

Residential Revalue

2012 Assessment Roll

Lake Sammamish/ Redmond

Area 47

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 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 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

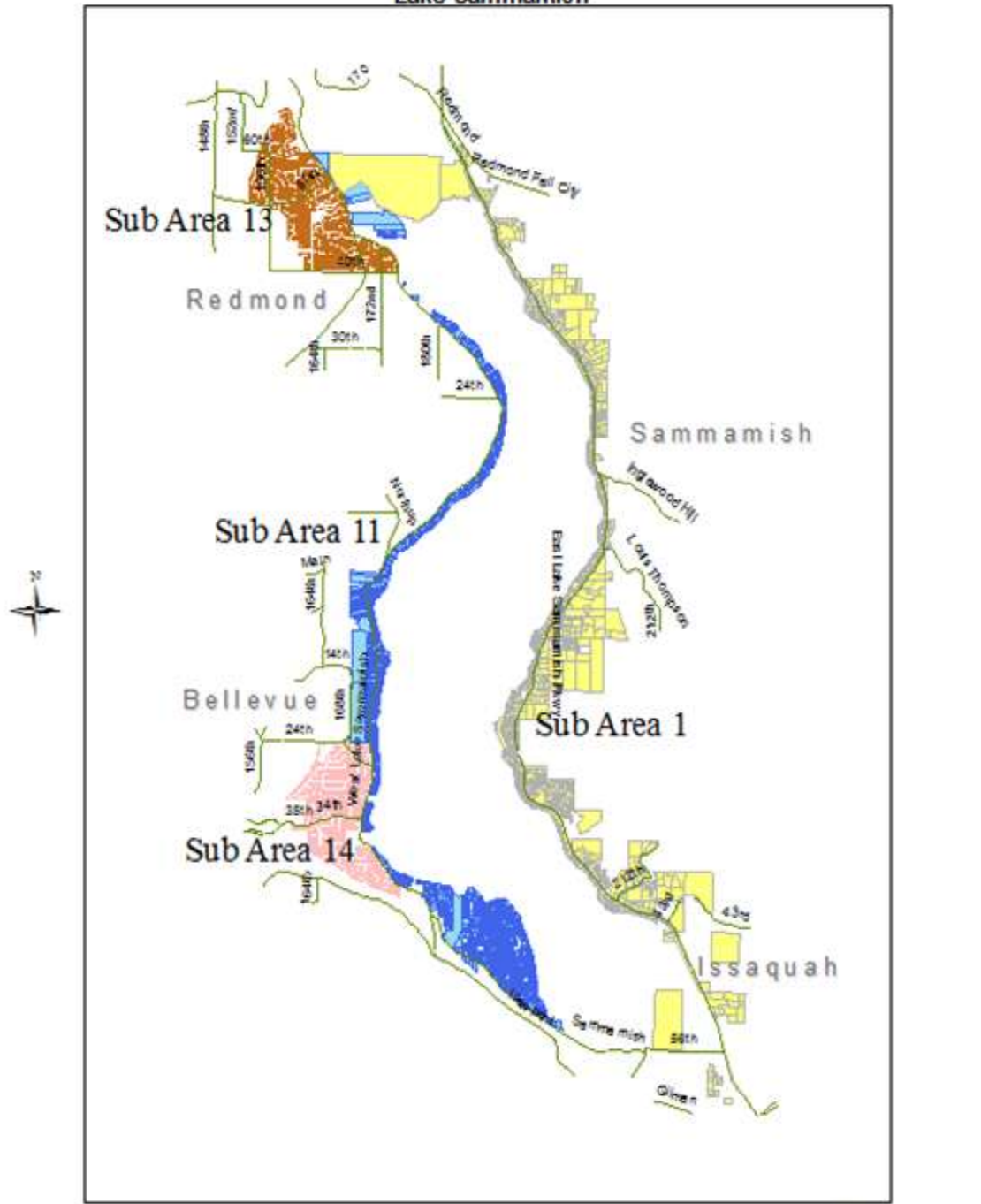
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 47 Lake Sammamish



Lake Sammamish/ Redmond

Housing



Grade 6/ Year Built 1955/ Total Living Area 930



Grade 7/ Year Built 1967/ Total Living Area 1,290



Grade 8/ Year Built 2004/ Total Living Area 3610



Grade 9/ Year Built 1999/ Total Living Area 2,960



Grade 10/ Year Built 1990/ Total Living Area 3,110



Grade 11/ Year Built 2001/ Total Living Area 4,080

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 2012 Assessment Roll

Area Name / Number: Lake Sammamish, Redmond/47

Number of Improved Sales: 390

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$349,200	\$325,000	\$674,200			
2012 Value	\$349,200	\$325,000	\$674,200	\$738,500	91.3%	8.74%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$353,500	\$291,600	\$645,100
2012 Value	\$353,500	\$291,600	\$645,100
Percent Change	0.0%	0.0%	0.0%

Number of one to three unit residences in the population: 4,691

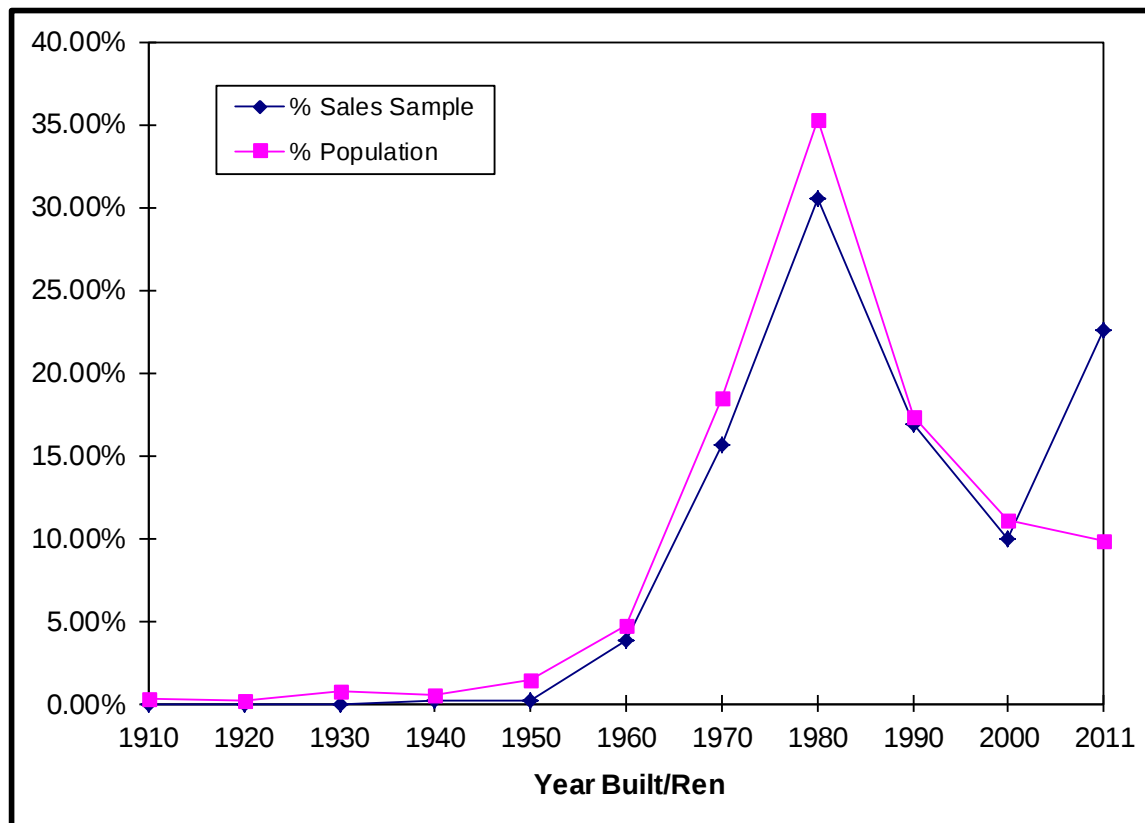
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results indicated that no adjustment was warranted.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.26%
1950	1	0.26%
1960	15	3.85%
1970	61	15.64%
1980	119	30.51%
1990	66	16.92%
2000	39	10.00%
2011	88	22.56%
	390	

Population		
Year Built/Ren	Frequency	% Population
1910	16	0.34%
1920	7	0.15%
1930	34	0.72%
1940	23	0.49%
1950	69	1.47%
1960	224	4.78%
1970	865	18.44%
1980	1655	35.28%
1990	816	17.40%
2000	521	11.11%
2011	461	9.83%
	4691	

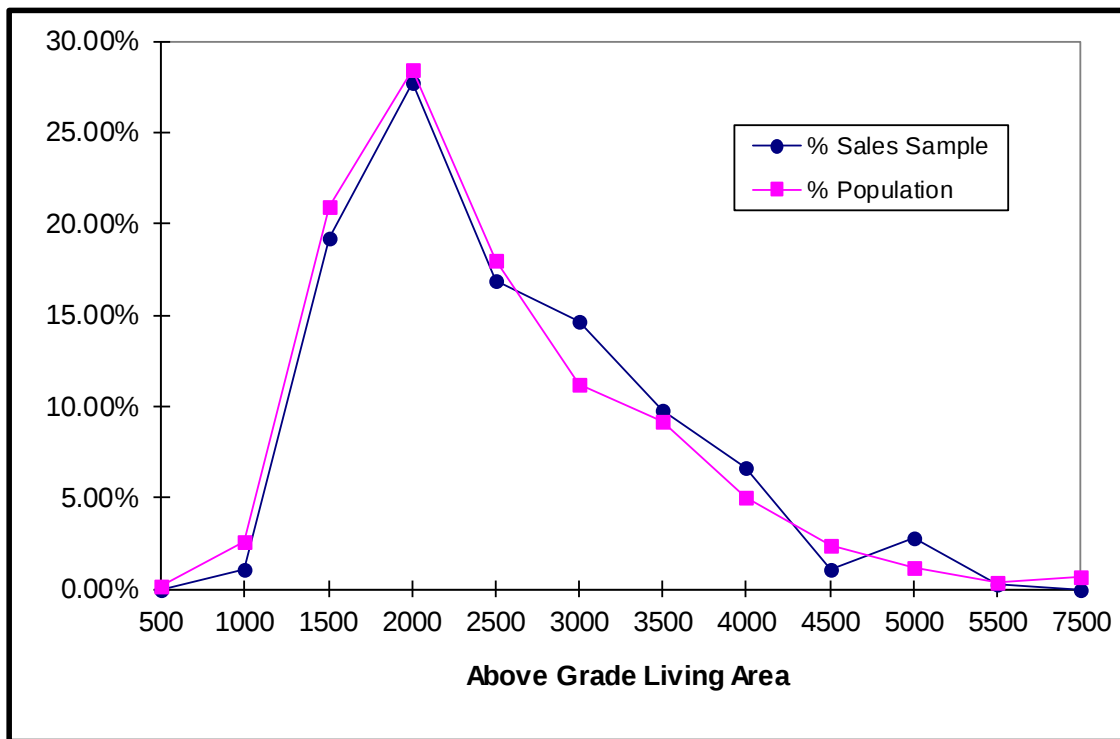


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	1.03%
1500	75	19.23%
2000	108	27.69%
2500	66	16.92%
3000	57	14.62%
3500	38	9.74%
4000	26	6.67%
4500	4	1.03%
5000	11	2.82%
5500	1	0.26%
7500	0	0.00%
	390	

Population		
AGLA	Frequency	% Population
500	5	0.11%
1000	123	2.62%
1500	983	20.96%
2000	1332	28.39%
2500	842	17.95%
3000	526	11.21%
3500	429	9.15%
4000	234	4.99%
4500	112	2.39%
5000	56	1.19%
5500	19	0.41%
8500	30	0.64%
	4691	

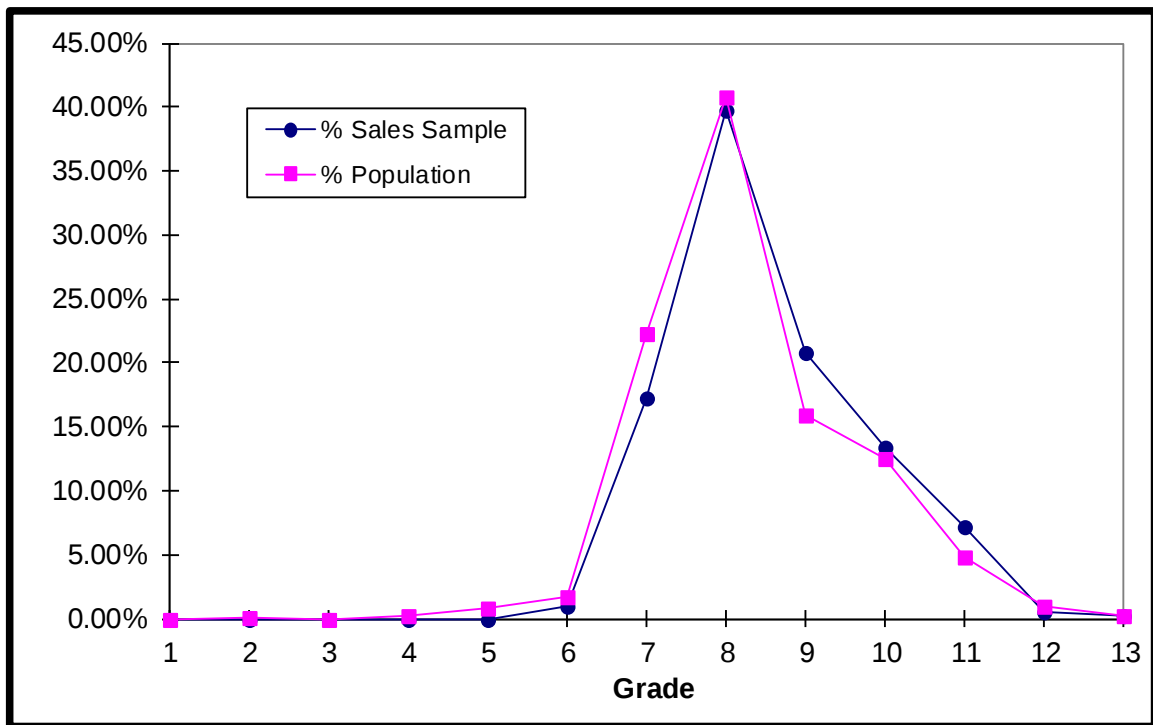


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
6	4	1.03%
7	67	17.18%
8	155	39.74%
9	81	20.77%
10	52	13.33%
11	28	7.18%
12	2	0.51%
13	1	0.26%
	390	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	7	0.15%
5	36	0.77%
6	77	1.64%
7	1045	22.28%
8	1913	40.78%
9	745	15.88%
10	586	12.49%
11	228	4.86%
12	45	0.96%
13	8	0.17%
	4691	



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 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 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 2011 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 1/1/2012. No additional adjustment to land value is warranted.

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 indicated that no adjustment was warranted.

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 390 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

No adjustment warranted.

Results

The resulting assessment level is 91.3%. 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 2012 assessment year (taxes payable in 2013) results in no change from the 2011 assessments. The lack of change 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 47 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Applied 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

0.00%

No Change

Area 47 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, 2012**.

For example, a sale of \$475,000 which occurred on September 1, 2010 would be adjusted by the time trend factor of 0.954, resulting in an adjusted value of \$453,000 ($\$475,000 \times 0.954 = \$453,150$) –rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.889	-11.1%
2/1/2009	0.892	-10.8%
3/1/2009	0.895	-10.5%
4/1/2009	0.898	-10.2%
5/1/2009	0.901	-9.9%
6/1/2009	0.904	-9.6%
7/1/2009	0.907	-9.3%
8/1/2009	0.910	-9.0%
9/1/2009	0.914	-8.6%
10/1/2009	0.917	-8.3%
11/1/2009	0.920	-8.0%
12/1/2009	0.923	-7.7%
1/1/2010	0.926	-7.4%
2/1/2010	0.929	-7.1%
3/1/2010	0.932	-6.8%
4/1/2010	0.935	-6.5%
5/1/2010	0.938	-6.2%
6/1/2010	0.941	-5.9%
7/1/2010	0.944	-5.6%
8/1/2010	0.947	-5.3%
9/1/2010	0.951	-4.9%
10/1/2010	0.954	-4.6%
11/1/2010	0.957	-4.3%
12/1/2010	0.960	-4.0%
1/1/2011	0.963	-3.7%
2/1/2011	0.966	-3.4%
3/1/2011	0.969	-3.1%
4/1/2011	0.972	-2.8%
5/1/2011	0.975	-2.5%
6/1/2011	0.978	-2.2%
7/1/2011	0.981	-1.9%
8/1/2011	0.984	-1.6%
9/1/2011	0.988	-1.2%
10/1/2011	0.991	-0.9%
11/1/2011	0.994	-0.6%
12/1/2011	0.997	-0.3%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 47
(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	072406	9075	8/10/10	\$355,000	\$337,000	1160	6	1931	Good	24340	Y	N	2628 EAST LAKE SAMMAMISH PKWY SE
001	172406	9046	8/5/11	\$725,000	\$714,000	740	7	1980	Avg	2907	Y	Y	4007 EAST LAKE SAMMAMISH SHORE LN SE
001	062406	9100	12/3/09	\$500,000	\$461,000	1410	7	1984	Good	33000	N	N	1707 196TH AVE SE
001	062406	9056	2/4/10	\$475,000	\$441,000	1600	7	1960	Avg	70039	Y	N	1825 EAST LAKE SAMMAMISH PKWY SE
001	920100	0400	3/25/09	\$390,000	\$350,000	1940	7	1970	Avg	12895	N	N	19632 SE 29TH ST
001	322506	9284	9/28/11	\$600,000	\$594,000	1280	8	1981	Good	37701	Y	N	20413 NE 7TH CT
001	172406	9076	2/22/11	\$750,000	\$726,000	1590	8	2006	Avg	1785	Y	Y	4261 EAST LAKE SAMMAMISH SHORE LN SE
001	172406	9099	2/7/11	\$718,000	\$694,000	1690	8	2006	Avg	2651	Y	Y	4291 EAST LAKE SAMMAMISH SHORE LN SE
001	172406	9039	6/11/10	\$815,000	\$768,000	1770	8	1990	Avg	3142	Y	Y	4011 EAST LAKE SAMMAMISH SHORE LN SE
001	173870	0090	11/30/10	\$1,180,000	\$1,132,000	1830	8	1999	Avg	13315	Y	Y	207 EAST LAKE SAMMAMISH SHORE LN NE
001	892010	0051	9/21/09	\$825,000	\$755,000	1850	8	1975	Good	14663	Y	N	2105 190TH PL SE
001	920100	0060	3/21/11	\$475,000	\$461,000	2020	8	1972	Avg	14220	Y	N	3015 197TH AVE SE
001	202506	9018	3/2/09	\$625,000	\$559,000	2970	8	1990	Avg	22040	Y	N	2662 EAST LAKE SAMMAMISH PKWY NE
001	322506	9294	8/3/11	\$685,000	\$675,000	2990	8	1986	Avg	69654	Y	N	710 199TH AVE SE
001	062406	9026	6/23/11	\$1,595,000	\$1,564,000	3240	8	2002	Avg	3670	Y	Y	1429 EAST LAKE SAMMAMISH SHORE LN SE
001	920100	0320	3/2/11	\$610,000	\$591,000	1430	9	1984	Avg	17366	Y	N	19639 SE 29TH ST
001	892010	0015	3/2/11	\$765,000	\$741,000	1470	9	1980	Good	15203	Y	N	2308 EAST LAKE SAMMAMISH PL SE
001	062406	9116	3/26/10	\$692,500	\$647,000	1570	9	2000	Good	10868	Y	N	19475 SE 14TH ST
001	072406	9013	12/1/09	\$765,000	\$706,000	1660	9	2007	Avg	9517	Y	N	2407 EAST LAKE SAMMAMISH PL SE
001	202506	9103	4/14/11	\$695,000	\$677,000	1660	9	1998	Avg	24157	Y	N	2472 EAST LAKE SAMMAMISH PKWY NE
001	605550	0120	7/16/09	\$861,000	\$782,000	1730	9	2001	Avg	10749	Y	N	3225 198TH PL SE
001	322506	9041	7/30/10	\$1,425,000	\$1,350,000	2070	9	2000	Avg	9613	Y	Y	457 EAST LAKE SAMMAMISH PL SE
001	357530	0037	2/12/10	\$1,075,000	\$1,000,000	2450	9	2001	Avg	3057	Y	Y	921 EAST LAKE SAMMAMISH PKWY NE
001	172406	9022	7/11/11	\$626,900	\$616,000	2480	9	2004	Avg	34873	Y	N	4160 212TH WAY SE
001	752590	0080	6/29/10	\$1,600,000	\$1,511,000	2520	9	1998	Avg	6204	Y	Y	2029 EAST LAKE SAMMAMISH PKWY NE

