

Residential Revalue

2013 Assessment Roll

Covington

Area 86

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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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.

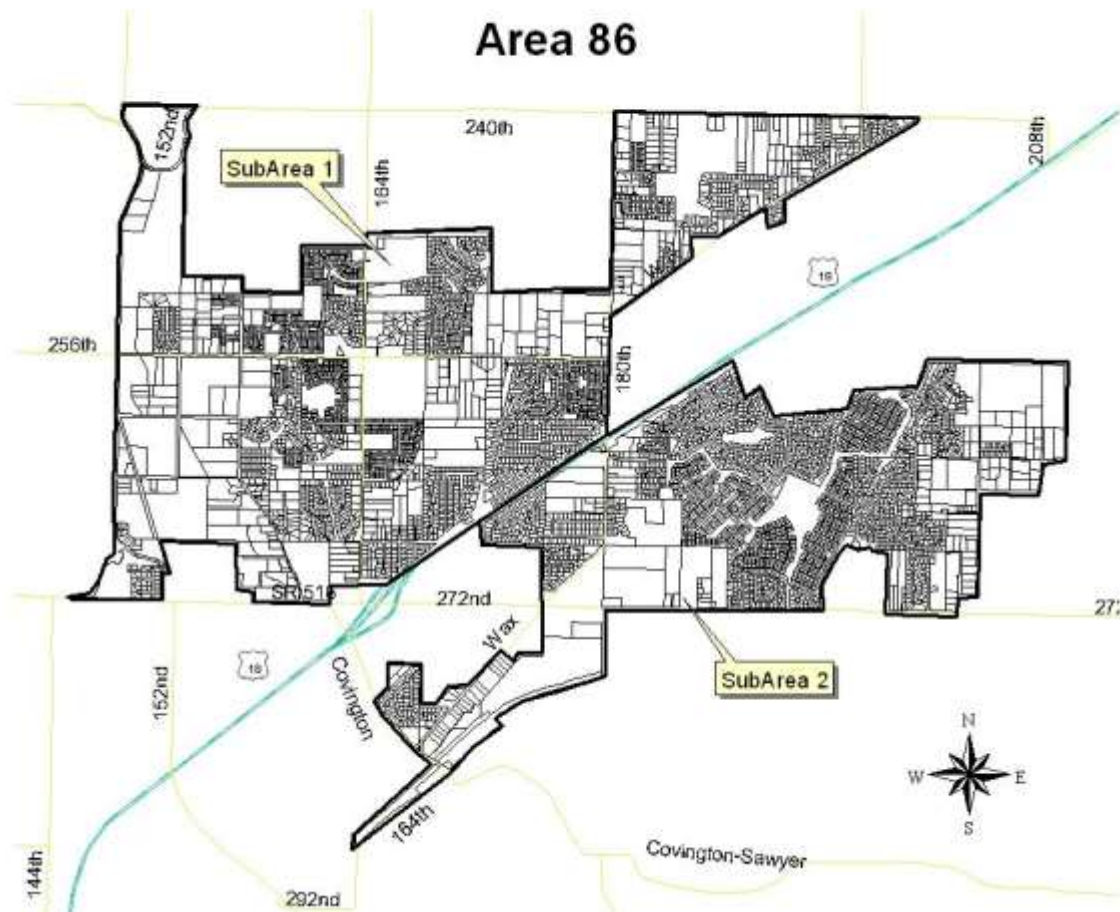
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Covington

Housing



Grade 5/ Year Built 1974/ Total Living Area 540



Grade 6/ Year Built 1970/ Total Living Area 940



Grade 7/ Year Built 2012/ Total Living Area 1980



Grade 8/ Year Built 2001/ Total Living Area 2420



Grade 9/ Year Built 2006/ Total Living Area 2620



Grade 10/ Year Built 1995/ Total Living Area 3520

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: Covington/86
Previous Physical Inspection: 2009
Number of Improved Sales: 563
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	\$68,100	\$135,100	\$203,200			
2013 Value	\$72,600	\$144,600	\$217,200	\$239,900	90.5%	10.38%
Change	+\$4,500	+\$9,500	+\$14,000			
% Change	+6.6%	+7.0%	+6.9%			

*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	\$68,100	\$125,600	\$193,700
2013 Value	\$72,700	\$133,500	\$206,200
Percent Change	+6.8%	+6.3%	+6.5%

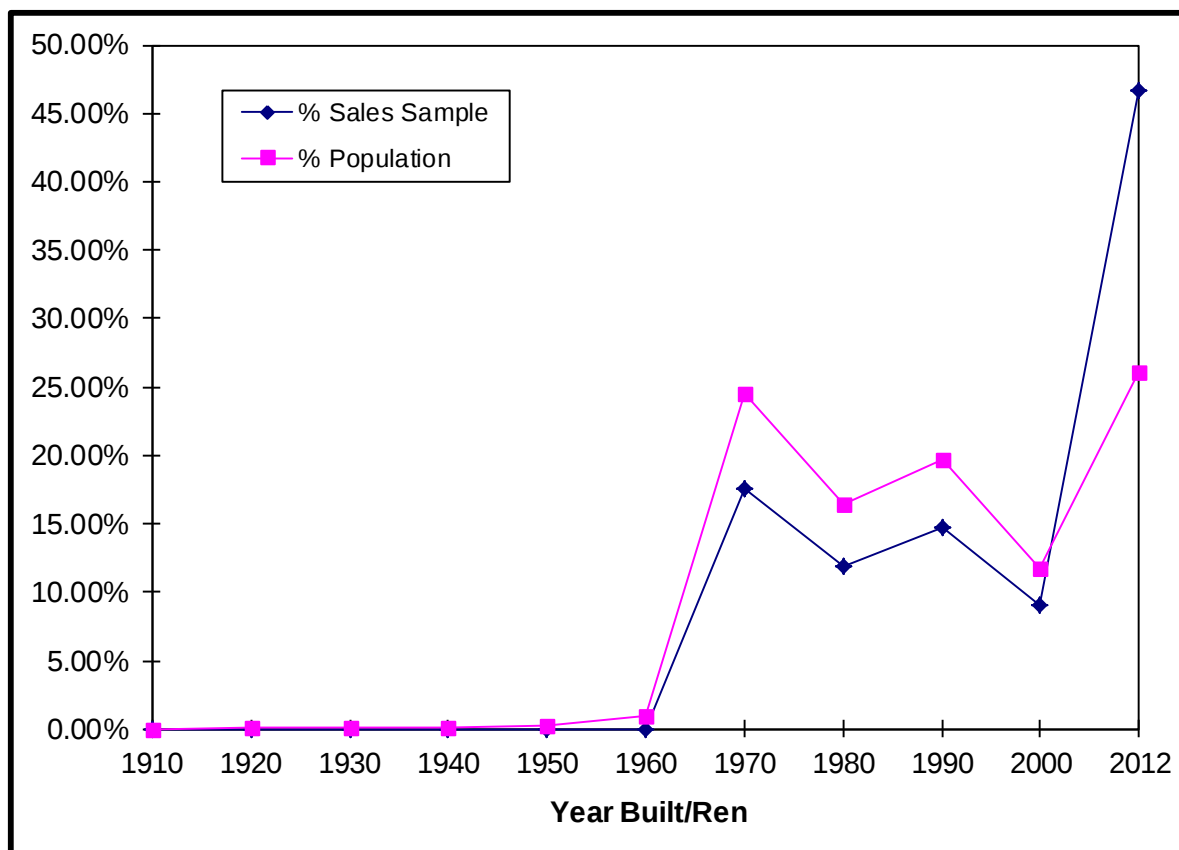
Number of one to three unit residences in the population: 5510

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that were Low Grade (Grade <=6) were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	0	0.00%
1970	99	17.58%
1980	67	11.90%
1990	83	14.74%
2000	51	9.06%
2012	263	46.71%
	563	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	4	0.07%
1930	5	0.09%
1940	4	0.07%
1950	15	0.27%
1960	56	1.02%
1970	1350	24.50%
1980	903	16.39%
1990	1086	19.71%
2000	647	11.74%
2012	1438	26.10%
	5510	

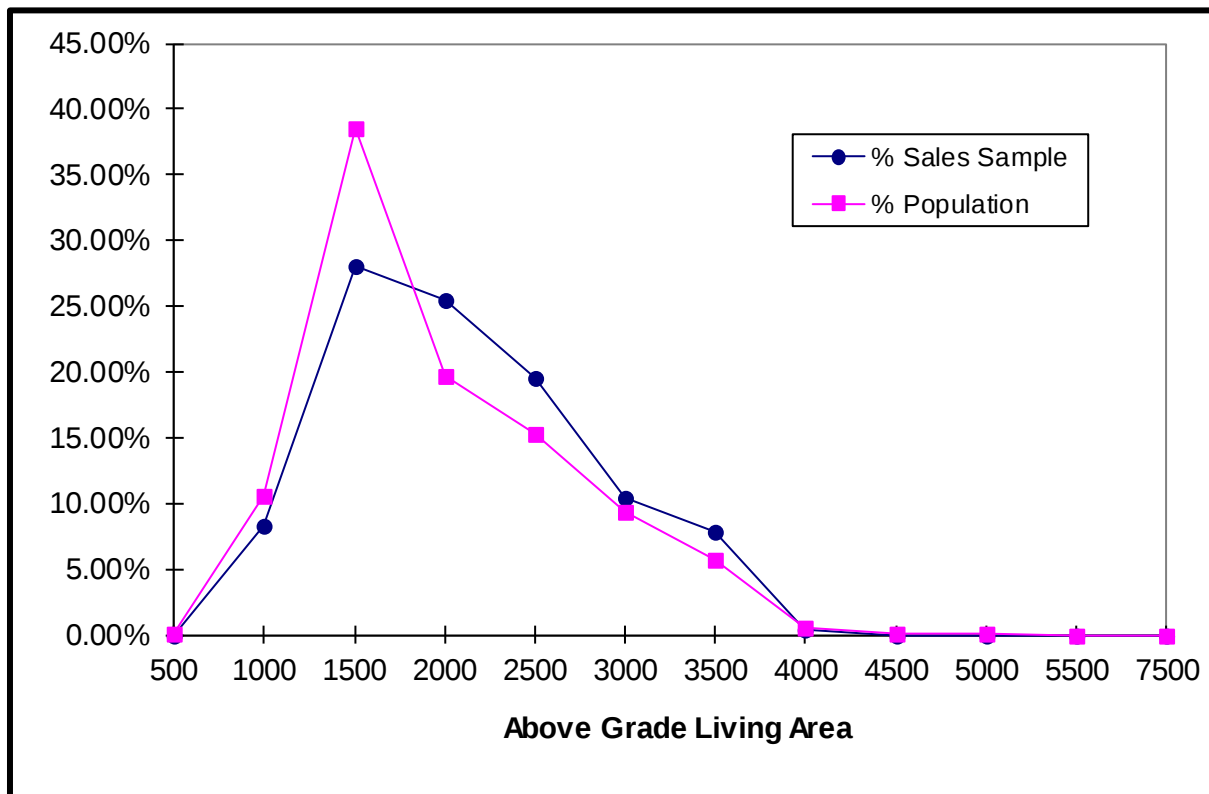


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	47	8.35%
1500	158	28.06%
2000	143	25.40%
2500	110	19.54%
3000	59	10.48%
3500	44	7.82%
4000	2	0.36%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	563	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	585	10.62%
1500	2122	38.51%
2000	1087	19.73%
2500	846	15.35%
3000	515	9.35%
3500	316	5.74%
4000	33	0.60%
4500	4	0.07%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	5510	

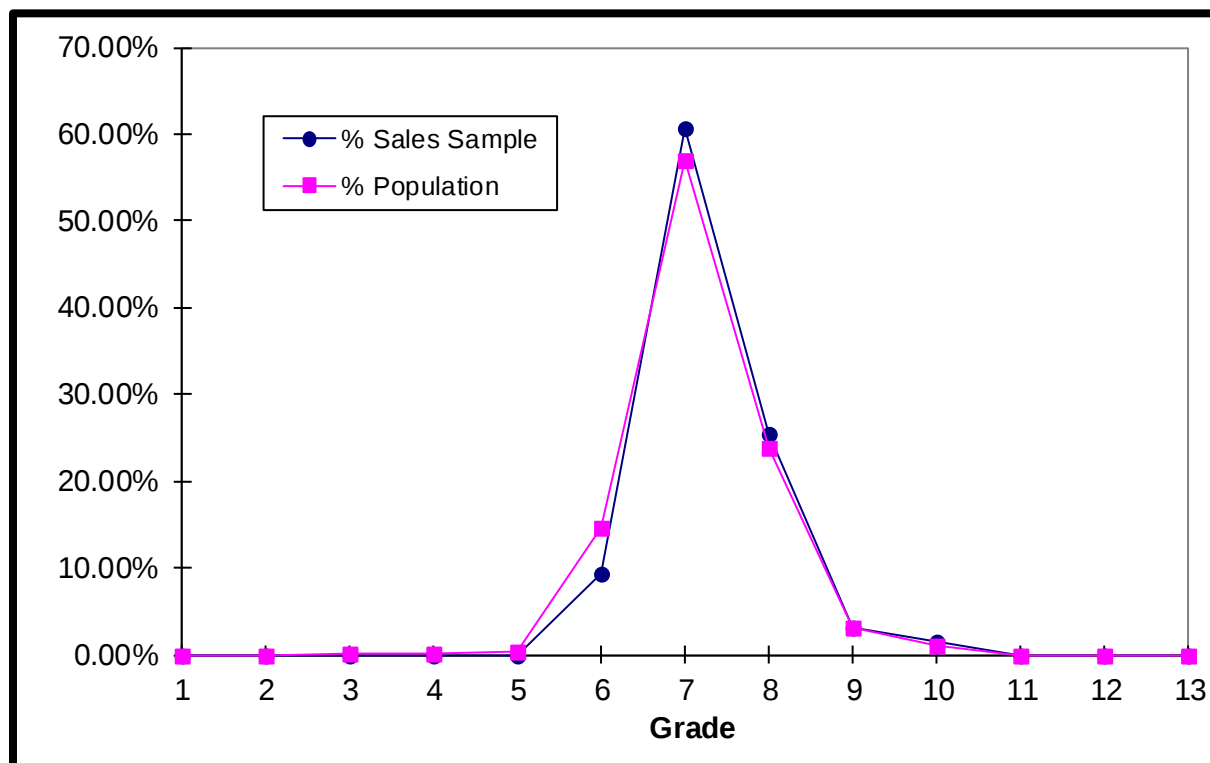


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	53	9.41%
7	341	60.57%
8	143	25.40%
9	18	3.20%
10	8	1.42%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	563	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	13	0.24%
6	808	14.66%
7	3142	57.02%
8	1315	23.87%
9	170	3.09%
10	60	1.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5510	



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 3 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 6.8% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.075, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 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, parcels that were Low Grade (Grade ≤ 6) were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 563 useable residential sales in the area.

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

Mobile Home Update

There were three sales of Mobile Homes within this area, which indicated that Mobile Homes are already at market value and no change is indicated at this time.

Results

The resulting assessment level is 90.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +6.5%. 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 86 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

7.73%

Low Grade <=6

Yes

% Adjustment

-2.34%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Low Grade <=6 parcel would *approximately* receive a -2.34% downward adjustment. 824 parcels in the improved population would receive this adjustment. There were 53 sales.

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

Generally Low Grade <=6 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

85% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 86 Market Value Changes Over Time

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

For example, a sale of \$525000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.054 resulting in an adjusted value of \$553000 ($\$525000 \times 1.054 = \553350) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.836	-16.4%
2/1/2010	0.855	-14.5%
3/1/2010	0.872	-12.8%
4/1/2010	0.890	-11.0%
5/1/2010	0.906	-9.4%
6/1/2010	0.922	-7.8%
7/1/2010	0.936	-6.4%
8/1/2010	0.950	-5.0%
9/1/2010	0.964	-3.6%
10/1/2010	0.976	-2.4%
11/1/2010	0.988	-1.2%
12/1/2010	0.998	-0.2%
1/1/2011	1.008	0.8%
2/1/2011	1.017	1.7%
3/1/2011	1.025	2.5%
4/1/2011	1.033	3.3%
5/1/2011	1.039	3.9%
6/1/2011	1.045	4.5%
7/1/2011	1.050	5.0%
8/1/2011	1.054	5.4%
9/1/2011	1.058	5.8%
10/1/2011	1.060	6.0%
11/1/2011	1.062	6.2%
12/1/2011	1.063	6.3%
1/1/2012	1.063	6.3%
2/1/2012	1.062	6.2%
3/1/2012	1.061	6.1%
4/1/2012	1.058	5.8%
5/1/2012	1.055	5.5%
6/1/2012	1.051	5.1%
7/1/2012	1.046	4.6%
8/1/2012	1.041	4.1%
9/1/2012	1.034	3.4%
10/1/2012	1.027	2.7%
11/1/2012	1.019	1.9%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	186581	0140	9/7/12	\$154,990	\$160,000	840	6	1970	Good	9000	N	N	25374 169TH AVE SE
001	186581	0340	9/13/12	\$170,000	\$175,000	1100	6	1970	Good	6660	N	N	16925 SE 252ND PL
001	809250	0620	1/23/12	\$196,000	\$208,000	1970	6	1970	Good	12800	N	N	17148 SE 267TH ST
001	186581	0330	10/23/12	\$175,000	\$179,000	820	7	1969	Good	6660	N	N	16919 SE 252ND PL
001	186581	0380	1/7/11	\$160,700	\$162,000	840	7	2007	Avg	6540	N	N	16930 SE 252ND PL
001	794220	0020	1/13/11	\$203,000	\$205,000	940	7	1968	Good	11013	N	N	18550 SE 244TH PL
001	546930	0410	10/2/12	\$131,750	\$135,000	960	7	1975	Good	9576	N	N	25530 150TH PL SE
001	794210	0170	7/16/12	\$135,000	\$141,000	1010	7	1969	VGood	9600	N	N	18811 SE 244TH PL
001	809250	0760	12/9/10	\$152,500	\$153,000	1030	7	1969	Good	8832	N	N	17208 SE 262ND ST
001	546540	0030	3/9/12	\$225,000	\$239,000	1050	7	1978	Good	29200	N	N	26710 159TH AVE SE
001	152281	0120	8/26/10	\$185,000	\$178,000	1080	7	1975	Avg	9690	N	N	19527 SE 241ST PL
001	179550	0200	10/10/12	\$130,000	\$133,000	1090	7	1976	Avg	8645	N	N	26408 170TH AVE SE
001	809260	0050	5/11/10	\$218,000	\$199,000	1100	7	1968	Good	16587	N	N	17904 SE 260TH PL
001	809270	0020	1/21/11	\$159,000	\$161,000	1100	7	1975	Good	13432	N	N	17114 SE 267TH ST
001	809270	0220	4/18/11	\$175,000	\$181,000	1100	7	1975	Good	20750	N	N	26350 171ST PL SE
001	809270	0470	5/21/10	\$214,000	\$196,000	1100	7	1975	Good	9200	N	N	17015 SE 264TH ST
001	546930	0020	7/9/10	\$150,000	\$141,000	1110	7	1971	Good	9516	N	N	25524 151ST PL SE
001	546540	0020	10/14/10	\$241,000	\$236,000	1130	7	1978	Avg	24445	N	N	26714 159TH AVE SE
001	809270	0210	3/3/10	\$185,000	\$162,000	1140	7	1970	Good	11645	N	N	17127 SE 264TH ST
001	809200	0040	8/25/11	\$155,000	\$164,000	1170	7	1967	Good	9750	N	N	17704 SE 261ST ST
001	858640	0065	12/26/12	\$223,000	\$223,000	1170	7	1962	Avg	20000	N	N	26005 156TH AVE SE
001	546930	0460	5/15/12	\$183,000	\$193,000	1180	7	1971	Good	7020	N	N	25503 151ST PL SE
001	338430	0070	12/4/10	\$171,835	\$172,000	1190	7	1968	Good	10025	N	N	24049 193RD PL SE
001	338430	0380	12/18/12	\$175,000	\$176,000	1190	7	1968	Avg	10399	N	N	24004 193RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	809250	0690	6/6/11	\$148,000	\$155,000	1190	7	1968	Good	9548	N	N	17237 SE 261ST ST
001	809200	0090	4/19/12	\$159,950	\$169,000	1200	7	1967	Good	9750	N	N	17522 SE 261ST ST
001	809270	0060	11/2/11	\$126,000	\$134,000	1200	7	1975	Good	18564	N	N	17119 SE 265TH ST
001	794215	0130	5/19/10	\$219,950	\$201,000	1210	7	1968	Good	9600	N	N	24411 188TH AVE SE
001	338430	0010	1/12/12	\$165,000	\$175,000	1220	7	2007	Avg	9940	N	N	24005 193RD PL SE
001	776060	0120	3/12/10	\$250,000	\$220,000	1220	7	1976	Good	9591	N	N	24091 196TH PL SE
001	186580	0170	8/6/12	\$142,500	\$148,000	1240	7	1969	Good	6540	N	N	25410 168TH PL SE
001	546876	0010	3/12/10	\$256,000	\$225,000	1240	7	2009	Avg	6757	N	N	16330 SE 261ST CT
001	546876	0020	2/23/10	\$249,990	\$217,000	1250	7	2009	Avg	5806	N	N	16326 SE 261ST CT
001	289520	0210	11/8/10	\$230,000	\$228,000	1260	7	1980	Good	10578	N	N	26519 168TH PL SE
001	776060	0150	1/30/12	\$140,000	\$149,000	1270	7	1977	Good	9622	N	N	24062 196TH PL SE
001	255081	0010	6/7/10	\$219,000	\$202,000	1280	7	1976	Good	11900	N	N	26805 165TH PL SE
001	794210	0040	6/23/12	\$160,000	\$168,000	1290	7	1969	Good	15859	N	N	24404 190TH PL SE
001	770150	0110	4/11/11	\$275,000	\$285,000	1300	7	1978	Avg	21137	N	N	24909 183RD PL SE
001	809270	0380	4/21/11	\$196,000	\$203,000	1310	7	1971	Good	12707	N	N	16810 SE 264TH ST
001	546876	0030	1/5/10	\$265,000	\$222,000	1320	7	2009	Avg	5684	N	N	16322 SE 261ST CT
001	809250	0670	6/7/11	\$142,500	\$149,000	1330	7	1969	Good	9548	N	N	17409 SE 261ST ST
001	289520	0140	3/23/10	\$235,000	\$208,000	1340	7	1980	Good	9922	N	N	26510 168TH PL SE
001	809200	0180	2/10/11	\$209,950	\$214,000	1340	7	1963	Avg	12056	N	N	26118 177TH AVE SE
001	809270	0560	1/13/12	\$179,000	\$190,000	1370	7	1970	Good	9600	N	N	26507 171ST AVE SE
001	338430	0210	4/7/11	\$190,000	\$196,000	1380	7	1968	Good	9736	N	N	19311 SE 243RD PL
001	252205	9188	10/11/12	\$199,000	\$204,000	1400	7	1969	Good	43560	N	N	25721 173RD AVE SE
001	186580	0440	11/29/12	\$175,000	\$177,000	1410	7	1969	Good	9900	N	N	25141 168TH PL SE
001	184313	0870	9/25/12	\$238,000	\$245,000	1420	7	2003	Avg	5290	N	N	25425 160TH PL SE
001	262205	9179	9/2/10	\$210,000	\$202,000	1420	7	1993	Avg	59677	N	N	26526 159TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	794220	0140	3/30/10	\$220,000	\$195,000	1430	7	1968	VGood	9600	N	N	18557 SE 245TH PL
001	794210	0220	7/1/10	\$200,000	\$187,000	1450	7	1969	Good	9600	N	N	18851 SE 244TH PL
001	255082	0020	7/8/11	\$214,000	\$225,000	1460	7	1977	Good	9928	N	N	26809 166TH PL SE
001	794210	0150	2/24/12	\$145,230	\$154,000	1470	7	1969	Good	10625	N	N	24402 188TH AVE SE
001	179640	0240	5/2/11	\$150,000	\$156,000	1490	7	1969	Good	12015	N	N	15641 SE 262ND PL
001	923844	0200	10/11/12	\$200,000	\$205,000	1490	7	2002	Avg	4696	N	N	15815 SE 253RD PL
001	232981	0180	10/15/12	\$232,950	\$238,000	1510	7	1990	Good	7211	N	N	25103 170TH WAY SE
001	232981	0290	12/19/12	\$190,000	\$191,000	1510	7	1990	Good	7646	N	N	25010 170TH WAY SE
001	186581	0400	4/11/12	\$162,000	\$171,000	1550	7	1970	Good	6540	N	N	16918 SE 252ND PL
001	262176	0050	12/28/12	\$239,300	\$240,000	1550	7	1997	Avg	7639	N	N	17504 SE 259TH PL
001	232981	0120	5/16/12	\$212,000	\$223,000	1570	7	1989	Avg	9570	N	N	25007 170TH WAY SE
001	262176	0240	3/22/10	\$260,000	\$230,000	1570	7	1997	Avg	7669	N	N	17518 SE 259TH PL
001	232980	0170	6/13/12	\$255,000	\$268,000	1580	7	1988	Good	7194	N	N	16715 SE 251ST ST
001	232981	0510	7/6/10	\$308,950	\$290,000	1580	7	1989	Avg	10625	N	N	17105 SE 251ST ST
001	546876	0050	5/26/10	\$266,000	\$244,000	1600	7	2009	Avg	9921	N	N	16314 SE 261ST CT
001	232980	0310	4/9/12	\$192,135	\$203,000	1640	7	1988	Avg	6410	N	N	16711 SE 251ST PL
001	338430	0120	1/3/12	\$169,950	\$181,000	1650	7	1968	VGood	10296	N	N	19214 SE 242ND PL
001	546876	0040	5/5/11	\$209,990	\$218,000	1650	7	2009	Avg	5022	N	N	16318 SE 261ST CT
001	546876	0060	12/20/11	\$269,500	\$286,000	1650	7	2012	Avg	5626	N	N	16310 SE 261ST CT
001	232981	0230	10/1/12	\$254,900	\$262,000	1660	7	1989	Avg	9470	N	N	25118 170TH WAY SE
001	856289	1250	3/7/11	\$245,000	\$252,000	1660	7	2003	Avg	3606	N	N	16301 SE 251ST ST
001	232981	0280	11/8/12	\$190,000	\$193,000	1680	7	1990	Avg	7792	N	N	25016 170TH WAY SE
001	947850	0970	10/8/10	\$217,500	\$213,000	1690	7	2008	Avg	4500	N	N	26117 171ST PL SE
001	794210	0330	6/15/11	\$195,400	\$205,000	1720	7	1977	Avg	9977	N	N	24621 190TH PL SE
001	192206	9149	5/26/11	\$275,000	\$287,000	1740	7	1976	Avg	59677	N	N	19405 SE 243RD ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	186580	0050	7/28/10	\$206,000	\$195,000	1750	7	1969	VGood	6540	N	N	25411 168TH PL SE
001	947850	0110	12/5/11	\$266,782	\$284,000	1750	7	2012	Avg	4050	N	N	17008 SE 261ST ST
001	947850	0380	8/29/12	\$259,990	\$269,000	1750	7	2012	Avg	4028	N	N	17007 SE 261ST ST
001	947850	0410	10/5/11	\$261,945	\$278,000	1750	7	2011	Avg	4050	N	N	16906 SE 262ND ST
001	947850	0520	3/10/11	\$275,000	\$283,000	1750	7	2010	Avg	4656	N	N	16922 SE 262ND ST
001	947850	0830	7/8/11	\$261,532	\$275,000	1750	7	2010	Avg	4500	N	N	17017 SE 262ND ST
001	947850	0850	1/5/12	\$250,000	\$266,000	1750	7	2011	Avg	4330	N	N	17025 SE 262ND ST
001	947850	0860	3/6/12	\$229,990	\$244,000	1750	7	2011	Avg	3809	N	N	17103 SE 262ND ST
001	947850	0910	8/23/11	\$270,000	\$285,000	1750	7	2011	Avg	4500	N	N	17103 SE 261ST ST
001	714070	0490	5/18/11	\$244,950	\$255,000	1770	7	2011	Avg	5000	N	N	24422 183RD AVE SE
001	714070	0560	1/5/12	\$239,950	\$255,000	1770	7	2011	Avg	5000	N	N	24407 183RD CT SE
001	723730	0210	4/19/10	\$265,000	\$238,000	1770	7	2003	Avg	4000	N	N	25829 163RD AVE SE
001	923844	0190	5/19/10	\$235,000	\$215,000	1770	7	2002	Avg	4694	N	N	15809 SE 253RD PL
001	923844	0260	10/24/12	\$247,500	\$253,000	1770	7	2002	Avg	4813	N	N	15720 SE 253RD PL
001	723730	0660	8/19/10	\$226,000	\$217,000	1780	7	2004	Avg	4400	N	N	25632 162ND PL SE
001	809250	0070	2/18/11	\$275,000	\$281,000	1820	7	1964	Good	22140	N	N	26001 175TH AVE SE
001	809250	0960	4/9/12	\$221,000	\$234,000	1820	7	1969	VGood	9600	N	N	17215 SE 262ND ST
001	723730	0550	6/11/12	\$225,000	\$236,000	1880	7	2004	Avg	4000	N	N	25816 163RD AVE SE
001	723730	0690	6/30/10	\$275,000	\$257,000	1880	7	2004	Avg	4777	N	N	25620 162ND PL SE
001	723730	1200	3/28/12	\$215,000	\$228,000	1880	7	2004	Avg	4692	N	N	16126 SE 258TH ST
001	714070	0510	3/8/11	\$250,000	\$257,000	1900	7	2011	Avg	4999	N	N	24414 183RD AVE SE
001	809250	1160	2/15/12	\$176,000	\$187,000	1900	7	1969	Avg	9600	N	N	17304 SE 264TH ST
001	856289	0200	6/19/12	\$270,000	\$283,000	1900	7	2003	Avg	4673	N	N	16225 SE 250TH PL
001	184313	0900	3/7/12	\$222,000	\$235,000	1920	7	2003	Avg	5689	N	N	16021 SE 254TH ST
001	184313	0450	8/21/10	\$267,950	\$257,000	1950	7	2003	Avg	4780	N	N	15827 SE 253RD PL

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	714070	0630	6/23/10	\$263,180	\$245,000	1950	7	2010	Avg	5282	N	N	24509 183RD CT SE
001	714070	0640	6/17/10	\$245,200	\$228,000	1950	7	2010	Avg	4374	N	N	24513 183RD CT SE
001	923844	0240	9/13/12	\$200,000	\$206,000	1970	7	2002	Avg	4500	N	N	15730 SE 253RD PL
001	186580	0360	9/12/12	\$163,900	\$169,000	1980	7	1969	Good	7313	N	N	25229 168TH PL SE
001	262176	0080	6/20/11	\$282,000	\$296,000	1980	7	1997	Avg	8586	N	N	25885 175TH PL SE
001	714070	0520	10/5/10	\$259,950	\$254,000	1980	7	2010	Avg	4999	N	N	24414 183RD AVE SE
001	794210	0230	8/29/11	\$184,000	\$195,000	1980	7	1968	Good	10147	N	N	18859 SE 244TH PL
001	947850	0070	6/12/12	\$295,000	\$310,000	1980	7	2012	Avg	4050	N	N	17112 SE 261ST ST
001	947850	0090	5/7/12	\$272,990	\$288,000	1980	7	2012	Avg	4050	N	N	17016 SE 261ST ST
001	947850	0360	7/9/12	\$266,939	\$279,000	1980	7	2012	Avg	4549	N	N	17003 SE 261ST ST
001	947850	0400	4/26/12	\$259,990	\$274,000	1980	7	2012	Avg	4141	N	N	26103 170TH PL SE
001	947850	0450	7/28/11	\$279,990	\$295,000	1980	7	2010	Avg	4385	N	N	17014 SE 262ND ST
001	947850	0470	4/11/11	\$281,990	\$292,000	1980	7	2010	Avg	4198	N	N	17006 SE 262ND ST
001	947850	0480	6/21/11	\$282,797	\$297,000	1980	7	2010	Avg	4525	N	N	17004 SE 262ND ST
001	947850	0510	1/6/11	\$296,682	\$300,000	1980	7	2010	Avg	4265	N	N	16926 SE 262ND ST
001	947850	0780	4/26/11	\$284,990	\$296,000	1980	7	2010	Avg	4500	N	N	16927 SE 262ND ST
001	947850	0790	6/16/11	\$284,990	\$299,000	1980	7	2010	Avg	4500	N	N	17001 SE 262ND ST
001	947850	0810	10/25/12	\$285,000	\$291,000	1980	7	2010	Avg	4500	N	N	17009 SE 262ND ST
001	947850	0810	5/25/11	\$277,920	\$290,000	1980	7	2010	Avg	4500	N	N	17009 SE 262ND ST
001	947850	0890	9/29/11	\$275,000	\$292,000	1980	7	2011	Avg	4420	N	N	26122 170TH PL SE
001	947850	0940	3/1/12	\$290,068	\$308,000	1980	7	2012	Avg	4616	N	N	26104 170TH PL SE
001	714070	0500	7/1/11	\$255,000	\$268,000	2040	7	2011	Avg	5000	N	N	24418 183RD AVE SE
001	714070	0590	11/17/11	\$255,000	\$271,000	2040	7	2011	Avg	5923	N	N	24419 183RD CT SE
001	714070	0610	12/2/11	\$259,950	\$276,000	2050	7	2011	Avg	4443	N	N	24427 183RD CT SE
001	262176	0270	5/5/10	\$304,500	\$276,000	2060	7	1997	Avg	6820	N	N	17536 SE 259TH PL

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	714070	0130	2/8/10	\$256,986	\$221,000	2080	7	2009	Avg	8888	N	N	24101 187TH CT SE
001	714070	0150	2/22/10	\$240,000	\$208,000	2080	7	2009	Avg	3783	N	N	24111 187TH CT SE
001	714070	0710	5/18/10	\$253,990	\$232,000	2140	7	2009	Avg	4425	N	N	24404 183RD CT SE
001	714070	1300	11/17/11	\$225,000	\$239,000	2150	7	2008	Avg	4441	N	N	18413 SE 242ND CT
001	714070	1310	4/29/10	\$265,000	\$240,000	2150	7	2008	Avg	4363	N	N	18417 SE 242ND CT
001	714070	1330	8/31/12	\$237,170	\$245,000	2150	7	2009	Avg	5103	N	N	18416 SE 242ND CT
001	723730	0980	4/3/12	\$252,000	\$267,000	2150	7	2003	Avg	5711	N	N	25712 160TH PL SE
001	947850	0080	4/10/12	\$279,990	\$296,000	2180	7	2012	Avg	4050	N	N	17020 SE 261ST ST
001	947850	0100	11/22/11	\$305,037	\$324,000	2180	7	2012	Avg	4050	N	N	17012 SE 261ST ST
001	947850	0120	12/7/11	\$305,031	\$324,000	2180	7	2012	Avg	4141	N	N	17004 SE 261ST ST
001	947850	0350	10/9/12	\$289,990	\$297,000	2180	7	2012	Avg	5491	N	N	17001 SE 261ST ST
001	947850	0390	4/10/12	\$283,020	\$299,000	2180	7	2012	Avg	4162	N	N	17009 SE 262ND ST
001	947850	0420	4/5/12	\$270,590	\$286,000	2180	7	2011	Avg	4050	N	N	26111 170TH PL SE
001	947850	0430	1/10/12	\$295,577	\$314,000	2180	7	2011	Avg	4105	N	N	26115 170TH PL SE
001	947850	0440	3/25/11	\$289,990	\$299,000	2180	7	2010	Avg	4516	N	N	17018 SE 262ND ST
001	947850	0460	5/17/11	\$287,990	\$300,000	2180	7	2010	Avg	4358	N	N	17010 SE 262ND ST
001	947850	0490	3/8/11	\$291,350	\$299,000	2180	7	2010	Avg	4505	N	N	17002 SE 262ND ST
001	947850	0500	12/27/10	\$302,990	\$305,000	2180	7	2010	Avg	4157	N	N	17000 SE 262ND ST
001	947850	0800	12/29/10	\$299,990	\$302,000	2180	7	2010	Avg	4500	N	N	17005 SE 262ND ST
001	947850	0820	4/22/11	\$289,990	\$301,000	2180	7	2010	Avg	4500	N	N	17013 SE 262ND ST
001	947850	0840	6/26/11	\$293,000	\$307,000	2180	7	2010	Avg	4686	N	N	17021 SE 262ND ST
001	947850	0870	6/23/11	\$289,990	\$304,000	2180	7	2010	Avg	5154	N	N	17107 SE 262ND ST
001	947850	0880	7/22/11	\$292,490	\$308,000	2180	7	2011	Avg	4971	N	N	26200 170TH PL SE
001	947850	0900	12/4/11	\$305,079	\$324,000	2180	7	2011	Avg	4500	N	N	26120 170TH PL SE
001	947850	0930	12/8/11	\$302,306	\$321,000	2180	7	2011	Avg	4500	N	N	26108 170TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	723730	0400	1/7/11	\$260,000	\$263,000	2200	7	2004	Avg	6065	N	N	25932 161ST CT SE
001	723730	1260	10/23/12	\$230,000	\$235,000	2200	7	2004	Avg	4691	N	N	16102 SE 258TH ST
001	947850	0920	6/11/12	\$273,650	\$287,000	2220	7	2011	Avg	4500	N	N	26112 170TH PL SE
001	923844	0220	2/29/12	\$249,950	\$265,000	2230	7	2002	Avg	4950	N	N	15808 SE 253RD PL
001	947850	0980	10/20/10	\$245,000	\$241,000	2250	7	2008	Avg	4500	N	N	26121 171ST PL SE
001	714070	0620	4/26/12	\$268,000	\$283,000	2320	7	2011	Avg	8378	N	N	24505 183RD CT SE
001	184313	0130	2/25/11	\$249,900	\$256,000	2330	7	2003	Avg	5000	N	N	25438 161ST AVE SE
001	723730	0620	1/4/12	\$220,395	\$234,000	2350	7	2004	Avg	5884	N	N	25718 163RD AVE SE
001	184313	0330	7/16/12	\$230,000	\$240,000	2370	7	2003	Avg	5692	N	N	16005 SE 253RD PL
001	186581	0060	9/23/10	\$235,000	\$229,000	2390	7	1977	VGood	6600	N	N	16917 SE 254TH PL
001	723730	0290	2/10/12	\$250,000	\$265,000	2400	7	2004	Avg	4496	N	N	16117 SE 259TH CT
001	723730	0830	4/29/11	\$240,000	\$249,000	2400	7	2003	Avg	5240	N	N	16026 SE 256TH PL
001	723730	0870	8/1/11	\$225,900	\$238,000	2410	7	2004	Avg	6646	N	N	25609 160TH PL SE
001	714070	0550	11/16/11	\$264,950	\$282,000	2440	7	2011	Avg	5469	N	N	24403 183RD CT SE
001	714070	0100	2/10/10	\$238,000	\$205,000	2500	7	2007	Avg	5726	N	N	18605 SE 241ST ST
001	714070	0600	1/9/12	\$279,950	\$298,000	2510	7	2011	Avg	5837	N	N	24423 183RD CT SE
001	714070	0650	1/12/10	\$337,465	\$285,000	2570	7	2009	Avg	6747	N	N	24526 183RD CT SE
001	947850	0530	3/11/10	\$314,865	\$276,000	2570	7	2008	Avg	4574	N	N	16919 SE 263RD ST
001	947850	0990	11/23/10	\$265,000	\$264,000	2570	7	2008	Avg	4500	N	N	26125 171ST PL SE
001	714070	1280	3/22/12	\$249,950	\$265,000	2610	7	2008	Avg	4619	N	N	18407 SE 242ND CT
001	947850	0570	12/14/10	\$250,000	\$251,000	2620	7	2008	Avg	4469	N	N	17005 SE 263RD ST
001	614765	0020	6/14/12	\$230,000	\$241,000	2730	7	2005	Avg	4545	N	N	24315 181ST PL SE
001	614765	0030	12/27/12	\$235,000	\$235,000	2730	7	2005	Avg	4545	N	N	24309 ` 181ST PL SE
001	614765	0080	2/7/11	\$250,000	\$255,000	2730	7	2005	Avg	4590	N	N	24223 181ST PL SE
001	614765	0160	2/26/10	\$240,000	\$209,000	2730	7	2005	Avg	5135	N	N	24222 181ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	614765	0250	7/13/10	\$272,500	\$257,000	2730	7	2005	Avg	4766	N	N	24308 181ST PL SE
001	614765	0390	9/14/12	\$249,950	\$258,000	2730	7	2005	Avg	7282	N	N	18221 SE 244TH PL
001	614765	0390	2/17/11	\$232,000	\$237,000	2730	7	2005	Avg	7282	N	N	18221 SE 244TH PL
001	614765	0070	6/13/11	\$225,000	\$236,000	2800	7	2005	Avg	4589	N	N	24229 181ST PL SE
001	184313	0510	7/10/12	\$295,000	\$308,000	2860	7	2003	Avg	5553	N	N	15824 SE 254TH PL
001	714070	0120	1/22/10	\$315,000	\$268,000	2960	7	2008	Avg	5028	N	N	18613 SE 241ST ST
001	714070	1320	6/1/11	\$275,000	\$287,000	2960	7	2008	Avg	4420	N	N	18419 SE 242ND CT
001	723730	0880	6/21/11	\$291,500	\$306,000	2960	7	2004	Avg	4262	N	N	25613 160TH PL SE
001	614765	0270	11/11/11	\$225,000	\$239,000	3020	7	2005	Avg	6930	N	N	18108 SE 244TH ST
001	714070	1360	5/26/10	\$304,950	\$280,000	3030	7	2008	Avg	5199	N	N	18406 SE 242ND CT
001	614765	0130	4/13/12	\$235,000	\$248,000	3130	7	2005	Avg	5613	N	N	18110 SE 242ND ST
001	614765	0330	12/6/10	\$242,500	\$242,000	3130	7	2005	Avg	5608	N	N	24409 183RD AVE SE
001	614765	0470	4/6/10	\$305,000	\$272,000	3130	7	2005	Avg	5153	N	N	24515 183RD AVE SE
001	714070	0220	6/27/12	\$255,000	\$267,000	3350	7	2007	Avg	7235	N	N	24118 187TH CT SE
001	192206	9020	7/12/10	\$265,000	\$249,000	1180	8	1978	Avg	89733	N	N	24012 180TH AVE SE
001	775490	0060	9/17/12	\$256,000	\$264,000	1330	8	1974	Good	18900	N	N	25314 167TH PL SE
001	019350	0030	5/10/10	\$239,950	\$218,000	1490	8	1968	Good	9680	N	N	27028 150TH PL SE
001	019350	0040	11/30/11	\$159,950	\$170,000	1560	8	1968	Avg	9680	N	N	27020 150TH PL SE
001	714070	0860	8/22/12	\$293,492	\$304,000	1580	8	2012	Avg	7156	N	N	24316 185TH LOOP SE
001	756945	0070	6/2/11	\$240,000	\$251,000	1680	8	2003	Avg	3825	N	N	16206 SE 260TH ST
001	756945	0220	10/26/10	\$244,000	\$240,000	1680	8	2004	Avg	4656	N	N	16019 SE 260TH ST
001	770150	0100	6/10/11	\$355,000	\$372,000	1700	8	1977	Avg	37736	N	N	24903 183RD PL SE
001	809250	0140	7/5/12	\$185,000	\$193,000	1700	8	1964	Good	9638	N	N	26016 174TH AVE SE
001	262175	0220	7/18/11	\$264,950	\$279,000	1790	8	1997	Avg	6783	N	N	25760 174TH PL SE
001	756945	0160	3/18/11	\$225,000	\$232,000	1800	8	2003	Avg	6196	N	N	25935 161ST CT SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	756945	0320	4/25/11	\$245,000	\$254,000	1800	8	2004	Avg	5134	N	N	16131 SE 260TH ST
001	858640	0071	11/10/10	\$280,000	\$277,000	1800	8	1978	Good	22005	N	N	26127 156TH AVE SE
001	262175	0010	9/11/12	\$285,000	\$294,000	1810	8	1997	Avg	9082	N	N	17464 SE 257TH ST
001	001190	0050	12/16/11	\$222,300	\$236,000	1850	8	2004	Avg	4500	N	N	15510 SE 252ND PL
001	001190	0110	8/16/10	\$235,000	\$225,000	1850	8	2003	Avg	4575	N	N	15408 SE 252ND PL
001	262175	0672	8/29/11	\$249,000	\$263,000	1850	8	2004	Avg	10333	N	N	17302 SE 257TH ST
001	775490	0190	3/22/11	\$244,000	\$251,000	1900	8	1976	Avg	23000	N	N	16521 SE 254TH PL
001	279980	0420	4/19/10	\$261,900	\$236,000	1910	8	2003	Avg	5044	N	N	16418 SE 262ND PL
001	279980	0570	1/23/12	\$222,500	\$236,000	1910	8	2004	Avg	5234	N	N	26305 165TH PL SE
001	001190	0080	11/20/12	\$231,000	\$234,000	1920	8	2004	Avg	4800	N	N	15420 SE 252ND PL
001	809200	0160	5/4/12	\$202,000	\$213,000	1950	8	1966	Good	9750	N	N	17715 SE 261ST ST
001	262175	0671	10/24/11	\$249,950	\$265,000	1960	8	2004	Avg	9830	N	N	17230 SE 257TH ST
001	262205	9170	11/21/11	\$204,900	\$218,000	1960	8	1995	Avg	11632	N	N	26926 150TH PL SE
001	665470	0410	2/11/10	\$306,000	\$264,000	1970	8	2003	Avg	6699	N	N	18212 SE 247TH ST
001	714070	1260	4/11/11	\$262,000	\$271,000	1990	8	2007	Avg	5612	N	N	24317 185TH LOOP SE
001	756945	0140	3/5/10	\$284,990	\$249,000	2020	8	2003	Avg	4149	N	N	16104 SE 260TH ST
001	756945	0370	6/17/10	\$298,950	\$278,000	2020	8	2003	Avg	4797	N	N	16207 SE 260TH ST
001	279980	0200	11/4/11	\$225,900	\$240,000	2030	8	2004	Avg	6937	N	N	16627 SE 262ND PL
001	279980	0240	3/22/11	\$239,900	\$247,000	2030	8	2004	Avg	5216	N	N	16706 SE 262ND PL
001	950720	0500	4/11/12	\$241,000	\$255,000	2030	8	2004	Avg	5868	N	N	26041 167TH PL SE
001	665470	0060	8/2/11	\$223,000	\$235,000	2060	8	2003	Avg	6998	N	N	18108 SE 246TH ST
001	184310	0360	5/29/12	\$261,000	\$274,000	2070	8	1989	Avg	7000	N	N	16132 SE 252ND PL
001	262175	0450	6/25/12	\$311,000	\$326,000	2080	8	1998	Avg	7222	N	N	25724 176TH PL SE
001	669900	0370	8/12/11	\$203,000	\$214,000	2090	8	2002	Avg	4791	N	N	25820 178TH PL SE
001	714070	0830	5/16/12	\$257,950	\$272,000	2090	8	2012	Avg	4872	N	N	18411 SE 244TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	192206	9197	10/31/11	\$500,000	\$531,000	2120	8	1994	Avg	206474	N	N	24906 180TH AVE SE
001	714070	0280	2/14/11	\$255,000	\$260,000	2140	8	2009	Avg	4954	N	N	24105 184TH AVE SE
001	714070	0310	6/11/10	\$279,585	\$259,000	2140	8	2010	Avg	5109	N	N	24111 184TH AVE SE
001	714070	1120	6/22/10	\$286,030	\$267,000	2140	8	2010	Avg	5000	N	N	24105 185TH LOOP SE
001	756945	0250	10/13/11	\$275,000	\$292,000	2170	8	2003	Avg	5104	N	N	16105 SE 260TH ST
001	689250	0080	6/23/10	\$286,000	\$267,000	2190	8	2000	Avg	5625	N	N	25402 155TH AVE SE
001	950720	0110	10/10/11	\$199,000	\$211,000	2210	8	2005	Avg	4500	N	N	16530 SE 260TH ST
001	689251	0100	9/27/12	\$270,000	\$278,000	2260	8	2002	Avg	4945	N	N	15631 SE 255TH PL
001	689251	0100	10/20/10	\$260,000	\$256,000	2260	8	2002	Avg	4945	N	N	15631 SE 255TH PL
001	775490	0200	12/30/11	\$232,000	\$247,000	2260	8	1973	Good	19182	N	N	16529 SE 254TH PL
001	947855	0410	7/25/12	\$278,000	\$290,000	2290	8	2012	Avg	4642	N	N	16907 SE 260TH ST
001	001190	0010	2/25/10	\$290,000	\$252,000	2330	8	2003	Avg	5420	N	N	15526 SE 252ND PL
001	714070	0840	8/16/12	\$274,950	\$285,000	2330	8	2012	Avg	4799	N	N	18415 SE 244TH ST
001	689250	0160	2/13/12	\$240,900	\$256,000	2360	8	2000	Avg	5371	N	N	25407 155TH AVE SE
001	546720	0045	9/2/10	\$385,000	\$371,000	2390	8	1999	Avg	17739	N	N	26817 149TH AVE SE
001	947855	0170	8/1/12	\$293,325	\$305,000	2390	8	2012	Avg	6282	N	N	16912 SE 259TH ST
001	665470	0220	9/14/11	\$300,000	\$318,000	2400	8	2003	Avg	11786	N	N	18329 SE 247TH ST
001	665470	0380	10/6/10	\$300,000	\$293,000	2400	8	2003	Avg	6999	N	N	18124 SE 247TH ST
001	665470	0520	3/12/10	\$280,000	\$246,000	2400	8	2003	Avg	6999	N	N	18131 SE 246TH ST
001	856289	1150	5/8/12	\$270,000	\$285,000	2400	8	2001	Avg	3643	N	N	16201 SE 251ST ST
001	856289	0340	5/9/11	\$327,000	\$340,000	2410	8	2002	Avg	6243	N	N	25008 161ST PL SE
001	856289	0980	6/27/12	\$289,950	\$304,000	2410	8	2003	Avg	5391	N	N	16009 SE 251ST ST
001	279980	0710	5/21/12	\$250,000	\$263,000	2420	8	2003	Avg	4750	N	N	16432 SE 263RD ST
001	756945	0090	12/27/11	\$240,000	\$255,000	2420	8	2003	Avg	3825	N	N	16124 SE 260TH ST
001	756945	0120	10/8/10	\$299,000	\$293,000	2420	8	2003	Avg	5522	N	N	16112 SE 260TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	856289	0740	6/5/12	\$317,750	\$334,000	2430	8	2001	Avg	6413	N	N	16106 SE 250TH CT
001	669900	0040	4/3/12	\$215,000	\$227,000	2460	8	2001	Avg	5000	N	N	25707 177TH PL SE
001	669900	1520	11/21/12	\$245,000	\$248,000	2460	8	2002	Avg	5091	N	N	17814 SE 259TH ST
001	756945	0030	2/23/10	\$330,000	\$287,000	2460	8	2003	Avg	4540	N	N	16226 SE 260TH ST
001	756945	0130	8/2/12	\$254,000	\$264,000	2460	8	2003	Avg	4249	N	N	16108 SE 260TH ST
001	756945	0420	3/19/10	\$305,000	\$269,000	2460	8	2003	Avg	5573	N	N	16221 SE 260TH ST
001	184310	0330	6/20/11	\$295,000	\$309,000	2480	8	1989	Avg	11765	N	N	16148 SE 252ND PL
001	252205	9201	6/22/11	\$301,125	\$316,000	2490	8	1965	Good	122403	N	N	17015 SE 256TH ST
001	508790	0040	6/24/10	\$308,000	\$287,000	2500	8	2008	Avg	5995	N	N	25315 176TH AVE SE
001	714070	0700	9/14/12	\$277,301	\$286,000	2520	8	2012	Avg	4888	N	N	24408 183RD CT SE
001	714070	0260	1/20/12	\$225,000	\$239,000	2550	8	2008	Avg	4802	N	N	24101 184TH AVE SE
001	714070	0850	5/31/12	\$284,950	\$300,000	2560	8	2012	Avg	5428	N	N	24318 185TH LOOP SE
001	151592	0200	9/27/10	\$412,000	\$401,000	2570	8	1995	Avg	10603	N	N	26118 162ND AVE SE
001	184310	0340	3/11/10	\$278,405	\$244,000	2570	8	1989	Avg	8491	N	N	16144 SE 252ND PL
001	669900	0750	3/1/11	\$299,900	\$307,000	2570	8	2003	Avg	5640	N	N	17726 SE 257TH ST
001	184310	0140	5/5/11	\$280,000	\$291,000	2580	8	1990	Avg	8804	N	N	25300 163RD AVE SE
001	665470	0150	12/29/11	\$255,670	\$272,000	2590	8	2004	Avg	7025	N	N	18320 SE 246TH ST
001	665470	0360	11/13/12	\$310,000	\$315,000	2590	8	2003	Avg	6999	N	N	18110 SE 247TH ST
001	665470	0430	2/21/12	\$260,000	\$276,000	2590	8	2003	Avg	7371	N	N	18306 SE 247TH ST
001	714070	0470	7/26/10	\$293,300	\$278,000	2620	8	2007	Avg	4954	N	N	24315 184TH AVE SE
001	714070	1060	6/23/10	\$327,220	\$305,000	2620	8	2010	Avg	7194	N	N	24102 185TH LOOP SE
001	714070	1250	1/24/11	\$260,000	\$264,000	2620	8	2007	Avg	5003	N	N	24315 185TH LOOP SE
001	669900	1500	3/16/11	\$290,000	\$298,000	2640	8	2001	Avg	5000	N	N	17824 SE 259TH ST
001	669900	1330	7/13/11	\$274,950	\$289,000	2650	8	2002	Avg	4715	N	N	17825 SE 259TH ST
001	279980	0400	2/3/10	\$303,450	\$260,000	2690	8	2003	Avg	4750	N	N	16428 SE 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	151592	0150	8/25/10	\$321,500	\$309,000	2760	8	1997	Avg	14654	N	N	16223 SE 261ST PL
001	856289	1220	3/17/10	\$350,000	\$308,000	2810	8	2002	Avg	4085	N	N	16227 SE 251ST ST
001	262175	0520	9/26/11	\$346,500	\$367,000	2830	8	1997	Avg	6948	N	N	17515 SE 257TH ST
001	856289	0100	4/27/10	\$319,900	\$289,000	2830	8	2002	Avg	4000	N	N	16304 SE 251ST ST
001	001190	0210	7/24/12	\$275,000	\$287,000	2900	8	2004	Avg	6139	N	N	15513 SE 252ND PL
001	429900	0180	10/29/12	\$270,000	\$275,000	2900	8	2005	Avg	5253	N	N	15820 SE 262ND PL
001	546720	0080	7/2/11	\$325,750	\$342,000	2900	8	1999	Avg	9148	N	N	14816 SE 267TH ST
001	856289	0480	7/15/11	\$370,000	\$389,000	2950	8	2002	Avg	5046	N	N	16228 SE 249TH PL
001	665470	0090	1/27/10	\$350,000	\$298,000	3020	8	2003	Avg	6998	N	N	18130 SE 246TH ST
001	665470	0460	8/9/11	\$324,950	\$343,000	3020	8	2003	Avg	7314	N	N	18321 SE 246TH ST
001	429900	0190	2/22/10	\$309,000	\$268,000	3070	8	2005	Avg	5257	N	N	15816 SE 262ND PL
001	508790	0060	11/7/11	\$318,000	\$338,000	3070	8	2008	Avg	6813	N	N	25307 176TH AVE SE
001	279980	0030	1/8/10	\$289,900	\$244,000	3140	8	2004	Avg	4747	N	N	26316 165TH PL SE
001	279980	0550	11/30/10	\$318,000	\$317,000	3140	8	2003	Avg	5031	N	N	16429 SE 263RD ST
001	279980	0790	4/26/11	\$279,900	\$291,000	3140	8	2003	Avg	6041	N	N	16513 SE 262ND PL
001	714070	1200	8/21/12	\$250,000	\$259,000	3140	8	2006	Avg	5003	N	N	24305 185TH LOOP SE
001	950720	0090	1/26/12	\$268,100	\$285,000	3140	8	2004	Avg	4500	N	N	16518 SE 260TH ST
001	950720	0450	1/11/12	\$265,000	\$282,000	3140	8	2004	Avg	6313	N	N	26016 166TH PL SE
001	262205	9136	11/22/11	\$315,000	\$335,000	3150	8	2008	Avg	5882	N	N	16102 SE 256TH PL
001	669900	1090	8/18/11	\$298,000	\$315,000	3190	8	2002	Avg	6778	N	N	25706 178TH PL SE
001	669900	1050	5/6/10	\$330,000	\$300,000	3194	8	2003	Avg	5030	N	N	25732 177TH PL SE
001	669900	0730	1/4/11	\$285,000	\$288,000	3220	8	2002	Avg	5640	N	N	17804 SE 257TH ST
001	669900	0340	8/18/11	\$245,000	\$259,000	3240	8	2002	Avg	6000	N	N	17825 SE 259TH PL
001	856289	0070	7/8/11	\$325,000	\$342,000	3340	8	2001	Avg	7176	N	N	25002 163RD PL SE
001	279980	0050	5/10/12	\$299,950	\$316,000	3370	8	2004	Avg	6394	N	N	26308 165TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	279980	0680	11/18/11	\$285,663	\$304,000	3370	8	2003	Avg	6052	N	N	16512 SE 263RD ST
001	714070	1160	6/1/12	\$308,000	\$324,000	3370	8	2007	Avg	5000	N	N	24207 185TH LOOP SE
001	950720	0010	3/3/10	\$365,000	\$319,000	3370	8	2004	Avg	6391	N	N	16404 SE 260TH ST
001	279980	0140	1/25/12	\$305,500	\$325,000	3490	8	2003	Avg	6953	N	N	16609 SE 262ND PL
001	279980	0290	11/7/12	\$280,000	\$285,000	3490	8	2004	Avg	4750	N	N	16622 SE 262ND PL
001	856289	0040	8/23/12	\$284,500	\$295,000	3490	8	2001	Avg	6283	N	N	25012 163RD PL SE
001	950720	0390	6/15/12	\$290,000	\$304,000	3490	8	2005	Avg	5000	N	N	16613 SE 261ST ST
001	950720	0720	3/1/12	\$254,900	\$270,000	3490	8	2005	Avg	6050	N	N	26107 166TH PL SE
001	950720	0730	3/29/10	\$362,000	\$321,000	3520	8	2004	Avg	5250	N	N	16535 SE 260TH ST
001	714070	0750	3/28/11	\$285,000	\$294,000	1680	9	2007	Avg	5636	N	N	24430 184TH CT SE
001	232205	9075	2/8/11	\$355,000	\$362,000	2210	9	1969	Good	87120	N	N	15417 SE 251ST ST
001	923844	0120	11/29/11	\$324,900	\$345,000	2260	9	1966	Good	16540	N	N	25330 157TH PL SE
001	680630	0550	7/25/11	\$375,000	\$395,000	2310	9	1995	Avg	9169	N	N	26534 161ST AVE SE
001	564130	0140	4/2/10	\$307,000	\$273,000	2440	9	2004	Avg	4950	N	N	15807 SE 257TH ST
001	564130	0040	10/31/12	\$300,000	\$306,000	2450	9	2003	Avg	4152	N	N	25712 158TH PL SE
001	232205	9146	3/1/10	\$500,000	\$436,000	2570	9	2001	Avg	31530	N	N	15014 SE 253RD PL
001	252205	9252	10/4/12	\$490,000	\$503,000	2680	9	2008	Avg	27491	N	N	16508 SE 268TH ST
001	680630	0600	8/15/11	\$350,000	\$370,000	2730	9	1993	Avg	7935	N	N	26442 161ST AVE SE
001	680630	0890	7/6/10	\$410,000	\$385,000	2780	9	1993	Avg	11063	N	N	26505 161ST AVE SE
001	680630	0280	6/7/12	\$422,565	\$444,000	2900	9	1994	Avg	9608	N	N	26518 163RD AVE SE
001	714070	0740	5/3/11	\$386,500	\$402,000	3000	9	2006	Avg	7327	N	N	24413 184TH CT SE
001	680630	0160	3/15/12	\$410,000	\$434,000	3249	9	1997	Avg	12870	Y	N	16317 SE 266TH PL
001	680630	0410	8/4/11	\$410,000	\$432,000	3422	9	1997	Avg	8945	N	N	16213 SE 264TH PL
001	391340	0010	7/25/12	\$359,000	\$374,000	2620	10	1981	Avg	20964	N	N	26324 166TH PL SE
001	680630	1010	4/15/10	\$405,000	\$363,000	3170	10	1997	Avg	29611	N	N	16010 SE 267TH CT

Improved Sales Used in this Annual Update Analysis
Area 86
(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
001	680630	0090	7/10/12	\$440,000	\$460,000	3287	10	1998	Avg	8052	N	N	26619 163RD CT SE
001	680630	0240	1/5/11	\$415,000	\$419,000	3310	10	1995	Avg	8530	N	N	16308 SE 266TH PL
001	680630	0930	2/17/12	\$355,000	\$377,000	3310	10	1996	Avg	8212	N	N	26529 161ST AVE SE
001	680630	0050	9/22/10	\$415,000	\$404,000	3400	10	1997	Avg	11032	Y	N	26610 161ST AVE SE
001	680630	0440	12/10/12	\$485,000	\$488,000	3520	10	1995	Avg	9483	N	N	16232 SE 265TH CT
002	865140	0200	1/15/10	\$169,000	\$143,000	840	6	1969	Good	5200	N	N	26838 194TH AVE SE
002	865140	0350	8/15/12	\$125,000	\$130,000	840	6	1969	Good	5525	N	N	19234 SE 268TH ST
002	865140	0350	1/12/11	\$99,900	\$101,000	840	6	1969	Good	5525	N	N	19234 SE 268TH ST
002	865140	0410	8/11/11	\$129,000	\$136,000	840	6	1969	Good	5330	N	N	19216 SE 268TH ST
002	865140	0510	1/26/11	\$141,000	\$143,000	840	6	1969	Good	5200	N	N	19235 SE 268TH ST
002	865140	0730	3/29/12	\$121,000	\$128,000	840	6	1969	Avg	5525	N	N	19212 SE 269TH ST
002	865140	1210	5/26/10	\$158,450	\$146,000	840	6	1968	VGood	4550	N	N	19422 SE 266TH ST
002	865141	0010	5/12/10	\$133,000	\$121,000	840	6	1969	Good	5200	N	N	19401 SE 265TH ST
002	865141	0050	6/2/10	\$168,000	\$155,000	840	6	1969	Good	4550	N	N	19413 SE 265TH ST
002	865141	0090	5/7/12	\$132,000	\$139,000	840	6	1969	Good	5265	N	N	19427 SE 265TH ST
002	865143	0510	5/18/11	\$135,000	\$141,000	840	6	1969	VGood	5330	N	N	19663 SE 259TH ST
002	865140	1680	8/25/11	\$113,000	\$119,000	860	6	1968	Good	5185	N	N	19106 SE 266TH ST
002	865140	2330	4/9/12	\$95,000	\$100,000	860	6	1969	Avg	5265	N	N	26748 191ST PL SE
002	865141	1040	8/23/12	\$133,000	\$138,000	860	6	1969	VGood	4875	N	N	19469 SE 261ST ST
002	865141	1510	2/17/12	\$104,900	\$111,000	860	6	1970	Good	6375	N	N	26109 197TH AVE SE
002	865143	0570	3/10/10	\$134,000	\$118,000	870	6	1969	Good	5330	N	N	19644 SE 260TH ST
002	865143	0750	12/17/12	\$110,000	\$111,000	870	6	1969	Good	5200	N	N	25908 196TH AVE SE
002	865143	0990	6/16/11	\$139,500	\$146,000	870	6	1969	Good	5330	N	N	19633 SE 260TH ST
002	127400	0080	5/29/12	\$138,500	\$146,000	880	6	1967	Good	12960	N	N	17636 SE 266TH PL
002	865140	0780	9/19/11	\$141,500	\$150,000	900	6	1968	VGood	5200	N	N	19407 SE 267TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	865144	0100	2/23/10	\$168,000	\$146,000	900	6	1977	Good	5200	N	N	26442 189TH AVE SE
002	865144	1420	2/17/11	\$145,000	\$148,000	900	6	1977	Good	5200	N	N	18612 SE 265TH ST
002	865141	0440	1/7/10	\$175,500	\$147,000	920	6	1969	Good	4550	N	N	19417 SE 264TH ST
002	865141	0540	11/18/11	\$110,000	\$117,000	920	6	1969	Good	4770	N	N	19402 SE 264TH ST
002	865141	0620	11/28/12	\$118,000	\$119,000	920	6	1969	Good	5772	N	N	26202 195TH PL SE
002	256960	0060	3/17/11	\$113,500	\$117,000	960	6	1962	VGood	10990	N	N	26849 172ND PL SE
002	865140	1760	2/24/10	\$192,000	\$167,000	980	6	1968	Good	5330	N	N	19008 SE 266TH ST
002	865140	2770	10/25/12	\$146,000	\$149,000	980	6	1969	VGood	6500	N	N	26642 190TH AVE SE
002	865141	1450	12/27/11	\$120,000	\$128,000	980	6	1970	Good	5200	N	N	19509 SE 261ST ST
002	865140	0420	12/19/11	\$114,900	\$122,000	1010	6	1969	VGood	6630	N	N	19214 SE 268TH ST
002	865143	1040	4/9/10	\$175,000	\$156,000	1020	6	1969	Good	5200	N	N	19645 SE 260TH ST
002	076651	0070	5/25/11	\$138,000	\$144,000	1040	6	1977	Good	10125	N	N	18247 SE 262ND PL
002	865140	0260	2/15/12	\$110,000	\$117,000	1050	6	1969	Good	5200	N	N	26800 194TH AVE SE
002	865141	0340	10/14/10	\$169,950	\$167,000	1050	6	1969	Good	5420	N	N	19404 SE 265TH ST
002	865140	1970	11/9/11	\$99,000	\$105,000	1060	6	1968	VGood	6432	N	N	18852 SE 269TH ST
002	865141	0760	10/3/11	\$102,000	\$108,000	1060	6	1969	Good	5200	N	N	19701 SE 261ST ST
002	076600	0080	4/19/12	\$142,000	\$150,000	1080	6	1962	Good	9440	N	N	27002 168TH PL SE
002	865140	2480	7/16/10	\$145,000	\$137,000	1120	6	1968	Good	4875	N	N	26707 191ST PL SE
002	865140	2260	3/1/11	\$135,000	\$138,000	1130	6	1968	Good	5200	N	N	19049 SE 269TH ST
002	865141	1420	11/15/10	\$105,000	\$104,000	1140	6	1970	Good	4875	N	N	26112 195TH PL SE
002	865140	2930	11/18/11	\$129,950	\$138,000	1150	6	1969	VGood	5950	N	N	19037 SE 266TH ST
002	865140	0630	8/30/10	\$185,000	\$178,000	1190	6	2010	Avg	5200	N	N	19240 SE 269TH ST
002	865140	1250	4/13/11	\$112,413	\$116,000	1250	6	1968	Good	5330	N	N	19410 SE 266TH ST
002	256960	0130	2/14/12	\$157,500	\$167,000	1330	6	2005	Avg	7592	N	N	26866 172ND PL SE
002	865140	2140	5/5/10	\$169,950	\$154,000	1360	6	1968	Good	5200	N	N	19007 SE 269TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	865140	1640	7/19/12	\$145,000	\$151,000	1400	6	1969	Good	5963	N	N	26608 191ST PL SE
002	865143	0530	9/27/11	\$147,500	\$156,000	1400	6	1977	Avg	5200	N	N	19654 SE 260TH ST
002	865140	2660	6/24/10	\$150,000	\$140,000	1450	6	1969	Good	5530	N	N	19030 SE 269TH ST
002	256960	0140	4/28/10	\$215,000	\$194,000	1490	6	1961	VGood	7592	N	N	26860 172ND PL SE
002	865143	0520	1/11/11	\$107,790	\$109,000	1500	6	1969	Good	5200	N	N	19665 SE 259TH ST
002	865144	0270	11/14/11	\$100,000	\$106,000	900	7	1977	Good	5200	N	N	26310 TIMBERLANE DR SE
002	865144	2980	6/29/12	\$132,000	\$138,000	910	7	1977	Good	5200	N	N	26622 188TH AVE SE
002	865144	2470	6/18/12	\$137,003	\$144,000	910	7	1977	Good	5200	N	N	26627 188TH AVE SE
002	865144	2600	5/4/10	\$209,000	\$190,000	910	7	1977	Good	5200	N	N	18710 SE 268TH ST
002	865144	2980	10/18/12	\$200,000	\$205,000	910	7	1977	Good	5200	N	N	26622 188TH AVE SE
002	865144	2980	4/13/12	\$145,100	\$153,000	910	7	1977	Good	5200	N	N	26622 188TH AVE SE
002	865144	2950	7/26/10	\$166,000	\$157,000	960	7	1977	Good	5200	N	N	26630 188TH AVE SE
002	179635	1020	4/12/10	\$242,000	\$217,000	980	7	1981	Good	10440	N	N	18533 SE 259TH PL
002	865144	1890	6/29/12	\$166,250	\$174,000	980	7	1977	Good	5200	N	N	18513 SE 267TH ST
002	865144	2390	6/27/11	\$152,000	\$160,000	990	7	1977	VGood	4875	N	N	26608 TIMBERLANE DR SE
002	865144	1950	4/20/11	\$157,000	\$163,000	1000	7	1977	Good	4960	N	N	18636 SE 268TH ST
002	865144	1980	7/14/11	\$185,000	\$195,000	1000	7	1977	Good	5200	N	N	18630 SE 268TH ST
002	865144	2010	7/23/12	\$148,000	\$154,000	1000	7	1977	VGood	5200	N	N	18618 SE 268TH ST
002	179635	1110	12/27/11	\$179,000	\$190,000	1020	7	1981	Good	6825	N	N	18534 SE TIMBERLANE BLVD
002	865144	0660	8/29/11	\$135,000	\$143,000	1020	7	1977	Good	5200	N	N	26420 187TH AVE SE
002	865144	0230	8/26/10	\$179,950	\$173,000	1030	7	1977	Good	5200	N	N	26402 189TH AVE SE
002	865144	1050	2/27/12	\$190,000	\$202,000	1030	7	1976	Good	8502	N	N	26313 184TH PL SE
002	865144	1070	9/20/10	\$215,000	\$209,000	1030	7	1976	Good	6318	N	N	26314 184TH PL SE
002	865144	1140	6/6/12	\$199,950	\$210,000	1030	7	1977	Avg	4875	N	N	26309 185TH PL SE
002	865144	1140	1/4/12	\$130,000	\$138,000	1030	7	1977	Avg	4875	N	N	26309 185TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	865144	0420	9/17/12	\$150,000	\$155,000	1040	7	1977	Good	4875	N	N	26409 TIMBERLANE DR SE
002	865144	0780	5/11/11	\$153,500	\$160,000	1040	7	1977	Good	4875	N	N	26312 185TH AVE SE
002	865144	0880	11/6/12	\$182,000	\$185,000	1040	7	1977	Good	7980	N	N	26313 186TH AVE SE
002	179620	0130	5/27/10	\$212,000	\$195,000	1050	7	1977	Avg	9590	N	N	16624 SE 279TH PL
002	864820	0120	3/16/11	\$183,000	\$188,000	1050	7	1983	Good	6245	N	N	19715 SE 265TH ST
002	864821	0040	11/18/10	\$169,600	\$169,000	1050	7	1985	Good	8126	N	N	26605 198TH AVE SE
002	865144	2880	12/5/12	\$175,000	\$177,000	1050	7	1978	Good	5200	N	N	26806 188TH AVE SE
002	127450	0570	9/8/11	\$119,900	\$127,000	1060	7	1968	Good	9750	N	N	26526 175TH AVE SE
002	865144	2670	11/20/12	\$192,500	\$195,000	1060	7	1978	Good	5200	N	N	18707 SE 268TH ST
002	179636	0220	7/1/10	\$190,000	\$178,000	1070	7	1987	Good	8842	N	N	18801 SE 263RD ST
002	179636	0370	8/6/12	\$220,000	\$229,000	1070	7	1987	Avg	8223	N	N	26216 189TH PL SE
002	291661	0070	4/12/11	\$228,500	\$237,000	1080	7	1982	VGood	9749	N	N	26327 197TH PL SE
002	291661	0220	11/9/11	\$200,000	\$212,000	1080	7	1983	Avg	7322	N	N	26225 200TH AVE SE
002	291661	0460	11/1/12	\$220,000	\$224,000	1080	7	1983	Avg	9382	N	N	26229 197TH PL SE
002	291661	0390	2/6/11	\$150,000	\$153,000	1080	7	1983	Avg	7374	N	N	26220 197TH PL SE
002	291662	0350	12/19/12	\$198,500	\$199,000	1080	7	1983	Avg	8164	N	N	26433 199TH PL SE
002	179638	0710	10/10/10	\$176,000	\$172,000	1090	7	1990	Avg	10017	N	N	26217 192ND PL SE
002	179638	0830	2/18/10	\$220,000	\$190,000	1090	7	1990	Avg	7245	N	N	26106 192ND PL SE
002	417850	0920	4/13/12	\$156,000	\$165,000	1090	7	1989	Avg	9252	N	N	19339 SE 270TH PL
002	291660	0190	10/18/12	\$133,000	\$136,000	1100	7	1980	Avg	7757	N	N	26216 196TH PL SE
002	179639	0150	4/12/12	\$187,000	\$198,000	1100	7	1992	Good	7593	N	N	17518 SE 268TH PL
002	179638	0740	12/3/12	\$205,000	\$207,000	1110	7	1990	Avg	7366	N	N	26228 192ND PL SE
002	776040	0260	7/10/12	\$196,700	\$206,000	1110	7	1994	Avg	7931	N	N	25863 201ST AVE SE
002	127450	0710	4/3/12	\$120,000	\$127,000	1120	7	1968	VGood	9000	N	N	17332 SE 265TH ST
002	864821	0230	1/23/12	\$189,950	\$202,000	1130	7	1987	Good	7877	N	N	20007 SE 268TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	127450	0820	7/26/12	\$170,000	\$177,000	1140	7	1968	Good	19580	N	N	26501 172ND PL SE
002	127450	0820	6/14/12	\$146,000	\$153,000	1140	7	1968	Good	19580	N	N	26501 172ND PL SE
002	865140	2010	2/2/12	\$139,500	\$148,000	1140	7	1968	VGood	5200	N	N	18844 SE 269TH ST
002	856200	0020	6/24/11	\$165,000	\$173,000	1150	7	1985	Avg	7799	N	N	26511 197TH PL SE
002	856200	0240	7/15/11	\$155,000	\$163,000	1150	7	1983	Avg	7200	N	N	19712 SE 265TH ST
002	865144	3190	3/9/12	\$119,319	\$126,000	1160	7	1977	Good	5200	N	N	26433 189TH AVE SE
002	417850	0090	7/21/10	\$256,000	\$242,000	1170	7	1990	Avg	7068	N	N	19022 SE 270TH ST
002	417850	0600	6/28/11	\$209,500	\$220,000	1170	7	1990	Avg	7040	N	N	27035 190TH AVE SE
002	179636	0620	6/7/12	\$130,000	\$137,000	1180	7	1984	Good	8266	N	N	26349 191ST PL SE
002	179636	0830	3/3/10	\$165,000	\$144,000	1180	7	1984	Good	7799	N	N	25934 191ST PL SE
002	179650	0110	4/26/12	\$210,000	\$222,000	1180	7	2012	Avg	3503	N	N	26716 178TH LOOP SE
002	179650	0090	4/24/12	\$210,000	\$222,000	1190	7	2012	Avg	3767	N	N	26729 178TH LOOP SE
002	179635	0400	11/13/12	\$139,000	\$141,000	1210	7	1983	Avg	7500	N	N	25841 184TH PL SE
002	856200	0010	9/30/10	\$218,000	\$213,000	1210	7	1985	Avg	8864	N	N	26505 197TH PL SE
002	776040	0360	6/19/12	\$199,950	\$210,000	1230	7	1994	Avg	8783	N	N	25807 201ST AVE SE
002	179635	1080	4/29/11	\$165,000	\$171,000	1250	7	1980	Good	7995	N	N	26021 186TH PL SE
002	127450	0810	4/20/10	\$193,000	\$174,000	1260	7	1968	Avg	12397	N	N	17200 SE 265TH ST
002	179650	0080	4/16/12	\$240,000	\$254,000	1260	7	2012	Avg	2922	N	N	26727 178TH LOOP SE
002	179650	0100	5/21/12	\$203,500	\$214,000	1260	7	2012	Avg	3604	N	N	26722 178TH LOOP SE
002	127450	0360	9/29/11	\$140,000	\$148,000	1270	7	1968	VGood	14535	N	N	17422 SE 266TH PL
002	179639	0130	11/15/11	\$155,000	\$165,000	1280	7	1992	Avg	9359	N	N	17530 SE 268TH PL
002	417850	0840	2/24/10	\$219,000	\$190,000	1280	7	1989	Avg	6932	N	N	19214 SE 270TH PL
002	776040	0130	12/9/11	\$193,000	\$205,000	1280	7	1996	Avg	9695	N	N	19903 SE 260TH CT
002	179637	0090	5/17/11	\$185,000	\$193,000	1290	7	1992	Avg	7613	N	N	18708 SE 258TH ST
002	179637	0140	11/18/11	\$150,000	\$159,000	1290	7	1992	Good	9100	N	N	18736 SE 258TH ST

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	179638	0780	7/24/12	\$239,000	\$249,000	1290	7	1990	Avg	9157	N	N	26130 192ND PL SE
002	179638	0970	4/14/10	\$256,000	\$230,000	1290	7	1990	Avg	7586	N	N	26213 193RD PL SE
002	179638	1050	10/3/12	\$183,000	\$188,000	1290	7	1990	Avg	8392	N	N	25903 193RD PL SE
002	179638	1140	7/29/12	\$245,000	\$255,000	1290	7	1990	Avg	8554	N	N	19218 SE 260TH PL
002	417850	0980	4/22/11	\$210,000	\$218,000	1290	7	1989	Avg	6450	N	N	27018 193RD CT SE
002	179638	0500	8/3/12	\$215,000	\$224,000	1300	7	1990	Avg	6825	N	N	19127 SE 260TH PL
002	179638	0700	9/10/12	\$200,000	\$206,000	1300	7	1990	Avg	8674	N	N	26211 192ND PL SE
002	179638	0850	2/28/12	\$218,950	\$232,000	1300	7	1990	Avg	7196	N	N	26020 192ND PL SE
002	179638	1130	6/24/12	\$249,900	\$262,000	1300	7	1990	Avg	7741	N	N	19208 SE 260TH PL
002	776040	0020	4/22/10	\$240,000	\$216,000	1300	7	1994	Avg	12656	N	N	26125 200TH AVE SE
002	179638	0680	3/9/12	\$167,000	\$177,000	1310	7	1990	Avg	8257	N	N	26127 192ND PL SE
002	179638	1110	8/28/12	\$169,950	\$176,000	1310	7	1990	Avg	8977	N	N	25904 192ND AVE SE
002	776040	0240	3/28/12	\$170,000	\$180,000	1310	7	1994	Avg	9160	N	N	19980 SE 259TH CT
002	179635	0540	7/14/11	\$161,000	\$169,000	1320	7	1981	Good	8450	N	N	25901 186TH PL SE
002	179635	0640	10/17/11	\$159,000	\$169,000	1330	7	1980	Good	9660	N	N	25830 185TH PL SE
002	864821	0400	11/27/12	\$147,000	\$149,000	1350	7	1987	Avg	7595	N	N	26626 199TH PL SE
002	127450	0490	8/3/10	\$199,000	\$189,000	1360	7	1968	Good	9310	N	N	17503 SE 267TH PL
002	179636	1000	9/26/12	\$225,000	\$231,000	1370	7	1981	Good	9064	N	N	26119 189TH CT SE
002	865144	1730	7/21/10	\$196,000	\$185,000	1380	7	1970	Good	5200	N	N	26627 TIMBERLANE DR SE
002	417850	0440	6/20/12	\$220,000	\$231,000	1410	7	1990	Avg	6600	N	N	27018 190TH AVE SE
002	127400	0250	10/4/11	\$199,950	\$212,000	1450	7	1967	Good	12960	N	N	17817 SE 267TH PL
002	179636	0750	5/11/12	\$169,900	\$179,000	1460	7	1981	Avg	9907	N	N	26202 191ST PL SE
002	776040	1040	11/15/12	\$210,000	\$213,000	1470	7	1996	Avg	8917	N	N	25806 203RD AVE SE
002	302206	9086	2/5/10	\$280,000	\$240,000	1480	7	2000	Avg	11025	N	N	27000 186TH AVE SE
002	864821	0600	5/6/10	\$230,000	\$209,000	1490	7	1985	Good	7444	N	N	19840 SE 267TH PL

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	179636	0540	8/12/11	\$199,950	\$211,000	1500	7	1981	Good	7499	N	N	26227 191ST PL SE
002	085100	0100	3/10/10	\$235,000	\$206,000	1520	7	2001	Avg	8834	N	N	18302 SE 260TH PL
002	179670	0130	8/13/12	\$242,000	\$251,000	1520	7	2001	Avg	6606	N	N	18206 SE 261ST CT
002	179635	0240	5/25/12	\$150,000	\$158,000	1530	7	1980	Good	7350	N	N	25846 184TH PL SE
002	179635	1131	10/22/10	\$210,000	\$207,000	1530	7	1989	Avg	10129	N	N	18326 SE 259TH CT
002	292206	9177	6/27/12	\$250,000	\$262,000	1536	7	1995	Good	12212	N	N	20030 SE 268TH ST
002	127450	0220	4/30/10	\$228,000	\$206,000	1560	7	1968	Good	13068	N	N	26512 173RD PL SE
002	179637	0270	7/14/11	\$195,000	\$205,000	1560	7	1990	Good	8797	N	N	25926 188TH AVE SE
002	179637	0550	6/13/12	\$245,000	\$257,000	1560	7	1990	Good	7350	N	N	19025 SE 260TH ST
002	179637	0820	2/11/10	\$246,000	\$212,000	1580	7	1990	Good	8074	N	N	25923 188TH AVE SE
002	179637	0910	11/17/10	\$228,500	\$227,000	1590	7	1990	Avg	7943	N	N	18734 SE 258TH PL
002	176065	1010	7/16/12	\$224,995	\$235,000	1600	7	2012	Avg	3814	N	N	19409 SE 271ST PL
002	176065	0650	7/18/12	\$234,995	\$245,000	1610	7	2012	Avg	3825	N	N	19417 SE 269TH PL
002	176065	0680	5/12/12	\$249,995	\$263,000	1610	7	2012	Avg	3825	N	N	19507 SE 269TH PL
002	176065	0730	7/13/12	\$234,995	\$245,000	1610	7	2012	Avg	3825	N	N	19516 SE 270TH PL
002	176065	0770	6/19/12	\$229,995	\$241,000	1610	7	2012	Avg	3825	N	N	19422 SE 270TH PL
002	176065	1020	5/7/12	\$234,995	\$248,000	1610	7	2012	Avg	3814	N	N	19413 SE 271ST PL
002	179637	0040	10/4/12	\$210,000	\$215,000	1640	7	1990	Good	7350	N	N	25821 187TH AVE SE
002	179637	0960	4/8/10	\$247,500	\$221,000	1640	7	1990	Good	8076	N	N	25812 187TH AVE SE
002	865144	0920	5/28/10	\$210,000	\$193,000	1640	7	1977	Good	6192	N	N	26302 186TH AVE SE
002	865144	1910	10/24/11	\$199,950	\$212,000	1650	7	1977	Good	5475	N	N	26703 186TH AVE SE
002	179620	0480	9/12/12	\$163,500	\$169,000	1670	7	1977	Good	10010	N	N	27731 166TH AVE SE
002	179637	0890	4/30/12	\$227,000	\$240,000	1670	7	1990	Avg	11862	N	N	18724 SE 258TH PL
002	179636	0290	10/1/12	\$225,000	\$231,000	1680	7	1987	Avg	7525	N	N	18921 SE 263RD ST
002	864822	0060	6/21/10	\$258,200	\$240,000	1680	7	1988	Avg	10155	N	N	26910 200TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	417850	0040	3/29/10	\$246,950	\$219,000	1690	7	1990	Avg	9674	N	N	19052 SE 270TH ST
002	417850	0400	3/29/11	\$225,000	\$232,000	1720	7	1990	Avg	7346	N	N	19023 SE 270TH ST
002	417850	0750	10/29/12	\$175,000	\$178,000	1730	7	1990	Avg	10143	N	N	19117 SE 271ST CT
002	417850	0760	12/28/12	\$193,000	\$193,000	1730	7	1989	Avg	8082	N	N	19118 SE 271ST CT
002	292206	9007	7/3/12	\$215,500	\$225,000	1760	7	1978	Avg	11761	N	N	26214 197TH AVE SE
002	085100	0110	6/24/11	\$217,000	\$228,000	1770	7	2001	Avg	6406	N	N	18308 SE 260TH PL
002	179670	0100	1/20/10	\$249,900	\$212,000	1770	7	2001	Avg	6101	N	N	18230 SE 261ST CT
002	179670	0160	10/14/10	\$189,900	\$186,000	1770	7	2001	Avg	4338	N	N	18211 SE 261ST CT
002	127450	0340	9/27/11	\$170,000	\$180,000	1780	7	1968	Good	10000	N	N	26535 175TH AVE SE
002	864821	0270	5/3/10	\$209,000	\$190,000	1780	7	1987	Good	7788	N	N	20016 SE 268TH ST
002	864821	0560	3/14/11	\$191,500	\$197,000	1800	7	1988	Good	7271	N	N	26615 199TH PL SE
002	864822	0240	11/22/11	\$192,000	\$204,000	1800	7	1988	Avg	9600	N	N	27009 200TH AVE SE
002	176065	1040	7/16/12	\$244,995	\$256,000	1830	7	2012	Avg	3785	N	N	19421 SE 271ST PL
002	417850	0430	5/23/12	\$249,000	\$262,000	1830	7	1990	Avg	6600	N	N	27010 190TH AVE SE
002	176065	0670	5/12/12	\$220,000	\$232,000	1960	7	2012	Avg	3825	N	N	19425 SE 269TH PL
002	176065	0740	9/17/12	\$224,000	\$231,000	1960	7	2012	Avg	3825	N	N	19512 SE 270TH PL
002	176065	1000	5/5/12	\$214,995	\$227,000	1960	7	2012	Avg	3814	N	N	19405 SE 271ST PL
002	176065	1030	6/11/12	\$216,240	\$227,000	1960	7	2012	Avg	3814	N	N	19417 SE 271ST PL
002	864821	0340	5/9/11	\$244,850	\$255,000	1970	7	1986	Good	8012	N	N	26716 199TH PL SE
002	776040	0880	6/23/11	\$246,500	\$259,000	2040	7	1994	Avg	11841	N	N	25925 201ST CT SE
002	776040	0580	7/15/10	\$270,000	\$255,000	2050	7	1994	Avg	25297	N	N	20208 SE 259TH ST
002	864810	0040	4/6/11	\$255,000	\$264,000	2050	7	1998	Avg	9233	N	N	26506 200TH AVE SE
002	176065	0660	9/28/12	\$265,995	\$273,000	2110	7	2012	Avg	3825	N	N	19421 SE 269TH PL
002	176065	0780	10/15/12	\$262,995	\$269,000	2110	7	2012	Avg	3825	N	N	19418 SE 270TH PL
002	864821	0580	7/20/10	\$270,200	\$255,000	2130	7	1986	Good	7882	N	N	19856 SE 267TH PL

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	179670	0110	9/6/12	\$263,950	\$273,000	2275	7	2001	Avg	7040	N	N	18224 SE 261ST CT
002	176065	0640	7/12/12	\$289,995	\$303,000	2300	7	2012	Avg	4907	N	N	19413 SE 269TH PL
002	176065	0690	10/2/12	\$287,995	\$296,000	2300	7	2012	Avg	3825	N	N	19511 SE 269TH PL
002	176065	0710	9/10/12	\$289,995	\$299,000	2300	7	2012	Avg	4907	N	N	19519 SE 269TH PL
002	176065	0720	9/5/12	\$289,995	\$300,000	2300	7	2012	Avg	4907	N	N	19520 SE 270TH PL
002	176065	0750	6/18/12	\$294,000	\$308,000	2300	7	2012	Avg	3825	N	N	19508 SE 270TH PL
002	176065	0790	6/25/12	\$289,995	\$304,000	2300	7	2012	Avg	4907	N	N	19414 SE 270TH PL
002	176065	0700	11/8/12	\$279,995	\$285,000	2400	7	2012	Avg	3825	N	N	19515 SE 269TH PL
002	176065	0760	9/7/12	\$290,000	\$299,000	2400	7	2012	Avg	3825	N	N	19504 SE 270TH PL
002	179642	0130	11/15/11	\$275,000	\$292,000	2630	7	1995	Avg	9363	N	N	17609 SE 269TH PL
002	179641	0010	9/12/12	\$230,000	\$237,000	2725	7	1994	Avg	7794	N	N	26905 176TH PL SE
002	292206	9126	3/19/10	\$299,000	\$264,000	1190	8	1971	Avg	41445	N	N	27005 204TH AVE SE
002	292206	9143	12/17/10	\$299,000	\$300,000	1400	8	1978	Good	44784	N	N	20015 SE 262ND ST
002	417850	0220	7/23/10	\$219,900	\$208,000	1760	8	1990	Avg	7040	N	N	27110 189TH AVE SE
002	005030	0180	4/13/11	\$283,000	\$293,000	1920	8	2004	Avg	7622	N	N	20212 SE 261ST CT
002	179650	0010	3/11/11	\$240,000	\$247,000	1980	8	2008	Avg	4402	N	N	23713 178TH LOOP SE
002	179650	0020	6/3/10	\$300,000	\$277,000	1980	8	2008	Avg	4180	N	N	26715 178TH LOOP SE
002	179650	0030	12/14/10	\$260,000	\$261,000	1980	8	2008	Avg	4503	N	N	26717 178TH LOOP SE
002	179650	0040	3/23/11	\$230,000	\$237,000	1980	8	2008	Avg	3600	N	N	26719 178TH LOOP SE
002	179650	0050	2/15/11	\$238,000	\$243,000	1980	8	2008	Avg	3600	N	N	26721 178TH LOOP SE
002	179650	0060	3/21/11	\$235,000	\$242,000	1980	8	2008	Avg	3600	N	N	26723 178TH LOOP SE
002	179650	0070	3/28/11	\$234,000	\$241,000	1980	8	2008	Avg	3729	N	N	26725 178TH LOOP SE
002	864780	0050	6/28/11	\$215,000	\$226,000	1980	8	1990	Avg	6700	N	N	20033 SE 267TH PL
002	865010	0020	8/5/10	\$310,000	\$295,000	2130	8	1989	Avg	9463	N	N	26944 189TH AVE SE
002	005030	0060	3/18/11	\$271,000	\$279,000	2520	8	2003	Avg	13042	N	N	20217 SE 260TH CT

Improved Sales Used in this Annual Update Analysis
Area 86
(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
002	005030	0210	2/28/12	\$298,000	\$316,000	2520	8	2004	Avg	10049	N	N	20230 SE 261ST CT
002	865010	0230	5/23/12	\$279,950	\$295,000	2750	8	1989	Avg	8266	N	N	18828 SE 271ST CT
002	259178	0010	12/2/10	\$300,000	\$300,000	2770	8	2004	Avg	8046	N	N	20416 SE 261ST PL
002	259178	0060	6/9/11	\$333,000	\$348,000	2770	8	2004	Avg	7198	N	N	20514 SE 261ST PL
002	417850	0250	8/2/10	\$320,000	\$304,000	2990	8	1990	Avg	7040	N	N	27130 189TH AVE SE
002	865010	0120	7/12/12	\$289,000	\$302,000	2990	8	1990	Avg	7292	N	N	26953 189TH AVE SE
002	005030	0160	6/13/12	\$299,000	\$314,000	3000	8	2004	Avg	8872	N	N	20204 SE 261ST CT
002	259178	0070	9/20/10	\$360,000	\$350,000	3260	8	2004	Avg	9439	N	N	20518 SE 261ST PL
002	292206	9163	12/19/11	\$380,000	\$404,000	3290	8	1983	Good	59241	N	N	20725 SE 262ND ST
002	292206	9140	8/15/12	\$424,900	\$441,000	2270	9	1998	Avg	39600	N	N	26009 208TH AVE SE
002	292206	9062	11/8/10	\$480,000	\$475,000	3170	9	2000	Avg	65340	N	N	20546 SE 263RD CT
002	292206	9192	4/27/11	\$478,400	\$497,000	3380	9	1999	Avg	54886	N	N	20524 SE 263RD CT
002	292206	9138	12/10/12	\$533,500	\$537,000	3450	9	2000	Avg	39600	N	N	26013 208TH AVE SE
002	292206	9110	6/7/10	\$408,000	\$377,000	3080	10	1999	Avg	39600	N	N	26101 208TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	179640	0180	4/9/10	\$318,555	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	179640	0180	5/21/10	\$162,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	184313	0010	3/9/11	\$184,187	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	184313	0280	11/10/11	\$280,018	NO MARKET EXPOSURE; GOV AGENCY; EXEMPT EXCISE TAX
001	184313	0330	12/7/11	\$193,566	NO MARKET EXPOSURE; GOV AGENCY; EXEMPT EXCISE TAX
001	184313	0600	8/22/12	\$203,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
001	186580	0110	3/19/12	\$87,000	PART INTEREST; RELATED PARTY/FRIEND/NEIGHBOR; QCD
001	186580	0170	1/16/12	\$121,683	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	186581	0330	5/22/12	\$226,589	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	186581	0340	3/28/12	\$105,898	IMP CHARACTERISTICS CHANGED SINCE SALE
001	186581	0400	9/6/11	\$162,000	RELOCATION - SALE TO SERVICE
001	192206	9046	8/11/11	\$175,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	192206	9055	4/12/12	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	192206	9129	10/4/11	\$214,000	DOR RATIO;NON-REP SALE; FINANCIAL INSTIT RESALE
001	192206	9151	10/2/12	\$142,000	IMP COUNT; EXEMPT EXCISE TAX; FINANCIAL INSTIT RESALE
001	192206	9151	12/8/11	\$273,920	IMP COUNT;NO MARKET EXPOSURE;EXEMPT EXCISE TAX
001	232205	9114	6/13/12	\$223,000	OBSOLESCENCE; PREVIMP<=25K; EXEMPT EXCISE TAX
001	232205	9114	10/27/11	\$244,082	OBSOLESCENCE; PREVIMP<=25K; NO MARKET EXPOSURE
001	232980	0150	3/28/12	\$165,000	NON-REP SALE;FINANCIAL INST RESALE;EXEMPT EXCISE TAX
001	232980	0170	10/28/11	\$165,199	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	232980	0310	11/10/11	\$362,944	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	232981	0040	12/15/11	\$156,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	242205	9179	11/17/10	\$88,334	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	252205	9113	2/20/12	\$267,475	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	252205	9113	2/20/12	\$318,654	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	252205	9113	6/22/12	\$139,500	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
001	252205	9139	11/21/12	\$144,000	IMP CHARACTERISTICS CHANGED SINCE SALE
001	252205	9139	1/13/12	\$115,238	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	252205	9209	5/27/10	\$2,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
001	252205	9223	10/12/12	\$151,000	DOR RATIO
001	255080	0040	10/25/11	\$103,994	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	255081	0080	2/10/10	\$154,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	262205	9083	11/15/11	\$215,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	262205	9087	1/1/13	\$180,558	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	279980	0050	2/24/12	\$243,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	279980	0160	10/26/12	\$250,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	279980	0240	9/28/10	\$220,898	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	279980	0290	7/2/12	\$292,957	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	279980	0790	4/26/11	\$279,900	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
001	338430	0020	12/21/12	\$269,800	NO MARKET EXPOSURE; EXEMPT EXCISE TAX; BANKRUPTCY
001	338430	0070	1/26/10	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	338430	0120	8/30/11	\$119,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	391340	0010	1/5/10	\$260,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	429900	0110	8/31/12	\$271,926	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	429900	0110	11/20/12	\$232,575	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
001	546540	0140	5/11/10	\$126,360	RELATED PARTY, FRIEND, OR NEIGHBOR
001	546930	0130	2/22/11	\$56,374	DOR RATIO;QCD; PART INTEREST;RELATED PARTY/FRIEND
001	546930	0310	9/12/12	\$144,000	NON-REP SALE; NO MARKET EXPOSURE; BANKRUPTCY
001	564130	0040	10/31/12	\$300,000	RELOCATION - SALE TO SERVICE
001	571100	0060	7/16/12	\$230,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	571101	0080	9/12/12	\$135,170	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	614765	0080	2/7/11	\$260,000	RELOCATION - SALE TO SERVICE
001	614765	0130	12/5/11	\$221,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	614765	0330	10/21/10	\$242,500	BANKRUPTCY; QCD; NO MARKET EXPOSURE
001	614765	0360	1/26/10	\$252,560	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	614765	0390	10/1/10	\$265,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	614765	0460	12/4/12	\$248,678	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	669900	0480	2/2/12	\$360,476	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	669900	0480	2/1/12	\$233,546	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	669900	1390	4/30/12	\$343,510	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	669900	1390	4/24/12	\$343,510	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	680630	0750	2/9/10	\$341,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	680630	0950	6/14/11	\$425,000	SELLER'S OR PURCHASER'S ASSIGNMENT
001	714070	0060	12/5/11	\$202,500	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	714070	0060	5/18/12	\$210,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
001	714070	0110	4/19/11	\$235,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
001	714070	0220	1/31/12	\$390,088	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	714070	0390	10/24/11	\$235,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	714070	1030	8/26/10	\$308,775	%COMPLETE
001	714070	1100	10/28/11	\$395,373	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	714070	1100	11/1/11	\$395,373	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	714070	1100	2/10/12	\$200,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
001	723730	0340	2/1/11	\$159,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	756945	0140	2/26/10	\$284,990	RELOCATION - SALE TO SERVICE
001	756945	0220	3/8/10	\$39,233	DOR RATIO;EXEMPT FROM EXCISE TAX
001	770150	0070	5/9/12	\$143,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
001	775490	0010	5/24/12	\$187,563	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
001	776060	0150	11/29/11	\$271,530	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	776060	0150	10/31/11	\$271,530	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	794215	0020	11/14/11	\$215,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE; QCD
001	794215	0100	5/21/11	\$251,722	NO MARKET EXPOSURE;GOV AGENCY;FINANCIAL INST SALE
001	809250	0250	9/28/11	\$106,000	OBSOLESCENCE; IMP. CHARS CHANGED SINCE SALE
001	809250	0460	12/5/12	\$213,638	NO MRKT EXPOSURE;EXEMPT EXCISE TAX;FINANCE RESALE
001	809250	0870	2/14/12	\$154,464	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	809250	0960	12/27/11	\$99,900	DOR RATIO;IMP.CHARACTERISTICS CHANGED SINCE SALE
001	809250	1190	3/25/10	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	809250	1360	2/22/10	\$307,408	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	809270	0200	1/6/12	\$150,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	809270	0300	10/30/12	\$130,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	856289	0100	4/27/10	\$319,900	RELOCATION - SALE TO SERVICE
001	856289	0740	6/5/12	\$317,750	RELOCATION - SALE TO SERVICE
001	856289	0980	2/16/12	\$335,198	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	858640	0026	10/25/12	\$165,000	IMP COUNT
001	923844	0120	10/5/11	\$330,000	RELOCATION - SALE TO SERVICE
001	923844	0200	4/10/12	\$314,054	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	923844	0200	4/18/12	\$283,280	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	947850	0590	11/6/12	\$205,343	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	947850	0670	11/28/11	\$232,000	NON-REPRESENTATIVE SALE
001	947850	0820	6/16/12	\$290,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	947850	0950	8/10/12	\$272,695	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947850	0960	9/25/12	\$293,342	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947850	1000	10/9/12	\$289,973	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947850	1010	11/26/12	\$257,990	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947850	1020	11/2/12	\$266,878	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
001	947850	1100	12/10/12	\$264,990	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
001	947850	1150	9/10/12	\$301,647	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947850	1160	10/26/12	\$264,873	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947850	1170	9/4/12	\$254,990	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947855	0350	12/27/12	\$279,057	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	947855	0360	9/25/12	\$292,678	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	950720	0390	11/22/11	\$226,100	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	076600	0110	9/25/12	\$131,000	DIAGNOSTIC OUTLIER
002	076651	0080	11/14/12	\$95,000	DIAGNOSTIC OUTLIER
002	127400	0200	7/22/10	\$169,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	127450	0300	3/30/11	\$126,447	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	127450	0370	4/4/11	\$155,000	NO MARKET EXPOSURE
002	127450	0370	11/18/10	\$135,000	NO MARKET EXPOSURE; FINANCE INSTITUTION RESALE
002	127450	0650	5/21/10	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	127450	0780	5/16/12	\$270,295	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	127450	0780	10/17/12	\$120,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
002	176065	0120	11/8/12	\$282,995	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
002	176065	0130	11/30/12	\$265,600	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
002	176065	0140	11/5/12	\$269,995	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
002	176065	0150	10/15/12	\$254,995	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
002	176065	0160	11/14/12	\$249,995	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
002	176065	0170	11/8/12	\$269,995	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
002	176065	0630	9/10/12	\$277,885	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
002	179620	0280	4/1/11	\$160,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	179630	0060	10/31/12	\$246,050	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	179635	0090	8/16/11	\$128,090	QCD; EXEMPT EXCISE TAX; RELATED PARTY/FRIEND/NGHBR
002	179635	0690	11/17/10	\$108,980	NO MARKET EXPOSURE; QUIT CLAIM DEED; NON-REP SALE
002	179635	0920	1/13/10	\$105,262	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	179635	1132	10/23/12	\$367,554	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	179636	0290	11/11/11	\$150,302	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	179636	0350	2/14/12	\$140,100	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
002	179636	0620	2/2/12	\$128,700	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	179636	1110	9/7/12	\$205,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	179637	0600	1/4/10	\$215,000	NON-REPRESENTATIVE SALE
002	179637	0890	2/22/12	\$195,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	179638	0480	2/7/12	\$119,200	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	179638	0690	2/24/12	\$351,284	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	179638	0690	4/23/12	\$162,500	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
002	179638	0700	7/2/12	\$251,793	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	179638	0800	11/30/10	\$129,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	179638	1070	1/27/10	\$217,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	179638	1140	11/11/10	\$219,950	NON-REPRESENTATIVE SALE
002	179638	1170	5/18/10	\$222,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	179638	1170	12/16/10	\$243,000	NO MARKET EXPOSURE
002	179670	0050	1/27/10	\$236,587	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	291660	0060	1/20/11	\$81,964	DOR RATIO;QCD; PART INTEREST;RELATED PARTY
002	291661	0070	1/18/11	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	291661	0100	9/18/12	\$143,811	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.
002	291661	0460	5/25/12	\$148,892	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	291662	0010	3/10/10	\$100,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
002	291662	0100	11/19/12	\$314,452	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	302206	9074	10/6/11	\$101,882	DOR RATIO; BANKRUPTCY; QUIT CLAIM DEED
002	302206	9085	10/6/11	\$98,844	DOR RATIO;BANKRUPTCY; QCD; NO MARKET EXPOSURE
002	362205	9072	11/17/11	\$147,000	DOR RATIO; PREVIMP<=25K; EXEMPT FROM EXCISE TAX
002	362205	9072	6/28/12	\$149,900	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
002	378040	0010	12/19/12	\$744,716	DOR RATIO
002	417850	0030	1/19/10	\$206,100	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	417850	0270	6/25/12	\$263,758	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	417850	0810	12/23/11	\$266,237	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	417850	0810	4/3/12	\$180,000	NON-REP SALE;EXEMPT EXCISE TAX;FINANCIAL INST RESALE
002	417850	0960	8/30/12	\$301,579	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	864780	0080	9/27/10	\$172,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	864810	0090	7/21/11	\$142,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	864810	0170	9/24/10	\$116,668	QUIT CLAIM DEED; PARTIAL INTEREST; EXEMPT EXCISE TAX
002	864821	0030	6/4/12	\$257,904	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	864821	0030	6/8/12	\$242,807	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	864822	0290	5/19/11	\$109,100	NO MARKET EXPOSURE; QUIT CLAIM DEED; PART INTEREST
002	865010	0120	12/2/11	\$220,781	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865010	0160	7/3/12	\$293,056	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865011	0060	1/23/12	\$175,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	865140	0030	10/12/11	\$85,250	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865140	0050	4/11/11	\$73,500	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	865140	0050	10/24/12	\$128,900	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
002	865140	0410	5/19/11	\$65,900	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865140	0410	8/17/10	\$227,318	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865140	0770	10/18/11	\$75,001	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865140	0780	6/1/11	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865140	0850	9/21/12	\$88,900	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865140	0880	7/27/12	\$85,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865140	0920	9/7/12	\$150,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
002	865140	1000	1/26/10	\$113,000	NON-REP SALE; IMP CHAR CHANGED SINCE SALE
002	865140	1000	12/14/10	\$179,950	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
002	865140	1100	1/3/12	\$96,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865140	1150	12/5/12	\$85,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865140	1170	4/6/12	\$83,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865140	1250	9/17/10	\$111,263	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865140	1300	2/16/11	\$82,500	DIAGNOSTIC OUTLIER
002	865140	1410	8/9/10	\$120,000	NON-REPRESENTATIVE SALE
002	865140	1580	1/27/12	\$181,834	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865140	1640	7/19/12	\$145,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	865140	1900	11/3/11	\$97,255	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	865140	2010	9/26/11	\$72,250	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865140	2100	3/28/12	\$217,316	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865140	2100	3/20/12	\$271,139	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865140	2120	12/28/11	\$69,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865140	2510	10/7/11	\$78,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865140	2760	2/8/11	\$89,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865140	2770	11/18/11	\$82,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865140	2870	10/26/10	\$135,000	NON-REP; FINANCIAL INSTITUTION RESALE
002	865141	0090	10/3/11	\$70,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	865141	0130	12/19/12	\$195,214	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865141	0160	12/28/11	\$85,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865141	0430	5/4/12	\$98,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865141	0550	11/16/11	\$74,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865141	0900	10/1/12	\$100,930	DIAGNOSTIC OUTLIER
002	865141	1040	1/17/12	\$79,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	865141	1170	5/8/12	\$173,184	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865141	1190	12/4/12	\$251,525	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865141	1270	8/8/12	\$147,778	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865141	1470	6/14/12	\$80,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865143	0150	12/8/11	\$142,000	UNFINISHED AREA
002	865143	0150	8/4/11	\$79,900	UNFIN AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865143	0250	1/18/12	\$80,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865143	0250	12/6/11	\$181,409	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865143	0510	2/22/10	\$120,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865143	0510	5/5/10	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	865143	0530	4/26/11	\$60,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	865143	0660	11/30/11	\$82,200	DIAGNOSTIC OUTLIER
002	865143	0880	9/28/10	\$126,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865143	0890	10/4/12	\$90,299	DIAGNOSTIC OUTLIER, MODEL DEVELOPMENT EXCLUSION
002	865143	0890	7/23/12	\$177,112	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865143	0960	3/9/12	\$90,000	DIAGNOSTIC OUTLIER, MODEL DEVELOPMENT EXCLUSION
002	865143	0960	11/22/11	\$198,667	NO MARKET EXPOSURE; GOV AGENCY; EXEMPT EXCISE TAX
002	865143	1000	12/27/11	\$85,000	DIAGNOSTIC OUTLIER, MODEL DEVELOPMENT EXCLUSION
002	865144	0180	6/19/12	\$121,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	865144	0210	5/25/10	\$155,000	NON-REPRESENTATIVE SALE
002	865144	0350	11/20/12	\$157,250	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865144	0400	3/3/10	\$165,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
002	865144	0440	3/19/12	\$122,199	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865144	0440	2/14/12	\$126,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865144	0640	7/20/12	\$100,000	NON-REPRESENTATIVE SALE
002	865144	0720	2/2/10	\$149,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865144	0740	1/22/10	\$170,000	NO MRKT EXPOSURE;EXEMPT EXCISE TAX;FINANCE RESALE
002	865144	1120	10/9/12	\$318,222	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865144	1570	12/13/11	\$81,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865144	1580	4/22/10	\$100,000	ESTATE ADMINISTRATOR;RELATED PARTY/FRIEND/NGHBR
002	865144	1750	4/28/11	\$92,150	DIAGNOSTIC OUTLIER
002	865144	1880	2/1/12	\$105,699	IMP CHARACTERISTICS CHANGED SINCE SALE
002	865144	2090	1/25/12	\$90,203	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865144	2390	6/3/10	\$157,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	865144	2450	12/19/12	\$110,100	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	865144	2470	6/10/10	\$284,961	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865144	2570	2/18/11	\$68,116	DOR RATIO; QUIT CLAIM DEED
002	865144	2670	7/17/12	\$110,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	865144	2740	6/13/11	\$120,000	NON-REPRESENTATIVE SALE
002	865144	2800	12/24/12	\$100,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
002	865144	3210	10/24/12	\$121,500	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	865144	3280	12/6/12	\$116,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	865144	3310	1/25/12	\$122,800	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX

Vacant Sales Used in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	546876	0060	7/11/2011	\$76,000	5626	N	N
001	546876	0080	5/22/2012	\$67,500	7853	N	N
001	714070	0640	4/1/2010	\$76,000	4374	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	179632	0020	12/28/2012	\$289,990	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	242205	9181	8/29/2012	\$450,000	MULTI-PARCEL SALE;
001	714070	0050	11/6/2012	\$210,716	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	714070	0140	12/19/2012	\$212,950	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	714070	1380	11/29/2012	\$215,232	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	714070	1400	12/28/2012	\$220,174	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	714070	1450	12/21/2012	\$217,929	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	947850	0060	12/17/2012	\$283,485	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	947850	1090	12/26/2012	\$242,990	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	947855	0150	11/7/2012	\$235,000	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	947855	0160	12/13/2012	\$239,285	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
001	947855	0240	11/20/2012	\$290,576	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	085100	0180	2/16/2011	\$344,500	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	176065	0190	12/29/2012	\$309,598	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	176065	0490	12/10/2012	\$274,995	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	176065	0510	12/7/2012	\$236,000	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	176065	0520	11/5/2012	\$249,163	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	176065	0600	11/5/2012	\$277,995	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	176065	0610	12/3/2012	\$269,995	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP
002	176065	0620	11/5/2012	\$259,995	IMPROVED PROPERTY SALE;NEW IMP NOT PICKED UP

Mobile Home Sales Used in this Annual Update Analysis
Area 86

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	192206	9069	2/11/2011	\$136,000	26617	N	N
002	369150	0080	4/25/2010	\$140,000	6563	N	N
002	369150	0180	6/17/2011	\$139,900	9301	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 86

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192206	9069	10/12/2010	\$256,341	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	369150	0190	12/20/2012	\$111,098	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX