

Residential Revalue

2013 Assessment Roll

Vashon Island

Area 100

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.

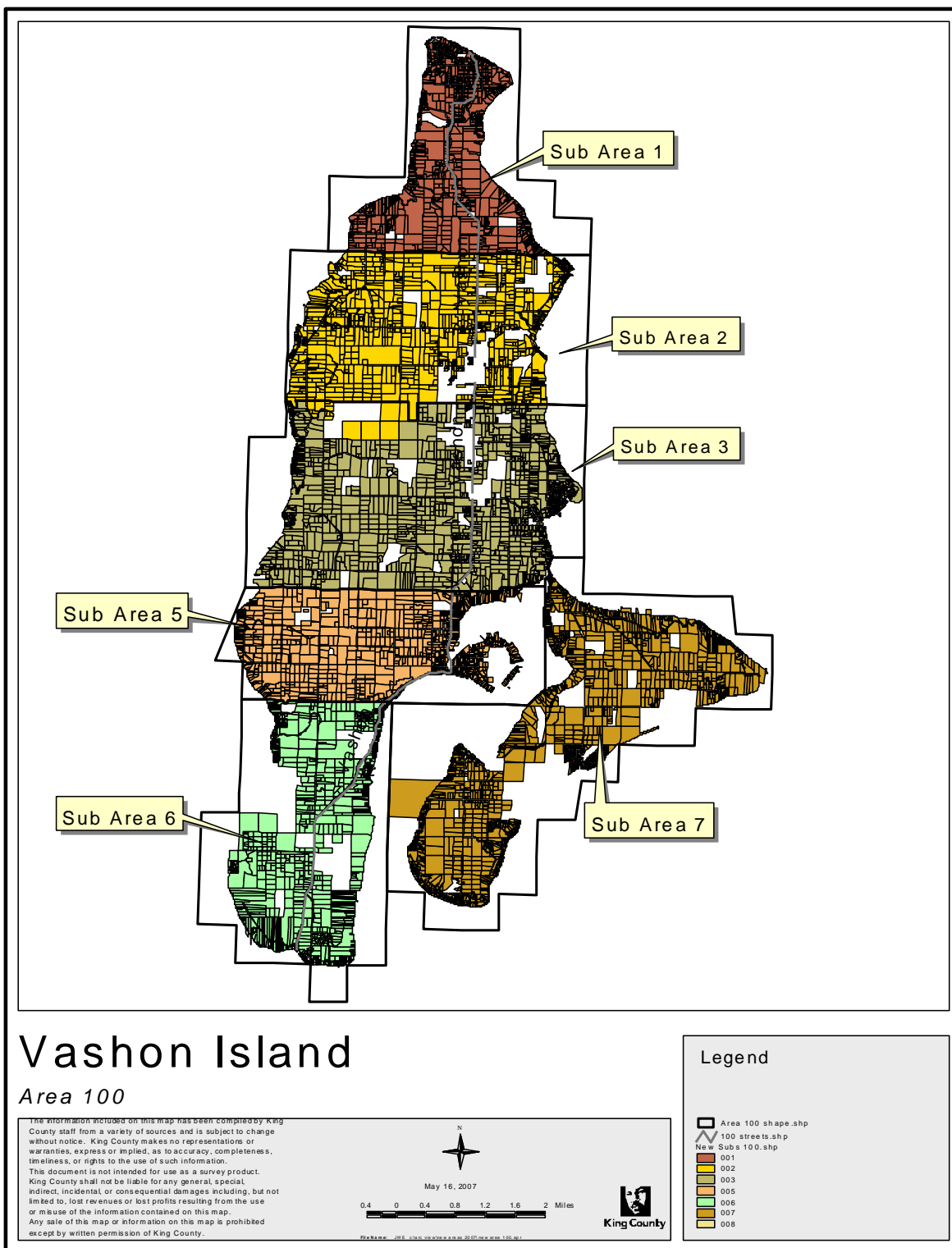
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Vashon Island's Housing



Grade 5/ Year Built 1923/ Total Living Area 660



Grade 8/ Year Built 2008/ Total Living Area 2804



Grade 6/ Year Built 1946/ Total Living Area 1410



Grade 9/ Year Built 1998/ Total Living Area 2790



Grade 7/ Year Built 1980/ Total Living Area 2814



Grade 10/ Year Built 2000/ Total Living Area 4,456

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: Vashon Island/100

Previous Physical Inspection: 2007

Number of Improved Sales: 224

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	\$152,400	\$193,600	\$346,000			
2013 Value	\$152,400	\$215,700	\$368,100	\$408,000	92.5%	13.77%
Change	+\$0	+\$22,100	+\$22,100			
% Change	+0.0%	+11.4%	+6.4%			

*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. *No characteristic based variables were found, therefore there is a minimal change to the COD.* 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	\$166,700	\$194,400	\$361,100
2013 Value	\$166,700	\$217,600	\$384,300
Percent Change	+0.0%	+11.9%	+6.4%

Number of one to three unit residences in the population: 4172

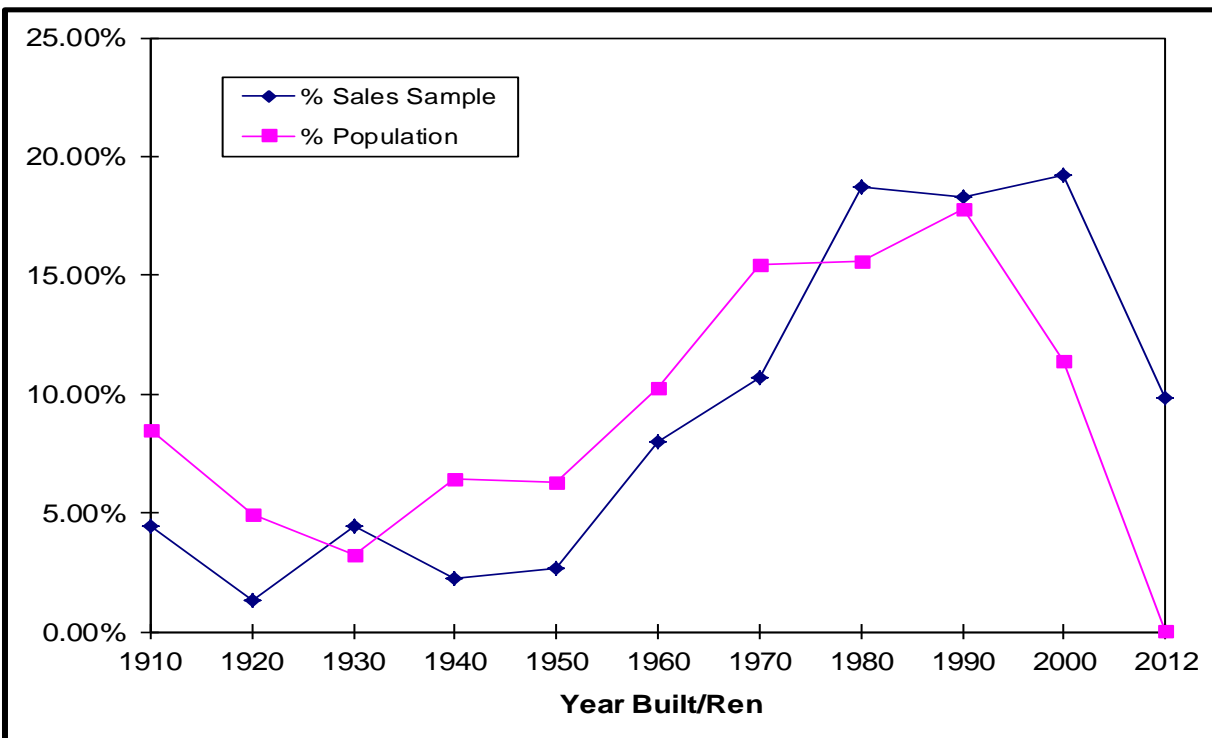
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels in Subarea 6 had higher average ratios (AssessedValue/SalePrice) than other properties and required a downward adjustment.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	10	4.46%
1920	3	1.34%
1930	10	4.46%
1940	5	2.23%
1950	6	2.68%
1960	18	8.04%
1970	24	10.71%
1980	42	18.75%
1990	41	18.30%
2000	43	19.20%
2012	22	9.82%
	224	

Population		
Year Built/Ren	Frequency	% Population
1910-	355	8.51%
1920	206	4.94%
1930	135	3.24%
1940	268	6.42%
1950	264	6.33%
1960	429	10.28%
1970	644	15.44%
1980	650	15.58%
1990	742	17.79%
2000	477	11.43%
2012	2	0.05%
	4172	

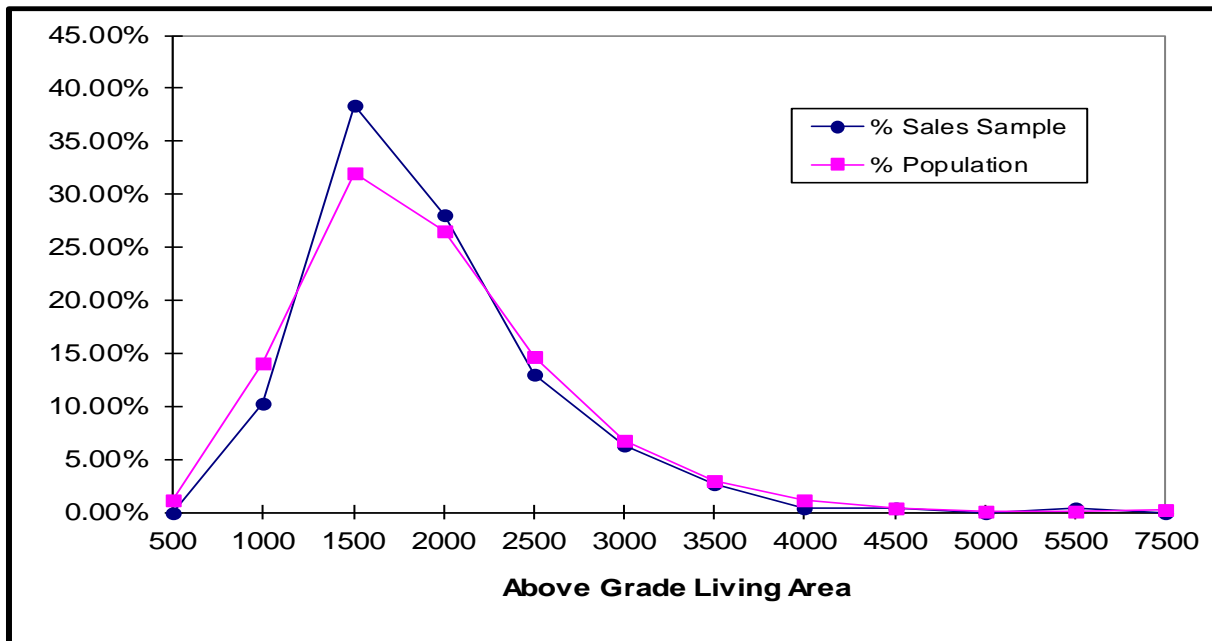


The sales sample frequency distribution follows the population distribution somewhat with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	23	10.27%
1500	86	38.39%
2000	63	28.13%
2500	29	12.95%
3000	14	6.25%
3500	6	2.68%
4000	1	0.45%
4500	1	0.45%
5000	0	0.00%
5500	1	0.45%
7500	0	0.00%
	224	

Population		
AGLA	Frequency	% Population
500	50	1.20%
1000	584	14.00%
1500	1338	32.07%
2000	1104	26.46%
2500	612	14.67%
3000	281	6.74%
3500	122	2.92%
4000	46	1.10%
4500	18	0.43%
5000	5	0.12%
5500	5	0.12%
7500+	7	0.17%
	4172	

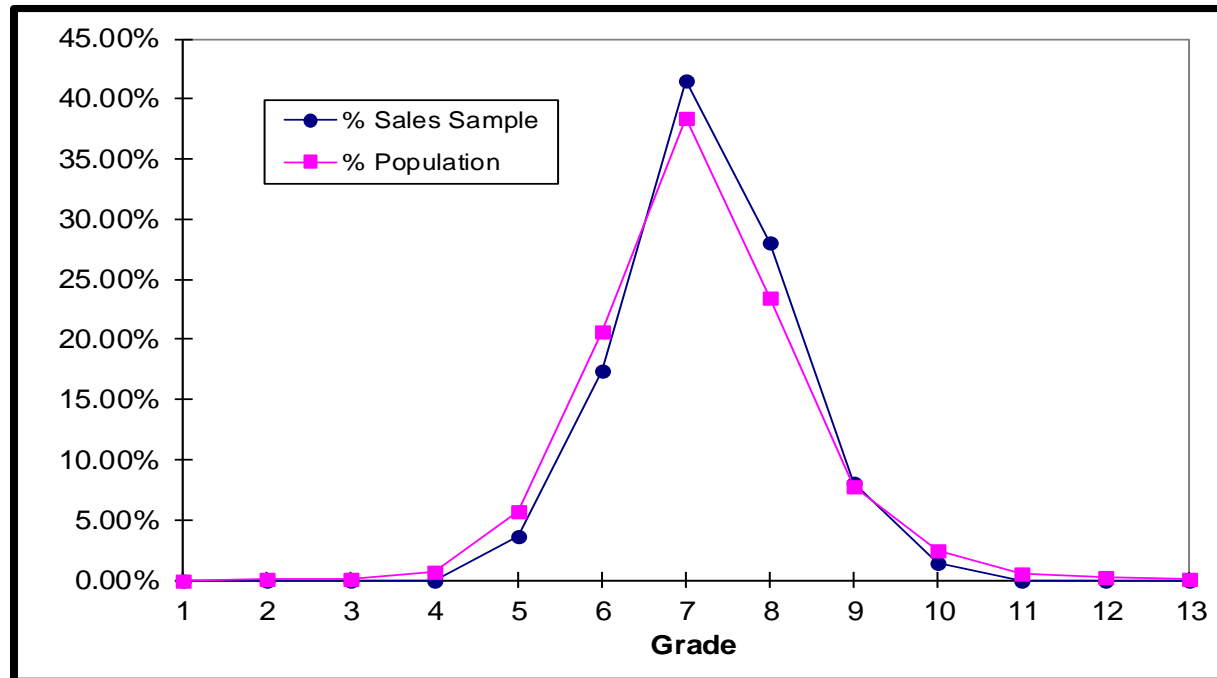


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	8	3.57%
6	39	17.41%
7	93	41.52%
8	63	28.13%
9	18	8.04%
10	3	1.34%
11	0	0.00%
12	0	0.00%
13	0	0.00%
224		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	3	0.07%
3	6	0.14%
4	27	0.65%
5	240	5.75%
6	861	20.64%
7	1603	38.42%
8	979	23.47%
9	322	7.72%
10	103	2.47%
11	20	0.48%
12	7	0.17%
13	1	0.02%
4172		



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

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

2013 Land Value = 2012 Land Value x 1.00, 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 a neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels in Subarea 6 had higher average ratios (AssessedValue/SalePrice) than other properties and required a downward adjustment. With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 224 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 an inadequate number of usable mobile home sales within this area for analysis (7) therefore; mobile homes received the total percent change in sales summary for 2013 assessment year.

Results

The resulting assessment level is 92.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +6.4%. 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 100 Adjustments

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

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

Standard Area Adjustment

7.35%

Sub Area 6	Yes
% Adjustment	-1.92%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an improved parcel located in Sub Area 6 would *approximately* receive a -1.92% downward adjustment. 383 parcels in the improved population would receive this adjustment. There were 19 sales.

90.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 100 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 0.988 resulting in an adjusted value of \$518,000 (\$525,000 X .988=\$518,700) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.916	-8.4%
2/1/2010	0.918	-8.2%
3/1/2010	0.920	-8.0%
4/1/2010	0.923	-7.7%
5/1/2010	0.925	-7.5%
6/1/2010	0.927	-7.3%
7/1/2010	0.930	-7.0%
8/1/2010	0.932	-6.8%
9/1/2010	0.934	-6.6%
10/1/2010	0.937	-6.3%
11/1/2010	0.939	-6.1%
12/1/2010	0.941	-5.9%
1/1/2011	0.944	-5.6%
2/1/2011	0.946	-5.4%
3/1/2011	0.948	-5.2%
4/1/2011	0.951	-4.9%
5/1/2011	0.953	-4.7%
6/1/2011	0.955	-4.5%
7/1/2011	0.958	-4.2%
8/1/2011	0.960	-4.0%
9/1/2011	0.962	-3.8%
10/1/2011	0.965	-3.5%
11/1/2011	0.967	-3.3%
12/1/2011	0.969	-3.1%
1/1/2012	0.972	-2.8%
2/1/2012	0.974	-2.6%
3/1/2012	0.976	-2.4%
4/1/2012	0.979	-2.1%
5/1/2012	0.981	-1.9%
6/1/2012	0.984	-1.6%
7/1/2012	0.986	-1.4%
8/1/2012	0.988	-1.2%
9/1/2012	0.991	-0.9%
10/1/2012	0.993	-0.7%
11/1/2012	0.995	-0.5%
12/1/2012	0.998	-0.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 100
(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	202303	9003	7/9/10	\$352,000	\$327,000	890	6	2009	Avg	44866	N	N	9008 SW VAN OLINDA RD
001	888700	1314	9/1/10	\$207,900	\$194,000	1030	6	1990	Avg	27012	N	N	11437 VASHON HWY SW
001	888700	1275	9/20/12	\$250,000	\$248,000	1120	6	1921	Avg	43891	N	N	11323 VASHON HWY SW
001	182303	9090	3/19/12	\$625,000	\$611,000	1896	6	1912	VGood	86286	Y	Y	12889 BURMA RD SW
001	278160	0062	3/25/11	\$392,500	\$373,000	645	7	1999	Avg	31762	Y	N	8808 SW 148TH PL
001	888700	1446	3/28/11	\$285,000	\$271,000	910	7	1999	Avg	17400	N	N	11502 98TH AVE SW
001	668300	0030	12/11/12	\$350,000	\$349,000	990	7	1980	Avg	13788	Y	N	11146 109TH AVE SW
001	888700	0724	1/6/12	\$275,000	\$267,000	1000	7	1989	Avg	19790	N	N	10626 SW 110TH ST
001	182303	9210	12/19/11	\$185,000	\$180,000	1150	7	1964	Avg	18789	N	N	11303 SW CEDARHURST RD
001	888700	1622	11/7/12	\$270,000	\$269,000	1150	7	1951	Good	17710	N	N	11638 103RD AVE SW
001	668300	0225	3/3/11	\$300,000	\$285,000	1170	7	1974	Avg	12960	N	N	10745 SW 110TH ST
001	668300	0230	9/7/12	\$335,000	\$332,000	1170	7	1972	Avg	12223	N	N	11012 PALISADES AVE SW
001	888700	1371	8/10/12	\$248,000	\$245,000	1310	7	1960	Good	31499	Y	N	11319 98TH AVE SW
001	888700	0987	10/24/12	\$335,000	\$333,000	1340	7	1946	Avg	50932	N	N	11329 103RD AVE SW
001	888700	1167	5/23/12	\$290,000	\$285,000	1350	7	1980	Avg	20059	Y	N	11410 103RD AVE SW
001	668300	0235	5/1/12	\$334,000	\$328,000	1410	7	1975	Good	11879	N	N	11022 PALISADES AVE SW
001	182303	9212	8/22/12	\$299,000	\$296,000	1440	7	2000	Avg	22626	N	N	12808 VASHON HWY SW
001	019450	0110	6/27/11	\$305,000	\$292,000	1471	7	1980	Avg	116711	N	N	10719 SW 134TH PL
001	888700	0752	6/28/12	\$319,000	\$314,000	1610	7	1975	Good	19000	N	N	10414 SW 110TH ST
001	888700	1840	5/11/10	\$575,000	\$532,000	1810	7	1990	Avg	75411	N	N	11809 105TH AVE SW
001	202303	9094	1/8/11	\$530,000	\$500,000	2281	7	1965	Avg	24473	Y	Y	14502 GLEN ACRES RD SW
001	888700	1761	6/14/11	\$349,000	\$334,000	1080	8	1990	Good	37518	Y	N	10323 SW 117TH PL
001	761720	0080	10/24/11	\$440,000	\$425,000	1230	8	1978	Avg	20104	Y	N	11513 SEA BREEZE AVE SW
001	182303	9121	6/13/12	\$665,000	\$655,000	1460	8	1990	Avg	20914	Y	Y	13415 BURMA RD SW
001	202303	9059	9/20/12	\$769,000	\$763,000	1550	8	1970	VGood	23753	Y	Y	14616 GLEN ACRES RD SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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	072303	9189	10/7/10	\$457,000	\$428,000	1560	8	1973	Good	26099	Y	N	11538 104TH PL SW
001	132302	9007	7/13/12	\$1,075,000	\$1,061,000	1564	8	2006	Avg	148104	Y	Y	12310 SW 144TH ST
001	888700	0330	7/25/12	\$440,000	\$435,000	1610	8	1977	Avg	28372	Y	N	9900 SW 112TH ST
001	202303	9137	5/29/10	\$520,300	\$482,000	1760	8	1967	Avg	43560	Y	N	8950 SW 146TH PL
001	693060	0115	8/26/11	\$695,000	\$669,000	1774	8	1994	Avg	5736	Y	Y	11325 110TH PL SW
001	888700	1625	6/14/10	\$372,000	\$345,000	1820	8	1991	Avg	52889	N	N	11703 VASHON HWY SW
001	202303	9125	5/29/12	\$330,000	\$324,000	1890	8	1969	Good	60984	Y	N	9812 SW 145TH PL
001	888700	1464	11/29/12	\$324,000	\$323,000	2060	8	1995	Avg	79153	N	N	11712 VASHON HWY SW
001	192303	9113	5/29/12	\$735,000	\$723,000	2310	8	1999	Avg	221284	N	N	14720 107TH WAY SW
001	888700	1005	10/6/10	\$589,000	\$552,000	2350	8	2000	Avg	18799	Y	N	11503 103RD AVE SW
001	668300	0115	2/18/11	\$620,000	\$587,000	2680	8	1958	Avg	18853	Y	N	10760 SW COWAN RD
001	192303	9097	11/27/12	\$565,000	\$563,000	1460	9	1990	Avg	212250	N	N	14601 107TH WAY SW
001	072303	9162	5/25/10	\$790,000	\$732,000	1580	9	1967	Avg	28125	Y	N	11506 105TH PL SW
001	202303	9122	9/21/12	\$585,000	\$580,000	3280	9	1991	Avg	62465	Y	N	8934 SW 146TH PL
001	082303	9014	7/27/11	\$840,000	\$806,000	5140	10	1993	Avg	162799	Y	N	11730 99TH AVE SW
002	078600	0385	7/4/11	\$145,000	\$139,000	600	5	1951	Good	3780	N	N	13533 SW 171ST ST
002	202303	9169	6/28/10	\$221,000	\$205,000	880	5	1940	Avg	10890	N	N	9002 SW 157TH PL
002	202303	9168	3/5/10	\$213,500	\$197,000	880	5	1940	VGood	10890	N	N	9003 SW 157TH PL
002	292303	9133	5/31/12	\$150,000	\$148,000	790	6	1945	Good	9500	N	N	9620 SW BANK RD
002	252302	9136	7/27/11	\$318,000	\$305,000	940	6	1986	VGood	71003	N	N	16627 121ST AVE SW
002	312303	9147	6/6/11	\$215,000	\$205,000	1010	6	1936	VGood	17000	N	N	10513 SW BANK RD
002	262302	9062	7/25/12	\$431,000	\$426,000	1020	6	2011	Avg	6711	Y	Y	16809 137TH AVE SW
002	202303	9063	11/10/10	\$190,000	\$179,000	1034	6	1976	Good	49658	N	N	8805 SW 159TH ST
002	292303	9125	8/24/11	\$139,000	\$134,000	1224	6	1986	Good	16868	N	N	9616 SW GORSUCH RD
002	302303	9227	3/21/12	\$320,000	\$313,000	1670	6	1906	VGood	31900	N	N	16903 VASHON HWY SW

Improved Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	212303	9003	7/12/12	\$499,000	\$492,000	730	7	1977	Avg	9583	Y	Y	8228 SW HAWTHORNE LN
002	312303	9113	9/14/10	\$275,000	\$257,000	1120	7	1958	Good	9900	N	N	10217 SW BANK RD
002	292303	9006	8/24/12	\$399,000	\$395,000	1144	7	2003	Avg	206910	N	N	8903 SW 159TH ST
002	292303	9032	10/25/12	\$305,600	\$304,000	1240	7	1955	Good	60112	N	N	9405 SW GORSUCH RD
002	202303	9127	5/2/11	\$371,000	\$354,000	1250	7	1966	Avg	160300	N	N	15659 94TH AVE SW
002	203360	0030	8/4/10	\$585,000	\$545,000	1300	7	1936	VGood	16245	Y	Y	8004 SW HAWTHORNE LN
002	302303	9154	11/10/11	\$205,000	\$198,000	1320	7	1964	Good	33976	N	N	10312 SW BANK RD
002	292303	9238	12/10/10	\$244,450	\$230,000	1350	7	1954	Avg	22215	N	N	16406 VASHON HWY SW
002	242302	9258	10/3/12	\$460,000	\$457,000	1480	7	1931	Avg	220849	Y	N	11835 SW 156TH ST
002	362302	9060	4/24/12	\$290,000	\$284,000	1550	7	1983	Good	42304	N	N	17726 COMMONS RD SW
002	202303	9039	4/21/10	\$410,000	\$379,000	1728	7	1984	VGood	95832	N	N	15314 VERMONTVILLE RD SW
002	302303	9084	7/14/11	\$324,000	\$311,000	1750	7	2008	Avg	211266	N	N	10420 SW COVE RD
002	252302	9135	12/1/11	\$300,000	\$291,000	1810	7	1969	Good	54450	N	N	12221 SW COVE RD
002	252302	9083	2/10/11	\$289,000	\$274,000	2010	7	1985	Avg	39600	N	N	11509 SW COVE RD
002	302303	9185	2/27/12	\$330,000	\$322,000	1200	8	1996	Avg	54450	N	N	17508 107TH AVE SW
002	302303	9107	6/25/12	\$599,000	\$590,000	1260	8	1999	Avg	425581	Y	N	17232 107TH AVE SW
002	261737	0040	3/25/11	\$274,000	\$260,000	1450	8	1997	Avg	6485	N	N	17507 95TH PL SW
002	242302	9226	3/21/12	\$343,000	\$335,000	2600	8	1958	Good	55543	N	N	11603 SW 156TH ST
002	302303	9098	12/12/12	\$430,300	\$430,000	2920	8	1981	Avg	236095	N	N	10104 SW 165TH ST
002	252302	9183	12/9/10	\$596,500	\$562,000	1460	9	2004	Avg	97138	Y	N	12912 SW 166TH ST
003	153520	0060	6/17/11	\$210,000	\$201,000	860	5	1948	Avg	8000	Y	N	20612 80TH LN SW
003	012202	9004	10/22/12	\$285,000	\$283,000	1320	5	1900	Avg	407286	N	N	11808 SW CEMETERY RD
003	072203	9139	2/10/12	\$318,000	\$310,000	1400	5	1994	Avg	208216	N	N	11330 SW 220TH ST
003	059100	0054	9/15/10	\$349,000	\$326,000	980	6	1983	Avg	24152	Y	Y	14134 SW 220TH ST
003	249560	0041	2/23/10	\$215,000	\$198,000	1040	6	1970	Good	12000	N	N	8725 SW CEMETERY RD

Improved Sales Used in this Annual Update Analysis
Area 100
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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	012202	9060	5/6/10	\$424,000	\$392,000	1060	6	1986	Avg	188179	N	N	11930 SW CEMETERY RD
003	255150	0190	4/13/12	\$214,000	\$210,000	1060	6	1973	Avg	9350	N	N	19011 87TH PL SW
003	062203	9175	3/29/11	\$205,000	\$195,000	1220	6	1957	Avg	9222	N	N	9918 SW 206TH CT
003	062203	9179	4/27/12	\$167,000	\$164,000	1220	6	1957	Avg	7415	N	N	9902 SW 206TH CT
003	255150	0050	12/21/10	\$209,000	\$197,000	1270	6	1973	Good	8750	N	N	8736 SW 190TH ST
003	052203	9160	5/24/12	\$351,589	\$346,000	1330	6	1976	Avg	30056	N	N	8233 SW 204TH ST
003	122202	9041	10/17/11	\$335,633	\$324,000	1380	6	1945	Avg	189040	N	N	12224 SW 220TH ST
003	072203	9003	7/6/11	\$200,000	\$192,000	1450	6	1985	Avg	38768	N	N	9919 SW 211TH PL
003	082203	9017	12/1/11	\$290,000	\$281,000	1570	6	1922	Avg	196020	N	N	9122 SW QUARTERMASTER DR
003	062203	9020	11/12/12	\$362,000	\$361,000	1640	6	1910	Good	210830	N	N	10714 SW CEMETERY RD
003	888600	0065	9/26/12	\$456,000	\$453,000	1696	6	1923	VGood	23980	Y	N	21432 TRAMP HARBOR RD SW
003	012202	9059	6/21/12	\$265,000	\$261,000	1790	6	1900	Good	216493	N	N	12028 SW CEMETERY RD
003	012202	9034	6/14/10	\$350,000	\$325,000	676	7	2006	Avg	218671	N	N	20708 WESTSIDE HWY SW
003	072203	9154	6/21/12	\$340,000	\$335,000	1090	7	1962	Good	206910	N	N	21902 103RD AVE SW
003	153520	1290	8/24/11	\$310,000	\$298,000	1110	7	1978	Good	31668	N	N	20233 78TH PL SW
003	052203	9044	8/3/11	\$294,000	\$282,000	1150	7	1971	Good	83635	N	N	20325 87TH AVE SW
003	042203	9021	8/20/12	\$369,000	\$365,000	1240	7	1986	Good	2680	Y	Y	8044 SW KLAHANIE RD
003	249560	0078	6/29/10	\$388,000	\$361,000	1382	7	1999	Avg	103247	N	N	8901 SW 198TH ST
003	082203	9008	9/18/12	\$288,000	\$286,000	1390	7	1989	Avg	90588	N	N	9716 SW 212TH ST
003	153520	0925	12/30/11	\$235,000	\$228,000	1490	7	1955	Good	6750	N	N	20224 RIDGE RD SW
003	322303	9044	12/28/11	\$370,000	\$359,000	1540	7	1990	Avg	84942	N	N	9609 SW 188TH ST
003	888600	0043	9/4/12	\$299,000	\$296,000	1840	7	1986	Avg	22215	Y	N	21330 TRAMP HARBOR RD SW
003	022202	9071	5/29/12	\$295,000	\$290,000	1860	7	1983	Avg	207781	N	N	19731 WESTSIDE HWY SW
003	112202	9067	10/11/11	\$415,000	\$401,000	1870	7	1992	Avg	104108	N	N	22215 WAX ORCHARD RD SW
003	888600	0060	5/16/12	\$528,000	\$519,000	1920	7	1989	Avg	43400	Y	N	21416 TRAMP HARBOR RD SW

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Area 100
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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	052203	9172	5/12/12	\$378,000	\$371,000	1960	7	1991	Avg	87100	N	N	20504 94TH PL SW
003	072203	9166	10/27/10	\$415,000	\$390,000	1960	7	1990	Avg	115869	N	N	11234 SW 212TH PL
003	888600	0064	4/30/12	\$377,000	\$370,000	2048	7	1982	Avg	15185	Y	N	21428 TRAMP HARBOR RD SW
003	888600	0005	12/27/11	\$360,000	\$350,000	2090	7	1988	Avg	24500	Y	N	21206 TRAMP HARBOR RD SW
003	072203	9168	10/24/12	\$450,000	\$448,000	2190	7	1998	Avg	259618	N	N	10232 SW 210TH ST
003	082203	9024	7/26/10	\$699,000	\$651,000	2330	7	1926	VGood	107601	N	N	9009 SW 216TH ST
003	062203	9139	12/8/10	\$485,000	\$457,000	2386	7	1992	Avg	104979	N	N	20531 105TH AVE SW
003	052203	9122	1/11/11	\$385,000	\$364,000	1205	8	1959	Good	24829	N	N	20313 RIDGE RD SW
003	153520	1845	12/19/12	\$295,000	\$295,000	1300	8	1988	Avg	26059	N	N	8130 SW 201ST ST
003	888760	0110	7/11/11	\$300,000	\$288,000	1530	8	2004	Avg	12499	N	N	18417 100TH CT SW
003	112202	9091	5/25/11	\$710,000	\$678,000	1550	8	1970	Avg	25696	Y	Y	13933 SW MADRONA RD
003	888760	0040	5/29/12	\$285,000	\$280,000	1640	8	2005	Avg	13455	N	N	9939 SW 184TH WAY
003	888760	0060	8/4/11	\$296,000	\$284,000	1640	8	2005	Avg	13068	N	N	9923 SW 184TH WAY
003	700320	0005	3/16/11	\$425,000	\$404,000	1680	8	2004	Avg	422967	N	N	21807 MONUMENT RD SW
003	052203	9010	2/10/11	\$369,500	\$350,000	1730	8	1975	Good	125635	Y	N	19926 87TH AVE SW
003	153520	3365	11/7/12	\$319,000	\$318,000	1880	8	1993	Avg	28800	N	N	20616 87TH AVE SW
003	052203	9006	6/17/11	\$451,000	\$431,000	2040	8	1990	Avg	226730	N	N	19314 BEALL RD SW
003	072203	9127	7/28/10	\$450,000	\$419,000	2070	8	2009	Avg	33976	N	N	21609 101ST LN SW
003	082203	9025	9/19/11	\$655,000	\$631,000	2260	8	1995	Avg	251460	N	N	21720 MONUMENT RD SW
003	072203	9158	11/22/11	\$810,000	\$785,000	2544	8	2001	Avg	298386	N	N	22131 103RD AVE SW
003	888600	0135	8/29/11	\$646,000	\$622,000	2960	8	1993	Avg	277041	N	N	21419 86TH AVE SW
003	153520	4360	9/1/10	\$410,000	\$383,000	1184	9	2006	Avg	32912	Y	N	20643 87TH AVE SW
003	052203	9140	7/2/12	\$489,500	\$483,000	2170	9	1964	Good	49810	Y	N	19310 RIDGE RD SW
005	232202	9086	5/25/11	\$275,000	\$263,000	820	6	1984	Avg	207781	N	N	13607 SW 240TH ST
005	182203	9254	10/24/12	\$273,700	\$272,000	1130	6	1973	Good	37950	N	N	23708 115TH AVE SW

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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
005	182203	9184	5/24/10	\$250,000	\$232,000	1240	6	1980	Good	16500	Y	N	10214 SW BURTON DR
005	182203	9142	3/11/10	\$300,000	\$276,000	1310	6	1908	Avg	17424	Y	N	23627 VASHON HWY SW
005	182203	9122	8/24/11	\$207,000	\$199,000	1360	6	1950	Avg	13939	N	N	10426 SW 238TH ST
005	700320	0140	1/15/11	\$455,000	\$430,000	929	7	1951	Avg	19889	Y	Y	8829 SW QUARTERMASTER DR
005	182203	9070	7/9/12	\$337,500	\$333,000	1190	7	1910	Good	12415	Y	N	23819 VASHON HWY SW
005	126920	0153	5/12/12	\$352,000	\$346,000	1310	7	1955	Good	26285	Y	N	9301 SW HARBOR DR
005	192203	9020	5/12/12	\$355,000	\$349,000	1310	7	1986	Avg	5310	Y	N	10331 SW 240TH PL
005	182203	9132	8/2/12	\$298,000	\$295,000	1350	7	1960	Good	19500	N	N	10724 SW 238TH ST
005	182203	9088	9/28/10	\$280,000	\$262,000	1420	7	1923	Good	28314	N	N	23009 107TH AVE SW
005	126920	0177	9/18/12	\$319,000	\$316,000	1440	7	1974	Avg	31819	Y	N	9223 SW HARBOR DR
005	126920	0177	9/10/12	\$319,000	\$316,000	1440	7	1974	Avg	31819	Y	N	9223 SW HARBOR DR
005	192203	9060	6/30/11	\$515,000	\$493,000	1750	7	1968	Good	20190	Y	Y	24424 VASHON HWY SW
005	182203	9094	3/30/11	\$425,000	\$404,000	1840	7	1986	Avg	81457	Y	N	10531 SW 238TH ST
005	059400	0130	1/11/12	\$515,000	\$501,000	1960	7	1967	Good	16150	Y	Y	23030 VASHON HWY SW
005	182203	9159	5/3/12	\$450,000	\$442,000	4130	7	1900	Good	207781	N	N	11106 SW 238TH ST
005	182203	9015	5/26/10	\$538,500	\$499,000	1480	8	1974	Avg	182952	N	N	11121 SW 232ND ST
005	142202	9138	10/19/12	\$495,000	\$492,000	2030	8	1999	Avg	217805	N	N	23417 LANDERS RD SW
005	639800	0435	9/13/10	\$715,000	\$669,000	2100	8	1978	Good	16748	Y	Y	10206 SW 228TH ST
005	142202	9108	8/20/12	\$605,000	\$599,000	2190	8	1991	Avg	203860	N	N	23504 145TH PL SW
005	182203	9136	9/21/12	\$475,000	\$471,000	2260	8	1985	Avg	12196	Y	N	10408 SW 238TH ST
005	142202	9022	2/14/12	\$865,000	\$844,000	2270	8	2005	Avg	302332	Y	N	22813 CAREY RD SW
005	182203	9240	6/24/11	\$660,000	\$632,000	2920	8	2008	Avg	118483	N	N	11401 SW 238TH ST
005	202203	9089	2/19/10	\$852,000	\$783,000	2920	8	1985	Avg	14288	Y	Y	24219 96TH PL SW
005	192203	9011	9/18/12	\$1,400,000	\$1,389,000	3260	8	1988	Good	35978	Y	Y	10203 SW BURTON DR
005	126920	0216	4/29/10	\$1,175,000	\$1,087,000	3550	8	1985	Avg	47078	Y	Y	9044 SW HARBOR DR

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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
005	182203	9074	10/28/10	\$616,500	\$579,000	1072	9	2008	Avg	104000	Y	N	10510 SW 238TH ST
005	126920	0148	9/24/12	\$460,000	\$456,000	1290	9	1980	Avg	15343	Y	N	9419 SW HARBOR DR
005	242202	9035	11/19/12	\$432,000	\$431,000	1820	9	1995	Avg	106937	N	N	24234 129TH AVE SW
005	356380	0105	5/27/10	\$665,000	\$616,000	2184	9	2006	Avg	69000	N	N	23323 VASHON HWY SW
005	202203	9036	5/2/11	\$910,000	\$867,000	2570	9	1964	Good	38551	Y	Y	9423 SW BAYVIEW DR
006	352202	9034	3/10/11	\$256,500	\$243,000	1000	6	1992	Avg	38839	N	N	13825 SW 280TH ST
006	352202	9082	5/18/10	\$355,000	\$329,000	1344	6	2003	Avg	108900	N	N	28029 133RD AVE SW
006	700420	0050	7/22/10	\$178,000	\$166,000	1660	6	1986	Avg	20000	N	N	12032 SW 250TH WAY
006	362202	9049	1/4/11	\$345,000	\$326,000	1740	6	1960	Good	217800	N	N	12632 SW 276TH ST
006	012102	9073	12/6/11	\$212,730	\$206,000	1200	7	1978	Good	58411	N	N	12914 SW 297TH WAY
006	012102	9106	10/12/12	\$305,700	\$304,000	1300	7	1963	Good	29972	Y	N	12922 SW BACHELOR RD
006	262202	9057	7/25/11	\$242,000	\$232,000	1460	7	2005	Avg	76933	N	N	26017 WAX ORCHARD RD SW
006	012102	9120	11/29/12	\$270,000	\$269,000	1780	7	1994	Avg	108814	N	N	13016 SW 297TH WAY
006	232202	9046	9/18/12	\$618,000	\$613,000	1790	7	1975	Good	40006	Y	Y	25527 140TH LN SW
006	534160	0110	6/18/10	\$280,000	\$260,000	1870	7	1994	Avg	30342	N	N	13009 SW 297TH WAY
006	352202	9081	11/2/10	\$394,000	\$370,000	1950	7	1995	Avg	100769	N	N	27917 142ND AVE SW
006	700420	0190	5/23/10	\$332,000	\$308,000	1590	8	1979	Avg	18870	Y	N	25120 122ND AVE SW
006	012102	9053	7/26/12	\$375,000	\$370,000	1898	8	1980	Avg	156680	Y	Y	29330 129TH AVE SW
006	534160	0070	1/12/10	\$380,000	\$348,000	2190	8	1993	Avg	26492	Y	N	12924 SW 300TH ST
006	252202	9024	12/23/10	\$560,000	\$528,000	2540	8	2000	Avg	435600	N	N	26333 VASHON HWY SW
006	252202	9133	4/14/10	\$575,000	\$531,000	3240	8	1994	Avg	278348	N	N	27138 VASHON HWY SW
006	242202	9036	5/22/12	\$740,000	\$727,000	2470	9	1999	Avg	441698	N	N	12280 SW 253RD ST
006	012102	9019	10/30/12	\$662,000	\$659,000	3132	9	1997	Avg	92193	Y	Y	29420 124TH LN SW
006	362202	9022	8/26/11	\$780,000	\$750,000	2550	10	1995	Avg	217800	Y	N	28408 VASHON HWY SW
007	742760	0084	11/2/10	\$375,000	\$352,000	860	5	1925	Good	9022	Y	Y	28707 MANZANITA BEACH RD SW

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Area 100
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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
007	222203	9010	10/26/12	\$269,000	\$268,000	1310	5	1930	Avg	217800	N	N	5615 SW POINT ROBINSON RD
007	152203	9056	4/10/12	\$165,000	\$162,000	620	6	1991	Avg	37200	N	N	6032 SW POINT ROBINSON RD
007	302203	9104	11/29/11	\$318,000	\$308,000	950	6	1908	Good	38411	Y	N	26227 99TH AVE SW
007	855000	2375	11/5/12	\$460,000	\$458,000	990	6	1908	Good	9023	Y	Y	27629 HAKE RD SW
007	205120	0443	11/23/11	\$274,000	\$265,000	1430	6	1919	Good	61855	Y	N	9713 SW 264TH ST
007	302203	9068	6/8/10	\$352,500	\$327,000	1620	6	1906	Good	37897	Y	N	26030 101ST PL SW
007	755880	0140	4/9/12	\$225,000	\$220,000	920	7	1979	Avg	12875	N	N	9112 SW 274TH ST
007	281710	0560	10/19/12	\$319,000	\$317,000	1000	7	1968	Avg	9604	Y	N	7823 SW 259TH PL
007	205120	0434	1/10/12	\$265,000	\$258,000	1060	7	1977	Avg	36000	Y	N	9600 SW 268TH ST
007	387440	0320	7/24/12	\$299,000	\$295,000	1100	7	1975	Good	24925	N	N	8030 SW 234TH ST
007	517920	0020	6/17/11	\$255,000	\$244,000	1150	7	1962	Good	11050	Y	N	9925 SW 260TH ST
007	281700	0070	8/17/12	\$339,000	\$335,000	1180	7	1968	Good	9990	Y	N	25869 75TH AVE SW
007	521620	0255	7/26/11	\$329,500	\$316,000	1220	7	1943	Good	42960	N	N	7136 SW POINT ROBINSON RD
007	281710	0410	12/10/10	\$229,000	\$216,000	1290	7	1980	Avg	10981	N	N	25713 78TH CT SW
007	281700	0260	7/24/12	\$337,500	\$333,000	1410	7	1979	Good	12117	Y	N	25921 GOLD BEACH DR SW
007	281710	0970	10/10/11	\$225,000	\$217,000	1420	7	1975	Good	10681	Y	N	7627 SW 258TH CT
007	281710	0920	5/13/11	\$285,000	\$272,000	1440	7	1980	Good	9749	Y	N	7612 SW 258TH CT
007	142203	9008	6/8/12	\$350,000	\$344,000	1450	7	1952	Avg	81963	N	N	23910 51ST LN SW
007	755880	0070	10/19/12	\$255,000	\$254,000	1460	7	1987	Avg	13050	N	N	9244 SW 274TH ST
007	281710	0930	7/14/10	\$300,000	\$279,000	1540	7	1993	Avg	9750	Y	N	7620 SW 258TH CT
007	281700	0280	5/4/11	\$345,000	\$329,000	1600	7	1987	Good	10235	Y	N	25933 GOLD BEACH DR SW
007	162203	9186	3/28/12	\$271,550	\$266,000	1620	7	1930	Good	25375	N	N	22834 DOCKTON RD SW
007	302203	9027	7/19/12	\$638,500	\$630,000	1630	7	1990	Avg	27442	Y	Y	26013 101ST PL SW
007	162203	9182	10/21/10	\$370,000	\$347,000	1750	7	1915	Good	46691	N	N	6936 SW POINT ROBINSON RD
007	162203	9139	4/19/12	\$340,000	\$333,000	1830	7	1961	Good	38500	N	N	23226 KINGSBURY RD SW

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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
007	212203	9104	8/27/12	\$447,324	\$443,000	1850	7	1973	Avg	62726	Y	Y	24245 DOCKTON RD SW
007	281720	0060	4/18/12	\$412,000	\$404,000	1880	7	1976	Avg	16010	Y	Y	25902 GOLD BEACH DR SW
007	222203	9011	4/27/11	\$445,000	\$424,000	2080	7	1963	Avg	217800	N	N	5729 SW POINT ROBINSON RD
007	142203	9025	7/11/12	\$620,000	\$612,000	2370	7	1971	Avg	13220	Y	Y	4336 SW LUANA BEACH RD
007	302203	9021	5/21/12	\$729,000	\$716,000	1360	8	1972	Avg	43560	Y	Y	25827 STUCKEY AVE SW
007	281721	0060	4/4/12	\$584,000	\$572,000	1430	8	1979	Good	14762	Y	Y	25830 GOLD BEACH DR SW
007	162203	9060	11/21/12	\$840,000	\$837,000	1540	8	1958	Good	24746	Y	Y	23109 KINGSBURY RD SW
007	521620	0200	3/27/12	\$425,000	\$416,000	1630	8	1991	Avg	21480	N	N	7429 SW MAURY PARK RD
007	521620	0040	12/19/12	\$650,000	\$649,000	1670	8	1923	Good	44490	Y	Y	7218 SW MAURY PARK RD
007	281720	0040	3/3/10	\$455,000	\$419,000	1720	8	1982	Avg	19716	Y	N	7409 SW 259TH WAY
007	281721	0380	8/30/12	\$401,000	\$397,000	1770	8	1995	Avg	11943	Y	N	25713 GOLD BEACH DR SW
007	205120	0461	4/12/10	\$400,000	\$369,000	1840	8	1961	Avg	108028	Y	N	9718 SW 268TH ST
007	521620	0120	5/11/11	\$835,000	\$796,000	2174	8	1930	VGood	25047	Y	Y	7412 SW MAURY PARK RD
007	142203	9075	11/29/11	\$740,000	\$717,000	2270	8	1963	Good	26445	Y	Y	4304 SW LUANA BEACH RD
007	232203	9118	6/28/11	\$645,000	\$618,000	2339	8	2006	Avg	303300	Y	N	4409 SW POINT ROBINSON RD
007	281721	0140	10/12/10	\$620,000	\$581,000	2510	8	1990	Avg	13934	Y	Y	25770 GOLD BEACH DR SW
007	142203	9093	8/5/11	\$480,000	\$461,000	2840	8	1990	Avg	232610	N	N	23712 49TH AVE SW
007	322203	9106	9/7/11	\$510,000	\$491,000	3100	8	1987	Avg	219978	Y	N	28508 97TH AVE SW
007	282203	9044	6/12/12	\$599,000	\$590,000	1582	9	1973	Avg	37266	Y	Y	26040 GOLD BEACH DR SW
007	205120	0436	8/25/10	\$630,000	\$588,000	2242	9	2009	Avg	28213	Y	N	9451 SW 266TH LN
007	212203	9134	4/8/10	\$630,000	\$582,000	2561	9	2000	Avg	219978	N	N	24539 68TH AVE SW
007	322203	9065	9/14/11	\$632,000	\$609,000	2800	9	1998	Avg	212572	Y	N	27612 94TH AVE SW
007	212203	9135	4/5/10	\$560,000	\$517,000	3250	9	1998	Avg	219978	N	N	24533 68TH AVE SW
007	162203	9130	12/12/11	\$750,000	\$728,000	2270	10	1998	Avg	47486	Y	Y	22505 DEPPMAN RD SW

Improved Sales Removed in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072303	9028	1/6/12	\$100,000	DOR RATIO;OBSOL;TIMBER AND FOREST LAND; MULTI-PARCEL SALE; STATEMENT TO DOR
001	072303	9097	7/12/11	\$950,000	PREVIMP<=25K;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	072303	9112	1/6/12	\$30,000	DOR RATIO
001	072303	9112	1/6/12	\$150,000	DOR RATIO
001	072303	9134	7/29/11	\$8,000	DOR RATIO;QUIT CLAIM DEED
001	072303	9138	12/8/10	\$832,000	UNFIN AREA
001	072303	9197	6/4/12	\$265,000	STATISTICAL OUTLIER
001	082303	9046	1/14/11	\$480,000	QUESTIONABLE PER APPRAISAL
001	132302	9004	9/25/10	\$450,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	182303	9041	3/27/12	\$15,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
001	182303	9121	8/13/12	\$2,162	DOR RATIO
001	202303	9119	12/30/10	\$380,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	278160	0050	8/6/10	\$430,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	278160	0190	8/3/12	\$403,500	PREVIMP<=25K
001	668300	0115	2/11/11	\$30,000	DOR RATIO
001	668300	0135	6/4/12	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; ASSESSOR'S DATA DOESN'T MATCH SALE DATA
001	668310	0040	10/4/11	\$555,000	PREVIMP<=25K
001	668310	0190	5/24/10	\$870,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	668310	0340	3/4/10	\$440,000	NON-NORMAL DISTRIBUTION
001	693060	0065	7/11/11	\$160,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
001	888700	0005	6/3/11	\$299,000	PREVIMP<=25K
001	888700	0390	6/28/10	\$305,000	UNFIN AREA
001	888700	0870	11/7/11	\$294,000	NO MARKET EXPOSURE
001	888700	0875	4/24/12	\$145,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
001	888700	1401	3/21/12	\$85,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
001	888700	1462	7/30/12	\$290,000	OBSOL
001	888700	1585	10/18/12	\$25,464	DOR RATIO;%NETCOND
001	888700	1622	5/16/12	\$188,001	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	888700	1635	3/15/12	\$258,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	888700	1719	10/19/11	\$170,500	NON-REPRESENTATIVE SALE
001	888700	1805	9/2/11	\$268,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
001	888700	1820	2/12/10	\$350,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	078600	0230	2/1/10	\$129,847	RELATED PARTY, FRIEND, OR NEIGHBOR
002	078600	0250	11/25/11	\$38,718	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	078600	0255	11/25/11	\$60,600	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
002	192303	9022	10/9/12	\$589,500	OPEN SPACE/
002	203360	0025	3/28/12	\$163,000	DOR RATIO;PREVIMP<=25K
002	203360	0065	5/16/12	\$219,314	PREVIMP<=25K;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
002	203360	0160	6/26/12	\$387,000	OBSOL
002	212303	9024	10/19/11	\$295,000	PREVIMP<=25K
002	242302	9173	10/7/11	\$5,000	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
002	242302	9175	7/6/12	\$300,000	OPEN SPACE/
002	252302	9155	12/6/11	\$176,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	262302	9034	5/1/12	\$290,000	PREVIMP<=25K
002	262302	9056	3/25/10	\$945,000	NON-NORMAL DISTRIBUTION
002	262302	9062	6/14/10	\$168,000	DOR RATIO
002	292303	9172	12/2/10	\$50,776	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	292303	9196	6/22/12	\$375,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
002	292303	9196	2/14/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	292303	9269	8/11/11	\$325,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	292303	9276	7/13/12	\$205,355	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
002	302303	9018	10/25/11	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	312303	9043	4/14/12	\$427,500	OPEN SPACE/ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
002	312303	9083	11/29/10	\$196,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	312303	9109	5/13/10	\$235,000	NON-REPRESENTATIVE SALE
002	312303	9146	5/11/10	\$1,200,000	NO MARKET EXPOSURE
002	322303	9028	8/25/11	\$212,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	322303	9152	8/3/10	\$495,000	PREVIMP<=25K;GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
002	362302	9040	11/10/11	\$170,000	LACK OF REPRESENTATION-FAIRCOND
002	742425	0180	6/22/10	\$195,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD
003	012202	9011	12/4/12	\$400,000	STATISTICAL OUTLIER
003	022202	9066	12/18/12	\$508,000	OPEN SPACE/
003	052203	9031	8/17/12	\$192,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
003	052203	9077	3/22/12	\$1,000	DOR RATIO
003	052203	9165	2/3/11	\$169,000	REAL MH;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	062203	9018	9/22/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	062203	9035	8/17/11	\$288,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
003	062203	9130	3/2/11	\$187,000	IMP COUNT
003	072203	9003	9/24/10	\$320,469	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
003	072203	9026	4/7/11	\$356,000	OPEN SPACE/EXEMPT FROM EXCISE TAX
003	072203	9026	11/17/11	\$400,000	OPEN SPACE/FINANCIAL INSTITUTION RESALE
003	072203	9031	1/29/10	\$265,000	OPEN SPACE/
003	072203	9091	7/12/12	\$401,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
003	072203	9139	3/4/10	\$429,000	NON-REPRESENTATIVE SALE
003	082203	9039	12/16/11	\$167,500	REAL MH;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
003	082203	9082	12/5/12	\$485,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
003	082203	9108	1/26/12	\$222,000	OBSOL
003	112202	9025	8/24/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; ASSESSOR'S DATA DOESN'T MATCH SALE DATA
003	112202	9080	11/8/10	\$745,436	PREVIMP<=25K

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	112202	9126	10/25/12	\$403,297	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
003	122202	9049	8/27/12	\$507,260	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
003	153520	0345	5/25/12	\$224,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	153520	0473	2/7/12	\$400,000	MODEL DEVELOPMENT EXCLUSION
003	249560	0015	3/28/12	\$175,000	MODEL DEVELOPMENT EXCLUSION
003	249560	0079	1/7/10	\$497,000	UNFIN AREA
003	312303	9125	8/1/12	\$2,313	DOR RATIO
003	312303	9136	8/20/12	\$1,107	DOR RATIO
003	322303	9051	6/29/10	\$255,000	PREVIMP<=25K
003	352302	9060	1/8/10	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	888600	0121	7/19/11	\$310,000	IMP COUNT;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	127220	0125	6/17/11	\$253,000	PREVIMP<=25K
005	132202	9025	12/10/10	\$484,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
005	132202	9039	7/6/11	\$584,000	OPEN SPACE/TIMBER AND FOREST LAND
005	132202	9067	8/10/12	\$350,000	STATISTICAL OUTLIER
005	142202	9049	10/1/10	\$525,000	OPEN SPACE/TIMBER AND FOREST LAND
005	142202	9091	10/17/11	\$515,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
005	152202	9010	7/26/11	\$449,000	%COMPL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	172203	9069	4/26/10	\$939,000	NON-NORMAL DISTRIBUTION
005	182203	9060	2/19/10	\$165,000	NON-NORMAL DISTRIBUTION
005	182203	9166	8/8/12	\$135,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	182203	9224	2/18/11	\$446,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	182203	9240	1/19/10	\$585,000	NON-REPRESENTATIVE SALE
005	192203	9037	6/1/10	\$350,000	MODEL DEVELOPMENT EXCLUSION
005	202203	9054	12/17/12	\$355,000	STATISTICAL OUTLIER
005	232202	9082	9/2/11	\$819,000	PREVIMP<=25K
005	242202	9064	10/1/10	\$245,000	UNFIN AREA
005	606760	0005	1/23/12	\$330,000	MODEL DEVELOPMENT EXCLUSION

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	606760	0135	6/16/10	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
005	772860	0040	5/27/11	\$338,000	IMP COUNT;PREVIMP<=25K
005	936121	0030	6/4/10	\$437,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
006	012102	9119	3/19/12	\$185,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
006	232202	9044	4/3/12	\$455,000	PREVIMP<=25K
006	252202	9001	12/3/12	\$485,000	IMP COUNT
006	262202	9057	9/17/10	\$84,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	503180	0215	4/16/10	\$235,000	PREVIMP<=25K;NO MARKET EXPOSURE
006	700420	0040	1/11/11	\$314,822	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
006	700420	0040	2/24/12	\$172,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
006	700420	0140	4/17/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE;AND OTHER WARNINGS
006	700420	0140	11/29/11	\$199,327	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE; Sale price updated by Sales ID group;
007	142203	9080	9/19/11	\$280,000	NO MARKET EXPOSURE
007	162203	9021	1/19/12	\$925,000	LACK OF REPRESENTATION-GRD11
007	162203	9100	10/26/12	\$208,438	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
007	162203	9157	6/5/12	\$550,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
007	162203	9157	12/13/11	\$440,785	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
007	205120	0405	10/9/12	\$393,442	IMP COUNT
007	205120	0434	12/9/11	\$220,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
007	212203	9032	3/10/10	\$210,000	MODEL DEVELOPMENT EXCLUSION
007	222203	9066	9/20/11	\$400,000	OPEN SPACE/
007	281700	0010	9/12/12	\$270,200	EXEMPT FROM EXCISE TAX; AUCTION SALE
007	281700	0330	2/8/12	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE

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Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	281710	0130	5/31/12	\$187,326	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
007	281710	0130	10/25/12	\$109,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;NON-REPRESENTATIVE SALE
007	281721	0310	11/22/10	\$397,421	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
007	302203	9044	1/25/11	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
007	302203	9084	4/13/12	\$310,000	IMP COUNT;PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
007	302203	9111	12/6/12	\$390,000	MODEL DEVELOPMENT EXCLUSION
007	312203	9018	8/27/12	\$314,500	OBSOL;UNFIN AREA
007	322203	9041	10/8/10	\$755,000	UNFIN AREA
007	445100	0070	5/29/12	\$50,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
007	521520	0090	9/12/12	\$384,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
007	742760	0125	6/28/10	\$515,000	NO MARKET EXPOSURE
007	742760	0215	9/8/10	\$60,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
007	742760	0215	9/8/10	\$60,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
007	755880	0530	3/26/12	\$207,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
007	755880	0560	12/26/12	\$560,472	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MAREKT EXPOSURE; Sale price updated by Sales ID group;
007	755880	0570	10/11/10	\$285,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
007	755880	0590	9/2/10	\$418,000	PREVIMP<=25K
007	855000	1505	8/4/11	\$640,510	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;Sale price updated by Sales ID group
007	855000	1505	6/15/12	\$355,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
007	855000	1645	4/25/12	\$323,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	855000	1745	3/31/10	\$420,000	IMP COUNT;PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	192303	9020	04/11/12	\$190,000	420,354	N	N
2	192303	9071	10/18/11	\$139,000	284,011	N	N
3	012202	9003	11/09/10	\$198,000	206,474	N	N
3	072203	9021	01/21/10	\$160,000	217,800	N	N
5	132202	9033	09/17/10	\$170,000	348,915	N	N
7	142203	9096	05/11/10	\$115,000	40,761	Y	N
7	281700	0270	05/25/12	\$96,000	10,883	Y	N
7	755880	0400	02/23/11	\$120,000	62,290	Y	N

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072303	9073	7/28/2011	\$8,000	QUIT CLAIM DEED;
001	072303	9177	11/24/2012	\$160,000	RELATED PARTY, FRIEND OR NEIGHBOR
001	182303	9108	10/26/2010	\$2,052	DOR RATIO;PREVLAND<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	278160	0060	7/17/2012	\$30,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	816400	0230	7/12/2010	\$1,000	NO MARKET EXPOSURE; AUCTION SALE;
001	888700	0142	3/24/2010	\$75,920	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE;
001	888700	2004	7/14/2011	\$17,000	RELATED PARTY, FRIEND OR NEIGHBOR
002	212303	9041	3/2/2011	\$17,000	PREVLAND<=25K;
002	292303	9074	3/30/2011	\$2,500	PREVLAND<=25K;
002	302303	9158	5/29/2012	\$5,000	QUIT CLAIM DEED;
002	322303	9003	4/4/2011	\$253,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
002	322303	9003	1/30/2010	\$141,500	NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
002	322303	9156	11/4/2010	\$209,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
003	012202	9050	7/16/2012	\$60,000	DOR RATIO;STATEMENT TO DOR; NON-REPRESENTATIVE SALE
003	062203	9063	4/23/2010	\$515,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY;
003	062203	9071	1/14/2010	\$95,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
003	062203	9186	1/14/2010	\$312,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
003	072203	9107	2/11/2011	\$12,500	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY; STATEMENT TO DOR;
003	072203	9107	2/14/2011	\$292,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY;
003	072203	9129	11/23/2011	\$15,000	RELATED PARTY, FRIEND OR NEIGHBOR
003	072203	9137	12/11/2011	\$22,500	RELATED PARTY, FRIEND OR NEIGHBOR
003	153520	0520	8/5/2010	\$22,000	PREVLAND<=25K;
003	231640	0950	12/30/2012	\$5,000	DOR RATIO;PREVLAND<=25K;GOVERNMENT AGENCY
003	231640	1625	5/12/2012	\$15,000	RELATED PARTY, FRIEND OR NEIGHBOR
003	322303	9220	9/23/2011	\$50,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
005	142202	9147	6/4/2012	\$190,000	NO MARKET EXPOSURE
005	232202	9144	8/9/2012	\$9,000	DOR RATIO;PREVLAND<=25K
005	936121	0010	8/22/2011	\$40,000	PREVLAND<=25K;
006	252202	9165	1/3/2011	\$25,000	PREVLAND<=25K;
006	311040	0280	4/28/2011	\$14,000	PREVLAND<=25K;
006	352202	9023	8/9/2012	\$1,500	DOR RATIO; EASEMENT
007	142203	9098	6/8/2012	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
007	205120	0057	7/7/2011	\$4,140	NO MARKET EXPOSURE;
007	232203	9048	9/9/2010	\$15,000	PREVLAND<=25K;
007	232203	9049	12/7/2010	\$15,000	PREVLAND<=25K;
007	281710	0530	8/23/2010	\$40,000	NON-REPRESENTATIVE SALE
007	302203	9100	4/16/2012	\$50,000	RELATED PARTY, FRIEND OR NEIGHBOR
007	312203	9047	9/9/2011	\$14,500	PREVLAND<=25K;

Vacant Sales Removed in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	387440	0080	2/10/2010	\$85,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
007	387440	0110	10/31/2012	\$45,000	RELATED PARTY, FRIEND OR NEIGHBOR
007	387440	0330	10/24/2012	\$20,000	RELATED PARTY, FRIEND OR NEIGHBOR
007	617580	0340	1/26/2010	\$9,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
007	742760	0345	12/7/2012	\$16,150	PREVLAND<=25K;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
007	855000	2250	7/15/2011	\$7,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;