Improved Sales Used in this Annual Update Analysis
Area 47
(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	892010	0042	5/11/10	\$685,000	\$643,000	2650	9	1993	Avg	11870	Y	N	2121 192ND AVE SE
001	920110	0052	12/21/11	\$603,000	\$602,000	2690	9	1972	Avg	37373	Y	N	3106 199TH AVE SE
001	192506	9174	5/22/09	\$1,090,000	\$985,000	2730	9	1978	Avg	20101	Y	Y	3471 EAST LAKE SAMMAMISH LN NE
001	892010	0052	11/3/10	\$767,000	\$734,000	2800	9	1979	Avg	13338	Y	N	2106 190TH PL SE
001	062406	9057	10/17/11	\$1,285,000	\$1,275,000	2970	9	1983	Good	4636	Y	Y	1203 EAST LAKE SAMMAMISH SHORE LN SE
001	920110	0200	3/10/11	\$650,000	\$630,000	3160	9	1979	Avg	13278	Y	N	19725 SE 31ST PL
001	072406	9101	7/13/09	\$727,000	\$660,000	3300	9	1983	Avg	14755	Y	N	2511 191ST CT SE
001	072406	9044	6/3/11	\$787,500	\$771,000	3330	9	2007	Avg	16472	Y	N	19302 SE 24TH WAY
001	202506	9144	11/13/09	\$700,000	\$645,000	3560	9	2004	Avg	10894	Y	N	3326 EAST LAKE SAMMAMISH PKWY NE
001	322506	9043	5/5/10	\$1,950,000	\$1,830,000	4130	9	1984	Avg	31808	Y	Y	447 EAST LAKE SAMMAMISH PKWY SE
001	012450	0060	6/16/11	\$1,677,000	\$1,643,000	4680	9	1987	Avg	11470	Y	Y	4245 206TH AVE SE
001	322506	9304	11/17/11	\$1,000,000	\$995,000	4750	9	1995	Avg	31082	Y	N	423 205TH AVE NE
001	072406	9006	6/22/11	\$1,850,000	\$1,814,000	1800	10	2008	Avg	12896	Y	Y	3015 EAST LAKE SAMMAMISH PKWY SE
001	192506	9035	6/29/09	\$1,265,000	\$1,147,000	1880	10	2003	Avg	3689	Y	Y	3417 EAST LAKE SAMMAMISH LN NE
001	202506	9133	12/4/09	\$1,100,000	\$1,015,000	2610	10	2007	Avg	11209	Y	N	19720 NE 32ND PL
001	173870	0007	5/31/11	\$1,372,601	\$1,343,000	2780	10	1976	Avg	8571	Y	Y	101 EAST LAKE SAMMAMISH LN NE
001	029362	0190	11/14/10	\$600,000	\$575,000	3160	10	1998	Avg	10127	N	N	19840 SE 8TH CT
001	850000	0040	3/17/09	\$1,150,000	\$1,031,000	3410	10	2005	Avg	7293	Y	N	19635 NE 33RD PL
001	892010	0104	6/25/10	\$1,235,000	\$1,165,000	3460	10	1999	Avg	10163	Y	N	2133 EAST LAKE SAMMAMISH PL SE
001	644180	0080	11/8/10	\$630,000	\$603,000	3480	10	2000	Avg	6435	N	N	2813 194TH PL SE
001	892010	0027	8/30/11	\$757,500	\$748,000	3530	10	2001	Avg	9612	Y	N	2224 EAST LAKE SAMMAMISH PL SE
001	892010	0026	11/19/09	\$910,000	\$839,000	3690	10	2000	Avg	9845	Y	N	2220 EAST LAKE SAMMAMISH PL SE
001	375250	0040	6/15/10	\$725,000	\$683,000	3690	10	2001	Avg	7501	N	N	821 197TH AVE SE
001	162406	9080	1/7/11	\$1,650,000	\$1,590,000	3730	10	2004	Avg	12117	Y	Y	4301 EAST LAKE SAMMAMISH PKWY SE
001	029362	0070	4/28/11	\$795,000	\$775,000	3920	10	2000	Avg	8676	N	N	829 198TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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	253840	0100	3/11/10	\$700,000	\$653,000	3960	10	2005	Avg	8892	N	N	19455 SE 27TH PL
001	253840	0020	7/27/10	\$725,000	\$687,000	3990	10	2004	Avg	7000	N	N	19518 SE 27TH PL
001	173870	0010	2/3/11	\$1,775,000	\$1,715,000	4570	10	1999	Avg	13178	Y	Y	109 EAST LAKE SAMMAMISH LN NE
001	072406	9055	7/6/09	\$2,200,000	\$1,997,000	2400	11	2002	Avg	15959	Y	Y	2419 EAST LAKE SAMMAMISH PL SE
001	072406	9117	4/6/09	\$1,142,500	\$1,027,000	2400	11	2001	Avg	19662	Y	N	2421 EAST LAKE SAMMAMISH PL SE
001	202506	9148	6/16/09	\$1,313,000	\$1,189,000	2530	11	2007	Avg	13744	Y	N	19724 NE 32ND PL
001	173870	0075	6/22/10	\$1,950,000	\$1,840,000	2680	11	2004	Avg	11378	Y	Y	161 EAST LAKE SAMMAMISH LN NE
001	062406	9058	6/14/10	\$2,000,000	\$1,885,000	3000	11	1997	Avg	16251	Y	Y	1721 EAST LAKE SAMMAMISH PL SE
001	172406	9031	6/22/11	\$1,781,500	\$1,747,000	3460	11	1998	Avg	12909	Y	Y	4215 EAST LAKE SAMMAMISH SHORE LN SE
001	077710	0075	1/5/11	\$1,600,000	\$1,541,000	3670	11	1990	Avg	8294	Y	Y	605 EAST LAKE SAMMAMISH LN NE
001	202506	9149	8/13/09	\$1,395,000	\$1,272,000	4290	11	2007	Avg	10089	Y	N	19732 NE 32ND PL
001	556970	0065	2/8/10	\$1,010,000	\$939,000	4620	11	1995	Avg	13420	Y	N	3921 202ND PL SE
001	052406	9111	6/22/11	\$965,000	\$946,000	4790	11	2001	Avg	30031	N	N	902 197TH AVE SE
001	077710	0105	7/13/11	\$2,900,000	\$2,849,000	4950	11	1997	Avg	17260	Y	Y	425 EAST LAKE SAMMAMISH LN NE
001	202506	9112	7/19/11	\$2,032,000	\$1,998,000	3920	12	2005	Avg	252444	Y	N	20422 NE 31ST ST
011	920265	0040	11/18/10	\$335,000	\$321,000	1120	6	1987	Good	8321	N	N	4552 186TH AVE SE
011	743050	0415	5/31/11	\$323,000	\$316,000	1120	7	1971	Good	7500	Y	N	1020 WEST LAKE SAMMAMISH PKWY NE
011	743050	0480	3/24/11	\$1,072,000	\$1,041,000	1170	7	1961	VGood	13769	Y	Y	856 WEST LAKE SAMMAMISH PKWY NE
011	182406	9103	7/15/09	\$623,000	\$566,000	1250	7	1956	Good	22347	Y	N	4105 182ND AVE SE
011	925390	0075	6/9/10	\$575,000	\$542,000	1260	7	1961	Avg	9375	Y	N	1012 WEST LAKE SAMMAMISH PKWY SE
011	122405	9057	12/14/10	\$537,000	\$516,000	1420	7	1943	Good	17424	Y	N	2660 WEST LAKE SAMMAMISH PKWY SE
011	362505	9060	5/23/11	\$1,265,000	\$1,236,000	1610	7	1964	Avg	20908	Y	Y	448 WEST LAKE SAMMAMISH PKWY NE
011	752830	0040	3/3/11	\$1,195,000	\$1,158,000	1620	7	1953	Avg	24617	Y	Y	480 WEST LAKE SAMMAMISH PKWY NE
011	671010	0065	5/25/10	\$1,407,000	\$1,323,000	2020	7	1989	Avg	10914	Y	Y	2454 WEST LAKE SAMMAMISH PKWY NE
011	435370	0211	9/25/09	\$445,000	\$408,000	2460	7	1984	Avg	7523	N	N	18823 SE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 47
(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
011	412340	0340	5/21/09	\$525,000	\$474,000	1160	8	1973	Avg	7307	N	N	4200 191ST AVE SE
011	412340	0070	4/21/09	\$483,500	\$435,000	1210	8	1973	Good	8932	N	N	18901 SE 43RD ST
011	292350	1340	5/25/10	\$430,000	\$404,000	1220	8	1978	Good	9506	N	N	4568 187TH PL SE
011	412340	0240	7/27/11	\$507,000	\$499,000	1260	8	1974	Avg	7424	N	N	18914 SE 43RD ST
011	122405	9036	10/8/09	\$580,000	\$532,000	1310	8	1984	Avg	8276	Y	N	2450 WEST LAKE SAMMAMISH PKWY SE
011	362505	9074	9/15/10	\$1,095,000	\$1,042,000	1320	8	1988	Good	13350	Y	Y	414 WEST LAKE SAMMAMISH PKWY SE
011	542300	0050	1/10/11	\$479,000	\$462,000	1330	8	1977	Avg	8171	N	N	4403 190TH AVE SE
011	925390	0051	12/16/11	\$1,310,355	\$1,308,000	1370	8	1953	VGood	26675	Y	Y	1006 WEST LAKE SAMMAMISH PKWY SE
011	920260	0140	7/14/09	\$425,000	\$386,000	1390	8	1985	Good	8393	N	N	4543 186TH AVE SE
011	412340	0200	6/7/11	\$366,000	\$358,000	1420	8	1973	Avg	9340	N	N	4229 190TH AVE SE
011	542303	0210	3/19/10	\$527,000	\$492,000	1450	8	1979	Avg	9177	N	N	18902 SE 44TH CT
011	412340	0040	6/10/10	\$417,500	\$393,000	1460	8	1974	Good	7700	N	N	4247 189TH AVE SE
011	292350	1200	5/20/11	\$450,000	\$440,000	1480	8	1979	Good	7338	N	N	18724 SE 45TH PL
011	292350	0710	10/27/09	\$439,000	\$404,000	1590	8	1979	Avg	7468	N	N	4324 187TH PL SE
011	292350	1080	6/27/11	\$514,000	\$504,000	1590	8	1978	Avg	7210	N	N	18708 SE 45TH ST
011	543740	0700	6/2/11	\$412,500	\$404,000	1590	8	1982	Avg	7432	N	N	4636 190TH AVE SE
011	412340	0050	1/10/11	\$410,000	\$395,000	1630	8	1973	Avg	7294	N	N	4253 189TH AVE SE
011	412340	0330	5/15/09	\$440,000	\$397,000	1630	8	1973	Avg	7271	N	N	4210 191ST AVE SE
011	864870	0440	9/14/11	\$498,000	\$492,000	1720	8	1986	Avg	14566	N	N	4269 181ST PL SE
011	864890	0020	6/24/10	\$450,000	\$425,000	1790	8	2010	Avg	3384	N	N	4553 185TH AVE SE
011	864890	0040	4/20/10	\$436,000	\$409,000	1790	8	2010	Avg	3078	N	N	4545 185TH AVE SE
011	864890	0060	3/20/10	\$435,000	\$406,000	1790	8	2010	Avg	2700	N	N	4537 185TH AVE SE
011	864890	0080	5/4/10	\$440,000	\$413,000	1790	8	2010	Avg	2805	N	N	4529 185TH AVE SE
011	864890	0140	4/16/10	\$445,000	\$417,000	1790	8	2010	Avg	3643	N	N	4505 185TH AVE SE
011	542303	0470	4/9/10	\$445,000	\$416,000	1830	8	1979	Avg	8823	N	N	4450 191ST PL SE

