST CREST VIEW LOOP SE
010	785334	0120	3/1/12	\$372,000	\$381,000	1870	8	2012	Avg	2646	Y	N	9216 MERRITT AVE
010	785334	0470	6/10/10	\$308,744	\$300,000	1870	8	2009	Avg	2568	N	N	34610 SE JACOBIA ST
010	785334	0850	4/26/11	\$297,000	\$302,000	1870	8	2010	Avg	3076	Y	N	9216 MITTEN AVE SE
010	785202	0730	8/14/12	\$380,000	\$386,000	1890	8	2000	Avg	4009	N	N	7414 DOGWOOD LN SE
010	785336	1310	6/6/12	\$394,900	\$403,000	1950	8	2012	Avg	5000	N	N	35121 SE TERRACE ST
010	785336	1350	2/3/12	\$392,420	\$402,000	1950	8	2012	Avg	5000	N	N	35209 SE TERRACE ST
010	785336	0110	5/9/11	\$439,995	\$447,000	1970	8	2011	Avg	5787	N	N	34918 SE BRINKLEY ST
010	785336	1260	5/1/12	\$389,900	\$398,000	1970	8	2011	Avg	5000	N	N	35027 SE TERRACE ST
010	785337	0600	6/8/12	\$447,995	\$457,000	1970	8	2012	Avg	6552	N	N	9030 JACOBIA AVE SE
010	785336	0340	5/31/11	\$391,515	\$399,000	2000	8	2011	Avg	6911	N	N	34911 SE BRINKLEY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785336	1030	2/15/12	\$379,995	\$389,000	2000	8	2011	Avg	6634	N	N	9415 RAINES AVE SE
010	785336	1400	2/2/12	\$374,995	\$384,000	2000	8	2011	Avg	4750	N	N	35303 SE TERRACE ST
010	785331	0670	2/23/10	\$380,000	\$361,000	2010	8	2008	Avg	4160	N	N	8721 SWENSON DR SE
010	386270	0040	8/16/12	\$389,950	\$396,000	2020	8	2011	Avg	3789	N	N	7420 BETTER WAY LOOP SE
010	386270	0060	7/28/11	\$410,000	\$419,000	2020	8	2010	Avg	4169	N	N	7430 BETTER WAY LOOP SE
010	386270	0070	12/3/10	\$410,000	\$410,000	2020	8	2010	Avg	3861	N	N	7504 BETTER WAY LOOP SE
010	386270	0090	6/16/10	\$407,000	\$396,000	2020	8	2010	Avg	4609	N	N	7510 BETTER WAY LOOP SE
010	386270	0100	12/10/10	\$419,950	\$421,000	2020	8	2010	Avg	4791	N	N	7512 BETTER WAY LOOP SE
010	785211	0210	4/6/10	\$415,000	\$398,000	2020	8	2001	Avg	5493	N	N	6925 CURTIS DR SE
010	386270	0120	2/25/11	\$409,800	\$414,000	2040	8	2010	Avg	4006	N	N	7516 BETTER WAY LOOP SE
010	785204	0160	3/26/12	\$330,000	\$338,000	2060	8	2000	Avg	3974	N	N	7302 DOUGLAS AVE SE
010	785204	0110	5/27/11	\$389,000	\$396,000	2070	8	1999	Avg	3986	N	N	7324 DOUGLAS AVE SE
010	785202	0660	7/21/10	\$460,000	\$451,000	2100	8	1999	Avg	5824	Y	N	7447 DOGWOOD LN SE
010	386270	0030	6/15/11	\$373,000	\$380,000	2120	8	2011	Avg	3852	N	N	7416 BETTER WAY LOOP SE
010	386270	0050	2/2/11	\$436,800	\$440,000	2120	8	2010	Avg	3515	N	N	7424 BETTER WAY LOOP SE
010	386270	0080	9/22/11	\$420,000	\$430,000	2120	8	2011	Avg	3658	N	N	7506 BETTER WAY LOOP SE
010	386270	0110	7/15/10	\$439,950	\$431,000	2120	8	2010	Avg	3510	N	N	7514 BETTER WAY LOOP SE
010	785322	0900	6/11/10	\$425,000	\$414,000	2120	8	2004	Avg	5871	N	N	36329 SE ISLEY ST
010	785214	0280	5/14/10	\$425,000	\$411,000	2160	8	2003	Avg	5388	N	N	6728 ELDERBERRY AVE SE
010	785202	0530	4/9/12	\$412,000	\$421,000	2190	8	1999	Avg	4365	N	N	35517 SE KINSEY ST
010	785202	0300	4/28/10	\$450,000	\$434,000	2200	8	2000	Avg	4544	N	N	7629 DOGWOOD LN SE
010	785336	0090	10/19/11	\$430,000	\$441,000	2200	8	2011	Avg	5414	N	N	34910 SE BRINKLEY ST
010	785336	0120	4/6/11	\$414,995	\$421,000	2200	8	2011	Avg	5389	N	N	34922 SE BRINKLEY ST
010	785336	0170	8/5/11	\$449,995	\$460,000	2200	8	2011	Avg	5443	N	N	35014 SE BRINKLEY ST
010	785336	0290	12/20/10	\$447,900	\$449,000	2200	8	2010	Avg	5000	N	N	35212 SE BRINKLEY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785336	0380	5/11/11	\$401,655	\$409,000	2200	8	2011	Avg	6134	N	N	34929 SE BRINKLEY ST
010	785336	1070	4/5/11	\$447,463	\$454,000	2200	8	2011	Avg	6639	N	N	9412 RAINES AVE SE
010	785336	1390	6/15/11	\$428,524	\$437,000	2200	8	2011	Avg	4750	N	N	35229 SE TERRACE ST
010	785336	1430	3/17/12	\$410,645	\$420,000	2200	8	2012	Avg	4352	N	N	35315 SE TERRACE ST
010	785337	0590	6/7/12	\$454,914	\$464,000	2200	8	2012	Avg	6200	N	N	9026 JACOBIA AVE SE
010	785209	0110	11/20/12	\$389,000	\$391,000	2232	8	2000	Avg	3761	N	N	7319 THOMPSON AVE SE
010	785322	0730	7/1/11	\$382,500	\$390,000	2240	8	2004	Avg	5857	N	N	36502 SE ISLEY ST
010	785336	0450	5/5/10	\$523,480	\$506,000	2240	8	2010	Avg	5000	N	N	34922 SE KELLER ST
010	785202	0290	8/29/11	\$438,500	\$449,000	2260	8	2000	Avg	6739	N	N	7633 DOGWOOD LN SE
010	785214	0040	8/7/12	\$406,500	\$413,000	2270	8	2003	Avg	5536	N	N	6915 ELDERBERRY AVE SE
010	785214	0150	12/10/12	\$400,000	\$401,000	2270	8	2003	Avg	5450	N	N	6729 ELDERBERRY AVE SE
010	785214	0250	3/17/11	\$415,000	\$420,000	2270	8	2003	Avg	5261	N	N	6716 ELDERBERRY AVE SE
010	785336	0100	8/11/11	\$469,995	\$481,000	2280	8	2011	Avg	5728	N	N	34914 SE BRINKLEY ST
010	785211	0070	5/4/10	\$415,000	\$401,000	2300	8	2001	Avg	7398	Y	N	7114 THOMPSON AVE SE
010	785331	0720	6/10/11	\$390,000	\$398,000	2300	8	2008	Avg	4637	N	N	34625 SE LEITZ ST
010	785325	0140	9/15/10	\$450,000	\$445,000	2320	8	2005	Avg	7229	N	N	6916 SILENT CREEK AVE SE
010	785325	0170	8/15/11	\$429,900	\$440,000	2320	8	2005	Avg	6695	N	N	7002 SILENT CREEK AVE SE
010	785325	0130	7/8/10	\$490,000	\$479,000	2350	8	2005	Avg	6285	N	N	6912 SILENT CREEK AVE SE
010	785329	0220	3/7/11	\$414,900	\$420,000	2350	8	2006	Avg	7411	N	N	34323 SE BURKE ST
010	785211	0020	4/16/12	\$401,000	\$410,000	2380	8	2002	Avg	7355	Y	N	7024 THOMPSON AVE SE
010	785211	0170	7/12/11	\$406,000	\$415,000	2380	8	2002	Avg	5310	N	N	7007 CURTIS DR SE
010	785201	0350	8/27/12	\$405,000	\$411,000	2400	8	1998	Avg	6798	N	N	7306 FAIRWAY AVE SE
010	785201	0430	7/20/11	\$405,000	\$414,000	2400	8	1998	Avg	5829	N	N	7212 FAIRWAY AVE SE
010	785201	0960	10/22/12	\$420,000	\$424,000	2400	8	1998	Avg	5800	N	N	7033 FAIRWAY AVE SE
010	785201	0990	6/5/12	\$422,000	\$430,000	2400	8	1998	Avg	5818	N	N	7017 FAIRWAY AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785209	0860	3/24/10	\$395,000	\$378,000	2415	8	2000	Avg	4209	N	N	34805 SE BURROWS WAY
010	785209	0170	5/1/12	\$391,000	\$400,000	2420	8	2000	Avg	4270	N	N	7221 THOMPSON AVE SE
010	785209	0200	10/21/11	\$365,000	\$374,000	2420	8	2000	Avg	4205	N	N	7207 THOMPSON AVE SE
010	785331	0640	12/16/11	\$450,000	\$461,000	2420	8	2008	Avg	8173	N	N	8805 SWENSON DR SE
010	785338	0090	9/27/10	\$439,990	\$436,000	2420	8	2010	Avg	4593	N	N	9412 FRONTIER AVE SE
010	785209	0930	5/27/11	\$393,000	\$400,000	2430	8	2001	Avg	4798	N	N	34826 SE BURROWS WAY
010	785219	0530	8/30/12	\$455,000	\$461,000	2430	8	2004	Avg	5806	N	N	7027 COOK CT SE
010	785219	0530	10/27/10	\$454,300	\$452,000	2430	8	2004	Avg	5806	N	N	7027 COOK CT SE
010	785336	1250	4/26/11	\$409,000	\$416,000	2430	8	2011	Avg	5000	N	N	35023 SE TERRACE ST
010	785338	0020	2/25/10	\$453,020	\$431,000	2450	8	2010	Avg	3770	N	N	9314 FRONTIER AVE SE
010	785209	0600	6/3/10	\$450,000	\$437,000	2460	8	2001	Avg	5710	N	N	34904 SE CURTIS DR
010	785338	0060	1/6/10	\$439,990	\$413,000	2460	8	2009	Avg	3989	N	N	9404 FRONTIER AVE SE
010	785338	0110	6/22/10	\$439,990	\$429,000	2460	8	2010	Avg	4460	N	N	9420 FRONTIER AVE SE
010	785338	0200	1/24/11	\$426,000	\$429,000	2460	8	2010	Avg	4138	N	N	9421 ELM AVE SE
010	785204	0040	7/13/12	\$352,000	\$358,000	2470	8	1999	Avg	4659	N	N	7424 DOUGLAS AVE SE
010	785204	0210	12/19/12	\$389,449	\$390,000	2470	8	1999	Avg	3811	N	N	7206 DOUGLAS AVE SE
010	785338	0170	11/5/10	\$429,990	\$429,000	2470	8	2010	Avg	4327	N	N	9503 ELM AVE SE
010	785219	0580	5/27/12	\$517,000	\$528,000	2490	8	2004	Avg	6037	N	N	7017 COOK CT SE
010	785338	0100	6/23/10	\$454,990	\$444,000	2490	8	2010	Avg	4599	N	N	9416 FRONTIER AVE SE
010	785202	0510	12/21/12	\$425,000	\$426,000	2500	8	1999	Avg	4033	N	N	35507 SE KINSEY ST
010	785209	0180	5/21/12	\$423,000	\$432,000	2500	8	2000	Avg	4270	N	N	7215 THOMPSON AVE SE
010	785338	0010	2/12/10	\$454,990	\$431,000	2500	8	2010	Avg	4691	Y	N	9310 FRONTIER AVE SE
010	785338	0080	6/26/10	\$454,990	\$444,000	2500	8	2010	Avg	4879	N	N	9410 FRONTIER AVE SE
010	785338	0160	1/27/11	\$430,000	\$433,000	2500	8	2010	Avg	4279	N	N	9507 ELM AVE SE
010	785338	0210	9/10/10	\$450,000	\$445,000	2500	8	2010	Avg	4156	N	N	9417 ELM AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785338	0270	4/22/10	\$509,990	\$491,000	2500	8	2010	Avg	4500	Y	N	34415 SE NYE ST
010	785338	0070	3/1/10	\$449,990	\$428,000	2510	8	2010	Avg	4124	N	N	9406 FRONTIER AVE SE
010	785338	0070	7/25/11	\$415,000	\$424,000	2510	8	2010	Avg	4124	N	N	9406 FRONTIER AVE SE
010	785338	0120	4/26/10	\$454,990	\$439,000	2510	8	2010	Avg	4347	N	N	9424 FRONTIER AVE SE
010	785338	0180	3/24/11	\$430,000	\$436,000	2510	8	2010	Avg	4359	N	N	9429 ELM AVE SE
010	785338	0190	12/29/10	\$421,990	\$424,000	2510	8	2010	Avg	4296	N	N	9425 ELM AVE SE
010	785211	0250	1/18/12	\$450,000	\$461,000	2520	8	2001	Avg	6829	N	N	6926 CURTIS DR SE
010	785336	0070	10/13/11	\$460,336	\$472,000	2530	8	2011	Avg	8284	N	N	9128 JACOBIA AVE SE
010	785336	0350	8/9/11	\$405,000	\$414,000	2530	8	2011	Avg	6769	N	N	34919 SE BRINKLEY ST
010	785336	0390	9/9/11	\$417,000	\$427,000	2530	8	2011	Avg	8040	N	N	35003 SE BRINKLEY ST
010	785336	1080	7/13/11	\$433,995	\$443,000	2530	8	2011	Avg	7798	N	N	9416 RAINES AVE SE
010	785338	0030	7/13/10	\$454,990	\$445,000	2530	8	2010	Avg	3770	N	N	9318 FRONTIER AVE SE
010	785201	0330	1/20/12	\$400,000	\$410,000	2550	8	1998	Avg	5827	N	N	7318 FAIRWAY AVE SE
010	785201	0520	1/19/10	\$430,000	\$405,000	2550	8	1998	Avg	6784	N	N	7006 FAIRWAY AVE SE
010	785322	0840	10/7/10	\$428,000	\$425,000	2550	8	2004	Avg	7114	Y	N	36423 SE ISLEY ST
010	785202	0320	6/28/12	\$459,000	\$468,000	2580	8	2000	Avg	5431	N	N	7619 DOGWOOD LN SE
010	785202	0320	12/23/10	\$400,000	\$401,000	2580	8	2000	Avg	5431	N	N	7619 DOGWOOD LN SE
010	785219	0360	3/31/11	\$440,000	\$446,000	2580	8	2004	Avg	8155	N	N	35006 SE CURTIS DR
010	785336	0250	11/2/11	\$467,465	\$479,000	2580	8	2012	Avg	5000	N	N	35120 SE BRINKLEY ST
010	785209	0750	5/11/10	\$470,000	\$455,000	2590	8	2001	Avg	5756	N	N	7232 HOFF AVE SE
010	785209	0750	7/25/12	\$455,000	\$463,000	2590	8	2001	Avg	5756	N	N	7232 HOFF AVE SE
010	785219	0240	4/24/12	\$431,000	\$441,000	2590	8	2004	Avg	6000	N	N	6732 SILENT CREEK AVE SE
010	785219	0480	12/1/10	\$569,000	\$569,000	2590	8	2004	Avg	5691	Y	N	7024 COOK CT SE
010	785336	1060	5/4/12	\$465,000	\$475,000	2590	8	2012	Avg	7650	N	N	9503 RAINES AVE SE
010	785336	1440	8/1/12	\$439,995	\$447,000	2610	8	2012	Avg	4350	N	N	35321 SE TERRACE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785338	0260	10/1/10	\$454,990	\$451,000	2610	8	2010	Avg	3600	N	N	34413 SE NYE ST
010	785202	0340	7/27/11	\$400,000	\$409,000	2630	8	2001	Avg	4611	N	N	7615 DOGWOOD LN SE
010	785209	0790	5/7/10	\$485,000	\$469,000	2632	8	2000	Avg	9353	N	N	34901 SE BURROWS WAY
010	785322	0880	10/31/12	\$425,000	\$428,000	2650	8	2004	Avg	8203	Y	N	36409 SE ISLEY ST
010	785329	0200	8/16/11	\$510,000	\$522,000	2660	8	2006	Avg	6367	N	N	34400 SE BURKE ST
010	785322	0930	12/6/10	\$430,000	\$431,000	2680	8	2004	Avg	7133	N	N	36323 SE ISLEY ST
010	785336	0230	3/14/12	\$479,900	\$491,000	2700	8	2011	Avg	5000	N	N	35114 SE BRINKLEY ST
010	785336	0240	12/2/11	\$518,595	\$532,000	2700	8	2011	Avg	5000	N	N	35118 SE BRINKLEY ST
010	785336	0420	2/10/12	\$510,440	\$523,000	2700	8	2012	Avg	8118	Y	N	34910 SE KELLER ST
010	785336	0440	10/4/11	\$473,180	\$485,000	2705	8	2011	Avg	5000	Y	N	34919 SE KELLER ST
010	785219	0510	11/16/11	\$450,000	\$461,000	2710	8	2004	Avg	6371	N	N	7031 COOK CT SE
010	785219	0520	7/23/10	\$500,000	\$490,000	2710	8	2004	Avg	6752	N	N	7029 COOK CT SE
010	785336	0220	9/5/12	\$485,000	\$491,000	2710	8	2011	Avg	5000	N	N	35110 SE BRINKLEY ST
010	785336	0220	8/31/11	\$466,785	\$478,000	2710	8	2011	Avg	5000	N	N	35110 SE BRINKLEY ST
010	785336	1270	8/1/12	\$437,765	\$445,000	2710	8	2012	Avg	5000	N	N	35105 SE TERRACE ST
010	785336	1320	3/30/12	\$428,380	\$438,000	2710	8	2012	Avg	5000	N	N	35125 SE TERRACE ST
010	785336	1340	5/21/12	\$442,770	\$452,000	2710	8	2012	Avg	5000	N	N	35205 SE TERRACE ST
010	785336	1360	7/21/12	\$456,625	\$464,000	2710	8	2012	Avg	5000	N	N	35215 SE TERRACE ST
010	785336	0080	4/16/12	\$485,025	\$496,000	2720	8	2011	Avg	5984	N	N	34906 SE BRINKLEY ST
010	785336	0150	2/15/12	\$454,995	\$466,000	2720	8	2011	Avg	5443	N	N	35006 SE BRINKLEY ST
010	785336	0190	3/17/12	\$439,000	\$449,000	2720	8	2011	Avg	5250	N	N	35024 SE BRINKLEY ST
010	785336	0360	6/20/11	\$449,995	\$459,000	2720	8	2011	Avg	6895	N	N	34923 SE BRINKLEY ST
010	785336	1100	6/1/11	\$490,001	\$499,000	2720	8	2011	Avg	6050	N	N	9424 RAINES AVE SE
010	785336	1380	11/1/11	\$441,995	\$453,000	2720	8	2011	Avg	5000	N	N	35225 SE TERRACE ST
010	785336	1410	5/12/12	\$465,295	\$475,000	2720	8	2012	Avg	4738	N	N	35307 SE TERRACE ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785337	0610	10/13/11	\$486,915	\$499,000	2720	8	2011	Avg	6000	N	N	9110 JACOBIA AVE SE
010	785337	0650	11/1/11	\$464,345	\$476,000	2720	8	2011	Avg	6200	N	N	9126 JACOBIA AVE SE
010	785219	0590	6/9/10	\$460,000	\$447,000	2730	8	2005	Avg	6054	N	N	7015 COOK CT SE
010	785219	0470	6/6/11	\$425,000	\$433,000	2740	8	2004	Avg	7596	N	N	7018 COOK CT SE
010	785336	0260	11/9/11	\$475,090	\$487,000	2750	8	2011	Avg	5000	N	N	35126 SE BRINKLEY ST
010	785336	0270	9/20/11	\$490,194	\$502,000	2750	8	2011	Avg	5000	N	N	35204 SE BRINKLEY ST
010	785336	0280	3/5/10	\$535,140	\$510,000	2750	8	2010	Avg	5000	N	N	35208 SE BRINKLEY ST
010	785336	0300	5/28/10	\$540,570	\$525,000	2750	8	2010	Avg	6005	N	N	35216 SE BRINKLEY ST
010	785336	0310	6/22/10	\$545,000	\$531,000	2750	8	2010	Avg	6805	N	N	35220 SE BRINKLEY ST
010	785336	0400	7/9/12	\$498,640	\$508,000	2750	8	2012	Avg	7037	N	N	34902 SE KELLER ST
010	785336	0410	8/31/10	\$552,000	\$545,000	2750	8	2009	Avg	5268	Y	N	34906 SE KELLER ST
010	785336	0460	5/17/10	\$550,480	\$533,000	2750	8	2010	Avg	5216	N	N	34926 SE KELLER ST
010	785322	1030	8/8/12	\$446,000	\$453,000	2760	8	2004	Avg	5278	Y	N	36217 SE ISLEY ST
010	785336	0200	3/28/11	\$498,835	\$506,000	2760	8	2011	Avg	6500	N	N	35102 SE BRINKLEY ST
010	785336	0210	3/23/11	\$490,985	\$497,000	2760	8	2011	Avg	5000	N	N	35106 SE BRINKLEY ST
010	785329	0150	11/19/12	\$525,000	\$528,000	2790	8	2006	Avg	9196	Y	N	34312 SE BURKE ST
010	785329	0250	8/27/10	\$515,000	\$508,000	2800	8	2006	Avg	10081	N	N	34326 SE COCHRANE ST
010	785327	0620	6/18/12	\$575,000	\$586,000	2820	8	2005	Avg	6908	N	N	34418 SE COCHRANE ST
010	785214	0070	12/27/10	\$425,100	\$427,000	2830	8	2003	Avg	11477	N	N	6907 ELDERBERRY AVE SE
010	785214	0170	1/4/11	\$570,000	\$573,000	2830	8	2003	Avg	14538	N	N	6717 ELDERBERRY AVE SE
010	785214	0220	9/2/11	\$450,000	\$461,000	2830	8	2003	Avg	15404	N	N	34402 SE CARMICHAEL ST
010	785325	0180	12/2/10	\$465,000	\$465,000	2830	8	2005	Avg	6952	N	N	7006 SILENT CREEK AVE SE
010	785325	0200	1/21/12	\$425,000	\$436,000	2830	8	2005	Avg	7873	N	N	7014 SILENT CREEK AVE SE
010	785327	0550	5/5/10	\$515,000	\$497,000	2830	8	2006	Avg	7262	N	N	34503 SE BURKE ST
010	785209	0690	9/26/11	\$452,000	\$463,000	2850	8	2001	Avg	6396	N	N	7223 CURTIS DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785322	0570	8/20/10	\$493,750	\$487,000	2860	8	2004	Avg	7187	Y	N	36306 SE ISLEY ST
010	785322	0710	11/5/12	\$389,000	\$392,000	2860	8	2004	Avg	8254	N	N	36424 SE ISLEY ST
010	785209	0610	10/6/11	\$455,000	\$466,000	2880	8	2001	Avg	5726	N	N	34910 SE CURTIS DR
010	785322	0750	5/3/12	\$421,000	\$430,000	2890	8	2004	Avg	11842	N	N	36506 SE ISLEY ST
010	785327	0580	6/21/10	\$559,000	\$545,000	2900	8	2005	Avg	6056	Y	N	34502 SE COCHRANE ST
010	785201	0340	4/3/12	\$375,000	\$384,000	2910	8	1998	Avg	5827	N	N	7312 FAIRWAY AVE SE
010	785201	0510	3/3/11	\$405,000	\$410,000	2910	8	1999	Avg	6250	N	N	7012 FAIRWAY AVE SE
010	785329	0240	7/27/11	\$420,000	\$429,000	2920	8	2006	Avg	10172	N	N	34315 SE BURKE ST
010	785325	0090	7/25/12	\$593,000	\$603,000	2930	8	2004	Avg	5130	N	N	6917 SILENT CREEK AVE SE
010	785322	1180	4/7/10	\$525,000	\$504,000	2950	8	2004	Avg	7695	Y	N	7618 HUCKLEBERRY WAY SE
010	785202	0260	6/10/11	\$467,500	\$477,000	2960	8	2001	Avg	6534	N	N	7645 DOGWOOD LN SE
010	785219	0430	2/27/12	\$462,200	\$473,000	2970	8	2005	Avg	5936	N	N	35015 SE CURTIS DR
010	785219	0230	3/3/10	\$519,000	\$494,000	2990	8	2004	Avg	6701	N	N	6726 SILENT CREEK AVE SE
010	785336	0330	3/14/11	\$499,995	\$506,000	3230	8	2011	Avg	9589	N	N	34907 SE BRINKLEY ST
010	785336	0370	11/2/11	\$483,155	\$495,000	3230	8	2011	Avg	6308	N	N	34927 SE BRINKLEY ST
010	785336	1090	6/6/11	\$525,871	\$536,000	3230	8	2011	Avg	8196	N	N	9420 RAINES AVE SE
010	785336	1420	6/11/12	\$499,995	\$510,000	3230	8	2012	Avg	5899	N	N	35311 SE TERRACE ST
010	785337	0640	11/8/11	\$500,495	\$513,000	3230	8	2011	Avg	6445	N	N	9122 JACOBIA AVE SE
010	785322	0510	5/7/12	\$525,000	\$536,000	2350	9	2005	Avg	8464	Y	N	7502 PINNACLE PL SE
010	785217	0430	1/24/12	\$370,000	\$379,000	2370	9	2003	Avg	5333	N	N	6526 SE CREST VIEW LOOP SE
010	785338	0250	11/16/11	\$412,000	\$422,000	2400	9	2011	Avg	3600	N	N	34411 SE NYE ST
010	785335	0050	10/7/10	\$535,000	\$531,000	2450	9	2010	Avg	5500	N	N	35925 SE KENDALL PEAK ST
010	785335	0120	4/26/11	\$449,950	\$457,000	2450	9	2011	Avg	8105	N	N	35910 SE KENDALL PEAK ST
010	785340	0040	4/19/12	\$421,990	\$431,000	2470	9	2011	Avg	4098	N	N	34325 SE JACOBIA ST
010	785332	0020	5/11/10	\$484,990	\$469,000	2490	9	2009	Avg	5321	N	N	8907 NORMAN AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785332	0050	3/29/12	\$440,000	\$450,000	2490	9	2009	Avg	5860	N	N	8825 NORMAN AVE SE
010	785332	0100	5/25/10	\$503,002	\$488,000	2490	9	2009	Avg	5851	N	N	8805 NORMAN AVE SE
010	785338	0340	3/5/12	\$455,000	\$466,000	2500	9	2011	Avg	4648	N	N	9414 ELM AVE SE
010	785332	0070	7/2/10	\$489,990	\$479,000	2520	9	2009	Avg	6539	N	N	8817 NORMAN AVE SE
010	785335	0180	5/24/12	\$573,375	\$585,000	2520	9	2011	Avg	5730	Y	N	6305 WHITAKER LN SE
010	785340	0060	10/11/12	\$425,000	\$429,000	2520	9	2012	Avg	4027	N	N	34319 SE JACOBIA ST
010	785340	0110	8/22/12	\$422,612	\$429,000	2520	9	2012	Avg	4701	N	N	9216 NYE AVE SE
010	785340	0150	5/10/12	\$418,637	\$428,000	2520	9	2012	Avg	3801	N	N	9302 NYE AVE SE
010	785332	0170	4/28/10	\$499,990	\$482,000	2540	9	2009	Avg	7647	N	N	8818 NORMAN AVE SE
010	785338	0220	10/18/11	\$420,346	\$431,000	2540	9	2011	Avg	4085	N	N	9413 ELM AVE SE
010	785340	0010	10/19/11	\$432,124	\$443,000	2540	9	2012	Avg	5632	N	N	34331 SE JACOBIA ST
010	785340	0020	3/16/12	\$414,990	\$425,000	2540	9	2012	Avg	4382	N	N	34329 SE JACOBIA ST
010	785340	0050	2/18/12	\$407,490	\$417,000	2540	9	2011	Avg	4026	N	N	34321 SE JACOBIA ST
010	785340	0120	7/12/12	\$433,146	\$441,000	2540	9	2012	Avg	4539	N	N	9220 NYE AVE SE
010	785340	0130	8/1/12	\$427,609	\$435,000	2540	9	2012	Avg	3804	N	N	9224 NYE AVE SE
010	785340	0140	11/21/12	\$424,342	\$427,000	2540	9	2012	Avg	3800	N	N	9228 NYE AVE SE
010	785340	0160	6/18/12	\$424,990	\$433,000	2540	9	2012	Avg	3801	N	N	9306 NYE AVE SE
010	785340	0170	8/20/12	\$414,896	\$421,000	2540	9	2012	Avg	3801	N	N	9310 NYE AVE SE
010	785338	0490	5/12/10	\$499,990	\$484,000	2550	9	2008	Avg	5916	N	N	34225 SE ELM ST
010	785338	0490	5/29/12	\$430,000	\$439,000	2550	9	2008	Avg	5916	N	N	34225 SE ELM ST
010	785322	0090	6/29/10	\$509,990	\$498,000	2560	9	2004	Avg	8791	Y	N	7712 GREENRIDGE CT SE
010	785337	0250	6/1/12	\$499,990	\$510,000	2570	9	2012	Avg	6854	Y	N	9229 BRINKLEY AVE SE
010	785339	0030	4/20/11	\$471,500	\$479,000	2570	9	2010	Avg	5764	N	N	34119 SE MAHONIA ST
010	785335	0080	10/18/10	\$499,000	\$496,000	2580	9	2010	Avg	7745	Y	N	35911 SE KENDALL PEAK ST
010	785331	0390	11/27/12	\$484,000	\$486,000	2630	9	2008	Avg	5394	N	N	34910 SE MOFFAT ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785335	0190	7/29/10	\$664,000	\$652,000	2640	9	2010	Avg	7247	Y	N	6311 WHITAKER LN SE
010	785335	0290	2/29/12	\$630,000	\$645,000	2640	9	2011	Avg	7040	Y	N	35712 SE KENDALL PEAK ST
010	785339	0050	2/11/11	\$509,990	\$515,000	2650	9	2010	Avg	5500	N	N	34111 SE MAHONIA ST
010	785338	0370	6/7/12	\$460,000	\$469,000	2660	9	2012	Avg	4948	N	N	9426 ELM AVE SE
010	785338	0320	11/14/11	\$454,990	\$466,000	2680	9	2011	Avg	5495	N	N	9406 ELM AVE SE
010	785332	0060	7/14/10	\$479,990	\$470,000	2700	9	2009	Avg	5747	N	N	8821 NORMAN AVE SE
010	785332	0200	4/27/10	\$479,990	\$463,000	2700	9	2010	Avg	6269	N	N	8830 NORMAN AVE SE
010	785332	0200	8/20/12	\$462,850	\$470,000	2700	9	2010	Avg	6269	N	N	8830 NORMAN AVE SE
010	785338	0300	3/22/12	\$442,772	\$453,000	2710	9	2011	Avg	4982	Y	N	9400 ELM AVE SE
010	785338	0330	4/5/12	\$437,000	\$447,000	2710	9	2011	Avg	4618	N	N	9410 ELM AVE SE
010	785338	0380	3/20/12	\$439,230	\$450,000	2710	9	2011	Avg	5565	Y	N	9430 ELM AVE SE
010	785209	0260	7/20/12	\$487,500	\$496,000	2720	9	2001	Avg	7217	N	N	34939 SE SCOTT ST
010	785209	0270	10/7/11	\$650,000	\$666,000	2720	9	2001	Avg	6285	N	N	7200 CURTIS DR SE
010	785209	0510	3/7/11	\$500,000	\$506,000	2730	9	2000	Avg	5500	Y	N	34801 SE CURTIS DR
010	785332	0040	2/4/10	\$485,990	\$460,000	2740	9	2009	Avg	5499	N	N	8829 NORMAN AVE SE
010	785339	0250	11/1/10	\$504,990	\$503,000	2740	9	2010	Avg	5488	N	N	34112 SE MAHONIA ST
010	785322	0180	8/14/12	\$485,000	\$492,000	2750	9	2005	Avg	10058	Y	N	7733 GREENRIDGE CT SE
010	785322	0110	5/10/12	\$480,000	\$490,000	2760	9	2004	Avg	8494	Y	N	7716 GREENRIDGE CT SE
010	785339	0010	3/17/11	\$489,990	\$496,000	2780	9	2010	Avg	6001	N	N	34125 SE MAHONIA ST
010	785201	0770	8/1/12	\$515,800	\$524,000	2790	9	1998	Avg	6177	N	N	7125 LAUREL AVE SE
010	785332	0080	6/28/10	\$499,990	\$488,000	2810	9	2009	Avg	6626	N	N	8813 NORMAN AVE SE
010	785332	0110	6/29/10	\$503,350	\$491,000	2810	9	2009	Avg	7868	N	N	8801 NORMAN AVE SE
010	785332	0140	5/13/10	\$516,317	\$500,000	2810	9	2009	Avg	5539	N	N	8810 NORMAN AVE SE
010	785332	0190	7/23/10	\$499,990	\$490,000	2810	9	2009	Avg	5887	N	N	8826 NORMAN AVE SE
010	785211	0660	8/17/11	\$505,000	\$517,000	2815	9	2000	Avg	9351	N	N	34905 RHODODENDRON DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785211	0730	3/12/11	\$525,000	\$531,000	2815	9	2000	Avg	8111	N	N	34828 RHODODENDRON DR SE
010	785211	0760	7/1/10	\$535,440	\$523,000	2815	9	2000	Avg	7930	N	N	34912 RHODODENDRON DR SE
010	785322	0500	5/4/11	\$481,000	\$489,000	2820	9	2005	Avg	8139	Y	N	7432 PINNACLE PL SE
010	785211	0590	10/15/12	\$480,000	\$484,000	2840	9	2001	Avg	7858	N	N	34927 RHODODENDRON DR SE
010	785330	1680	6/1/11	\$410,000	\$418,000	2840	9	2006	Avg	7001	N	N	34007 SE SALAL ST
010	785339	0230	6/21/12	\$485,787	\$495,000	2840	9	2012	Avg	3806	N	N	9426 SATTERLEE AVE SE
010	785339	0020	6/3/11	\$459,990	\$469,000	2850	9	2011	Avg	5426	N	N	34121 SE MAHONIA ST
010	785332	0150	6/7/10	\$534,186	\$519,000	2880	9	2009	Avg	6356	N	N	8812 NORMAN AVE SE
010	785332	0180	6/3/10	\$552,327	\$537,000	2880	9	2009	Avg	6554	N	N	8822 NORMAN AVE SE
010	785335	0100	3/23/12	\$537,950	\$551,000	2880	9	2011	Avg	6835	N	N	35920 SE KENDALL PEAK ST
010	785338	0430	12/9/10	\$524,990	\$526,000	2880	9	2010	Avg	9010	N	N	9520 ELM AVE SE
010	785322	1330	8/23/10	\$507,000	\$500,000	2920	9	2004	Avg	6000	Y	N	7508 SNOWBERRY AVE SE
010	785201	0800	1/8/10	\$510,000	\$479,000	2950	9	1998	Avg	6879	N	N	7203 LAUREL AVE SE
010	785322	0020	8/24/10	\$500,000	\$493,000	2950	9	2004	Avg	7457	Y	N	36119 SE ISLEY ST
010	785339	0070	12/19/12	\$550,000	\$551,000	2950	9	2012	Avg	9713	N	N	34105 SE MAHONIA ST
010	785338	0420	7/19/10	\$519,990	\$510,000	2970	9	2010	Avg	5121	N	N	9516 ELM AVE SE
010	785337	0260	6/1/12	\$522,500	\$533,000	2980	9	2012	Avg	6752	Y	N	9305 BRINKLEY AVE SE
010	785217	0420	2/16/10	\$492,000	\$467,000	2990	9	2003	Avg	5313	N	N	6522 EAST CREST VIEW LOOP SE
010	785217	0510	6/6/12	\$485,000	\$495,000	2990	9	2003	Avg	5126	N	N	6704 EAST CREST VIEW LOOP SE
010	785335	0230	4/5/11	\$525,000	\$532,000	2990	9	2010	Avg	5750	Y	N	35810 SE KENDALL PEAK ST
010	785211	0640	8/27/10	\$545,000	\$538,000	2995	9	2000	Avg	10442	N	N	34917 RHODODENDRON DR SE
010	785211	0740	3/31/10	\$540,000	\$518,000	2995	9	2000	Avg	8622	N	N	34904 RHODODENDRON DR SE
010	785209	0460	8/25/10	\$541,500	\$534,000	3000	9	2001	Avg	5500	Y	N	34827 SE CURTIS DR
010	785335	0110	4/3/12	\$554,990	\$568,000	3000	9	2011	Avg	7028	N	N	35918 SE KENDALL PEAK ST
010	785209	0480	3/22/10	\$535,000	\$512,000	3020	9	2001	Avg	5500	Y	N	34815 SE CURTIS DR

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785339	0040	4/13/12	\$524,990	\$537,000	3020	9	2012	Avg	5500	N	N	34119 SE MAHONIA ST
010	785209	0440	3/30/10	\$550,000	\$527,000	3030	9	2001	Avg	5500	Y	N	34905 SE CURTIS DR
010	785217	0110	5/15/12	\$470,000	\$480,000	3030	9	2003	Avg	5269	N	N	6625 WEST CREST VIEW LOOP SE
010	785332	0160	5/21/10	\$559,990	\$543,000	3030	9	2009	Avg	7748	N	N	8814 NORMAN AVE SE
010	785338	0410	10/26/10	\$524,990	\$523,000	3030	9	2010	Avg	4961	N	N	9512 ELM AVE SE
010	785211	0530	9/6/12	\$560,000	\$567,000	3060	9	2002	Avg	9683	N	N	35018 RHODODENDRON DR SE
010	785211	0680	8/14/12	\$585,000	\$594,000	3060	9	2001	Avg	8660	N	N	34827 RHODODENDRON DR SE
010	785324	0690	2/27/12	\$462,000	\$473,000	3060	9	2004	Avg	9594	Y	N	6725 DENNY PEAK DR SE
010	785335	0060	4/7/12	\$525,000	\$537,000	3060	9	2010	Avg	5500	N	N	35921 SE KENDALL PEAK ST
010	785322	0230	6/23/10	\$535,000	\$522,000	3080	9	2004	Avg	7817	Y	N	7713 GREENRIDGE CT SE
010	785209	0400	8/16/10	\$570,000	\$561,000	3090	9	2002	Avg	7702	Y	N	34923 SE CURTIS DR
010	785328	0170	4/9/12	\$535,000	\$547,000	3110	9	2006	Avg	8627	N	N	36110 SE TURNBERRY ST
010	785328	0610	2/21/11	\$600,000	\$606,000	3130	9	2006	Avg	6293	Y	N	6904 PINEHURST AVE SE
010	785324	0620	5/2/12	\$545,000	\$557,000	3140	9	2004	Avg	8350	Y	N	35903 SE KALEETAN LOOP
010	785201	0830	7/6/11	\$465,000	\$475,000	3160	9	1998	Avg	8765	N	N	7221 LAUREL AVE SE
010	785322	1340	10/7/11	\$504,500	\$517,000	3160	9	2004	Avg	6000	Y	N	7512 SNOWBERRY AVE SE
010	785202	0220	4/30/12	\$450,000	\$460,000	3180	9	2001	Avg	7144	Y	N	7622 HEATHER AVE SE
010	785217	0070	10/24/11	\$425,000	\$436,000	3180	9	2003	Avg	5257	N	N	6711 WEST CREST VIEW LOOP SE
