

**Residential Revalue**

**2013 Assessment Roll**

**SeaTac / Burien**

**Area 96**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

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

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

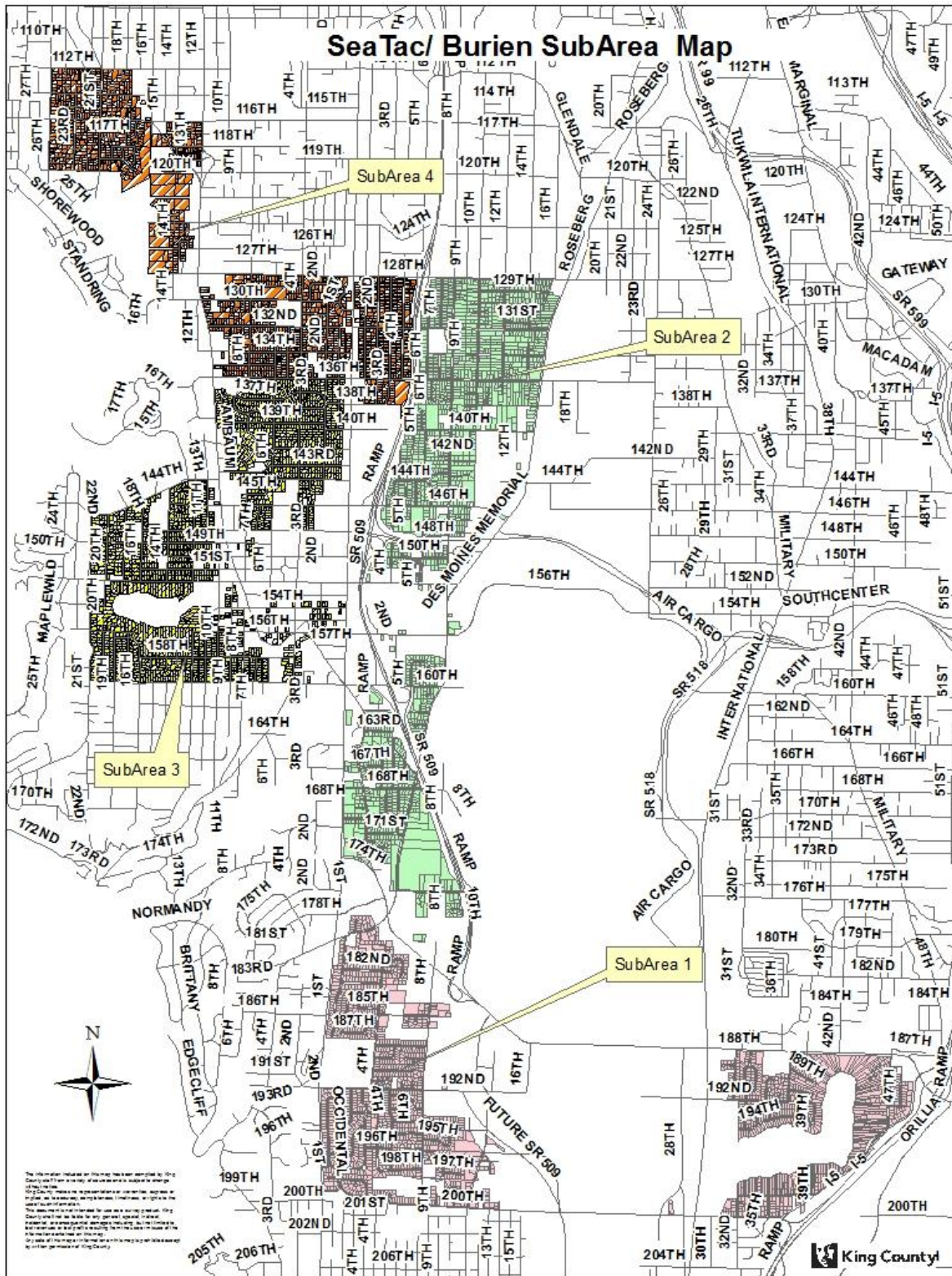
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

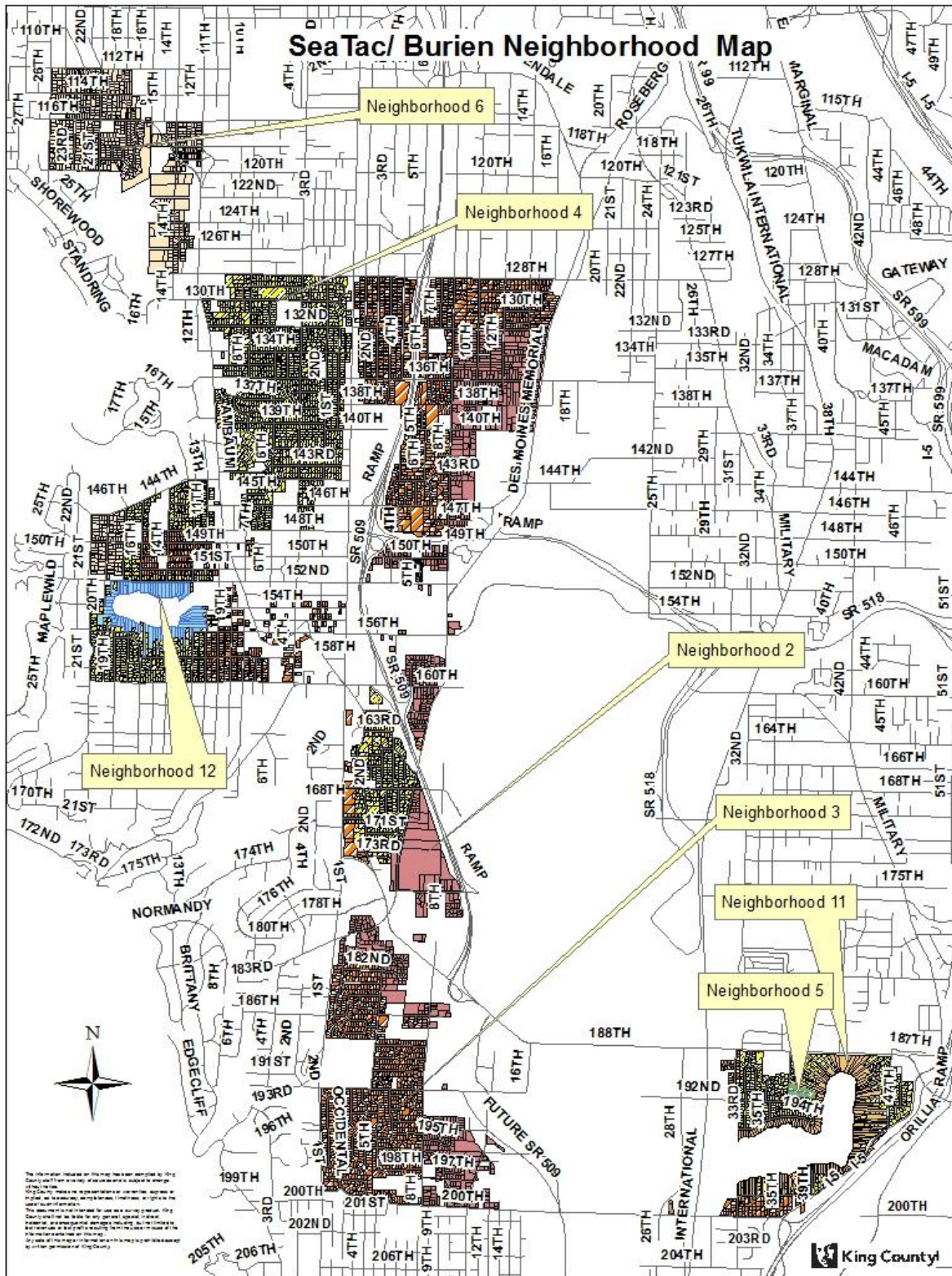
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor







# SeaTac /Burien

## Housing





Grade 5/ Year Built 1938/ Total Living Area 540



Grade 6/ Year Built 1927/Total Living Area 1860



Grade 7/ Year Built 1969/ Total Living Area 2240



Grade 8/ Year Built 2012/Total Living Area 2470



Grade 10/ Year Built 2007/ Total Living Area 4060



Grade 11/ Year Built 1992/Total Living Area 3800

## ***Glossary for Improved Sales***

### ***Condition: Relative to Age and Grade***

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

## Summary

### Characteristics-Based Market Adjustment for 2013 Assessment Roll

**Area Name / Number:** SeaTac/ Burien / Area 96

**Previous Physical Inspection:** 2008

**Number of Improved Sales:** 443

**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	\$90,700	\$112,600	\$203,300			
2013 Value	\$93,400	\$122,500	\$215,900	\$238,700	91.0%	11.36%
Change	+\$2,700	+\$9,900	+\$12,600			
% Change	+3.0%	+8.8%	+6.2%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. . *The 2013 COD of 11.36% is an improvement from the previous COD of 11.72%.* Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more that 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	\$95,300	\$97,800	\$193,100
2013 Value	\$98,500	\$107,700	\$206,200
Percent Change	+3.4%	+10.1%	+6.8%

Number of one to three unit residences in the population: 6689

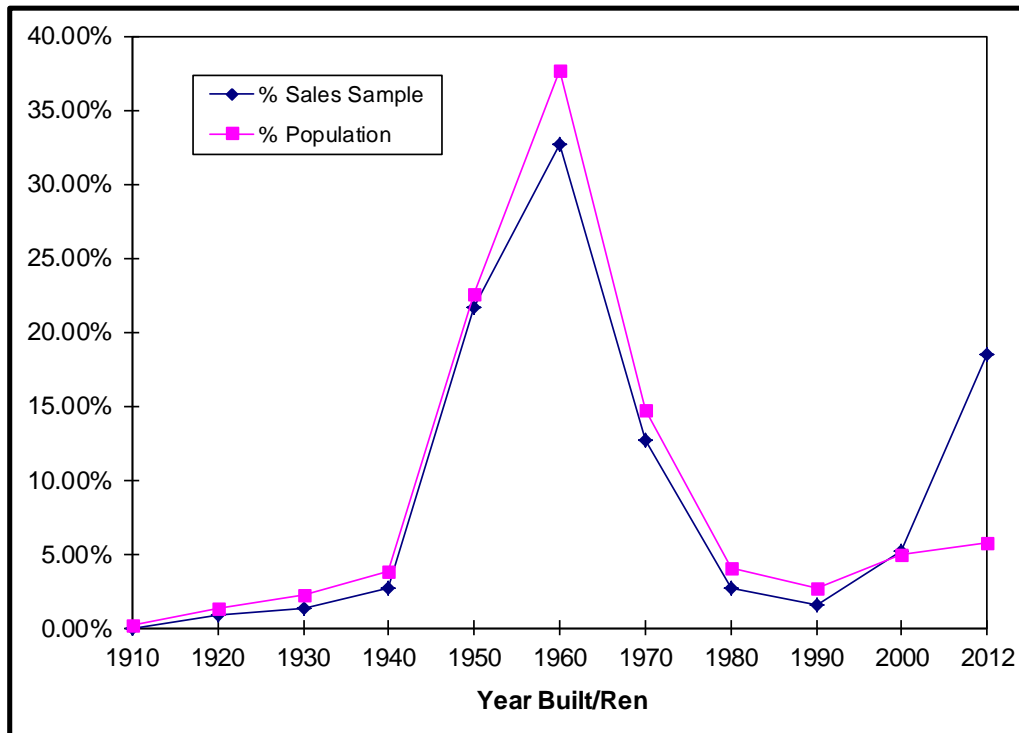
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance parcels located in SubArea 1, SubArea 3, and in Neighborhood 6 of SubArea 4 and were at lower assessment ratios compared to the rest of the population which resulted in upward adjustments being applied. Subarea 1 includes Angle Lake properties and Subarea 3 includes Lake Burien properties. Parcels in Neighborhood 6 in Subarea 4, were recently added from Area 23 and consist of mostly grade 7 homes. We recommend posting these values for the 2013 Assessment Roll.



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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.90%
1930	6	1.35%
1940	12	2.71%
1950	96	21.67%
1960	145	32.73%
1970	56	12.64%
1980	12	2.71%
1990	7	1.58%
2000	23	5.19%
2012	82	18.51%
	443	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	11	0.16%
1920	93	1.39%
1930	149	2.23%
1940	257	3.84%
1950	1507	22.53%
1960	2517	37.63%
1970	983	14.70%
1980	270	4.04%
1990	178	2.66%
2000	336	5.02%
2012	388	5.80%
	6689	

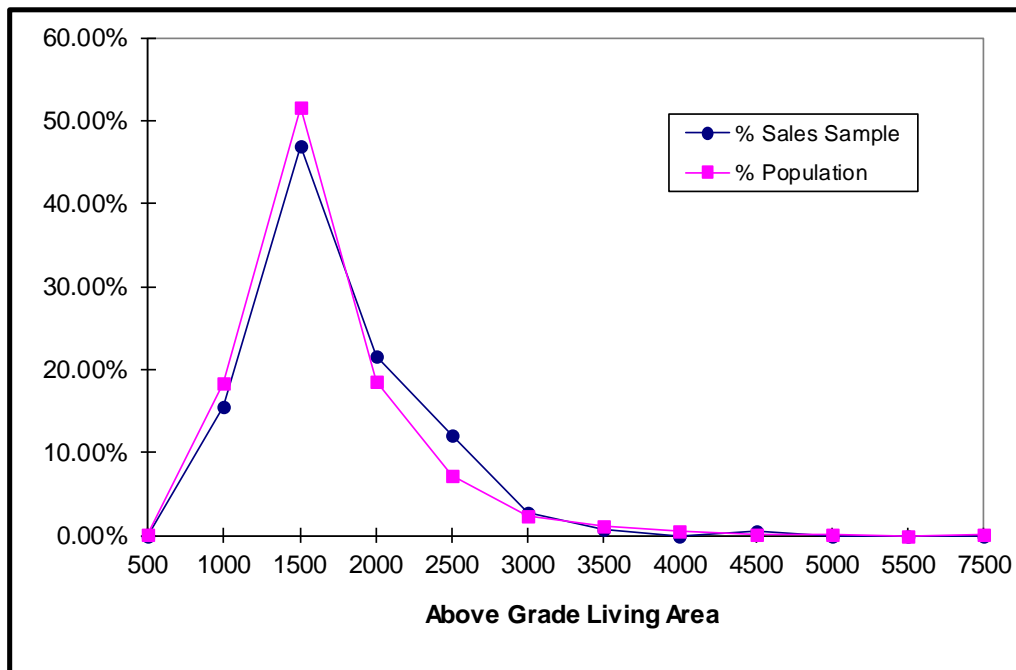


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	69	15.58%
1500	208	46.95%
2000	96	21.67%
2500	53	11.96%
3000	12	2.71%
3500	3	0.68%
4000	0	0.00%
4500	2	0.45%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	443	

<b>Population</b>		
AGLA	Frequency	% Population
500	10	0.15%
1000	1230	18.39%
1500	3450	51.58%
2000	1241	18.55%
2500	476	7.12%
3000	159	2.38%
3500	78	1.17%
4000	29	0.43%
4500	12	0.18%
5000	2	0.03%
5500	0	0.00%
7500	2	0.03%
	6689	

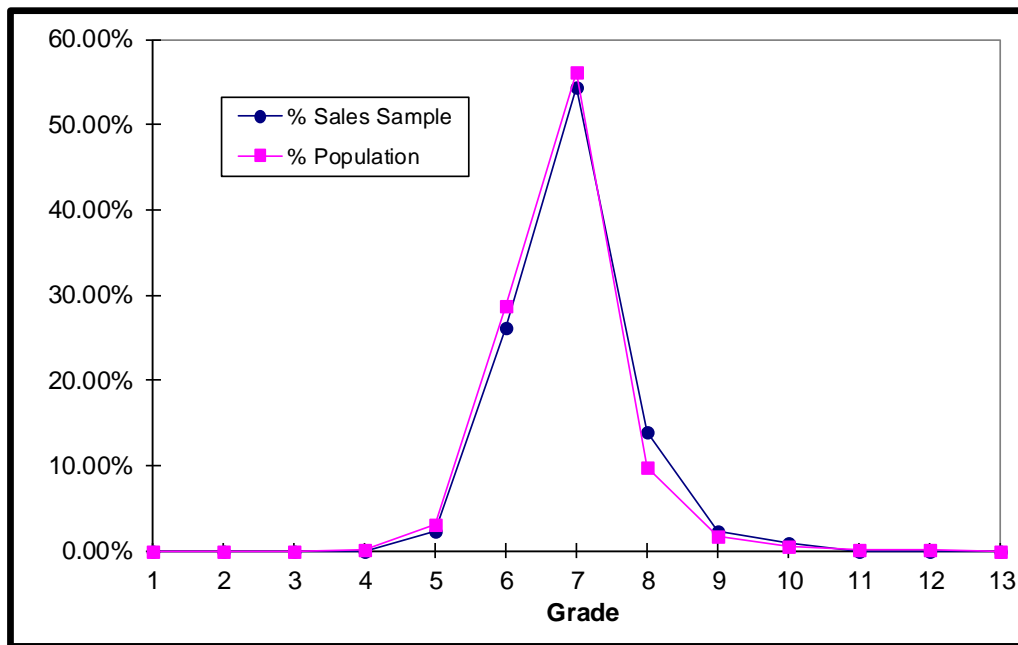


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	2.26%
6	116	26.19%
7	241	54.40%
8	62	14.00%
9	10	2.26%
10	4	0.90%
11	0	0.00%
12	0	0.00%
13	0	0.00%
443		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.15%
5	207	3.09%
6	1915	28.63%
7	3761	56.23%
8	647	9.67%
9	112	1.67%
10	33	0.49%
11	3	0.04%
12	1	0.01%
13	0	0.00%
6689		



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

## ***Sales Screening for Improved Parcel Analysis***

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

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

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

## ***Land Update***

Based on the 11 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.4% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.035, with the result truncated to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance parcels located in SubArea 1, SubArea 3, and in Neighborhood 6 of SubArea 4 were at lower assessment ratios compared to the rest of the population which resulted in upward adjustments being applied. Subarea 1 includes Angle Lake properties and Subarea 3 includes Lake Burien properties.

Parcels in Neighborhood 6 in Subarea 4, were recently added from Area 23 and consist of mostly grade 7 homes

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 443 useable residential sales in the area.



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

### ***Mobile Home Update***

There were 2 useable sales of Mobile Homes within this area, which is not enough for separate mobile Homes analysis, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

62 Real Mobile Homes ONLY would get this adjustment.

### ***Results***

The resulting assessment level is 91.0%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of 6.8%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Area 96 Adjustments

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

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

### Standard Area Adjustment

2.17%

<b>SubArea 1</b>	<b>Yes</b>
% Adjustment	6.82%
<b>SubArea3</b>	<b>Yes</b>
% Adjustment	11.78%
<b>SubArea 4</b>	<b>Yes</b>
<b>Neighborhood 6</b>	<b>Yes</b>
% Adjustment	10.54%

#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, parcels located in SubArea 1 would *approximately* receive a 6.82% upward adjustment. 1813 parcels in the improved population would receive this adjustment. There were 102 sales.

Parcels located in SubArea 3 approximately receive a 11.78% upward adjustment. 1769 parcels in the improved population would receive this adjustment. There were 107 sales.

Parcels located in SubArea 4 and Neighborhood 6 would approximately receive a 10.54% upward adjustment. 620 parcels in the improved population would receive this adjustment. There were 39 sales.

37% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### **Area 96 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 1.044, resulting in an adjusted value of \$548,000 (\$525,000 X 1.044=\$548,000) – rounded to the nearest \$1000.*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.772	-22.8%
2/1/2010	0.796	-20.4%
3/1/2010	0.816	-18.4%
4/1/2010	0.838	-16.2%
5/1/2010	0.859	-14.1%
6/1/2010	0.879	-12.1%
7/1/2010	0.897	-10.3%
8/1/2010	0.915	-8.5%
9/1/2010	0.932	-6.8%
10/1/2010	0.947	-5.3%
11/1/2010	0.962	-3.8%
12/1/2010	0.976	-2.4%
1/1/2011	0.989	-1.1%
2/1/2011	1.001	0.1%
3/1/2011	1.011	1.1%
4/1/2011	1.021	2.1%
5/1/2011	1.029	2.9%
6/1/2011	1.037	3.7%
7/1/2011	1.044	4.4%
8/1/2011	1.050	5.0%
9/1/2011	1.055	5.5%
10/1/2011	1.059	5.9%
11/1/2011	1.062	6.2%
12/1/2011	1.064	6.4%
1/1/2012	1.065	6.5%
2/1/2012	1.065	6.5%
3/1/2012	1.064	6.4%
4/1/2012	1.062	6.2%
5/1/2012	1.059	5.9%
6/1/2012	1.055	5.5%
7/1/2012	1.050	5.0%
8/1/2012	1.044	4.4%
9/1/2012	1.037	3.7%
10/1/2012	1.030	3.0%
11/1/2012	1.021	2.1%
12/1/2012	1.011	1.1%
1/1/2013	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	443800	0055	11/28/11	\$101,000	\$107,000	700	6	1953	Avg	7200	N	N	825 S 194TH ST
001	443800	0005	11/23/11	\$134,950	\$144,000	720	6	1953	Good	7397	N	N	802 S 194TH ST
001	443880	0060	2/14/11	\$169,000	\$170,000	720	6	1954	Avg	7200	N	N	331 S 185TH ST
001	443800	0095	5/26/11	\$134,000	\$139,000	730	6	1953	Avg	6650	N	N	19423 10TH AVE S
001	443880	0065	4/7/10	\$198,950	\$168,000	760	6	1954	Avg	7200	N	N	337 S 185TH ST
001	443800	0070	4/7/10	\$169,000	\$142,000	1080	6	1953	VGood	8653	N	N	907 S 194TH ST
001	443800	0230	5/3/10	\$175,850	\$151,000	1080	6	1953	Good	6500	N	N	19416 10TH AVE S
001	612360	0225	11/30/11	\$150,000	\$160,000	1260	6	1953	Avg	8125	N	N	217 S 198TH ST
001	612360	0265	12/14/12	\$180,000	\$181,000	1290	6	1953	Avg	9300	N	N	19805 4TH AVE S
001	024000	0290	9/28/10	\$379,000	\$358,000	1360	6	1926	Avg	17577	Y	Y	3236 S 198TH ST
001	042204	9178	2/10/12	\$210,000	\$224,000	1420	6	1954	Good	9600	N	N	19831 32ND AVE S
001	955820	0050	10/23/12	\$195,000	\$200,000	1440	6	1954	Avg	8485	N	N	218 S 184TH ST
001	955820	0270	9/21/12	\$145,500	\$150,000	890	7	1954	Avg	10494	N	N	217 S 186TH ST
001	507150	0020	8/30/12	\$180,000	\$187,000	910	7	1966	Avg	8792	N	N	657 S 188TH ST
001	795760	0045	10/20/10	\$160,000	\$153,000	940	7	1954	Avg	13703	N	N	19255 OCCIDENTAL AVE S
001	955780	0030	5/27/11	\$165,000	\$171,000	940	7	1965	Good	9747	N	N	18615 8TH AVE S
001	507400	0010	8/3/10	\$297,950	\$273,000	1000	7	1952	Avg	8400	N	N	18117 OCCIDENTAL AVE S
001	809780	0111	10/6/11	\$245,000	\$260,000	1010	7	1961	Good	12879	N	N	19608 7TH AVE S
001	350980	0020	5/18/10	\$245,850	\$214,000	1020	7	1964	Avg	8843	N	N	19023 6TH PL S
001	612100	0100	5/11/10	\$255,000	\$221,000	1030	7	1960	Avg	7980	N	N	460 S 190TH ST
001	052204	9131	6/26/12	\$168,000	\$177,000	1040	7	1961	Avg	11524	N	N	401 S 192ND ST
001	207680	0050	5/27/11	\$230,000	\$238,000	1040	7	1959	Good	8632	N	N	18935 47TH AVE S
001	612380	0035	7/9/12	\$170,000	\$178,000	1040	7	1958	Avg	9198	N	N	19204 4TH AVE S
001	612380	0055	5/19/10	\$320,000	\$278,000	1040	7	1958	Good	8550	N	N	19230 4TH AVE S
001	612380	0060	11/2/11	\$160,000	\$170,000	1040	7	1958	Avg	8129	N	N	19234 4TH AVE S



**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	815600	0060	10/3/11	\$164,950	\$175,000	1050	7	1965	Avg	8778	N	N	19217 7TH PL S
001	507160	0210	12/21/12	\$222,500	\$223,000	1070	7	1968	VGood	8717	N	N	431 S 181ST ST
001	955780	0110	5/26/10	\$243,000	\$213,000	1070	7	1965	Avg	10168	N	N	18609 7TH AVE S
001	778990	0040	12/9/11	\$212,000	\$226,000	1080	7	1955	Avg	9082	N	N	612 S 195TH ST
001	342304	9131	8/20/12	\$200,000	\$208,000	1090	7	1979	Avg	8712	N	N	3439 S 190TH CT
001	612300	0075	7/13/12	\$210,000	\$220,000	1090	7	1954	Avg	9423	N	N	19533 4TH AVE S
001	611220	0010	10/14/10	\$210,000	\$200,000	1100	7	1966	Avg	8400	N	N	631 S 192ND ST
001	795760	0100	3/22/10	\$294,950	\$245,000	1130	7	1961	Good	8520	N	N	19292 OCCIDENTAL AVE S
001	524540	0240	8/31/11	\$174,000	\$184,000	1160	7	1955	Good	9375	N	N	19629 5TH AVE S
001	524560	0145	12/27/12	\$154,300	\$155,000	1190	7	1955	Avg	8639	N	N	1011 S 197TH ST
001	023620	0080	1/26/12	\$215,000	\$229,000	1210	7	1976	Avg	6778	N	N	3732 S 189TH PL
001	322304	9158	11/15/10	\$220,000	\$213,000	1210	7	1953	Avg	10000	N	N	18060 OCCIDENTAL AVE S
001	322304	9127	10/1/10	\$175,000	\$166,000	1220	7	1949	Avg	49658	N	N	18052 OCCIDENTAL AVE S
001	524540	0200	9/28/10	\$280,000	\$265,000	1240	7	1955	Avg	9020	N	N	601 S 198TH ST
001	350980	0030	1/25/11	\$220,000	\$220,000	1250	7	1966	Avg	9725	N	N	19024 6TH PL S
001	524540	0220	7/25/12	\$208,000	\$218,000	1250	7	1955	Avg	15720	N	N	503 S 198TH ST
001	784420	0165	9/21/10	\$283,000	\$267,000	1250	7	1955	Avg	9375	N	N	19226 34TH AVE S
001	815860	0016	6/22/11	\$208,000	\$217,000	1260	7	1965	Good	8468	N	N	19069 32ND AVE S
001	052204	9128	12/29/11	\$170,000	\$181,000	1270	7	1961	Avg	8580	N	N	19611 8TH AVE S
001	809780	0090	9/30/10	\$267,950	\$254,000	1300	7	1960	Good	8360	N	N	19617 7TH AVE S
001	507400	0030	6/14/12	\$295,000	\$311,000	1310	7	1953	Good	16800	Y	N	18245 OCCIDENTAL AVE S
001	612360	0125	12/3/12	\$250,000	\$253,000	1310	7	1953	Avg	8587	N	N	19812 4TH AVE S
001	955820	0245	8/1/12	\$174,500	\$182,000	1310	7	1954	Avg	9800	N	N	18402 2ND AVE S
001	023660	0040	2/6/12	\$198,000	\$211,000	1320	7	1962	Avg	7296	N	N	19107 34TH PL S
001	612120	0150	5/18/11	\$149,000	\$154,000	1320	7	1952	Avg	9900	N	N	19608 OCCIDENTAL AVE S

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**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	024000	0041	1/22/10	\$232,340	\$183,000	1340	7	1978	Avg	11000	Y	N	19712 41ST AVE S
001	350980	0040	10/21/10	\$253,400	\$243,000	1360	7	1965	Avg	9985	N	N	19028 6TH PL S
001	955820	0265	12/28/12	\$219,995	\$220,000	1390	7	1954	Avg	11282	N	N	211 S 186TH ST
001	500720	0055	5/10/12	\$215,000	\$227,000	1400	7	1957	Good	9310	N	N	611 S 194TH ST
001	784420	0150	7/7/11	\$170,500	\$178,000	1400	7	1955	Avg	9375	N	N	19204 34TH AVE S
001	024000	0435	3/21/11	\$160,000	\$163,000	1410	7	1955	Avg	23520	N	N	3705 S 198TH ST
001	612300	0110	4/7/10	\$246,000	\$207,000	1420	7	1953	Good	9685	N	N	19550 3RD AVE S
001	778990	0070	4/30/12	\$232,000	\$246,000	1420	7	1955	Good	8827	N	N	648 S 195TH ST
001	023640	0240	10/13/10	\$209,000	\$199,000	1430	7	1959	Avg	8250	N	N	18944 33RD AVE S
001	379750	0025	10/18/12	\$205,000	\$210,000	1430	7	1958	Avg	8932	N	N	441 S 182ND ST
001	778990	0055	2/22/10	\$288,400	\$234,000	1430	7	1956	Avg	8183	N	N	630 S 195TH ST
001	612100	0050	11/7/12	\$150,000	\$153,000	1440	7	1960	Avg	9010	N	N	439 S 190TH ST
001	809780	0050	9/8/11	\$190,000	\$201,000	1460	7	1961	Avg	8400	N	N	715 S 197TH ST
001	611220	0030	8/24/11	\$163,000	\$172,000	1470	7	1968	Avg	8400	N	N	705 S 192ND ST
001	024000	0356	2/17/11	\$220,000	\$221,000	1520	7	1962	Avg	7350	N	N	19830 32ND AVE S
001	024000	0360	8/2/11	\$149,900	\$157,000	1520	7	1962	Avg	8800	N	N	3212 S 200TH ST
001	612180	0055	11/27/12	\$209,000	\$212,000	1530	7	1953	Avg	9750	N	N	19617 4TH AVE S
001	520620	0040	3/29/10	\$267,000	\$223,000	1540	7	1953	Good	10880	N	N	608 S 200TH ST
001	612100	0140	12/12/10	\$247,000	\$242,000	1540	7	1960	VGood	8942	N	N	434 S 190TH ST
001	612300	0335	2/17/10	\$300,000	\$242,000	1580	7	1953	Good	10098	N	N	19527 3RD AVE S
001	612120	0140	9/27/12	\$166,000	\$171,000	1590	7	1953	Avg	10100	N	N	19384 OCCIDENTAL AVE S
001	524560	0160	5/27/10	\$201,000	\$176,000	1630	7	1955	Avg	8545	N	N	1033 S 197TH ST
001	932300	0080	10/11/10	\$340,000	\$324,000	1740	7	1999	Good	8191	N	N	622 S 193RD PL
001	932300	0110	7/11/12	\$321,500	\$337,000	1740	7	1999	Avg	7219	N	N	610 S 193RD PL
001	932300	0280	8/23/12	\$310,000	\$322,000	1740	7	1999	Avg	7219	N	N	19203 6TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	932300	0350	7/14/11	\$319,000	\$334,000	1740	7	1999	Avg	7617	N	N	19317 6TH AVE S
001	612300	0155	8/10/12	\$175,000	\$182,000	1760	7	1953	Avg	10041	N	N	207 S 196TH PL
001	612180	0075	10/2/12	\$240,000	\$247,000	1780	7	1953	Avg	9750	N	N	211 S 197TH ST
001	795760	0040	8/2/10	\$330,500	\$303,000	1820	7	1986	Avg	12509	N	N	19249 OCCIDENTAL AVE S
001	023640	0270	8/20/12	\$206,000	\$214,000	1870	7	1959	Good	8800	N	N	18922 33RD AVE S
001	023640	0020	3/23/11	\$200,000	\$204,000	1880	7	1959	Avg	7344	N	N	18811 33RD AVE S
001	507400	0110	5/8/12	\$166,000	\$176,000	1880	7	1954	Avg	11100	N	N	137 S 182ND ST
001	784420	0095	8/17/12	\$250,000	\$260,000	2060	7	1955	Avg	8115	N	N	3304 S 194TH ST
001	932300	0300	11/9/10	\$350,000	\$338,000	2280	7	1999	Avg	7219	N	N	19207 6TH AVE S
001	207680	0180	4/15/11	\$200,000	\$205,000	1340	8	1959	Avg	9647	N	N	19032 47TH AVE S
001	784420	0595	5/4/11	\$208,000	\$214,000	1340	8	1956	Avg	9000	N	N	3709 S 192ND ST
001	784420	0580	11/8/12	\$270,000	\$275,000	1350	8	1956	Avg	9000	N	N	3731 S 192ND ST
001	259716	0010	6/21/11	\$315,000	\$328,000	1650	8	1994	Avg	7988	N	N	19521 5TH AVE S
001	177620	0070	8/10/10	\$284,500	\$262,000	1780	8	2002	Avg	7694	Y	N	4446 S 188TH PL
001	259716	0430	6/22/10	\$329,900	\$294,000	1940	8	1994	Avg	7200	N	N	507 S 195TH PL
001	023800	0243	8/3/11	\$609,000	\$640,000	1980	8	1968	Avg	20666	Y	Y	18846 37TH AVE S
001	177620	0060	6/7/11	\$275,000	\$286,000	2030	8	2002	Avg	7685	Y	N	4442 S 188TH PL
001	507160	0140	6/27/11	\$302,500	\$316,000	2040	8	2007	Avg	7381	N	N	513 S 182ND ST
001	259716	0320	6/23/11	\$285,000	\$297,000	2170	8	1995	Avg	7254	N	N	19500 6TH AVE S
001	259716	0180	8/1/10	\$343,500	\$314,000	2180	8	1994	Avg	7600	N	N	512 S 195TH PL
001	507160	0170	10/18/10	\$304,900	\$291,000	2420	8	2007	Avg	7747	N	N	18131 5TH AVE S
001	809180	0120	5/13/10	\$347,900	\$301,000	2590	8	2000	Avg	6749	N	N	475 S 190TH ST
001	023800	0046	6/7/11	\$600,000	\$623,000	2830	8	1978	Avg	10998	Y	Y	19003 46TH AVE S
001	023800	0073	4/29/10	\$785,000	\$673,000	2750	9	2000	Avg	15886	Y	Y	4406 S 189TH ST
001	866500	0030	1/12/10	\$499,500	\$390,000	3370	9	2007	Avg	7571	N	N	3718 S 191ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	024000	0269	6/23/11	\$544,950	\$568,000	4060	10	2007	Avg	10800	N	N	3415 S 198TH ST
001	023800	0192	6/21/10	\$500,000	\$445,000	4233	10	2005	Avg	11032	N	N	3724 S 188TH LN
002	011100	0050	8/20/12	\$105,000	\$109,000	540	5	1938	Avg	10868	N	N	13248 10TH AVE S
002	172304	9097	4/24/12	\$114,700	\$122,000	880	5	1943	Good	14778	N	N	12825 10TH AVE S
002	172304	9522	9/8/11	\$185,000	\$195,000	1640	5	1940	Good	13200	N	N	13033 10TH AVE S
002	292304	9360	5/26/11	\$190,000	\$197,000	710	6	1917	Good	13068	N	N	17241 AMBAUM BLVD S
002	603140	0016	6/24/10	\$182,500	\$163,000	780	6	1943	Good	6714	N	N	1429 S 128TH ST
002	144640	3245	7/19/11	\$145,000	\$152,000	800	6	1944	Avg	7145	N	N	13009 7TH AVE S
002	746000	0055	5/9/11	\$128,000	\$132,000	820	6	1950	Avg	6590	N	N	13020 12TH AVE S
002	603140	0120	9/15/10	\$131,800	\$124,000	870	6	1946	Fair	12600	N	N	12916 12TH AVE S
002	725000	0129	10/8/10	\$128,800	\$122,000	890	6	1940	Good	8982	N	N	16203 DES MOINES MEMORIAL DR S
002	172304	9145	10/27/11	\$176,000	\$187,000	900	6	1941	Avg	21834	N	N	1226 S 140TH ST
002	176060	0360	8/20/12	\$158,000	\$164,000	920	6	1932	Avg	5100	N	N	636 S 150TH ST
002	936460	0045	12/14/11	\$208,950	\$222,000	990	6	1952	Good	8835	N	N	14236 6TH AVE S
002	176060	0163	1/30/12	\$140,000	\$149,000	1030	6	1950	Avg	10725	N	N	622 S 148TH ST
002	172304	9248	10/5/11	\$106,900	\$113,000	1070	6	1949	Avg	10366	N	N	13205 DES MOINES MEMORIAL DR S
002	011100	0025	5/4/12	\$151,000	\$160,000	1170	6	1948	Avg	10875	N	N	13237 12TH AVE S
002	144640	3895	1/15/10	\$199,900	\$156,000	1390	6	1944	Avg	7128	N	N	13046 7TH AVE S
002	200680	0010	2/27/12	\$140,000	\$149,000	1470	6	1933	Avg	8214	N	N	16233 DES MOINES MEMORIAL DR S
002	603140	0065	6/25/11	\$249,000	\$260,000	1870	6	2010	Avg	7501	N	N	12825 12TH AVE S
002	292304	9311	10/17/11	\$170,000	\$180,000	1010	7	1950	Good	7840	N	N	16810 AMBAUM BLVD S
002	202304	9409	9/17/12	\$132,000	\$136,000	1060	7	1957	Good	8241	N	N	14808 8TH AVE S
002	382140	0080	6/27/11	\$220,000	\$230,000	1060	7	1978	Avg	7250	N	N	537 S 137TH PL
002	172304	9351	6/9/10	\$250,000	\$221,000	1070	7	1952	VGood	10500	N	N	13004 14TH AVE S
002	258880	0075	2/8/11	\$139,000	\$139,000	1090	7	1959	Avg	7156	N	N	1308 S 131ST PL



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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	725000	0125	7/11/12	\$260,000	\$273,000	1090	7	1942	VGood	14328	N	N	455 S 162ND ST
002	202304	9475	10/23/12	\$229,000	\$234,000	1100	7	1962	Good	10275	N	N	842 S 147TH ST
002	172304	9080	11/11/10	\$219,777	\$212,000	1120	7	1976	Avg	9860	N	N	1230 S 134TH ST
002	394440	0030	3/8/11	\$185,000	\$187,000	1120	7	1958	Avg	11280	N	N	16825 AMBAUM BLVD S
002	911900	0030	4/4/11	\$153,900	\$157,000	1140	7	1951	Avg	9690	N	N	834 S 148TH ST
002	292304	9285	6/27/11	\$189,950	\$198,000	1160	7	1958	Good	7405	N	N	319 S 168TH ST
002	172304	9492	10/1/12	\$152,250	\$157,000	1170	7	1966	Good	8217	N	N	901 S 137TH ST
002	603140	0126	5/3/12	\$212,753	\$225,000	1170	7	1951	Good	13427	N	N	1215 S 129TH ST
002	172304	9118	8/8/12	\$185,400	\$193,000	1174	7	2004	Avg	7769	N	N	13704 11TH PL S
002	736610	0070	6/21/11	\$265,000	\$276,000	1190	7	1954	VGood	10140	Y	N	14637 4TH AVE S
002	056400	0025	6/24/10	\$217,000	\$194,000	1200	7	1954	Good	9052	N	N	14832 4TH AVE S
002	085400	0290	4/15/11	\$250,000	\$256,000	1200	7	1955	VGood	8395	N	N	16505 4TH AVE S
002	172304	9499	8/10/11	\$201,500	\$212,000	1220	7	1963	Avg	7646	N	N	822 S 129TH PL
002	417120	0040	7/15/11	\$150,000	\$157,000	1230	7	1956	Avg	7472	N	N	410 S 146TH ST
002	085400	0040	9/14/10	\$238,500	\$224,000	1270	7	1956	Avg	8481	N	N	225 S 166TH ST
002	911900	0010	8/4/11	\$195,000	\$205,000	1270	7	1951	VGood	9789	N	N	14712 8TH AVE S
002	085420	0035	9/26/12	\$259,500	\$268,000	1300	7	1956	Avg	8625	N	N	16417 4TH AVE S
002	121470	0070	9/16/11	\$175,000	\$185,000	1340	7	1964	Avg	8588	N	N	15807 5TH PL S
002	172304	9415	4/8/10	\$230,000	\$194,000	1340	7	1958	Avg	8700	N	N	412 S 144TH ST
002	172304	9173	9/28/10	\$285,000	\$270,000	1350	7	1968	Avg	29545	N	N	12917 10TH AVE S
002	172304	9477	4/23/12	\$169,900	\$180,000	1400	7	1962	Avg	9895	N	N	826 S 143RD PL
002	523580	0050	6/26/12	\$219,000	\$230,000	1400	7	1953	Good	10641	N	N	151 S 170TH ST
002	330670	0260	10/14/11	\$199,000	\$211,000	1440	7	2011	Avg	2102	N	N	15029 5TH LN S
002	330670	0270	12/11/11	\$199,950	\$213,000	1440	7	2011	Avg	2111	N	N	15037 5TH LN S
002	330670	0280	11/2/11	\$209,950	\$223,000	1440	7	2011	Avg	2015	N	N	15045 5TH LN S

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	330670	0290	1/24/12	\$210,000	\$224,000	1440	7	2011	Avg	1950	N	N	15057 5TH LN S
002	172304	9462	6/1/12	\$209,000	\$221,000	1460	7	1961	Avg	9034	N	N	13718 10TH AVE S
002	363900	0160	10/22/10	\$319,375	\$306,000	1460	7	1958	Avg	9360	N	N	17003 4TH AVE S
002	276260	0050	12/18/12	\$197,000	\$198,000	1470	7	1956	Avg	15975	N	N	14062 6TH AVE S
002	363900	0145	5/7/12	\$175,000	\$185,000	1470	7	1956	Avg	9360	N	N	16843 4TH AVE S
002	121470	0210	7/9/12	\$245,000	\$257,000	1510	7	1964	Avg	10368	N	N	15854 5TH PL S
002	330670	0160	3/30/12	\$209,950	\$223,000	1530	7	2011	Avg	2459	N	N	15056 5TH LN S
002	121470	0060	8/28/12	\$165,000	\$171,000	1540	7	1964	Avg	8547	N	N	15815 5TH PL S
002	085380	0060	12/6/12	\$210,000	\$212,000	1580	7	1954	Good	8850	N	N	16520 4TH AVE S
002	330670	0170	4/19/12	\$212,000	\$225,000	1590	7	2011	Avg	2024	N	N	15048 5TH LN S
002	330670	0200	2/11/10	\$279,950	\$225,000	1610	7	2010	Avg	2016	N	N	15034 5TH LN S
002	417120	0075	10/24/10	\$249,000	\$239,000	1650	7	1955	Good	6929	N	N	14456 5TH AVE S
002	292304	9110	7/1/11	\$254,500	\$266,000	1670	7	1951	Good	23958	N	N	17035 AMBAUM BLVD S
002	085400	0280	5/17/11	\$210,000	\$217,000	1680	7	1955	Avg	8395	N	N	16511 4TH AVE S
002	330670	0250	10/14/11	\$256,234	\$272,000	1700	7	2011	Avg	2708	N	N	15023 5TH LN S
002	330670	0040	6/26/12	\$242,950	\$255,000	1710	7	2011	Avg	1987	N	N	15164 5TH LN S
002	330670	0300	3/30/12	\$249,950	\$265,000	1710	7	2011	Avg	1870	N	N	15149 5TH LN S
002	330670	0310	4/19/12	\$249,950	\$265,000	1710	7	2011	Avg	1870	N	N	15157 5TH LN S
002	330670	0320	7/30/12	\$249,950	\$261,000	1710	7	2011	Avg	1852	N	N	15175 5TH LN S
002	202304	9534	6/24/11	\$284,950	\$297,000	1720	7	1986	Good	7241	N	N	543 S 158TH ST
002	144640	3990	7/23/12	\$184,900	\$193,000	1780	7	1950	Avg	13200	N	N	12915 8TH AVE S
002	011100	0345	4/1/10	\$269,000	\$226,000	1820	7	1962	VGood	7402	N	N	13441 12TH AVE S
002	172304	9333	5/4/11	\$289,250	\$298,000	1850	7	1952	Good	21500	N	N	14208 6TH AVE S
002	330670	0230	9/2/11	\$224,950	\$237,000	1860	7	2010	Avg	2740	N	N	15005 5TH LN S
002	330670	0240	3/24/10	\$264,000	\$220,000	1860	7	2010	Avg	2797	N	N	15011 5th LN S

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	330670	0210	2/18/10	\$270,000	\$218,000	1910	7	2010	Avg	3058	N	N	15026 5th LN S
002	011100	0165	10/13/11	\$184,000	\$195,000	1940	7	1950	Avg	20730	N	N	907 S 134TH ST
002	603140	0113	9/8/11	\$265,000	\$280,000	1990	7	2011	Avg	7200	N	N	1054 S 130TH ST
002	172304	9386	3/21/12	\$149,950	\$159,000	2030	7	1930	Avg	19200	N	N	1261 S 132ND ST
002	200680	0020	1/3/12	\$242,000	\$258,000	2070	7	2011	Avg	7210	N	N	684 S 163RD LN
002	200680	0030	1/22/12	\$249,950	\$266,000	2070	7	2011	Avg	7210	N	N	660 S 163RD LN
002	200680	0040	1/25/12	\$249,950	\$266,000	2070	7	2011	Avg	7296	N	N	632 S 163RD LN
002	200680	0050	2/14/12	\$249,950	\$266,000	2070	7	2011	Avg	7227	N	N	588 S 163RD LN
002	200680	0060	3/20/12	\$247,950	\$264,000	2070	7	2011	Avg	7206	N	N	564 S 163RD LN
002	200680	0070	3/16/12	\$255,000	\$271,000	2070	7	2011	Avg	7243	N	N	526 S 163RD LN
002	200680	0080	4/6/12	\$245,000	\$260,000	2070	7	2011	Avg	7508	N	N	508 S 163RD LN
002	085400	0085	10/20/11	\$161,000	\$171,000	2140	7	1955	Fair	8060	N	N	16710 AMBAUM BLVD S
002	746000	0050	3/22/11	\$260,000	\$265,000	2300	7	2008	Avg	7179	N	N	1328 S 130TH PL
002	330670	0120	11/11/11	\$274,000	\$291,000	2360	7	2011	Avg	3056	N	N	15064 5TH LN S
002	330670	0050	8/30/12	\$262,450	\$272,000	2380	7	2011	Avg	2648	N	N	15152 5TH LN S
002	534300	0040	3/21/12	\$170,000	\$181,000	2380	7	1959	Avg	10000	N	N	13824 9TH PL S
002	172304	9437	6/24/11	\$245,000	\$255,000	2810	7	1948	Good	13200	N	N	13803 DES MOINES MEMORIAL DR S
002	011100	0049	9/17/12	\$279,950	\$289,000	1260	8	2012	Avg	7201	N	N	1024 S 134TH ST
002	011100	0051	10/26/12	\$289,950	\$296,000	1290	8	2012	Avg	7561	N	N	1036 S 134TH ST
002	172304	9616	11/20/12	\$243,600	\$247,000	1310	8	2007	Avg	6484	N	N	13047 10TH AVE S
002	172304	9617	4/17/12	\$237,000	\$251,000	1310	8	2007	Avg	12763	N	N	13051 10TH AVE S
002	638855	0080	6/2/11	\$240,000	\$249,000	1430	8	1998	Avg	6077	N	N	14518 4TH CT S
002	363900	0110	9/26/12	\$210,000	\$217,000	1480	8	1959	Good	10300	N	N	17036 4TH AVE S
002	020020	0100	4/20/10	\$260,000	\$221,000	1630	8	1979	Avg	10700	N	N	245 S 172ND PL
002	156183	0070	4/13/12	\$279,950	\$297,000	1740	8	2012	Avg	3431	N	N	13897 5TH PL S

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	156183	0110	6/27/12	\$289,950	\$305,000	1740	8	2012	Avg	3460	N	N	13884 5TH PL S
002	156183	0130	6/12/12	\$284,950	\$300,000	1740	8	2012	Avg	3460	N	N	13914 5TH PL S
002	156183	0160	12/14/11	\$274,950	\$293,000	1740	8	2012	Avg	3460	N	N	13958 5TH PL S
002	156183	0010	6/28/12	\$284,950	\$299,000	1800	8	2012	Avg	4491	N	N	13987 5TH PL S
002	156183	0180	4/12/12	\$284,950	\$302,000	1800	8	2012	Avg	4665	N	N	13984 5TH PL S
002	292304	9406	5/25/11	\$240,000	\$249,000	1940	8	1964	Good	8452	N	N	260 S 163RD PL
002	156183	0040	1/25/12	\$299,950	\$319,000	1980	8	2012	Avg	3941	N	N	13945 5TH PL S
002	156183	0080	4/23/12	\$319,950	\$339,000	1980	8	2012	Avg	3863	N	N	13885 5TH PL S
002	156183	0100	6/27/12	\$315,450	\$332,000	1980	8	2012	Avg	3893	N	N	13868 5TH PL S
002	638855	0220	4/9/12	\$315,000	\$334,000	2130	8	1998	Avg	7337	N	N	14239 4TH AVE S
002	156183	0050	5/4/12	\$319,950	\$339,000	2180	8	2012	Avg	4286	N	N	13927 5TH PL S
002	156183	0120	9/12/12	\$325,000	\$336,000	2180	8	2012	Avg	4325	N	N	13898 5TH PL S
002	156183	0170	10/26/11	\$315,950	\$335,000	2180	8	2012	Avg	4325	N	N	13970 5TH PL S
002	292304	9254	8/22/12	\$260,000	\$270,000	2220	8	1983	Good	46174	N	N	838 S 176TH ST
002	156183	0030	2/10/12	\$315,000	\$335,000	2330	8	2012	Avg	4282	N	N	13963 5TH PL S
002	156183	0060	10/9/12	\$320,000	\$329,000	2330	8	2012	Avg	4287	N	N	13911 5TH PL S
002	156183	0090	6/25/12	\$340,000	\$357,000	2330	8	2012	Avg	4325	N	N	13852 5TH PL S
002	292304	9393	6/17/11	\$195,000	\$203,000	2400	8	1964	Avg	7738	N	N	249 S 163RD PL
002	394440	0065	6/20/11	\$325,000	\$339,000	2100	9	1993	Avg	8609	N	N	132 S 169TH PL
002	172304	9612	3/25/10	\$380,000	\$317,000	2650	9	2008	Avg	7200	N	N	13036 10TH AVE S
002	172304	9613	1/7/10	\$395,000	\$307,000	2650	9	2008	Avg	7200	N	N	13032 10TH AVE S
002	292304	9459	5/24/12	\$424,950	\$449,000	3020	9	1973	Good	19602	N	N	16912 AMBAUM BLVD S
003	433100	0590	2/25/12	\$130,000	\$138,000	910	5	1947	Good	13451	N	N	626 SW 142ND ST
003	990000	0080	5/13/11	\$180,000	\$186,000	1000	5	1947	Avg	8100	N	N	1414 SW 149TH ST
003	189940	0420	9/21/12	\$200,000	\$206,000	1010	5	1914	Avg	7620	N	N	1025 SW 151ST ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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
003	433760	0240	8/20/12	\$179,000	\$186,000	700	6	1943	Good	7920	N	N	13805 2ND AVE SW
003	433760	0240	6/22/10	\$170,000	\$152,000	700	6	1943	Good	7920	N	N	13805 2ND AVE SW
003	433820	0360	4/14/10	\$173,000	\$147,000	790	6	1944	Avg	7950	N	N	13610 6TH AVE SW
003	433880	0065	7/26/11	\$209,950	\$220,000	790	6	1944	Good	7410	N	N	624 SW 136TH PL
003	433880	0080	2/8/12	\$139,000	\$148,000	790	6	1944	Good	7145	N	N	644 SW 136TH PL
003	433700	0310	10/21/11	\$218,000	\$231,000	810	6	1943	VGood	8775	N	N	13643 1ST AVE SW
003	433700	0345	9/27/11	\$196,490	\$208,000	810	6	1943	VGood	8775	N	N	13630 2ND AVE SW
003	433700	0290	8/22/11	\$150,000	\$158,000	820	6	1943	Avg	8775	N	N	13617 1ST AVE SW
003	190000	0185	4/29/10	\$189,950	\$163,000	830	6	1939	Avg	7641	N	N	1032 SW 152ND ST
003	433060	0301	4/2/12	\$144,990	\$154,000	840	6	1952	VGood	7425	N	N	14304 4TH AVE SW
003	192304	9221	9/8/11	\$219,500	\$232,000	860	6	1952	Good	6900	N	N	1429 SW 151ST ST
003	121800	0115	12/7/12	\$243,250	\$245,000	870	6	1918	Avg	7632	N	N	15614 10TH AVE SW
003	690220	0120	5/25/12	\$298,000	\$315,000	910	6	1996	Avg	6890	N	N	14630 11TH AVE SW
003	433100	0195	8/20/12	\$241,500	\$251,000	930	6	1944	Avg	11250	N	N	438 SW 144TH ST
003	433820	0025	4/1/11	\$171,209	\$175,000	940	6	1944	Avg	7200	N	N	501 SW 139TH ST
003	433880	0175	5/15/12	\$175,000	\$185,000	940	6	1944	Good	7410	N	N	624 SW 137TH ST
003	433880	0120	10/9/12	\$246,000	\$253,000	960	6	1944	Avg	9270	N	N	645 SW 136TH PL
003	122800	0215	12/16/10	\$190,000	\$187,000	990	6	1947	VGood	9000	N	N	14633 8TH AVE SW
003	433060	0290	11/25/11	\$135,900	\$145,000	990	6	1949	Avg	12000	N	N	225 SW 143RD ST
003	433700	0230	7/8/11	\$145,000	\$152,000	1030	6	1943	Avg	9450	N	N	104 SW 140TH ST
003	433820	0090	8/25/11	\$160,000	\$169,000	1050	6	1944	Avg	10168	N	N	405 SW 138TH ST
003	433820	0345	11/10/10	\$219,000	\$212,000	1100	6	1944	Good	9526	N	N	13630 6TH AVE SW
003	500600	0010	1/29/10	\$210,000	\$167,000	1100	6	1944	Avg	7906	N	N	1429 SW 149TH ST
003	433880	0540	8/20/12	\$219,000	\$228,000	1220	6	1944	Avg	8030	N	N	841 SW 139TH ST
003	690220	0235	12/10/10	\$249,950	\$245,000	1220	6	1942	Good	7800	N	N	14643 11TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
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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
003	990000	0150	3/1/10	\$254,500	\$208,000	1220	6	1944	Good	8100	N	N	1227 SW 148TH ST
003	433880	0700	5/4/12	\$229,950	\$243,000	1240	6	1944	Avg	7200	N	N	13712 10TH AVE SW
003	500600	0185	10/15/10	\$250,000	\$239,000	1270	6	1944	Avg	7906	N	N	1440 SW 152ND ST
003	433060	0140	11/15/12	\$200,000	\$203,000	1310	6	1952	Avg	13860	N	N	134 SW 143RD ST
003	433880	0660	5/10/10	\$200,000	\$173,000	1310	6	1944	Good	9152	N	N	848 SW 139TH ST
003	433820	0240	7/27/11	\$203,500	\$214,000	1330	6	1944	Avg	7210	N	N	13712 6TH AVE SW
003	433060	0147	9/20/10	\$191,000	\$180,000	1340	6	1953	Avg	9066	N	N	146 SW 143RD ST
003	433100	0315	8/17/11	\$185,000	\$195,000	1390	6	1948	Good	11250	N	N	835 SW 143RD ST
003	433880	0620	6/19/12	\$178,000	\$187,000	1390	6	1944	Avg	8400	N	N	13755 8TH AVE SW
003	433760	0065	5/11/10	\$215,000	\$186,000	1420	6	1943	VGood	9785	N	N	13633 2ND AVE SW
003	143080	0120	7/24/12	\$274,950	\$288,000	1440	6	1949	Good	8906	N	N	1527 SW 144TH PL
003	192304	9185	5/2/12	\$220,000	\$233,000	1460	6	1950	Good	11595	N	N	459 SW 144TH ST
003	433060	0460	11/6/12	\$238,000	\$243,000	1460	6	1947	Avg	8400	N	N	218 SW 142ND ST
003	433760	0275	10/20/10	\$252,000	\$241,000	1500	6	1943	Good	9900	N	N	226 SW 139TH ST
003	500600	0105	5/15/12	\$198,000	\$209,000	1540	6	1944	Good	8308	N	N	1457 SW 150TH ST
003	433760	0110	6/22/10	\$258,000	\$230,000	1560	6	1943	Avg	10500	N	N	259 SW 137TH ST
003	143080	0235	5/19/11	\$223,700	\$231,000	1700	6	1940	Good	9000	N	N	1216 SW 146TH ST
003	500600	0025	6/28/12	\$271,000	\$285,000	1710	6	1944	Good	7906	N	N	1447 SW 149TH ST
003	433820	0135	4/15/12	\$185,000	\$196,000	1730	6	1978	Avg	9360	N	N	13818 6TH AVE SW
003	447640	0155	7/30/10	\$241,000	\$220,000	1730	6	1941	Good	8625	N	N	15672 20TH AVE SW
003	192304	9358	3/14/11	\$189,000	\$192,000	1950	6	1949	Avg	8000	N	N	14506 4TH AVE SW
003	433880	0055	9/26/12	\$224,500	\$231,000	1990	6	1944	Avg	7410	N	N	612 SW 136TH PL
003	433880	0590	9/8/10	\$250,000	\$234,000	2180	6	1944	Good	8760	N	N	13719 8TH AVE SW
003	447640	0265	4/15/10	\$190,000	\$161,000	770	7	1951	Avg	8775	N	N	15905 19TH AVE SW
003	447640	0235	3/31/10	\$222,700	\$187,000	850	7	1956	Avg	6900	N	N	15910 20TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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
003	990000	0427	3/9/10	\$270,000	\$222,000	1000	7	1946	Good	6223	N	N	1246 SW 152ND ST
003	933480	0075	4/23/12	\$228,900	\$243,000	1010	7	1951	Avg	8160	N	N	15669 18TH AVE SW
003	763580	0500	2/28/10	\$375,000	\$306,000	1020	7	1937	Good	19000	N	N	14963 20TH AVE SW
003	121900	0215	12/5/11	\$190,000	\$202,000	1025	7	1955	VGood	7560	N	N	15843 7TH AVE SW
003	933540	0035	4/2/12	\$200,000	\$212,000	1030	7	1957	Good	10100	N	N	15619 16TH AVE SW
003	143080	0162	11/21/12	\$186,000	\$189,000	1040	7	1956	Avg	8000	N	N	14633 12TH AVE SW
003	399020	0135	6/30/10	\$300,000	\$269,000	1050	7	1968	Good	9618	N	N	1232 SW 160TH ST
003	433100	0250	12/9/10	\$225,000	\$220,000	1080	7	1957	Avg	8464	N	N	603 SW 143RD ST
003	166540	0160	4/25/12	\$142,000	\$150,000	1110	7	1952	Avg	7351	N	N	605 SW 146TH ST
003	192304	9220	5/19/10	\$243,000	\$211,000	1120	7	1952	Good	15300	N	N	14429 2ND AVE SW
003	121800	0400	7/15/11	\$198,000	\$207,000	1130	7	1953	Fair	7632	N	N	15649 11TH AVE SW
003	166540	0020	6/6/11	\$265,000	\$275,000	1150	7	1952	VGood	6836	N	N	14636 8TH AVE SW
003	166540	0075	3/26/12	\$190,000	\$202,000	1150	7	1952	Good	7563	N	N	14629 7TH AVE SW
003	427300	0020	6/3/11	\$230,000	\$239,000	1180	7	1955	Avg	8178	N	N	638 SW 144TH PL
003	447640	0015	2/12/10	\$265,000	\$213,000	1260	7	1938	Good	11325	N	N	15620 21ST AVE SW
003	122500	0065	5/3/10	\$239,000	\$206,000	1270	7	1953	Avg	8330	N	N	14617 3RD AVE SW
003	990000	0355	10/5/12	\$296,950	\$305,000	1345	7	1939	Good	6223	N	N	1259 SW 150TH ST
003	192304	9349	11/22/10	\$275,000	\$267,000	1350	7	1980	Good	7200	N	N	303 SW 144TH ST
003	433760	0050	4/20/10	\$249,000	\$212,000	1370	7	1943	VGood	9075	N	N	13611 2ND AVE SW
003	433100	0151	4/16/12	\$178,750	\$190,000	1400	7	1961	Avg	7155	N	N	439 SW 142ND ST
003	427300	0075	4/22/11	\$179,000	\$184,000	1410	7	1955	Avg	8088	N	N	14504 8TH AVE SW
003	763580	0715	4/15/11	\$260,000	\$266,000	1410	7	1970	Good	7200	N	N	14931 18TH AVE SW
003	447640	0170	10/22/12	\$202,000	\$207,000	1440	7	1960	Good	7076	N	N	15683 19TH AVE SW
003	399020	0024	10/11/11	\$190,000	\$201,000	1460	7	1921	Avg	20591	N	N	1301 SW 158TH ST
003	433100	0265	6/17/10	\$219,950	\$195,000	1520	7	1949	Good	7456	N	N	623 SW 143RD ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
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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
003	933540	0025	5/16/12	\$230,000	\$243,000	1520	7	1953	Good	10556	N	N	15608 18TH AVE SW
003	122500	0015	5/17/11	\$229,900	\$238,000	1530	7	1954	Avg	9012	N	N	14640 3RD AVE SW
003	433060	0435	4/2/12	\$250,000	\$265,000	1560	7	1954	Avg	21000	N	N	14003 2ND AVE SW
003	447640	0180	8/30/11	\$242,000	\$255,000	1620	7	1955	Avg	6960	N	N	15675 19TH AVE SW
003	933480	0090	10/12/11	\$285,000	\$302,000	1670	7	1951	Avg	8160	N	N	15913 18TH AVE SW
003	990000	0285	6/23/10	\$261,000	\$233,000	1720	7	1953	Good	6111	N	N	14903 14TH AVE SW
003	425000	0050	10/21/10	\$275,150	\$263,000	1730	7	1962	Good	7900	N	N	15841 14TH AVE SW
003	121900	0160	4/5/11	\$220,000	\$225,000	1750	7	1997	Avg	7560	N	N	15810 8TH AVE SW
003	189940	0195	2/18/11	\$299,950	\$302,000	1750	7	2004	Avg	7620	N	N	1028 SW 150TH ST
003	933480	0133	9/8/10	\$240,000	\$225,000	1750	7	1951	Good	13600	N	N	15902 19TH AVE SW
003	763580	0752	10/21/11	\$263,000	\$279,000	1760	7	1953	Avg	10000	N	N	1633 SW 149TH ST
003	122100	0630	4/14/10	\$299,000	\$253,000	1840	7	1963	Avg	7980	N	N	157 SW 155TH ST
003	425000	0020	7/21/10	\$285,000	\$259,000	1850	7	1960	Avg	7253	N	N	15826 14TH AVE SW
003	425000	0090	7/16/12	\$210,000	\$220,000	1960	7	1962	Avg	14393	N	N	1401 SW 158TH ST
003	990000	0415	10/13/11	\$275,000	\$292,000	2030	7	1988	Avg	6178	N	N	1255 SW 151ST ST
003	763580	0550	2/9/11	\$520,000	\$522,000	1650	8	2010	Avg	19000	N	N	14917 20TH AVE SW
003	242303	9044	8/23/12	\$517,000	\$537,000	1690	8	1947	Good	26076	Y	Y	1825 SW 152ND ST
003	416160	0040	4/6/11	\$750,000	\$767,000	2080	8	1959	Good	16101	Y	Y	15701 13TH AVE SW
003	433100	0575	6/15/10	\$369,000	\$327,000	2300	8	2010	Avg	6875	N	N	611 SW 142ND ST
003	143080	0270	6/17/10	\$325,000	\$289,000	2320	8	1994	Avg	7393	N	N	1313 SW 144TH PL
003	447640	0260	10/11/11	\$455,000	\$482,000	2370	8	2011	Avg	8775	N	N	15911 19TH AVE SW
003	763580	0220	7/15/11	\$412,000	\$431,000	2370	8	2006	Avg	10000	N	N	14645 18TH AVE SW
003	297080	0105	3/10/11	\$395,000	\$400,000	2420	8	2007	Avg	5244	N	N	14438 12TH AVE SW
003	297080	0106	7/8/10	\$399,000	\$360,000	2420	8	2007	Avg	5245	N	N	14436 12TH AVE SW
003	447640	0271	10/19/12	\$415,000	\$425,000	2430	8	1953	Good	12000	N	N	2015 SW 159TH ST

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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
003	190060	0090	4/22/10	\$402,000	\$343,000	2450	8	1987	Avg	9854	N	N	1233 SW 150TH ST
003	447640	0120	2/10/11	\$453,500	\$455,000	2360	9	2010	Avg	8625	N	N	15618 20TH AVE SW
003	192304	9164	8/23/11	\$875,000	\$922,000	2390	10	2006	Avg	22259	Y	Y	1216 SW 157TH ST
003	242303	9001	10/7/11	\$830,000	\$879,000	3400	10	1918	Good	36638	Y	Y	1621 SW 152ND ST
004	144640	2030	10/11/12	\$133,000	\$137,000	740	5	1947	Avg	6600	N	N	12827 4TH AVE S
004	339580	0705	10/4/10	\$138,500	\$131,000	840	5	1925	Good	6750	N	N	405 SW 134TH ST
004	008400	0245	4/7/11	\$125,000	\$128,000	1100	5	1942	Good	9452	N	N	203 SW 130TH ST
004	144640	1925	6/9/10	\$170,000	\$150,000	1150	5	1949	Avg	6605	N	N	13054 3RD AVE S
004	144640	1380	6/15/10	\$215,000	\$191,000	750	6	1952	VGood	6600	N	N	13436 2ND AVE S
004	144640	0555	6/21/12	\$151,000	\$159,000	760	6	1955	Avg	6594	N	N	13236 OCCIDENTAL AVE S
004	144640	1880	7/5/12	\$147,000	\$154,000	760	6	1942	Avg	6614	N	N	13012 3RD AVE S
004	144640	2380	11/28/12	\$165,000	\$167,000	770	6	1942	Good	14400	N	N	13412 4TH AVE S
004	240700	0095	5/31/12	\$178,000	\$188,000	790	6	1942	Avg	8775	N	N	13225 1ST AVE SW
004	783580	0382	3/12/12	\$150,000	\$160,000	790	6	1960	Good	9312	N	N	816 SW 135TH ST
004	240700	0025	6/1/11	\$132,000	\$137,000	800	6	1942	Avg	8775	N	N	13224 2ND AVE SW
004	240700	0030	8/23/12	\$134,000	\$139,000	800	6	1942	Avg	8775	N	N	13230 2ND AVE SW
004	240700	0345	5/17/10	\$175,000	\$152,000	800	6	1942	Avg	7800	N	N	13419 1ST AVE S
004	339580	0545	10/22/12	\$145,400	\$149,000	800	6	1949	Good	8100	N	N	13227 4TH AVE SW
004	182304	9125	8/27/10	\$205,000	\$190,000	810	6	1946	Good	13125	N	N	13213 2ND AVE SW
004	144640	1790	12/4/10	\$179,500	\$175,000	820	6	1945	Good	7917	N	N	13213 4TH AVE S
004	240700	0360	10/25/11	\$135,000	\$143,000	820	6	1942	Avg	8050	N	N	7 SW 134TH ST
004	144640	0205	3/19/10	\$213,500	\$177,000	850	6	1940	Avg	6244	N	N	12851 OCCIDENTAL AVE S
004	144640	0180	11/7/11	\$145,000	\$154,000	900	6	1942	Good	6250	N	N	13007 OCCIDENTAL AVE S
004	325640	0051	6/20/12	\$139,500	\$147,000	960	6	1949	Avg	9380	N	N	13045 6TH PL SW
004	144640	0450	7/3/12	\$126,199	\$133,000	970	6	1968	Avg	6211	N	N	13253 OCCIDENTAL AVE S

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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
004	159160	0005	7/26/12	\$240,000	\$251,000	1030	6	1952	Good	11250	N	N	11212 26TH AVE SW
004	144640	0460	12/6/10	\$164,900	\$161,000	1060	6	1968	Avg	6250	N	N	13241 OCCIDENTAL AVE S
004	144640	1800	10/26/11	\$165,000	\$175,000	1060	6	1945	Avg	8202	N	N	319 S 132ND ST
004	182304	9177	11/23/11	\$154,750	\$165,000	1060	6	1942	Avg	7200	N	N	13220 4TH AVE SW
004	182304	9177	11/23/11	\$149,950	\$159,000	1060	6	1942	Avg	7200	N	N	13220 4TH AVE SW
004	384160	0135	3/24/10	\$225,000	\$187,000	1070	6	1952	Good	9381	N	N	11611 12TH AVE SW
004	008400	0320	8/16/11	\$157,000	\$165,000	1090	6	1950	Good	11475	N	N	212 SW 132ND ST
004	122303	9234	8/2/11	\$220,000	\$231,000	1090	6	1998	Avg	7193	N	N	11664 23RD AVE SW
004	144640	1735	10/26/10	\$195,000	\$187,000	1100	6	1942	Good	9881	N	N	13403 4TH AVE S
004	159160	0725	8/10/12	\$161,000	\$168,000	1110	6	1942	Avg	19840	N	N	1719 SW 112TH ST
004	783580	0381	11/9/12	\$150,000	\$153,000	1160	6	1950	Avg	9000	N	N	819 SW 134TH ST
004	122303	9120	12/28/12	\$223,154	\$223,000	1180	6	1952	Avg	18047	N	N	2216 SW 120TH ST
004	374460	0027	12/4/12	\$260,000	\$263,000	1260	6	1946	Avg	10880	Y	N	1401 SW 120TH ST
004	182304	9147	10/11/10	\$245,000	\$233,000	1290	6	2010	Avg	9600	N	N	324 SW 136TH ST
004	144640	2065	8/22/12	\$135,000	\$140,000	1320	6	1954	Avg	8250	N	N	12812 4TH AVE S
004	182304	9277	4/2/10	\$210,000	\$176,000	1320	6	1947	Good	8067	N	N	12817 8TH AVE SW
004	339580	0670	3/12/12	\$175,000	\$186,000	1320	6	1929	Good	8100	N	N	13440 5TH AVE SW
004	325640	0025	3/22/10	\$269,000	\$224,000	1390	6	1949	Good	9240	N	N	13026 6TH PL SW
004	144640	0720	6/2/12	\$157,000	\$166,000	1410	6	1930	Good	6600	N	N	13249 2ND AVE S
004	144640	1720	11/19/12	\$190,000	\$193,000	1410	6	1941	Avg	9879	N	N	13421 4TH AVE S
004	144640	1640	12/20/10	\$190,000	\$187,000	1450	6	1945	Good	6578	N	N	13446 3RD AVE S
004	384160	0095	5/9/12	\$107,100	\$113,000	1610	6	1943	Fair	8095	N	N	1313 SW 116TH ST
004	339580	0245	4/5/12	\$155,050	\$165,000	1800	6	1956	Good	8121	N	N	13426 6TH AVE SW
004	339580	0690	12/30/10	\$215,000	\$212,000	2180	6	1940	Avg	5734	N	N	416 SW 136TH ST
004	159160	0715	7/19/11	\$200,000	\$210,000	880	7	1963	Avg	9920	N	N	11220 18TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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
004	339580	0077	2/18/10	\$235,000	\$190,000	940	7	1995	Avg	4060	N	N	13312 6TH AVE SW
004	764220	0090	3/15/10	\$224,950	\$186,000	970	7	1955	Avg	7100	N	N	11817 18TH AVE SW
004	144640	1665	5/10/10	\$226,000	\$195,000	990	7	1955	Good	6732	N	N	322 S 136TH ST
004	159160	0097	11/6/12	\$235,000	\$239,000	990	7	1952	Avg	7680	N	N	11211 21ST AVE SW
004	339580	0106	3/23/12	\$195,000	\$207,000	1010	7	1949	VGood	8308	N	N	511 SW 132ND ST
004	159160	0075	7/7/11	\$239,900	\$251,000	1020	7	1960	Avg	7680	N	N	11216 22ND PL SW
004	122303	9046	7/22/11	\$274,000	\$287,000	1040	7	1958	Avg	22000	Y	N	11816 26TH AVE SW
004	122303	9065	7/24/12	\$215,000	\$225,000	1050	7	1969	Avg	8250	N	N	2004 SW 117TH PL
004	144640	1205	12/30/11	\$135,000	\$144,000	1050	7	1962	Avg	6614	N	N	13007 3RD AVE S
004	159160	0130	12/8/10	\$285,000	\$279,000	1050	7	1969	Avg	13742	N	N	11317 25TH AVE SW
004	351050	0220	3/26/10	\$250,000	\$209,000	1050	7	1962	Avg	11700	N	N	11632 18TH AVE SW
004	182304	9236	10/13/10	\$225,000	\$214,000	1060	7	1964	Good	7200	N	N	13204 4TH AVE SW
004	339580	0791	4/14/10	\$182,000	\$154,000	1090	7	1951	Avg	6510	N	N	404 SW 136TH ST
004	008400	0005	7/5/12	\$225,000	\$236,000	1140	7	1942	Good	13500	N	N	136 SW 129TH ST
004	374460	0507	8/8/11	\$295,000	\$310,000	1140	7	1941	Good	18900	Y	N	12423 14TH AVE SW
004	721200	0011	5/31/11	\$176,625	\$183,000	1150	7	1962	Avg	11828	N	N	13016 2ND AVE SW
004	159160	0337	1/25/12	\$215,000	\$229,000	1160	7	1957	Avg	9300	N	N	2130 SW 116TH ST
004	144640	1470	11/27/12	\$189,000	\$191,000	1170	7	1996	Avg	6589	N	N	13255 3RD AVE S
004	182304	9227	10/6/10	\$223,500	\$212,000	1200	7	1962	Avg	8400	N	N	416 SW 130TH ST
004	166740	0160	4/26/10	\$188,000	\$161,000	1220	7	1954	Avg	8023	N	N	13323 6TH AVE SW
004	182304	9278	2/1/12	\$209,950	\$224,000	1220	7	1960	Avg	20042	N	N	919 SW 130TH ST
004	159160	0605	2/24/12	\$218,700	\$233,000	1230	7	1958	Avg	14780	N	N	1810 SW 114TH ST
004	166740	0170	5/27/10	\$180,636	\$158,000	1230	7	1954	Good	8296	N	N	620 SW 134TH ST
004	144640	1070	8/4/11	\$240,000	\$252,000	1240	7	2004	Avg	6620	N	N	12840 2ND AVE S
004	159160	0066	10/27/11	\$275,000	\$292,000	1240	7	1962	Good	7680	N	N	11221 22ND PL SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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
004	391900	0050	2/23/10	\$283,000	\$230,000	1270	7	1960	Avg	7400	N	N	11514 23RD AVE SW
004	240700	0010	7/14/10	\$318,000	\$288,000	1280	7	1942	VGood	8775	N	N	13210 2ND AVE SW
004	384160	0176	6/21/12	\$209,000	\$220,000	1290	7	1999	Avg	11997	N	N	11708 AMBAUM BLVD SW
004	688150	0085	6/6/12	\$179,400	\$189,000	1290	7	1959	Avg	8580	N	N	13605 3RD AVE S
004	778530	0030	4/19/11	\$363,500	\$373,000	1290	7	1967	VGood	7650	N	N	11621 19TH AVE SW
004	159160	0255	2/10/11	\$299,000	\$300,000	1350	7	1971	Avg	9920	N	N	2142 SW 115TH ST
004	159160	0397	10/11/11	\$205,000	\$217,000	1350	7	1985	Avg	11868	N	N	11518 20TH AVE SW
004	159160	0710	3/10/11	\$210,000	\$213,000	1360	7	1961	Good	7680	N	N	11216 18TH PL SW
004	688150	0045	9/20/10	\$210,000	\$198,000	1370	7	1959	Avg	9432	N	N	13658 2ND AVE S
004	034980	0025	12/5/11	\$230,000	\$245,000	1400	7	1965	Good	9240	N	N	627 SW 128TH ST
004	144640	2328	6/3/10	\$300,000	\$264,000	1430	7	2010	Avg	9362	N	N	13222 4TH AVE S
004	144640	2330	6/9/10	\$300,000	\$265,000	1430	7	2010	Avg	9856	N	N	13226 4TH AVE S
004	144640	0871	6/21/11	\$235,000	\$245,000	1450	7	1964	Avg	13147	N	N	13040 OCCIDENTAL AVE S
004	122303	9186	2/13/12	\$265,000	\$282,000	1490	7	1955	Avg	19274	N	N	11660 23RD AVE SW
004	339580	0007	9/30/12	\$165,000	\$170,000	1490	7	1951	Avg	8500	N	N	523 SW 132ND ST
004	182304	9163	7/18/12	\$164,000	\$172,000	1530	7	1953	Good	8703	N	N	1029 SW 132ND ST
004	504480	0030	7/19/11	\$165,000	\$173,000	1540	7	1955	Avg	8245	N	N	13647 OCCIDENTAL AVE S
004	688150	0080	4/27/12	\$157,000	\$166,000	1680	7	1959	Avg	8515	N	N	13611 3RD AVE S
004	240700	0355	6/15/11	\$164,800	\$171,000	1690	7	1942	Avg	7800	N	N	13411 1ST AVE S
004	144640	1616	8/11/10	\$160,000	\$147,000	1700	7	1950	Avg	11846	N	N	13428 3RD AVE S
004	182304	9279	4/28/10	\$230,000	\$197,000	1780	7	1965	Avg	9600	N	N	12920 8TH AVE SW
004	339580	0125	6/21/11	\$169,000	\$176,000	1820	7	1953	Avg	8100	N	N	13215 5TH AVE SW
004	182304	9173	3/25/10	\$260,500	\$217,000	1910	7	1942	Good	10167	N	N	654 SW 130TH ST
004	182304	9009	11/14/11	\$218,000	\$232,000	1940	7	1954	Avg	66646	N	N	13032 AMBAUM BLVD SW
004	721200	0020	12/15/10	\$215,000	\$211,000	2060	7	1961	Avg	7478	N	N	119 SW 130TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 96**  
**(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
004	144640	0674	10/26/11	\$271,000	\$288,000	2120	7	2006	Avg	6583	N	N	13425 2ND AVE S
004	778538	0110	6/17/10	\$320,000	\$284,000	2120	7	2010	Avg	10015	N	N	12224 15TH AVE SW
004	778538	0120	6/21/10	\$309,950	\$276,000	2120	7	2010	Avg	8583	N	N	12236 15TH AVE SW
004	159160	0187	3/16/10	\$425,000	\$352,000	2330	7	1996	Good	7211	N	N	2126 SW 114TH ST
004	764220	0175	2/8/12	\$270,000	\$287,000	1120	8	1971	Avg	11700	Y	N	12012 18TH AVE SW
004	159160	0077	5/14/10	\$359,000	\$311,000	1440	8	1965	Good	8320	N	N	2211 SW 112TH ST
004	778538	0150	10/19/11	\$428,000	\$454,000	1650	8	2008	Avg	6427	N	N	12280 15TH AVE SW
004	778538	0160	9/21/12	\$360,000	\$372,000	1760	8	2008	Avg	7369	N	N	12302 15TH AVE SW
004	159160	0201	6/24/11	\$325,250	\$339,000	2180	8	1988	Avg	8700	N	N	2515 SW 114TH ST
004	339580	0604	5/11/12	\$325,000	\$344,000	2320	8	2012	Avg	4938	N	N	471 SW 134TH ST
004	339580	0605	5/15/12	\$350,000	\$370,000	2470	8	2012	Avg	7200	N	N	13406 5TH AVE SW
004	159160	0121	8/10/11	\$273,000	\$287,000	2500	8	1998	Avg	6156	N	N	2510 SW 114TH ST
004	374460	0952	10/18/12	\$432,000	\$443,000	2780	8	2012	Avg	9150	N	N	1384 SW 128TH ST
004	374460	0954	10/25/12	\$430,000	\$440,000	2780	8	2012	Avg	9150	N	N	1378 SW 128TH ST
004	778538	0170	12/9/10	\$426,000	\$417,000	2890	8	2008	Avg	6631	N	N	12314 15TH AVE SW
004	182304	9050	12/27/10	\$350,000	\$345,000	2690	9	2008	Avg	9962	N	N	939 SW 130TH ST
004	182304	9281	10/19/10	\$370,000	\$354,000	2690	9	2008	Avg	10927	N	N	929 SW 130TH ST
004	778538	0050	9/7/11	\$425,000	\$449,000	2750	9	2010	Avg	8564	Y	N	12273 15TH AVE SW

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	023620	0140	4/19/11	\$275,000	NO MARKET EXPOSURE
001	023640	0020	6/11/10	\$128,000	IMP CHAR DON'T MATCH SALES CHAR
001	023650	0190	8/30/12	\$192,419	BANKRUPTCY-RECEIVER OR TRUSTEE
001	023800	0150	3/21/12	\$170,164	RELATED PARTY, FRIEND, OR NEIGHBOR
001	023800	0177	9/5/12	\$245,000	BANKRUPTCY-RECEIVER OR TRUSTEE
001	023800	0186	9/12/12	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	023800	0201	4/17/12	\$260,000	SAS OUTLIER
001	023800	0240	9/15/11	\$470,000	IMP CHAR DON'T MATCH SALES CHAR
001	023900	0055	11/27/12	\$355,000	IMP COUNT
001	023900	0180	11/15/11	\$325,000	IMP COUNT
001	024000	0044	4/15/11	\$137,000	NO MARKET EXPOSURE
001	024000	0060	3/13/12	\$475,000	NO MARKET EXPOSURE
001	024000	0136	12/23/11	\$275,000	NO MARKET EXPOSURE
001	024600	0036	4/10/10	\$50,048	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	042204	9172	5/9/12	\$125,000	SAS OUTLIER
001	052204	9061	12/22/10	\$254,000	IMP CHAR DON'T MATCH SALES CHAR
001	052204	9089	9/12/12	\$162,288	BANKRUPTCY-RECEIVER OR TRUSTEE
001	052204	9154	6/1/10	\$282,400	IMP CHAR DON'T MATCH SALES CHAR
001	100100	0005	5/21/12	\$140,135	BANKRUPTCY-RECEIVER OR TRUSTEE
001	100100	0070	11/30/12	\$275,000	PLOTTAGE
001	100120	0005	4/17/12	\$89,000	PREVIMP<=25K; GOVERNMENT AGENCY
001	201500	0110	11/29/12	\$238,000	OBSOL; UNFIN AREA; OBSOLESCENCE CODED
001	207680	0030	2/9/12	\$225,251	BANKRUPTCY-RECEIVER OR TRUSTEE
001	207680	0050	10/26/10	\$120,000	IMP. CHAR CHANGED SINCE SALE
001	322304	9204	4/22/10	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	322304	9235	9/11/12	\$152,100	DIAGNOSTIC OUTLIER
001	322304	9262	12/21/12	\$176,000	BANKRUPTCY-RECEIVER OR TRUSTEE
001	322304	9322	6/20/12	\$108,874	NO MARKET EXPOSURE
001	342304	9131	7/16/12	\$242,569	BANKRUPTCY-RECEIVER OR TRUSTEE
001	379750	0025	7/23/12	\$124,000	NO MARKET EXPOSURE
001	391740	0044	1/6/10	\$92,400	NO MARKET EXPOSURE
001	391740	0175	12/5/11	\$203,500	OBSOL; SHORT SALE
001	443800	0005	7/12/11	\$70,000	DOR RATIO; IMP CHAR CHANGED SINCE SALE
001	443800	0010	6/4/12	\$120,040	BANKRUPTCY-RECEIVER OR TRUSTEE
001	443800	0040	2/2/11	\$67,398	RELATED PARTY, FRIEND, OR NEIGHBOR
001	507150	0110	12/7/11	\$150,000	NON-REPRESENTATIVE; SHORT SALE
001	507160	0100	1/6/10	\$200,000	OBSOL; RELATED PARTY, FRIEND, OR NEIGHBOR
001	507400	0035	5/14/12	\$303,000	SAS OUTLIER
001	507400	0100	11/29/12	\$324,785	BANKRUPTCY-RECEIVER OR TRUSTEE
001	524540	0050	4/1/11	\$115,000	IMP. CHAR CHANGED SINCE SALE
001	524540	0090	1/31/12	\$105,000	NON-REPRESENTATIVE; SHORT SALE
001	524540	0255	8/2/11	\$127,500	NO MARKET EXPOSURE
001	524560	0085	12/6/10	\$129,900	IMP. CHAR CHANGED SINCE SALE
001	524560	0145	12/15/11	\$110,500	BANKRUPTCY-RECEIVER OR TRUSTEE



**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	524560	0170	11/28/11	\$106,764	BANKRUPTCY-RECEIVER OR TRUSTEE
001	612120	0065	4/4/12	\$147,500	SAS OUTLIER
001	612180	0005	4/22/10	\$255,000	NO MARKET EXPOSURE
001	612300	0055	12/3/12	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	612300	0075	6/1/10	\$149,000	SAS OUTLIER
001	612300	0195	11/1/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	612300	0215	1/3/12	\$110,000	NO MARKET EXPOSURE
001	612300	0220	6/4/12	\$193,000	BANKRUPTCY-RECEIVER OR TRUSTEE
001	612300	0220	11/7/12	\$153,899	IMP CHAR DON'T MATCH SALES CHAR
001	612300	0295	11/1/11	\$87,836	DOR RATIO
001	612360	0005	10/20/11	\$120,000	%COMPL; OBSOL; PREVIMP<=25K
001	612360	0025	12/7/12	\$113,683	BANKRUPTCY-RECEIVER OR TRUSTEE
001	612360	0080	5/7/12	\$133,000	SAS OUTLIER
001	612360	0120	8/17/11	\$109,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	612380	0030	1/6/11	\$170,000	IMP. CHAR CHANGED SINCE SALE
001	778990	0070	3/1/12	\$144,100	BANKRUPTCY-RECEIVER OR TRUSTEE
001	795760	0105	1/19/11	\$80,200	%NETCOND; PREVIMP<=25K
001	815860	0016	2/9/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	932099	0090	12/15/11	\$275,000	BOX PLOT
001	932300	0150	5/7/11	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	955820	0110	9/25/12	\$195,875	BANKRUPTCY-RECEIVER OR TRUSTEE
001	955880	0025	3/26/10	\$156,500	UNFIN AREA
001	955880	0135	1/11/12	\$165,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	011100	0020	10/14/10	\$135,000	NON-REPRESENTATIVE SALE
002	011100	0025	11/30/11	\$165,742	BANKRUPTCY-RECEIVER OR TRUSTEE
002	011100	0086	8/31/12	\$133,000	BANKRUPTCY-RECEIVER OR TRUSTEE
002	011100	0090	6/21/12	\$87,500	IMPCHARACTERISTICS CHANGED SINCE SALE
002	011100	0180	4/9/10	\$231,000	MAINTENANCE NOT PICKED UP
002	011100	0355	8/10/10	\$122,000	QUIT CLAIM DEED
002	085380	0055	6/2/11	\$239,000	IMP CHAR DON'T MATCH SALES CHAR
002	121470	0040	2/24/11	\$309,000	IMP CHAR DON'T MATCH SALES CHAR
002	121470	0200	6/21/12	\$250,162	BANKRUPTCY-RECEIVER OR TRUSTEE
002	144640	3180	1/4/12	\$50,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	144640	3430	4/19/12	\$80,500	DOR RATIO; GOVERNMENT AGENCY
002	144640	3445	10/26/10	\$249,950	IMP CHAR DON'T MATCH SALES CHAR
002	144640	3695	12/21/12	\$232,886	BANKRUPTCY-RECEIVER OR TRUSTEE
002	144640	3815	8/26/11	\$185,000	IMP CHAR DON'T MATCH SALES CHAR
002	144640	3990	11/21/11	\$189,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	144640	4025	11/16/12	\$100,100	BANKRUPTCY-RECEIVER OR TRUSTEE
002	156183	0020	8/20/12	\$274,950	BUILDER OR DEVELOPER SALES
002	156183	0140	4/16/12	\$324,950	BUILDER OR DEVELOPER SALES
002	156183	0150	1/4/12	\$321,950	DOR RATIO;PREVIMP<=25K
002	172304	9009	8/22/11	\$94,000	DOR RATIO; QUIT CLAIM DEED
002	172304	9071	12/7/12	\$104,900	BANKRUPTCY-RECEIVER OR TRUSTEE
002	172304	9134	2/2/10	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	172304	9135	8/23/12	\$240,000	DIAGNOSTIC OUTLIER
002	172304	9196	4/26/11	\$157,172	BANKRUPTCY-RECEIVER OR TRUSTEE
002	172304	9204	5/1/12	\$111,600	BANKRUPTCY-RECEIVER OR TRUSTEE
002	172304	9218	8/9/12	\$174,991	NO MARKET EXPOSURE
002	172304	9231	6/28/10	\$188,300	IMP CHAR DON'T MATCH SALES CHAR
002	172304	9265	1/10/10	\$241,917	BANKRUPTCY-RECEIVER OR TRUSTEE
002	172304	9313	7/4/11	\$110,000	QUIT CLAIM DEED
002	172304	9413	5/2/12	\$366,217	BANKRUPTCY-RECEIVER OR TRUSTEE
002	172304	9462	2/16/12	\$109,500	IMP CHARACTERISTICS CHANGED SINCE SALE
002	176060	0148	11/13/12	\$194,500	IMP CHAR DON'T MATCH SALES CHAR
002	176060	0148	5/9/12	\$112,699	IMP CHARACTERISTICS CHANGED SINCE SALE
002	176060	0173	1/14/10	\$153,000	NO MARKET EXPOSURE
002	176060	0260	12/13/11	\$856,300	IMP COUNT; PERSONAL PROPERTY INCLUDED
002	176060	0307	2/24/10	\$300,000	BUILDER OR DEVELOPER SALES
002	202304	9292	11/15/11	\$110,000	SAS OUTLIER
002	202304	9316	2/14/11	\$120,000	MAINTENANCE NOT PICKED UP
002	202304	9409	11/22/11	\$149,628	BANKRUPTCY-RECEIVER OR TRUSTEE
002	202304	9532	8/7/12	\$123,000	IMP CHAR DON'T MATCH SALES CHAR
002	228640	0110	2/11/10	\$171,650	SAS OUTLIER
002	258880	0090	9/28/12	\$235,000	SAS OUTLIER
002	276260	0050	12/21/12	\$197,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	280320	0010	1/29/10	\$134,750	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	280320	0015	7/20/12	\$160,500	BANKRUPTCY-RECEIVER OR TRUSTEE
002	292304	9495	2/25/10	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	302820	0077	9/5/12	\$246,047	BANKRUPTCY-RECEIVER OR TRUSTEE
002	330670	0060	10/4/12	\$262,450	ACTIVE PERMIT BEFORE SALE>25K; %COMPL
002	330670	0070	10/16/12	\$267,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPL
002	330670	0140	11/4/10	\$45,000	DOR RATIO;UNFIN AREA; NO MARKET EXPOSURE
002	363900	0055	8/17/12	\$180,760	BANKRUPTCY-RECEIVER OR TRUSTEE
002	363900	0145	11/18/11	\$203,089	BANKRUPTCY-RECEIVER OR TRUSTEE
002	553100	0040	9/21/12	\$2,653,000	IMP COUNT; %COMPL; MULTI-PARCEL SALE
002	603140	0015	7/23/12	\$341,524	BANKRUPTCY-RECEIVER OR TRUSTEE
002	603140	0015	11/16/12	\$281,923	BANKRUPTCY-RECEIVER OR TRUSTEE
002	603140	0016	2/15/10	\$101,000	IMP. CHAR CHANGED SINCE SALE
002	603140	0126	11/28/11	\$339,303	BANKRUPTCY-RECEIVER OR TRUSTEE
002	684000	0050	2/3/12	\$85,084	DOR RATIO; QUIT CLAIM DEED
002	725000	0065	12/18/12	\$300,000	IMP COUNT
002	725000	0095	12/5/12	\$236,241	BANKRUPTCY-RECEIVER OR TRUSTEE
002	725000	0115	9/28/12	\$140,000	SASS OUTLIER
002	725000	0115	10/27/11	\$238,685	NO MARKET EXPOSURE
002	725000	0125	2/22/12	\$391,376	BANKRUPTCY-RECEIVER OR TRUSTEE
002	725000	0145	5/27/10	\$167,500	SAS OUTLIER
002	746000	0050	11/1/10	\$140,000	BUILDER OR DEVELOPER SALES
002	943260	0010	1/6/12	\$140,000	%COMPL; IMP. CHAR CHANGED SINCE SALE
002	943260	0010	7/5/12	\$249,900	%COMPL; PERCENT COMPLETE CODED

# Improved Sales Removed in this Annual Update Analysis

## Area 96

### (1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	121800	0115	2/1/10	\$151,000	MAINTENANCE NOT PICKED UP
003	121800	0765	6/15/11	\$285,000	IMP CHAR DON'T MATCH SALES CHAR
003	121900	0210	3/2/11	\$169,000	IMP. CHAR CHANGED SINCE SALE
003	121900	0491	12/19/12	\$212,327	BANKRUPTCY-RECEIVER OR TRUSTEE
003	122000	0435	11/28/12	\$239,995	MAINTENANCE NOT PICKED UP
003	122000	0435	7/30/12	\$130,000	MAINTENANCE NOT PICKED UP
003	122000	0460	9/9/10	\$130,500	OBSOL; UNFIN AREA
003	122100	0390	6/19/12	\$109,775	PREVIMP<=25K
003	122100	0390	12/8/12	\$110,000	PREVIMP<=25K;QUIT CLAIM DEED
003	122100	0560	5/1/12	\$225,000	SAS OUTLIER
003	122200	0058	11/6/12	\$215,062	BANKRUPTCY-RECEIVER OR TRUSTEE
003	122200	0058	11/12/12	\$196,825	NO MARKET EXPOSURE
003	122200	0058	11/6/12	\$215,062	NO MARKET EXPOSURE; GOVERNMENT AGENCY
003	122800	0215	1/19/10	\$136,440	BANKRUPTCY - RECEIVER OR TRUSTEE
003	122800	0215	2/19/10	\$105,999	NO MARKET EXPOSURE
003	143080	0123	1/19/10	\$180,000	QUIT CLAIM DEED
003	143080	0175	1/11/11	\$176,000	SAS OUTLIER
003	143080	0250	9/8/11	\$180,699	IMP. CHAR CHANGED SINCE SALE
003	166540	0135	6/19/12	\$179,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	189940	0380	11/13/12	\$290,000	BANKRUPTCY-RECEIVER OR TRUSTEE
003	189940	0410	10/24/12	\$110,000	MAINTENANCE NOT PICKED UP
003	189940	0420	4/5/12	\$130,000	BANKRUPTCY-RECEIVER OR TRUSTEE
003	189940	0420	6/1/12	\$107,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	190060	0105	3/8/10	\$182,500	SAS OUTLIER
003	192304	9124	12/14/10	\$84,000	DOR RATIO; IMP COUNT
003	192304	9132	3/19/12	\$730,000	IMP COUNT
003	192304	9335	2/22/12	\$255,000	OBSOL; GOVERNMENT AGENCY
003	242303	9135	9/23/11	\$384,000	IMP CHAR DON'T MATCH SALES CHAR
003	242303	9158	2/9/12	\$479,000	IMP COUNT;ESTATE ADMIN, GUARDIAN/EXECUTOR
003	399000	0060	12/22/11	\$290,000	IMP CHAR DON'T MATCH SALES CHAR
003	399020	0026	10/31/12	\$435,000	SASS OUTLIER
003	399020	0145	9/26/12	\$335,000	IMP COUNT
003	425000	0090	7/30/12	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	433060	0275	4/1/10	\$205,000	NO MARKET EXPOSURE
003	433060	0300	9/24/12	\$170,000	NO MARKET EXPOSURE
003	433060	0301	9/8/11	\$52,150	MP CHARACTERISTICS CHANGED SINCE SALE
003	433060	0310	5/8/12	\$346,250	OBSOL; OBSOLESCENCE CODED
003	433060	0400	5/29/12	\$150,050	SAS OUTLIER
003	433060	0400	9/7/10	\$304,963	BANKRUPTCY-RECEIVER OR TRUSTEE
003	433100	0190	11/2/12	\$96,000	NO MARKET EXPOSURE
003	433100	0390	10/13/11	\$163,000	DIAGNOSTIC OUTLIER
003	433180	0033	3/24/10	\$43,652	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	433180	0105	8/15/11	\$119,900	NON-REPRESENTATIVE SALE
003	433180	0115	2/3/10	\$320,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
003	433180	0125	7/12/12	\$117,000	BANKRUPTCY-RECEIVER OR TRUSTEE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	433700	0180	5/17/11	\$80,000	DOR RATIO; NO MARKET EXPOSURE
003	433700	0245	9/27/10	\$196,000	NO MARKET EXPOSURE
003	433700	0345	5/18/11	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	433760	0275	3/3/10	\$130,000	NO MARKET EXPOSURE
003	433760	0300	9/21/11	\$123,700	IMP. CHAR CHANGED SINCE SALE
003	433820	0075	7/6/12	\$127,501	BANKRUPTCY-RECEIVER OR TRUSTEE
003	433820	0275	1/19/11	\$128,666	BANKRUPTCY-RECEIVER OR TRUSTEE
003	433820	0280	2/28/12	\$140,000	IMP CHAR DON'T MATCH SALES CHAR
003	433820	0295	11/5/10	\$135,000	AFFORDABLE HOUSING SALES
003	433820	0295	11/5/10	\$65,000	DOR RATIO; AFFORDABLE HOUSING SALES
003	433880	0125	11/12/12	\$236,000	NON-REPRESENTATIVE SALE
003	433880	0515	4/10/11	\$108,000	NON-REPRESENTATIVE SALE
003	433880	0540	4/19/12	\$120,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	433880	0700	2/2/12	\$100,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	433880	0740	11/16/10	\$290,978	BANKRUPTCY - RECEIVER OR TRUSTEE
003	447640	0165	3/28/11	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	447640	0171	12/28/12	\$206,800	BANKRUPTCY-RECEIVER OR TRUSTEE
003	447640	0209	6/14/11	\$138,000	IMP CHAR DON'T MATCH SALES CHAR
003	500600	0105	1/27/12	\$274,312	BANKRUPTCY-RECEIVER OR TRUSTEE
003	690220	0235	6/25/10	\$123,000	MAINTENANCE NOT PICKED UP
003	933480	0075	2/15/12	\$110,000	NO MARKET EXPOSURE
003	990000	0205	7/2/12	\$85,625	DOR RATIO
003	990000	0205	7/2/12	\$85,625	DOR RATIO
004	008400	0180	1/10/12	\$92,000	NON-REPRESENTATIVE SALE
004	008400	0260	12/20/11	\$233,000	IMP CHAR DON'T MATCH SALES CHAR
004	008400	0275	10/16/12	\$346,892	BANKRUPTCY-RECEIVER OR TRUSTEE
004	008400	0275	8/29/12	\$346,891	BANKRUPTCY-RECEIVER OR TRUSTEE
004	008400	0330	2/6/12	\$129,900	SAS OUTLIER
004	008400	0346	9/23/10	\$235,000	IMP CHAR DON'T MATCH SALES CHAR
004	114800	0085	3/19/10	\$185,000	IMP CHAR DON'T MATCH SALES CHAR
004	117060	0060	5/18/10	\$310,000	IMP CHAR DON'T MATCH SALES CHAR
004	122303	9058	9/23/11	\$353,000	MAINTENANCE NOT PICKED UP
004	122303	9095	7/26/12	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	122303	9242	7/14/11	\$278,243	NO MARKET EXPOSURE; QUIT CLAIM DEED
004	122303	9280	7/26/12	\$459,000	MAINTENANCE NOT PICKED UP
004	144640	0070	6/15/11	\$108,916	NO MARKET EXPOSURE
004	144640	0150	11/21/11	\$102,000	IMP CHAR DON'T MATCH SALES CHAR
004	144640	0675	10/23/11	\$81,600	RELATED PARTY, FRIEND, OR NEIGHBOR
004	144640	0705	12/26/12	\$145,000	DIAGNOSTIC OUTLIER
004	144640	0915	4/22/11	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	144640	1065	12/19/11	\$238,000	IMP CHAR DON'T MATCH SALES CHAR
004	144640	1156	2/8/10	\$286,253	BANKRUPTCY - RECEIVER OR TRUSTEE
004	144640	1425	7/16/12	\$135,000	BANKRUPTCY-RECEIVER OR TRUSTEE
004	144640	1485	9/10/12	\$125,000	DIAGNOSTIC OUTLIER
004	144640	1540	8/15/12	\$207,275	BANKRUPTCY-RECEIVER OR TRUSTEE

**Improved Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	144640	1616	2/26/10	\$187,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	144640	1720	5/9/12	\$295,694	BANKRUPTCY-RECEIVER OR TRUSTEE
004	144640	1780	10/4/11	\$150,000	NO MARKET EXPOSURE
004	144640	2310	7/25/11	\$110,000	NON-REPRESENTATIVE SALE
004	144640	2435	12/13/12	\$60,000	PREVIMP<=25K
004	159160	0099	10/9/12	\$173,000	DIAGNOSTIC OUTLIER
004	159160	0195	1/5/10	\$133,000	DOR RATIO; IMP CHAR CHANGED SINCE SALE
004	159160	0215	5/10/11	\$310,500	IMP CHAR DON'T MATCH SALES CHAR
004	159160	0226	11/19/10	\$373,000	IMP CHAR DON'T MATCH SALES CHAR
004	159160	0295	6/14/12	\$490,000	IMP COUNT
004	166740	0045	5/16/12	\$125,000	IMP CHARACTERISTICS CHANGED SINCE SALE
004	182304	9041	9/26/12	\$197,000	NO MARKET EXPOSURE
004	182304	9147	1/28/10	\$120,000	IMP. CHAR CHANGED SINCE SALE
004	182304	9188	12/18/12	\$125,299	SAS OUTLIER
004	182304	9188	7/31/12	\$171,000	BANKRUPTCY-RECEIVER OR TRUSTEE
004	240700	0030	6/16/12	\$280,813	BANKRUPTCY-RECEIVER OR TRUSTEE
004	240700	0385	2/8/12	\$95,000	IMP CHAR DON'T MATCH SALES CHAR
004	304620	0070	10/13/11	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	315460	0040	4/27/10	\$257,000	NO MARKET EXPOSURE
004	319200	0095	8/22/12	\$79,000	IMP CHAR DON'T MATCH SALES CHAR
004	325640	0060	12/15/10	\$286,000	IMP. CHAR CHANGED SINCE SALE
004	325640	0060	5/25/10	\$155,000	NO MARKET EXPOSURE
004	339580	0106	11/29/11	\$98,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	339580	0790	11/7/12	\$278,405	BANKRUPTCY-RECEIVER OR TRUSTEE
004	339580	0791	2/2/10	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	351050	0120	8/18/10	\$244,387	BANKRUPTCY - RECEIVER OR TRUSTEE
004	351050	0170	4/9/12	\$111,550	NO MARKET EXPOSURE
004	374460	0458	8/30/12	\$440,000	DIAGNOSTIC OUTLIER
004	384160	0095	3/1/12	\$123,200	BANKRUPTCY-RECEIVER OR TRUSTEE
004	384160	0095	10/24/12	\$185,000	MAINTENANCE NOT PICKED UP
004	384160	0209	5/16/12	\$90,000	IMP CHAR DON'T MATCH SALES CHAR
004	443760	0005	9/12/12	\$110,000	SAS OUTLIER
004	688150	0085	1/13/12	\$217,382	BANKRUPTCY-RECEIVER OR TRUSTEE
004	752000	0440	7/25/11	\$95,000	NON-REP; FINANCIAL INSTITUTION RESALE
004	778538	0150	3/26/10	\$212,000	IMP. CHAR CHANGED SINCE SALE
004	783580	0371	11/13/12	\$110,000	IMP CHAR DON'T MATCH SALES CHAR

**Vacant Sales Used in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

<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>
002	011100	0049	3/2/2012	\$73,000	7201	N	N
002	011100	0051	3/12/2012	\$73,000	7561	N	N
002	011100	0052	8/10/2012	\$78,000	11400	N	N
002	011100	0456	8/10/2012	\$78,000	7212	N	N
002	172304	9053	12/3/2010	\$52,500	8917	N	N
002	603140	0113	3/14/2011	\$63,000	7200	N	N
003	192304	9391	9/22/2011	\$120,000	7325	Y	N
003	447640	0120	1/26/2010	\$125,000	8625	N	N
003	447640	0260	4/5/2010	\$100,000	8775	N	N
004	122303	9105	1/24/2010	\$140,000	15631	N	N
004	144640	1950	3/22/2010	\$75,000	6607	N	N

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 96**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	322304	9231	03/11	\$15,000	NO MARKET EXPOSURE
001	322304	9231	07/11	\$80,000	RELATED FRIEND OR NEIGHBOR
001	322304	9231	09/12	\$70,000	PREVIMP<=25K;NO MARKET EXPOSURE
002	172304	9239	09/12	\$58,275	NO MARKET EXPOSURE
002	176060	0361	08/12	\$46,000	DOR RATIO;NON-REPRESENTATIVE SALE
002	292304	9180	05/12	\$18,000	DOR RATIO;NO MARKET EXPOSURE
002	292304	9376	08/11	\$80,000	DOR RATIO
002	292304	9502	09/12	\$10,000	DOR RATIO;PREVLAND<=25K;NO MARKET EXPOSURE
002	330670	0180	12/12	\$251,000	ACTIVE PERMIT BEFORE SALE>25K
002	330670	0190	11/12	\$234,950	ACTIVE PERMIT BEFORE SALE>25K
002	330670	0220	10/12	\$234,950	ACTIVE PERMIT BEFORE SALE>25K
002	603140	0112	12/11	\$180,000	MULTIPARCEL SALE
002	603140	0113	11/10	\$50,000	DOR RATIO; NON-REPRESENTATIVE SALE
003	433100	0185	12/10	\$100,000	PREVIMP<=25K;TEAR DOWN; NO MARKET EXPOSURE
004	144640	0735	03/12	\$45,000	PREVIMP<=25K;TEAR DOWN
004	778538	0060	05/12	\$135,000	NO MARKET EXPOSURE; QUIT CLAIM DEED



**Mobile Home Sales Used in this Annual Update Analysis**  
**Area 96**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>MHLiving Area</b>	<b>MHClass</b>	<b>Year Built/Ren</b>	<b>MHCondition</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	768620	1410	05/11/10	\$140,000		1456	3	1987	6	9750	N	N	19812 12TH LN S
001	524570	0040	10/22/10	\$180,000		1700	4	1989	3	10254	N	N	19510 13TH AVE S

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	172304	9374	07/24/12	\$213,238	EXEMPT FROM EXCISE TAX
004	752000	0275	05/11/10	\$115,000	NO MARKET EXPOSURE