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Area 47
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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
011	925390	0380	1/13/10	\$653,000	\$605,000	1830	8	1980	Good	12851	Y	N	2207 WEST LAKE SAMMAMISH PKWY SE
011	864890	0010	5/17/10	\$445,000	\$418,000	1880	8	2010	Avg	3853	N	N	4557 185TH AVE SE
011	864890	0050	3/19/10	\$445,000	\$416,000	1880	8	2010	Avg	2821	N	N	4541 185TH AVE SE
011	864890	0130	4/10/10	\$455,000	\$426,000	1880	8	2010	Avg	3188	N	N	4509 185TH AVE SE
011	542304	0320	7/17/09	\$520,000	\$473,000	1890	8	1980	Avg	9031	N	N	19216 SE 43RD PL
011	864890	0030	4/29/10	\$447,500	\$420,000	1890	8	2010	Avg	3131	N	N	4549 185TH AVE SE
011	864890	0070	1/14/10	\$465,000	\$431,000	1890	8	2010	Avg	2700	N	N	4533 185TH AVE SE
011	864890	0110	6/24/09	\$495,000	\$449,000	1940	8	2009	Avg	3211	N	N	4517 185TH AVE SE
011	864890	0120	6/11/09	\$520,000	\$471,000	1940	8	2009	Avg	3748	N	N	4513 185TH AVE SE
011	864890	0170	11/3/09	\$480,000	\$442,000	1940	8	2008	Avg	3123	N	N	4540 185TH AVE SE
011	920265	0020	2/23/11	\$447,000	\$433,000	1950	8	1987	Avg	8947	N	N	4560 186TH AVE SE
011	920265	0100	4/6/10	\$520,000	\$486,000	1950	8	1987	Avg	7481	N	N	4526 186TH AVE SE
011	864890	0180	3/17/09	\$532,471	\$477,000	1960	8	2007	Avg	5360	N	N	4560 185TH AVE SE
011	182406	9172	5/14/09	\$555,000	\$501,000	1990	8	2000	Avg	17092	N	N	4212 184TH AVE SE
011	292350	0360	9/27/10	\$525,000	\$500,000	2000	8	1977	Good	10002	N	N	18618 SE 41ST CT
011	864890	0100	2/24/09	\$525,000	\$470,000	2040	8	2008	Avg	3022	N	N	4521 185TH AVE SE
011	864890	0160	10/8/09	\$485,000	\$445,000	2040	8	2008	Avg	2750	N	N	4536 185TH AVE SE
011	192406	9030	6/29/11	\$617,000	\$605,000	2070	8	1972	Good	8916	Y	N	19508 SE 51ST ST
011	543740	0040	5/17/11	\$439,000	\$429,000	2070	8	1980	Avg	9537	N	N	4548 191ST AVE SE
011	752495	0480	4/27/09	\$619,500	\$558,000	2140	8	1983	Good	8997	N	N	4739 193RD AVE SE
011	864890	0090	7/2/10	\$460,000	\$434,000	2140	8	2008	Avg	2844	N	N	4525 185TH AVE SE
011	543740	0990	4/20/10	\$535,000	\$501,000	2150	8	1982	Good	8355	N	N	19110 SE 47TH PL
011	671010	0070	4/8/10	\$1,169,000	\$1,094,000	2180	8	1993	Good	10800	Y	Y	2458 WEST LAKE SAMMAMISH PKWY NE
011	543740	0740	2/17/10	\$475,000	\$442,000	2200	8	1981	Avg	8080	N	N	4621 191ST AVE SE
011	194970	0100	4/12/10	\$1,525,000	\$1,428,000	2220	8	1980	Good	11690	Y	Y	3234 WEST LAKE SAMMAMISH PKWY SE

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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
011	542303	0550	10/26/10	\$525,000	\$502,000	2220	8	1979	Avg	9048	N	N	4421 191ST PL SE
011	292350	1260	5/5/09	\$505,000	\$455,000	2270	8	1978	Avg	7448	N	N	4553 187TH PL SE
011	752495	0760	7/17/09	\$645,000	\$586,000	2320	8	1984	Good	8022	N	N	4620 193RD PL SE
011	543740	0100	10/21/10	\$460,000	\$440,000	2370	8	1984	Avg	9679	N	N	4523 191ST AVE SE
011	194970	0115	9/6/11	\$1,270,000	\$1,255,000	2380	8	1961	Good	12675	Y	Y	3226 WEST LAKE SAMMAMISH PKWY SE
011	542300	0730	4/23/10	\$470,000	\$441,000	2410	8	1977	Avg	7255	N	N	4346 189TH AVE SE
011	292350	1000	10/7/10	\$561,000	\$535,000	2420	8	1977	Avg	10746	N	N	4422 187TH PL SE
011	292350	1320	5/21/10	\$536,500	\$504,000	2460	8	1978	Avg	8831	N	N	4577 187TH PL SE
011	543740	0470	12/4/09	\$563,000	\$520,000	2480	8	1980	Avg	8141	N	N	4633 189TH PL SE
011	752495	0610	9/9/09	\$610,000	\$558,000	2490	8	1984	Avg	7506	N	N	4725 193RD PL SE
011	543740	0590	9/23/09	\$592,000	\$542,000	2510	8	1982	Good	8752	N	N	18921 SE 46TH WAY
011	292350	0090	9/13/11	\$510,000	\$504,000	2580	8	1977	Avg	7285	N	N	4213 187TH PL SE
011	743050	0345	11/20/11	\$1,144,000	\$1,139,000	2610	8	1986	Avg	16105	Y	Y	1086 WEST LAKE SAMMAMISH PKWY NE
011	542301	0780	2/2/10	\$573,000	\$532,000	2640	8	1978	Avg	11039	N	N	19220 SE 45TH CT
011	752495	0700	6/14/11	\$720,000	\$705,000	2770	8	1980	Good	7529	N	N	4708 193RD PL SE
011	194970	0075	6/6/10	\$1,245,000	\$1,172,000	2790	8	1979	Good	13200	Y	Y	3268 WEST LAKE SAMMAMISH PKWY SE
011	292350	0790	4/1/10	\$635,000	\$594,000	2820	8	1977	Avg	10553	N	N	18705 SE 43RD PL
011	542301	0520	4/16/10	\$588,000	\$551,000	2840	8	1977	Good	7567	N	N	4424 190TH AVE SE
011	292350	0030	12/9/10	\$588,800	\$566,000	2850	8	1977	Avg	7209	N	N	18716 SE 43RD ST
011	182406	9109	10/28/11	\$555,000	\$551,000	2890	8	1955	Good	20908	N	N	4258 182ND AVE SE
011	743050	0310	9/18/09	\$1,100,000	\$1,007,000	2940	8	1977	Good	16910	Y	Y	1120 WEST LAKE SAMMAMISH PKWY NE
011	292350	0820	12/6/10	\$499,995	\$480,000	2950	8	1977	Avg	7653	N	N	4327 187TH PL SE
011	132405	9099	7/27/11	\$1,250,000	\$1,230,000	2960	8	1967	Avg	13498	Y	Y	4058 WEST LAKE SAMMAMISH PKWY SE
011	362505	9136	10/7/10	\$880,000	\$840,000	2961	8	2003	Avg	11761	Y	N	652 WEST LAKE SAMMAMISH PKWY NE
011	542300	0410	10/6/09	\$660,000	\$605,000	2970	8	1979	Good	9266	N	N	19132 SE 44TH WAY

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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
011	292350	0580	8/18/09	\$625,000	\$570,000	3140	8	1977	Good	9109	N	N	18631 SE 42ND PL
011	542301	0430	9/10/09	\$736,000	\$673,000	3296	8	1978	Avg	7661	N	N	4506 192ND AVE SE
011	864870	0280	2/17/10	\$503,500	\$469,000	3320	8	1978	Avg	8800	N	N	4234 181ST PL SE
011	292350	0200	7/7/09	\$591,000	\$537,000	1440	9	1979	Avg	7721	N	N	18704 SE 42ND PL
011	864870	0370	11/16/10	\$612,500	\$587,000	1550	9	1979	Good	12800	Y	N	18139 SE 42ND PL
011	743050	0125	5/17/10	\$1,435,000	\$1,349,000	1620	9	1998	Avg	21150	Y	Y	1614 WEST LAKE SAMMAMISH PKWY NE
011	192406	9118	8/11/10	\$610,000	\$579,000	1790	9	1972	Avg	8798	Y	N	19514 SE 51ST ST
011	435370	0035	9/9/11	\$1,692,500	\$1,673,000	1800	9	1961	Good	13500	Y	Y	18810 SE 42ND ST
011	925390	0319	11/5/10	\$1,450,000	\$1,388,000	1810	9	1973	Good	17123	Y	Y	1852 WEST LAKE SAMMAMISH PKWY SE
011	925390	0017	12/17/09	\$656,600	\$607,000	2000	9	1989	Avg	7403	Y	N	905 170TH PL SE
011	542301	0200	9/2/11	\$735,000	\$726,000	2040	9	1979	Avg	12258	N	N	4575 194TH AVE SE
011	925390	0340	6/21/10	\$685,000	\$646,000	2110	9	1992	Avg	10384	Y	N	2021 WEST LAKE SAMMAMISH PKWY SE
011	362505	9120	5/26/11	\$600,000	\$587,000	2130	9	1976	Avg	20446	Y	N	390 WEST LAKE SAMMAMISH PKWY NE
011	542300	0350	9/22/10	\$1,700,000	\$1,620,000	2140	9	1977	VGood	11831	Y	Y	4422 193RD AVE SE
011	743050	0155	8/23/10	\$1,250,000	\$1,187,000	2170	9	2000	Avg	9458	Y	Y	1460 WEST LAKE SAMMAMISH PKWY NE
011	542301	0910	12/9/09	\$717,700	\$663,000	2270	9	1979	Good	9293	N	N	4549 193RD PL SE
011	543740	0300	9/30/09	\$645,000	\$591,000	2310	9	1979	Good	7446	N	N	18912 SE 46TH WAY
011	925390	0025	4/22/11	\$768,000	\$748,000	2380	9	1989	Avg	7200	Y	N	907 170TH PL SE
011	542304	0240	5/26/09	\$637,500	\$576,000	2440	9	1982	Good	9032	N	N	19117 SE 43RD ST
011	182406	9046	11/3/10	\$1,750,000	\$1,675,000	2480	9	1992	Good	20969	Y	Y	18174 SE 41ST PL
011	752495	0090	10/12/09	\$1,800,000	\$1,652,000	2540	9	1980	Good	9500	Y	Y	4732 194TH AVE SE
011	202406	9044	8/10/10	\$1,091,250	\$1,035,000	2560	9	1972	Good	11277	Y	Y	5134 NW SAMMAMISH RD
011	435370	0115	9/16/09	\$1,798,000	\$1,645,000	2560	9	1990	VGood	7250	Y	Y	18856 SE 42ND ST
011	543740	0030	5/5/09	\$650,000	\$586,000	2640	9	2002	Avg	9292	N	N	4554 191ST AVE SE
011	543740	0030	8/9/11	\$585,000	\$576,000	2640	9	2002	Avg	9292	N	N	4554 191ST AVE SE

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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
011	752495	0260	3/24/11	\$760,000	\$738,000	2740	9	1982	Good	7801	N	N	4635 194TH AVE SE
011	542301	0180	4/27/11	\$662,500	\$646,000	2770	9	1979	Good	9340	N	N	4563 194TH AVE SE
011	542301	0290	8/10/10	\$1,588,000	\$1,506,000	2830	9	1978	Good	12300	Y	Y	4538 194TH AVE SE
011	192506	9132	5/25/10	\$1,780,000	\$1,674,000	2920	9	1989	Avg	17459	Y	Y	3402 WEST LAKE SAMMAMISH PKWY NE
011	542301	0240	4/12/09	\$1,650,000	\$1,484,000	2930	9	1979	Good	12900	Y	Y	4568 194TH AVE SE
011	122405	9051	9/1/10	\$1,455,000	\$1,383,000	2970	9	1989	Avg	10454	Y	Y	3940 WEST LAKE SAMMAMISH PKWY SE
011	542300	0150	5/5/10	\$735,000	\$690,000	2970	9	1978	Good	9126	N	N	4419 192ND PL SE
011	122405	9114	10/4/11	\$1,700,000	\$1,685,000	3080	9	2005	Avg	10980	Y	Y	2950 WEST LAKE SAMMAMISH PKWY SE
011	182406	9192	8/17/10	\$884,000	\$839,000	3440	9	2007	Avg	11672	Y	N	4135 181ST AVE SE
011	435370	0135	10/31/11	\$1,795,000	\$1,784,000	4860	9	1992	Good	10855	Y	Y	18872 SE 42ND ST
011	435370	0050	7/7/10	\$1,827,500	\$1,727,000	2360	10	1992	Avg	7650	Y	Y	18816 SE 42ND ST
011	440660	0060	9/30/09	\$1,375,000	\$1,260,000	2490	10	1979	Avg	10909	Y	Y	4024 WEST LAKE SAMMAMISH PKWY SE
011	182406	9127	1/4/10	\$690,000	\$639,000	2740	10	1991	Avg	6955	N	N	18881 SE 42ND ST
011	192506	9066	4/5/10	\$1,448,000	\$1,355,000	2810	10	1974	Good	18731	Y	Y	2850 WEST LAKE SAMMAMISH PKWY NE
011	435370	0055	8/19/09	\$1,375,000	\$1,254,000	3000	10	1990	Avg	7900	Y	Y	18824 SE 42ND ST
011	925390	0032	12/7/09	\$1,548,000	\$1,429,000	3000	10	1984	Avg	12950	Y	Y	826 WEST LAKE SAMMAMISH PKWY SE
011	292350	0270	6/27/09	\$1,600,000	\$1,451,000	3070	10	1978	VGood	10224	Y	Y	4126 187TH AVE SE
011	194970	0095	2/13/09	\$1,700,000	\$1,519,000	3130	10	1992	Avg	12300	Y	Y	3238 WEST LAKE SAMMAMISH PKWY SE
011	414175	0020	5/13/09	\$950,000	\$857,000	3180	10	2007	Avg	5110	N	N	17124 NE 46TH CT
011	414175	0040	8/31/11	\$806,600	\$797,000	3180	10	2007	Avg	5000	N	N	17132 NE 46TH CT
011	414175	0010	9/19/11	\$849,400	\$840,000	3320	10	2009	Avg	6049	N	N	17120 NE 46TH CT
011	414175	0030	4/13/09	\$950,000	\$854,000	3320	10	2007	Avg	5003	N	N	17128 NE 46TH CT
011	414175	0050	2/28/11	\$880,000	\$853,000	3320	10	2007	Avg	5000	N	N	17136 NE 46TH CT
011	743050	0110	9/10/10	\$1,100,000	\$1,047,000	3700	10	2007	Avg	12230	Y	N	1622 WEST LAKE SAMMAMISH PKWY NE
011	891710	0075	6/8/10	\$1,395,000	\$1,314,000	2330	11	1974	Avg	16500	Y	Y	2120 WEST LAKE SAMMAMISH PKWY NE

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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
011	925390	0083	1/12/10	\$805,000	\$746,000	2390	11	1991	Avg	17175	Y	N	1111 WEST LAKE SAMMAMISH PKWY SE
011	202406	9121	10/15/09	\$1,950,000	\$1,790,000	3230	11	2003	Avg	10297	Y	Y	5152 NW SAMMAMISH RD
011	362505	9056	9/3/10	\$2,450,000	\$2,329,000	3310	11	2000	Avg	50060	Y	Y	380 WEST LAKE SAMMAMISH PKWY NE
011	743050	0320	5/18/10	\$2,100,000	\$1,974,000	3730	11	1995	Avg	21907	Y	Y	1098 WEST LAKE SAMMAMISH PKWY NE
011	435370	0030	10/10/11	\$2,950,000	\$2,925,000	3740	11	2006	Avg	10910	Y	Y	18806 SE 42ND ST
011	202406	9120	3/1/11	\$2,198,000	\$2,130,000	3770	11	2002	Avg	10686	Y	Y	5188 NW SAMMAMISH RD
011	362505	9181	6/9/10	\$1,015,000	\$956,000	3810	11	1998	Avg	12259	Y	N	128 WEST LAKE SAMMAMISH PKWY SE
011	743050	0535	5/28/10	\$2,650,000	\$2,493,000	4460	11	2001	Avg	19332	Y	Y	696 WEST LAKE SAMMAMISH PKWY NE
011	440660	0020	1/1/09	\$3,675,000	\$3,267,000	4520	11	2007	Avg	18400	Y	Y	4050 WEST LAKE SAMMAMISH PKWY SE
011	192506	9148	7/13/09	\$1,585,000	\$1,440,000	4650	11	2007	Avg	14614	Y	Y	2872 WEST LAKE SAMMAMISH PKWY NE
011	192406	9081	9/28/09	\$2,880,000	\$2,639,000	4850	11	2008	Avg	18740	Y	Y	4872 194TH AVE SE
011	192506	9197	12/8/11	\$2,500,000	\$2,494,000	5040	12	1990	Avg	18211	Y	Y	3018 WEST LAKE SAMMAMISH PKWY NE
011	362505	9048	1/7/10	\$5,574,400	\$5,165,000	4660	13	2004	Avg	20961	Y	Y	450 WEST LAKE SAMMAMISH PKWY SE
013	142505	9074	2/16/11	\$340,000	\$329,000	720	6	2005	Avg	8496	N	N	16136 NE 51ST ST
013	182800	0370	4/21/11	\$327,500	\$319,000	900	7	1970	Avg	8400	N	N	15821 NE 56TH WAY
013	215500	0050	3/30/10	\$375,000	\$351,000	1010	7	1968	Good	8632	Y	N	5410 162ND AVE NE
013	142505	9151	12/23/09	\$360,000	\$333,000	1050	7	1977	Avg	15681	N	N	15812 NE 51ST ST
013	218250	0062	11/4/09	\$344,950	\$317,000	1160	7	1966	Good	8397	N	N	5915 156TH AVE NE
013	808780	0420	8/5/10	\$368,000	\$349,000	1160	7	1963	Good	11558	N	N	5305 155TH AVE NE
013	182800	1190	1/12/10	\$410,000	\$380,000	1180	7	1969	Good	8760	N	N	5309 159TH AVE NE
013	808780	0140	2/3/09	\$471,000	\$420,000	1200	7	1963	Good	7900	N	N	5218 155TH AVE NE
013	215500	0180	11/3/11	\$329,990	\$328,000	1220	7	1967	Avg	10224	N	N	5508 161ST PL NE
013	808780	0240	6/8/11	\$370,500	\$363,000	1240	7	1963	Good	11470	N	N	15514 NE 54TH PL
013	182800	1330	1/28/10	\$380,000	\$353,000	1340	7	1967	Avg	8750	N	N	5521 158TH PL NE
013	215500	0490	5/19/09	\$430,500	\$389,000	1350	7	1968	VGood	9558	N	N	16204 NE 57TH 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
013	182800	1100	8/12/09	\$425,000	\$387,000	1360	7	1967	Good	9205	N	N	5415 157TH DR NE
013	182800	1270	11/3/09	\$390,000	\$359,000	1360	7	1966	Good	8050	N	N	5518 157TH DR NE
013	142505	9118	2/7/11	\$356,000	\$344,000	1370	7	1967	Good	14725	Y	N	15610 NE 59TH WAY
013	182800	1170	11/9/10	\$362,000	\$347,000	1400	7	1966	Avg	8522	N	N	5321 159TH AVE NE
013	182800	0780	8/22/11	\$400,000	\$395,000	1500	7	1966	Good	9600	N	N	5303 159TH AVE NE
013	182800	1120	5/10/10	\$517,500	\$486,000	1500	7	1966	Good	9730	N	N	5403 157TH DR NE
013	215500	0130	7/6/11	\$340,000	\$334,000	1510	7	1968	Avg	10292	N	N	16117 NE 57TH ST
013	215500	0340	1/28/09	\$417,000	\$372,000	1560	7	1967	Good	9730	N	N	15945 NE 55TH WAY
013	808780	0430	10/24/11	\$448,950	\$446,000	1580	7	1963	Good	14000	N	N	5235 155TH AVE NE
013	142505	9177	5/24/10	\$427,000	\$402,000	1600	7	1985	Good	9066	N	N	5005 159TH CT NE
013	182800	1200	4/1/11	\$370,000	\$360,000	2320	7	1967	Good	8989	N	N	5403 158TH PL NE
013	182800	0570	7/9/09	\$440,000	\$400,000	2330	7	1967	Good	8424	N	N	5322 156TH AVE NE
013	339530	0360	3/10/10	\$489,950	\$457,000	1220	8	1977	VGood	10165	N	N	17118 NE 43RD TER
013	339530	0430	8/6/09	\$480,000	\$437,000	1220	8	1977	Good	15426	N	N	4215 172ND AVE NE
013	306620	0240	11/10/11	\$310,000	\$308,000	1240	8	1979	Avg	9790	N	N	16658 NE 48TH ST
013	542256	0640	10/22/09	\$334,000	\$307,000	1280	8	1977	Good	7250	N	N	15828 NE 67TH PL
013	856293	0700	6/8/11	\$395,000	\$387,000	1280	8	1977	Good	9804	N	N	5038 158TH AVE NE
013	339530	0330	9/23/11	\$364,000	\$360,000	1360	8	1977	Avg	14000	N	N	17111 NE 43RD TER
013	541180	0320	1/20/11	\$393,000	\$379,000	1370	8	1998	Avg	5920	N	N	5924 155TH AVE NE
013	542256	0880	10/9/09	\$405,000	\$372,000	1370	8	1978	Good	7740	N	N	15817 NE 66TH PL
013	542257	0570	11/9/10	\$350,000	\$335,000	1380	8	1978	Good	6851	N	N	6211 159TH WAY NE
013	339530	0100	9/26/11	\$435,000	\$431,000	1410	8	1977	Good	9453	N	N	16934 NE 42ND ST
013	388232	0020	8/23/11	\$390,000	\$385,000	1420	8	1979	Avg	12600	N	N	5212 154TH AVE NE
013	339530	0400	4/27/09	\$459,000	\$413,000	1470	8	1977	Good	12000	N	N	4233 172ND AVE NE
013	730910	0260	7/22/10	\$469,000	\$444,000	1530	8	1974	Avg	7905	N	N	16503 NE 46TH ST

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013	542256	0670	2/19/10	\$340,000	\$317,000	1560	8	1976	Good	7507	N	N	15810 NE 67TH PL
013	542257	0180	6/1/09	\$370,500	\$335,000	1630	8	1979	Good	6500	N	N	5904 160TH CT NE
013	542256	0110	3/5/10	\$415,000	\$387,000	1650	8	1977	Good	7150	N	N	6406 156TH PL NE
013	542257	0270	8/11/09	\$350,000	\$319,000	1650	8	1979	Avg	6434	N	N	5900 159TH CT NE
013	856293	0580	6/15/11	\$380,000	\$372,000	1720	8	1977	Avg	9100	N	N	15818 NE 49TH ST
013	542256	0280	8/14/09	\$429,250	\$391,000	1750	8	1977	VGood	6120	N	N	6434 157TH PL NE
013	178683	0160	8/14/09	\$490,000	\$447,000	1770	8	1980	Avg	11700	N	N	16864 NE 42ND CT
013	856293	0110	11/23/09	\$428,000	\$395,000	1780	8	1978	Good	10057	N	N	4812 158TH CT NE
013	388231	0230	9/22/09	\$490,000	\$449,000	1800	8	1979	Good	12743	N	N	15406 NE 54TH ST
013	730910	0110	5/31/11	\$408,000	\$399,000	1860	8	1976	Avg	7875	N	N	16524 NE 46TH ST
013	542256	0030	11/7/11	\$331,900	\$330,000	1940	8	1977	Avg	9383	N	N	6415 156TH PL NE
013	943530	0044	8/16/11	\$515,000	\$508,000	1990	8	1990	Avg	9583	N	N	6015 158TH PL NE
013	856293	0160	12/13/10	\$442,000	\$425,000	2040	8	1977	Good	7000	N	N	4803 159TH AVE NE
013	388230	0070	9/1/09	\$445,000	\$407,000	2060	8	1982	Avg	11497	N	N	5812 154TH AVE NE
013	752557	0150	1/28/09	\$560,000	\$499,000	2120	8	1985	Good	9282	N	N	4308 170TH CT NE
013	542257	0500	4/14/10	\$427,000	\$400,000	2250	8	1978	Good	5750	N	N	6228 159TH PL NE
013	542256	0940	11/18/09	\$416,500	\$384,000	2330	8	1977	Good	5496	N	N	6515 159TH AVE NE
013	730910	0030	11/6/09	\$518,000	\$477,000	2350	8	1975	Good	7725	N	N	16632 NE 46TH ST
013	142505	9071	11/15/11	\$539,000	\$536,000	2430	8	1993	Avg	14573	N	N	15920 NE 51ST ST
013	306620	0590	6/10/09	\$542,000	\$491,000	2430	8	1980	Avg	10493	N	N	16210 NE 46TH ST
013	178683	0030	7/7/11	\$625,000	\$614,000	2860	8	1980	Good	11316	N	N	16853 NE 42ND CT
013	306620	0540	7/29/11	\$420,000	\$413,000	1710	9	1979	Avg	9800	N	N	16225 NE 45TH CT
013	233180	0130	8/9/11	\$465,000	\$458,000	2100	9	1990	Avg	6452	N	N	5021 NE 157TH CT
013	233180	0100	8/4/09	\$501,000	\$456,000	2200	9	1990	Avg	6086	N	N	5001 NE 157TH CT
013	773210	0020	11/18/10	\$580,000	\$556,000	2370	9	1988	Good	12288	N	N	15610 NE 61ST CT

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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
013	773210	0040	6/24/09	\$650,000	\$589,000	2370	9	1988	Good	11467	N	N	15704 NE 61ST CT
013	555630	0064	8/19/09	\$687,000	\$627,000	2400	9	2003	Avg	6362	N	N	4633 167TH CT NE
013	144285	0100	2/18/11	\$545,000	\$527,000	2460	9	1981	Good	9600	N	N	16726 NE 41ST ST
013	306620	0740	9/23/11	\$626,000	\$620,000	2540	9	1982	Avg	10197	Y	N	4518 164TH CT NE
013	144285	0230	8/28/09	\$700,000	\$639,000	2590	9	1985	Good	8580	N	N	16709 NE 41ST ST
013	555630	0125	7/19/11	\$689,000	\$677,000	2830	9	2011	Avg	5815	N	N	16501 NE 43RD CT
013	555630	0115	6/17/11	\$700,000	\$686,000	2960	9	2011	Avg	7588	N	N	16639 NE 43RD CT
013	555630	0123	6/30/11	\$709,950	\$697,000	2960	9	2011	Avg	7743	N	N	16644 NE 43RD CT
013	555630	0129	8/8/11	\$673,000	\$663,000	2960	9	2011	Avg	6396	N	N	16631 SE 43RD CT
013	555630	0124	8/19/11	\$704,800	\$695,000	3040	9	2011	Avg	6635	N	N	16638 NE 43RD CT
013	142505	9080	2/24/10	\$700,000	\$652,000	3480	9	2010	Avg	5035	N	N	5209 157TH CT NE
013	142505	9197	2/16/10	\$720,000	\$670,000	3660	9	2010	Avg	5833	N	N	5221 157TH CT NE
013	519640	0110	6/30/11	\$680,000	\$667,000	2850	10	1989	Avg	10972	N	N	5036 164TH CT NE
013	519640	0300	10/15/10	\$550,000	\$525,000	2860	10	1990	Avg	10030	N	N	16511 NE 50TH ST
013	519640	0170	1/23/09	\$700,000	\$624,000	2950	10	1989	Good	11005	N	N	16327 NE 50TH ST
013	519642	0200	9/15/11	\$899,000	\$889,000	3070	10	1995	Avg	10505	N	N	16423 NE 50TH WAY
013	519640	0150	8/31/10	\$690,000	\$656,000	3080	10	1989	Avg	9865	N	N	16311 NE 50TH ST
013	519642	0130	6/5/09	\$675,000	\$611,000	3190	10	1994	Avg	9202	N	N	16310 NE 50TH WAY
013	519650	0010	4/1/11	\$760,000	\$739,000	3220	10	2005	Avg	8324	N	N	16603 NE 47TH ST
013	519700	0030	10/1/09	\$940,000	\$862,000	3230	10	2008	Avg	11842	N	N	16618 NE 47TH ST
013	519641	0090	7/27/11	\$685,000	\$674,000	3250	10	1990	Avg	9423	N	N	4917 162ND CT NE
013	142505	9195	6/10/09	\$740,000	\$670,000	3310	10	2008	Avg	5650	N	N	5103 157TH CT NE
013	142505	9196	5/7/09	\$750,000	\$676,000	3410	10	2008	Avg	5794	N	N	5215 157TH CT NE
013	142505	9201	3/4/10	\$805,000	\$750,000	3430	10	2009	Avg	5476	N	N	5104 157TH CT NE
013	142505	9199	2/20/09	\$945,000	\$845,000	3440	10	2008	Avg	5169	N	N	5216 157TH CT NE

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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
013	519700	0010	7/14/10	\$910,000	\$861,000	3650	10	2007	Avg	10542	N	N	16606 NE 47TH ST
013	016190	0020	9/20/10	\$870,000	\$829,000	3720	10	1989	Good	10396	N	N	16123 NE 42ND CT
013	555630	0117	3/28/11	\$910,000	\$884,000	3720	10	2008	Avg	7560	N	N	16710 NE 40TH CT
013	519650	0030	3/22/11	\$857,000	\$832,000	3820	10	2004	Avg	8610	N	N	16609 NE 47TH ST
013	141990	0030	11/17/11	\$934,000	\$930,000	3980	10	2000	Avg	11465	Y	N	4024 173RD CT NE
013	141990	0010	9/25/10	\$940,000	\$896,000	4310	10	2000	Avg	8493	Y	N	4012 173RD CT NE
013	142505	9194	5/27/10	\$790,000	\$743,000	3540	11	2005	Avg	12009	N	N	16026 NE 51ST ST
014	888190	0125	8/22/11	\$306,000	\$302,000	1430	6	1963	Avg	7464	N	N	16912 SE 39TH ST
014	792290	0130	8/19/09	\$399,000	\$364,000	1020	7	1963	Avg	7875	N	N	16653 SE 27TH ST
014	792290	0380	10/27/11	\$415,000	\$412,000	1020	7	1963	Good	8050	N	N	16635 SE 26TH PL
014	792290	0550	5/20/10	\$475,000	\$447,000	1020	7	1963	Good	8085	N	N	16614 SE 27TH ST
014	345930	0270	5/6/10	\$399,922	\$375,000	1070	7	1981	Avg	7559	N	N	16609 SE 39TH PL
014	345980	0080	10/21/09	\$389,000	\$357,000	1150	7	1985	Avg	11104	N	N	16627 SE 40TH PL
014	792280	0520	10/25/11	\$360,000	\$358,000	1170	7	1962	Avg	8562	N	N	16605 SE 26TH ST
014	792290	0230	2/23/10	\$352,242	\$328,000	1200	7	1963	Avg	8303	N	N	16612 SE 26TH PL
014	792290	0470	10/14/09	\$479,950	\$441,000	1200	7	1964	Good	8937	Y	N	16666 SE 27TH ST
014	345980	0130	5/21/10	\$375,000	\$353,000	1230	7	1985	Avg	7308	N	N	16717 SE 40TH PL
014	399920	0630	8/3/11	\$419,000	\$413,000	1300	7	1960	Good	10880	N	N	16538 SE 30TH ST
014	792280	0480	6/24/09	\$362,500	\$329,000	1330	7	1962	Avg	8030	N	N	16641 SE 26TH ST
014	792290	0200	2/8/10	\$335,000	\$311,000	1350	7	1963	Avg	7856	N	N	16611 SE 27TH ST
014	399920	0560	7/13/09	\$527,000	\$479,000	1400	7	1960	Good	10880	N	N	16521 SE 29TH ST
014	792290	0440	5/29/09	\$430,000	\$389,000	1420	7	1965	Avg	7800	Y	N	2673 168TH AVE SE
014	792310	0540	5/3/11	\$290,000	\$283,000	1420	7	1966	Avg	7875	N	N	2913 162ND AVE SE
014	195200	0030	12/6/10	\$437,500	\$420,000	1470	7	1964	Avg	9793	Y	N	3243 165TH AVE SE
014	321170	0095	6/23/09	\$395,000	\$358,000	1550	7	1961	Avg	16149	N	N	16409 SE 35TH 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
014	888190	0260	9/23/10	\$465,000	\$443,000	1590	7	1984	Avg	7236	Y	N	3828 170TH AVE SE
014	792280	0140	10/12/10	\$341,000	\$326,000	1600	7	1964	Avg	7251	N	N	2641 166TH AVE SE
014	792290	0140	10/5/09	\$410,000	\$376,000	1610	7	1964	Avg	7875	N	N	16647 SE 27TH ST
014	792320	0240	6/13/11	\$355,000	\$348,000	1610	7	1967	Avg	8352	N	N	2908 161ST AVE SE
014	345930	0090	3/9/10	\$432,000	\$403,000	1620	7	1983	Avg	13419	N	N	3830 165TH PL SE
014	399920	0780	6/9/10	\$549,850	\$518,000	1710	7	1960	Good	11795	N	N	16557 SE 30TH ST
014	792310	0090	5/27/11	\$384,000	\$375,000	1730	7	1965	Good	7800	N	N	2926 162ND AVE SE
014	321180	0010	2/24/09	\$535,000	\$478,000	1790	7	1960	Avg	10155	N	N	16248 SE 34TH ST
014	792320	0300	12/29/11	\$350,000	\$350,000	1860	7	1967	Avg	7844	N	N	3004 161ST AVE SE
014	792300	0050	7/20/11	\$346,000	\$340,000	1870	7	1964	Avg	11105	N	N	2614 163RD PL SE
014	321170	0105	8/7/09	\$365,000	\$333,000	1900	7	1960	Avg	12350	N	N	3419 166TH AVE SE
014	321180	0100	2/5/10	\$495,000	\$460,000	1920	7	1960	Avg	15936	N	N	3249 164TH PL SE
014	792290	0460	6/25/09	\$519,000	\$471,000	2030	7	1963	Good	9032	Y	N	2691 168TH AVE SE
014	122405	9102	5/25/10	\$505,000	\$475,000	2240	7	1958	Avg	29185	N	N	3656 164TH PL SE
014	321180	0150	8/18/11	\$345,000	\$340,000	890	8	1968	Avg	13301	N	N	3207 164TH PL SE
014	062730	0020	7/19/10	\$800,000	\$757,000	1410	8	1966	VGood	12365	Y	N	2627 169TH AVE SE
014	424570	0120	8/19/09	\$595,000	\$543,000	1470	8	1972	Good	8394	N	N	16523 SE 31ST ST
014	888290	0015	9/15/09	\$579,000	\$530,000	1480	8	1979	Avg	8003	N	N	3843 169TH AVE SE
014	424571	0110	12/23/10	\$429,000	\$413,000	1500	8	1973	Good	11609	Y	N	17015 SE 31ST PL
014	062730	0065	4/16/09	\$630,000	\$567,000	1510	8	1958	Good	10400	Y	N	2618 169TH AVE SE
014	062730	0105	8/18/09	\$719,000	\$656,000	1530	8	1959	Good	10400	Y	N	2645 170TH AVE SE
014	792290	0120	9/20/10	\$564,950	\$538,000	1550	8	1964	Good	7875	N	N	16659 SE 27TH ST
014	792290	0320	9/20/10	\$560,000	\$533,000	1550	8	1964	Good	8710	Y	N	2615 168TH AVE SE
014	195468	0070	6/23/09	\$553,750	\$502,000	1590	8	1985	Avg	9340	Y	N	3208 168TH PL SE
014	321180	0200	6/15/11	\$400,000	\$392,000	1590	8	1979	Avg	9984	N	N	3248 164TH PL SE

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014	424571	0070	10/28/09	\$660,000	\$607,000	1590	8	1972	Good	9661	Y	N	3039 170TH PL SE
014	752530	0370	3/5/10	\$515,000	\$480,000	1590	8	1967	Avg	10069	Y	N	2526 171ST AVE SE
014	194970	0202	11/30/11	\$459,000	\$458,000	1620	8	1972	Good	9450	N	N	3403 WEST LAKE SAMMAMISH PKWY SE
014	424571	0020	7/2/09	\$685,000	\$622,000	1640	8	1972	VGood	9925	Y	N	17018 SE 31ST PL
014	399920	0270	6/23/09	\$590,000	\$535,000	1710	8	1962	Good	11560	N	N	16543 SE 28TH ST
014	424570	0410	7/20/09	\$449,000	\$408,000	1710	8	1972	Avg	8295	N	N	16504 SE 31ST ST
014	399920	0510	4/13/10	\$502,000	\$470,000	1720	8	1962	Good	10880	N	N	16701 SE 29TH ST
014	321170	0065	8/25/09	\$560,000	\$511,000	1760	8	1974	Good	14250	N	N	16605 SE 35TH ST
014	752530	0410	6/16/09	\$525,000	\$476,000	1760	8	1974	Avg	9469	Y	N	2533 171ST AVE SE
014	062730	0220	7/26/11	\$482,000	\$474,000	1820	8	1968	Good	12296	N	N	2601 WEST LAKE SAMMAMISH PKWY SE
014	062730	0005	4/21/11	\$595,000	\$580,000	1850	8	1960	Good	16242	Y	N	2601 169TH AVE SE
014	062730	0090	12/28/11	\$747,500	\$747,000	1880	8	1972	Good	10400	Y	N	2652 169TH AVE SE
014	260780	0270	7/6/11	\$405,000	\$398,000	1880	8	1983	Good	8222	N	N	17003 SE 41ST ST
014	399920	0410	10/7/11	\$445,000	\$441,000	1920	8	1962	Avg	11560	N	N	16716 SE 29TH ST
014	399930	0090	9/24/10	\$450,000	\$429,000	1920	8	1962	Good	11180	Y	N	2651 171ST AVE SE
014	260780	0560	6/9/09	\$560,000	\$507,000	1930	8	1979	Good	7200	Y	N	16930 SE 41ST ST
014	752530	0340	4/8/09	\$490,000	\$440,000	1940	8	1976	Avg	9735	Y	N	2500 171ST AVE SE
014	195468	0050	1/11/11	\$600,000	\$578,000	2060	8	1982	Good	12349	Y	N	3230 168TH PL SE
014	888190	0070	12/27/11	\$475,000	\$475,000	2060	8	2006	Avg	5060	Y	N	16923 SE 38TH PL
014	382760	0170	8/24/11	\$545,000	\$538,000	2120	8	1993	Avg	7651	Y	N	16433 SE 39TH PL
014	399920	0810	3/3/10	\$662,000	\$617,000	2170	8	2008	Avg	11769	N	N	16533 SE 30TH ST
014	399920	0030	6/22/09	\$585,000	\$530,000	2550	8	1961	Good	10880	Y	N	16734 SE 28TH ST
014	260780	0070	5/8/09	\$509,000	\$459,000	1350	9	1980	Avg	9152	N	N	17172 SE 40TH PL
014	260780	1120	1/7/09	\$619,900	\$551,000	1540	9	1979	Avg	14207	Y	N	3947 WEST LAKE SAMMAMISH PKWY SE
014	260780	1060	9/7/10	\$565,000	\$537,000	1550	9	1979	Avg	11120	N	N	4062 173RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
014	399930	0230	7/28/10	\$815,000	\$772,000	1620	9	1968	Good	10400	Y	N	2801 170TH AVE SE
014	399930	0210	10/15/09	\$875,000	\$803,000	1680	9	1961	Good	13088	Y	N	2813 170TH AVE SE
014	260780	0130	6/23/10	\$543,450	\$513,000	1710	9	1979	Avg	8425	N	N	16920 SE 40TH PL
014	260780	0390	4/25/09	\$825,000	\$743,000	2040	9	1980	Avg	7766	Y	N	4038 171ST AVE SE
014	260780	0970	6/24/10	\$550,000	\$519,000	2200	9	1984	Avg	9539	Y	N	4096 173RD PL SE
014	260780	0470	3/11/10	\$608,600	\$568,000	2640	9	1979	Avg	8835	N	N	17012 SE 40TH CT
014	888290	0013	6/29/11	\$685,000	\$672,000	2830	9	1998	Avg	29475	Y	N	16875 SE 38TH PL
014	132405	9128	7/21/11	\$1,010,000	\$993,000	3560	9	1982	VGood	22757	Y	N	4041 WEST LAKE SAMMAMISH PKWY SE
014	260780	1020	7/12/10	\$505,000	\$477,000	1670	10	1979	Avg	8663	Y	N	4076 173RD PL SE
014	888190	0215	11/17/10	\$734,000	\$703,000	3100	10	2003	Avg	9933	N	N	16911 SE 39TH ST
014	321190	0015	12/22/11	\$615,000	\$614,000	3190	10	2002	Avg	11205	N	N	16275 SE 35TH CT
014	321190	0220	10/21/09	\$899,990	\$827,000	3050	11	2008	Avg	8298	N	N	3640 163RD AVE SE
014	321190	0150	7/21/09	\$950,000	\$864,000	3550	11	2008	Avg	7465	N	N	16305 SE 37TH ST
014	321190	0150	10/19/11	\$925,000	\$918,000	3550	11	2008	Avg	7465	N	N	16305 SE 37TH ST
014	321190	0200	3/1/10	\$799,950	\$745,000	3820	11	2008	Avg	36416	N	N	16330 SE 37TH ST