010	785331	0170	6/18/10	\$535,000	\$521,000	3190	9	2006	Avg	6084	N	N	34823 SE LEITZ ST
010	785331	0220	3/1/11	\$506,000	\$512,000	3190	9	2006	Avg	5308	N	N	34803 SE LEITZ ST
010	785331	0460	6/6/12	\$535,000	\$546,000	3190	9	2008	Avg	5703	N	N	34917 SE MOFFAT ST
010	785331	0470	4/18/11	\$461,200	\$468,000	3190	9	2008	Avg	5923	N	N	34915 SE MOFFAT ST
010	785331	0750	9/17/12	\$457,000	\$463,000	3190	9	2006	Avg	6640	N	N	34619 SE LEITZ ST
010	785217	0280	5/4/12	\$500,000	\$511,000	3200	9	2004	Avg	8083	Y	N	35718 SE CREST VIEW LOOP SE
010	785324	0440	10/16/12	\$470,000	\$474,000	3200	9	2005	Avg	7800	N	N	6529 DENNY PEAK DR SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785328	0690	1/4/11	\$650,000	\$653,000	3200	9	2006	Avg	4918	Y	N	6825 PINEHURST AVE SE
010	785211	0770	5/26/10	\$540,000	\$524,000	3210	9	2001	Avg	8397	Y	N	34916 RHODODENDRON DR SE
010	785322	0300	7/11/12	\$535,000	\$544,000	3210	9	2004	Avg	8886	Y	N	7611 SNOWBERRY AVE SE
010	785322	1410	8/29/12	\$535,000	\$542,000	3210	9	2004	Avg	8974	Y	N	7628 SNOWBERRY AVE SE
010	785335	0070	3/2/10	\$635,000	\$605,000	3210	9	2010	Avg	6467	Y	N	35919 SE KENDALL PEAK ST
010	785339	0080	7/18/12	\$537,646	\$547,000	3220	9	2012	Avg	5500	N	N	34101 SE MAHONIA ST
010	785217	0560	10/22/12	\$515,000	\$519,000	3230	9	2003	Avg	5548	N	N	6728 CREST VIEW AVE SE
010	785331	0010	8/27/12	\$498,500	\$505,000	3240	9	2007	Avg	7003	N	N	8521 BYBEE CT SE
010	785331	0010	6/28/11	\$490,000	\$500,000	3240	9	2007	Avg	7003	N	N	8521 BYBEE CT SE
010	785331	0090	11/8/12	\$510,000	\$513,000	3240	9	2007	Avg	5300	N	N	8602 LEITZ AVE SE
010	785331	0100	12/16/10	\$485,000	\$486,000	3240	9	2007	Avg	6182	N	N	8606 LEITZ AVE SE
010	785331	0150	9/3/10	\$530,000	\$524,000	3240	9	2007	Avg	5324	N	N	34901 SE LEITZ ST
010	785331	0200	8/29/12	\$470,100	\$477,000	3240	9	2007	Avg	6454	N	N	34811 SE LEITZ ST
010	785331	0840	4/13/10	\$525,000	\$505,000	3240	9	2007	Avg	6293	N	N	34612 SE LEITZ ST
010	785202	0050	8/23/10	\$610,000	\$601,000	3250	9	2003	Avg	6149	Y	N	7322 HEATHER AVE SE
010	785322	1220	2/26/10	\$475,000	\$452,000	3250	9	2004	Avg	5274	N	N	7607 HUCKLEBERRY WAY SE
010	785322	1390	4/2/10	\$585,000	\$561,000	3250	9	2004	Avg	6000	Y	N	7608 SNOWBERRY AVE SE
010	785322	1390	3/14/12	\$535,000	\$548,000	3250	9	2004	Avg	6000	Y	N	7608 SNOWBERRY AVE SE
010	785331	0180	12/4/12	\$497,500	\$499,000	3250	9	2007	Avg	6091	N	N	34819 SE LEITZ ST
010	785217	0030	8/2/11	\$449,950	\$460,000	3260	9	2004	Avg	5260	N	N	6731 CREST VIEW AVE SE
010	785217	0100	12/20/10	\$533,300	\$535,000	3260	9	2003	Avg	5259	N	N	6629 WEST CREST VIEW LOOP SE
010	785327	0190	11/5/10	\$540,000	\$538,000	3290	9	2005	Avg	6785	N	N	34614 SE CARMICHAEL LOOP
010	785335	0150	3/27/12	\$599,950	\$614,000	3290	9	2011	Avg	8731	Y	N	6219 WHITAKER LN SE
010	785331	0880	1/12/11	\$465,000	\$468,000	3300	9	2006	Avg	7880	N	N	34620 SE LEITZ ST
010	785331	0290	4/27/12	\$460,000	\$470,000	3330	9	2006	Avg	7131	N	N	34818 SE LEITZ ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785327	0070	7/20/12	\$480,000	\$488,000	3350	9	2005	Avg	6350	N	N	34628 SE CARMICHAEL LOOP
010	785327	0130	6/21/10	\$625,000	\$609,000	3350	9	2005	Avg	9534	N	N	34717 SE CARMICHAEL LOOP
010	785339	0060	3/14/12	\$562,000	\$575,000	3380	9	2012	Avg	6824	N	N	34109 SE MAHONIA ST
010	785328	0620	9/20/12	\$610,500	\$618,000	3390	9	2006	Avg	5805	Y	N	6908 PINEHURST AVE SE
010	785335	0200	5/21/10	\$670,000	\$649,000	3420	9	2010	Avg	8036	Y	N	6315 WHITAKER LN SE
010	785335	0240	3/10/11	\$637,950	\$646,000	3420	9	2010	Avg	9805	Y	N	35806 SE KENDALL PEAK ST
010	785322	0250	12/6/10	\$589,000	\$590,000	3450	9	2004	Avg	7795	Y	N	7705 GREENRIDGE CT SE
010	785327	0080	7/29/11	\$513,000	\$524,000	3480	9	2005	Avg	6391	N	N	34624 SE CARMICHAEL ST
010	785201	0720	9/8/10	\$500,000	\$494,000	3530	9	1999	Avg	7187	N	N	7212 CHANTICLEER AVE SE
010	785327	0180	9/25/12	\$560,000	\$566,000	3530	9	2005	Avg	8127	N	N	34618 SE CARMICHAEL LOOP
010	785330	1610	11/11/11	\$475,000	\$487,000	3550	9	2007	Avg	8750	N	N	34102 SE SALAL ST
010	785322	0150	9/14/12	\$530,000	\$537,000	3560	9	2004	Avg	9752	Y	N	7726 GREENRIDGE CT SE
010	785322	1190	12/3/10	\$520,000	\$521,000	3560	9	2004	Avg	9142	Y	N	7621 HUCKLEBERRY WAY SE
010	785331	0440	2/13/12	\$585,000	\$599,000	3600	9	2008	Avg	10264	N	N	34921 SE MOFFAT ST
010	785328	0240	8/24/11	\$599,000	\$613,000	3870	9	2006	Avg	8361	Y	N	36210 SE TURNBERRY ST
010	785328	0040	11/29/12	\$616,500	\$619,000	3880	9	2006	Avg	9883	Y	N	36203 SE TURNBERRY ST
010	785328	0130	3/14/12	\$606,625	\$621,000	3880	9	2006	Avg	8330	N	N	36014 SE TURNBERRY ST
010	785330	1660	3/29/10	\$620,000	\$594,000	3920	9	2007	Avg	8572	N	N	34017 SE SALAL ST
010	785330	1710	7/25/11	\$500,000	\$511,000	3920	9	2006	Avg	8468	N	N	6502 SWORD FERN AVE SE
010	785328	0090	12/20/10	\$630,000	\$632,000	3950	9	2006	Avg	8130	Y	N	36107 SE TURNBERRY ST
010	785324	0050	12/7/11	\$652,000	\$668,000	4050	9	2004	Avg	7550	Y	N	6802 DENNY PEAK DR SE
010	785324	0090	8/17/11	\$650,000	\$665,000	4050	9	2004	Avg	9387	Y	N	6714 DENNY PEAK DR SE
010	785324	0030	8/2/11	\$667,000	\$682,000	4110	9	2004	Avg	8583	Y	N	6814 DENNY PEAK DR SE
010	785324	0140	9/9/12	\$639,000	\$647,000	4110	9	2004	Avg	8328	Y	N	6616 DENNY PEAK DR SE
010	785328	0030	10/18/10	\$610,000	\$607,000	4310	9	2007	Avg	9804	Y	N	36207 SE TURNBERRY ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785328	0270	3/5/10	\$690,000	\$657,000	4310	9	2006	Avg	8979	Y	N	6921 ARDMORE AVE SE
010	785338	0660	2/15/11	\$584,500	\$590,000	2760	10	2011	Avg	8079	Y	N	9410 ASH AVE SE
010	785338	0500	4/22/10	\$569,990	\$549,000	2980	10	2010	Avg	6962	N	N	9427 ASH AVE SE
010	785322	0320	5/1/12	\$619,950	\$634,000	3050	10	2004	Avg	7851	N	N	7601 SNOWBERRY AVE SE
010	785207	0200	12/13/10	\$840,000	\$842,000	3120	10	2003	Avg	15964	Y	N	6302 FAIRWAY PL SE
010	785338	0510	3/2/10	\$572,500	\$545,000	3120	10	2010	Avg	7644	N	N	9423 ASH AVE SE
010	785322	0350	10/21/11	\$635,000	\$651,000	3150	10	2004	Avg	8004	N	N	7517 SNOWBERRY AVE SE
010	785338	0620	9/29/10	\$619,990	\$615,000	3170	10	2010	Avg	5500	Y	N	9318 ASH AVE SE
010	785198	0080	7/2/12	\$650,000	\$662,000	3200	10	2003	Avg	12800	Y	N	6757 CASCADE AVE SE
010	785338	0600	9/7/10	\$654,990	\$647,000	3220	10	2010	Avg	5500	Y	N	9310 ASH AVE SE
010	785338	0470	4/8/11	\$648,000	\$657,000	3270	10	2008	Avg	5500	N	N	34303 SE ELM ST
010	785338	0530	9/5/12	\$575,000	\$583,000	3270	10	2009	Avg	6058	N	N	9415 ASH AVE SE
010	785338	0560	2/8/10	\$644,990	\$611,000	3270	10	2010	Avg	5075	N	N	9313 ASH AVE SE
010	785338	0640	12/3/12	\$585,000	\$587,000	3270	10	2010	Avg	5531	Y	N	9326 ASH AVE SE
010	785201	0200	5/22/12	\$670,000	\$684,000	3290	10	1999	Avg	9170	Y	N	7216 LAUREL AVE SE
010	785338	0590	12/28/10	\$584,660	\$587,000	3320	10	2010	Avg	5500	Y	N	9306 ASH AVE SE
010	785338	0650	6/4/10	\$650,000	\$632,000	3320	10	2010	Avg	7200	Y	N	9404 ASH AVE SE
010	785338	0570	8/18/10	\$619,990	\$611,000	3340	10	2010	Avg	5314	N	N	9309 ASH AVE SE
010	785322	0310	8/23/10	\$675,000	\$666,000	3350	10	2004	Avg	7804	N	N	7605 SNOWBERRY AVE SE
010	785201	0120	9/24/10	\$610,000	\$605,000	3360	10	2001	Avg	9170	Y	N	7102 LAUREL AVE SE
010	785199	0390	6/9/11	\$610,000	\$622,000	3370	10	1999	Good	11669	N	N	6514 CASCADE AVE SE
010	785201	0240	4/22/11	\$565,000	\$574,000	3380	10	2000	Avg	7546	Y	N	35531 SE ENGLISH ST
010	785332	0351	8/4/10	\$609,990	\$600,000	3430	10	2009	Avg	7240	N	N	35122 SE SWENSON ST
010	785332	0361	8/2/10	\$599,990	\$589,000	3430	10	2009	Avg	6792	N	N	35126 SE SWENSON ST
010	785332	0361	11/9/12	\$545,000	\$549,000	3430	10	2009	Avg	6792	N	N	35126 SE SWENSON ST

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785338	0540	12/16/10	\$605,000	\$607,000	3430	10	2010	Avg	9578	N	N	9411 ASH AVE SE
010	785201	0260	11/6/12	\$550,000	\$554,000	3450	10	1999	Avg	7865	Y	N	35517 SE ENGLISH ST
010	785199	0460	2/29/12	\$594,000	\$608,000	3480	10	2001	Avg	9521	N	N	6706 CASCADE AVE SE
010	785212	0030	7/16/10	\$620,000	\$607,000	3510	10	2001	Avg	9263	N	N	6615 AZALEA WAY SE
010	785339	0190	3/14/11	\$634,990	\$643,000	3520	10	2010	Avg	6534	N	N	9410 SATTERLEE AVE SE
010	785212	0202	7/13/10	\$720,000	\$705,000	3530	10	2003	Avg	13444	N	N	6802 AZALEA WAY SE
010	785322	0460	2/6/12	\$635,000	\$651,000	3530	10	2006	Avg	10493	Y	N	7420 PINNACLE PL SE
010	785207	0010	9/18/12	\$642,000	\$650,000	3580	10	2003	Avg	11181	N	N	6421 FAIRWAY PL SE
010	785199	0260	8/13/12	\$780,000	\$792,000	3740	10	1999	Avg	18222	Y	N	6702 FAIRWAY AVE SE
010	785199	0160	6/10/10	\$650,000	\$632,000	3770	10	1999	Avg	12587	N	N	6431 CASCADE AVE SE
