

Residential Revalue

2012 Assessment Roll

KENT/RENTON

Area 59

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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:

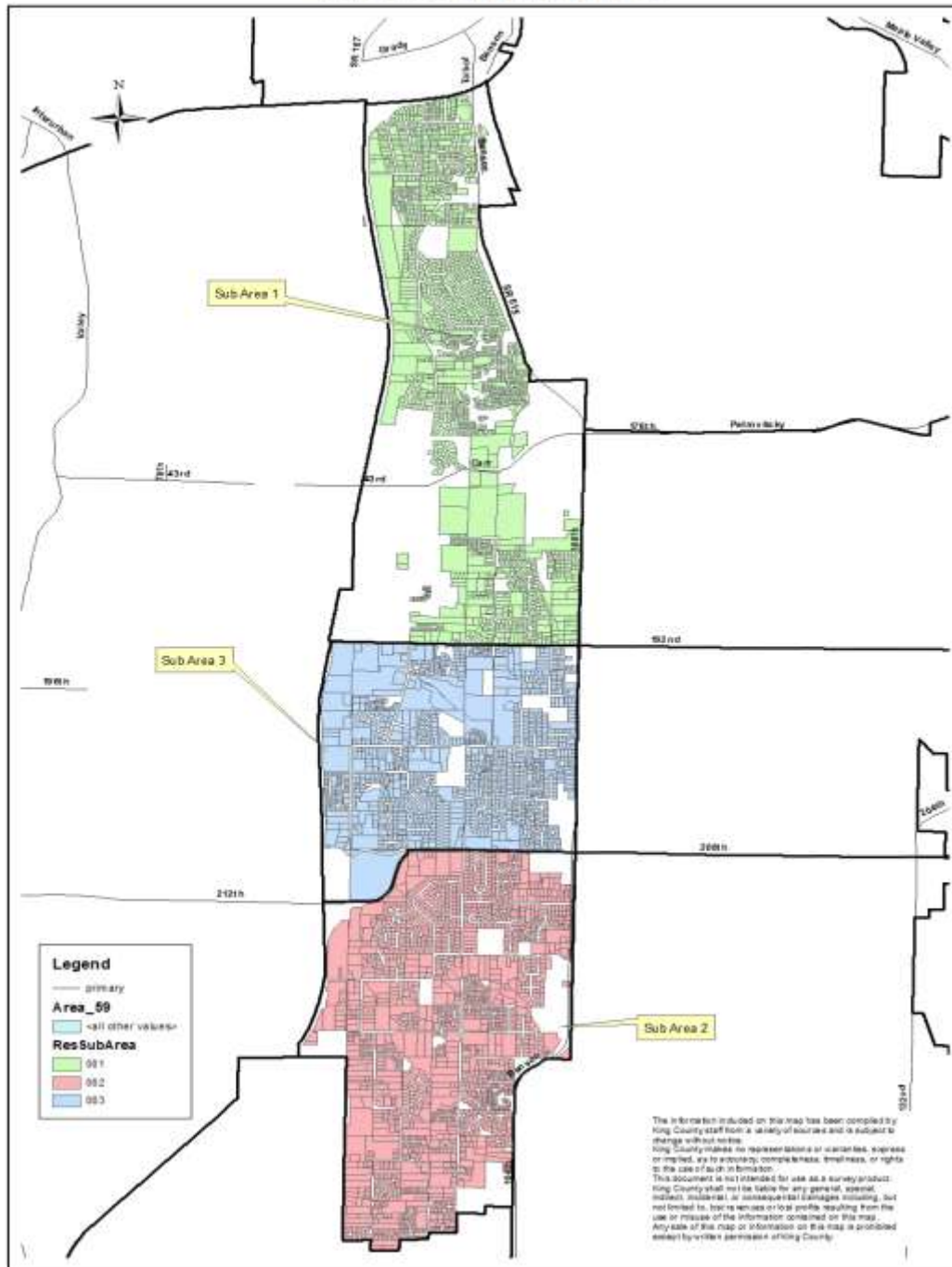
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 59 Kent/Renton



Kent/Renton

Housing



Grade 5/ Year Built 1943/ Total Living Area 720



Grade 8/ Year Built 1969/ Total Living Area 2100



Grade 6/ Year Built 1947/ Total Living Area 1090



Grade 9 /Year Built 2006/ Total Living Area 3020



Grade 7/ Year Built 1964/ Total Living Area 1860



Grade 10/ Year Built 2001/Total Living Area 3570

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name/Number: Kent-Renton/ 59

Number of Improved Sales: 327

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	\$121,500	\$162,200	\$283,700			
2012 Value	\$96,100	\$162,100	\$258,200	\$278,100	92.8%	8.18%
Change	-\$25,400	-\$100	-\$25,500			
% Change	-20.9%	-0.1%	-9.0%			

*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.

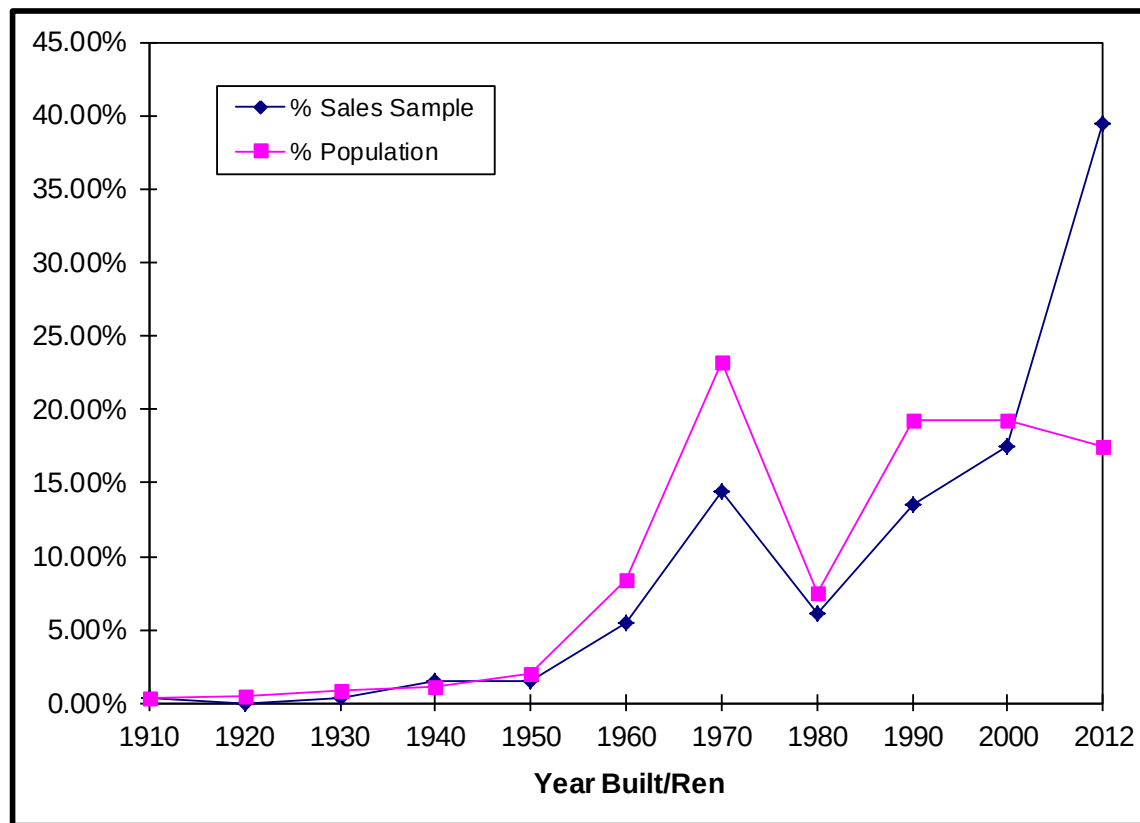
Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$121,700	\$142,600	\$264,300
2012 Value	\$96,500	\$139,000	\$235,500
Percent Change	-20.7%	-2.5%	-10.9%

Number of one to three unit residences in the population: 4220

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	1	0.31%	1910	13	0.31%
1920	0	0.00%	1920	19	0.45%
1930	1	0.31%	1930	38	0.90%
1940	5	1.53%	1940	47	1.11%
1950	5	1.53%	1950	85	2.01%
1960	18	5.50%	1960	356	8.44%
1970	47	14.37%	1970	978	23.18%
1980	20	6.12%	1980	319	7.56%
1990	44	13.46%	1990	812	19.24%
2000	57	17.43%	2000	815	19.31%
2012	129	39.45%	2012	738	17.49%
	327			4220	

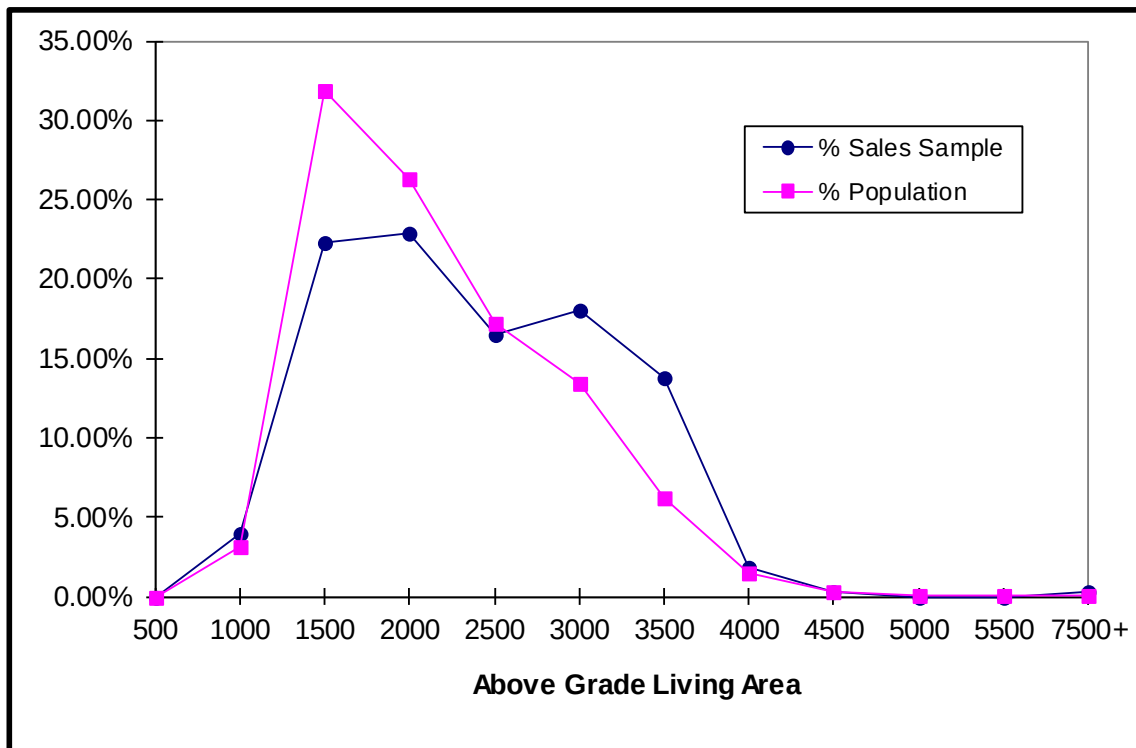


The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals. Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence 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	13	3.98%
1500	73	22.32%
2000	75	22.94%
2500	54	16.51%
3000	59	18.04%
3500	45	13.76%
4000	6	1.83%
4500	1	0.31%
5000	0	0.00%
5500	0	0.00%
7500+	1	0.31%
	327	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	134	3.18%
1500	1343	31.82%
2000	1111	26.33%
2500	724	17.16%
3000	564	13.36%
3500	264	6.26%
4000	61	1.45%
4500	11	0.26%
5000	3	0.07%
5500	1	0.02%
7500+	4	0.09%
	4220	

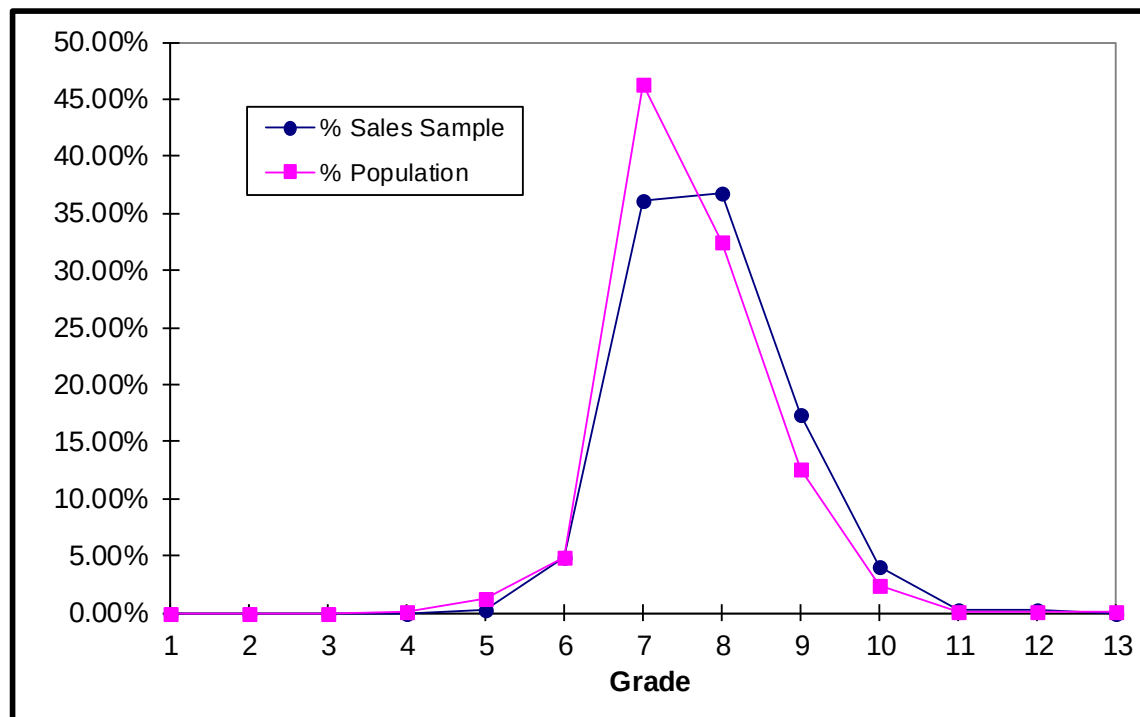


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area, except for homes less than 1500 square feet. This distribution is adequate for both accurate analysis and appraisals.

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	1	0.31%
6	16	4.89%
7	118	36.09%
8	120	36.70%
9	57	17.43%
10	13	3.98%
11	1	0.31%
12	1	0.31%
13	0	0.00%
327		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	53	1.26%
6	202	4.79%
7	1956	46.35%
8	1370	32.46%
9	533	12.63%
10	98	2.32%
11	4	0.09%
12	2	0.05%
13	1	0.02%
4220		



The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Identification of the Area

Name or Designation:

Area 59---Kent/Renton

Boundaries:

Area 59 is bounded on the North by Interstate 405, South by E. James St (SE 240th St.), East by Benson Rd (108th Ave SE), and West by the Valley Freeway (Hwy 167).

Maps:

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

Area Description:

Area 59 is located in the SE portion of King County. The area has two market areas; Talbot Hill in Renton, (i.e. Subarea 1) and Park Orchard, in Kent (i.e. Subareas 2 and 3). Area 59 is a mix of older improvements, new plats, newer pocket developments and some larger parcels with older improvements or vacant sites. There are some territorial/mountain view properties however the majority of the area does not have a view amenity. Topography, wetland and traffic noise issues also impact this area. The area is in close proximity to three major freeways (i.e. I-405, Valley Freeway 167, and I-5), business and employment centers, shopping and medical facilities (Valley Medical Center).

Land Valuation

Vacant sales from 1/1/2009 to 1/1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. Due to the homogeneous nature of this area a plat value was used for valuing the majority of subdivisions and a per site value was used for tax lots and some atypical sites. The average building site in Area 59 is 15,000 square feet and the average value is \$96,000.

Area 59, Kent/Renton, has 4,930 parcels and is divided into three subareas. Subarea 1 (Talbot Hill) is located in the northern portion of Area 59 and has 1,741 parcels. The Talbot Hill neighborhood is an older established area within the city limits of Renton. The area has some territorial views that include valley and mountain vistas. There are also a few parcels with a peek a boo view of city skylines and/or Lake Washington in the distance. Because these views are so limited they were determined not to have contributory value. The Park Orchard area, subarea 2 and 3, are within Kent city limits and is also a well-established neighborhood. Subarea 2 is located in the southern most portion of the area and has 1,883 parcels; subarea 3 is located in the middle and has 1,306 parcels. The majority of the Park Orchard area has platted subdivisions or pocket tracts. The views in this area are mostly territorial valley views.

Area 59 has been changing for the past 10 years from an older established area with larger lots, to an area with several newer pocket subdivisions and a few larger subdivisions. There are 484 vacant parcels and 1,002 tax lot parcels in Area 59. There has been and continues today short platting of larger sites to smaller sites with new improvements. The grades, in Area 59, range from 2 to 13 with the typical improvement being a grade 7 single family dwelling in average condition.

Due to insufficient vacant lot sales within the three year valuation period of 2009 to 2012, we expanded the search area to include similar competing areas. Area 51 (South Renton/Kent) and Area 30 (Fairwood) are east of Area 59 and both areas have similar characteristics and amenities as the subject area. The sales comparison approach was used to determine land values and was augmented by using land allocation with improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in Area 59, we estimated the land to total value allocation at 30%. The allocation percentage was determined after reviewing and analyzing the vacant land sales, builder and developer sales, multi parcel sales, and sales of new improvements in the area. We used the allocation percentage in conjunction with the Assessor's depreciation table to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sale comparison approach.

Area 59 has sites which are impacted by territorial and mountain views. Upward adjustments were coded and recognized for a variety of views. Negative impacts from external nuisances such as traffic (ranging from moderate to extreme), topography, restricted access, wetlands and streams were recognized and downward adjustments were made.

Because of the lack of developable land in King County in close proximity to city centers, larger sites in the City of Renton and Kent are being short platted and some older smaller improvements are being torn down and the sites redeveloped. However, any short platting of larger sites was only considered when the process was complete. Previously, most larger parcels were valued for their development potential with minimal consideration given to any existing improvements. The slowing and decline in the current market, has caused a significant decrease in the value of some of the larger sites. Most of the larger available acreage tracts are affected by topography, wetlands and sensitive areas.

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

***Vacant Sales Used In This Physical Inspection Analysis
Area 59***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
030	073900	0038	9/13/2010	\$28,000	41,986	N	N
030	162680	0010	8/27/2010	\$90,000	10,800	N	N
030	292305	9023	10/8/2009	\$210,000	53,578	N	N
030	337810	0080	6/3/2009	\$42,000	7,168	N	N
030	394360	0050	11/25/2009	\$80,000	5,792	N	N
030	951220	0460	5/26/2010	\$250,000	204,972	N	N
051	032205	9033	9/15/2009	\$250,000	84,942	N	N
051	342305	9136	12/13/2011	\$172,752	45,659	N	N
051	619780	0120	10/12/2009	\$48,500	45,738	N	N
059	062205	9056	8/12/2010	\$105,000	89,298	Y	N
059	062205	9177	5/4/2010	\$118,000	9,479	Y	N
059	062205	9178	5/6/2010	\$118,000	7,973	Y	N
059	082205	9164	4/22/2010	\$77,700	38,700	N	N
059	155700	0010	2/18/2011	\$80,000	9,418	N	N
059	302305	9108	4/26/2010	\$90,000	115,869	N	N
059	312305	9119	3/4/2011	\$250,000	98,010	N	N
059	722200	0180	1/28/2009	\$164,900	8,705	N	N
059	880240	0651	3/4/2010	\$85,000	5,700	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 59***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
030	073900	0038	9/28/2009	\$10,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
030	202305	9085	10/4/2011	\$200,000	GOVERNMENT AGENCY;QUIT CLAIM DEED;
030	247336	0270	2/15/2010	\$24,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
030	292305	9169	7/10/2009	\$20,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
051	052205	9337	3/11/2010	\$150,000	NO MARKET EXPOSURE;FINANCIAL INSTITUTION RESALE;
051	793200	0014	10/13/2010	\$170,000	EXEMPT FROM EXCISE TAX;GOVERNMENT AGENCY
059	082205	9071	11/1/2011	\$1,100,000	FORCED SALE; EXEMPT FROM EXCISE TAX;
059	378285	0020	11/4/2009	\$58,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
059	722200	0093	9/29/2009	\$39,600	NO MARKET EXPOSURE;
059	722200	0094	9/29/2009	\$39,600	NO MARKET EXPOSURE;

Improved Parcel Valuation

Improved Parcel Data:

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that a location within Subarea 1 (Talbot Hill), age, and condition were influential in the market.

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

Area 59 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 \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.811, resulting in an adjusted value of \$426,000 (\$525,000 X .811=\$425,775—rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.771	-22.9%
2/1/2009	0.777	-22.3%
3/1/2009	0.782	-21.8%
4/1/2009	0.788	-21.2%
5/1/2009	0.794	-20.6%
6/1/2009	0.800	-20.0%
7/1/2009	0.805	-19.5%
8/1/2009	0.811	-18.9%
9/1/2009	0.817	-18.3%
10/1/2009	0.823	-17.7%
11/1/2009	0.829	-17.1%
12/1/2009	0.835	-16.5%
1/1/2010	0.841	-15.9%
2/1/2010	0.847	-15.3%
3/1/2010	0.853	-14.7%
4/1/2010	0.859	-14.1%
5/1/2010	0.865	-13.5%
6/1/2010	0.872	-12.8%
7/1/2010	0.878	-12.2%
8/1/2010	0.884	-11.6%
9/1/2010	0.891	-10.9%
10/1/2010	0.897	-10.3%
11/1/2010	0.904	-9.6%
12/1/2010	0.910	-9.0%
1/1/2011	0.917	-8.3%
2/1/2011	0.924	-7.6%
3/1/2011	0.930	-7.0%
4/1/2011	0.937	-6.3%
5/1/2011	0.944	-5.6%
6/1/2011	0.951	-4.9%
7/1/2011	0.957	-4.3%
8/1/2011	0.964	-3.6%
9/1/2011	0.972	-2.8%
10/1/2011	0.978	-2.2%
11/1/2011	0.986	-1.4%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	723160	0098	1/6/2010	\$185,000	\$156,000	700	6	1943	3	6000	0	N	1421 WHITWORTH AVE S
001	722200	0315	11/20/2009	\$200,000	\$167,000	760	6	1936	4	7500	0	N	1522 SHATTUCK AVE S
001	989920	0030	7/2/2010	\$210,000	\$184,000	840	6	1971	3	14144	0	N	3419 SHATTUCK AVE S
001	722927	0020	8/19/2009	\$239,750	\$195,000	890	6	2002	3	4993	0	N	728 S 19TH ST
001	723160	0400	4/29/2010	\$185,000	\$160,000	900	6	1942	4	6000	0	N	1412 MORRIS AVE S
001	334040	1595	2/17/2011	\$203,000	\$188,000	1080	6	1937	4	6001	2	N	1413 SHATTUCK AVE S
001	722200	0246	3/25/2009	\$279,000	\$220,000	1120	6	1926	4	9540	0	N	1523 TALBOT RD S
001	334040	1190	5/17/2011	\$186,000	\$176,000	1150	6	1932	4	9374	0	N	1503 LAKE AVE S
001	334040	1435	5/2/2011	\$200,000	\$189,000	1240	6	1936	4	9201	0	N	1517 SHATTUCK AVE S
001	322305	9125	3/23/2010	\$225,000	\$193,000	1290	6	1948	4	22651	0	N	18633 108TH AVE SE
001	723160	0270	7/1/2009	\$181,900	\$146,000	1410	6	1940	4	8000	0	N	1413 MORRIS AVE S
001	722200	0339	2/7/2011	\$300,000	\$278,000	1620	6	1901	4	27060	0	N	1719 MORRIS AVE S
001	889921	0750	5/14/2010	\$250,000	\$217,000	950	7	1981	3	8188	0	N	518 S 28TH PL
001	722200	0030	5/19/2009	\$285,000	\$227,000	1150	7	1997	3	13888	0	N	1622 TALBOT RD S
001	889920	0240	12/3/2009	\$289,000	\$241,000	1190	7	1974	4	7600	0	N	1004 S 31ST CT
001	302305	9045	5/10/2011	\$205,000	\$194,000	1250	7	1956	3	12196	0	N	409 S 36TH ST
001	722200	0345	2/4/2011	\$189,900	\$176,000	1250	7	1953	4	11880	0	N	1807 MORRIS AVE S
001	889900	0290	5/20/2010	\$240,000	\$209,000	1280	7	1968	3	9116	0	N	608 S 25TH ST
001	722927	0050	4/22/2010	\$240,000	\$207,000	1280	7	1997	3	7971	0	N	1806 BURNETT AVE S
001	889920	0100	8/19/2010	\$299,900	\$266,000	1290	7	1974	4	7500	0	N	2925 MORRIS AVE S
001	889920	0230	8/1/2011	\$240,000	\$231,000	1290	7	1974	3	7505	0	N	1010 S 31ST CT
001	723160	0135	9/1/2011	\$195,000	\$189,000	1290	7	2004	3	3358	0	N	412 14TH AVE S
001	855860	0110	8/17/2010	\$198,000	\$176,000	1300	7	1977	3	8212	0	N	3606 MORRIS AVE S
001	889900	0310	12/28/2011	\$210,000	\$210,000	1300	7	1968	4	7313	0	N	610 S 26TH CT
001	855860	0050	5/10/2011	\$250,000	\$236,000	1320	7	1977	4	7875	0	N	3507 MORRIS AVE S
001	723160	0128	10/5/2009	\$279,950	\$231,000	1320	7	2004	3	4000	0	N	1319 WHITWORTH AVE S
001	034800	0115	3/29/2010	\$260,000	\$223,000	1330	7	1999	3	6900	0	N	510 S 18TH ST
001	889921	0410	5/25/2010	\$350,000	\$305,000	1380	7	1983	4	7800	0	N	802 S 31ST ST
001	808335	0200	11/16/2009	\$248,000	\$206,000	1440	7	1996	3	2712	0	N	564 S 51ST CT

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	889900	0480	11/7/2011	\$185,000	\$183,000	1460	7	1970	3	10608	0	N	408 S 26TH ST
001	889910	0150	7/21/2009	\$305,000	\$247,000	1470	7	1971	5	7500	0	N	818 S 27TH ST
001	889900	0440	4/1/2010	\$250,500	\$215,000	1490	7	1969	4	8575	0	N	432 S 26TH ST
001	722928	0090	3/11/2009	\$299,950	\$235,000	1490	7	1998	3	5957	0	N	2221 MORRIS AVE S
001	895030	0110	4/27/2010	\$277,500	\$240,000	1510	7	1967	3	14378	0	N	18636 107TH AVE SE
001	889920	0300	7/8/2009	\$365,000	\$294,000	1590	7	1975	4	9900	0	N	1018 S 30TH CT
001	292305	9161	9/23/2009	\$364,000	\$299,000	1620	7	1959	4	37026	0	N	3451 CEDAR AVE S
001	808335	0030	7/1/2011	\$198,500	\$190,000	1620	7	1996	3	2700	0	N	415 S 51ST CT
001	889900	0060	8/4/2010	\$305,000	\$270,000	1630	7	1968	5	8394	0	N	2702 SHATTUCK CT S
001	808335	0010	11/12/2009	\$243,000	\$202,000	1660	7	1996	3	3565	0	N	401 S 51ST CT
001	722200	0188	6/8/2010	\$282,450	\$247,000	1840	7	2010	3	6696	0	N	507 S 20TH ST
001	722200	0190	6/9/2010	\$282,478	\$247,000	1840	7	2010	3	7020	0	N	519 S 20TH ST
001	889920	0650	8/21/2009	\$285,000	\$232,000	1850	7	1974	3	8910	0	N	920 S 28TH CT
001	312305	9100	1/7/2009	\$308,000	\$238,000	1935	7	1964	4	17579	0	N	700 S 50TH ST
001	272850	0080	8/28/2009	\$298,000	\$243,000	1940	7	2003	3	3645	0	N	515 S 53RD PL
001	722200	0189	5/25/2010	\$275,000	\$239,000	2030	7	2010	3	8680	0	N	513 S 20TH ST
001	272850	0240	3/20/2009	\$321,000	\$252,000	2080	7	2003	3	3645	0	N	418 S 53RD PL
001	272850	0150	11/21/2011	\$230,000	\$228,000	2200	7	2003	3	6792	0	N	622 S 53RD PL
001	722200	0187	5/27/2010	\$279,950	\$244,000	2220	7	2010	3	5627	0	N	501 S 20TH ST
001	895650	0150	12/21/2009	\$319,000	\$268,000	2320	7	1992	3	6296	0	N	10614 SE 187TH ST
001	889910	0120	10/3/2011	\$242,950	\$238,000	2440	7	1970	3	7622	0	N	819 S 27TH ST
001	889921	0230	6/29/2011	\$265,000	\$254,000	1260	8	1979	3	16199	0	N	601 S 31ST ST
001	948574	0210	1/18/2010	\$255,000	\$215,000	1390	8	1998	3	7786	0	N	3124 MAIN AVE S
001	034800	0180	10/21/2009	\$286,000	\$236,000	1570	8	1959	3	12075	0	N	505 S 18TH ST
001	322305	9086	11/9/2009	\$350,000	\$291,000	1660	8	2003	3	91040	0	N	851 S CARR RD
001	948575	0050	11/17/2010	\$310,000	\$281,000	1680	8	1989	3	8583	0	N	635 S 32ND ST
001	855700	0050	4/22/2011	\$231,500	\$218,000	1700	8	1975	3	8880	0	N	2408 TALBOT CREST DR S
001	264140	0430	6/16/2009	\$335,000	\$269,000	1720	8	1995	3	10287	0	N	10355 SE 187TH PL
001	948574	0030	6/29/2011	\$250,500	\$240,000	1720	8	1998	3	5209	0	N	1226 S 35TH ST
001	855700	0110	1/4/2010	\$250,000	\$210,000	1730	8	1977	4	9360	0	N	2522 TALBOT CREST DR S
001	889921	0680	8/11/2011	\$310,000	\$300,000	1730	8	1980	5	7857	0	N	515 S 28TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	722200	0428	9/11/2009	\$319,950	\$262,000	1730	8	2000	3	6750	0	N	317 S 22ND PL
001	855700	0200	8/27/2009	\$289,000	\$236,000	1770	8	1991	3	11256	0	N	2401 TALBOT CREST DR S
001	264140	0590	4/27/2011	\$235,000	\$222,000	1800	8	1995	3	6554	0	N	18607 104TH PL SE
001	334040	1125	8/24/2009	\$311,000	\$254,000	1830	8	2000	3	4935	0	N	1801 LAKE AVE S
001	886050	0300	4/18/2011	\$277,500	\$261,000	1870	8	2000	3	4657	0	N	2010 DAVIS AVE S
001	761680	0200	12/10/2009	\$240,000	\$201,000	1900	8	1977	3	11704	0	N	17832 97TH AVE S
001	264140	0620	10/19/2009	\$308,500	\$255,000	1920	8	1995	3	6802	0	N	10309 SE 186TH ST
001	855740	0025	5/24/2011	\$273,500	\$259,000	1980	8	1998	3	9918	0	N	2115 SHATTUCK AVE S
001	722200	0375	7/15/2011	\$320,000	\$307,000	2030	8	1985	3	12632	0	N	1934 SHATTUCK AVE S
001	264140	0190	4/2/2009	\$290,000	\$229,000	2030	8	1995	3	7334	0	N	10401 SE 186TH PL
001	264140	0180	10/27/2009	\$323,000	\$267,000	2060	8	1995	3	8097	0	N	10407 SE 186TH PL
001	948574	0280	9/14/2010	\$325,000	\$290,000	2080	8	1998	3	5223	0	N	3125 MAIN AVE S
001	214127	0050	9/22/2009	\$382,000	\$314,000	2100	8	1988	3	9345	0	N	19116 104TH PL SE
001	722200	0191	9/29/2009	\$360,000	\$296,000	2128	8	2008	3	8457	0	N	525 S 20TH ST
001	177830	0190	10/20/2009	\$315,000	\$260,000	2130	8	1995	3	8862	0	N	10422 SE 189TH CT
001	855740	0030	8/23/2011	\$290,000	\$281,000	2180	8	1998	3	9298	0	N	2125 SHATTUCK AVE S
001	722200	0124	10/7/2011	\$347,000	\$340,000	2210	8	2011	3	6786	0	N	1910 TALBOT RD S
001	948575	0130	12/10/2010	\$263,950	\$241,000	2220	8	1989	3	8953	0	N	737 S 32ND ST
001	948575	0460	2/7/2011	\$235,000	\$217,000	2270	8	1989	3	5500	2	N	619 S 32ND PL
001	722200	0181	5/27/2009	\$465,000	\$371,000	2280	8	2009	3	7116	0	N	1928 SHATTUCK AVE S
001	322305	9249	2/4/2009	\$399,000	\$310,000	2340	8	1985	3	20037	0	N	18846 102ND AVE SE
001	948576	0200	6/16/2009	\$302,000	\$242,000	2370	8	1990	3	8035	0	N	944 S 32ND PL
001	886050	0330	9/28/2009	\$340,000	\$280,000	2420	8	1999	3	4502	0	N	321 S 20TH PL
001	302305	9130	6/17/2010	\$350,000	\$306,000	2440	8	2005	3	12269	0	N	402 S 33RD PL
001	144100	0400	8/16/2010	\$425,000	\$377,000	2560	8	2006	3	5934	0	N	3511 MILL AVE S
001	144100	0480	4/2/2010	\$398,950	\$343,000	2563	8	2008	3	4737	0	N	3512 MILL PL S
001	723800	0060	9/9/2010	\$309,000	\$276,000	2581	8	2006	3	5124	0	N	4733 BURNETT CT S
001	144100	0470	3/26/2010	\$440,000	\$378,000	2587	8	2008	3	4000	0	N	3506 MILL PL S
001	144100	0440	3/17/2011	\$418,400	\$391,000	2591	8	2008	3	6053	0	N	3507 MILL PL S
001	144100	0170	4/6/2011	\$350,000	\$328,000	2600	8	2006	3	3896	0	N	1123 S 36TH ST
001	144100	0240	2/16/2010	\$345,000	\$293,000	2600	8	2006	3	4629	0	N	3525 WELLS AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	144100	0120	5/3/2011	\$450,000	\$425,000	2613	8	2007	3	5402	0	N	3601 MILL AVE S
001	322305	9336	6/14/2011	\$295,000	\$281,000	2660	8	1988	3	11250	0	N	18839 102ND AVE SE
001	144100	0460	5/4/2011	\$385,000	\$364,000	2670	8	2007	3	4423	0	N	3500 MILL PL S
001	144100	0500	12/5/2010	\$463,000	\$422,000	2714	8	2008	3	6153	0	N	3511 CEDAR AVE S
001	722200	0123	3/13/2009	\$500,000	\$392,000	2770	8	2008	3	5584	0	N	1906 TALBOT RD S
001	144100	0210	4/26/2011	\$305,000	\$287,000	2780	8	2006	3	3600	0	N	1015 S 36TH ST
001	177830	0280	11/5/2011	\$360,000	\$355,000	2830	8	1988	4	24067	0	N	18835 106TH AVE SE
001	292305	9187	8/26/2009	\$395,000	\$322,000	2830	8	1999	3	6441	0	N	3315 WELLS AVE S
001	144100	0180	5/31/2011	\$360,000	\$342,000	2860	8	2006	3	3611	0	N	1117 S 36TH ST
001	723800	0360	12/11/2009	\$364,900	\$305,000	3010	8	2006	3	5277	0	N	4700 BURNETT CT S
001	723800	0300	12/17/2010	\$365,000	\$334,000	3250	8	2007	3	5303	0	N	903 S 47TH ST
001	322305	9163	12/9/2009	\$615,000	\$514,000	4190	8	1997	3	54450	0	N	10012 SE 187TH ST
001	810630	0080	9/21/2010	\$399,950	\$358,000	1750	9	2006	3	4984	2	N	3713 SMITHERS AVE S
001	947600	0160	3/17/2011	\$320,000	\$299,000	2140	9	1995	3	7845	0	N	10232 SE 185TH PL
001	810630	0760	5/14/2010	\$400,000	\$347,000	2510	9	2006	3	5029	0	N	1101 S 36TH PL
001	855920	0110	2/16/2011	\$389,000	\$361,000	2590	9	2002	3	7122	0	N	4701 SMITHERS AVE S
001	810630	0780	4/21/2010	\$395,000	\$341,000	2660	9	2006	3	5273	0	N	1113 S 36TH PL
001	810630	0020	6/16/2009	\$469,900	\$377,000	2680	9	2006	3	5892	2	N	3655 SMITHERS AVE S
001	810630	0050	11/18/2011	\$420,000	\$416,000	2730	9	2006	3	4987	2	N	3673 SMITHERS AVE S
001	855920	0130	3/8/2011	\$381,950	\$356,000	2800	9	2001	3	5822	3	N	706 S 47TH ST
001	810630	0810	6/13/2011	\$400,000	\$381,000	2820	9	2008	3	5079	0	N	800 S 36TH PL
001	810630	0840	11/12/2009	\$485,000	\$403,000	2870	9	2008	3	5490	0	N	818 S 36TH PL
001	810630	0690	10/15/2009	\$479,800	\$396,000	2880	9	2007	3	4836	0	N	913 S 36TH PL
001	154300	0040	1/4/2011	\$330,000	\$303,000	2880	9	2006	3	4714	0	N	1019 S 35TH ST
001	154300	0100	4/16/2011	\$355,000	\$334,000	2910	9	2006	3	5784	0	N	3450 WELLS AVE S
001	810630	0940	12/19/2011	\$395,000	\$394,000	2920	9	2006	3	4708	0	N	1026 S 36TH PL
001	810630	1100	7/28/2010	\$425,000	\$376,000	2930	9	2005	3	5100	0	N	1131 S 36TH PL
001	810630	0130	5/21/2010	\$476,000	\$414,000	2960	9	2005	3	6007	0	N	707 S 38TH CT
001	810630	0220	12/9/2009	\$430,000	\$360,000	2960	9	2006	3	5409	0	N	905 S 38TH CT
001	810630	0520	4/19/2011	\$465,000	\$438,000	2960	9	2004	3	5928	0	N	3712 SMITHERS AVE S
001	810630	0410	9/26/2011	\$417,000	\$408,000	2980	9	2004	3	4896	0	N	709 S 37TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	810630	0770	4/2/2010	\$499,900	\$430,000	2990	9	2006	3	5256	0	N	1107 S 36TH PL
001	810630	0990	10/22/2010	\$399,900	\$361,000	2990	9	2006	3	5877	0	N	1120 S 36TH PL
001	810630	0870	3/2/2010	\$507,000	\$433,000	3020	9	2008	3	5755	0	N	918 S 36TH PL
001	810630	0580	6/18/2010	\$496,000	\$434,000	3040	9	2006	3	5350	0	N	722 S 37TH ST
001	810630	0820	4/26/2010	\$515,000	\$445,000	3040	9	2008	3	5326	0	N	806 S 36TH PL
001	810630	0830	3/24/2010	\$507,000	\$435,000	3040	9	2008	3	5377	0	N	812 S 36TH PL
001	810630	0650	12/10/2009	\$505,150	\$423,000	3053	9	2009	3	5527	0	N	807 S 36TH PL
001	810630	0660	3/24/2009	\$617,500	\$486,000	3080	9	2008	3	5806	0	N	813 S 36TH PL
001	810630	1050	12/14/2010	\$389,900	\$356,000	3080	9	2006	3	5252	0	N	1206 S 36TH PL
001	810630	0700	12/21/2009	\$515,950	\$433,000	3090	9	2007	3	5486	0	N	919 S 36TH PL
001	810630	0860	6/1/2011	\$435,000	\$413,000	3090	9	2008	3	5066	0	N	912 S 36TH PL
001	810630	1060	6/22/2011	\$460,000	\$439,000	3120	9	2006	3	4770	0	N	904 S 37TH PL
001	855920	0140	6/23/2009	\$517,500	\$416,000	3140	9	2001	3	6255	3	N	712 S 47TH ST
001	154300	0140	11/17/2010	\$395,000	\$358,000	3150	9	2007	3	5998	0	N	817 S 34TH PL
001	810630	0850	12/21/2009	\$523,000	\$439,000	3160	9	2008	3	5535	0	N	904 S 36TH PL
001	810630	0360	12/27/2010	\$415,000	\$380,000	3250	9	2006	3	4977	0	N	720 S 38TH CT
001	810630	0280	2/20/2009	\$480,000	\$375,000	3270	9	2006	3	4999	0	N	924 S 38TH CT
001	322305	9250	7/12/2010	\$850,000	\$748,000	8190	12	2000	3	73180	0	N	10318 SE 190TH ST
002	182205	9191	10/7/2009	\$98,000	\$81,000	1210	4	1943	2	22832	0	N	22415 94TH AVE S
002	182205	9195	4/23/2009	\$161,000	\$128,000	1670	5	1913	5	6075	0	N	23711 100TH AVE SE
002	182205	9035	11/14/2011	\$220,000	\$218,000	1820	5	1910	4	15625	0	N	23313 100TH AVE SE
002	182205	9167	4/20/2010	\$213,000	\$184,000	1350	6	1958	4	9600	0	N	22835 96TH AVE S
002	072205	9069	1/6/2010	\$239,000	\$201,000	980	7	1961	4	15246	0	N	9504 S 218TH ST
002	182205	9295	9/23/2009	\$252,500	\$207,000	1140	7	1968	3	12000	0	N	23421 94TH AVE S
002	182205	9406	4/27/2009	\$268,000	\$213,000	1180	7	1999	3	5849	0	N	9915 S 235TH PL
002	932060	0670	7/27/2011	\$170,000	\$164,000	1190	7	1962	4	8500	0	N	21203 100TH AVE SE
002	082205	9014	11/18/2010	\$194,600	\$177,000	1210	7	1962	4	11000	0	N	10002 SE 216TH ST
002	082205	9250	8/29/2011	\$218,000	\$212,000	1220	7	1963	3	14592	0	N	10030 SE 216TH ST
002	526700	0100	12/9/2009	\$295,000	\$247,000	1230	7	1966	4	10205	0	N	21451 99TH AVE S
002	082205	9160	12/6/2010	\$218,000	\$199,000	1240	7	1960	4	11427	0	N	10630 SE 213TH ST
002	082205	9288	5/6/2009	\$234,560	\$186,000	1250	7	1970	3	17251	0	N	10633 SE 213TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	109150	0440	12/2/2010	\$255,000	\$232,000	1260	7	1986	3	7200	0	N	10010 SE 228TH CT
002	241650	0213	1/5/2011	\$265,000	\$243,000	1290	7	1988	3	12002	0	N	9404 S 213TH ST
002	932060	0530	11/6/2011	\$187,500	\$185,000	1310	7	1962	4	11039	0	N	9821 S 212TH ST
002	072205	9055	10/26/2011	\$205,000	\$202,000	1320	7	1961	4	15300	0	N	21636 98TH AVE S
002	564140	0240	11/17/2009	\$222,000	\$185,000	1330	7	2006	3	6952	0	N	9608 S 236TH PL
002	241650	0212	6/10/2011	\$259,000	\$247,000	1350	7	1988	3	12002	0	N	9406 SE 213TH PL
002	889500	0180	5/19/2011	\$175,000	\$166,000	1350	7	1968	3	9760	0	N	9815 S 216TH ST
002	932050	0100	5/20/2009	\$204,250	\$163,000	1390	7	1961	3	8596	0	N	9838 S 210TH PL
002	072205	9057	11/16/2011	\$162,000	\$160,000	1400	7	1960	3	8000	0	N	21045 100TH AVE SE
002	109150	0120	2/24/2011	\$209,900	\$195,000	1400	7	1986	3	9720	0	N	22908 101ST PL SE
002	109150	0340	6/5/2009	\$330,000	\$264,000	1400	7	1986	3	12768	0	N	10044 SE 229TH PL
002	880240	0894	2/8/2011	\$159,000	\$147,000	1410	7	1957	3	8885	0	N	10443 SE 222ND ST
002	172205	9159	8/21/2009	\$230,000	\$187,000	1460	7	1973	3	12196	0	N	23110 100TH AVE SE
002	638650	0120	5/26/2009	\$270,000	\$216,000	1475	7	1966	4	9925	0	N	21224 102ND AVE SE
002	082205	9138	12/27/2010	\$180,000	\$165,000	1520	7	1958	3	14800	0	N	10428 SE 211TH ST
002	932060	0230	5/31/2011	\$220,000	\$209,000	1530	7	1963	4	9620	0	N	9734 S 212TH ST
002	109150	0090	11/11/2011	\$220,000	\$217,000	1560	7	1988	3	15450	0	N	22911 101ST PL SE
002	109150	0320	5/3/2010	\$249,500	\$216,000	1660	7	1985	3	7600	0	N	10104 SE 228TH ST
002	943000	0100	6/23/2009	\$266,500	\$214,000	1730	7	1995	3	5270	0	N	22242 98TH PL S
002	880240	0690	8/5/2011	\$233,000	\$225,000	1730	7	2010	3	6602	0	N	9406 S 224TH ST
002	880240	0890	2/6/2009	\$282,000	\$219,000	1760	7	1960	4	12890	0	N	22214 104TH PL SE
002	932070	0110	8/11/2011	\$245,000	\$237,000	1760	7	1966	4	9363	0	N	21224 97TH PL S
002	270850	0090	5/2/2011	\$257,500	\$243,000	1770	7	1996	3	12867	0	N	21502 95TH PL S
002	932070	0100	10/14/2009	\$260,000	\$215,000	1786	7	1966	4	9804	0	N	21232 97TH PL S
002	209560	0060	6/11/2011	\$209,990	\$200,000	1790	7	1991	3	4309	0	N	22649 102ND PL SE
002	182205	9418	11/23/2009	\$275,000	\$229,000	1790	7	1998	3	8424	0	N	9919 S 237TH ST
002	182205	9257	9/24/2009	\$262,500	\$216,000	1800	7	1965	4	15417	0	N	9826 S 231ST ST
002	943000	0060	6/23/2010	\$250,000	\$219,000	1910	7	1996	3	8592	0	N	22245 98TH PL S
002	182205	9384	9/2/2011	\$245,000	\$238,000	1980	7	1996	3	9930	0	N	9907 SE 236TH PL
002	880240	0691	7/20/2011	\$237,000	\$228,000	2020	7	2010	3	6049	0	N	9414 S 224TH ST
002	182205	9077	7/19/2011	\$305,000	\$293,000	2040	7	1959	3	81163	0	N	22855 96TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	082205	9083	10/6/2010	\$267,000	\$240,000	2150	7	1950	3	27119	0	N	21123 108TH AVE SE
002	133220	0110	12/15/2010	\$261,000	\$238,000	2200	7	1998	3	8065	0	N	9526 S 221ST PL
002	932070	0480	11/3/2010	\$203,000	\$184,000	2250	7	1965	3	9711	0	N	9813 S 213TH PL
002	182205	9409	12/14/2010	\$290,500	\$265,000	2250	7	1998	3	13783	0	N	23618 98TH AVE S
002	327698	0060	8/17/2011	\$215,500	\$209,000	2280	7	1987	3	9669	0	N	22841 103RD AVE SE
002	327698	0080	9/7/2011	\$216,000	\$210,000	2280	7	1987	3	10968	0	N	22848 103RD AVE SE
002	880240	0642	10/14/2011	\$290,000	\$285,000	2290	7	2003	3	7945	0	N	9325 S 222ND ST
002	295290	0200	10/15/2009	\$273,500	\$226,000	2480	7	1965	4	9100	0	N	20835 102ND AVE SE
002	133220	0050	7/14/2009	\$367,000	\$296,000	2940	7	1998	3	8073	0	N	22102 96TH PL S
002	133220	0060	6/11/2009	\$430,000	\$345,000	3280	7	1998	3	10097	0	N	9630 S 221ST PL
002	241650	0050	5/4/2011	\$265,000	\$250,000	1350	8	1987	3	13320	2	N	9511 S 213TH ST
002	803565	0120	1/29/2009	\$330,000	\$256,000	1350	8	1995	3	7211	0	N	10419 SE 214TH PL
002	526700	0190	3/20/2009	\$250,000	\$196,000	1610	8	1968	3	9647	0	N	21424 99TH AVE S
002	638650	0220	3/8/2011	\$245,000	\$228,000	1670	8	1967	4	11450	0	N	21227 100TH PL SE
002	182205	9133	12/23/2011	\$340,000	\$339,000	1780	8	1958	4	107203	2	N	23225 94TH AVE SE
002	638650	0200	8/7/2009	\$270,000	\$219,000	1780	8	1967	3	9620	0	N	21220 100TH PL SE
002	803560	0790	6/16/2009	\$300,000	\$241,000	1790	8	1989	3	7019	0	N	20842 102ND PL SE
002	803560	0250	11/23/2010	\$280,000	\$254,000	1820	8	1990	4	8073	0	N	21244 103RD CT SE
002	327698	0130	4/8/2011	\$299,950	\$281,000	1830	8	2009	3	29336	0	N	22821 104TH AVE SE
002	803560	0150	9/18/2009	\$330,000	\$271,000	1870	8	1990	4	7664	0	N	21033 103RD AVE SE
002	638655	0190	11/6/2009	\$275,000	\$228,000	1910	8	1971	4	12400	0	N	21324 103RD PL SE
002	803565	0360	4/27/2011	\$278,800	\$263,000	1990	8	1994	3	8563	0	N	21321 105TH PL SE
002	803565	0100	4/16/2009	\$300,000	\$237,000	2020	8	1994	3	8053	0	N	21341 104TH PL SE
002	564140	0190	2/11/2010	\$284,950	\$242,000	2020	8	2006	3	5760	0	N	23627 97TH AVE S
002	182205	9455	5/28/2009	\$306,000	\$244,000	2240	8	2006	3	7612	0	N	9710 S 234TH ST
002	803560	0110	3/1/2011	\$295,000	\$274,000	2300	8	1990	4	7560	0	N	21001 103RD AVE SE
002	803560	0170	3/21/2011	\$272,900	\$255,000	2360	8	1990	3	9068	0	N	21049 103RD AVE SE
002	880240	0029	7/15/2010	\$367,550	\$324,000	2360	8	1988	4	32810	0	N	21960 93RD AVE S
002	564140	0380	4/23/2009	\$327,500	\$259,000	2460	8	2006	3	5712	0	N	23632 97TH AVE S
002	564140	0030	3/23/2010	\$320,000	\$274,000	2500	8	2006	3	5712	0	N	9725 S 237TH ST
002	564140	0320	9/15/2011	\$282,000	\$275,000	2500	8	2006	3	5739	0	N	23532 97TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	024190	0210	11/11/2009	\$316,000	\$263,000	2580	8	2005	3	5460	0	N	22116 102ND PL SE
002	024190	0050	2/13/2009	\$330,000	\$257,000	2740	8	2005	3	5400	0	N	22043 102ND PL SE
002	379138	0110	4/28/2009	\$370,000	\$293,000	2750	8	2004	3	5880	0	N	10033 SE 220TH ST
002	174880	0160	3/13/2009	\$384,200	\$301,000	2750	8	2008	3	5044	0	N	10224 SE 225TH PL
002	182205	9293	8/1/2011	\$379,950	\$366,000	2780	8	1999	3	37965	0	N	856 HILLTOP AVE
002	775780	0299	10/7/2011	\$400,000	\$392,000	2860	8	1979	3	33106	0	N	22015 92ND AVE S
002	024190	0140	12/13/2010	\$350,000	\$320,000	2900	8	2005	3	8667	0	N	22024 102ND PL SE
002	024190	0190	2/5/2010	\$335,000	\$284,000	2900	8	2005	3	8060	0	N	22054 102ND PL SE
002	378285	0120	8/31/2010	\$357,000	\$318,000	2920	8	2008	3	6257	0	N	10111 SE 227TH ST
002	564140	0260	11/3/2011	\$300,000	\$296,000	2960	8	2006	3	5843	0	N	23603 97TH AVE S
002	378285	0160	3/19/2009	\$405,950	\$319,000	3040	8	2008	3	7089	0	N	10045 SE 227TH ST
002	564140	0010	10/16/2009	\$345,000	\$285,000	3070	8	2006	3	5722	0	N	23731 98TH AVE S
002	564140	0360	10/21/2011	\$334,000	\$328,000	3070	8	2006	3	5798	0	N	23622 97TH AVE S
002	880240	0653	3/3/2009	\$380,000	\$297,000	3100	8	2007	3	6099	0	N	22224 93RD AVE S
002	182205	9461	4/8/2011	\$385,000	\$361,000	3310	8	2006	3	7714	0	N	9610 S 234TH ST
002	940640	0100	5/5/2010	\$355,000	\$308,000	2130	9	1991	3	9496	0	N	23418 95TH CT S
002	182205	9369	3/11/2009	\$346,900	\$272,000	2280	9	1993	3	10850	0	N	22813 96TH PL S
002	880240	0205	2/10/2010	\$365,000	\$310,000	2330	9	1983	3	51836	0	N	10300 SE 220TH ST
002	742900	0060	3/24/2011	\$305,000	\$285,000	2590	9	1992	2	11281	0	N	22637 96TH PL S
002	379140	0280	6/24/2011	\$345,000	\$330,000	2700	9	1998	3	6180	0	N	9920 S 220TH ST
002	880240	0650	5/27/2009	\$417,000	\$333,000	2810	9	2007	3	5700	0	N	9223 S 222ND ST
002	880240	0675	6/30/2011	\$335,000	\$321,000	2880	9	2006	3	6977	0	N	9304 S 223RD PL
002	880240	0681	11/6/2009	\$336,200	\$279,000	2910	9	2005	3	7279	0	N	9303 S 223RD ST
002	056515	0010	10/15/2009	\$406,700	\$336,000	3020	9	2006	3	20295	0	N	21815 93RD AVE S
002	880240	0657	1/19/2010	\$415,000	\$351,000	3020	9	2007	3	6201	0	N	22218 92ND AVE S
002	742900	0170	12/20/2010	\$355,000	\$325,000	3080	9	1993	4	9469	0	N	22704 97TH AVE S
002	880240	0658	7/29/2009	\$500,000	\$405,000	3100	9	2008	3	7131	0	N	22222 93RD AVE S
002	295300	0340	12/1/2011	\$380,000	\$377,000	3330	9	2006	3	8913	0	N	20846 100TH AVE SE
002	182205	9434	6/30/2010	\$425,000	\$373,000	3380	9	2001	3	10699	0	N	9630 S 232ND ST
002	880240	0660	3/17/2009	\$550,000	\$432,000	3400	9	2007	3	9617	0	N	22228 92ND AVE S
002	940640	0060	3/22/2011	\$426,500	\$399,000	3430	9	1991	4	14831	0	N	23421 95TH CT S

Improved Sales Used in this Physical Inspection Analysis
Area 59
(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	508380	0010	9/14/2011	\$420,000	\$409,000	3290	10	2005	3	10170	0	N	10219 SE 224TH ST
002	379141	0340	11/9/2009	\$395,000	\$328,000	3310	10	2002	3	5762	0	N	21912 101ST PL SE
002	379141	0400	11/2/2010	\$380,000	\$344,000	3360	10	2002	3	6077	0	N	10052 SE 218TH PL
002	379141	0280	4/25/2011	\$380,000	\$358,000	3370	10	2002	3	6000	0	N	10036 SE 219TH PL
002	378285	0130	5/8/2009	\$455,000	\$362,000	3380	10	2008	3	6906	0	N	10107 SE 227TH ST
002	379141	0240	5/26/2010	\$470,000	\$409,000	3680	10	2002	3	6015	0	N	21824 100TH PL SE
002	379141	0270	7/8/2010	\$469,950	\$413,000	3680	10	2002	3	6000	0	N	10030 SE 219TH PL
002	182205	9444	11/4/2010	\$520,000	\$470,000	3700	10	2005	3	8182	0	N	9516 S 237TH ST
002	880240	0608	10/4/2011	\$385,850	\$378,000	3349	11	1983	4	26960	0	N	9336 S 222ND ST
002	072205	9237	8/25/2011	\$605,000	\$587,000	3400	11	2007	3	12000	0	N	9316 94TH PL S
003	062205	9082	7/1/2011	\$150,000	\$144,000	960	5	1927	3	24393	0	N	9331 S 200TH ST
003	374950	0020	5/26/2009	\$229,080	\$183,000	910	6	1965	5	8778	0	N	20705 104TH PL SE
003	025590	0040	6/8/2010	\$215,000	\$188,000	990	6	1978	3	6880	0	N	10714 SE 201ST ST
003	025590	0070	5/4/2010	\$175,100	\$152,000	1010	6	1979	2	7350	0	N	10705 SE 201ST ST
003	025590	0030	6/2/2011	\$175,000	\$166,000	1050	6	1978	3	7200	0	N	10720 SE 201ST ST
003	052205	9148	4/5/2010	\$203,000	\$175,000	1300	6	1924	3	22240	0	N	19615 108TH AVE SE
003	052205	9357	5/18/2010	\$140,000	\$122,000	800	7	1970	3	5313	0	N	20044 104TH PL SE
003	011070	0010	3/4/2010	\$201,000	\$172,000	970	7	1983	3	9904	0	N	10003 SE 203RD ST
003	011070	0050	2/23/2009	\$269,900	\$211,000	990	7	1984	3	9987	0	N	10016 SE 203RD ST
003	662340	0222	12/9/2009	\$230,000	\$192,000	1000	7	1957	4	9409	0	N	10602 SE 196TH ST
003	379770	0180	8/11/2011	\$179,900	\$174,000	1120	7	1989	3	7000	0	N	20418 105TH PL SE
003	388310	0080	3/19/2010	\$225,000	\$193,000	1140	7	1983	3	9416	0	N	10530 SE 206TH PL
003	525200	0280	3/4/2011	\$165,000	\$154,000	1150	7	1966	4	10800	0	N	20430 100TH AVE SE
003	155700	0020	1/2/2009	\$240,000	\$185,000	1160	7	1964	3	9405	0	N	20049 104TH PL SE
003	379770	0100	7/13/2009	\$282,750	\$228,000	1190	7	1989	3	7240	0	N	20453 105TH PL SE
003	918060	0010	6/20/2011	\$255,000	\$243,000	1200	7	1960	3	45738	0	N	20429 100TH AVE SE
003	662340	0217	8/19/2011	\$173,000	\$168,000	1230	7	1957	4	10350	0	N	19416 106TH AVE SE
003	525200	0240	10/24/2011	\$175,000	\$172,000	1250	7	1967	4	9000	0	N	10015 SE 204TH ST
003	206850	0010	9/14/2009	\$289,000	\$237,000	1340	7	1964	5	10628	0	N	10424 SE 200TH ST
003	052205	9158	6/24/2010	\$190,000	\$167,000	1400	7	1957	4	6956	0	N	10642 SE 200TH ST
003	794100	0260	6/24/2011	\$248,700	\$238,000	1420	7	1964	4	12000	0	N	19821 95TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	542200	0030	5/18/2011	\$260,000	\$246,000	1460	7	1967	5	12514	0	N	20021 106TH AVE SE
003	918060	0063	9/14/2010	\$270,000	\$241,000	1460	7	1968	4	12600	0	N	9651 S 206TH PL
003	638800	0200	6/30/2010	\$320,500	\$281,000	1500	7	1967	3	9919	0	N	10430 SE 194TH PL
003	374950	0200	3/1/2011	\$150,000	\$140,000	1540	7	1964	3	9564	0	N	20705 106TH PL SE
003	052205	9160	2/12/2009	\$342,000	\$266,000	1680	7	1959	4	16100	0	N	10622 SE 200TH ST
003	062205	9066	8/16/2010	\$263,950	\$234,000	1690	7	1959	4	12136	0	N	20011 95TH PL S
003	542200	0050	2/4/2011	\$260,000	\$240,000	1710	7	1985	4	12223	0	N	20012 106TH AVE SE
003	919770	0030	5/11/2011	\$268,500	\$254,000	1770	7	2004	3	4360	0	N	19914 101ST AVE SE
003	155700	0240	4/21/2009	\$248,000	\$196,000	1790	7	1967	3	9477	0	N	20051 103RD PL SE
003	572700	0020	6/16/2011	\$255,000	\$243,000	1870	7	2003	3	6451	0	N	20149 105TH AVE SE
003	572700	0160	10/22/2010	\$258,000	\$233,000	1870	7	2003	3	5571	0	N	20127 105TH AVE SE
003	052205	9332	6/29/2009	\$280,000	\$225,000	1880	7	1984	4	10920	0	N	10221 SE 192ND ST
003	572700	0070	4/7/2010	\$299,500	\$258,000	1990	7	2003	3	5863	0	N	20148 105TH AVE SE
003	919770	0160	5/7/2010	\$244,880	\$212,000	2080	7	2004	3	7070	0	N	10112 SE 200TH ST
003	937850	0050	2/22/2011	\$235,000	\$218,000	2350	7	1993	3	8906	0	N	20219 94TH PL S
003	793100	0049	4/19/2011	\$230,000	\$216,000	3050	7	1991	3	10890	0	N	9226 S 200TH ST
003	071300	0040	1/4/2010	\$195,000	\$164,000	1220	8	1962	3	11430	0	N	20635 98TH PL S
003	071300	0180	4/23/2010	\$248,000	\$214,000	1420	8	1962	4	11430	0	N	20452 98TH PL S
003	505480	0130	4/22/2011	\$315,000	\$297,000	1420	8	1968	4	10434	0	N	19801 97TH AVE S
003	885830	0070	9/9/2010	\$329,950	\$295,000	1460	8	2010	3	13125	2	N	9433 S 207TH PL
003	885850	0050	7/15/2011	\$223,500	\$215,000	1520	8	1965	4	10160	0	N	20436 95TH AVE S
003	525200	0300	3/1/2010	\$257,000	\$219,000	1550	8	1964	4	10800	0	N	20448 100TH AVE SE
003	062205	9071	2/10/2010	\$366,000	\$311,000	1560	8	2008	3	35283	2	N	20637 92ND AVE S
003	155700	0070	9/18/2009	\$255,000	\$209,000	1570	8	1963	4	9339	0	N	20227 104TH PL SE
003	786180	0310	10/28/2011	\$269,990	\$266,000	1620	8	2011	3	6440	0	N	20208 90TH PL S
003	162070	0010	10/13/2011	\$269,950	\$265,000	1710	8	1998	3	7305	0	N	20210 105TH AVE SE
003	052205	9323	6/3/2009	\$480,000	\$384,000	1740	8	1982	3	16605	0	N	10215 SE 192ND ST
003	786180	0360	11/27/2011	\$300,990	\$299,000	1754	8	2012	3	5728	2	N	20217 90TH PL S
003	786180	0340	10/9/2011	\$311,197	\$305,000	1760	8	2011	3	5728	2	N	20209 90TH PL S
003	786180	0110	11/15/2011	\$328,116	\$324,000	1810	8	2011	3	6000	3	N	20215 90TH PL S
003	107947	0020	4/28/2011	\$280,000	\$264,000	1990	8	1999	3	8788	2	N	20029 95TH PL S

Improved Sales Used in this Physical Inspection Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	107947	0030	3/14/2011	\$265,000	\$247,000	1990	8	1999	3	7376	0	N	20030 95TH PL S
003	107947	0140	10/15/2010	\$305,000	\$275,000	1990	8	1999	3	7714	2	N	20119 95TH PL S
003	107947	0160	3/24/2010	\$370,000	\$317,000	1990	8	1999	3	6991	3	N	20125 95TH PL S
003	786180	0330	10/11/2011	\$344,657	\$338,000	2080	8	2011	3	6350	2	N	20205 90TH PL S
003	052205	9262	8/26/2011	\$214,950	\$209,000	2110	8	1945	4	11888	0	N	20009 104TH PL SE
003	638512	0060	7/23/2009	\$335,000	\$271,000	2200	8	2006	3	3692	0	N	9467 S 196TH PL
003	666686	0150	11/21/2009	\$315,000	\$262,000	2230	8	1987	3	10890	0	N	20321 102ND PL SE
003	638512	0090	1/27/2010	\$291,500	\$247,000	2240	8	2005	3	3628	0	N	9449 S 196TH PL
003	638512	0140	11/3/2009	\$295,000	\$245,000	2240	8	2005	3	4593	0	N	9419 S 196TH PL
003	638512	0020	9/22/2009	\$310,001	\$255,000	2470	8	2005	3	5325	0	N	9491 S 196TH PL
003	052205	9367	6/28/2010	\$296,000	\$260,000	2520	8	2009	3	4051	0	N	20348 105TH PL SE
003	107947	0050	5/18/2011	\$280,000	\$265,000	2600	8	1999	3	8552	0	N	20026 95TH PL S
003	052205	9368	2/16/2010	\$349,900	\$298,000	2680	8	2009	3	4057	0	N	20344 105TH PL SE
003	052205	9006	6/25/2010	\$425,000	\$373,000	2900	8	1965	4	79714	0	N	10404 SE 194TH PL
003	638512	0180	5/28/2010	\$359,900	\$313,000	3000	8	2005	3	6326	0	N	9401 S 196TH PL
003	052205	9370	3/8/2010	\$399,000	\$341,000	3010	8	2009	3	4951	0	N	20341 105TH PL SE
003	052205	9365	2/19/2010	\$353,500	\$301,000	3040	8	2009	3	5766	0	N	20356 105TH PL SE
003	052205	9366	3/18/2010	\$370,000	\$317,000	3100	8	2009	3	4734	0	N	20352 105TH PL SE
003	052205	9371	4/1/2010	\$393,000	\$338,000	3100	8	2009	3	4657	0	N	20345 105TH PL SE
003	052205	9372	4/27/2010	\$370,500	\$320,000	3200	8	2009	3	5232	0	N	20357 105TH PL SE
003	052205	9369	3/11/2010	\$391,000	\$334,000	3910	8	2009	3	4758	0	N	20340 105TH PL SE
003	156191	0120	5/23/2011	\$365,000	\$346,000	2560	9	1989	4	9738	0	N	9419 S 204TH PL
003	156191	0210	12/28/2010	\$337,500	\$309,000	2570	9	1989	3	11611	0	N	20510 96TH AVE S
003	156191	0220	12/14/2010	\$350,000	\$320,000	2590	9	1989	3	9458	0	N	9615 S 205TH PL
003	156190	0500	7/27/2011	\$349,950	\$337,000	2910	9	1988	3	9508	0	N	9709 S 203RD ST
003	062205	9169	3/23/2011	\$466,438	\$436,000	3400	9	2010	3	6465	0	N	20313 97TH AVE S
003	918060	0033	5/18/2010	\$458,500	\$398,000	1810	10	1987	3	17218	3	N	20501 94TH AVE S
003	885840	0050	12/1/2011	\$360,000	\$357,000	2900	10	1981	4	9696	2	N	20625 95TH AVE S
003	918060	0071	12/9/2010	\$449,000	\$410,000	3310	10	1992	3	31259	3	N	20627 95TH AVE S
003	062205	9168	9/2/2009	\$530,000	\$433,000	3562	10	2009	3	6945	0	N	20309 97TH PL S
003	062205	9171	9/21/2011	\$450,000	\$439,000	3563	10	2009	3	7355	0	N	20316 97TH PL S

Improved Sales Removed in this Physical Inspection Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	034800	0065	9/28/10	\$155,000	FINANCIAL INSTITUTION RESALE;
001	144100	0260	12/10/11	\$352,000	RELOCATION - SALE TO SERVICE;
001	144100	0280	12/21/11	\$315,000	EXEMPT FROM EXCISE TAX;
001	177830	0160	11/20/09	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	214127	0200	12/24/09	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	264140	0160	10/24/09	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	302305	9121	3/4/10	\$102,598	NO MARKET EXPOSURE; QUIT CLAIM DEED;
001	302305	9129	9/24/10	\$115,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
001	334040	1320	5/3/10	\$166,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	334040	1535	4/2/09	\$155,000	NO MARKET EXPOSURE;
001	334040	1570	8/21/09	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	662340	0094	12/2/10	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	722200	0192	11/16/11	\$175,000	NO MARKET EXPOSURE;
001	722200	0193	4/25/11	\$165,797	NO MARKET EXPOSURE;
001	722200	0321	3/18/09	\$91,603	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	722200	0339	12/1/11	\$56,250	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
001	723160	0130	11/6/09	\$164,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	723160	0424	4/15/11	\$98,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	808335	0020	7/1/11	\$155,000	FINANCIAL INSTITUTION RESALE;
001	808335	0220	12/2/10	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	855860	0025	9/10/09	\$150,000	NO MARKET EXPOSURE; STATEMENT TO DOR;
001	886050	0040	11/5/10	\$215,000	NON-REPRESENTATIVE SALE;
001	886050	0330	7/13/09	\$295,000	NO MARKET EXPOSURE;
001	889900	0280	8/18/11	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	889900	0290	5/19/10	\$181,500	CORPORATE AFFILIATES; NO MARKET EXPOSURE
001	889920	0290	5/6/11	\$222,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
001	947600	0070	1/26/09	\$142,892	NO MARKET EXPOSURE; QUIT CLAIM DEED;
001	948574	0040	4/5/11	\$285,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	948575	0130	12/9/10	\$245,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
001	948575	0190	9/7/10	\$225,000	FINANCIAL INSTITUTION RESALE;
001	948575	0490	4/8/11	\$218,000	FINANCIAL INSTITUTION RESALE;
001	948576	0280	8/31/11	\$320,000	NO MARKET EXPOSURE;
001	988820	0040	10/12/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	056515	0020	2/16/10	\$237,000	NON-REPRESENTATIVE SALE;
002	072205	9106	12/16/09	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	072205	9107	7/6/09	\$250,000	NON-REPRESENTATIVE SALE;
002	082205	9133	7/21/09	\$210,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	082205	9147	7/21/10	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	082205	9193	4/15/09	\$163,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	109150	0360	12/18/10	\$98,552	QUIT CLAIM DEED;
002	109150	0410	9/24/10	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	174880	0070	6/22/10	\$316,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	178961	0140	4/30/09	\$188,000	NON-REPRESENTATIVE SALE;
002	182205	9074	12/27/10	\$179,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	182205	9124	12/15/11	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

Improved Sales Removed in this Physical Inspection Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	182205	9192	1/19/10	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	182205	9202	10/11/11	\$130,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
002	182205	9257	9/1/09	\$262,500	RELOCATION - SALE TO SERVICE;
002	182205	9259	10/26/10	\$571,000	SHORT SALE;
002	182205	9415	11/1/10	\$210,000	NO MARKET EXPOSURE;
002	182205	9434	6/4/10	\$425,000	RELOCATION - SALE TO SERVICE;
002	182205	9460	10/27/11	\$401,955	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	270840	0020	1/7/09	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	270850	0230	4/26/10	\$65,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	295290	0060	1/1/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	295290	0150	4/21/10	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	295300	0200	7/26/10	\$11,335	QUIT CLAIM DEED;
002	327697	0070	5/22/09	\$181,000	NON-REPRESENTATIVE SALE;
002	379138	0090	11/3/11	\$256,800	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
002	379140	0140	3/13/09	\$325,000	GOVERNMENT AGENCY
002	379140	0210	10/28/10	\$245,000	FORCED SALE; EXEMPT FROM EXCISE TAX;
002	379140	0210	12/14/11	\$259,900	NON-REPRESENTATIVE SALE;
002	508380	0050	10/21/09	\$272,802	NO MARKET EXPOSURE;
002	526700	0020	2/26/10	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	570220	0180	7/29/10	\$182,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
002	570220	0220	11/20/09	\$276,326	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	570220	0230	11/4/09	\$44,288	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	570230	0010	11/29/10	\$191,025	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	638650	0300	12/20/11	\$393,350	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	638655	0190	9/25/09	\$186,000	EXEMPT FROM EXCISE TAX;
002	742900	0240	6/27/11	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	775780	0268	8/19/09	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	802990	0010	7/8/10	\$328,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
002	803565	0360	9/21/10	\$181,152	FINANCIAL INSTITUTION RESALE;
002	880240	0609	9/7/11	\$400,000	FINANCIAL INSTITUTION RESALE;
002	880240	0632	4/23/09	\$271,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	880240	0677	5/20/11	\$276,000	NON-REPRESENTATIVE SALE;
002	880240	0679	1/5/10	\$355,000	EXEMPT FROM EXCISE TAX;
002	880240	0679	4/10/10	\$240,000	NON-REPRESENTATIVE SALE;
002	943000	0060	4/8/10	\$270,000	RELOCATION - SALE TO SERVICE;
002	943000	0100	6/22/09	\$266,500	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR;
003	052205	9017	12/31/10	\$82,099	QUIT CLAIM DEED;
003	052205	9096	1/26/11	\$99,483	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	052205	9134	10/27/11	\$157,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
003	052205	9159	4/13/11	\$117,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
003	052205	9171	3/15/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	052205	9210	2/18/10	\$59,000	NO MARKET EXPOSURE;
003	062205	9068	9/22/09	\$248,818	FORCED SALE; EXEMPT FROM EXCISE TAX;
003	062205	9143	7/29/11	\$241,000	FORCED SALE; FINANCIAL INSTITUTION RESALE;
003	062205	9158	4/26/11	\$750,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed in this Physical Inspection Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	062205	9168	8/28/09	\$225,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
003	062205	9169	3/25/11	\$225,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
003	062205	9171	9/16/11	\$200,000	CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE;
003	071300	0190	1/25/11	\$136,500	NON-REPRESENTATIVE SALE;
003	155700	0050	10/19/11	\$181,596	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	155700	0220	4/12/11	\$127,000	NON-REPRESENTATIVE SALE;
003	505480	0130	4/22/11	\$310,000	RELOCATION - SALE TO SERVICE;
003	510465	0080	4/28/10	\$65,793	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	542200	0020	8/6/11	\$69,900	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	542200	0030	3/15/11	\$182,100	EXEMPT FROM EXCISE TAX;
003	572850	0040	1/4/11	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	638800	0100	4/20/09	\$229,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	640220	0060	3/15/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	666685	0140	9/24/10	\$41,242	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	793100	0065	4/21/11	\$125,000	FINANCIAL INSTITUTION RESALE;
003	793100	0102	11/18/11	\$26,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	793100	0102	11/18/11	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	813800	0220	10/16/09	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	885830	0060	5/1/09	\$7,000	EASEMENT OR RIGHT-OF-WAY; LEASE OR LEASE-HOLD;

Results

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

The resulting assessment level is 92.8%. 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 an average total change from the 2011 assessments of -10.9%. This decrease is due partly to market changes over time and the previous assessment levels.

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