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
052406	9073	9/20/11	\$700,000	DIAGNOSTIC OUTLIER
062406	9023	6/30/11	\$1,500,000	DIAGNOSTIC OUTLIER
062406	9031	7/27/11	\$1,260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
062406	9075	8/30/10	\$853,600	ESTATE SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
062406	9097	6/28/10	\$480,000	ACTIVE PERMIT BEFORE SALE>25K
062406	9104	4/6/09	\$2,150,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
062406	9108	3/24/11	\$2,800,000	DIAGNOSTIC OUTLIER
062406	9113	3/9/09	\$590,750	TRUSTEE SALE; CORRECTION DEED; EXEMPT FROM EXCISE TAX
062406	9113	3/24/09	\$445,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FIN. INSTITUTION RESALE
072406	9042	6/2/09	\$2,837,500	OBSOLESCENCE
072406	9056	3/23/10	\$2,200,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
072406	9064	3/17/10	\$315,000	OBSOLESCENCE;PREVIMP<=25K;NO MARKET EXPOSURE
072406	9067	2/22/09	\$525,000	NO MARKET EXPOSURE
072406	9100	10/27/09	\$75,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
077710	0005	3/23/11	\$1,200,000	PREVIMP<=25K
077710	0050	6/15/09	\$1,150,000	IMP COUNT;PREVIMP<=25K
082406	9007	11/11/11	\$404,195	BOX PLOT OUTLIER
172406	9010	8/14/11	\$755,000	IMP COUNT
172406	9028	6/1/10	\$2,305,000	IMP COUNT
172406	9055	9/7/11	\$220,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
173870	0045	11/17/11	\$691,489	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
182506	9031	11/24/09	\$443,000	IMP COUNT; FINANCIAL INSTITUTION RESALE;
192506	9083	10/28/09	\$265,000	NO MARKET EXPOSURE
192506	9144	9/12/09	\$250,000	OBSOLESCENCE; NO MARKET EXPOSURE.; NON-REPRESENTATIVE SALE
192506	9213	10/28/09	\$527,777	NON-REPRESENTATIVE SALE; AUCTION SALE; DOR RATIO
202506	9098	6/24/11	\$2,080,000	MULTI-PARCEL SALE
202506	9098	6/9/09	\$2,075,000	MULTI-PARCEL SALE
202506	9135	3/1/10	\$90,000	DOR RATIO; PREVIMP<=25K; PARTIAL INTEREST (1/3, 1/2, Etc.)
253840	0050	1/7/10	\$633,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
322506	9041	4/23/10	\$1,425,000	RELOCATION - SALE TO SERVICE
322506	9063	4/10/10	\$1,200,000	PREVIMP<=25K
322506	9067	7/27/11	\$1,005,000	PREVIMP<=25K
322506	9072	6/16/10	\$525,000	IMP. CHARACTERISTICS CHANGED POST SALE; FINANCIAL INSTITUTION RESALE
322506	9227	6/22/11	\$370,000	% NET CONDITION;PREVIMP<=25K;NO MARKET EXPOSURE
322506	9282	6/10/10	\$570,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
322506	9282	6/28/11	\$545,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
322506	9282	5/6/11	\$545,000	RELOCATION - SALE TO SERVICE
322506	9284	7/8/09	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
357530	0015	11/5/09	\$590,000	NO MARKET EXPOSURE
357530	0077	11/19/10	\$1,290,000	PREVIMP<=25K
357530	0615	6/7/11	\$91,575	NO MARKET EXPOSURE; DOR RATIO; QUIT CLAIM DEED
519710	0030	7/9/09	\$1,150,000	PREVIMP<=25K
556970	0055	6/25/10	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
605550	0110	12/19/11	\$475,000	DIAGNOSTIC OUTLIER
850000	0020	9/19/11	\$320,000	% COMPLETE
892010	0077	1/11/11	\$793,700	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
892010	0080	4/29/11	\$1,380,000	NO MARKET EXPOSURE
892010	0089	10/10/11	\$1,350,000	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K; NO MARKET EXPOSURE
920100	0130	4/7/09	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
920100	0250	11/3/10	\$176,128	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
920100	0380	7/26/09	\$414,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
920100	0460	5/26/10	\$486,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
122405	9049	9/23/11	\$572,670	QUIT CLAIM DEED; SHORT SALE
122405	9060	3/7/11	\$1,227,500	BOX PLOT OUTLIER
122405	9113	10/22/10	\$1,650,000	TEAR DOWN
132405	9076	1/27/10	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
132405	9162	11/2/11	\$450,000	PREVIMP<=25K; NO MARKET EXPOSURE
182406	9039	9/7/11	\$300,000	NEIGHBOR; NO MARKET EXPOSURE; ESTATE SALE
182406	9044	9/20/10	\$1,515,000	PREVIMP<=25K
182406	9048	3/1/11	\$840,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
182406	9092	9/30/11	\$2,460	DOR RATIO; NO MARKET EXPOSURE
192406	9079	10/19/10	\$2,620,000	IMP COUNT
192506	9059	7/21/09	\$2,000,000	IMP COUNT
362505	9055	10/23/09	\$1,750,000	TEAR DOWN;
362505	9114	10/27/11	\$1,400,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.; ESTATE SALE
414175	0080	11/9/10	\$1,009,000	% COMPLETE
435370	0015	6/21/11	\$940,000	PREVIMP<=25K; SHORT SALE
541865	0040	1/12/09	\$2,160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
542304	0090	3/15/10	\$600,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
543740	0030	8/9/11	\$585,000	RELOCATION - SALE TO SERVICE
543740	0820	7/9/10	\$350,000	IMP. CHARACTERISTICS CHANGED POST SALE; FINANCIAL INSTITUTION RESALE
671010	0035	3/16/10	\$2,300,000	IMP COUNT; SHORT SALE
671010	0102	12/19/11	\$196,802	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
743050	0045	6/3/10	\$81,689	DOR RATIO; IMP COUNT; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
743050	0140	7/30/09	\$925,000	PREVIMP<=25K
743050	0165	9/23/09	\$949,263	IMP COUNT; IMP. CHARACTERISTICS CHANGED SINCE SALE
743050	0420	6/1/10	\$208,488	DOR RATIO; IMP COUNT; QUIT CLAIM DEED
743050	0460	8/11/11	\$1,300,000	NO MARKET EXPOSURE
752490	0040	7/21/11	\$1,005,000	OBSOLESCENCE
752490	0065	11/4/10	\$685,000	PREVIMP<=25K
804370	0176	7/1/10	\$1,995,000	IMP COUNT; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
804370	0300	1/21/11	\$2,300,000	NO MARKET EXPOSURE
804370	0420	3/7/11	\$348,000	DIAGNOSTIC OUTLIER
925390	0109	2/24/11	\$650,000	DIAGNOSTIC OUTLIER
925390	0109	3/23/10	\$500,000	FINANCIAL INSTITUTION RESALE
925390	0126	8/24/09	\$1,140,000	TEAR DOWN; ESTATE SALE; PREVIMP<=25K
925390	0160	12/1/10	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
925390	0392	10/6/11	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
925390	0406	6/27/11	\$1,250,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
016190	0100	5/6/09	\$725,000	DIVORCE
132505	9030	8/24/10	\$158,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
142505	9005	12/9/11	\$275,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
142505	9109	4/10/09	\$29,537	QCD; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY/FRIEND/NEIGHBOR
142505	9164	7/9/09	\$130,000	DOR RATIO; PREVLAND<=25K;PREVIMP<=25K; NO MARKET EXPOSURE
160480	0040	1/3/11	\$1,300,000	DIAGNOSTIC OUTLIER
178683	0030	6/28/11	\$625,000	RELOCATION - SALE TO SERVICE
182800	0020	9/22/10	\$290,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
215500	0350	5/25/11	\$428,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
218250	0062	8/27/09	\$205,000	NO MARKET EXPOSURE
218250	0072	7/1/11	\$356,000	DIAGNOSTIC OUTLIER
242330	0010	7/13/10	\$629,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
242330	0010	8/1/11	\$719,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
339530	0430	4/1/09	\$310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
388230	0090	1/12/11	\$285,000	NO MARKET EXPOSURE
388231	0070	6/29/11	\$129,923	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
435890	0010	12/11/09	\$600,000	NO MARKET EXPOSURE
519640	0040	9/7/11	\$404,000	NO MARKET EXPOSURE
519641	0313	8/1/11	\$938,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
541180	0230	1/24/11	\$175,699	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
542256	0950	12/23/11	\$307,500	IMP. CHAR. CHANGED SINCE SALE; TAX EXEMPT; FIN. INSTITUTION RESALE
542257	0770	5/11/11	\$300,000	DIAGNOSTIC OUTLIER
555630	0128	8/29/11	\$699,950	PREVIMP<=25K
730910	0040	6/3/11	\$300,000	QUIT CLAIM DEED; NO MARKET EXPOSURE; RELATED PARTY OR FRIEND
752557	0190	4/1/11	\$390,000	DIAGNOSTIC OUTLIER
062730	0075	12/18/09	\$512,500	% COMPLETE; IMP. CHARACTERISTICS CHANGED SINCE SALE
062730	0090	7/7/10	\$560,000	NON-REPRESENTATIVE SALE
122405	9088	5/25/11	\$328,000	DIAGNOSTIC OUTLIER
122405	9141	11/24/09	\$450,000	QUESTIONABLE PER APPRAISAL
195200	0130	10/21/11	\$1,000	RELATED PARTY, FRIEND, OR NEIGHBOR; QCD; \$1,000 SALE OR LESS
260780	0310	1/8/10	\$428,000	NON-REPRESENTATIVE SALE
260780	0340	5/22/09	\$482,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
260780	0340	6/10/11	\$495,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
260780	0780	7/26/10	\$525,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
321170	0030	9/14/11	\$564,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FIN. INSTITUTION RESALE
321170	0070	3/31/10	\$550,000	UNFINISHED AREA
321180	0100	2/4/10	\$495,000	RELOCATION - SALE TO SERVICE
321190	0160	9/14/11	\$599,000	ACTIVE PERMIT BEFORE SALE>25K;% COMPLETE
321190	0230	3/8/10	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FIN. INSTITUTION RESALE
345980	0080	5/20/09	\$389,000	RELOCATION - SALE TO SERVICE
382760	0020	12/9/11	\$520,050	TRUSTEE DEED; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
399930	0350	11/1/11	\$530,000	DIAGNOSTIC OUTLIER
792280	0040	6/17/11	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
792280	0350	9/3/10	\$276,000	NON-REPRESENTATIVE SALE
792290	0410	8/17/10	\$817,500	NON-REPRESENTATIVE SALE
792290	0530	2/17/10	\$250,000	DIAGNOSTIC OUTLIER
792300	0390	2/9/09	\$383,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
792310	0620	12/16/10	\$480,000	NON-REPRESENTATIVE SALE
792310	0640	5/9/11	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Major	Minor	Sale Date	Sale Price	Comments
792320	0040	9/22/11	\$484,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
888190	0090	5/26/09	\$390,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED POST SALE
888190	0155	10/26/11	\$420,000	GOV. AGENCY; IMP. CHAR. CHANGED POST SALE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	012450	0090	1/26/2009	\$1,207,650	14,274	Y	Y
1	062406	9088	5/18/2011	\$500,000	18,717	Y	Y
1	172406	9069	11/17/2011	\$110,000	60,548	N	N
1	172406	9087	5/10/2010	\$240,500	76,711	Y	N
1	172506	9018	2/7/2011	\$222,500	95,768	N	N
1	202506	9129	9/30/2009	\$100,000	160,677	Y	N
1	322506	9311	12/1/2009	\$257,900	25,969	Y	N
11	122405	9113	10/22/2010	\$1,650,000	31,000	Y	Y
11	362505	9055	10/23/2009	\$1,750,000	23,564	Y	Y
11	925390	0081	8/19/2011	\$145,000	23,696	Y	N
11	925390	0126	8/24/2009	\$1,140,000	29,100	Y	Y
11	925390	0382	10/12/2010	\$280,000	13,261	Y	N
13	142505	9110	12/1/2009	\$188,750	11,325	N	N
13	182800	0480	9/28/2009	\$225,000	12,327	N	N
13	519641	0314	11/14/2011	\$250,000	9,046	N	N
13	519641	0315	11/14/2011	\$250,000	16,175	N	N
14	122405	9191	6/11/2009	\$190,000	10,421	N	N
14	321190	0140	3/1/2011	\$200,000	19,200	Y	N
14	888190	0270	7/17/2009	\$200,000	8,108	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	077710	0110	9/12/2011	\$20,000	DOR RATIO;PREVIMP<=25K; QUIT CLAIM DEED
1	077710	0110	4/9/2010	\$850,000	SHORT SALE; FULL SALES PRICE NOT REPORTED
1	082406	9076	10/21/2011	\$1,050,000	PLOTTAGE; RELATED PARTY, NEIGHBOR; QUIT CLAIM DEED
1	202506	9137	9/16/2011	\$48,350	PARTIAL INTEREST (1/3, 1/2, Etc.); DOR RATIO
1	322506	9245	7/8/2010	\$19,000	DOR RATIO; PREVLAND<=25K; EASEMENT OR RIGHT-OF-WAY
1	357530	0078	8/25/2011	\$1,400	PREVLAND<=25K; QUIT CLAIM DEED
11	182406	9021	11/8/2011	\$1,950	DOR RATIO; GOVERNMENT AGENCY
11	362505	9045	4/5/2010	\$136,500	ACTIVE PERMIT BEFORE SALE>25K; FINANCIAL INSTITUTION RESALE
11	414175	0060	4/28/2010	\$1,029,000	NEW IMP PRIOR TO SALE
11	743050	0137	3/1/2010	\$77,119	NO MARKET EXPOSURE; DOR RATIO
13	142505	9198	12/2/2010	\$420,000	NO MARKET EXPOSURE
13	555630	0126	9/2/2011	\$761,950	NEW IMP; ACTIVE PERMIT BEFORE SALE>25K
13	555630	0127	10/26/2011	\$739,950	NEW IMP; ACTIVE PERMIT BEFORE SALE>25K
13	752557	0220	5/2/2011	\$374,900	BANKRUPTCY, RECEIVER, OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	321190	0170	12/26/2011	\$600,000	NEW IMP; ACTIVE PERMIT BEFORE SALE>25K
14	321190	0210	9/19/2011	\$635,000	NEW IMP; ACTIVE PERMIT BEFORE SALE>25K

Mobile Home Sales Used in this Annual Update Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	173870	0125	1/10/2011	\$790,000	10,988	Y	Y
11	945130	0005	12/15/2011	\$130,000	7,664	N	N