010	785198	0070	7/14/11	\$745,000	\$761,000	3780	10	2003	Avg	14002	Y	N	6767 CASCADE AVE SE
010	785208	0030	9/26/11	\$641,000	\$657,000	3788	10	2000	Avg	16001	N	N	35121 AUGUSTA PL SE
010	785198	0130	9/10/11	\$759,000	\$777,000	3830	10	2001	Avg	18280	Y	N	6812 CASCADE AVE SE
010	785199	0340	7/29/11	\$650,000	\$664,000	3950	10	1999	Avg	10072	N	N	6603 FAIRWAY AVE SE
010	785216	0090	3/19/12	\$730,000	\$747,000	3950	10	2004	Avg	16489	Y	N	7211 SAINT ANDREWS LN SE
010	785198	0090	1/25/10	\$636,000	\$600,000	3960	10	2003	Avg	12800	Y	N	6749 CASCADE AVE SE
010	785338	0550	8/16/10	\$679,990	\$670,000	3980	10	2010	Avg	6062	N	N	9317 ASH AVE SE
010	785338	0610	2/25/11	\$649,990	\$657,000	3980	10	2010	Avg	5500	Y	N	9314 ASH AVE SE
010	785339	0130	11/23/10	\$715,000	\$715,000	3980	10	2010	Avg	7733	Y	N	9427 SATTERLEE AVE SE
010	785198	0170	5/23/12	\$850,000	\$868,000	4060	10	2001	Avg	20806	Y	N	6916 CASCADE AVE SE
010	785207	0150	7/28/10	\$1,000,000	\$982,000	4110	10	2005	Avg	13746	Y	N	6214 FAIRWAY PL SE
010	785212	0060	5/11/10	\$640,000	\$619,000	4270	10	2001	Avg	10478	N	N	6627 AZALEA WAY SE
010	785198	0140	7/24/10	\$707,728	\$694,000	4330	10	2001	Avg	18808	Y	N	6824 CASCADE AVE SE
010	785207	0220	5/10/10	\$912,500	\$882,000	5630	10	2004	Avg	12813	Y	N	6318 FAIRWAY PL SE
010	785201	0190	7/13/10	\$687,000	\$673,000	3520	11	1999	Avg	9170	Y	N	7210 LAUREL AVE SE

Improved Sales Used in this Annual Update Analysis
Area 75
(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	785198	0110	8/29/12	\$899,900	\$912,000	3540	11	2003	Avg	15822	Y	N	6766 CASCADE AVE SE
010	785198	0110	9/3/10	\$799,000	\$789,000	3540	11	2003	Avg	15822	Y	N	6766 CASCADE AVE SE
010	785212	0222	7/13/10	\$750,000	\$734,000	3750	11	2004	Avg	9935	N	N	6628 AZALEA WAY SE
010	785207	0130	6/2/10	\$795,000	\$772,000	3880	11	2003	Avg	13469	Y	N	6211 FAIRWAY PL SE
010	785201	0010	7/27/11	\$722,100	\$738,000	4230	11	2001	Avg	9453	Y	N	6914 LAUREL LN SE
010	785198	0210	10/11/10	\$790,000	\$785,000	4235	11	2000	Avg	18290	Y	N	7014 CASCADE AVE SE
010	785198	0210	3/23/11	\$760,000	\$770,000	4235	11	2000	Avg	18290	Y	N	7014 CASCADE AVE SE
010	785207	0080	7/25/12	\$889,000	\$904,000	4780	11	2005	Avg	14149	Y	N	35206 PALMETER LN
010	785198	0180	10/13/11	\$965,000	\$989,000	4820	11	2001	Avg	20003	Y	N	6926 CASCADE AVE SE
010	785216	0300	1/11/11	\$1,085,000	\$1,091,000	2530	12	2005	Avg	13939	Y	N	7126 SAINT ANDREWS LN SE
010	785216	0130	6/24/10	\$1,697,000	\$1,655,000	5880	12	2005	Avg	18866	Y	N	36211 SE SAINT ANDREWS LN
010	785216	0130	6/19/12	\$1,225,000	\$1,249,000	5880	12	2005	Avg	18866	Y	N	36211 SE SAINT ANDREWS LN

Improved Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	027810	0025	12/31/12	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	032307	9076	1/12/12	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
008	102307	9031	5/10/10	\$347,000	OBSOLESCENCE
008	102307	9040	6/20/11	\$310,000	OBSOLESCENCE
008	102307	9056	8/16/12	\$88,000	DOR RATIO; NON-REPRESENTATIVE SALE
008	102307	9131	12/22/10	\$585,000	NO MARKET EXPOSURE
008	122406	9013	6/22/12	\$500,000	BOX PLOT; ANOMALY DETECTION
008	132406	9018	11/30/10	\$825,000	IMP COUNT
008	142406	9017	12/8/10	\$184,985	DOR RATIO; NO MARKET EXPOSURE
008	142406	9017	4/1/11	\$200,000	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
008	162407	9109	6/1/10	\$311,500	NO MARKET EXPOSURE
008	172407	9053	6/26/12	\$762,500	OBSOLESCENCE
008	182407	9007	7/28/11	\$850,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
008	182407	9053	7/16/10	\$645,000	RELOCATION - SALE TO SERVICE
008	182407	9091	3/25/10	\$303,000	IMP COUNT
008	192407	9065	12/6/11	\$164,900	DOR RATIO; OPEN SPACE; EXEMPT EXCISE TAX
008	192407	9065	10/23/12	\$192,500	OPEN SPACE/FINANCIAL INSTITUTION RESALE
008	202407	9023	8/13/10	\$25,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	202407	9042	6/21/11	\$875,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	202407	9047	2/8/10	\$285,000	DOR RATIO;OPEN SPACE;NON-REP SALE;FINANCE RESALE
008	212407	9084	6/13/12	\$440,000	OBSOLESCENCE
008	212407	9091	11/7/11	\$625,000	BOX PLOT; ANOMALY DETECTION
008	222406	9050	8/29/12	\$579,000	IMP COUNT
008	222407	9034	6/10/11	\$460,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	232406	9024	2/11/11	\$155,000	PREVIMP<=25K;NON-REP SALE; FINANCIAL RESALE
008	252406	9067	11/19/12	\$375,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
008	292407	9006	9/9/11	\$645,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL RESALE
008	302407	9009	9/2/11	\$275,000	REAL MOBILE HOME
008	302407	9027	10/18/11	\$205,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
008	302407	9083	9/27/10	\$250,000	IMP COUNT;NO MRKT EXPOSURE;RELATED PARTY/FRIEND
008	302407	9083	12/15/11	\$200,000	IMP COUNT;NO MRKT EXPOSURE;RELATED PARTY/FRIEND
008	302407	9097	4/13/11	\$10,750	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	328130	0031	4/12/11	\$10,000	DOR RATIO;PREVLAND/IMP<=25K;SALE TO NEIGHBOR
008	328130	0115	6/23/10	\$88,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
008	328130	0160	10/4/11	\$276,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
008	332407	9003	12/13/11	\$150,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT EXCISE TAX
008	332407	9056	1/6/10	\$184,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	398030	0280	9/27/12	\$397,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE; QCD
008	689330	0015	4/12/12	\$222,800	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
008	689330	0450	11/29/11	\$275,000	IMP CHAR CHANGED SINCE SALE; MULTI-PARCEL SALE
008	689330	0600	12/7/11	\$354,743	NO MRKT EXPOSURE;GOV AGENCY; EXEMPT EXCISE TAX
008	689350	0010	3/1/12	\$250,199	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
009	259749	0210	8/9/12	\$533,569	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	259749	0220	7/25/12	\$492,946	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	259749	0330	8/5/12	\$453,223	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE

Improved Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	259749	0340	8/26/12	\$489,730	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	259749	0350	8/31/12	\$461,039	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	259749	0520	7/31/12	\$400,765	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	259749	0530	9/7/12	\$456,229	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	259749	0650	7/21/12	\$488,657	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	259749	0670	8/6/12	\$394,017	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	362975	0130	10/10/12	\$283,300	BOX PLOT; ANOMALY DETECTION
009	362983	0070	5/28/10	\$530,000	RELOCATION - SALE TO SERVICE
009	362983	0330	3/6/12	\$510,000	RELOCATION - SALE TO SERVICE
009	362991	0080	12/21/12	\$480,588	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
009	362991	0720	6/22/12	\$460,000	RELOCATION - SALE TO SERVICE
009	362991	0820	7/26/12	\$458,000	RELOCATION - SALE TO SERVICE
009	362992	1190	7/22/11	\$899,000	RELOCATION - SALE TO SERVICE
009	362993	0130	3/9/10	\$420,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
009	362993	0342	10/15/10	\$50,000	DOR RATIO; NON-REP; AFFORDABLE HOUSING SALES
009	362994	0070	2/3/11	\$2,050,000	BOX PLOT; ANOMALY DETECTION
009	362994	0200	7/8/11	\$690,000	RELOCATION - SALE TO SERVICE
009	362995	0120	6/10/11	\$225,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
009	362995	0180	7/9/12	\$291,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
009	362996	0030	11/9/12	\$280,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
009	362996	0150	5/5/11	\$230,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
009	362996	0220	10/16/12	\$356,000	MULTI-PARCEL SALE
009	362996	0230	7/6/12	\$365,000	MULTI-PARCEL SALE
009	362996	0350	12/15/11	\$380,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE
009	362996	0350	5/14/10	\$355,000	MULTI-PARCEL SALE
009	362996	0360	5/21/10	\$347,500	MULTI-PARCEL SALE
009	362996	0770	6/11/12	\$213,500	MULTI-PARCEL SALE
009	362996	0800	6/22/11	\$288,000	MULTI-PARCEL SALE
009	362996	0810	12/18/12	\$245,000	MULTI-PARCEL SALE; CONDO WITH GARAGE, OR STORAGE
009	362996	0830	6/20/11	\$264,000	MULTI-PARCEL SALE
009	362997	0420	2/28/12	\$305,472	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
009	362997	0470	11/17/11	\$412,768	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
009	362997	1120	7/17/12	\$412,500	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
009	362998	0650	7/24/12	\$509,900	RELOCATION - SALE TO SERVICE
009	362999	0020	12/30/10	\$335,000	RELOCATION - SALE TO SERVICE
009	363000	0090	12/20/12	\$266,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
009	363002	0300	5/17/12	\$247,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
009	363002	0300	1/13/12	\$403,180	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
009	363003	0400	5/10/10	\$525,000	RELOCATION - SALE TO SERVICE
009	363005	0130	12/13/12	\$333,059	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
009	363005	0140	11/21/11	\$225,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
009	363005	0140	4/23/10	\$327,399	NO MARKT EXPOSURE;GOV AGENCY; EXEMPT EXCISE TAX
009	363005	0140	11/21/11	\$225,000	RELATED PARTY; NO MARKET EXPOSURE; QCD
009	363005	0170	2/23/12	\$220,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
009	363006	0100	8/29/12	\$340,000	MULTI-PARCEL SALE; GOV AGENCY; EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 75
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	363006	0100	3/14/12	\$452,081	NO MRKT EXPOSURE;BANKRUPTCY;MULTI-PARCEL SALE
009	363006	0120	2/16/12	\$413,000	MULTI-PARCEL SALE
009	363007	0020	12/22/11	\$208,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
009	363007	0040	10/23/11	\$222,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
009	363007	0120	4/18/12	\$225,000	BOX PLOT; ANOMALY DETECTION
009	363011	0160	1/19/11	\$545,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
009	363012	0340	10/20/11	\$487,500	RELOCATION - SALE TO SERVICE
009	363012	0470	1/11/12	\$440,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
009	363012	0940	7/12/12	\$595,000	RELOCATION - SALE TO SERVICE
009	363013	0030	10/17/12	\$375,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
009	363013	0150	8/19/10	\$387,900	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
009	363016	0430	3/6/12	\$850,000	RELOCATION - SALE TO SERVICE
009	363016	0440	8/17/10	\$740,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
009	363016	0520	6/21/11	\$575,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
009	363016	0680	2/16/11	\$755,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
009	363016	0720	5/10/10	\$751,750	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
009	363017	0030	3/30/12	\$480,000	RELOCATION - SALE TO SERVICE
009	363018	0170	9/13/11	\$685,000	RELOCATION - SALE TO SERVICE
009	363020	0020	11/29/11	\$520,000	RELOCATION - SALE TO SERVICE
009	363020	0030	6/28/11	\$550,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
009	363020	0130	10/25/11	\$512,500	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
009	363020	0150	10/21/11	\$748,935	%COMPLETE; NON-REPRESENTATIVE SALE
009	363020	0200	11/28/11	\$674,488	%COMPLETE
009	363020	0210	9/15/11	\$636,706	%COMPLETE
009	363020	0220	8/23/11	\$582,557	%COMPLETE
009	363021	0110	12/27/10	\$280,000	DOR RATIO
009	363021	0280	3/12/12	\$907,078	PREVIMP<=25K
009	363021	0280	8/11/11	\$190,000	PREVIMP<=25K; LAND SALE
009	363022	0210	5/3/12	\$599,285	%COMPLETE
009	363022	0210	5/7/10	\$150,000	DOR RATIO;%COMPL;EXEMPT FROM EXCISE TAX
009	363022	0240	10/5/12	\$587,888	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	363022	0250	8/13/12	\$623,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	363022	0260	9/7/12	\$599,742	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	363022	0280	10/2/12	\$605,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	363024	0050	5/17/11	\$355,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
009	363024	0110	2/6/12	\$356,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
009	813887	0270	8/6/12	\$355,875	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	813887	0280	8/6/12	\$329,990	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	813887	0290	8/20/12	\$352,811	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	813887	0300	8/7/12	\$369,653	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	895600	0290	11/24/10	\$480,000	PREVIMP<=25K
009	895600	0460	6/18/12	\$470,000	RELOCATION - SALE TO SERVICE
009	926885	0200	8/17/11	\$125,000	PART INTEREST; AFFORDABLE HOUSING; QCD
009	926885	0480	10/12/10	\$280,000	AFFORDABLE HOUSING SALES
009	926885	0810	10/29/12	\$611,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE

Improved Sales Removed in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	926885	0820	11/15/12	\$688,027	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	0880	8/16/11	\$535,491	%COMPLETE
009	926885	0890	10/24/11	\$490,000	%COMPLETE
009	926885	0930	3/14/12	\$484,950	%COMPLETE
009	926885	0940	12/15/11	\$489,950	%COMPLETE
009	926885	0980	10/21/11	\$539,950	%COMPLETE
009	926885	1010	11/19/12	\$649,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1130	6/13/12	\$514,144	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
009	926885	1290	12/17/12	\$355,983	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1300	10/30/12	\$427,146	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1310	10/24/12	\$384,714	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1320	12/19/12	\$385,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1340	10/30/12	\$279,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1360	8/30/12	\$400,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1370	10/1/12	\$373,648	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1380	10/30/12	\$369,000	%COMPLETE
009	926885	1390	10/19/12	\$409,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1400	9/10/12	\$341,230	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
009	926885	1830	4/7/11	\$279,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
009	989500	0010	5/16/12	\$485,000	%COMPLETE; BUILDER OR DEVELOPER SALES
009	989500	0030	10/31/12	\$374,000	%COMPLETE
009	989500	0040	12/7/12	\$374,000	%COMPLETE
009	989500	0050	12/28/12	\$365,000	%COMPLETE
009	989500	0060	8/7/12	\$374,000	%COMPLETE
009	989500	0070	12/7/11	\$599,000	%COMPLETE
009	989500	0080	8/24/12	\$480,000	%COMPLETE
009	989500	0090	12/7/12	\$475,000	%COMPLETE; BUILDER OR DEVELOPER SALES
010	386270	0180	10/23/12	\$352,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
010	386270	0200	12/17/12	\$354,000	PREVIMP<=25K
010	386270	0230	8/30/12	\$311,800	%COMPLETE; BUILDER OR DEVELOPER SALES
010	785198	0210	3/11/11	\$760,000	RELOCATION - SALE TO SERVICE
010	785198	0270	8/3/10	\$650,000	OBSOLESCENCE; SHORT SALE
010	785198	0290	1/5/10	\$830,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
010	785198	0320	1/10/12	\$649,900	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785199	0160	6/10/10	\$677,500	RELOCATION - SALE TO SERVICE
010	785199	0260	3/17/10	\$625,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	785199	0340	4/27/11	\$484,583	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
010	785200	0020	3/6/12	\$308,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785200	0480	1/20/12	\$315,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785201	0150	10/15/12	\$727,500	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
010	785201	0310	11/19/10	\$485,000	RELOCATION - SALE BY SERVICE; NON-REP SALE
010	785201	0310	4/29/10	\$530,000	RELOCATION - SALE TO SERVICE
010	785201	0510	3/3/11	\$416,000	RELOCATION - SALE TO SERVICE
010	785201	0730	2/22/12	\$410,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785201	0800	1/8/10	\$510,000	RELOCATION - SALE TO SERVICE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785201	0870	12/1/11	\$316,634	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
010	785202	0260	6/4/11	\$467,500	RELOCATION - SALE TO SERVICE
010	785202	0770	8/13/10	\$301,000	NON-REPRESENTATIVE SALE
010	785203	0020	4/5/10	\$375,000	RELOCATION - SALE TO SERVICE
010	785206	0220	11/23/11	\$272,191	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
010	785207	0080	7/25/12	\$889,000	RELOCATION - SALE TO SERVICE
010	785207	0220	5/9/10	\$912,500	RELOCATION - SALE TO SERVICE
010	785209	0140	12/2/11	\$276,257	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
010	785209	0140	2/21/12	\$292,500	NON-REP SALE; EXEMPT EXCISE TAX; FINANCE RESALE
010	785209	0370	8/22/12	\$750,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
010	785209	0580	11/17/11	\$380,000	NON-REP SALE; QCD; FINANCIAL INSTITUTION RESALE
010	785209	0690	9/26/11	\$13,000	DOR RATIO;CORRECT DEED;RELOCATE-SALE TO SERVICE
010	785209	0690	9/26/11	\$452,000	RELOCATION - SALE TO SERVICE
010	785209	0750	7/25/12	\$455,000	RELOCATION - SALE TO SERVICE
010	785210	0200	3/15/11	\$345,000	NON-REPRESENTATIVE SALE; FORCED SALE
010	785211	0220	1/23/12	\$92,250	DOR RATIO; CORPORATE AFFILIATES; QUIT CLAIM DEED
010	785213	0370	2/23/10	\$412,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
010	785213	0650	12/1/10	\$322,500	NON-REPRESENTATIVE SALE
010	785214	0150	12/3/12	\$400,000	RELOCATION - SALE TO SERVICE
010	785214	0400	10/19/11	\$334,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785215	0390	2/8/10	\$350,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
010	785216	0110	9/28/10	\$900,000	NON-REPRESENTATIVE SALE
010	785216	0120	6/7/10	\$1,237,500	NON-REPRESENTATIVE SALE
010	785216	0130	6/18/12	\$1,225,000	RELOCATION - SALE TO SERVICE
010	785216	0290	8/3/12	\$805,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	785217	0100	12/20/10	\$533,300	RELOCATION - SALE TO SERVICE
010	785217	0250	8/22/12	\$410,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
010	785218	0190	11/12/11	\$340,000	RELOCATION - SALE TO SERVICE
010	785218	0280	6/5/12	\$319,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
010	785218	0290	11/14/11	\$327,000	RELOCATION - SALE TO SERVICE
010	785219	0220	6/12/12	\$358,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
010	785219	0230	2/27/10	\$519,000	RELOCATION - SALE TO SERVICE
010	785219	0360	3/19/11	\$440,000	RELOCATION - SALE TO SERVICE
010	785219	0430	12/28/11	\$500,000	CORPORATE AFFILIATES
010	785219	0430	10/3/11	\$520,000	RELOCATION - SALE TO SERVICE
010	785321	0100	12/13/11	\$258,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
010	785321	0100	8/24/12	\$260,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
010	785321	0150	3/29/12	\$245,100	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
010	785322	0170	4/12/10	\$422,625	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
010	785322	0490	12/29/11	\$436,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785322	1240	9/8/11	\$440,000	NON-REPRESENTATIVE SALE; BANKRUPTCY
010	785323	0090	1/3/12	\$330,000	RELOCATION - SALE BY SERVICE; FINANCIAL RESALE
010	785323	0090	1/3/12	\$330,000	RELOCATION - SALE TO SERVICE
010	785323	0250	3/5/11	\$410,000	RELOCATION - SALE TO SERVICE
010	785323	0590	1/6/10	\$296,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785324	0050	2/17/10	\$609,000	NON-REPRESENTATIVE SALE
010	785324	0050	10/31/11	\$652,000	RELOCATION - SALE TO SERVICE
010	785324	0090	8/2/11	\$682,500	RELOCATION - SALE TO SERVICE
010	785324	0690	1/10/12	\$385,100	NO MRKT EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
010	785325	0090	7/5/12	\$593,000	RELOCATION - SALE TO SERVICE
010	785325	0170	8/10/11	\$429,900	RELOCATION - SALE TO SERVICE
010	785327	0080	7/14/11	\$535,000	RELOCATION - SALE TO SERVICE
010	785327	0580	6/21/10	\$559,000	RELOCATION - SALE TO SERVICE
010	785327	1190	10/5/10	\$367,950	RELOCATION - SALE TO SERVICE
010	785328	0140	2/28/12	\$461,111	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
010	785328	0170	11/9/11	\$450,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
010	785328	0240	7/29/11	\$599,000	RELOCATION - SALE TO SERVICE
010	785328	0620	9/18/12	\$610,500	RELOCATION - SALE TO SERVICE
010	785328	0650	8/26/11	\$498,800	NON-REPRESENTATIVE SALE; BANKRUPTCY
010	785328	0710	6/1/10	\$504,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785330	1000	1/25/11	\$365,000	NO MARKET EXPOSURE; QCD; FINANCIAL RESALE
010	785330	1390	9/6/11	\$487,330	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
010	785330	1430	6/26/12	\$485,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
010	785330	1550	3/23/12	\$470,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
010	785330	1710	5/7/11	\$500,000	RELOCATION - SALE TO SERVICE
010	785330	1760	12/6/11	\$322,767	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
010	785330	2040	8/31/12	\$300,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
010	785330	2080	9/18/12	\$285,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
010	785330	2150	2/28/11	\$295,000	NON-REPRESENTATIVE SALE
010	785330	2450	12/19/12	\$268,500	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
010	785331	0040	12/13/10	\$450,002	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785331	0150	9/3/10	\$530,000	RELOCATION - SALE TO SERVICE
010	785331	0180	8/22/12	\$420,000	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL RESALE
010	785331	0290	7/24/11	\$652,064	NO MRKT EXPOSURE;BANKRUPTCY; EXEMPT EXCISE TAX
010	785332	0050	3/29/12	\$440,000	RELOCATION - SALE TO SERVICE
010	785332	0430	11/28/12	\$305,600	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
010	785332	0640	2/7/12	\$480,116	NO MRKT EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
010	785332	0660	6/18/10	\$339,500	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
010	785332	0940	9/12/12	\$449,100	NO MRKT EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
010	785334	0070	8/20/12	\$360,000	PREVIMP<=25K
010	785334	0080	6/6/12	\$348,915	PREVIMP<=25K
010	785334	0090	8/25/12	\$359,990	PREVIMP<=25K
010	785334	0100	9/21/12	\$325,000	PREVIMP<=25K
010	785334	0580	7/16/12	\$297,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET
010	785334	0590	12/18/12	\$330,315	PREVIMP<=25K
010	785334	0600	8/3/12	\$320,000	PREVIMP<=25K
010	785334	0610	5/22/12	\$307,990	PREVIMP<=25K
010	785334	0620	12/17/12	\$328,955	PREVIMP<=25K
010	785334	0750	7/17/12	\$354,990	PREVIMP<=25K
010	785334	0760	7/19/12	\$355,162	PREVIMP<=25K

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785334	0770	4/10/12	\$357,265	PREVIMP<=25K
010	785334	0940	11/19/12	\$274,990	PREVIMP<=25K
010	785335	0130	1/4/12	\$691,842	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
010	785335	0140	10/10/12	\$655,000	PREVIMP<=25K
010	785335	0250	3/19/12	\$536,000	PREVIMP<=25K
010	785335	0260	10/24/12	\$615,000	PREVIMP<=25K
010	785336	0130	1/30/12	\$379,995	%COMPLETE
010	785336	0140	11/2/11	\$469,995	%COMPLETE
010	785336	0160	6/20/12	\$448,350	%COMPLETE
010	785336	0180	2/13/12	\$502,145	%COMPLETE; BUILDER OR DEVELOPER SALES
010	785336	0430	8/8/12	\$561,870	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
010	785336	0500	8/9/11	\$439,380	%COMPLETE
010	785336	0550	12/28/11	\$292,600	NON-REP SALE; GOV AGENCY; EXEMPT EXCISE TAX
010	785336	0580	8/29/12	\$396,280	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
010	785336	0590	1/23/12	\$420,000	%COMPLETE
010	785336	0610	11/26/12	\$397,215	PREVIMP<=25K
010	785336	0780	12/27/12	\$381,250	PREVIMP<=25K
010	785336	0800	10/9/12	\$411,835	PREVIMP<=25K
010	785336	0880	9/28/12	\$378,345	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
010	785336	1040	12/12/11	\$440,000	%COMPLETE
010	785336	1050	12/13/11	\$409,995	%COMPLETE
010	785336	1110	8/8/11	\$400,945	%COMPLETE
010	785336	1190	8/22/11	\$433,380	%COMPLETE
010	785336	1220	8/18/11	\$429,970	%COMPLETE
010	785336	1300	10/8/12	\$441,982	PREVIMP<=25K
010	785336	1330	11/5/12	\$486,495	PREVIMP<=25K
010	785336	1370	5/9/12	\$499,995	PREVIMP<=25K
010	785337	0330	8/1/12	\$549,861	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785337	0340	11/7/12	\$583,254	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785337	0620	3/1/12	\$461,677	%COMPLETE
010	785337	0630	8/25/11	\$459,665	%COMPLETE
010	785338	0280	8/17/11	\$484,912	%COMPLETE
010	785338	0290	8/19/11	\$477,900	%COMPLETE
010	785338	0310	10/26/11	\$461,000	%COMPLETE
010	785338	0350	12/7/11	\$465,944	%COMPLETE
010	785339	0090	9/26/12	\$494,557	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785339	0100	8/29/12	\$569,262	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785339	0150	8/3/12	\$593,491	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785339	0160	8/31/12	\$568,154	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785339	0180	8/8/12	\$546,414	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785339	0200	9/19/12	\$580,442	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
010	785340	0030	8/3/11	\$439,900	%COMPLETE
010	785340	0070	11/29/12	\$424,703	PREVIMP<=25K
010	785340	0080	12/18/12	\$430,004	PREVIMP<=25K
010	785340	0100	9/10/12	\$420,183	DIAGNOSTIC OUTLIER; EXCLUSION FROM SAMPLE SET

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	785340	0290	12/6/12	\$534,781	PREVIMP<=25K
010	785341	0020	10/18/12	\$456,158	PREVIMP<=25K
010	785341	0030	12/5/12	\$474,517	PREVIMP<=25K
010	785341	0050	10/22/12	\$467,176	PREVIMP<=25K
010	785341	0190	12/4/12	\$428,549	PREVIMP<=25K
010	785341	0200	11/27/12	\$414,722	PREVIMP<=25K
010	785341	0220	10/17/12	\$419,088	PREVIMP<=25K
010	785341	0230	11/8/12	\$419,894	PREVIMP<=25K
010	785341	0240	12/11/12	\$417,762	PREVIMP<=25K
010	785341	0280	12/13/12	\$456,360	PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
008	102307	9110	11/28/2011	\$123,000	68574	N	Y
008	132406	9030	12/14/2011	\$140,000	218671	N	N
008	132406	9034	8/24/2012	\$320,000	784941	N	N
008	142406	9056	10/14/2010	\$165,000	61419	N	N
008	212407	9086	7/13/2012	\$210,000	642945	N	N
008	242406	9037	11/16/2011	\$164,500	89298	N	N
008	242406	9153	9/14/2011	\$310,000	103237	N	N
008	252406	9079	11/9/2010	\$185,000	104108	N	N
008	252406	9083	11/7/2012	\$350,000	95832	N	N
008	252406	9094	9/5/2012	\$495,000	85726	N	N
008	252406	9099	9/10/2012	\$245,000	95970	N	N
008	252406	9101	9/4/2012	\$250,000	83200	N	N
008	252406	9123	9/4/2012	\$225,000	87991	N	N
008	272407	9084	1/12/2011	\$45,000	48588	N	Y
008	292407	9054	7/13/2012	\$685,000	957283	N	N
008	332407	9044	5/25/2011	\$30,535	321037	N	N
009	362994	0120	12/20/2011	\$275,000	18392	Y	N
009	362994	0130	5/7/2012	\$275,000	16369	Y	N
009	362994	0140	6/9/2012	\$310,000	16186	Y	N
009	362997	1340	12/11/2012	\$2,375,000	154166	N	N
009	363016	0310	7/16/2010	\$150,000	6003	N	N
009	363021	0040	10/27/2011	\$245,000	18283	Y	N
009	363021	0060	6/9/2012	\$393,000	11759	Y	N
009	363021	0070	5/8/2012	\$381,000	11279	Y	N
009	363021	0080	2/6/2012	\$325,000	11472	Y	N
009	363021	0090	10/18/2012	\$395,000	11270	Y	N
009	363021	0100	12/16/2010	\$275,000	17815	Y	N
009	363021	0190	11/28/2011	\$225,000	9716	Y	N
009	363021	0200	12/30/2011	\$225,000	9600	Y	N
009	363021	0320	7/12/2012	\$375,000	9600	Y	N
009	363021	0340	5/1/2012	\$300,000	9600	Y	N
009	363021	0350	5/1/2012	\$280,000	11689	N	N
009	363021	0380	6/6/2012	\$320,000	17156	Y	N
009	363021	0420	6/20/2012	\$425,000	18812	Y	N
009	363021	0430	10/24/2012	\$400,000	13459	Y	N
009	363021	0460	10/19/2011	\$260,000	11981	Y	N
009	363021	0470	4/26/2011	\$260,000	13362	Y	N
009	363021	0480	10/6/2010	\$300,000	15017	Y	N
009	363021	0510	11/13/2012	\$440,000	15444	Y	N
009	363021	0520	5/21/2012	\$420,000	18468	Y	N
009	363021	0530	7/26/2012	\$500,000	29262	Y	N
010	785216	0020	11/10/2010	\$160,000	17503	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	032307	9091	5/7/2012	\$60,000	NO MARKET EXPOSURE
008	042307	9054	6/3/2010	\$16,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	062307	9001	11/16/2011	\$5,000	EASEMENT OR RIGHT-OF-WAY
008	132406	9038	5/29/2012	\$355,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	132406	9041	10/6/2011	\$257,500	NO MARKET EXPOSURE; GOV AGENCY; EXEMPT EXCISE
008	182407	9011	6/11/2010	\$600,000	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
008	192407	9004	9/26/2012	\$165,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	192407	9035	5/2/2011	\$162,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	202407	9065	5/2/2012	\$80,000	NO MARKET EXPOSURE; PURCHASED BY NEIGHBOR
008	212407	9007	1/12/2011	\$306,365	NO MARKET EXPOSURE; PURCHASED BY NEIGHBOR
008	212407	9086	3/16/2012	\$220,417	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
008	222406	9109	4/6/2012	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	222407	9088	12/7/2010	\$60,000	NO MARKET EXPOSURE
008	222407	9089	11/7/2012	\$111,971	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
008	322407	9115	6/7/2011	\$20,405	PARTIAL INTEREST
008	322407	9115	6/7/2011	\$14,595	PARTIAL INTEREST
008	332407	9093	9/28/2010	\$132,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	259749	0140	12/30/2012	\$625,343	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0150	12/23/2012	\$568,085	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0160	12/12/2012	\$613,550	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0170	10/22/2012	\$579,990	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0180	11/28/2012	\$593,990	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0190	10/3/2012	\$545,860	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0200	9/27/2012	\$599,990	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0360	10/18/2012	\$498,686	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0370	10/2/2012	\$514,280	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0380	10/8/2012	\$534,680	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0390	11/25/2012	\$535,969	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0400	12/3/2012	\$559,267	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0540	10/5/2012	\$422,082	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0550	10/18/2012	\$460,000	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0560	12/3/2012	\$439,990	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0570	11/13/2012	\$463,077	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0580	12/10/2012	\$495,000	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0680	9/13/2012	\$491,963	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0690	9/27/2012	\$469,757	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0700	12/5/2012	\$500,403	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0710	12/5/2012	\$512,386	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	259749	0720	12/10/2012	\$490,390	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	362996	0320	11/28/2012	\$392,000	MULTI-PARCEL SALE
009	362997	1340	12/13/2011	\$825,000	SEGREGATION OR MERGER
009	363021	0440	11/12/2010	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	363021	0450	4/28/2011	\$250,396	CORPORATE AFFILIATES
009	363022	0230	11/8/2012	\$601,000	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV

Vacant Sales Removed in this Annual Update Analysis
Area 75
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	363022	0270	10/30/2012	\$620,500	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	813887	0310	12/2/2012	\$379,191	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	813887	0320	12/3/2012	\$337,445	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	813887	0330	12/2/2012	\$361,020	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	813887	0340	11/30/2012	\$375,725	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	926885	0690	12/13/2012	\$505,193	IMPROVED SALE;SALES DATA DOES NOT MATCH 2013 AV
009	926885	0760	12/7/2012	\$659,950	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	926885	0990	12/19/2012	\$659,950	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
009	926885	1000	12/11/2012	\$659,950	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	386270	0190	4/12/2012	\$350,209	IMPROVED SALE;SALES DATA DOES NOT MATCH 2013 AV
010	785332	1330	11/18/2010	\$1,813	NO MARKET EXPOSURE; GOV AGENCY; EASEMENT
010	785336	0320	12/31/2012	\$486,730	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785336	0770	11/14/2012	\$439,390	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785336	0860	7/25/2012	\$439,900	IMPROVED SALE;SALES DATA DOES NOT MATCH 2013 AV
010	785336	1490	6/15/2011	\$5,173	NON-REPRESENTATIVE SALE
010	785337	0270	12/11/2012	\$488,235	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785337	0320	11/20/2012	\$567,966	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785337	0350	12/14/2012	\$564,158	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785337	0360	12/11/2012	\$602,566	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785338	0360	5/17/2012	\$455,000	IMPROVED SALE;SALES DATA DOES NOT MATCH 2013 AV
010	785338	0390	11/9/2012	\$460,000	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785338	0400	9/25/2012	\$465,140	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785338	0740	8/18/2010	\$2,751,486	NON-REPRESENTATIVE SALE
010	785339	0120	12/13/2012	\$595,062	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785339	0170	11/29/2012	\$508,000	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785339	0210	9/24/2012	\$541,242	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV
010	785339	0240	12/13/2012	\$550,395	NEW CONST; 2012 SALE DATA DOES NOT MATCH 2013 AV

Mobile Home Sales Used in this Annual Update Analysis
Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
008	202407	9016	1/23/2012	\$224,200	208216	N	N
008	242406	9148	3/28/2011	\$550,000	450846	N	N
008	282407	9057	7/12/2012	\$225,000	83199	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 75

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	142406	9076	4/5/2011	\$83,319	MOBILE HOME; RELATED PARTY/FRIEND/NEIGHBOR
008	252406	9065	7/30/2012	\$87,668	NON-REPRESENTATIVE SALE; FINANCIAL RESALE
008	813070	0130	11/18/2011	\$64,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE