

**Residential Revalue**

**2013 Assessment Roll**

**Des Moines/SeaTac/Kent**

**Area 88**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

Accounting Division

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**Lloyd Hara**  
**Assessor**

Dear Property Owners:

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

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

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

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

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

Sincerely,

Lloyd Hara  
Assessor

# Des Moines/SeaTac/Kent

# Housing



Grade 5/ Year Built 1941/ Total Living Area 1080



Grade 6/ Year Built 1939/ Total Living Area 870



Grade 7/ Year Built 1988/ Total Living Area 1160



Grade 8/ Year Built 2006/ Total Living Area 4427



Grade 9/ Year Built 2005/ Total Living Area 3139



Grade 10/ Year Built 1999/ Total Living Area 3470

## ***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**  
**Appraisal Date 1/1/2013 - 2013 Assessment Roll**

**Area Name / Number: Des Moines/SeaTac/Kent/Area 88**

**Previous Physical Inspection: 2009**

**Number of Improved Sales: 388**

**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	\$84,500	\$123,900	\$208,400			
2013 Value	\$67,600	\$129,300	\$196,900	\$215,400	91.4%	11.02%
Change	-\$16,900	+\$5,400	-\$11,500			
% Change	-20.0%	+4.4%	-5.5%			

\*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	\$83,900	\$113,800	\$197,700
2013 Value	\$67,500	\$112,400	\$179,900
Percent Change	-19.5%	-1.2%	-9.0%

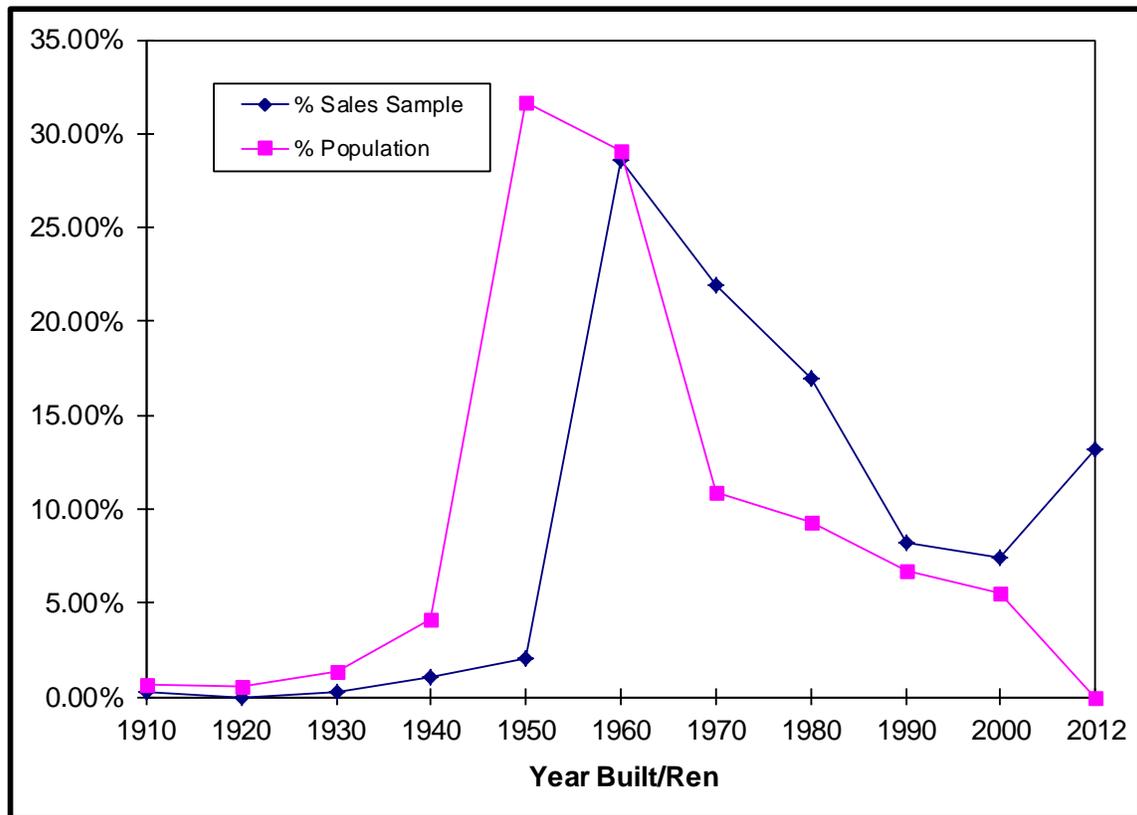
Number of one to three unit residences in the population: 6371

**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll.

## Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.26%
1920	0	0.00%
1930	1	0.26%
1940	4	1.03%
1950	8	2.06%
1960	111	28.61%
1970	85	21.91%
1980	66	17.01%
1990	32	8.25%
2000	29	7.47%
2012	51	13.14%
	388	

Population		
Year Built/Ren	Frequency	% Population
1910-	45	0.71%
1920	38	0.60%
1930	86	1.35%
1940	265	4.16%
1950	2016	31.64%
1960	1854	29.10%
1970	694	10.89%
1980	596	9.35%
1990	426	6.69%
2000	350	5.49%
2012	1	0.02%
	6371	

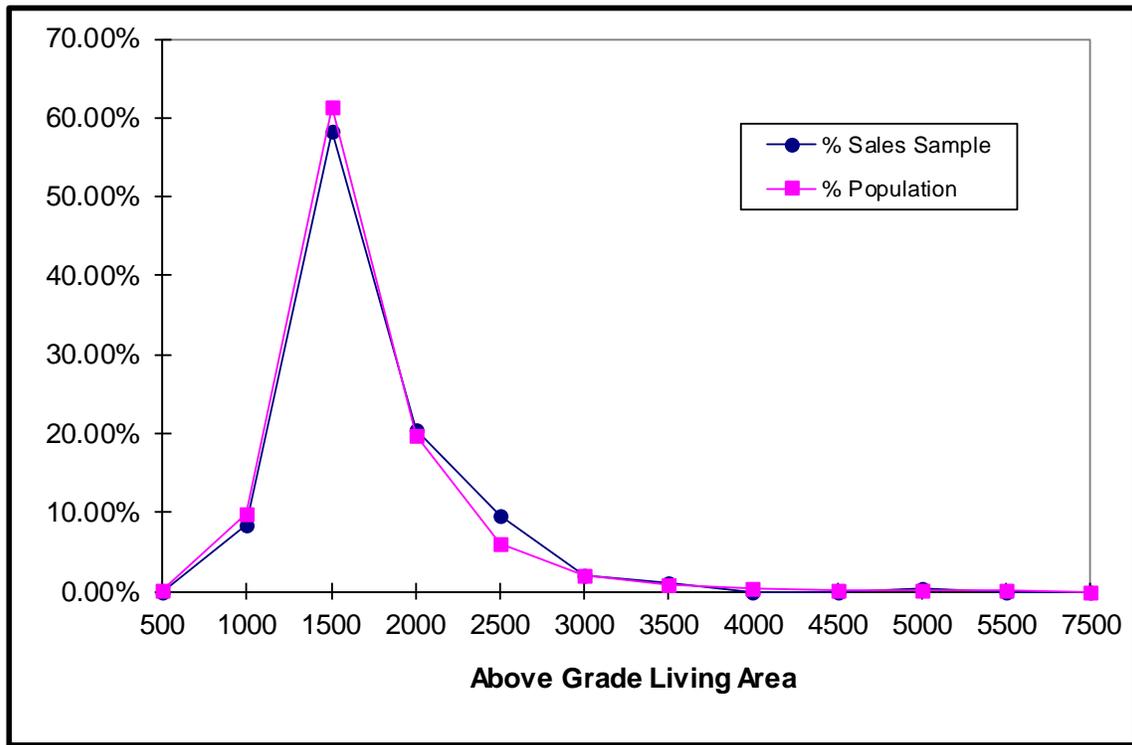


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	33	8.51%
1500	226	58.25%
2000	79	20.36%
2500	37	9.54%
3000	8	2.06%
3500	4	1.03%
4000	0	0.00%
4500	0	0.00%
5000	1	0.26%
5500	0	0.00%
7500	0	0.00%
	388	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	621	9.75%
1500	3909	61.36%
2000	1259	19.76%
2500	380	5.96%
3000	130	2.04%
3500	46	0.72%
4000	22	0.35%
4500	1	0.02%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	6371	

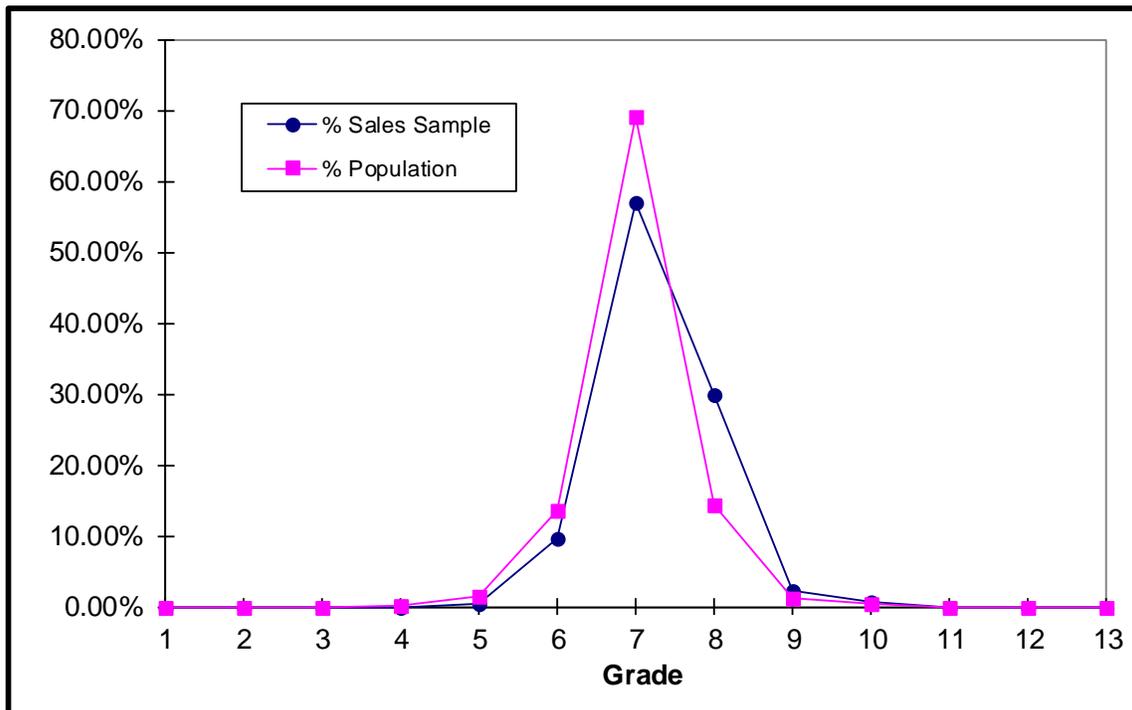


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.52%
6	37	9.54%
7	221	56.96%
8	116	29.90%
9	9	2.32%
10	3	0.77%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	388	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	11	0.17%
5	98	1.54%
6	863	13.55%
7	4401	69.08%
8	908	14.25%
9	70	1.10%
10	20	0.31%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	6371	



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.

## ***Physical Inspection Process***

***Effective Date of Appraisal: January 1, 2013***

***Date of Appraisal Report: June 10, 2013***

### ***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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## ***Identification of the Area***

### **Name or Designation:**

Area 88---Des Moines/SeaTac/Kent

### **Boundaries:**

Area 88 has four subareas. Subareas 2, 3 and 6 are bounded on the north by S. 200<sup>th</sup> St., south by S. 272<sup>nd</sup> St., east by I-5 Freeway, and west by Marine View Dr. S. Subarea 5 is located in the Green River Valley and is bounded on the north by I-405 freeway, south by S. Kent Des Moines Rd (Hwy. 516), east by SR 167 and west by I-5 freeway.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 88 is located in the SW portion of King County. The main municipalities represented in this area are the cities of Des Moines, SeaTac, and Kent. This area is divided into four subareas. 2, 3, 5 and 6.

Area 88 has been greatly impacted by financial institution resales, foreclosures, and short sales. The number of these types of sales has resulted in an overall small decrease of the market values in the area. However, the end of 2012 is indicating stabilization in the market

Subarea 2 is mostly located within the city limits of SeaTac; subareas 3 and 5 are located for the most part within the city limits of Des Moines. A small area of subarea 6 is located within Kent city limits. Subarea 5 is located in Kent, (i.e. Green River Valley) and a portion of the subarea is located in the city of SeaTac. All of subareas 2, 3, 6, and the western portion of subarea 5 are located south of SeaTac International Airport and are similarly impacted by airport noise.

Area 88 has a mixture of older plats, tax lots, Green River water frontage, acreage and some smaller newer subdivisions. The area has some Puget Sound, mountain and territorial views. Topography, wetlands, flood zones, and traffic noise issues impact this area. Area 88 is in close proximity to major freeways, business and employment centers, shopping, a community college, and medical facilities.



## ***Land Valuation***

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013. Due to the heterogeneous nature of this area a per site value was used for valuing the parcels. A typical building site in Area 88 is between 8,000 to 16,000 square feet and has a value range of \$65,000 to \$73,000.

Area 88, Des Moines/SeaTac/ Kent, has 7,169 parcels of which 643 sites are vacant land. The area is divided into 4 subareas. Subarea 2, located in the northern portion of Area 88, has 2,151 parcels and is an older established area mostly within the city limits of SeaTac. Some parcels benefit from views of the Puget Sound, surrounding mountains, and territory.

Subareas 3 and 6 have 4,500 parcels combined, located within the city limits of Des Moines, another well-established developed area. The area also benefits from views of the Puget Sound, surrounding mountains, and territory. There are a few newer pocket subdivisions within these two subareas.

Subarea 5 extends into several jurisdictions; however, the majority of the improvements are located within the city of SeaTac. Currently, most of the residences in the Green River valley have commercial zoning and are being converted or torn down. There are 518 parcels in subarea 5, and the area is similar in characteristics to the other three subareas.

There are 12 Green River water frontage parcels located in subarea 5; however, only 4 of these parcels are improved. In 2009 the Army Corps of Engineers announced that the Howard Hanson Dam had been damaged in a winter storm and had the potential to break and flood the Green River valley. A warning was issued by the Corps and King County to all residents and businesses in the Green River Valley about flooding potential. Although the flooding never occurred, there have been no residential market sales in subarea 5, or surrounding areas, of sites with Green River water frontage since 2009. The water frontage was determined, to have no contributory value; therefore, no additional value was added to the land for this characteristic. Subarea 5 benefits from valley, Mt. Rainier, and Cascade views.

In Area 88 there has been and continues to be short platting of larger sites to smaller sites with new improvements being built. The newer lots typically have more amenities such as underground utilities, sidewalks, curbs and gutters. The market does not indicate a premium for the newer smaller lots. Because of the lack of developable land in King County in close proximity to city centers, larger sites and acreage are typically being developed into multiple sites. However, we only considered the subdivision of larger lots into smaller sites when the process was complete.

Due to insufficient vacant lot sales within the three year valuation period of 2010 to 2013, we expanded the search area to include similar competing areas. Area 23(SeaTac), Areas 24, 96 (SeaTac/Tukwila) and Area 52(Des Moines area) are in close proximity to the subject area and have characteristics and amenities similar to Area 88. All of these areas are also impacted by noise from SeaTac Airport. The sales comparison approach was used to determine land values

and was augmented by using land allocation with improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in Area 88, we estimated the land to total value allocated at 28%. The allocation percentage was determined after reviewing and analyzing the vacant land sales, builder and developer sales, multi-parcel sales, and sales of new improvements in the area. We used the allocation percentage in conjunction with the Assessor's depreciation table to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sale comparison approach.

Area 88's various views were recognized and upward adjustments were made for this amenity. Negative impacts from external nuisances such as traffic noise (ranging from moderate to extreme), topography, restricted access, wetlands, streams and flood plains were recognized and downward adjustments were made. Because the majority of Area 88 is impacted by Sea-Tac International Airport noise and all land sales were from the area around the airport, further reductions were not indicated.

### ***Land Model***

#### **Model Development, Description and Conclusions:**

Area 88's land is valued by a per lot basis because of the heterogeneous nature of the area. The area is characterized by few site amenities with typical neighborhoods having overhead utilities, no sidewalks, curbs or gutters. Some of the newer plats have more amenities; however, since the site sizes are significantly smaller than the typical lot size the market does not appear to put a premium on these plats.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

### BASE LOT VALUES

Lot Size	Value
<=3,000	\$55,000
3,001-5,000	\$57,000
5,001-8,000	\$60,000
8,001-12,000	\$65,000
12,001-16,000	\$73,000
16,001-20,000	\$80,000
20,001-25,000	\$90,000
25,001-35,000	\$100,000
35,001-43,559	\$110,000
1 AC-1.25 AC	\$120,000
1.26 AC-1.5 AC	\$130,000
1.51 AC-1.75 AC	\$140,000
1.76 AC-2.00 AC	\$150,000
2.01 AC-2.25 AC	\$160,000
2.26 AC-2.50 AC	\$170,000
2.51 AC-2.75 AC	\$180,000
2.76 AC-3.00 AC	\$190,000
> 3.00 Acres	\$190,000 + \$20,000 for each additional acre up to and including 10 acres. For sites over 10 acres use \$10,000 for each acre above 10 acres.

Land values are not interpolated. However, appraiser judgment may be used to deviate from the model and would be explained in the note field of Real Property.

## View Adjustments

### Puget Sound

Fair	\$20,000
Average	\$35,000
Good	\$50,000
Excellent	\$65,000

Puget Sound views are dominant and no other view adjustments are required.

### Cascade/Mt. Rainier/Territorial

Average	\$10,000
Good	\$25,000
Excellent	\$40,000

Cascade/Mt. Rainier/Territorial view adjustments are a flat adjustment and are not cumulative. The most dominant view quality is the rating recognized.

## EXCEPTIONS

<b>Traffic</b>	
Moderate	-\$5,000
High	-\$15,000
Extreme	-\$25,000

<b>Environmental Issues</b>	
Topography	-5% to 55%
Wetlands/Floodplains/Streams	-5% to 55%
Restricted Access/Size and Shape	-5% to 30%

<b>Unbuildable Lots</b>	
1 Acre or less	\$25,000
Great than 1 Acre	25% of lot value

<b>Other Nuisances (i.e.</b>	
Backs commercial property/Invasion of Privacy	-\$5,000

***Vacant Sales Used In This Physical Inspection Analysis  
Area 88***

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
023	2	382600	0666	3/28/12	\$65,000	8,100	N	N
023	2	896180	0081	1/9/12	\$53,700	7,408	N	N
024	3	392340	0015	8/4/11	\$140,000	45,006	N	N
052	9	322204	9108	2/9/11	\$120,000	9,393	Y	N
052	10	720300	0030	10/4/12	\$35,000	4,002	N	N
052	10	953660	1585	6/25/10	\$150,000	14,549	Y	N
088	2	294600	3840	3/2/10	\$50,000	8,707	N	N
088	2	789380	1835	12/1/11	\$83,000	8,236	Y	N
088	3	131390	0040	12/29/11	\$90,000	7,352	N	N
088	3	162204	9067	12/6/11	\$275,000	58,806	Y	N
088	6	172204	9096	7/16/12	\$100,000	34,638	N	N
088	6	201380	1335	12/6/11	\$80,000	8,063	N	N
088	6	945620	0202	11/1/12	\$68,000	6,248	N	N
096	2	011100	0052	8/10/12	\$78,000	11,400	N	N
096	2	011100	0456	8/10/12	\$78,000	7,212	N	N

**Vacant Sales Removed From This Physical Inspection Analysis  
Area 88**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	294600	3960	5/7/12	\$16,250	STATEMENT TO DOR;
2	789320	1610	2/26/10	\$25,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
3	057600	1150	5/11/11	\$25,000	NON-REPRESENTATIVE SALE;
3	092204	9097	6/6/12	\$55,000	NON-REPRESENTATIVE SALE;
3	092204	9097	4/14/11	\$50,500	FORCED SALE; FINANCIAL INSTITUTION RESALE;
3	092204	9274	7/13/10	\$35,000	PLOTTAGE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	201140	0030	12/9/10	\$1,000	EASEMENT OR RIGHT-OF-WAY;
3	201140	0451	9/21/10	\$3,380	EASEMENT OR RIGHT-OF-WAY;
5	023900	0365	4/16/12	\$192,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
5	724800	0140	7/13/12	\$413,549	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS;
6	172204	9072	1/26/10	\$315,000	MULTI-PARCEL SALE;
6	256080	1880	2/7/11	\$7,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
6	256080	1880	10/14/10	\$150,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;

## ***Improved Parcel Valuation***

### **Improved Parcel Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that Subarea 3, age and condition were influential in the market. The grades, in Area 88, range from 2 to 10 with the typical improvement being a grade 7 single family dwelling in average condition.

A list of improved sales used and those considered not reflective of market are included in the following sections.

### **Area 88 Market Value Changes Over Time**

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

*For example, a sale of \$525,000 which occurred on August 1, 2012 would be adjusted by the time trend factor of 0.996, resulting in an adjusted value of \$523,000 ( $\$525,000 \times .996 = \$522,902$  – rounded to the nearest \$1000).*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.796	-20.4%
2/1/2010	0.806	-19.4%
3/1/2010	0.816	-18.4%
4/1/2010	0.825	-17.5%
5/1/2010	0.835	-16.5%
6/1/2010	0.844	-15.6%
7/1/2010	0.853	-14.7%
8/1/2010	0.862	-13.8%
9/1/2010	0.871	-12.9%
10/1/2010	0.879	-12.1%
11/1/2010	0.888	-11.2%
12/1/2010	0.896	-10.4%
1/1/2011	0.904	-9.6%
2/1/2011	0.911	-8.9%
3/1/2011	0.918	-8.2%
4/1/2011	0.925	-7.5%
5/1/2011	0.932	-6.8%
6/1/2011	0.938	-6.2%
7/1/2011	0.944	-5.6%
8/1/2011	0.950	-5.0%
9/1/2011	0.956	-4.4%
10/1/2011	0.961	-3.9%
11/1/2011	0.966	-3.4%
12/1/2011	0.971	-2.9%
1/1/2012	0.975	-2.5%
2/1/2012	0.979	-2.1%
3/1/2012	0.982	-1.8%
4/1/2012	0.986	-1.4%
5/1/2012	0.989	-1.1%
6/1/2012	0.991	-0.9%
7/1/2012	0.994	-0.6%
8/1/2012	0.996	-0.4%
9/1/2012	0.997	-0.3%
10/1/2012	0.998	-0.2%
11/1/2012	0.999	-0.1%
12/1/2012	1.000	0.0%
1/1/2013	1.000	0.0%

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
2	294600	1675	2/4/10	\$138,500	\$112,000	940	5	1952	4	5,375	N	N	20214 8TH AVE S
2	294600	3190	5/17/12	\$140,000	\$139,000	720	5	1953	4	7,188	N	N	20615 8TH AVE S
2	768620	3180	8/3/11	\$110,000	\$105,000	1040	6	1954	4	7,500	N	N	20203 14TH AVE S
2	864400	0170	5/25/11	\$132,950	\$125,000	1120	6	1961	3	8,080	N	N	20344 34TH AVE S
2	032204	9012	7/21/11	\$134,820	\$128,000	1260	6	1936	3	8,400	N	N	3221 S 200TH ST
2	612360	0195	7/11/11	\$139,000	\$132,000	1280	6	1953	3	9,288	N	N	225 S 199TH ST
2	344500	0268	8/24/10	\$154,000	\$134,000	1250	6	1962	4	13,950	N	N	2424 S 207TH ST
2	768620	2620	7/20/10	\$160,000	\$137,000	1300	6	1954	3	8,000	N	N	20105 13TH AVE S
2	612360	0210	9/22/11	\$146,000	\$140,000	1260	6	1953	4	7,597	N	N	311 S 199TH ST
2	092204	9049	1/12/11	\$159,000	\$144,000	860	6	1930	5	6,384	N	N	20840 24TH AVE S
2	789320	0370	4/9/10	\$176,000	\$146,000	1460	6	1969	3	5,375	N	N	20713 3RD AVE S
2	768620	5280	6/14/12	\$150,000	\$149,000	970	6	1955	3	7,500	N	N	20706 14TH AVE S
2	294600	1950	3/2/12	\$155,000	\$152,000	1260	6	1954	4	6,000	N	N	20437 9TH AVE S
2	082204	9108	2/7/12	\$163,000	\$160,000	1110	6	1955	3	11,761	N	N	1303 S 208TH ST
2	789320	8045	9/27/10	\$186,000	\$163,000	1290	6	1954	3	7,300	N	N	20020 2ND AVE S
2	294600	1520	10/11/11	\$178,000	\$171,000	962	6	1955	3	6,300	N	N	20212 9TH AVE S
2	768620	3980	6/11/11	\$185,000	\$174,000	1300	6	1954	5	8,000	N	N	20406 13TH AVE S
2	768620	2825	5/15/10	\$210,000	\$176,000	1010	6	2009	3	8,815	N	N	20127 12TH PL S
2	294600	0912	10/25/12	\$180,000	\$180,000	1270	6	1954	4	7,128	N	N	20109 DES MOINES MEMORIAL DR S
2	768620	3880	8/8/12	\$185,000	\$184,000	1270	6	1954	4	8,000	N	N	20434 14TH AVE S
2	768620	3146	2/16/10	\$227,500	\$185,000	1010	6	1954	5	8,000	N	N	20228 14TH AVE S
2	612360	0160	1/10/12	\$197,500	\$193,000	1380	6	1953	4	8,640	N	N	115 S 199TH ST
2	789320	8150	2/27/11	\$210,000	\$193,000	1050	6	1980	4	7,500	N	N	20012 1ST PL S
2	768620	3515	5/22/12	\$200,599	\$199,000	1260	6	1954	5	8,000	N	N	20211 12TH PL S
2	768620	4460	10/31/12	\$209,000	\$209,000	1610	6	1954	5	8,000	N	N	20603 15TH AVE S
2	508300	0410	11/29/12	\$210,000	\$210,000	1510	6	1955	5	9,450	N	N	21231 31ST AVE S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
2	768620	4215	6/19/12	\$211,150	\$210,000	1080	6	1966	3	5,000	Y	N	20434 12TH PL S
2	032204	9013	12/15/11	\$100,000	\$97,000	1750	7	1954	2	9,900	N	N	3216 S 208TH ST
2	508300	0110	3/27/12	\$105,000	\$103,000	1520	7	1956	3	9,450	N	N	21246 31ST AVE S
2	789320	0925	7/27/10	\$135,000	\$116,000	1250	7	1954	3	15,354	N	N	20718 5TH AVE S
2	789320	0930	3/20/12	\$121,000	\$119,000	1280	7	1954	3	8,160	N	N	511 S 207TH ST
2	294600	0581	8/30/11	\$125,000	\$119,000	1140	7	1955	3	6,700	N	N	20103 9TH AVE S
2	294600	0008	5/27/11	\$137,900	\$129,000	1440	7	1965	3	7,446	N	N	20014 DES MOINES MEMORIAL DR S
2	093700	0170	3/22/12	\$133,500	\$131,000	1170	7	1960	3	8,953	N	N	3418 S 201ST ST
2	294600	2120	7/23/12	\$137,000	\$136,000	1840	7	1960	3	10,000	N	N	914 S 206TH ST
2	092204	9293	5/6/11	\$145,950	\$136,000	1340	7	1959	3	9,600	N	N	2512 S 209TH PL
2	294600	4270	9/13/11	\$142,500	\$137,000	1450	7	1955	4	7,875	N	N	1104 S 202ND ST
2	286830	0080	3/1/12	\$139,900	\$137,000	860	7	1978	3	13,640	N	N	936 S 211TH PL
2	789320	5560	7/17/12	\$139,000	\$138,000	1420	7	1955	3	6,400	N	N	20230 1ST PL S
2	032204	9078	8/26/11	\$147,000	\$140,000	1300	7	1960	3	8,348	N	N	3307 S 200TH ST
2	093700	0040	6/20/11	\$150,000	\$141,000	1280	7	1960	3	8,382	N	N	20102 32ND AVE S
2	508310	0055	4/14/10	\$175,000	\$145,000	920	7	1955	4	8,296	N	N	21144 31ST AVE S
2	789320	6415	5/17/12	\$148,000	\$147,000	1300	7	1955	3	6,450	N	N	20120 4TH AVE S
2	093700	0300	6/24/10	\$178,500	\$152,000	1280	7	1960	3	11,833	N	N	3517 S 202ND ST
2	789320	0335	4/22/11	\$170,000	\$158,000	1170	7	1956	3	10,750	N	N	206 S 208TH ST
2	286830	0115	4/17/12	\$160,000	\$158,000	1995	7	1957	3	18,360	N	N	925 S 211TH PL
2	789320	5925	6/18/12	\$160,150	\$159,000	1530	7	1956	4	8,750	N	N	20112 1ST PL S
2	092204	9273	5/26/10	\$192,712	\$162,000	1130	7	1961	3	9,583	Y	N	21244 29TH AVE S
2	092204	9313	12/11/10	\$184,950	\$166,000	1274	7	1963	4	6,672	N	N	20831 25TH AVE S
2	294600	0396	9/26/12	\$175,000	\$175,000	1450	7	1958	4	6,250	N	N	20113 8TH AVE S
2	508300	0345	3/10/11	\$190,000	\$175,000	1462	7	1956	4	12,429	N	N	3008 S 212TH ST
2	294600	1000	4/8/11	\$190,000	\$176,000	1370	7	1954	3	7,500	N	N	20128 DES MOINES MEMORIAL DR

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
2	789320	1421	1/8/10	\$220,000	\$176,000	1851	7	1959	4	6,988	N	N	20631 7TH PL S
2	093700	0210	4/27/10	\$215,000	\$179,000	2080	7	1960	3	8,978	N	N	20021 35TH AVE S
2	294600	4045	12/19/12	\$180,000	\$180,000	1350	7	1999	3	4,309	N	N	20619 12TH AVE S
2	508300	0335	3/22/11	\$196,500	\$181,000	1810	7	1955	3	8,831	N	N	3022 S 212TH ST
2	200800	0300	7/11/12	\$185,000	\$184,000	1270	7	1960	3	9,945	N	N	21437 15TH AVE S
2	768620	5515	6/3/10	\$218,000	\$184,000	1100	7	1958	4	7,000	N	N	20732 13TH AVE S
2	501820	0045	7/18/12	\$186,000	\$185,000	1070	7	1977	3	9,534	Y	N	21464 29TH AVE S
2	931530	0170	6/24/10	\$217,000	\$185,000	1080	7	1991	3	9,120	N	N	1249 S 211TH ST
2	789380	7025	5/12/11	\$198,000	\$185,000	2270	7	1957	3	8,000	Y	N	20816 7TH AVE S
2	200800	0340	5/14/10	\$224,000	\$188,000	1060	7	1962	3	9,711	N	N	21405 15TH AVE S
2	432490	0020	4/11/11	\$203,850	\$189,000	1270	7	1956	4	8,886	N	N	3028 S 201ST ST
2	294600	1590	10/11/10	\$214,950	\$190,000	1920	7	1955	4	6,773	N	N	20217 9TH AVE S
2	789380	6045	2/10/10	\$237,000	\$192,000	1010	7	1952	3	10,000	Y	N	20932 4TH AVE S
2	508300	0415	6/10/10	\$228,950	\$194,000	1890	7	1956	3	9,450	N	N	21239 31ST AVE S
2	789380	6090	10/13/11	\$207,000	\$199,000	1466	7	1966	4	6,250	N	N	20913 4TH PL S
2	789380	6185	12/13/12	\$200,000	\$200,000	1430	7	1955	3	10,000	N	N	20928 4TH PL S
2	294600	0425	6/3/10	\$237,000	\$200,000	1300	7	1967	3	7,500	N	N	20136 8TH AVE S
2	359600	0375	10/31/11	\$209,900	\$203,000	1270	7	1961	3	11,385	Y	N	20923 8TH AVE S
2	768620	2045	12/21/10	\$224,975	\$203,000	1090	7	1963	5	7,500	N	N	20012 12TH PL S
2	200800	0500	3/22/12	\$208,500	\$205,000	1220	7	1961	3	9,600	N	N	21260 15TH AVE S
2	789380	6285	5/31/12	\$209,000	\$207,000	1600	7	1959	3	10,000	Y	N	468 S 210TH ST
2	789320	0595	10/5/11	\$215,000	\$207,000	1420	7	1962	4	9,225	N	N	20704 4TH AVE S
2	789320	5030	6/11/12	\$210,000	\$208,000	1930	7	1963	3	9,000	N	N	403 S 202ND ST
2	789320	4696	11/5/12	\$209,000	\$209,000	1090	7	1959	4	6,987	N	N	20223 6TH AVE S
2	789380	5745	5/24/10	\$250,000	\$210,000	1060	7	1953	4	13,975	Y	N	20903 3RD AVE S
2	789320	1330	2/10/11	\$229,999	\$210,000	910	7	1934	5	5,975	N	N	20624 7TH PL S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 88**  
**(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
2	670600	0160	10/9/12	\$212,000	\$212,000	1220	7	1960	4	8,023	N	N	439 S 199TH ST
2	864400	0010	12/9/10	\$240,000	\$215,000	2512	7	1960	4	8,714	N	N	3204 S 203RD ST
2	789320	6065	8/12/10	\$248,000	\$215,000	1380	7	1954	4	7,500	N	N	20102 2ND AVE S
2	789320	0775	3/10/10	\$265,000	\$217,000	1350	7	1965	4	7,500	N	N	20716 4TH PL S
2	768620	4235	8/23/11	\$228,500	\$218,000	1150	7	1955	5	8,500	N	N	20411 12TH PL S
2	789380	5454	6/27/11	\$234,000	\$221,000	1310	7	2007	3	5,313	N	N	20926 1ST AVE S
2	789320	4530	5/1/12	\$225,000	\$222,000	1150	7	1955	4	8,062	N	N	20212 7TH AVE S
2	294600	3706	9/30/11	\$232,000	\$223,000	1190	7	1956	5	6,145	Y	N	1014 S 208TH ST
2	432470	0035	3/22/10	\$272,500	\$224,000	1310	7	1956	5	8,484	N	N	3017 S 201ST ST
2	789320	2565	10/6/10	\$255,000	\$225,000	1040	7	1961	3	7,525	N	N	20643 2ND AVE S
2	789320	2365	5/17/10	\$269,950	\$227,000	1080	7	1958	4	6,668	N	N	20625 3RD AVE S
2	359600	0496	2/27/12	\$233,000	\$229,000	1370	7	1961	3	6,600	Y	N	810 S 210TH ST
2	789380	5455	1/5/12	\$235,000	\$229,000	1290	7	2007	3	5,313	N	N	20928 1ST AVE S
2	768620	4350	3/19/12	\$239,000	\$235,000	1850	7	1965	5	7,500	N	N	20430 12TH AVE S
2	294600	0710	1/21/11	\$260,000	\$236,000	1290	7	1966	4	6,666	N	N	20115 10TH AVE S
2	789320	1701	4/20/10	\$285,000	\$237,000	1480	7	2000	3	6,250	N	N	20613 6TH AVE S
2	789380	4645	8/4/11	\$257,000	\$244,000	1230	7	1967	4	7,000	Y	N	21005 4TH PL S
2	789320	3290	10/5/11	\$255,000	\$245,000	1100	7	1966	4	10,212	N	N	20404 3RD AVE S
2	789380	5385	2/15/12	\$252,000	\$247,000	1593	7	1934	4	14,315	N	N	21108 1ST AVE S
2	789380	5905	6/26/12	\$256,000	\$254,000	1090	7	1963	5	7,525	N	N	20903 4TH AVE S
2	294600	2160	9/24/12	\$257,500	\$257,000	1160	7	1966	5	8,450	N	N	20417 10TH AVE S
2	859390	0020	8/22/11	\$270,000	\$258,000	1090	7	1963	4	8,600	Y	N	21229 5TH AVE S
2	789380	5765	6/20/12	\$260,000	\$258,000	1170	7	1958	4	6,531	Y	N	20913 3RD AVE S
2	294600	2960	5/21/10	\$308,000	\$259,000	1260	7	1963	4	7,500	Y	N	20612 9TH AVE S
2	789380	6890	7/1/11	\$284,950	\$269,000	1190	7	1953	3	8,113	Y	N	20818 7TH PL S
2	789380	6115	7/13/10	\$319,000	\$273,000	1330	7	1954	4	10,000	Y	N	418 S 210TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 88**  
**(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
2	789380	7155	6/22/12	\$277,000	\$275,000	960	7	1939	5	9,200	Y	N	20816 6TH AVE S
2	789380	4740	5/12/10	\$335,800	\$281,000	1250	7	1955	4	7,500	Y	N	21010 4TH AVE S
2	864400	0080	9/25/12	\$285,000	\$284,000	1296	7	2012	3	8,605	N	N	3416 S 203RD ST
2	789380	7105	9/8/11	\$297,000	\$284,000	1450	7	1961	4	7,500	Y	N	20823 7TH AVE S
2	789380	6575	4/6/12	\$308,800	\$305,000	1220	7	1960	4	7,500	Y	N	20919 7TH AVE S
2	789380	6930	10/12/12	\$319,900	\$320,000	1100	7	1953	4	6,600	Y	N	20801 7TH PL S
2	923740	0030	4/27/10	\$299,950	\$250,000	1540	8	1964	3	8,050	Y	N	906 S 206TH ST
2	359600	0470	5/8/12	\$265,000	\$262,000	1470	8	1960	3	7,500	Y	N	20911 9TH AVE S
2	789380	4350	9/17/12	\$265,000	\$264,000	1350	8	1968	3	8,062	Y	N	21021 6TH AVE S
2	789380	6830	4/13/10	\$357,000	\$296,000	960	8	1954	5	9,219	Y	N	20926 7TH PL S
2	789380	3445	8/20/10	\$370,800	\$322,000	2200	8	1978	3	10,750	Y	N	21213 6TH AVE S
2	200900	0885	3/25/11	\$385,000	\$356,000	1500	8	1989	4	11,220	Y	N	307 S 216TH ST
2	789380	5015	3/10/10	\$585,000	\$479,000	1680	8	1954	5	10,000	Y	N	21001 3RD AVE S
2	789380	2960	5/11/11	\$535,000	\$500,000	2850	8	2005	3	7,500	Y	N	21203 4TH AVE S
2	789380	4985	9/14/11	\$400,000	\$383,000	1590	9	1977	3	16,125	Y	N	21030 3RD AVE S
2	789380	5810	3/9/10	\$635,000	\$519,000	3500	9	2008	3	8,062	Y	N	218 S 210TH ST
2	789380	4105	12/5/12	\$485,000	\$485,000	2890	10	2007	3	8,062	Y	N	21016 7TH AVE S
2	789380	5790	10/27/11	\$553,000	\$534,000	4750	10	2008	3	10,750	Y	N	20927 3RD AVE S
2	789380	4080	10/25/10	\$635,000	\$563,000	2680	10	2007	3	8,062	Y	N	21008 7TH AVE S
3	212204	9126	7/9/12	\$121,925	\$121,000	930	6	1943	4	11,830	N	N	25302 22ND AVE S
3	212204	9079	6/27/12	\$145,000	\$144,000	910	6	1948	4	13,920	N	N	2123 S 252ND ST
3	360060	0815	7/20/11	\$166,000	\$157,000	1220	6	1942	4	9,000	N	N	24208 25TH AVE S
3	162204	9018	8/23/10	\$189,000	\$164,000	1070	6	1909	3	33,619	N	N	1820 S 240TH ST
3	057600	0030	8/13/12	\$199,000	\$198,000	830	6	1953	5	11,200	N	N	22022 16TH AVE S
3	786450	0070	7/22/10	\$249,000	\$214,000	1200	6	1976	5	8,179	N	N	2012 S 253RD ST
3	752370	0485	2/24/11	\$112,000	\$103,000	1390	7	1958	2	8,085	N	N	2311 S 251ST ST

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
3	782720	0090	7/2/12	\$114,000	\$113,000	1350	7	1965	2	7,418	N	N	2916 S 220TH ST
3	195110	0145	4/22/10	\$140,000	\$116,000	1250	7	1976	3	11,990	N	N	25320 30TH AVE S
3	769530	0300	7/27/12	\$119,199	\$119,000	1640	7	1962	3	8,040	N	N	1659 S 246TH PL
3	665400	0060	7/27/12	\$124,000	\$123,000	990	7	1960	4	13,694	N	N	1614 S 251ST PL
3	195160	0150	5/17/10	\$147,000	\$123,000	1610	7	1959	3	8,500	N	N	25617 29TH AVE S
3	769530	0050	4/5/10	\$150,000	\$124,000	1090	7	1962	3	8,040	N	N	1626 S 246TH PL
3	752370	0075	12/9/10	\$140,000	\$126,000	1280	7	1958	3	8,280	N	N	24810 20TH AVE S
3	752380	0080	9/7/10	\$145,000	\$127,000	1660	7	1958	3	11,304	N	N	25104 25TH AVE S
3	195130	0050	8/3/11	\$141,000	\$134,000	1480	7	1959	3	8,260	N	N	25661 30TH AVE S
3	752370	0265	7/12/12	\$135,000	\$134,000	1430	7	1959	3	7,125	N	N	24909 24TH PL S
3	195160	0250	12/26/12	\$135,100	\$135,000	830	7	1959	3	9,600	N	N	25689 29TH AVE S
3	195160	0240	6/24/10	\$160,000	\$136,000	1240	7	1959	4	9,198	N	N	25675 29TH AVE S
3	752370	0655	4/2/10	\$166,100	\$137,000	1191	7	1959	4	8,532	Y	N	25051 21ST AVE S
3	752370	0815	8/31/12	\$138,000	\$138,000	1160	7	1958	3	7,560	N	N	2235 S 250TH ST
3	509700	0120	7/17/12	\$139,950	\$139,000	1800	7	1966	3	9,750	N	N	2427 S 219TH ST
3	752380	0035	12/30/11	\$144,500	\$141,000	2160	7	1959	3	12,032	Y	N	2417 S 249TH PL
3	169700	0110	6/28/12	\$142,950	\$142,000	1130	7	1968	4	9,063	N	N	1821 S 255TH PL
3	195090	0115	6/21/10	\$170,000	\$145,000	960	7	1956	4	6,700	N	N	2912 S 253RD ST
3	942500	0110	12/20/12	\$146,250	\$146,000	1260	7	1965	3	7,275	N	N	26816 17TH AVE S
3	201320	0170	9/27/10	\$167,850	\$147,000	1510	7	1977	3	9,882	Y	N	1717 S 233RD ST
3	195110	0095	6/15/11	\$157,000	\$148,000	940	7	1959	5	12,525	N	N	25404 30TH AVE S
3	752370	0195	2/1/12	\$152,000	\$149,000	1520	7	1959	3	12,405	N	N	2122 S 249TH ST
3	169700	0010	12/3/10	\$170,000	\$152,000	1010	7	1973	3	10,180	N	N	1617 S 255TH PL
3	679060	0260	3/11/11	\$165,000	\$152,000	1520	7	1966	4	7,560	N	N	2150 S 229TH ST
3	195110	0140	8/20/12	\$155,250	\$155,000	860	7	1976	3	11,550	N	N	25321 30TH AVE S
3	362900	0080	5/21/12	\$156,000	\$155,000	960	7	1962	3	7,400	N	N	24720 21ST AVE S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
3	692960	1870	11/29/11	\$161,000	\$156,000	1350	7	1979	3	7,750	N	N	24014 18TH PL S
3	788810	0250	9/2/10	\$178,900	\$156,000	1350	7	1960	3	7,473	N	N	25727 20TH AVE S
3	321040	0120	10/11/12	\$157,000	\$157,000	920	7	1962	4	8,185	N	N	1804 S 261ST PL
3	692960	2340	3/12/10	\$193,000	\$158,000	880	7	1978	4	10,000	N	N	24335 21ST AVE S
3	788840	0710	12/7/10	\$176,500	\$158,000	1070	7	1962	3	8,657	N	N	26228 20TH AVE S
3	660049	0070	6/1/12	\$160,000	\$159,000	1460	7	2004	3	2,943	N	N	26711 19TH AVE S
3	195130	0055	6/27/11	\$170,000	\$160,000	1490	7	1959	4	12,375	N	N	2914 S 259TH PL
3	679060	0790	7/10/12	\$162,938	\$162,000	1390	7	1963	2	9,394	N	N	2007 S 232ND ST
3	692960	0735	6/7/10	\$192,000	\$162,000	1520	7	1990	3	7,500	N	N	24162 17TH AVE S
3	195340	0035	5/7/10	\$200,000	\$167,000	1060	7	1959	3	13,442	N	N	23237 25TH AVE S
3	169700	0460	3/16/10	\$203,500	\$167,000	1170	7	1968	3	9,672	N	N	1713 S 254TH PL
3	169700	0370	6/13/12	\$168,000	\$167,000	1040	7	1971	5	8,122	N	N	25422 16TH PL S
3	551460	0071	1/7/10	\$210,000	\$168,000	1640	7	1955	3	8,962	Y	N	3002 S 224TH ST
3	788840	0720	6/27/12	\$169,000	\$168,000	1030	7	1962	4	8,651	N	N	26304 20TH AVE S
3	752370	0335	1/17/12	\$172,000	\$168,000	1530	7	1959	4	7,920	N	N	24822 22ND AVE S
3	660049	0090	2/23/11	\$185,000	\$170,000	1510	7	2004	3	4,603	N	N	26707 19TH AVE S
3	195340	0175	11/3/10	\$195,000	\$173,000	1130	7	1958	3	10,350	Y	N	2626 S 234TH ST
3	169700	0230	4/14/11	\$188,000	\$174,000	1390	7	1968	4	8,400	N	N	1720 S 254TH PL
3	752370	0215	4/12/10	\$210,000	\$174,000	1600	7	1959	3	8,250	N	N	2217 S 248TH ST
3	212204	9138	9/20/11	\$185,000	\$177,000	1060	7	1975	4	9,926	N	N	2222 S 252ND ST
3	195340	0100	5/4/12	\$180,000	\$178,000	1230	7	1960	3	8,325	N	N	23234 25TH AVE S
3	864320	0065	10/17/12	\$180,000	\$180,000	1000	7	1958	3	24,832	N	N	23016 16TH AVE S
3	601400	0030	9/28/11	\$187,500	\$180,000	1540	7	1962	4	11,917	N	N	1215 S 229TH ST
3	195360	0050	7/14/10	\$210,000	\$180,000	1160	7	1956	3	10,650	Y	N	23449 25TH AVE S
3	509210	0190	7/30/10	\$210,000	\$181,000	1370	7	1963	4	8,352	N	N	1810 S 244TH ST
3	360300	0340	1/11/10	\$228,000	\$182,000	1094	7	1993	3	9,000	N	N	24209 26TH PL S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
3	195110	0110	9/7/10	\$210,000	\$183,000	1080	7	1977	4	9,450	N	N	25426 30TH AVE S
3	864300	0105	6/27/11	\$195,000	\$184,000	1750	7	1963	3	12,878	N	N	22804 19TH AVE S
3	665400	0010	7/16/12	\$184,950	\$184,000	1450	7	1961	4	10,233	N	N	1605 S 251ST PL
3	195340	0095	4/29/10	\$220,000	\$184,000	1300	7	1956	4	7,700	N	N	23246 25TH AVE S
3	162204	9235	8/9/10	\$215,000	\$186,000	1180	7	1995	3	9,504	N	N	23215 22ND PL S
3	168380	0080	5/18/10	\$222,000	\$186,000	1140	7	1967	4	7,905	N	N	1645 S 244TH PL
3	057600	0804	12/13/10	\$210,000	\$189,000	1230	7	1954	3	11,250	N	N	1601 S 223RD ST
3	162204	9011	8/4/11	\$200,000	\$190,000	1690	7	1957	3	23,101	N	N	23408 18TH AVE S
3	201140	0071	6/21/12	\$190,950	\$190,000	1000	7	1948	4	10,616	N	N	1426 S KENT-DES MOINES RD
3	195090	0040	8/23/12	\$192,000	\$191,000	940	7	1958	5	7,125	N	N	25335 29TH AVE S
3	201100	0360	5/24/10	\$230,000	\$194,000	1030	7	1986	5	7,205	N	N	1839 S 245TH PL
3	769530	0110	12/12/12	\$195,000	\$195,000	1330	7	1962	5	8,040	N	N	1802 S 246TH PL
3	692960	3207	12/20/12	\$195,000	\$195,000	1610	7	1979	4	6,200	N	N	24336 22ND AVE S
3	360360	0260	6/17/10	\$229,500	\$195,000	1100	7	1986	3	6,000	N	N	24048 26TH PL S
3	945620	0121	3/6/12	\$200,000	\$197,000	1220	7	2004	3	22,427	N	N	24940 16TH AVE S
3	666911	0050	4/23/10	\$236,900	\$197,000	1390	7	1981	4	9,585	N	N	2027 S 244TH PL
3	250060	0311	6/21/11	\$210,000	\$198,000	2060	7	1955	3	30,636	N	N	22606 30TH AVE S
3	321040	0310	10/1/12	\$198,000	\$198,000	1100	7	1962	4	8,151	N	N	1645 S 261ST PL
3	058780	0090	6/13/12	\$200,000	\$198,000	1160	7	1996	3	7,557	N	N	24413 23RD AVE S
3	111300	0060	3/18/11	\$217,000	\$200,000	1390	7	1965	5	10,593	N	N	26704 16TH PL S
3	201320	0080	4/28/10	\$240,000	\$200,000	1130	7	1960	3	10,175	N	N	23329 19TH AVE S
3	321050	0030	7/18/12	\$203,000	\$202,000	1180	7	1963	5	7,489	N	N	1852 S 261ST PL
3	201100	0030	2/22/11	\$222,000	\$203,000	1400	7	1985	4	5,999	N	N	1617 S 245TH PL
3	059120	0110	4/18/11	\$220,000	\$204,000	1480	7	1987	3	8,045	N	N	24805 19TH PL S
3	788840	0420	1/23/12	\$210,000	\$205,000	1020	7	1962	4	10,768	N	N	1800 S 263RD PL
3	727200	1105	4/13/12	\$208,000	\$205,000	1180	7	1993	3	8,888	N	N	22448 15TH AVE S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
3	692960	3135	11/15/10	\$230,000	\$205,000	1610	7	1979	5	7,500	N	N	24313 22ND AVE S
3	660049	0120	5/13/11	\$220,000	\$206,000	2290	7	2005	3	3,607	N	N	26701 19TH AVE S
3	168380	0110	5/19/10	\$250,000	\$210,000	1430	7	1964	4	8,075	N	N	1813 S 244TH PL
3	111300	0570	6/28/10	\$248,000	\$211,000	1620	7	1962	5	7,710	N	N	1814 S 266TH PL
3	168380	0230	11/12/10	\$236,700	\$211,000	1490	7	1968	3	7,475	N	N	1840 S 244TH PL
3	752390	0240	3/27/12	\$217,000	\$214,000	1410	7	1993	3	7,424	N	N	25106 18TH AVE S
3	864300	0030	3/18/11	\$233,000	\$215,000	1480	7	1964	3	12,064	Y	N	22933 18TH AVE S
3	201100	0070	12/28/12	\$215,000	\$215,000	1030	7	1986	4	7,425	N	N	1643 S 245TH PL
3	679060	0330	4/20/12	\$220,000	\$217,000	1301	7	1965	5	9,430	N	N	22917 23RD PL S
3	093430	0020	3/29/11	\$234,900	\$217,000	1610	7	1962	4	7,643	Y	N	1614 S 257TH PL
3	162204	9087	10/29/12	\$218,500	\$218,000	1500	7	1945	3	35,719	N	N	2438 S 226TH ST
3	605240	0385	3/15/11	\$237,000	\$218,000	1605	7	1981	3	10,500	N	N	22012 10TH AVE S
3	752380	0055	5/27/11	\$235,000	\$220,000	970	7	1959	5	9,800	N	N	2510 S 250TH PL
3	713800	0280	9/27/10	\$250,000	\$220,000	1200	7	1961	3	9,750	N	N	2620 S 227TH PL
3	321080	0010	12/14/12	\$221,000	\$221,000	1290	7	1961	4	9,776	N	N	21849 15TH AVE S
3	869980	0060	10/12/11	\$230,000	\$221,000	1410	7	1988	3	8,909	Y	N	22702 18TH AVE S
3	195340	0165	11/7/11	\$230,000	\$222,000	1260	7	1957	3	13,650	Y	N	23245 27TH AVE S
3	788840	0460	4/20/10	\$270,000	\$224,000	1110	7	1962	4	9,114	Y	N	1704 S 263RD PL
3	195340	0280	10/28/10	\$253,000	\$224,000	1650	7	1957	5	8,250	Y	N	23226 27TH AVE S
3	314875	0060	10/27/10	\$256,000	\$227,000	1800	7	1995	3	7,343	Y	N	25109 23RD PL S
3	727200	0216	5/13/12	\$230,000	\$228,000	1280	7	1962	4	8,270	N	N	22609 13TH AVE S
3	509210	0240	8/4/10	\$265,000	\$229,000	1380	7	1962	3	8,136	N	N	1825 S 244TH ST
3	788820	0230	12/20/12	\$229,990	\$230,000	1335	7	1960	5	8,147	N	N	25713 19TH AVE S
3	111300	0410	5/30/12	\$232,500	\$230,000	1650	7	1964	5	7,460	N	N	26518 19TH PL S
3	195160	0140	10/19/11	\$239,950	\$231,000	1380	7	1959	5	8,500	N	N	25609 29TH AVE S
3	812868	0120	5/27/10	\$275,000	\$232,000	2061	7	2010	3	7,220	N	N	2201 S 254TH CT

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
3	812868	0080	5/18/10	\$279,000	\$234,000	2061	7	2010	3	6,670	N	N	2305 S 254TH CT
3	201140	0012	3/22/11	\$260,000	\$240,000	1440	7	1989	4	8,276	N	N	23015 16TH AVE S
3	911000	0015	7/13/11	\$256,000	\$242,000	920	7	1952	4	8,071	Y	N	812 S 226TH PL
3	864300	0205	5/12/11	\$261,000	\$244,000	1260	7	1962	5	10,209	Y	N	1915 S 229TH ST
3	605240	0431	2/10/10	\$302,500	\$245,000	1180	7	1960	4	7,200	Y	N	1010 S 222ND ST
3	195370	0030	10/8/12	\$258,000	\$258,000	1280	7	1952	4	10,220	N	N	23123 25TH AVE S
3	201140	0760	6/30/10	\$305,000	\$260,000	1260	7	1946	3	10,075	Y	N	22510 8TH AVE S
3	201140	0572	12/4/12	\$267,000	\$267,000	1150	7	1958	4	10,400	Y	N	22728 10TH AVE S
3	727200	0845	10/29/12	\$285,000	\$285,000	1040	7	1959	4	8,530	N	N	22655 16TH AVE S
3	201140	0453	12/27/11	\$316,000	\$308,000	2320	7	1954	5	21,332	N	N	1060 S KENT-DES MOINES RD
3	201140	0583	2/17/11	\$347,000	\$318,000	1350	7	1959	4	9,994	Y	N	22725 10TH AVE S
3	605240	0335	4/19/11	\$345,000	\$321,000	1540	7	1964	4	7,200	Y	N	22025 11TH AVE S
3	201140	0631	7/25/11	\$350,000	\$332,000	3880	7	1960	4	26,000	Y	N	22634 10TH AVE S
3	201140	0573	12/29/11	\$355,000	\$346,000	2020	7	1957	4	10,301	Y	N	22732 10TH AVE S
3	201140	0610	10/4/12	\$365,000	\$364,000	2730	7	1921	4	16,590	Y	N	22702 10TH AVE S
3	200700	0150	4/17/12	\$190,000	\$188,000	1250	8	1997	3	10,650	Y	N	23409 23RD PL S
3	144635	0100	5/29/12	\$190,500	\$189,000	1488	8	2006	3	1,875	N	N	23835 20TH AVE S
3	200700	0070	9/11/12	\$190,000	\$190,000	1340	8	1997	3	9,065	Y	N	23444 23RD PL S
3	200700	0140	5/12/11	\$205,000	\$191,000	1980	8	1997	3	10,650	Y	N	23417 23RD PL S
3	144635	0210	3/3/10	\$239,000	\$195,000	1492	8	2006	3	2,517	N	N	23935 20TH AVE S
3	058760	0030	10/28/11	\$215,000	\$208,000	1250	8	1968	3	9,600	Y	N	1727 S 227TH PL
3	418120	0620	12/13/12	\$216,900	\$217,000	1610	8	2012	3	3,021	N	N	26190 21ST PL S
3	418120	0520	8/9/12	\$226,000	\$225,000	1661	8	2012	3	3,420	N	N	26213 21ST PL S
3	418120	0530	10/10/12	\$226,900	\$227,000	1668	8	2012	3	3,420	N	N	26207 21ST PL S
3	752390	0070	1/30/12	\$235,000	\$230,000	2320	8	1991	3	7,201	N	N	25119 18TH AVE S
3	418120	0540	12/5/12	\$229,900	\$230,000	1826	8	2012	3	3,420	N	N	26201 21ST PL S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
3	605240	0245	1/13/11	\$259,950	\$236,000	2190	8	1953	3	19,767	Y	N	1022 S 223RD ST
3	162204	9215	5/15/12	\$241,000	\$239,000	2080	8	1979	4	10,018	N	N	22629 27TH PL S
3	285500	0190	4/15/10	\$289,950	\$241,000	1707	8	2010	3	6,680	N	N	23435 23RD AVE S
3	282204	9226	2/23/12	\$249,300	\$245,000	1280	8	1977	4	10,003	N	N	1604 S 269TH CT
3	285500	0160	4/23/10	\$305,000	\$254,000	1819	8	2010	3	6,158	N	N	23449 23RD AVE S
3	285500	0180	5/26/10	\$302,000	\$254,000	1911	8	2010	3	5,710	N	N	23439 23RD AVE S
3	282204	9252	10/31/12	\$255,000	\$255,000	1633	8	2005	3	14,864	N	N	26012 18TH AVE S
3	201320	0140	10/19/10	\$289,000	\$256,000	1290	8	1977	4	9,382	Y	N	1708 S 234TH ST
3	200630	0140	3/29/10	\$312,000	\$257,000	2900	8	1980	4	7,200	N	N	23345 20TH AVE S
3	058760	0010	7/11/11	\$275,000	\$260,000	1410	8	1965	3	9,520	Y	N	1747 S 227TH PL
3	285500	0140	3/3/10	\$319,950	\$261,000	1862	8	2010	3	5,439	N	N	23457 23RD AVE S
3	285500	0270	9/27/11	\$275,000	\$264,000	1935	8	2009	3	5,896	N	N	23403 23RD AVE S
3	285500	0230	1/19/12	\$271,000	\$265,000	1819	8	2010	3	5,000	N	N	23419 23RD AVE S
3	285500	0210	4/13/12	\$270,000	\$266,000	1816	8	2010	3	5,010	N	N	23427 23RD AVE S
3	285500	0250	5/8/12	\$270,000	\$267,000	1819	8	2010	3	5,000	N	N	23411 23RD AVE S
3	285500	0240	12/12/11	\$276,000	\$268,000	1819	8	2010	3	5,000	N	N	23415 23RD AVE S
3	285500	0070	7/12/11	\$288,000	\$273,000	2198	8	2010	3	5,000	N	N	23430 23RD AVE S
3	285500	0220	5/14/12	\$280,000	\$277,000	1816	8	2010	3	5,000	N	N	23423 23RD AVE S
3	360120	0445	6/25/12	\$285,000	\$283,000	3278	8	2005	3	7,200	N	N	24508 26TH AVE S
3	200630	0100	12/23/10	\$315,000	\$284,000	2900	8	1980	3	7,200	N	N	23309 20TH AVE S
3	285500	0110	5/24/10	\$339,950	\$286,000	2198	8	2010	3	6,222	Y	N	23446 23RD AVE S
3	285500	0030	6/4/10	\$339,000	\$286,000	2198	8	2010	3	6,071	N	N	23412 23RD AVE S
3	200700	0110	7/2/12	\$290,000	\$288,000	1650	8	1997	4	10,438	N	N	23441 23RD PL S
3	285500	0170	1/21/10	\$359,950	\$289,000	1816	8	2010	3	5,805	N	N	23443 23RD AVE S
3	058760	0090	8/31/12	\$295,000	\$294,000	1550	8	1968	4	9,940	Y	N	1706 S 227TH PL
3	285500	0060	7/20/10	\$344,950	\$296,000	2198	8	2010	3	8,791	N	N	23426 23RD AVE S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
3	285500	0130	2/25/10	\$374,950	\$305,000	2232	8	2009	3	7,335	Y	N	23454 23RD AVE S
3	285500	0050	6/24/10	\$365,000	\$311,000	2232	8	2010	3	8,320	N	N	23420 23RD AVE S
3	285500	0100	5/21/10	\$369,950	\$311,000	2232	8	2010	3	7,621	N	N	23442 23RD AVE S
3	285500	0040	5/24/10	\$369,950	\$311,000	2232	8	2010	3	7,380	N	N	23416 23RD AVE S
3	864260	0140	1/4/10	\$394,000	\$314,000	1700	8	1955	4	12,150	Y	N	23023 THUNDERBIRD DR S
3	131390	0050	11/14/11	\$325,000	\$315,000	2060	8	2007	3	10,076	N	N	1605 S 253RD PL
3	869980	0090	8/24/12	\$322,000	\$321,000	1390	8	1989	4	8,909	Y	N	22722 18TH AVE S
3	605240	2235	5/26/11	\$345,000	\$323,000	3370	8	2000	3	24,000	N	N	1309 S 220TH ST
3	285500	0080	11/9/10	\$375,000	\$334,000	1991	8	2010	3	7,537	N	N	23434 23RD AVE S
3	942600	0010	3/30/10	\$440,000	\$363,000	1340	8	1962	4	10,490	Y	N	22545 10TH AVE S
3	082204	9059	7/1/11	\$399,950	\$378,000	2220	8	1993	4	14,810	Y	N	813 S 223RD ST
3	418030	0030	8/25/10	\$436,000	\$379,000	2140	8	1980	5	7,945	Y	N	846 S 227TH PL
3	201140	0700	6/14/10	\$460,000	\$390,000	1750	8	1952	4	21,475	Y	N	22548 8TH AVE S
3	990200	0030	5/10/11	\$462,500	\$432,000	2160	8	1959	4	12,230	Y	N	1014 S 226TH ST
3	057600	0748	9/14/11	\$392,500	\$376,000	2720	9	2003	3	21,000	N	N	1601 S 222ND ST
3	201140	0601	9/18/12	\$395,000	\$394,000	1750	9	1977	4	16,830	Y	N	22719 10TH AVE S
3	201140	0559	10/22/10	\$515,000	\$456,000	2790	9	2000	3	8,494	Y	N	1120 S 229TH PL
5	263200	0105	7/8/11	\$75,000	\$71,000	1100	6	1951	2	21,850	N	N	5211 S 212TH ST
5	263200	0121	11/18/10	\$85,000	\$76,000	1400	6	1958	2	19,950	N	N	5125 S 212TH ST
5	102204	9160	7/27/11	\$99,500	\$94,000	1040	6	1959	2	15,000	N	N	3415 S 208TH ST
5	367340	0178	7/22/10	\$190,000	\$163,000	1600	6	1948	4	12,150	N	N	21126 33RD AVE S
5	152204	9036	3/29/12	\$178,950	\$176,000	1220	6	1993	3	14,700	N	N	3305 S 225TH PL
5	866330	0050	4/16/12	\$177,950	\$176,000	1010	6	1963	4	10,526	N	N	3315 S 222ND ST
5	131293	0230	7/12/12	\$220,000	\$219,000	2070	6	1970	4	9,758	N	N	3211 S 220TH ST
5	131293	0220	5/7/12	\$223,000	\$221,000	2090	6	1970	4	9,656	N	N	3205 S 220TH ST
5	724640	0016	5/2/12	\$114,900	\$114,000	1660	7	1956	2	10,271	N	N	21822 MILITARY RD S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
5	751000	0030	5/24/10	\$154,000	\$130,000	1310	7	1955	3	8,499	N	N	21859 MILITARY RD S
5	751000	0005	12/9/12	\$140,000	\$140,000	920	7	1953	2	8,644	N	N	21805 MILITARY RD S
5	102204	9117	5/2/12	\$207,500	\$205,000	1490	7	1950	3	29,925	Y	N	21120 MILITARY RD S
5	032204	9074	10/26/10	\$300,000	\$266,000	1300	7	1959	4	22,359	Y	N	20660 MILITARY RD S
5	919801	0410	6/10/10	\$253,000	\$214,000	1573	8	2009	3	1,813	N	N	23705 65TH AVE S
5	919801	0420	5/24/10	\$261,500	\$220,000	1587	8	2009	3	1,812	N	N	23707 65TH AVE S
5	725920	0195	4/29/11	\$350,000	\$326,000	1640	8	1963	4	59,677	Y	N	21930 34TH AVE S
5	102204	9172	11/4/10	\$432,000	\$384,000	2130	9	2008	3	14,580	Y	N	21416 35TH AVE S
6	201380	1145	7/31/12	\$145,000	\$144,000	1750	6	1945	4	11,389	N	N	24223 12TH PL S
6	936131	0050	10/3/11	\$169,900	\$163,000	1240	7	1978	3	7,281	N	N	915 S 240TH PL
6	256080	0230	5/18/10	\$200,000	\$168,000	1220	7	1967	4	5,000	N	N	1503 S 245TH ST
6	330079	0600	8/13/12	\$178,000	\$177,000	1030	7	1985	3	7,320	N	N	23825 14TH AVE S
6	256080	0210	1/12/10	\$225,000	\$180,000	1200	7	1966	4	5,000	N	N	24527 16TH AVE S
6	330079	0720	10/19/10	\$205,000	\$181,000	1400	7	1985	3	6,754	N	N	23829 13TH CT S
6	256080	1150	5/4/12	\$183,000	\$181,000	1250	7	1968	4	6,300	N	N	24512 13TH PL S
6	330079	0080	4/12/10	\$220,000	\$182,000	1670	7	1987	3	12,805	N	N	23820 14TH AVE S
6	144880	0020	3/17/11	\$200,000	\$184,000	1630	7	1992	3	8,424	N	N	1410 S 234TH ST
6	256080	1405	6/22/12	\$189,170	\$188,000	1200	7	1967	3	6,250	N	N	24423 13TH PL S
6	330079	0570	11/1/11	\$202,000	\$195,000	930	7	1985	4	8,648	N	N	23807 14TH AVE S
6	144880	0090	9/15/10	\$225,000	\$197,000	1790	7	1995	3	8,479	N	N	1464 S 234TH ST
6	256080	4910	2/22/10	\$244,000	\$198,000	1090	7	1958	4	17,250	N	N	915 S 251ST ST
6	256080	1014	3/18/10	\$242,500	\$199,000	1400	7	1968	3	6,400	N	N	24728 13TH PL S
6	256080	1080	5/31/12	\$204,000	\$202,000	1250	7	1967	5	6,500	N	N	24539 14TH AVE S
6	330079	0730	1/13/11	\$225,000	\$204,000	1700	7	1985	3	7,044	N	N	23835 13TH CT S
6	256080	3243	10/24/12	\$205,900	\$206,000	2042	7	1978	4	8,437	N	N	25112 11TH AVE S
6	201380	0235	6/20/11	\$220,000	\$207,000	1560	7	1969	3	7,500	N	N	24016 13TH AVE S

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
6	256080	5200	12/19/11	\$214,950	\$209,000	1060	7	1976	4	10,012	N	N	24909 9TH AVE S
6	936131	0120	11/14/11	\$216,000	\$209,000	1060	7	1978	4	9,811	N	N	926 S 240TH PL
6	330079	0550	8/4/11	\$219,900	\$209,000	1210	7	1985	3	8,539	N	N	23643 14TH AVE S
6	330079	0560	10/27/11	\$220,000	\$212,000	1100	7	1986	3	7,741	N	N	23801 14TH AVE S
6	201380	0891	8/10/11	\$224,950	\$214,000	1570	7	1974	4	11,063	N	N	1414 S 244TH ST
6	256080	5445	5/25/12	\$219,000	\$217,000	1520	7	1985	3	5,375	N	N	24830 MARINE VIEW DR S
6	175350	0120	11/23/11	\$225,000	\$218,000	1330	7	1963	4	8,430	N	N	23322 10TH AVE S
6	330079	0470	3/18/10	\$285,000	\$234,000	1690	7	1986	3	7,200	N	N	1307 S 236TH PL
6	330079	0610	12/10/12	\$235,000	\$235,000	1180	7	1987	4	6,631	N	N	23831 14TH AVE S
6	752385	0150	2/22/10	\$290,000	\$236,000	1330	7	1991	3	9,339	N	N	24940 13TH PL S
6	201380	1180	5/25/11	\$270,000	\$253,000	1550	7	1990	3	9,750	N	N	24243 12TH PL S
6	201140	0210	7/20/11	\$268,000	\$254,000	2170	7	2007	3	18,624	N	N	23514 10TH AVE S
6	175330	0090	12/21/10	\$283,888	\$256,000	1300	7	1962	5	8,327	Y	N	805 S 234TH PL
6	256080	0080	5/17/12	\$259,000	\$256,000	1200	7	1990	4	8,225	N	N	24708 15TH AVE S
6	201140	0310	10/14/11	\$269,000	\$259,000	1790	7	1994	3	7,797	N	N	903 S 233RD CT
6	201380	0320	3/15/11	\$300,000	\$276,000	1330	7	1956	5	37,625	N	N	1220 S 242ND ST
6	175350	0051	12/19/12	\$285,000	\$285,000	1320	7	1965	3	8,757	N	N	23316 12TH AVE S
6	353047	0130	11/26/12	\$111,500	\$111,000	920	8	1977	3	3,679	N	N	24432 10TH AVE S
6	353042	0100	9/19/11	\$120,000	\$115,000	930	8	1972	4	2,607	N	N	24810 10TH AVE S
6	353042	0061	1/19/10	\$155,000	\$124,000	790	8	1974	4	4,253	N	N	24829 10TH AVE S
6	353047	0010	7/13/10	\$161,730	\$139,000	1040	8	1977	3	3,540	N	N	24510 11TH AVE S
6	353050	0170	8/24/11	\$145,500	\$139,000	1060	8	1981	3	2,786	N	N	24928 11TH AVE S
6	353047	0310	10/15/10	\$160,000	\$141,000	1000	8	1978	3	2,761	N	N	1005 S 246TH PL
6	353045	0060	10/10/12	\$145,000	\$145,000	1020	8	1976	3	3,703	N	N	1015 S 245TH PL
6	353043	0050	2/14/12	\$150,000	\$147,000	970	8	1974	3	2,497	N	N	24714 13TH AVE S
6	353042	0010	1/28/12	\$160,000	\$157,000	1470	8	1972	3	4,810	N	N	919 S 248TH ST

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
6	353041	0260	11/3/11	\$166,000	\$160,000	1030	8	1970	5	5,285	N	N	1203 S 248TH ST
6	353047	0311	7/26/11	\$169,000	\$160,000	1000	8	1978	3	3,460	N	N	1007 S 246TH PL
6	353050	0150	6/30/11	\$175,000	\$165,000	1330	8	1980	4	2,946	N	N	24934 11TH AVE S
6	353049	0041	6/22/11	\$175,000	\$165,000	1480	8	1979	3	2,131	N	N	24436 11TH AVE S
6	353040	0030	5/2/11	\$178,000	\$166,000	1090	8	1969	3	5,568	N	N	24724 11TH AVE S
6	353042	0191	11/27/12	\$170,000	\$170,000	1200	8	1974	3	6,339	N	N	24610 12TH AVE S
6	353042	0075	4/21/11	\$185,000	\$172,000	1300	8	1974	4	4,207	N	N	24828 10TH AVE S
6	353041	0060	4/27/12	\$175,000	\$173,000	1420	8	1970	3	4,500	N	N	24825 11TH AVE S
6	353049	0030	5/1/12	\$175,000	\$173,000	1470	8	1979	3	2,884	N	N	24439 11TH AVE S
6	353049	0110	9/7/12	\$175,000	\$175,000	1250	8	1979	3	3,056	N	N	24443 12TH AVE S
6	353047	0120	9/17/12	\$175,950	\$176,000	1010	8	1977	4	3,708	N	N	24433 10TH AVE S
6	353047	0020	6/6/11	\$190,000	\$178,000	1220	8	1978	3	4,229	N	N	1026 S 245TH PL
6	353049	0200	12/12/12	\$179,000	\$179,000	1380	8	1979	3	5,842	N	N	1114 S 244TH PL
6	353046	0020	9/7/12	\$182,500	\$182,000	970	8	1977	4	3,441	N	N	24508 13TH AVE S
6	353042	0245	12/10/12	\$183,500	\$183,000	980	8	1975	4	3,478	N	N	24711 12TH AVE S
6	353047	0305	6/1/12	\$184,600	\$183,000	1350	8	1978	4	3,202	N	N	1006 S 246TH PL
6	353044	0120	11/28/12	\$186,000	\$186,000	1310	8	1975	3	4,516	N	N	24832 13TH AVE S
6	353049	0040	12/21/12	\$186,000	\$186,000	1330	8	1979	4	2,602	N	N	24438 11TH AVE S
6	353047	0140	11/14/11	\$195,000	\$189,000	1150	8	1978	3	3,493	N	N	24428 10TH AVE S
6	353050	0130	4/8/10	\$236,500	\$196,000	1090	8	1980	4	1,892	N	N	24938 11TH AVE S
6	353049	0180	9/24/10	\$225,000	\$197,000	1370	8	1978	3	5,691	N	N	24428 12TH AVE S
6	353047	0160	5/23/12	\$199,000	\$197,000	1320	8	1978	3	5,260	N	N	1002 S 244TH PL
6	353043	0030	5/18/10	\$237,000	\$199,000	1450	8	1975	3	5,547	N	N	24800 13TH AVE S
6	353054	0100	6/27/12	\$200,000	\$199,000	1450	8	1983	4	5,343	N	N	24827 9TH PL S
6	353049	0080	7/22/10	\$235,000	\$202,000	1420	8	1979	4	3,547	N	N	24431 12TH AVE S
6	353048	0080	12/13/10	\$225,000	\$202,000	1410	8	1978	3	2,369	N	N	1212 S 244TH PL

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(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
6	353054	0030	2/22/10	\$250,000	\$203,000	1450	8	1983	4	5,432	N	N	24812 9TH PL S
6	353051	0050	4/13/11	\$218,400	\$203,000	1400	8	1981	4	3,864	N	N	24512 9TH PL S
6	353047	0250	3/5/10	\$249,950	\$204,000	1340	8	1978	3	6,312	N	N	923 S 245TH PL
6	353045	0130	10/26/11	\$212,000	\$205,000	1170	8	1976	3	4,759	N	N	24628 11TH AVE S
6	353042	0130	7/13/11	\$221,000	\$209,000	1420	8	1975	3	4,609	N	N	24716 12TH AVE S
6	353045	0030	9/5/12	\$210,000	\$209,000	1430	8	1976	4	4,000	N	N	1018 S 246TH PL
6	172204	9147	5/18/10	\$250,000	\$210,000	1440	8	1979	3	9,600	N	N	1229 S 232ND ST
6	353050	0210	11/9/10	\$239,000	\$213,000	1440	8	1981	4	2,553	N	N	24918 11TH AVE S
6	353047	0110	9/28/10	\$245,000	\$215,000	1530	8	1981	4	4,555	N	N	923 S 244TH PL
6	353041	0140	6/1/10	\$260,000	\$219,000	1520	8	1971	4	4,370	N	N	1117 S 248TH ST
6	201140	0503	4/26/10	\$265,000	\$221,000	1770	8	1962	3	12,090	N	N	833 S 230TH ST
6	752435	0100	3/12/10	\$275,000	\$225,000	1270	8	1994	3	6,649	N	N	25141 13TH AVE S
6	353049	0060	5/4/10	\$271,000	\$226,000	1310	8	1979	4	5,340	N	N	24426 11TH AVE S
6	353042	0050	4/14/10	\$279,000	\$231,000	1240	8	1972	5	4,446	N	N	24825 10TH AVE S
6	201380	1353	4/23/10	\$292,500	\$243,000	1930	8	1993	3	7,750	N	N	24339 10TH AVE S
6	353041	0020	2/26/10	\$299,000	\$244,000	1090	8	1970	5	3,272	N	N	24801 11TH AVE S
6	353046	0100	10/26/10	\$285,000	\$253,000	1470	8	1977	4	6,818	N	N	24603 12TH AVE S
6	752435	0040	7/25/12	\$280,000	\$279,000	1800	8	1993	3	10,699	N	N	25114 13TH AVE S
6	752387	0030	7/14/11	\$299,000	\$283,000	2110	8	1995	3	7,488	N	N	1338 S 251ST CT
6	353054	0070	10/25/12	\$290,000	\$290,000	1730	8	1985	3	5,803	N	N	24828 9TH PL S
6	752387	0070	1/3/12	\$312,000	\$304,000	2080	8	1995	3	10,013	N	N	1317 S 251ST CT
6	201140	0440	4/19/10	\$366,500	\$305,000	2210	8	1983	4	15,946	N	N	902 S 231ST PL
6	201140	0477	3/4/11	\$349,950	\$321,000	1430	8	1961	5	13,560	Y	N	23016 MARINE VIEW DR S
6	201140	0380	2/18/10	\$395,000	\$321,000	2220	8	2009	3	7,337	N	N	815 S 232ND ST
6	201140	0400	12/5/11	\$375,000	\$364,000	2120	8	2011	3	8,932	N	N	928 S 232ND ST
6	201140	0401	10/10/12	\$392,500	\$392,000	2730	8	2012	3	7,136	N	N	940 S 232ND ST

**Improved Sales Used in this Physical Inspection Analysis  
Area 88  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	179255	0060	10/1/12	\$299,999	\$300,000	2110	9	1998	3	7,339	N	N	24340 11TH AVE S
6	201140	0130	4/19/10	\$460,000	\$382,000	3420	9	2008	3	28,090	N	N	1302 S 232ND ST
6	201140	0402	8/28/12	\$437,750	\$436,000	2290	9	2012	3	8,963	N	N	934 S 232ND ST

**Improved Sales Removed in this Physical Inspection Analysis  
Area 88  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032204	9013	11/18/11	\$23,929	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	032204	9013	12/15/11	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	032204	9096	10/3/10	\$185,414	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	032204	9096	12/2/11	\$129,000	NON-REPRESENTATIVE SALE; FINANCIAL RESALE;
002	082204	9151	7/16/10	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	092204	9066	4/15/11	\$202,800	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
002	092204	9245	10/25/12	\$75,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	092204	9273	5/26/10	\$192,712	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
002	092204	9313	5/31/10	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	175300	0050	10/26/11	\$150,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
002	175300	0060	6/1/12	\$122,599	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
002	175300	0070	10/18/11	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	286830	0045	7/17/12	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	286830	0045	1/6/12	\$216,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	286830	0055	10/17/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
002	286830	0090	6/15/12	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	294600	0191	12/14/11	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
002	294600	0350	4/12/11	\$189,569	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
002	294600	0475	1/8/10	\$294,075	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	294600	0581	8/30/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	294600	0911	12/13/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	294600	1405	2/3/10	\$37,947	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
002	294600	1405	4/16/10	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	294600	1630	2/2/11	\$109,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	294600	1765	10/20/12	\$113,000	SHORT SALE; NON-REPRESENTATIVE SALE
002	294600	2120	7/23/12	\$137,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	294600	2380	10/25/10	\$95,580	EXEMPT FROM EXCISE TAX;
002	294600	2545	9/21/12	\$211,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	294600	2610	1/4/12	\$260,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	294600	2620	11/22/11	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	294600	2885	11/10/11	\$275,573	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
002	294600	3706	12/22/10	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	294600	3905	7/26/12	\$107,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	294600	4151	12/20/12	\$168,432	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	344500	0005	10/2/12	\$123,501	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	344500	0005	11/29/10	\$308,940	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
002	344500	0246	12/15/11	\$235,000	NO MARKET EXPOSURE;
002	344500	0260	2/1/11	\$300,000	NO MARKET EXPOSURE;
002	344500	0265	12/16/10	\$226,000	NO MARKET EXPOSURE;

**Improved Sales Removed in this Physical Inspection Analysis  
Area 88  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	359600	0496	2/27/12	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	432470	0055	8/15/12	\$110,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	501820	0075	12/20/11	\$170,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
002	501820	0160	5/23/11	\$196,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	508300	0075	5/19/11	\$185,267	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	508300	0075	10/26/11	\$115,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	508300	0110	3/27/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
002	508300	0375	1/14/11	\$45,634	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	508300	0410	7/31/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
002	612360	0150	4/3/12	\$179,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
002	612360	0205	9/28/12	\$264,776	EXEMPT FROM EXCISE TAX;
002	612360	0205	10/23/12	\$248,829	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	670600	0150	11/28/12	\$160,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
002	768620	2240	11/29/10	\$218,150	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	768620	2275	1/13/11	\$108,600	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
002	768620	2610	3/31/11	\$146,000	NON-REPRESENTATIVE SALE;
002	768620	3400	6/8/11	\$295,148	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
002	768620	3880	11/22/11	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	768620	4350	9/10/10	\$315,400	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	768620	4460	5/10/12	\$115,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	768620	5350	8/3/12	\$157,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	768620	5350	11/8/12	\$114,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	768620	5440	5/26/10	\$184,950	NO MARKET EXPOSURE;
002	789320	0035	10/22/10	\$196,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789320	0065	4/16/10	\$214,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	789320	0335	4/22/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	789320	0435	10/23/12	\$148,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	789320	0515	2/1/10	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
002	789320	0550	2/10/12	\$224,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	789320	0595	7/22/11	\$110,000	NO MARKET EXPOSURE;
002	789320	1055	12/3/10	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
002	789320	1231	9/15/11	\$180,000	NO MARKET EXPOSURE;
002	789320	1640	1/6/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	789320	1865	3/3/10	\$280,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789320	2935	8/22/12	\$170,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789320	3615	1/9/12	\$115,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
002	789320	3665	9/20/11	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789320	3820	3/27/12	\$125,000	SHORT SALE;NON-REPRESENTATIVE SALE
002	789320	3900	5/6/11	\$129,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
002	789320	3990	3/14/12	\$145,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
002	789320	5441	12/30/10	\$71,690	QUIT CLAIM DEED;
002	789320	5925	10/18/11	\$157,854	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	789320	5995	6/11/12	\$146,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	789320	6605	12/12/11	\$132,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	789320	7750	11/7/12	\$280,817	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	789380	2765	9/30/11	\$443,750	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789380	4105	8/20/12	\$686,050	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	789380	4165	6/8/10	\$420,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	789380	5905	1/25/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	789380	7685	4/12/10	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	864400	0040	9/21/12	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	864400	0080	6/10/11	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	931531	0040	10/31/12	\$105,000	NON-REPRESENTATIVE SALE;
002	931531	0180	10/1/12	\$132,765	NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
003	057600	0030	5/8/12	\$106,900	EXEMPT FROM EXCISE TAX;
003	057600	0450	12/3/12	\$269,900	FORCED SALE; FINANCIAL INSTITUTION RESALE;
003	057600	1045	1/1/12	\$209,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
003	057600	1200	8/14/12	\$268,854	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
003	092204	9081	8/10/11	\$145,000	FORCED SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
003	092204	9148	11/18/11	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	092204	9382	2/15/12	\$113,400	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	111300	0060	8/30/10	\$125,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	111300	0190	6/6/11	\$110,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
003	111300	0250	12/18/12	\$157,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	111300	0580	8/20/12	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	144635	0110	10/5/11	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	162204	9084	11/29/11	\$132,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
003	162204	9125	6/24/11	\$63,525	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
003	162204	9137	2/29/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	162204	9149	12/3/12	\$127,500	NO MARKET EXPOSURE;
003	162204	9166	10/25/11	\$130,000	NON-REPRESENTATIVE SALE;
003	162204	9204	4/12/12	\$330,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
003	162204	9208	11/7/12	\$119,701	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
003	162204	9214	5/20/10	\$193,600	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	169700	0090	6/19/12	\$300,026	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	169700	0090	10/22/12	\$149,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
003	169700	0210	5/9/12	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
003	169700	0210	1/4/12	\$181,002	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	169700	0370	2/6/12	\$79,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	195090	0070	7/24/12	\$159,882	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	195090	0070	10/29/12	\$118,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
003	195090	0115	6/21/10	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
003	195110	0030	1/23/12	\$122,409	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	195110	0075	3/7/12	\$88,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED;
003	195150	0055	5/21/12	\$159,000	EXEMPT FROM EXCISE TAX;
003	195150	0055	7/2/12	\$117,199	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
003	195150	0135	7/3/12	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	195160	0050	7/17/12	\$167,852	EXEMPT FROM EXCISE TAX; BANKRUPTCY-RECEIVER OR TRUSTEE
003	195160	0140	5/17/10	\$149,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	195160	0230	5/7/10	\$200,000	NO MARKET EXPOSURE;
003	195340	0125	3/26/12	\$162,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
003	195340	0170	12/22/11	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	195340	0410	10/5/12	\$165,000	NON-REPRESENTATIVE SALE;
003	195340	0415	7/1/11	\$124,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
003	195340	0445	3/22/12	\$159,950	NON-REPRESENTATIVE SALE;
003	195340	0540	11/28/12	\$310,558	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	195340	0550	6/13/12	\$206,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
003	195340	0570	6/29/11	\$180,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
003	195370	0090	7/26/12	\$105,000	NON-REPRESENTATIVE SALE;
003	200900	2310	5/14/10	\$299,000	NON-REPRESENTATIVE SALE;
003	200900	2320	5/17/10	\$200,000	NO MARKET EXPOSURE; PLOTTAGE;
003	201100	0070	9/28/12	\$131,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	201100	0360	3/24/10	\$155,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	201140	0010	5/25/11	\$164,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
003	201140	0019	8/23/11	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	201140	0201	10/18/11	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	201140	0453	12/27/11	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	201140	0572	11/19/12	\$267,000	RELOCATION - SALE TO SERVICE;
003	201140	0631	7/25/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	201140	0702	11/2/11	\$275,000	NON-REPRESENTATIVE SALE;
003	201140	0733	8/1/11	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	201140	0734	7/27/11	\$50,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE;
003	201140	0735	8/27/12	\$147,331	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	201320	0170	5/4/10	\$200,308	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
003	201320	0210	6/6/12	\$261,380	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
003	201320	0220	5/4/12	\$139,000	NON-REPRESENTATIVE SALE; SHORT SALE;
003	201320	0330	6/8/11	\$354,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	212204	9043	6/13/12	\$106,300	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	212204	9049	12/4/12	\$252,491	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
003	212204	9134	7/27/11	\$105,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
003	215640	0242	2/2/11	\$332,691	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES;
003	215640	0384	6/4/12	\$149,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	215640	0389	11/14/12	\$102,747	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	250060	0270	3/20/12	\$120,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	250060	0365	7/5/12	\$125,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	250060	0447	5/30/12	\$187,737	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	255770	0010	3/26/12	\$185,000	NON-REPRESENTATIVE SALE;
003	272420	0495	3/16/11	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	272420	0600	10/24/11	\$27,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
003	272420	0615	7/23/10	\$164,732	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	272420	0720	1/25/11	\$99,300	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	272420	0730	6/17/11	\$92,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	272420	1201	12/4/12	\$112,000	NO MARKET EXPOSURE; SHORT SALE;
003	282204	9181	9/6/12	\$155,100	CORRECTION DEED; EXEMPT FROM EXCISE TAX;
003	282204	9181	9/6/12	\$155,100	EXEMPT FROM EXCISE TAX; AUCTION SALE;
003	321040	0100	8/7/12	\$339,519	QUESTIONABLE PER SALES IDENTIFICATION; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	321040	0370	11/21/11	\$167,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	321050	0030	2/4/11	\$126,375	EXEMPT FROM EXCISE TAX;
003	321050	0030	10/7/11	\$94,500	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	321080	0050	8/14/12	\$132,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	321080	0060	6/28/12	\$146,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	360060	0250	3/19/12	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	360060	0340	10/18/10	\$112,813	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	360120	0145	4/9/12	\$125,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	360120	0475	8/31/10	\$309,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	360300	0365	2/8/12	\$228,084	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	551460	0040	5/26/11	\$100,199	FORCED SALE; NON-REPRESENTATIVE SALE; STATEMENT TO DOR; AND OTHER WARNINGS;
003	551460	0045	5/13/11	\$100,000	FORCED SALE; FINANCIAL INSTITUTION RESALE;
003	605240	0030	11/2/11	\$204,018	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	605240	0204	1/17/11	\$190,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
003	605240	1460	2/27/12	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	605240	1600	11/6/12	\$204,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	605240	1600	8/6/12	\$122,290	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX;
003	660049	0090	8/5/10	\$197,976	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	660049	0320	3/24/11	\$149,100	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	665400	0010	9/14/10	\$163,000	FORCED SALE; FINANCIAL INSTITUTION RESALE;
003	665400	0020	12/19/12	\$103,100	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
003	666911	0040	9/28/10	\$95,073	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	679060	0330	1/5/12	\$130,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	679060	0630	12/5/11	\$119,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
003	679060	0790	7/10/12	\$162,938	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	692960	0080	2/14/12	\$171,854	EXEMPT FROM EXCISE TAX;
003	692960	0080	2/20/12	\$171,854	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	692960	2505	10/16/12	\$109,300	SHORT SALE;NON-REPRESENTATIVE SALE
003	692960	2980	3/30/11	\$132,231	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	692960	2980	3/15/12	\$124,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	692960	3135	5/6/10	\$148,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	692960	3207	5/14/12	\$156,136	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	692960	3767	9/27/12	\$256,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	692960	4075	11/20/12	\$189,000	ACTIVE PERMIT BEFORE SALE>25K

**Improved Sales Removed in this Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	692960	4100	12/9/11	\$171,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	713800	0220	11/8/12	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
003	727200	0136	9/27/11	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	727200	1205	8/9/12	\$260,000	NO MARKET EXPOSURE;
003	727200	1695	7/23/12	\$255,000	NO MARKET EXPOSURE;
003	752370	0020	6/18/12	\$178,000	EXEMPT FROM EXCISE TAX;
003	752370	0020	7/19/12	\$135,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	752370	0085	2/11/10	\$158,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
003	752370	0125	10/10/11	\$184,000	NO MARKET EXPOSURE;
003	752370	0225	12/8/11	\$133,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	752370	0230	11/21/11	\$89,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	752370	0310	2/17/10	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	752370	0360	7/13/12	\$238,734	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	752370	0635	12/14/11	\$133,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
003	769530	0110	12/27/11	\$242,402	EXEMPT FROM EXCISE TAX;
003	769530	0110	3/7/12	\$95,000	FINANCIAL INSTITUTION RESALE;
003	769530	0110	12/12/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	769530	0300	11/9/11	\$165,000	EXEMPT FROM EXCISE TAX;
003	769530	0350	12/16/11	\$90,000	NON-REPRESENTATIVE SALE; SHORT SALE;
003	782720	0040	10/5/11	\$95,000	NON-REPRESENTATIVE SALE; SHORT SALE;
003	782720	0090	7/2/12	\$114,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	786450	0110	3/17/11	\$66,496	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	788820	0230	6/6/12	\$107,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	788830	0110	6/15/12	\$160,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
003	788830	0190	2/7/11	\$124,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	788840	0090	8/22/11	\$157,000	FORCED SALE; EXEMPT FROM EXCISE TAX;
003	788840	0100	7/26/12	\$153,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	788840	0260	2/21/11	\$134,900	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
003	788840	0700	12/12/12	\$150,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
003	788840	0700	11/2/12	\$247,781	QUESTIONABLE PER SALES IDENTIFICATION; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
003	864260	0105	2/17/11	\$53,960	NO MARKET EXPOSURE; QUIT CLAIM DEED;
003	864280	0030	4/10/12	\$192,097	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
003	864300	0250	7/11/12	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
003	869980	0090	4/17/12	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	942600	0020	6/21/11	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

**Improved Sales Removed in this Physical Inspection Analysis  
Area 88  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	102204	9054	11/30/12	\$185,975	CONTRACT OR CASH SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	102204	9080	1/22/10	\$231,293	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	102204	9117	5/2/12	\$207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	102204	9132	4/30/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
005	102204	9160	7/27/11	\$99,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
005	102204	9163	11/15/12	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
005	102204	9173	5/23/12	\$187,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	102204	9174	12/17/12	\$233,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
005	131293	0030	2/20/12	\$146,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
005	152204	9105	5/11/11	\$146,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
005	263200	0080	7/9/12	\$117,000	EXEMPT FROM EXCISE TAX;
005	263200	0105	11/27/12	\$50,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
005	263200	0121	11/18/10	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	352304	9034	6/24/11	\$2,249,586	TEAR DOWN; BUILDER OR DEVELOPER SALES;
005	367340	0061	1/6/12	\$97,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
005	367340	0169	12/15/11	\$162,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
005	724640	0016	5/2/12	\$114,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
005	725920	0017	1/24/12	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
005	725920	0021	12/27/10	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	725920	0100	12/5/12	\$271,149	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
005	751000	0005	12/9/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	866330	0050	12/22/11	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
006	172204	9067	10/1/12	\$118,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
006	172204	9074	2/25/11	\$196,000	SHORT SALE;
006	172204	9075	10/6/11	\$361,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
006	172204	9085	1/27/11	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	172204	9086	3/16/10	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	172204	9115	8/16/10	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	179255	0060	5/26/11	\$166,352	QUIT CLAIM DEED;
006	201140	0091	5/25/12	\$95,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	201140	0421	2/9/12	\$210,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
006	201140	0422	4/4/12	\$141,199	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
006	201140	0477	8/10/10	\$242,572	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
006	201380	0025	12/9/11	\$253,912	FORCED SALE; EXEMPT FROM EXCISE TAX;

**Improved Sales Removed in this Physical Inspection Analysis  
Area 88  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	201380	0025	9/20/12	\$121,500	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
006	201380	0025	7/3/12	\$237,984	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	201380	0545	12/5/11	\$217,102	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
006	201380	0545	6/5/12	\$240,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
006	256080	0080	4/12/11	\$185,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
006	256080	0765	5/24/11	\$213,607	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
006	256080	0908	4/11/11	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
006	256080	0994	4/21/10	\$180,000	SHORT SALE; NON-REPRESENTATIVE SALE
006	256080	1070	10/12/10	\$168,000	NON-REPRESENTATIVE SALE;
006	256080	1080	1/24/12	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
006	256080	1190	12/7/11	\$16,746	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	256080	1190	4/30/12	\$165,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
006	256080	1366	6/6/12	\$156,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
006	256080	1405	7/8/11	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	256080	1730	12/13/11	\$139,465	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	256080	1730	10/22/12	\$141,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
006	330079	0030	2/7/12	\$347,890	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
006	330079	0030	5/23/12	\$200,100	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
006	330079	0030	2/8/12	\$310,862	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
006	330079	0170	2/21/12	\$218,000	GOVERNMENT AGENCY; FORCED SALE;
006	330079	0580	12/20/10	\$1,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
006	353041	0140	11/26/12	\$220,000	NO MARKET EXPOSURE;
006	353041	0240	6/21/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	353042	0073	3/23/10	\$138,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
006	353043	0140	11/22/11	\$192,500	NO MARKET EXPOSURE;
006	353045	0080	12/14/12	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
006	353045	0120	10/10/12	\$85,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
006	353046	0100	10/26/10	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	353049	0250	7/28/11	\$190,000	NO MARKET EXPOSURE;
006	353049	0270	4/28/11	\$200,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
006	542420	0010	11/16/12	\$208,800	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
006	542420	0010	8/2/12	\$223,681	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	688900	0070	1/4/12	\$95,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
006	936131	0060	12/19/11	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

## **Results**

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.4%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of -9.0%. This decrease is due partly to market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor