

Residential Revalue

2013 Assessment Roll

White Center

Area 77

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Seattle, WA 98104-2384

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<http://www.kingcounty.gov/assessor/>

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:

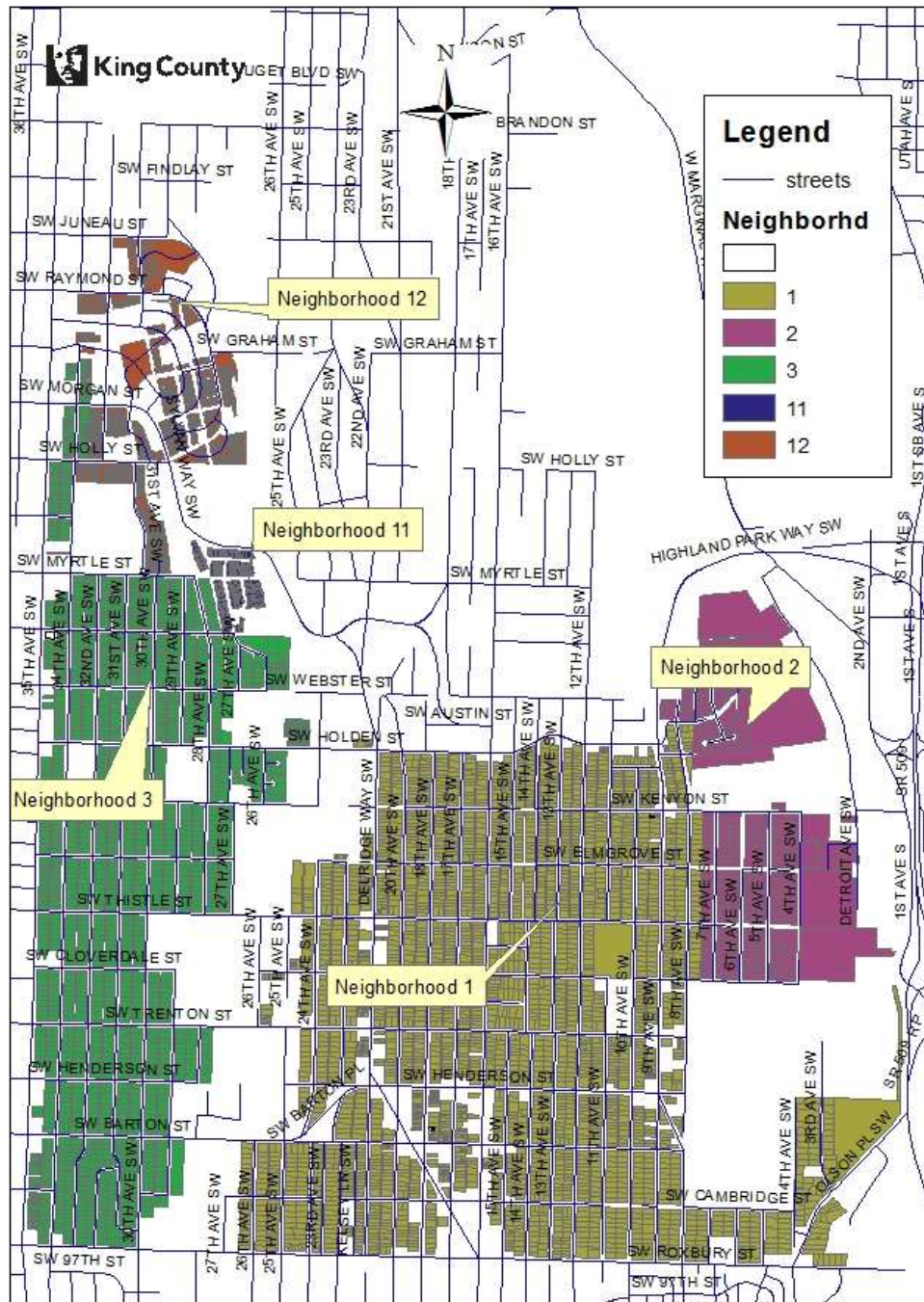
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 77 Neighborhood Map



White Center's Housing



Grade 5/ Year Built 1936/ Total Living Area 640



Grade 6/ Year Built 1942/ Total Living Area 1740



Grade 7/ Year Built 1979/ Total Living Area 1780



Grade 8/ Year Built 2011/ Total Living Area 2250



Grade 9/ Year Built 1999/ Total Living Area 3730



Grade 10/ Year Built 2006/ Total Living Area 4160

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: 77

Previous Physical Inspection: 2010

Number of Improved Sales: 616

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	\$74,500	\$138,800	\$213,300			
2013 Value	\$76,200	\$147,500	\$223,700	\$247,500	90.4%	11.92%
Change	+\$1,700	+\$8,700	+\$10,400			
% Change	+2.3%	+6.3%	+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. 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	\$80,400	\$127,900	\$208,300
2013 Value	\$82,300	\$134,300	\$216,600
Percent Change	+2.4%	+5.0%	+4.0%

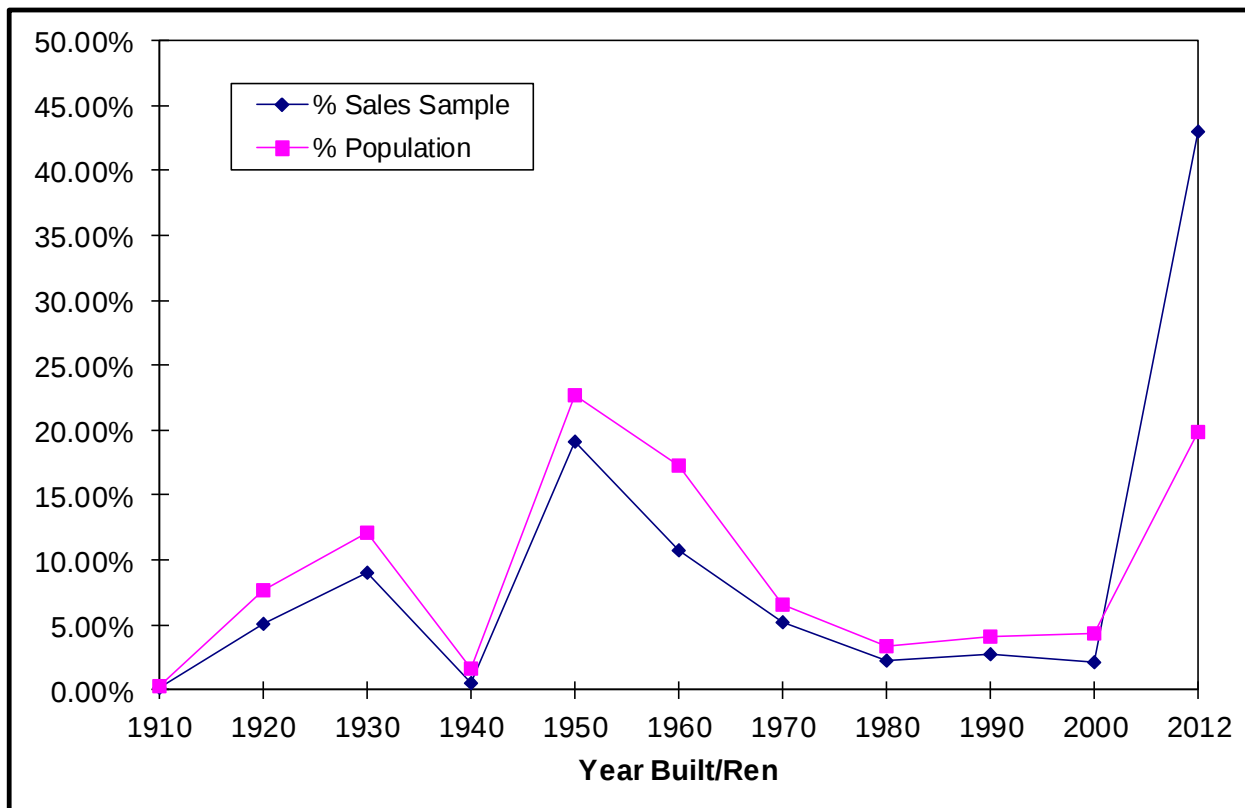
Number of one to three unit residences in the population: 5564

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood based and one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance properties located in Neighborhoods 11 and 12 were at lower ratios compared to the rest of the population which resulted in upward adjustments being applied. Additionally properties located in Neighborhood 3 excluding townhomes were at a lower ratio compared to the rest of the population which resulted in an upward adjustment being applied. High grade improvements (grade 8 and above), located in Neighborhoods 1 and 2 were also found to have lower ratios compared to the rest of the population. An upward adjustment was made to these properties. The remaining improved properties in the population received the standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.16%
1920	31	5.03%
1930	56	9.09%
1940	3	0.49%
1950	118	19.16%
1960	66	10.71%
1970	32	5.19%
1980	14	2.27%
1990	17	2.76%
2000	13	2.11%
2012	265	43.02%
	616	

Population		
Year Built/Ren	Frequency	% Population
1910	14	0.25%
1920	424	7.62%
1930	672	12.08%
1940	94	1.69%
1950	1263	22.70%
1960	963	17.31%
1970	365	6.56%
1980	187	3.36%
1990	231	4.15%
2000	244	4.39%
2012	1107	19.90%
	5564	

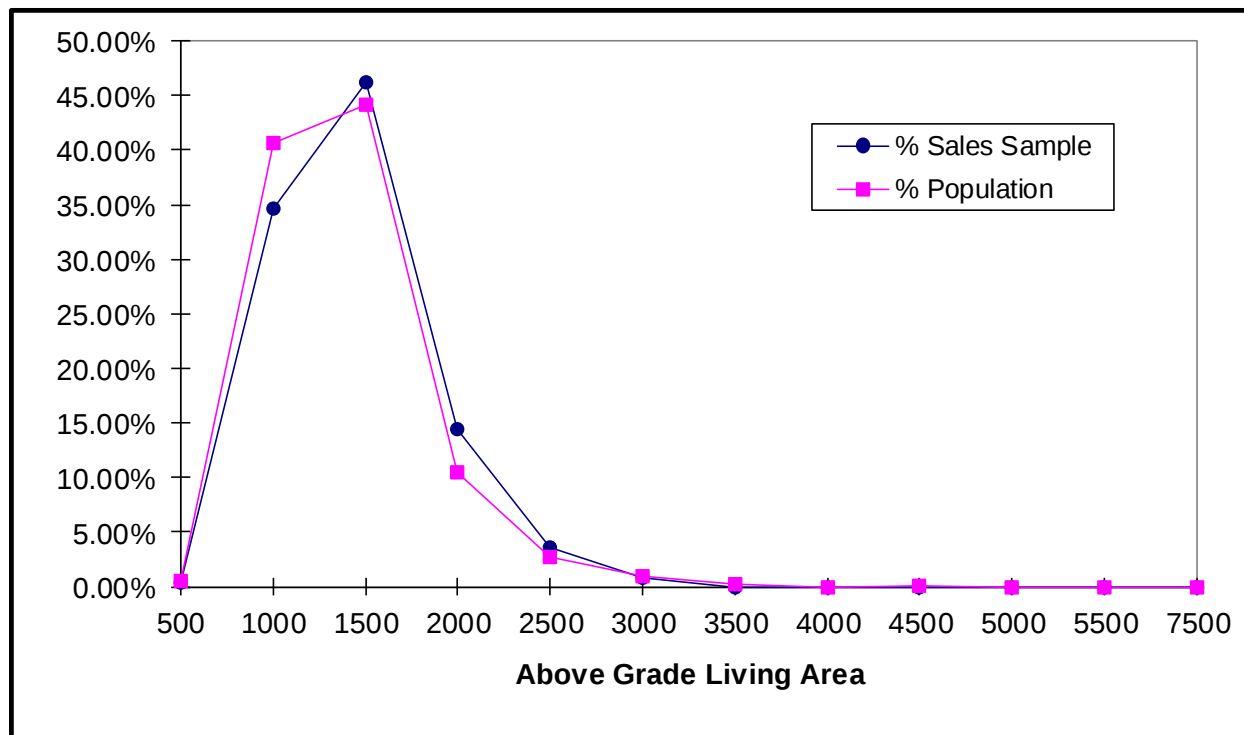


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.32%
1000	213	34.58%
1500	285	46.27%
2000	89	14.45%
2500	22	3.57%
3000	5	0.81%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	616	

Population		
AGLA	Frequency	% Population
500	29	0.52%
1000	2263	40.67%
1500	2461	44.23%
2000	585	10.51%
2500	152	2.73%
3000	57	1.02%
3500	15	0.27%
4000	0	0.00%
4500	2	0.04%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5564	

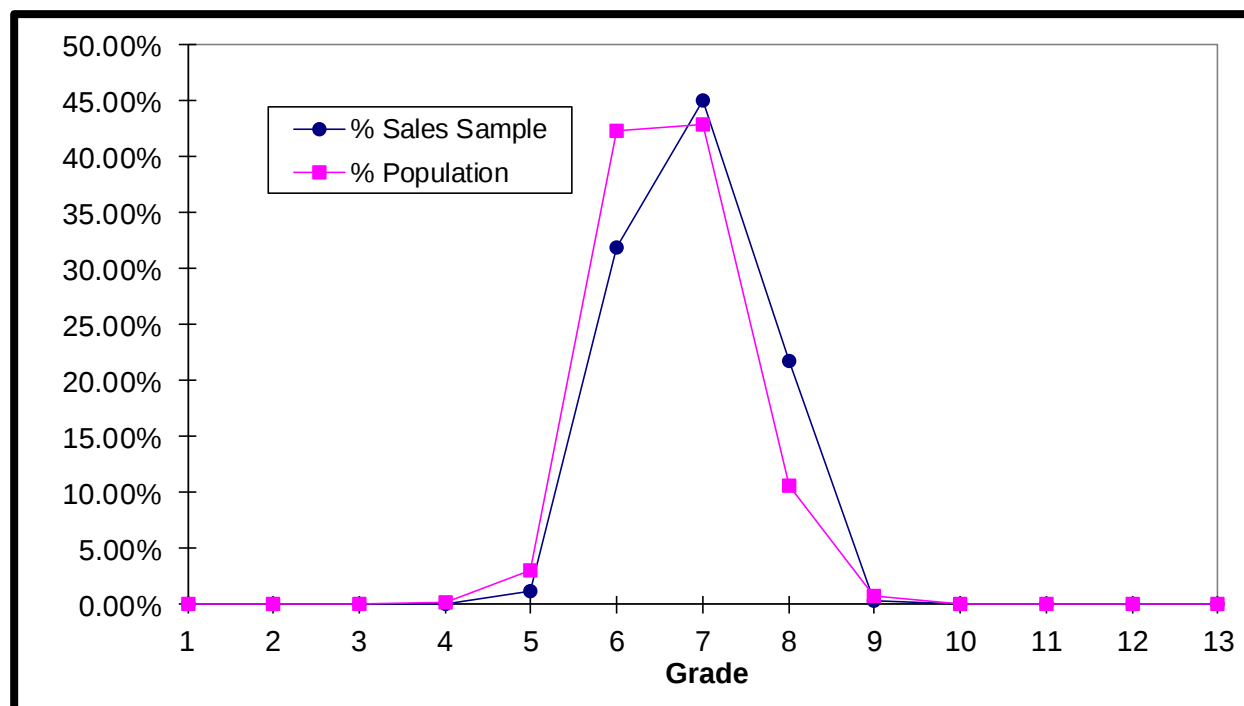


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	1.14%
6	196	31.82%
7	277	44.97%
8	134	21.75%
9	2	0.32%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	616	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	14	0.25%
5	169	3.04%
6	2355	42.33%
7	2387	42.90%
8	594	10.68%
9	41	0.74%
10	2	0.04%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	5564	



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 9 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 2.4% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.03, with the result rounded down 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 several neighborhood based and one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance properties located in Neighborhoods 11 and 12 were at lower ratios compared to the rest of the population which resulted in upward adjustments being applied. Additionally properties located in Neighborhood 3 excluding townhomes were at a lower ratio compared to the rest of the population which resulted in an upward adjustment being applied. High grade improvements (grade 8 and above), located in Neighborhoods 1 and 2 were also found to have lower ratios compared to the rest of the population. An upward adjustment was made to these properties. The remaining improved properties in the population received the standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 616 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.4%. 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 +4.0%. 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 77 Adjustments

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

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

Standard Area Adjustment

-1.97%	
Neighborhood 11	Yes
% Adjustment	4.15%
Neighborhood 12	Yes
% Adjustment	12.95%
Neighborhood 3 NoTownhouse	Yes
% Adjustment	11.78%
Grade>7 Nghb 1 &2	Yes
% Adjustment	7.38%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Neighborhood 11 would *approximately* receive a 4.15% upward adjustment. 109 parcels in the improved population would receive this adjustment. There were 28 sales.

For instance, a parcel in Neighborhood 12 would *approximately* receive a 12.95% upward adjustment. 394 parcels in the improved population would receive this adjustment. There were 98 sales.

For instance, a parcel in Neighborhood 3 which is not a townhouse would *approximately* receive a 11.78% upward adjustment. 1676 parcels in the improved population would receive this adjustment. There were 154 sales.

For instance, a grade 8 or above parcel located in Neighborhood 1 or 2 would *approximately* receive a 7.38% upward adjustment. 255 parcels in the improved population would receive this adjustment. There were 32 sales.

56.3% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

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Area 77 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.057, resulting in an adjusted value of \$554,000 ($\$525,000 \times 1.057 = \$554,925$) – rounded to the nearest \$100.

Market Adjustment to 1/1/2013		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	0.805	-19.5%
2/1/2010	0.827	-17.3%
3/1/2010	0.846	-15.4%
4/1/2010	0.866	-13.4%
5/1/2010	0.885	-11.5%
6/1/2010	0.903	-9.7%
7/1/2010	0.920	-8.0%
8/1/2010	0.936	-6.4%
9/1/2010	0.952	-4.8%
10/1/2010	0.966	-3.4%
11/1/2010	0.979	-2.1%
12/1/2010	0.991	-0.9%
1/1/2011	1.003	0.3%
2/1/2011	1.014	1.4%
3/1/2011	1.023	2.3%
4/1/2011	1.032	3.2%
5/1/2011	1.039	3.9%
6/1/2011	1.046	4.6%
7/1/2011	1.052	5.2%
8/1/2011	1.057	5.7%
9/1/2011	1.061	6.1%
10/1/2011	1.064	6.4%
11/1/2011	1.067	6.7%
12/1/2011	1.068	6.8%
1/1/2012	1.068	6.8%
2/1/2012	1.068	6.8%
3/1/2012	1.066	6.6%
4/1/2012	1.064	6.4%
5/1/2012	1.061	6.1%
6/1/2012	1.056	5.6%
7/1/2012	1.051	5.1%
8/1/2012	1.045	4.5%
9/1/2012	1.038	3.8%
10/1/2012	1.030	3.0%
11/1/2012	1.021	2.1%
12/1/2012	1.011	1.1%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	436370	0080	10/26/11	\$185,000	\$197,000	620	5	1920	Avg	7860	N	N	7945 30TH AVE SW
006	812210	1050	8/22/12	\$215,000	\$224,000	810	5	1930	Avg	11700	N	N	7342 30TH AVE SW
006	436420	0265	5/17/11	\$297,000	\$310,000	870	5	1919	Good	7680	N	N	8120 34TH AVE SW
006	812210	0625	9/6/12	\$240,000	\$249,000	480	6	1927	Avg	5040	N	N	7134 32ND AVE SW
006	436570	0070	4/14/10	\$259,950	\$227,000	540	6	2010	Avg	7440	N	N	8837 24TH AVE SW
006	935290	0565	7/20/11	\$174,000	\$184,000	620	6	1941	Avg	5080	N	N	9238 21ST AVE SW
006	926920	0765	7/29/10	\$240,000	\$224,000	670	6	1941	Avg	5000	N	N	7516 30TH AVE SW
006	926920	0690	5/16/12	\$219,500	\$232,000	670	6	1941	Avg	4920	N	N	7541 30TH AVE SW
006	500500	0110	3/19/10	\$239,000	\$205,000	670	6	2009	Avg	4000	N	N	9227 21ST AVE SW
006	926920	0615	3/17/10	\$242,000	\$207,000	670	6	1941	Good	4331	N	N	3023 SW WEBSTER ST
006	500500	0080	9/15/11	\$199,000	\$212,000	670	6	1941	VGood	4300	N	N	9203 21ST AVE SW
006	436520	0060	4/30/12	\$159,000	\$169,000	680	6	1922	Avg	7200	N	N	8832 35TH AVE SW
006	436470	0645	3/1/12	\$159,000	\$170,000	680	6	1921	Avg	7560	N	N	8621 30TH AVE SW
006	500500	0050	6/22/12	\$135,000	\$142,000	690	6	1942	Avg	5680	N	N	9238 22ND AVE SW
006	436520	0600	9/21/12	\$230,000	\$237,000	700	6	1923	Avg	7740	N	N	9044 30TH AVE SW
006	436570	0125	11/12/12	\$139,970	\$142,000	700	6	1924	Avg	7440	N	N	8812 24TH AVE SW
006	745250	0270	8/24/11	\$174,633	\$185,000	700	6	1951	Good	5000	N	N	9323 31ST PL SW
006	745250	0480	5/17/10	\$228,500	\$204,000	700	6	1951	Good	5000	N	N	9311 31ST AVE SW
006	926920	0220	12/6/11	\$231,000	\$247,000	710	6	1943	Good	5535	N	N	7514 34TH AVE SW
006	812210	0535	3/11/11	\$270,000	\$277,000	720	6	1928	Avg	5040	N	N	7317 31ST AVE SW
006	926920	0650	8/19/10	\$249,900	\$236,000	720	6	1941	Avg	4920	N	N	7509 30TH AVE SW
006	436570	0180	10/18/10	\$265,000	\$258,000	720	6	1924	Good	7440	N	N	8844 24TH AVE SW
006	745250	0160	5/25/10	\$260,000	\$234,000	730	6	1950	Good	4950	N	N	9224 34TH AVE SW
006	812210	0410	7/5/12	\$305,000	\$320,000	730	6	1928	Good	5040	N	N	7333 32ND AVE SW
006	436370	0130	5/23/12	\$325,000	\$344,000	730	6	1944	Good	5280	N	N	7910 30TH AVE SW
006	738750	0080	8/1/11	\$181,000	\$191,000	740	6	1947	Avg	8910	N	N	9418 23RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	926920	0195	3/1/12	\$200,000	\$213,000	750	6	1942	Avg	4920	N	N	7532 34TH AVE SW
006	193230	0535	4/22/10	\$239,000	\$210,000	750	6	1942	Avg	4920	N	N	7719 31ST AVE SW
006	935290	0645	2/23/12	\$187,000	\$199,000	750	6	1918	Avg	5120	N	N	9423 20TH AVE SW
006	681810	0130	10/25/11	\$230,000	\$245,000	760	6	1941	Good	5650	N	N	7753 30TH AVE SW
006	812210	0485	5/26/10	\$354,000	\$318,000	760	6	1928	Good	5040	N	N	7326 32ND AVE SW
006	948570	0080	2/23/10	\$234,950	\$198,000	770	6	1918	Good	7680	N	N	8451 24TH AVE SW
006	555030	0084	4/5/10	\$205,000	\$178,000	780	6	1944	Avg	6400	N	N	7919 27TH AVE SW
006	223500	0104	8/6/12	\$242,200	\$253,000	780	6	1949	Avg	6250	N	N	6733 34TH AVE SW
006	812210	1015	11/17/11	\$228,000	\$243,000	780	6	1942	Good	5632	N	N	7339 30TH AVE SW
006	926920	0370	6/27/11	\$233,000	\$245,000	780	6	1942	Good	4800	N	N	7548 32ND AVE SW
006	812260	0065	10/30/12	\$186,000	\$190,000	790	6	1945	Avg	5265	N	N	7139 28TH AVE SW
006	812260	0255	4/16/10	\$300,000	\$263,000	790	6	1945	Avg	6765	N	N	7160 28TH AVE SW
006	812260	0200	9/23/11	\$233,000	\$248,000	790	6	1945	Good	5904	Y	N	7102 28TH AVE SW
006	926920	0916	9/26/11	\$265,000	\$282,000	790	6	1945	Good	6500	N	N	7508 29TH AVE SW
006	815010	0211	7/13/12	\$280,000	\$294,000	790	6	1944	Good	4680	N	N	8312 35TH AVE SW
006	812260	0030	5/23/11	\$285,012	\$298,000	790	6	1945	Good	4920	N	N	7140 29TH AVE SW
006	812210	0615	6/30/11	\$229,000	\$241,000	800	6	1927	Avg	5040	N	N	7142 32ND AVE SW
006	193230	0385	10/19/10	\$249,950	\$243,000	800	6	1942	Avg	4000	N	N	7706 32ND AVE SW
006	193230	0515	5/26/10	\$225,000	\$202,000	810	6	1942	Avg	4920	N	N	7711 31ST AVE SW
006	436470	1025	4/6/10	\$292,500	\$254,000	810	6	1923	Avg	8190	N	N	3402 SW TRENTON ST
006	812210	1100	9/24/12	\$250,000	\$258,000	810	6	1945	Avg	6500	N	N	7313 29TH AVE SW
006	812210	1290	6/28/10	\$333,500	\$306,000	810	6	1945	Avg	6250	N	N	7302 29TH AVE SW
006	812260	0140	5/11/12	\$235,000	\$249,000	810	6	1945	Good	5289	N	N	7302 28TH AVE SW
006	193230	0225	11/15/11	\$220,000	\$235,000	810	6	1922	Good	6150	N	N	7753 34TH AVE SW
006	812260	0095	5/21/10	\$340,000	\$305,000	810	6	1945	Good	5637	N	N	7319 28TH AVE SW
006	812210	0700	4/19/11	\$340,000	\$352,000	810	6	1942	Good	5040	N	N	7125 31ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	812210	1216	6/18/10	\$245,000	\$224,000	820	6	1945	Avg	6630	N	N	7131 29TH AVE SW
006	812210	1230	3/17/10	\$320,600	\$275,000	830	6	1945	Avg	6630	N	N	7147 29TH AVE SW
006	935290	0395	8/6/12	\$173,300	\$181,000	830	6	1940	Avg	5120	N	N	9248 20TH AVE SW
006	500500	0260	8/13/12	\$165,000	\$172,000	840	6	1941	Avg	4000	N	N	9427 21ST AVE SW
006	815010	0140	1/11/10	\$246,000	\$200,000	850	6	1941	Avg	4800	N	N	7909 34TH AVE SW
006	812210	0825	3/23/11	\$296,000	\$305,000	850	6	1927	Avg	5140	N	N	7107 30TH AVE SW
006	926920	0185	9/18/12	\$185,000	\$191,000	860	6	1942	Avg	4920	N	N	7540 34TH AVE SW
006	436520	0005	5/30/12	\$216,000	\$228,000	860	6	1922	Avg	6409	N	N	3421 SW TRENTON ST
006	436520	0375	3/29/10	\$311,000	\$269,000	860	6	1925	Avg	7740	N	N	8831 30TH AVE SW
006	436370	0185	6/10/10	\$256,000	\$232,000	880	6	1921	Avg	7920	Y	N	7938 30TH AVE SW
006	815010	0185	4/28/10	\$335,000	\$296,000	890	6	1941	Avg	4800	N	N	8214 35TH AVE SW
006	815010	0225	10/13/11	\$261,000	\$278,000	890	6	1941	Avg	4982	N	N	8320 35TH AVE SW
006	362403	9083	7/16/10	\$286,000	\$265,000	890	6	1941	Good	5200	N	N	7947 31ST AVE SW
006	812210	0040	4/19/11	\$180,000	\$187,000	900	6	1925	Avg	4760	N	N	7330 35TH AVE SW
006	534720	0260	7/30/12	\$215,000	\$225,000	910	6	1950	Avg	7320	N	N	9425 34TH AVE SW
006	812210	0800	5/24/10	\$275,000	\$247,000	910	6	1942	Good	5140	N	N	7114 31ST AVE SW
006	534720	0190	11/23/11	\$165,000	\$176,000	920	6	1945	Avg	2600	N	N	9440 35TH AVE SW
006	500500	0280	12/22/11	\$171,000	\$183,000	930	6	1941	Avg	4000	N	N	9443 21ST AVE SW
006	436520	0595	10/12/11	\$210,000	\$224,000	940	6	1955	Avg	7740	N	N	9043 29TH AVE SW
006	948570	0310	6/29/10	\$275,000	\$253,000	960	6	1949	Avg	15351	N	N	2116 SW THISTLE ST
006	534720	0165	4/25/12	\$165,000	\$175,000	970	6	1947	Avg	4800	N	N	9416 35TH AVE SW
006	436470	0070	4/21/11	\$255,000	\$264,000	970	6	1950	Avg	7140	N	N	8439 34TH AVE SW
006	812870	0030	9/20/12	\$319,950	\$330,000	970	6	1956	Avg	7680	N	N	7932 29TH AVE SW
006	500500	0125	9/24/12	\$222,950	\$230,000	970	6	1941	Avg	4000	N	N	9239 21ST AVE SW
006	362403	9097	11/18/10	\$290,000	\$286,000	970	6	1948	Good	6936	N	N	8137 31ST AVE SW
006	745250	0065	6/29/12	\$210,000	\$221,000	980	6	1949	Avg	5000	N	N	9331 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	745250	0090	8/28/12	\$187,000	\$194,000	1006	6	1949	Avg	5200	N	N	9303 32ND AVE SW
006	745250	0135	4/8/10	\$221,000	\$192,000	1010	6	1949	Avg	5220	N	N	3217 SW BARTON ST
006	436520	0900	2/3/10	\$315,000	\$261,000	1030	6	2009	Avg	7740	N	N	9044 34TH AVE SW
006	745250	0330	6/22/12	\$224,700	\$237,000	1050	6	1950	Good	5950	N	N	3105 SW BARTON ST
006	688250	0065	6/26/12	\$205,000	\$216,000	1060	6	1957	Avg	7920	N	N	9413 26TH AVE SW
006	738750	0340	11/8/12	\$226,950	\$231,000	1070	6	1947	Avg	7808	N	N	9402 25TH AVE SW
006	534720	0120	11/3/11	\$205,000	\$219,000	1090	6	1953	Avg	4800	N	N	9219 34TH AVE SW
006	745250	0195	2/9/10	\$282,750	\$235,000	1090	6	1950	Avg	5050	N	N	9262 34TH AVE SW
006	436520	0785	5/21/12	\$303,000	\$321,000	1100	6	1929	Avg	7800	N	N	9038 32ND AVE SW
006	738750	0075	3/10/10	\$250,000	\$213,000	1110	6	1947	Avg	8910	N	N	9412 23RD AVE SW
006	193230	0710	12/14/10	\$301,500	\$300,000	1110	6	1942	Good	5520	N	N	7742 31ST AVE SW
006	812210	1270	1/4/12	\$333,500	\$356,000	1110	6	1945	Good	6250	N	N	7328 29TH AVE SW
006	745250	0750	8/16/11	\$193,545	\$205,000	1130	6	1951	Avg	6250	N	N	9210 31ST AVE SW
006	935290	1040	7/7/11	\$183,000	\$193,000	1150	6	1945	Avg	4720	N	N	9452 18TH AVE SW
006	436520	0620	9/22/11	\$295,000	\$314,000	1150	6	1923	Good	7930	N	N	9056 30TH AVE SW
006	738750	0255	5/18/10	\$294,000	\$263,000	1160	6	2010	Avg	7480	N	N	9220 25TH AVE SW
006	436520	0150	2/9/11	\$305,000	\$310,000	1190	6	1925	Avg	7740	N	N	8827 32ND AVE SW
006	362403	9074	7/3/12	\$265,000	\$278,000	1210	6	1941	Avg	5200	N	N	7929 31ST AVE SW
006	926920	0405	12/21/11	\$169,950	\$182,000	1220	6	1911	Avg	4920	N	N	7540 32ND AVE SW
006	745250	0240	6/28/10	\$310,000	\$285,000	1250	6	1950	Avg	7452	N	N	9444 34TH AVE SW
006	362403	9119	6/1/12	\$277,000	\$293,000	1250	6	1950	Avg	8910	N	N	9407 24TH AVE SW
006	926920	0400	12/13/12	\$250,000	\$252,000	1270	6	1957	Good	4920	N	N	7544 32ND AVE SW
006	745250	0735	9/18/12	\$200,000	\$207,000	1300	6	1951	Avg	5220	N	N	3011 SW BARTON ST
006	745250	0820	5/20/10	\$170,000	\$152,000	1310	6	1951	Fair	5000	N	N	9312 31ST AVE SW
006	812870	0195	10/20/10	\$256,500	\$250,000	1360	6	1958	Avg	7500	N	N	8149 28TH AVE SW
006	745250	0360	2/18/10	\$349,950	\$293,000	1420	6	1950	Good	6100	N	N	9232 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	815010	0295	4/19/10	\$342,700	\$301,000	1500	6	1941	Avg	4760	N	N	8105 34TH AVE SW
006	436520	0030	9/29/11	\$237,450	\$253,000	1580	6	1952	Avg	7320	N	N	8815 34TH AVE SW
006	436520	0750	7/27/10	\$270,000	\$252,000	1660	6	1956	Avg	7740	N	N	9015 31ST AVE SW
006	436470	0515	3/30/10	\$399,000	\$345,000	1680	6	1919	Good	7500	N	N	8600 30TH AVE SW
006	812260	0055	3/15/11	\$265,000	\$272,000	1690	6	1945	Avg	5170	N	N	7151 28TH AVE SW
006	436520	0405	7/11/12	\$354,000	\$371,000	1730	6	1952	Good	7740	N	N	8850 31ST AVE SW
006	812870	0200	2/9/11	\$235,000	\$239,000	1760	6	1958	Avg	7500	N	N	8155 28TH AVE SW
006	935290	0540	6/26/12	\$200,000	\$210,000	2010	6	1989	Avg	10795	N	N	9256 21ST AVE SW
006	436570	0233	5/17/12	\$110,000	\$116,000	670	7	2005	Avg	782	N	N	8821 A DELRIDGE WAY SW
006	436570	0237	5/7/12	\$117,000	\$124,000	670	7	2005	Avg	782	N	N	8821 B DELRIDGE WAY SW
006	327780	1442	7/5/11	\$159,900	\$168,000	720	7	2010	Avg	665	N	N	6536 B 34TH AVE SW
006	327780	1443	3/10/11	\$176,500	\$181,000	720	7	2010	Avg	889	N	N	6536 C 34TH AVE SW
006	327780	1441	5/5/10	\$230,000	\$204,000	720	7	2010	Avg	904	N	N	6536 A 34TH AVE SW
006	327780	0843	3/9/12	\$147,925	\$158,000	740	7	2005	Avg	1178	N	N	6348 C 34TH AVE SW
006	327780	0842	5/25/10	\$187,000	\$168,000	740	7	2005	Avg	858	N	N	6348 B 34TH AVE SW
006	534720	0074	2/4/10	\$209,000	\$173,000	740	7	2007	Avg	1099	N	N	3416 A SW CAMBRIDGE ST
006	534720	0072	5/17/10	\$205,000	\$183,000	740	7	2007	Avg	1121	N	N	3416B SW CAMBRIDGE ST
006	327780	0802	12/12/11	\$155,000	\$166,000	760	7	2011	Avg	1017	N	N	6318 A 34TH AVE SW
006	327780	0798	12/9/11	\$160,000	\$171,000	760	7	2011	Avg	1013	N	N	6318 C 34TH AVE SW
006	327780	0804	1/31/12	\$155,000	\$165,000	760	7	2011	Avg	787	N	N	6318 B 34TH AVE SW
006	327780	0802	10/16/12	\$185,000	\$190,000	760	7	2011	Avg	1017	N	N	6318 A 34TH AVE SW
006	327780	0808	3/27/12	\$155,000	\$165,000	780	7	2007	Avg	1099	N	N	6322 C 34TH AVE SW
006	812210	1440	1/27/10	\$260,000	\$214,000	800	7	1953	Avg	7260	N	N	7354 27TH AVE SW
006	088000	0213	5/23/11	\$167,000	\$174,000	810	7	2011	Avg	1173	N	N	8605 C DELRIDGE WAY SW
006	088000	0214	6/29/11	\$166,500	\$175,000	810	7	2011	Avg	1172	N	N	8605 B DELRIDGE WAY SW
006	088000	0210	8/24/11	\$164,500	\$174,000	810	7	2011	Avg	799	N	N	8609 C DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	088000	0209	5/20/11	\$167,000	\$174,000	810	7	2011	Avg	801	N	N	8609 B DELRIDGE WAY SW
006	088000	0215	5/27/11	\$179,500	\$188,000	810	7	2011	Avg	1580	N	N	8605 A DELRIDGE WAY SW
006	088000	0205	6/29/11	\$175,000	\$184,000	810	7	2011	Avg	1125	N	N	8609 A DELRIDGE WAY SW
006	088000	0212	6/29/11	\$179,500	\$189,000	810	7	2011	Avg	1571	N	N	8605 D DELRIDGE WAY SW
006	088000	0211	8/20/11	\$181,000	\$192,000	810	7	2011	Avg	1133	N	N	8609 D DELRIDGE WAY SW
006	534720	0194	2/23/11	\$158,500	\$162,000	820	7	2008	Avg	641	N	N	9442 B 35TH AVE SW
006	436570	0235	5/5/10	\$245,000	\$217,000	830	7	2005	Avg	1593	N	N	8819 B DELRIDGE WAY SW
006	223500	0025	9/24/12	\$260,000	\$268,000	840	7	1928	Avg	4560	N	N	6718 35TH AVE SW
006	926920	0846	1/4/10	\$369,000	\$298,000	850	7	1945	Good	6125	N	N	7557 29TH AVE SW
006	223500	0060	4/27/12	\$199,000	\$211,000	860	7	1950	Avg	4560	Y	N	6746 35TH AVE SW
006	436520	0711	8/1/12	\$237,500	\$248,000	860	7	1947	Avg	5640	N	N	3008 SW BARTON ST
006	436570	0241	12/22/11	\$139,900	\$149,000	900	7	2005	Avg	1741	N	N	8823 B DELRIDGE WAY SW
006	948570	0300	5/20/11	\$165,000	\$172,000	910	7	1925	Avg	7611	N	N	8132 22ND AVE SW
006	948570	0295	4/18/11	\$191,000	\$198,000	910	7	1977	Avg	7316	N	N	8137 22ND AVE SW
006	745100	0145	10/27/11	\$237,530	\$253,000	930	7	1954	Avg	7500	N	N	8850 28TH AVE SW
006	926920	0500	5/24/10	\$310,000	\$278,000	940	7	1951	Avg	4920	N	N	7529 31ST AVE SW
006	317260	0095	10/26/11	\$313,000	\$334,000	980	7	1954	Good	6400	N	N	9233 25TH AVE SW
006	555030	0005	4/9/10	\$324,000	\$282,000	990	7	1944	Avg	7296	N	N	7902 28TH AVE SW
006	815010	0020	8/3/11	\$295,500	\$312,000	990	7	1950	Avg	4800	N	N	7912 35TH AVE SW
006	926920	0140	5/25/10	\$210,000	\$189,000	1010	7	1978	Avg	4920	N	N	7545 34TH AVE SW
006	812870	0095	11/27/12	\$379,000	\$384,000	1010	7	1920	Good	7500	N	N	7949 28TH AVE SW
006	745100	0030	3/22/10	\$305,000	\$262,000	1020	7	1954	Avg	7500	N	N	8833 28TH AVE SW
006	088000	0191	1/3/11	\$134,900	\$135,000	1020	7	2003	Avg	1340	N	N	8623 A DELRIDGE WAY SW
006	948570	0331	9/22/12	\$146,000	\$151,000	1020	7	2005	Avg	1478	N	N	8131 A DELRIDGE WAY SW
006	948570	0306	1/11/12	\$273,500	\$292,000	1020	7	1949	Avg	7611	N	N	8144 22ND AVE SW
006	436520	0055	11/22/11	\$294,000	\$314,000	1030	7	1965	Avg	7320	N	N	8833 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	436570	0495	4/8/11	\$199,500	\$206,000	1030	7	1956	Avg	11900	Y	N	9056 22ND AVE SW
006	436470	0650	8/9/11	\$289,000	\$306,000	1040	7	1952	Avg	7560	N	N	8620 31ST AVE SW
006	260830	0085	1/3/12	\$235,000	\$251,000	1040	7	1958	Good	6450	N	N	8120 22ND AVE SW
006	339060	0075	8/17/12	\$290,000	\$302,000	1050	7	1957	Avg	6100	N	N	2458 SW KENYON ST
006	088000	0120	2/4/10	\$220,000	\$182,000	1050	7	1972	Avg	7380	N	N	8620 24TH AVE SW
006	812210	1171	8/5/10	\$275,000	\$258,000	1060	7	1927	Avg	4940	Y	N	7124 30TH AVE SW
006	798540	0108	9/26/11	\$175,000	\$186,000	1060	7	2004	Avg	1579	N	N	2410 A SW HOLDEN ST
006	812210	1485	3/29/10	\$312,500	\$270,000	1060	7	1957	Avg	7440	N	N	7345 26TH AVE SW
006	534720	0245	10/13/11	\$275,000	\$293,000	1060	7	1962	Avg	4880	N	N	9437 34TH AVE SW
006	935290	0890	1/26/12	\$157,000	\$168,000	1060	7	1918	Avg	5120	N	N	9430 20TH AVE SW
006	681810	0257	11/18/11	\$290,000	\$310,000	1060	7	1969	Good	6731	Y	N	2922 SW KENYON ST
006	436520	0880	11/20/12	\$354,000	\$359,000	1070	7	1965	Avg	7740	N	N	9032 34TH AVE SW
006	339060	0015	11/11/12	\$269,950	\$275,000	1090	7	1956	Avg	6300	N	N	2506 SW PORTLAND CT
006	339060	0010	4/8/10	\$290,000	\$252,000	1090	7	1955	Good	6435	N	N	2510 SW PORTLAND CT
006	798540	0172	3/24/11	\$330,000	\$340,000	1100	7	1955	Good	6848	N	N	7751 26TH AVE SW
006	327780	1628	3/24/10	\$260,000	\$224,000	1110	7	2009	Avg	1633	N	N	6519 A 34TH AVE SW
006	436470	0521	4/27/10	\$338,675	\$299,000	1110	7	1952	Good	6545	N	N	8605 29TH AVE SW
006	327860	4900	5/1/12	\$229,990	\$244,000	1120	7	2011	Avg	1383	N	N	3016 SW MORGAN ST
006	327860	4250	4/2/12	\$229,990	\$245,000	1120	7	2011	Avg	1073	N	N	3004 SW BATAAN ST
006	327860	4260	1/30/12	\$230,000	\$246,000	1120	7	2011	Avg	1073	N	N	3002 SW BATAAN ST
006	327860	4210	6/20/12	\$233,990	\$246,000	1120	7	2011	Avg	1073	N	N	3014 SW BATAAN ST
006	327860	5960	7/13/11	\$234,141	\$247,000	1120	7	2011	Avg	1380	N	N	2802 SW MORGAN ST
006	327860	4940	5/8/12	\$233,990	\$248,000	1120	7	2011	Avg	1380	N	N	3008 SW MORGAN ST
006	327860	4950	4/19/12	\$233,990	\$248,000	1120	7	2011	Avg	1380	N	N	3004 SW MORGAN ST
006	327860	4360	2/14/12	\$233,000	\$249,000	1120	7	2011	Avg	1073	N	N	2812 SW BATAAN ST
006	327860	4200	1/4/12	\$234,990	\$251,000	1120	7	2011	Avg	1073	N	N	3016 SW BATAAN ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327860	4240	4/23/12	\$236,500	\$251,000	1120	7	2011	Avg	1073	N	N	3006 SW BATAAN ST
006	327860	4960	4/11/12	\$236,990	\$252,000	1120	7	2011	Avg	1380	N	N	3002 SW MORGAN ST
006	327860	4910	8/2/12	\$249,990	\$261,000	1120	7	2011	Avg	1380	N	N	3014 SW MORGAN ST
006	339060	0030	5/23/12	\$270,000	\$286,000	1120	7	1956	Avg	5043	N	N	2507 SW PORTLAND CT
006	798540	0251	12/27/12	\$347,000	\$348,000	1120	7	1955	Avg	5460	N	N	7554 28TH AVE SW
006	436520	0650	4/20/12	\$258,000	\$274,000	1130	7	1968	Good	7740	N	N	9015 30TH AVE SW
006	327860	4400	1/12/12	\$229,990	\$246,000	1140	7	2011	Avg	1073	N	N	2802 SW BATAAN ST
006	327860	5940	7/11/11	\$233,832	\$246,000	1140	7	2011	Avg	1380	N	N	2806 SW MORGAN ST
006	327860	5900	6/23/11	\$234,946	\$247,000	1140	7	2011	Avg	1380	N	N	2818 SW MORGAN ST
006	327860	5910	6/28/11	\$237,007	\$249,000	1140	7	2011	Avg	1380	N	N	2816 SW MORGAN ST
006	327860	4390	10/12/11	\$237,990	\$254,000	1140	7	2011	Avg	1073	N	N	2804 SW BATAAN ST
006	327861	2570	7/3/12	\$242,746	\$255,000	1140	7	2012	Avg	889	N	N	6512 29TH AVE SW
006	327860	4350	10/20/11	\$240,832	\$257,000	1140	7	2011	Avg	1073	N	N	2816 SW BATAAN ST
006	327861	2680	7/5/12	\$244,322	\$257,000	1140	7	2012	Avg	889	N	N	6512 29TH AVE SW
006	327860	5950	8/16/11	\$245,990	\$261,000	1140	7	2011	Avg	1380	N	N	2804 SW MORGAN ST
006	327860	4340	10/9/11	\$246,828	\$263,000	1140	7	2011	Avg	1073	N	N	2818 SW BATAAN ST
006	327861	2590	6/14/12	\$285,832	\$301,000	1140	7	2012	Avg	1397	N	N	6516 29TH AVE SW
006	327861	2580	10/16/12	\$302,605	\$310,000	1140	7	2012	Avg	1397	N	N	6514 29TH AVE SW
006	437850	0005	11/6/12	\$268,000	\$273,000	1140	7	1954	Avg	7991	N	N	9257 29TH AVE SW
006	436370	0188	5/2/11	\$235,000	\$244,000	1150	7	1952	Avg	7500	N	N	7937 29TH AVE SW
006	339060	0055	5/24/11	\$242,000	\$253,000	1150	7	1958	Avg	12190	N	N	2500 SW CHICAGO CT
006	948570	0120	10/31/12	\$221,900	\$227,000	1150	7	1962	Avg	7316	N	N	8436 24TH AVE SW
006	681810	0090	3/16/12	\$348,000	\$371,000	1180	7	1963	Good	5650	N	N	7729 30TH AVE SW
006	886250	0050	5/18/11	\$180,000	\$188,000	1200	7	2008	Avg	1314	N	N	2428 A SW HOLDEN ST
006	886250	0080	9/14/11	\$165,000	\$175,000	1200	7	2008	Avg	1543	N	N	2428 D SW HOLDEN ST
006	886250	0100	10/20/11	\$175,000	\$187,000	1200	7	2008	Avg	1803	N	N	2428 F SW HOLDEN ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327780	0825	9/27/11	\$235,000	\$250,000	1200	7	2007	Avg	1775	N	N	6340 A 34TH AVE SW
006	812210	0575	7/12/12	\$385,000	\$404,000	1220	7	2005	Avg	10080	N	N	7349 31ST AVE SW
006	362403	9141	3/23/10	\$283,000	\$243,000	1230	7	1955	Avg	8160	N	N	9411 25TH AVE SW
006	327861	0500	12/9/10	\$220,000	\$219,000	1240	7	2010	Avg	3230	N	N	6501 31ST AVE SW
006	327861	0450	12/9/10	\$205,000	\$204,000	1240	7	2011	Avg	2057	N	N	3111 SW MORGAN ST
006	327861	0440	12/9/10	\$205,000	\$204,000	1240	7	2011	Avg	2052	N	N	3113 SW MORGAN ST
006	926920	0570	5/24/11	\$340,000	\$355,000	1240	7	1988	Avg	4920	N	N	7532 31ST AVE SW
006	436570	0290	6/13/11	\$207,000	\$217,000	1250	7	1942	Avg	7680	N	N	2118 SW HENDERSON ST
006	798540	0179	6/14/11	\$255,000	\$267,000	1260	7	1996	Avg	5000	N	N	7704 26TH PL SW
006	383760	0030	11/9/12	\$325,000	\$331,000	1260	7	1959	Avg	6420	Y	N	7741 27TH AVE SW
006	436570	0155	12/9/10	\$270,000	\$269,000	1270	7	1958	Avg	7440	N	N	8833 22ND AVE SW
006	926920	0145	10/14/11	\$326,000	\$347,000	1280	7	1976	Avg	4920	N	N	7549 34TH AVE SW
006	437850	0040	2/10/11	\$205,000	\$208,000	1290	7	1954	Avg	7800	N	N	9215 29TH AVE SW
006	362403	9108	11/1/11	\$307,500	\$328,000	1300	7	1967	Avg	6750	N	N	7901 31ST AVE SW
006	085900	0135	2/12/10	\$279,500	\$233,000	1300	7	1961	Avg	7661	N	N	2116 SW TRENTON ST
006	926920	0899	12/12/12	\$260,000	\$262,000	1320	7	1945	Avg	6500	N	N	7524 29TH AVE SW
006	223500	0010	4/19/10	\$250,000	\$219,000	1330	7	1928	Avg	4560	N	N	6706 35TH AVE SW
006	812210	0160	3/21/11	\$255,000	\$262,000	1330	7	1924	Avg	7020	N	N	7148 35TH AVE SW
006	935290	0390	7/15/11	\$291,750	\$308,000	1330	7	1993	Avg	5452	N	N	9258 20TH AVE SW
006	910900	0055	7/13/11	\$254,000	\$268,000	1340	7	1954	Good	6060	N	N	2918 SW CAMBRIDGE ST
006	886250	0160	6/23/11	\$210,900	\$222,000	1360	7	2008	Avg	1977	N	N	2430 F SW HOLDEN ST
006	886250	0130	5/11/11	\$220,000	\$229,000	1360	7	2008	Avg	1762	N	N	2430 C SW HOLDEN ST
006	886250	0120	2/29/12	\$195,000	\$208,000	1360	7	2008	Avg	1766	N	N	2430 B SW HOLDEN ST
006	886250	0150	5/1/12	\$197,500	\$209,000	1360	7	2008	Avg	1758	N	N	2430 E SW HOLDEN ST
006	260830	0075	5/24/12	\$187,950	\$199,000	1360	7	1959	Good	6450	N	N	8112 22ND AVE SW
006	812210	1045	3/18/11	\$225,000	\$231,000	1390	7	1968	Avg	6175	N	N	2918 SW WEBSTER ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327860	5920	7/1/11	\$256,832	\$270,000	1400	7	2011	Avg	2618	N	N	2814 SW MORGAN ST
006	327860	5890	6/23/11	\$262,735	\$276,000	1400	7	2011	Avg	2932	N	N	2820 SW MORGAN ST
006	327860	5970	7/13/11	\$263,958	\$278,000	1400	7	2011	Avg	2933	N	N	2800 SW MORGAN ST
006	327860	5930	8/18/11	\$267,278	\$283,000	1400	7	2011	Avg	2618	N	N	2810 SW MORGAN ST
006	327860	4330	10/6/11	\$274,509	\$292,000	1400	7	2011	Avg	2281	N	N	2820 SW BATAAN ST
006	327860	4370	10/17/11	\$276,266	\$294,000	1400	7	2011	Avg	2036	N	N	2810 SW BATAAN ST
006	327860	4270	1/4/12	\$281,028	\$300,000	1400	7	2011	Avg	2282	N	N	3000 SW BATAAN ST
006	327860	4230	12/19/11	\$281,079	\$300,000	1400	7	2011	Avg	2036	N	N	3018 SW BATAAN ST
006	327860	4190	11/7/11	\$282,430	\$301,000	1400	7	2011	Avg	2281	N	N	3018 SW BATAAN ST
006	327860	4380	11/3/11	\$278,861	\$297,000	1400	7	2011	Avg	2036	N	N	2808 SW BATAAN ST
006	327860	4890	4/3/12	\$283,990	\$302,000	1400	7	2011	Avg	2841	N	N	3020 SW MORGAN ST
006	327861	2560	6/29/12	\$283,958	\$299,000	1400	7	2012	Avg	1397	N	N	6510 29TH AVE SW
006	327860	4920	2/28/12	\$284,000	\$303,000	1400	7	2011	Avg	2617	N	N	3012 SW MORGAN ST
006	327860	4220	11/3/11	\$281,280	\$300,000	1400	7	2011	Avg	2036	N	N	3012 SW BATAAN ST
006	327860	4970	3/27/12	\$287,876	\$306,000	1400	7	2011	Avg	2933	N	N	3000 SW MORGAN ST
006	327860	4930	3/21/12	\$288,281	\$307,000	1400	7	2011	Avg	2617	N	N	3010 SW MORGAN ST
006	327860	4410	9/22/11	\$290,035	\$308,000	1400	7	2011	Avg	2282	N	N	2800 SW BATAAN ST
006	327861	2670	5/24/12	\$287,738	\$304,000	1400	7	2012	Avg	1375	N	N	6518 29TH AVE SW
006	436520	0845	10/16/12	\$290,000	\$297,000	1400	7	1952	Avg	7740	N	N	9014 34TH AVE SW
006	798540	0086	7/31/12	\$217,500	\$227,000	1400	7	2004	Avg	1562	N	N	2414 C SW HOLDEN ST
006	812210	1450	3/31/11	\$186,500	\$192,000	1420	7	1953	Avg	7260	N	N	7342 27TH AVE SW
006	436570	0160	8/2/10	\$299,999	\$281,000	1480	7	1928	Good	7440	N	N	8832 24TH AVE SW
006	812210	0420	2/25/11	\$300,000	\$306,000	1510	7	1928	Avg	5040	N	N	7341 32ND AVE SW
006	339060	0085	11/28/12	\$324,950	\$329,000	1520	7	1978	Good	5100	N	N	2438 SW KENYON ST
006	886250	0270	4/20/10	\$193,000	\$169,000	1570	7	2007	Avg	1268	N	N	2436 A SW HOLDEN ST
006	886250	0280	1/4/10	\$256,200	\$207,000	1570	7	2007	Avg	1268	N	N	2436 B SW HOLDEN ST

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	886250	0170	4/9/10	\$205,000	\$179,000	1570	7	2008	Avg	1399	N	N	2432 A SW HOLDEN ST
006	886250	0210	6/23/10	\$228,000	\$209,000	1570	7	2008	Avg	1751	N	N	2432 C SW HOLDEN ST
006	886250	0220	9/1/11	\$185,000	\$196,000	1570	7	2008	Avg	1621	N	N	2432 D SW HOLDEN ST
006	436370	0085	6/7/11	\$297,000	\$311,000	1580	7	1952	Avg	7500	N	N	7944 31ST AVE SW
006	436520	0270	8/2/10	\$384,985	\$361,000	1620	7	1970	Good	7740	N	N	8839 31ST AVE SW
006	798540	0181	2/5/10	\$340,000	\$282,000	1730	7	1996	Avg	5000	N	N	7712 26TH PL SW
006	437850	0015	4/13/12	\$306,600	\$326,000	1760	7	1954	Good	7800	N	N	9245 29TH AVE SW
006	327861	0430	12/9/10	\$260,000	\$259,000	1770	7	2011	Avg	3429	N	N	3115 SW MORGAN ST
006	812870	0130	8/30/10	\$290,000	\$276,000	1800	7	1928	Avg	7680	N	N	8132 29TH AVE SW
006	436470	0735	1/3/12	\$340,000	\$363,000	1820	7	1918	VGood	7560	N	N	8614 32ND AVE SW
006	436520	0240	6/8/10	\$410,000	\$372,000	1880	7	1975	Avg	7680	N	N	8820 32ND AVE SW
006	534720	0184	12/28/11	\$155,000	\$166,000	850	8	2006	Avg	1344	N	N	9436 A 35TH AVE SW
006	327860	0570	12/27/11	\$184,000	\$197,000	870	8	2008	Avg	1457	N	N	5910 31ST AVE SW
006	327780	0810	4/29/11	\$262,000	\$272,000	900	8	1929	Avg	3343	N	N	6328 34TH AVE SW
006	327860	4010	10/11/12	\$235,000	\$241,000	1020	8	2006	Avg	1414	N	N	6308 31ST AVE SW
006	534720	0145	2/11/11	\$206,000	\$210,000	1060	8	2006	Avg	1549	N	N	9400 35TH AVE SW
006	534720	0177	12/11/12	\$170,160	\$171,000	1100	8	2006	Avg	1251	N	N	9432 B 35TH AVE SW
006	534720	0180	11/10/11	\$150,000	\$160,000	1120	8	2006	Avg	1251	N	N	9432 A 35TH AVE SW
006	362403	9184	6/1/11	\$230,000	\$241,000	1150	8	2010	Avg	1470	N	N	2206 SW ELMGROVE ST
006	362403	9183	11/17/10	\$295,000	\$291,000	1150	8	2010	Avg	1590	N	N	2208 SW ELMGROVE ST
006	327780	1415	2/23/12	\$250,000	\$267,000	1160	8	2012	Avg	1469	N	N	6510 B 34TH AVE SW
006	327780	1416	2/25/12	\$259,950	\$277,000	1160	8	2012	Avg	1583	N	N	6510 A 34TH AVE SW
006	327780	1417	3/2/12	\$247,700	\$264,000	1180	8	2012	Avg	1663	N	N	6512 A 34TH AVE SW
006	327780	1418	2/15/12	\$249,950	\$267,000	1180	8	2012	Avg	1531	N	N	6512 B 34TH AVE SW
006	327860	2230	2/16/11	\$240,000	\$244,000	1230	8	2006	Avg	1441	N	N	6011 LANHAM PL SW
006	327780	1586	4/8/11	\$246,000	\$254,000	1240	8	2010	Avg	1464	N	N	6659 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327780	1585	8/5/10	\$326,950	\$307,000	1240	8	2010	Avg	1499	N	N	6557 34TH AVE SW
006	327860	2150	7/30/12	\$245,000	\$256,000	1265	8	2006	Avg	1695	N	N	3209 SW RAYMOND ST
006	327860	1930	5/12/10	\$249,727	\$223,000	1270	8	2006	Avg	1604	N	N	3245 SW RAYMOND ST
006	327860	2080	3/30/11	\$246,950	\$255,000	1270	8	2006	Avg	2937	N	N	3223 SW RAYMOND ST
006	920695	0100	1/21/10	\$318,500	\$261,000	1270	8	2004	Avg	2509	N	N	2490 SW WEBSTER ST
006	920695	0110	2/23/10	\$327,500	\$276,000	1270	8	2004	Avg	1683	N	N	2492 SW WEBSTER ST
006	327860	2040	8/30/10	\$330,000	\$314,000	1290	8	2006	Avg	2048	N	N	3235 SW RAYMOND ST
006	327860	2090	12/10/12	\$245,000	\$247,000	1310	8	2006	Avg	2912	N	N	3221 SW RAYMOND ST
006	327780	1587	4/12/11	\$215,000	\$222,000	1320	8	2010	Avg	1593	N	N	3406 SW HOLLY ST
006	327780	1588	5/4/11	\$215,000	\$224,000	1320	8	2010	Avg	1448	N	N	3408 SW HOLLY ST
006	085900	0026	2/10/10	\$308,500	\$257,000	1320	8	2008	Avg	1585	N	N	2518 SW TRENTON ST
006	327860	2180	5/2/11	\$339,990	\$353,000	1340	8	2006	Avg	1956	N	N	3201 SW RAYMOND ST
006	327860	0780	10/8/12	\$279,000	\$287,000	1360	8	2007	Avg	1998	N	N	5932 31ST AVE SW
006	327860	0770	9/2/10	\$225,000	\$214,000	1380	8	2007	Avg	1592	N	N	5936 31ST AVE SW
006	327860	2200	8/24/12	\$286,500	\$298,000	1390	8	2006	Avg	1776	N	N	6005 LANHAM PL SW
006	383760	0005	8/12/10	\$340,000	\$320,000	1400	8	1991	Avg	5136	Y	N	7703 27TH AVE SW
006	816550	1520	5/3/11	\$240,000	\$250,000	1420	8	2007	Avg	1827	N	N	7057 27TH AVE SW
006	816550	0890	1/6/10	\$302,500	\$245,000	1420	8	2009	Avg	1600	N	N	2661 SW MYRTLE ST
006	816550	0900	1/7/10	\$295,867	\$239,000	1420	8	2009	Avg	1200	N	N	2663 SW MYRTLE ST
006	816550	1040	4/24/12	\$230,000	\$244,000	1420	8	2010	Avg	1200	N	N	7124 27TH AVE SW
006	816550	0260	6/10/11	\$233,000	\$244,000	1420	8	2008	Avg	1245	N	N	2655 SW SYLVAN HEIGHTS DR
006	816550	0930	1/6/10	\$314,950	\$255,000	1420	8	2010	Avg	2160	N	N	7110 27TH AVE SW
006	816550	0160	4/17/12	\$232,300	\$247,000	1420	8	2008	Avg	1355	N	N	2666 SW SYLVAN HEIGHTS DR
006	816550	1030	5/10/12	\$247,000	\$262,000	1420	8	2010	Avg	1600	N	N	7126 27TH AVE SW
006	816550	0960	5/22/12	\$254,000	\$269,000	1420	8	2010	Avg	1600	N	N	7116 27TH AVE SW
006	816550	1050	5/10/12	\$244,000	\$258,000	1420	8	2010	Avg	1200	N	N	7122 27TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	816550	0940	3/4/10	\$304,950	\$259,000	1420	8	2010	Avg	1200	N	N	7112 27TH AVE SW
006	816550	0950	5/13/10	\$299,950	\$267,000	1420	8	2010	Avg	1200	N	N	7114 27TH AVE SW
006	816550	1060	6/9/10	\$319,950	\$290,000	1420	8	2010	Avg	2160	N	N	7120 27TH AVE SW
006	816550	1660	6/3/10	\$330,000	\$298,000	1420	8	2007	Avg	2398	N	N	2735 SW SYLVAN HEIGHTS DR
006	816550	0330	2/5/10	\$315,000	\$261,000	1460	8	2008	Avg	1328	N	N	2673 SW SYLVAN HEIGHTS DR
006	816550	1010	5/24/12	\$254,800	\$269,000	1460	8	2010	Avg	1280	N	N	7123 SHINKLE PL SW
006	816550	0980	5/21/12	\$255,000	\$270,000	1460	8	2010	Avg	1280	N	N	7113 SHINKLE PL SW
006	816550	0870	3/5/10	\$319,950	\$271,000	1460	8	2009	Avg	1245	N	N	2653 SW MYRTLE ST
006	816550	1080	12/10/10	\$299,950	\$298,000	1460	8	2010	Avg	1392	N	N	7132 27TH AVE SW
006	816550	0860	1/7/10	\$339,950	\$275,000	1550	8	2008	Avg	1955	N	N	2651 SW MYRTLE ST
006	816550	0880	3/8/10	\$329,950	\$281,000	1550	8	2009	Avg	1760	N	N	2665 SW MYRTLE ST
006	816550	0990	3/4/10	\$339,000	\$287,000	1550	8	2010	Avg	2190	N	N	7111 SHINKLE PL SW
006	816550	1020	5/7/12	\$273,000	\$289,000	1550	8	2010	Avg	1760	N	N	7125 SHINKLE PL SW
006	816550	1650	5/2/12	\$273,000	\$289,000	1550	8	2007	Avg	2178	N	N	2733 SW SYLVAN HEIGHTS DR
006	816550	1000	11/16/10	\$300,000	\$296,000	1550	8	2010	Avg	2190	N	N	7121 SHINKLE PL SW
006	816550	1070	12/10/10	\$304,900	\$303,000	1550	8	2010	Avg	2349	N	N	7130 27TH AVE SW
006	816550	0970	9/10/10	\$342,950	\$328,000	1550	8	2010	Avg	1760	N	N	7115 SHINKLE PL SW
006	816550	1100	3/24/11	\$324,500	\$334,000	1550	8	2010	Avg	2001	N	N	7131 SHINKLE PL SW
006	327861	2720	11/19/12	\$299,000	\$303,000	1580	8	2012	Avg	2806	N	N	6515 HIGH POINT DR SW
006	327861	2690	7/12/12	\$321,758	\$338,000	1580	8	2012	Avg	3768	N	N	6521 HIGH POINT DR SW
006	327861	2710	8/1/12	\$333,832	\$349,000	1580	8	2012	Avg	2545	N	N	6517 HIGH POINT DR SW
006	327860	5590	6/6/11	\$287,435	\$301,000	1580	8	2011	Avg	3825	N	N	2801 SW BATAAN ST
006	327860	4520	8/5/11	\$282,717	\$299,000	1580	8	2011	Avg	2790	N	N	3005 SW BATAAN ST
006	327860	5510	6/20/11	\$290,107	\$305,000	1580	8	2011	Avg	2700	N	N	2809 SW BATAAN ST
006	327861	1620	10/14/11	\$292,892	\$312,000	1580	8	2011	Avg	2792	N	N	3009 SW MORGAN ST
006	327861	2440	12/6/11	\$283,803	\$303,000	1580	8	2011	Avg	1120	N	N	6517 29TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327860	4500	7/18/11	\$300,190	\$317,000	1580	8	2011	Avg	2790	N	N	3011 SW BATAAN ST
006	327861	2390	7/9/12	\$294,990	\$310,000	1580	8	2011	Avg	1120	N	N	6505 29TH AVE SW
006	327861	2370	8/15/12	\$297,569	\$310,000	1580	8	2011	Avg	1820	N	N	6501 29TH AVE SW
006	327861	2410	9/11/12	\$299,990	\$311,000	1580	8	2011	Avg	2380	N	N	6509 29TH AVE SW
006	327860	3990	8/28/12	\$315,000	\$327,000	1600	8	2006	Avg	2945	N	N	3001 SW GRAHAM ST
006	327860	3960	11/6/12	\$330,000	\$336,000	1600	8	2006	Avg	3630	N	N	3015 SW GRAHAM ST
006	327860	0840	5/24/11	\$490,000	\$512,000	1640	8	2007	Avg	2953	Y	N	3012 CYCLE CT SW
006	327860	0590	1/24/12	\$430,000	\$459,000	1700	8	2007	Avg	2477	Y	N	5918 31ST AVE SW
006	327860	2570	5/20/11	\$273,000	\$285,000	1790	8	2007	Avg	1096	N	N	6007 31ST AVE SW
006	327861	2700	6/4/12	\$323,681	\$342,000	1800	8	2012	Avg	2687	N	N	6519 HIGH POINT DR SW
006	327860	5490	5/5/11	\$311,224	\$324,000	1800	8	2011	Avg	3375	N	N	2811 SW BATAAN ST
006	327861	2420	4/11/12	\$292,660	\$311,000	1800	8	2011	Avg	1120	N	N	6511 29TH AVE SW
006	327860	5570	6/29/11	\$307,355	\$323,000	1800	8	2011	Avg	2700	N	N	2809 SW BATAAN ST
006	327860	5530	7/21/11	\$307,990	\$325,000	1800	8	2011	Avg	2700	N	N	2807 SW BATAAN ST
006	327860	4540	8/25/11	\$312,813	\$332,000	1800	8	2011	Avg	3420	N	N	3001 SW BATAAN ST
006	327860	4490	6/26/11	\$314,990	\$331,000	1800	8	2011	Avg	3420	N	N	3015 SW BATAAN ST
006	327860	4510	7/6/11	\$309,813	\$326,000	1800	8	2011	Avg	2790	N	N	3009 SW BATAAN ST
006	327861	2380	12/3/12	\$315,000	\$318,000	1800	8	2011	Avg	1120	N	N	6503 29TH AVE SW
006	327861	2400	3/2/12	\$297,539	\$317,000	1800	8	2011	Avg	1120	N	N	6507 29TH AVE SW
006	327860	4530	10/20/11	\$308,813	\$329,000	1800	8	2011	Avg	2790	N	N	3003 SW BATAAN ST
006	327861	1640	11/2/11	\$315,990	\$337,000	1800	8	2011	Avg	3488	N	N	3001 SW MORGAN ST
006	327860	5550	9/28/11	\$311,218	\$331,000	1800	8	2011	Avg	2700	N	N	2805 SW BATAAN ST
006	327861	1610	12/4/11	\$309,536	\$331,000	1800	8	2011	Avg	2792	N	N	3011 SW MORGAN ST
006	327861	2430	5/10/12	\$304,990	\$323,000	1800	8	2011	Avg	1120	N	N	6515 29TH AVE SW
006	327861	1630	4/12/12	\$314,197	\$334,000	1800	8	2011	Avg	2792	N	N	3005 SW MORGAN ST
006	327861	2450	12/14/11	\$308,813	\$330,000	1800	8	2011	Avg	1120	N	N	6519 29TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327861	2740	6/12/12	\$332,194	\$350,000	1800	8	2012	Avg	2812	N	N	6511 HIGH POINT DR SW
006	327861	2730	5/17/12	\$349,352	\$370,000	1800	8	2012	Avg	2914	N	N	6513 HIGH POINT DR SW
006	327780	1460	11/23/10	\$448,000	\$443,000	1810	8	1929	Good	6250	N	N	6558 34TH AVE SW
006	327860	2560	12/28/12	\$275,000	\$275,000	1860	8	2007	Avg	1569	N	N	3107 SW RAYMOND ST
006	327860	3010	1/11/11	\$374,950	\$377,000	1930	8	2006	Avg	2488	N	N	6022 29TH AVE SW
006	436470	0310	4/14/11	\$386,000	\$399,000	2110	8	1988	Avg	7200	N	N	3019 SW THISTLE ST
006	327860	0280	9/21/12	\$439,950	\$454,000	2150	8	2007	Avg	3795	N	N	5925 31ST AVE SW
006	327860	0300	9/26/12	\$440,500	\$454,000	2190	8	2007	Avg	4380	N	N	5933 31ST AVE SW
006	436520	0114	7/7/11	\$465,000	\$490,000	2380	8	2000	Avg	7683	N	N	3209 SW TRENTON ST
006	926920	0705	10/26/11	\$340,000	\$363,000	2660	8	2002	Avg	4920	N	N	7553 30TH AVE SW
006	223500	0005	2/18/11	\$525,000	\$535,000	2310	9	2010	Avg	4788	N	N	3421 SW HOLLY ST
006	436420	0195	11/22/11	\$500,000	\$534,000	2330	9	2012	Avg	7680	N	N	8120 32ND AVE SW
008	211470	0645	4/1/10	\$241,900	\$209,000	430	5	1919	VGood	4800	N	N	7759 10TH AVE SW
008	797260	0970	4/20/11	\$107,310	\$111,000	550	5	1941	Avg	5975	N	N	8137 10TH AVE SW
008	797260	1055	6/21/12	\$128,400	\$135,000	870	5	1929	Avg	1500	N	N	910 SW THISTLE ST
008	537020	0085	5/21/10	\$225,000	\$202,000	880	5	1943	Good	4403	N	N	9056 11TH AVE SW
008	430220	0515	6/3/11	\$118,000	\$123,000	540	6	1948	Fair	5120	N	N	8717 16TH AVE SW
008	797260	0606	5/17/11	\$150,000	\$156,000	600	6	1942	Avg	5696	N	N	7904 11TH AVE SW
008	797260	3420	11/14/12	\$95,000	\$97,000	610	6	1926	Fair	4920	N	N	8620 9TH AVE SW
008	329870	0245	10/25/11	\$145,000	\$155,000	630	6	1921	Avg	6466	N	N	8848 13TH AVE SW
008	211370	1185	1/9/12	\$125,000	\$134,000	670	6	1943	Fair	4501	N	N	8114 13TH AVE SW
008	211370	0815	4/16/12	\$180,000	\$191,000	690	6	1942	Avg	4600	N	N	8146 15TH AVE SW
008	329870	0242	11/12/10	\$140,000	\$138,000	700	6	1949	Avg	5406	N	N	8849 12TH AVE SW
008	329870	0830	11/10/11	\$160,000	\$171,000	710	6	1942	Avg	4305	N	N	9247 12TH AVE SW
008	211370	0665	7/20/10	\$219,000	\$204,000	710	6	1943	Avg	4000	N	N	8147 15TH AVE SW
008	329870	0335	10/4/10	\$209,000	\$202,000	710	6	1942	Avg	4876	N	N	9046 13TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	329870	0721	4/10/12	\$127,660	\$136,000	720	6	1946	Avg	5550	N	N	9228 14TH AVE SW
008	329870	0826	6/8/12	\$114,505	\$121,000	720	6	1942	Avg	4305	N	N	9231 12TH AVE SW
008	797260	0565	4/28/11	\$158,000	\$164,000	720	6	1919	Avg	3795	N	N	7945 9TH AVE SW
008	797260	3930	10/25/10	\$214,950	\$210,000	720	6	1942	Avg	6345	N	N	9226 12TH AVE SW
008	430220	0800	7/20/11	\$215,000	\$227,000	720	6	1921	Avg	5160	N	N	8437 17TH AVE SW
008	211270	0565	3/1/10	\$174,950	\$148,000	720	6	1947	Good	4040	N	N	7733 12TH AVE SW
008	537020	0210	2/22/11	\$215,000	\$219,000	730	6	1918	Good	5159	N	N	9045 11TH AVE SW
008	797260	1991	6/11/10	\$300,000	\$273,000	730	6	1943	VGood	4880	N	N	8418 9TH AVE SW
008	329870	0960	11/28/12	\$167,000	\$169,000	740	6	1942	Avg	4440	N	N	9433 13TH AVE SW
008	775050	0425	1/21/10	\$205,000	\$168,000	740	6	1918	Avg	6600	N	N	9046 9TH AVE SW
008	430220	0120	1/14/11	\$145,000	\$146,000	740	6	1927	Good	2446	N	N	8620 DELRIDGE WAY SW
008	329870	1020	2/19/10	\$195,000	\$164,000	750	6	1943	Avg	4125	N	N	1413 SW CAMBRIDGE ST
008	430320	0275	2/1/12	\$173,000	\$185,000	750	6	1942	Avg	5160	N	N	7922 20TH AVE SW
008	537020	0195	7/6/10	\$219,900	\$203,000	750	6	1942	Good	5080	N	N	9029 11TH AVE SW
008	430320	0270	7/5/12	\$205,550	\$216,000	760	6	1942	Avg	5160	N	N	7926 20TH AVE SW
008	775050	0250	3/15/11	\$119,900	\$123,000	770	6	1919	Avg	4760	N	N	9026 10TH AVE SW
008	430270	0365	4/21/10	\$263,500	\$231,000	770	6	1948	Good	5160	N	N	8149 17TH AVE SW
008	430320	0373	7/26/12	\$225,000	\$235,000	770	6	1948	Good	5120	N	N	1702 SW ELMGROVE ST
008	329870	0891	9/25/12	\$170,000	\$175,000	780	6	1942	Avg	4264	N	N	9446 13TH AVE SW
008	430320	0179	8/19/11	\$163,000	\$173,000	780	6	1948	Avg	6450	N	N	7921 18TH AVE SW
008	329870	0320	5/24/10	\$237,000	\$213,000	780	6	1942	Avg	4876	N	N	9032 13TH AVE SW
008	775050	0235	4/21/11	\$155,000	\$161,000	780	6	1924	Good	4533	N	N	9012 10TH AVE SW
008	211470	0150	8/9/10	\$224,000	\$211,000	800	6	1954	VGood	3640	N	N	7702 9TH AVE SW
008	211320	0265	2/2/12	\$145,500	\$155,000	810	6	1922	Avg	5160	N	N	7732 18TH AVE SW
008	430220	0480	9/16/11	\$145,000	\$154,000	820	6	1941	Avg	5120	N	N	8621 16TH AVE SW
008	775050	0265	10/19/10	\$225,000	\$219,000	820	6	1919	Avg	4760	N	N	9038 10TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	430220	0620	8/24/11	\$180,000	\$191,000	830	6	1942	Avg	5120	N	N	8415 16TH AVE SW
008	329870	1057	6/29/10	\$150,000	\$138,000	830	6	1929	Avg	2145	N	N	9444 15TH AVE SW
008	797260	3155	8/9/12	\$257,500	\$269,000	830	6	1919	Avg	7620	N	N	8656 12TH AVE SW
008	211370	0525	3/23/10	\$315,000	\$271,000	840	6	1949	Good	7000	N	N	7955 15TH AVE SW
008	797260	0560	5/24/11	\$179,000	\$187,000	840	6	1918	VGood	1741	N	N	7951 9TH AVE SW
008	797260	0480	9/13/12	\$207,500	\$215,000	860	6	1940	Avg	7650	N	N	7927 8TH AVE SW
008	797260	0693	11/8/11	\$212,000	\$226,000	860	6	1921	Good	7239	N	N	7909 10TH AVE SW
008	211470	0120	5/31/12	\$215,000	\$227,000	860	6	1948	Good	4160	N	N	7758 9TH AVE SW
008	329870	0895	9/10/12	\$167,200	\$173,000	880	6	1942	Good	4264	N	N	9452 13TH AVE SW
008	789980	0025	3/29/10	\$210,000	\$181,000	880	6	1902	Good	5120	N	N	8814 17TH AVE SW
008	430220	0320	4/4/11	\$149,400	\$154,000	900	6	1983	Avg	5175	N	N	8617 17TH AVE SW
008	797260	3350	3/9/12	\$141,000	\$150,000	900	6	1943	Avg	4480	N	N	8650 10TH AVE SW
008	430220	0540	7/11/11	\$212,000	\$223,000	900	6	1952	Avg	5160	N	N	8648 17TH AVE SW
008	797260	4585	7/28/10	\$195,000	\$182,000	900	6	1920	Good	7620	N	N	9427 6TH AVE SW
008	329870	0360	3/31/10	\$328,000	\$284,000	900	6	1922	Good	6882	N	N	9019 13TH AVE SW
008	797260	3150	1/4/12	\$215,000	\$230,000	950	6	1916	VGood	7620	N	N	8650 12TH AVE SW
008	126320	0030	5/10/12	\$161,450	\$171,000	960	6	1922	Avg	4760	N	N	8818 11TH AVE SW
008	329870	0317	3/22/10	\$249,000	\$214,000	960	6	1942	Avg	4346	N	N	9018 13TH AVE SW
008	211270	0155	7/14/10	\$215,000	\$199,000	970	6	1923	Avg	5192	N	N	1411 SW HOLDEN ST
008	797260	1995	3/28/11	\$219,950	\$227,000	980	6	1943	Avg	4880	N	N	8422 9TH AVE SW
008	211370	0705	4/21/10	\$248,000	\$218,000	990	6	1930	Avg	8000	N	N	8136 16TH AVE SW
008	430220	0065	4/27/12	\$291,000	\$309,000	990	6	1924	Avg	8280	N	N	2002 SW TRENTON ST
008	211370	0675	7/12/12	\$220,000	\$231,000	990	6	1941	Good	3650	N	N	8155 15TH AVE SW
008	329870	0030	7/20/10	\$219,000	\$204,000	1000	6	1973	Avg	6710	N	N	8827 15TH AVE SW
008	430220	0695	8/18/11	\$199,950	\$212,000	1000	6	1943	Avg	10320	N	N	8442 17TH AVE SW
008	211270	0425	6/27/11	\$224,000	\$235,000	1000	6	2004	Avg	4000	N	N	7768 14TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	797260	1125	8/24/12	\$247,500	\$257,000	1010	6	1924	Avg	7320	N	N	8126 9TH AVE SW
008	211270	0490	6/5/12	\$171,000	\$180,000	1010	6	1927	Good	8000	Y	N	7718 14TH AVE SW
008	211320	0350	8/29/11	\$140,000	\$149,000	1020	6	1940	VGood	5160	N	N	7733 18TH AVE SW
008	430220	0170	11/14/12	\$282,000	\$287,000	1030	6	1921	Avg	9030	N	N	8617 18TH AVE SW
008	211270	0240	9/16/10	\$157,000	\$151,000	1050	6	1918	Avg	7500	N	N	7756 15TH AVE SW
008	797260	1066	10/23/12	\$272,000	\$278,000	1050	6	1920	Good	5750	N	N	8141 9TH AVE SW
008	797260	3375	5/3/12	\$160,000	\$170,000	1060	6	1943	Avg	4920	N	N	8637 9TH AVE SW
008	537020	0010	8/14/12	\$202,500	\$211,000	1080	6	1919	Avg	7140	N	N	9009 10TH AVE SW
008	797260	3440	12/3/12	\$227,500	\$230,000	1080	6	1918	Avg	7380	N	N	8644 9TH AVE SW
008	430320	0218	3/3/10	\$310,000	\$263,000	1080	6	1948	Good	4800	N	N	1808 SW ELMGROVE ST
008	211270	0560	5/14/10	\$201,000	\$179,000	1100	6	1918	Avg	4040	N	N	7729 12TH AVE SW
008	211370	1080	7/22/11	\$176,000	\$186,000	1100	6	1920	VGood	4010	N	N	8115 12TH AVE SW
008	211470	0485	1/13/12	\$143,000	\$153,000	1110	6	1919	Avg	4120	N	N	1000 SW PORTLAND ST
008	797260	1120	3/19/10	\$165,000	\$142,000	1120	6	1922	Avg	7320	N	N	8120 9TH AVE SW
008	797260	3185	1/6/11	\$259,500	\$261,000	1120	6	1943	Avg	6096	N	N	8627 11TH AVE SW
008	797260	4011	6/3/10	\$265,000	\$240,000	1140	6	1915	Avg	9261	N	N	9402 12TH AVE SW
008	329870	0440	12/31/10	\$225,000	\$226,000	1200	6	1949	VGood	6771	N	N	9042 15TH AVE SW
008	797260	4790	2/29/12	\$140,000	\$149,000	1210	6	1958	Avg	9262	N	N	9421 4TH AVE SW
008	430220	0530	10/11/10	\$215,000	\$209,000	1220	6	1955	Avg	5160	N	N	1620 SW TRENTON ST
008	211470	0115	6/13/12	\$179,950	\$190,000	1230	6	1927	Avg	4120	N	N	7762 9TH AVE SW
008	329870	0356	6/26/12	\$245,000	\$258,000	1290	6	1925	Avg	7437	N	N	9009 13TH AVE SW
008	126320	0085	10/11/11	\$220,000	\$234,000	1310	6	1927	Avg	11900	N	N	1006 SW HENDERSON ST
008	797260	4375	1/6/11	\$177,000	\$178,000	1330	6	1954	Avg	7320	N	N	9439 8TH AVE SW
008	797260	0835	8/8/12	\$235,000	\$245,000	1370	6	1945	Good	5182	N	N	8144 12TH AVE SW
008	935290	0020	3/20/12	\$167,500	\$178,000	2740	6	1920	Avg	4932	N	N	9215 16TH AVE SW
008	430220	0124	1/13/10	\$196,500	\$160,000	720	7	2008	Avg	1240	N	N	8620 DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	789980	0792	12/28/12	\$165,000	\$165,000	720	7	2007	Avg	723	N	N	9010 B 18TH AVE SW
008	430220	0122	1/21/10	\$199,000	\$163,000	720	7	2008	Avg	587	N	N	8622 B DELRIDGE WAY SW
008	430220	0118	11/29/10	\$169,000	\$167,000	720	7	2008	Avg	939	N	N	8622 A DELRIDGE WAY SW
008	789980	0868	11/15/12	\$142,000	\$144,000	730	7	2007	Avg	928	N	N	9047 A 17TH AVE SW
008	797260	0568	4/15/11	\$149,950	\$155,000	800	7	2007	Avg	1162	N	N	7943 C 9TH AVE SW
008	789980	1002	3/12/10	\$170,100	\$145,000	840	7	2008	Avg	1535	N	N	9054 B 17TH AVE SW
008	789980	1001	4/21/10	\$167,500	\$147,000	840	7	2008	Avg	1047	N	N	9054 A 17TH AVE SW
008	797260	2470	4/9/10	\$315,000	\$274,000	840	7	1947	Avg	7620	N	N	8450 13TH AVE SW
008	797260	0558	11/15/10	\$170,000	\$167,000	880	7	2008	Avg	1864	N	N	7953 A 9TH AVE SW
008	797260	0562	9/24/10	\$165,000	\$159,000	880	7	2008	Avg	1887	N	N	7953 B 9TH AVE SW
008	711300	0062	5/11/10	\$229,500	\$204,000	880	7	2008	Avg	1342	N	N	801 C SW TRENTON ST
008	211470	0766	11/16/12	\$205,000	\$208,000	880	7	2002	Avg	1187	N	N	7705 11TH AVE SW
008	797260	4640	6/18/10	\$265,000	\$242,000	900	7	1952	Avg	7620	N	N	9438 6TH AVE SW
008	211320	0440	5/19/10	\$245,500	\$220,000	920	7	1947	Good	6613	N	N	7712 20TH AVE SW
008	211320	0090	1/20/10	\$257,000	\$210,000	940	7	1953	Avg	5160	N	N	7752 17TH AVE SW
008	329870	0601	6/28/10	\$219,950	\$202,000	940	7	2010	Avg	1258	N	N	9218 D 16TH AVE SW
008	329870	0600	8/18/10	\$219,950	\$208,000	940	7	2010	Avg	873	N	N	9218 E 16TH AVE SW
008	789980	0005	7/26/11	\$160,000	\$169,000	950	7	1954	Avg	4240	N	N	1617 SW TRENTON ST
008	797260	3625	6/14/12	\$165,000	\$174,000	950	7	1954	Avg	7620	N	N	9220 9TH AVE SW
008	211370	0215	6/8/12	\$175,000	\$185,000	950	7	1954	Good	6000	N	N	7947 13TH AVE SW
008	329870	0596	1/10/11	\$189,950	\$191,000	960	7	2010	Avg	1317	N	N	9220 A 16TH AVE SW
008	329870	0597	4/11/11	\$189,000	\$195,000	960	7	2010	Avg	821	N	N	9220 B 16TH AVE SW
008	797260	0816	7/25/12	\$169,950	\$178,000	980	7	1953	Avg	6350	N	N	8118 12TH AVE SW
008	329870	0598	10/20/10	\$199,950	\$195,000	980	7	2010	Avg	998	N	N	9220 C 16TH AVE SW
008	797260	1100	4/6/11	\$261,750	\$270,000	980	7	1950	Avg	7705	N	N	8103 9TH AVE SW
008	211320	0370	6/11/12	\$220,000	\$232,000	990	7	1965	VGood	5160	N	N	7745 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	430220	0880	12/12/12	\$159,900	\$161,000	1000	7	1959	Avg	5120	N	N	8416 18TH AVE SW
008	430270	0410	9/10/12	\$190,000	\$197,000	1000	7	1959	Avg	5120	N	N	8132 18TH AVE SW
008	797260	0695	2/2/10	\$307,000	\$254,000	1000	7	1969	Good	5000	N	N	7903 10TH AVE SW
008	797260	1677	4/21/10	\$180,000	\$158,000	1010	7	1969	Avg	7620	Y	N	8408 6TH AVE SW
008	797260	2870	1/14/10	\$309,100	\$252,000	1010	7	1962	Avg	11645	N	N	1401 SW DONOVAN ST
008	211270	0568	6/14/10	\$225,000	\$205,000	1020	7	1989	Avg	4020	N	N	7737 12TH AVE SW
008	789980	0295	2/3/10	\$243,000	\$201,000	1030	7	1975	Good	5132	N	N	8815 17TH AVE SW
008	797260	0250	1/25/11	\$250,000	\$253,000	1060	7	1954	Avg	7620	Y	N	7956 7TH AVE SW
008	711300	0054	2/3/10	\$225,500	\$187,000	1060	7	2008	Avg	949	N	N	803 B SW TRENTON ST
008	711300	0052	3/23/10	\$225,000	\$194,000	1060	7	2008	Avg	946	N	N	803 C SW TRENTON ST
008	211270	0390	10/1/11	\$284,000	\$302,000	1070	7	1960	Avg	4000	N	N	7753 13TH AVE SW
008	329872	0180	4/19/11	\$337,000	\$349,000	1080	7	1982	Avg	21632	Y	N	604 SW AUSTIN PL
008	789980	0723	9/20/12	\$152,000	\$157,000	1080	7	2007	Avg	1191	N	N	9039 B 18TH AVE SW
008	789980	0730	4/19/11	\$160,000	\$166,000	1080	7	2007	Avg	1189	N	N	9035 A 18TH AVE SW
008	711300	0050	3/11/10	\$229,000	\$195,000	1080	7	2008	Avg	1288	N	N	801 SW TRENTON ST
008	797260	4170	10/2/12	\$260,000	\$268,000	1080	7	1961	Avg	7620	N	N	9437 10TH AVE SW
008	711300	0056	3/31/10	\$263,037	\$228,000	1080	7	2008	Avg	1654	N	N	803 A SW TRENTON ST
008	329870	1038	10/4/11	\$192,500	\$205,000	1100	7	2007	Avg	2330	N	N	9432 15TH AVE SW
008	797260	0775	6/7/11	\$238,500	\$250,000	1100	7	1923	Avg	7620	N	N	7929 11TH AVE SW
008	797260	2836	6/27/12	\$275,000	\$289,000	1100	7	1968	Good	4000	N	N	8616 16TH AVE SW
008	789980	0738	3/12/10	\$195,000	\$166,000	1120	7	2006	Avg	1199	N	N	9027 A 18TH AVE SW
008	789980	0736	3/2/12	\$165,000	\$176,000	1120	7	2006	Avg	1209	N	N	9029 B 18TH AVE SW
008	789980	0729	1/7/11	\$174,900	\$176,000	1120	7	2006	Avg	1157	N	N	9031 B 18TH AVE SW
008	789980	0753	5/2/11	\$170,000	\$177,000	1120	7	2006	Avg	1199	N	N	9019 A 18TH AVE SW
008	430220	1095	11/26/12	\$214,000	\$217,000	1120	7	1955	Avg	6784	N	N	8425 20TH AVE SW
008	789980	0733	8/31/10	\$224,000	\$213,000	1120	7	2006	Avg	1165	N	N	9025 B 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	211370	0350	2/13/12	\$239,000	\$255,000	1120	7	1986	Avg	4240	Y	N	7937 14TH AVE SW
008	797260	4155	3/10/11	\$182,000	\$187,000	1120	7	1969	Good	7874	N	N	9456 11TH AVE SW
008	211370	0025	4/27/10	\$254,000	\$224,000	1129	7	1953	Avg	3840	N	N	7917 12TH AVE SW
008	711300	0058	5/12/10	\$263,000	\$234,000	1130	7	2008	Avg	1326	N	N	801 A SW TRENTON ST
008	329872	0080	12/27/12	\$263,000	\$263,000	1130	7	1982	Good	8000	Y	N	721 SW AUSTIN PL
008	211470	0805	5/13/11	\$195,000	\$203,000	1140	7	1979	Avg	4760	N	N	7759 11TH AVE SW
008	329870	0730	6/23/10	\$260,500	\$238,000	1140	7	1925	Avg	8481	N	N	9241 13TH AVE SW
008	797260	3710	8/16/12	\$230,000	\$240,000	1150	7	1969	Avg	8128	N	N	9208 10TH AVE SW
008	935290	0228	3/28/12	\$155,000	\$165,000	1160	7	2007	Avg	961	N	N	9239 B 17TH AVE SW
008	789980	0770	6/2/10	\$225,000	\$203,000	1160	7	2009	Avg	1291	N	N	9007 C 18TH AVE SW
008	789980	0768	5/6/10	\$249,950	\$222,000	1160	7	2009	Avg	1237	N	N	9007 A 18TH AVE SW
008	430320	0085	11/11/11	\$172,000	\$184,000	1170	7	2002	Avg	5160	N	N	7952 DELRIDGE WAY SW
008	430320	0110	3/16/12	\$180,000	\$192,000	1170	7	2001	Avg	5160	N	N	7932 DELRIDGE WAY SW
008	211370	1075	11/28/11	\$196,000	\$209,000	1180	7	1988	Avg	3998	N	N	8113 12TH AVE SW
008	797260	0190	5/8/12	\$342,500	\$363,000	1180	7	1987	Good	7650	N	N	7915 5TH AVE SW
008	329870	0436	10/16/12	\$190,000	\$195,000	1190	7	1964	Avg	6771	N	N	9045 14TH AVE SW
008	430270	0395	5/16/12	\$270,000	\$286,000	1200	7	1961	Avg	5120	N	N	8144 18TH AVE SW
008	312404	9035	12/7/10	\$368,600	\$366,000	1200	7	1950	Avg	28750	Y	N	9014 4TH AVE SW
008	711300	0045	5/25/10	\$235,000	\$211,000	1205	7	2000	Avg	4780	N	N	8815 8TH AVE SW
008	797260	2485	8/10/12	\$255,000	\$266,000	1210	7	1967	Good	5080	N	N	8451 12TH AVE SW
008	430220	1030	11/5/12	\$299,999	\$306,000	1210	7	1962	Good	7680	N	N	8416 20TH AVE SW
008	789980	0769	3/15/10	\$241,409	\$206,000	1220	7	2009	Avg	1062	N	N	9007 B 18TH AVE SW
008	329870	0866	6/18/12	\$177,000	\$186,000	1230	7	1928	Avg	4160	N	N	9421 12TH AVE SW
008	329870	1048	3/22/11	\$199,500	\$205,000	1240	7	2007	Avg	1517	N	N	9430 C 15TH AVE SW
008	329870	1044	11/10/11	\$192,500	\$205,000	1240	7	2007	Avg	1112	N	N	9430 B 15TH AVE SW
008	797260	0432	2/8/12	\$216,500	\$231,000	1250	7	2008	Avg	1599	N	N	7934 B 9TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	312404	9196	5/7/10	\$330,000	\$293,000	1250	7	1966	Good	9448	N	N	9055 3RD AVE SW
008	797260	0900	7/9/12	\$267,000	\$280,000	1260	7	1948	Good	8509	N	N	1107 SW ELMGROVE ST
008	211320	0505	10/6/10	\$205,000	\$198,000	1300	7	1986	Avg	5120	N	N	7739 20TH AVE SW
008	935290	0205	2/22/10	\$199,950	\$168,000	1300	7	2009	Avg	1401	N	N	9229 A 17TH AVE SW
008	935290	0206	1/25/10	\$198,000	\$163,000	1300	7	2009	Avg	850	N	N	9227 A 17TH AVE SW
008	513200	0160	6/11/12	\$250,000	\$264,000	1300	7	1954	Avg	5037	N	N	8814 12TH AVE SW
008	211370	0460	12/5/12	\$229,000	\$231,000	1330	7	1953	Avg	6000	N	N	1505 SW KENYON ST
008	329870	0966	11/15/12	\$268,000	\$272,000	1330	7	1960	Good	8325	N	N	9447 13TH AVE SW
008	797260	2885	9/30/10	\$193,000	\$186,000	1350	7	1963	Avg	6834	N	N	1408 SW TRENTON ST
008	797260	1260	10/4/11	\$200,000	\$213,000	1390	7	1962	Avg	7620	N	N	8117 7TH AVE SW
008	797260	4275	11/13/12	\$243,000	\$247,000	1390	7	1961	Avg	7620	N	N	9439 9TH AVE SW
008	797260	3990	6/15/12	\$190,000	\$200,000	1400	7	1962	Avg	7260	N	N	9221 11TH AVE S
008	797260	0335	5/17/11	\$286,635	\$299,000	1410	7	1987	Avg	7650	Y	N	7944 8TH AVE SW
008	797260	3610	3/26/12	\$290,000	\$309,000	1410	7	1954	Avg	8636	N	N	9202 9TH AVE SW
008	430320	0200	5/22/12	\$166,000	\$176,000	1450	7	1966	Avg	5160	N	N	7941 18TH AVE SW
008	430270	0295	9/20/12	\$235,500	\$243,000	1450	7	1943	Good	7291	N	N	8100 20TH AVE SW
008	797260	0330	9/20/11	\$326,000	\$347,000	1450	7	1954	Good	7620	Y	N	7932 8TH AVE SW
008	775050	0292	1/11/10	\$218,000	\$177,000	1480	7	1996	Avg	4780	N	N	9057 9TH AVE SW
008	797260	4685	6/5/10	\$245,000	\$222,000	1480	7	1916	Avg	7620	N	N	9425 5TH AVE SW
008	211470	0040	4/20/10	\$277,400	\$244,000	1480	7	1975	Avg	4131	Y	N	7731 8TH AVE SW
008	797260	2040	11/12/12	\$220,000	\$224,000	1550	7	1990	Avg	6373	N	N	8445 8TH AVE SW
008	797260	0400	4/1/10	\$385,000	\$333,000	1580	7	1980	Avg	8890	Y	N	7903 7TH AVE SW
008	797260	0066	12/8/11	\$264,900	\$283,000	1590	7	1987	Avg	9747	N	N	7941 4TH AVE SW
008	797260	2935	3/18/11	\$335,000	\$344,000	1650	7	1928	Good	7650	Y	N	8626 14TH AVE SW
008	797260	3995	7/22/11	\$199,900	\$211,000	1670	7	1962	Avg	7381	N	N	9215 11TH AVE SW
008	797260	4215	1/8/10	\$360,000	\$292,000	1700	7	1965	Avg	7620	N	N	9408 10TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	797260	0520	11/29/12	\$274,500	\$278,000	1720	7	1975	Good	7620	N	N	7918 10TH AVE SW
008	537020	0030	1/21/10	\$310,000	\$254,000	1740	7	1996	Avg	7140	N	N	9021 10TH AVE SW
008	329870	0395	2/27/12	\$245,500	\$262,000	1740	7	1977	Avg	7437	N	N	9049 13TH AVE SW
008	797260	0600	6/4/10	\$281,539	\$255,000	1810	7	1920	Avg	1154	N	N	7901 9TH AVE SW
008	797260	1250	6/21/10	\$354,000	\$324,000	1850	7	1962	Avg	15240	N	N	8141 7TH AVE SW
008	211320	0545	2/1/10	\$249,900	\$207,000	1860	7	1991	Avg	4000	N	N	7744 DELRIDGE WAY SW
008	211320	0100	8/17/11	\$284,950	\$302,000	1940	7	2007	Avg	5001	N	N	7744 17TH AVE SW
008	329870	1040	2/24/11	\$210,000	\$214,000	1960	7	1918	Avg	5661	N	N	9426 15TH AVE SW
008	211270	0540	7/8/11	\$289,750	\$305,000	2030	7	2011	Avg	4135	N	N	7713 12TH AVE SW
008	935290	0125	5/20/11	\$208,000	\$217,000	2120	7	2007	Good	5132	N	N	9230 17TH AVE SW
008	645330	0062	4/13/11	\$339,800	\$352,000	2280	7	2007	Avg	7234	N	N	9456 OLSON PL SW
008	797260	1825	5/10/12	\$259,900	\$275,000	2360	7	1979	Good	7620	Y	N	8456 7TH AVE SW
008	797260	2950	12/4/12	\$300,000	\$303,000	2400	7	2007	Avg	5098	N	N	8716 14TH AVE SW
008	211470	0199	6/25/10	\$191,000	\$175,000	1000	8	2005	Avg	1082	N	N	7630 HIGHLAND PARK WAY SW
008	789980	0784	11/28/11	\$191,900	\$205,000	1060	8	2006	Avg	1166	N	N	1715 SW HENDERSON ST
008	430270	0084	2/5/10	\$224,000	\$186,000	1100	8	2007	Avg	2266	N	N	8154 DELRIDGE WAY SW
008	430270	0090	11/27/12	\$187,000	\$189,000	1140	8	2007	Avg	2132	N	N	8148 DELRIDGE WAY SW
008	211470	0762	4/16/10	\$245,000	\$214,000	1180	8	2008	Avg	1207	N	N	1109 SW HOLDEN ST
008	789980	0850	11/10/10	\$225,000	\$221,000	1190	8	2010	Avg	1616	N	N	9048 18TH AVE SW
008	789980	0856	4/13/11	\$220,000	\$228,000	1190	8	2010	Avg	810	N	N	1724 SW BARTON ST
008	789980	0867	4/11/11	\$222,000	\$230,000	1190	8	2010	Avg	645	N	N	1722 SW BARTON ST
008	789980	0851	1/5/11	\$239,000	\$240,000	1190	8	2010	Avg	801	N	N	1730 SW BARTON ST
008	789980	0846	11/9/10	\$247,000	\$243,000	1190	8	2010	Avg	1235	N	N	9056 18TH AVE SW
008	789980	0845	5/17/10	\$309,000	\$276,000	1190	8	2010	Avg	1210	N	N	9060 18TH AVE SW
008	211370	0581	11/21/11	\$269,900	\$288,000	1450	8	2005	Avg	4001	N	N	7916 16TH AVE SW
008	797260	1348	11/4/12	\$365,000	\$372,000	1510	8	1988	Avg	7207	Y	N	8123 6TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 77
(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	211270	0224	7/25/12	\$316,500	\$331,000	1540	8	1992	Avg	3352	Y	N	7771 14TH AVE SW
008	643840	0015	8/27/10	\$360,000	\$342,000	1750	8	1995	Avg	10483	Y	N	606 SW OTHELLO ST
008	797260	0305	12/14/12	\$399,000	\$402,000	1780	8	2006	Avg	7649	N	N	7908 8TH AVE SW
008	645330	0321	7/28/10	\$325,000	\$304,000	1850	8	1999	Good	8059	N	N	9218 3RD AVE SW
008	797260	3470	4/13/12	\$267,000	\$284,000	1870	8	2001	Avg	7650	N	N	8639 8TH AVE SW
008	211470	0695	10/4/12	\$308,000	\$317,000	2020	8	1988	Avg	4800	N	N	1016 SW KENYON ST
008	797260	0325	4/15/10	\$411,187	\$360,000	2020	8	1988	Avg	7620	Y	N	7926 8TH AVE SW
008	211470	0020	7/30/10	\$293,500	\$274,000	2180	8	2008	Avg	4080	Y	N	7713 8TH AVE SW
008	211370	0040	10/8/12	\$285,000	\$293,000	2200	8	2003	Avg	3858	N	N	7929 12TH AVE SW
008	211270	0275	3/30/10	\$375,000	\$324,000	2210	8	2007	Avg	4000	N	N	7732 15TH AVE SW
008	211270	0270	1/24/12	\$307,000	\$328,000	2210	8	2007	Avg	4000	N	N	7734 15TH AVE SW
008	797260	1615	12/14/10	\$355,000	\$354,000	2270	8	2000	Avg	7209	N	N	412 SW CLOVERDALE ST
008	797260	1070	11/18/10	\$340,000	\$335,000	2280	8	2006	Avg	4600	N	N	8137 9TH AVE SW
008	797260	1600	7/1/11	\$330,000	\$347,000	2340	8	2005	Avg	7270	N	N	8434 5TH AVE SW
008	430320	0280	5/20/10	\$432,000	\$387,000	2430	8	2005	Avg	5160	N	N	7918 20TH AVE SW
008	797260	4255	12/28/10	\$330,000	\$331,000	2618	8	2007	Avg	8890	N	N	9456 10TH AVE SW
008	797260	4160	6/27/11	\$385,000	\$405,000	2620	8	2007	Avg	8220	N	N	9457 10TH AVE SW
008	789980	0260	10/11/12	\$488,000	\$501,000	2630	8	2012	Avg	6671	N	N	8839 17TH AVE SW

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	085900	0152	5/29/12	\$173,197	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	193230	0485	6/24/10	\$405,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
006	260830	0097	10/26/12	\$93,500	NON-REPRESENTATIVE SALE
006	327780	0805	8/6/10	\$259,999	NO MARKET EXPOSURE
006	327780	1410	10/30/12	\$274,950	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
006	327780	1410	11/5/12	\$284,950	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
006	327780	1595	3/26/12	\$209,307	PREVIMP<=25K
006	327780	1596	5/23/12	\$171,001	PREVIMP<=25K
006	327860	0660	12/3/12	\$182,000	DIAGNOSTIC OUTLIER
006	327860	0660	6/28/12	\$132,000	NON-REPRESENTATIVE SALE
006	327860	0670	3/14/12	\$168,300	DIAGNOSTIC OUTLIER
006	327860	0820	11/16/11	\$175,000	DIAGNOSTIC OUTLIER
006	327860	2160	1/4/12	\$226,950	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	327860	2660	11/9/12	\$122,700	NON-REPRESENTATIVE SALE
006	327860	2670	6/20/12	\$140,000	DIAGNOSTIC OUTLIER
006	327860	2740	6/13/12	\$409,120	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	327860	4000	12/4/12	\$219,000	DIAGNOSTIC OUTLIER
006	327861	0460	12/9/10	\$215,000	AFFORDABLE HOUSING SALES
006	327861	0470	12/9/10	\$215,000	AFFORDABLE HOUSING SALES
006	327861	0480	12/9/10	\$205,000	AFFORDABLE HOUSING SALES
006	327861	0490	12/9/10	\$205,000	AFFORDABLE HOUSING SALES
006	327861	1590	11/7/11	\$297,898	DIAGNOSTIC OUTLIER
006	327861	1630	10/28/11	\$311,748	IMP CHARS DON'T MATCH SALES CHARS
006	362403	9107	2/10/11	\$125,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
006	362403	9140	7/12/11	\$138,500	LACK OF REPRESENTATION
006	362403	9140	12/18/12	\$297,000	IMP CHARS DON'T MATCH SALES CHARS
006	362403	9174	7/29/11	\$68,000	PREVIMP<=25K;LEASE OR LEASE-HOLD
006	436370	0265	2/25/10	\$243,598	DIAGNOSTIC OUTLIER
006	436420	0100	12/6/11	\$41,399	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
006	436420	0110	10/16/12	\$499,950	IMP CHARS DON'T MATCH SALES CHARS
006	436470	0040	8/10/12	\$140,391	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	436470	0045	7/9/12	\$277,479	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	436470	0045	11/26/12	\$141,700	IMP CHARS DON'T MATCH SALES CHARS
006	436470	0645	12/7/11	\$120,000	NON-REPRESENTATIVE SALE
006	436470	0795	7/8/10	\$458,500	IMP CHARS DON'T MATCH SALES CHARS
006	436470	0795	12/17/10	\$218,092	QUIT CLAIM DEED; RELATED PARTY
006	436470	0940	9/15/11	\$196,400	DIAGNOSTIC OUTLIER
006	436470	1025	4/19/10	\$327,500	RELOCATION - SALE TO SERVICE
006	436520	0005	12/23/11	\$231,395	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	436520	0010	5/4/12	\$140,000	DIAGNOSTIC OUTLIER
006	436520	0195	12/2/10	\$355,000	IMP CHARS DON'T MATCH SALES CHARS
006	436520	0260	5/25/10	\$105,220	DOR RATIO;QUIT CLAIM DEED; CORRECTION DEED
006	436520	0535	4/26/10	\$210,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	436520	0830	11/16/10	\$330,000	IMP COUNT
006	436520	0910	4/12/12	\$326,111	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	436520	0910	7/16/12	\$205,000	NON-REPRESENTATIVE SALE
006	436570	0055	4/19/10	\$149,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	436570	0140	11/12/12	\$119,970	DIAGNOSTIC OUTLIER
006	436570	0145	11/12/12	\$87,560	IMP CHARS DON'T MATCH SALES CHARS
006	436570	0335	5/6/10	\$140,000	NO MARKET EXPOSURE
006	436570	0385	7/21/11	\$137,500	DOR RATIO;PREVIMP<=25K;
006	436570	0400	7/21/11	\$157,500	DOR RATIO;PREVIMP<=25K;
006	437850	0015	11/23/11	\$150,000	DOR RATIO
006	500500	0025	1/15/11	\$80,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
006	500500	0080	4/13/11	\$107,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
006	500500	0125	9/29/11	\$90,000	DOR RATIO
006	534720	0188	12/2/11	\$176,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	534720	0188	5/16/12	\$137,199	NON-REPRESENTATIVE SALE
006	534720	0260	4/30/12	\$281,615	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	688250	0065	8/24/10	\$366,690	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	738750	0145	6/2/11	\$135,500	DIAGNOSTIC OUTLIER
006	738750	0145	1/13/11	\$217,275	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	738750	0225	3/24/10	\$172,000	QUIT CLAIM DEED
006	745250	0050	1/7/11	\$254,230	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	745250	0075	11/16/10	\$119,950	IMP CHARS CHANGE SINCE SALE
006	745250	0075	4/26/11	\$237,000	IMP CHARS DON'T MATCH SALES CHARS
006	745250	0150	11/20/12	\$220,000	IMP COUNT
006	745250	0205	3/1/12	\$290,000	ACTIVE PERMIT BEFORE SALE>25K
006	745250	0220	6/25/12	\$164,356	DIAGNOSTIC OUTLIER
006	745300	0115	9/30/11	\$80,000	NON-REPRESENTATIVE SALE
006	798540	0086	12/27/11	\$190,800	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	798540	0127	6/25/12	\$105,350	NON-REPRESENTATIVE SALE
006	798540	0133	11/2/11	\$99,900	NON-REPRESENTATIVE SALE
006	812210	0300	11/27/12	\$371,200	IMP CHARS DON'T MATCH SALES CHARS
006	812210	1085	10/30/12	\$327,500	IMP CHARS DON'T MATCH SALES CHARS
006	812260	0140	2/3/12	\$255,270	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	812310	0120	1/10/10	\$124,634	DOR RATIO;QUIT CLAIM DEED
006	812870	0090	3/14/12	\$115,000	PREVIMP<=25K
006	812870	0125	12/8/11	\$138,950	DIAGNOSTIC OUTLIER
006	815010	0065	4/19/11	\$144,000	DIAGNOSTIC OUTLIER
006	816550	0130	4/18/11	\$146,899	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
006	816550	1090	4/24/12	\$260,000	%COMPL
006	816550	1110	12/8/10	\$329,900	DIAGNOSTIC OUTLIER
006	886250	0010	6/20/10	\$59,799	DOR RATIO;NO MARKET EXPOSURE; STATEMENT TO DOR
006	886250	0010	6/20/10	\$190,201	NO MARKET EXPOSURE; STATEMENT TO DOR
006	886250	0020	2/17/12	\$65,000	DOR RATIO;AFFORDABLE HOUSING SALES

Improved Sales Removed in this Annual Update Analysis

Area 77

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	886250	0020	6/16/10	\$62,800	DOR RATIO;NO MARKET EXPOSURE; STATEMENT TO DOR
006	886250	0020	2/17/12	\$160,000	GOVERNMENT AGENCY; LEASE OR LEASE-HOLD
006	886250	0020	6/16/10	\$187,200	NO MARKET EXPOSURE; STATEMENT TO DOR
006	886250	0040	2/17/12	\$160,550	AFFORDABLE HOUSING SALES
006	886250	0040	2/17/12	\$64,450	DOR RATIO; AFFORDABLE HOUSING SALES
006	886250	0050	5/18/11	\$60,000	DOR RATIO
006	886250	0070	11/29/10	\$45,000	DOR RATIO
006	886250	0070	11/29/10	\$205,000	FULL SALES PRICE NOT REPORTED
006	886250	0090	4/7/10	\$185,000	AFFORDABLE HOUSING SALES
006	886250	0090	4/7/10	\$65,000	DOR RATIO;STATEMENT TO DOR
006	886250	0100	10/20/11	\$50,000	DOR RATIO
006	886250	0110	11/15/11	\$200,000	AFFORDABLE HOUSING SALES
006	886250	0110	11/15/11	\$60,000	DOR RATIO;LEASE OR LEASE-HOLD
006	886250	0120	2/29/12	\$65,000	DOR RATIO
006	886250	0140	10/3/11	\$200,000	LEASE OR LEASE-HOLD; STATEMENT TO DOR
006	886250	0150	5/1/12	\$62,500	DOR RATIO
006	886250	0170	4/9/10	\$45,000	DOR RATIO;CORPORATE AFFILIATES
006	886250	0190	3/1/10	\$67,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	886250	0190	3/1/10	\$183,000	GOVERNMENT AGENCY; AFFORDABLE HOUSING SALES
006	886250	0200	3/2/10	\$255,000	GOVERNMENT AGENCY; AFFORDABLE HOUSING SALES
006	886250	0220	9/1/11	\$55,000	DOR RATIO
006	886250	0230	3/30/11	\$63,500	DOR RATIO
006	886250	0230	3/30/11	\$186,500	LEASE OR LEASE-HOLD
006	886250	0240	6/21/10	\$55,000	DOR RATIO;STATEMENT TO DOR;
006	886250	0240	6/21/10	\$201,000	GOVERNMENT AGENCY; AFFORDABLE HOUSING SALES
006	886250	0250	1/26/10	\$12,000	DOR RATIO;STATEMENT TO DOR;
006	886250	0250	1/27/10	\$244,000	GOVERNMENT AGENCY; AFFORDABLE HOUSING SALES
006	886250	0260	3/22/10	\$195,000	GOVERNMENT AGENCY; AFFORDABLE HOUSING SALES
006	886250	0270	4/20/10	\$57,000	DOR RATIO;STATEMENT TO DOR
006	886250	0290	1/22/10	\$170,500	DIAGNOSTIC OUTLIER
006	886250	0290	1/22/10	\$79,500	DOR RATIO;STATEMENT TO DOR
006	886250	0300	3/10/10	\$173,000	AFFORDABLE HOUSING SALES
006	886250	0300	3/10/10	\$77,000	DOR RATIO; AFFORDABLE HOUSING SALES
006	910900	0055	3/8/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	920695	0110	2/10/10	\$327,500	RELOCATION - SALE TO SERVICE
006	926920	0195	5/16/12	\$319,950	IMP CHARS DON'T MATCH SALES CHARS
006	926920	0505	11/5/12	\$539,000	DIAGNOSTIC OUTLIER
006	926920	0510	3/28/12	\$170,000	DIAGNOSTIC OUTLIER
006	926920	0515	10/25/12	\$535,000	DIAGNOSTIC OUTLIER
006	935290	0395	12/29/11	\$207,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	935290	0410	10/1/12	\$211,000	OBSOLESCENCE
006	935290	0415	1/20/12	\$145,100	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	935290	0730	5/26/11	\$239,950	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	935290	0730	1/19/11	\$90,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
006	935290	0730	1/12/10	\$123,422	EXEMPT FROM EXCISE TAX
006	935290	0890	10/14/11	\$279,521	BANKRUPTCY, NO MARKET EXP; FORCED SALE
006	935290	1050	9/1/10	\$102,000	DOR RATIO;NO MARKET EXPOSURE
006	948570	0075	2/18/11	\$127,000	DOR RATIO; MULTI-PARCEL SALE
006	948570	0331	9/22/12	\$50,000	DOR RATIO
008	126320	0100	8/3/10	\$106,000	NON-REPRESENTATIVE SALE
008	211270	0090	8/3/11	\$83,000	NON-REPRESENTATIVE SALE
008	211270	0170	6/19/12	\$191,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	211270	0170	10/2/12	\$292,500	IMP CHARS DON'T MATCH SALES CHARS
008	211270	0420	2/11/10	\$6,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	211270	0710	8/3/11	\$128,500	NO MARKET EXPOSURE; STATEMENT TO DOR
008	211320	0335	8/9/12	\$190,000	IMP CHARS CHANGE SINCE SALE
008	211320	0335	12/10/12	\$350,000	IMP CHARS DON'T MATCH SALES CHARS
008	211320	0370	4/14/11	\$102,600	DOR RATIO;
008	211320	0595	2/16/12	\$128,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
008	211320	0595	5/22/12	\$99,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
008	211370	0275	7/23/10	\$142,786	RELATED PARTY, FRIEND, OR NEIGHBOR
008	211370	0405	10/5/11	\$68,000	DOR RATIO
008	211370	0405	10/29/11	\$102,500	DOR RATIO
008	211370	0835	6/21/11	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	211470	0195	3/18/10	\$125,000	DIAGNOSTIC OUTLIER
008	211470	0470	7/11/12	\$128,000	NON-REPRESENTATIVE SALE
008	211470	0520	7/19/10	\$113,517	UNFIN AREA;QUIT CLAIM DEED;
008	211470	0560	9/9/10	\$138,800	NON-REPRESENTATIVE SALE
008	211470	0755	12/16/11	\$313,588	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	211470	0755	1/24/12	\$134,900	NO MARKET EXPOSURE
008	211470	0805	1/28/11	\$124,165	NON-REPRESENTATIVE SALE
008	211520	0075	9/20/12	\$110,000	DIAGNOSTIC OUTLIER
008	312404	9147	12/5/12	\$225,000	PREVIMP<=25K
008	312404	9168	1/27/10	\$238,701	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	312404	9196	1/6/10	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	329870	0420	10/19/11	\$100,000	PREVIMP<=25K;ESTATE ADMINISTRATOR
008	329870	0599	6/28/10	\$219,950	IMP COUNT
008	329870	0721	12/6/11	\$278,235	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	329870	0721	11/30/11	\$297,941	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	329870	1021	9/29/10	\$155,000	PREVIMP<=25K
008	329870	1035	9/3/10	\$136,900	PREVIMP<=25K;NON-REPRESENTATIVE SALE
008	329870	1067	11/23/11	\$255,203	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	329870	1067	5/21/12	\$120,000	NON-REPRESENTATIVE SALE
008	329870	1071	5/18/11	\$99,750	DOR RATIO;NO MARKET EXPOSURE
008	430220	0132	11/15/10	\$216,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	430220	0132	10/14/11	\$114,199	NON-REPRESENTATIVE SALE; STATEMENT TO DOR

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	430220	0135	10/7/11	\$95,000	DOR RATIO;PREVIMP<=25K;
008	430220	0243	4/13/11	\$170,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	430220	0320	3/1/11	\$176,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	430220	0870	7/26/12	\$167,063	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	430220	1186	12/5/11	\$150,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	430220	1187	8/13/12	\$117,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	430270	0090	11/18/11	\$139,000	NON-REPRESENTATIVE SALE
008	430270	0111	11/1/12	\$107,000	DOR RATIO
008	430270	0240	8/29/11	\$465,000	DIAGNOSTIC OUTLIER
008	430270	0559	3/30/12	\$83,334	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
008	430320	0100	3/30/12	\$170,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	430320	0100	7/3/12	\$154,875	IMP CHARS CHANGE SINCE SALE
008	430320	0590	7/13/12	\$135,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	645330	0045	8/23/12	\$90,000	IMP CHARS DON'T MATCH SALES CHARS
008	645330	0062	10/25/10	\$174,000	IMP CHARS CHANGE SINCE SALE
008	645330	0318	12/9/11	\$110,000	DOR RATIO
008	645330	0318	8/1/12	\$276,000	IMP CHARS DON'T MATCH SALES CHARS
008	775050	0100	1/12/12	\$119,000	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
008	775050	0145	9/23/11	\$82,813	IMP CHARS DON'T MATCH SALES CHARS
008	775050	0295	6/13/11	\$131,500	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
008	775050	0455	7/30/12	\$133,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
008	789980	0155	3/8/12	\$50,462	DOR RATIO
008	789980	0220	1/17/12	\$84,000	DOR RATIO
008	789980	0260	1/31/12	\$233,201	IMP CHARS CHANGE SINCE SALE
008	789980	0430	12/12/11	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	789980	0736	12/14/11	\$313,939	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	789980	0784	10/21/11	\$195,000	RELOCATION - SALE TO SERVICE
008	789980	0792	9/5/12	\$106,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	789980	0820	2/29/12	\$167,500	PREVIMP<=25K;GOVERNMENT AGENCY;
008	789980	0863	4/22/10	\$259,950	IMP CHARS DON'T MATCH SALES CHARS
008	789980	0871	10/25/10	\$235,000	BUILDER OR DEVELOPER SALES
008	789980	0895	11/9/12	\$145,000	DIAGNOSTIC OUTLIER
008	789980	0982	10/19/12	\$86,200	DOR RATIO
008	789980	0984	8/1/12	\$86,200	DOR RATIO;STATEMENT TO DOR
008	789980	0986	11/26/12	\$86,200	DOR RATIO
008	789980	1000	6/15/11	\$101,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
008	789980	1015	6/26/12	\$140,000	IMP COUNT;PREVIMP<=25K
008	789980	1075	1/10/12	\$104,500	PREVIMP<=25K
008	797260	0434	2/17/12	\$225,000	AFFORDABLE HOUSING SALES
008	797260	0441	4/16/12	\$250,268	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	0441	6/25/12	\$116,000	NON-REPRESENTATIVE SALE
008	797260	0442	7/21/11	\$116,500	NON-REPRESENTATIVE SALE
008	797260	0557	5/10/11	\$184,000	NO MARKET EXPOSURE RESALE

Improved Sales Removed in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	797260	0559	3/14/12	\$155,000	DIAGNOSTIC OUTLIER
008	797260	0565	4/21/11	\$148,000	FINANCIAL INSTITUTION RESALE
008	797260	0567	5/24/11	\$135,000	OBSOLESCENCE
008	797260	0835	2/13/12	\$117,000	DOR RATIO; EXEMPT FROM EXCISE TAX
008	797260	0900	3/15/12	\$251,501	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	0970	10/11/10	\$176,760	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	1055	11/14/12	\$175,000	ACTIVE PERMIT BEFORE SALE>25K
008	797260	1055	2/24/12	\$285,747	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	1100	3/17/11	\$265,000	RELOCATION - SALE TO SERVICE
008	797260	1360	9/19/12	\$430,000	DIAGNOSTIC OUTLIER
008	797260	1525	1/11/12	\$300,000	NO MARKET EXPOSURE
008	797260	1675	4/27/12	\$438,400	IMP CHARS DON'T MATCH SALES CHARS
008	797260	1677	6/26/12	\$400,000	IMP CHARS DON'T MATCH SALES CHARS
008	797260	1825	11/29/11	\$269,800	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	1930	7/6/12	\$244,000	DIAGNOSTIC OUTLIER
008	797260	2021	3/22/11	\$244,990	IMP CHARS DON'T MATCH SALES CHARS
008	797260	2021	11/11/10	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	797260	2111	12/22/10	\$82,889	DOR RATIO
008	797260	2300	3/25/10	\$147,098	QUIT CLAIM DEED; RELATED PARTY
008	797260	2945	10/27/11	\$115,000	NON-REPRESENTATIVE SALE
008	797260	3490	8/19/12	\$136,000	IMP CHARS DON'T MATCH SALES CHARS
008	797260	3709	7/18/12	\$147,122	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	3709	11/29/12	\$295,000	IMP CHARS DON'T MATCH SALES CHARS
008	797260	3710	4/2/11	\$323,156	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	3785	9/12/12	\$140,310	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	3931	11/30/11	\$120,000	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
008	797260	4255	2/10/10	\$330,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	4365	5/29/12	\$140,000	DIAGNOSTIC OUTLIER
008	797260	4370	4/12/12	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	797260	4510	9/11/12	\$190,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	797260	4775	8/30/12	\$85,000	DOR RATIO
008	935290	0020	2/8/12	\$270,000	BANKRUPTCY, NO MARKET EXP; FORCED SALE
008	935290	0135	3/31/11	\$169,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	088000	0207	8/28/2012	165,000	5,947	N	N
006	436420	0195	3/17/2011	90,000	7,680	N	N
006	436470	0111	9/26/2012	110,000	7,560	N	N
006	948570	0305	8/17/2012	95,000	7,611	N	N
008	211470	0039	4/22/2010	60,000	4,131	Y	N
008	211470	0110	9/7/2012	51,500	4,280	N	N
008	430270	0238	3/25/2010	122,000	6,418	N	N
008	430270	0405	5/29/2012	87,300	5,133	N	N
008	797260	0245	1/25/2011	100,000	7,620	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 77
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	362403	9174	7/29/2011	52,000	AFFORDABLE HOUSING SALES;
006	886250	0080	9/14/2011	60,000	AFFORDABLE HOUSING SALES;
006	886250	0140	10/3/2011	60,000	AFFORDABLE HOUSING SALES;
006	886250	0160	6/23/2011	65,000	AFFORDABLE HOUSING SALES;
006	886250	0210	6/23/2010	72,000	AFFORDABLE HOUSING SALES;
006	886250	0260	3/19/2010	55,000	AFFORDABLE HOUSING; STATEMENT TO DOR;
008	211270	0057	1/21/2011	75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	645330	0025	8/30/2011	20,000	NON-REPRESENTATIVE SALE;
008	797260	0601	8/4/2010	4,629	CORRECTION DEED; MULTI-PARCEL SALE;
008	797260	0602	8/4/2010	4,629	CORRECTION DEED; MULTI-PARCEL SALE;
008	797260	0603	8/4/2010	4,629	CORRECTION DEED; MULTI-PARCEL SALE;
008	797260	0604	8/4/2010	4,629	CORRECTION DEED; MULTI-PARCEL SALE;
008	797260	0607	8/4/2010	4,629	CORRECTION DEED; MULTI-PARCEL SALE;
008	797260	0608	8/4/2010	4,629	CORRECTION DEED; MULTI-PARCEL SALE;