

Residential Revalue

2012 Assessment Roll

Lea Hill

Area 62

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.

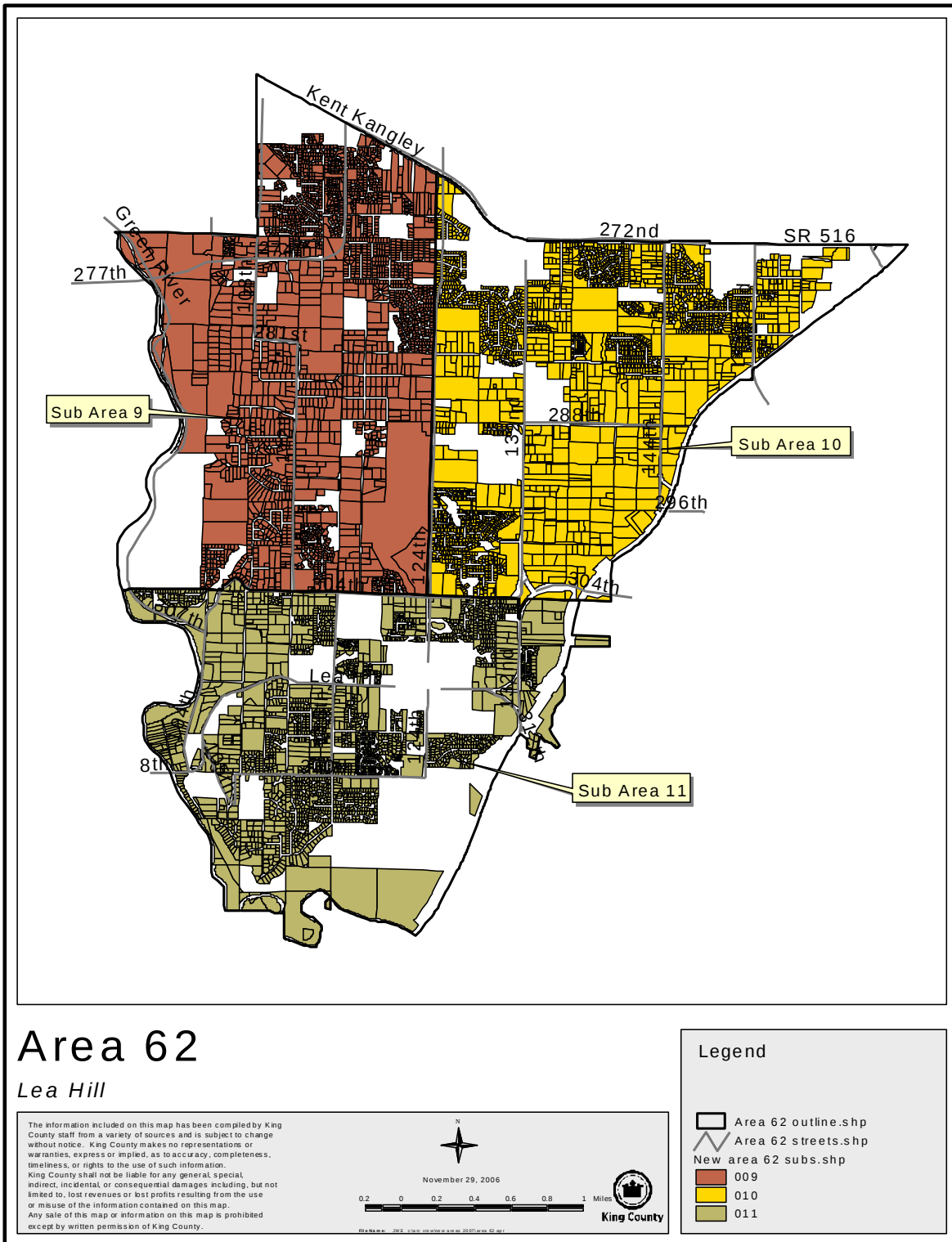
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Lea Hill's Housing



Grade 6/ Year Built 1958/ Total Living Area 990



Grade 7/ Year Built 1986/ Total Living Area 1700



Grade 8/ Year Built 1977/ Total Living Area 1880



Grade 9/ Year Built 1990/ Total Living Area 2540



Grade 10/ Year Built 1996/ Total Living Area 3860



Grade 11/ Year Built 1993/ Total Living Area 5100

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: Lea Hill/Area 62

Number of Improved Sales: 551

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	\$89,400	\$159,500	\$248,900			
2012 Value	\$77,200	\$139,100	\$216,300	\$237,200	91.2%	8.22%
Change	-\$12,200	-\$20,400	-\$32,600			
% Change	-13.6%	-12.8%	-13.1%			

*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	\$90,900	\$150,400	\$241,300
2012 Value	\$78,400	\$131,300	\$209,700
Percent Change	-13.8%	-12.7%	-13.1%

Number of one to three unit residences in the population: 6,715

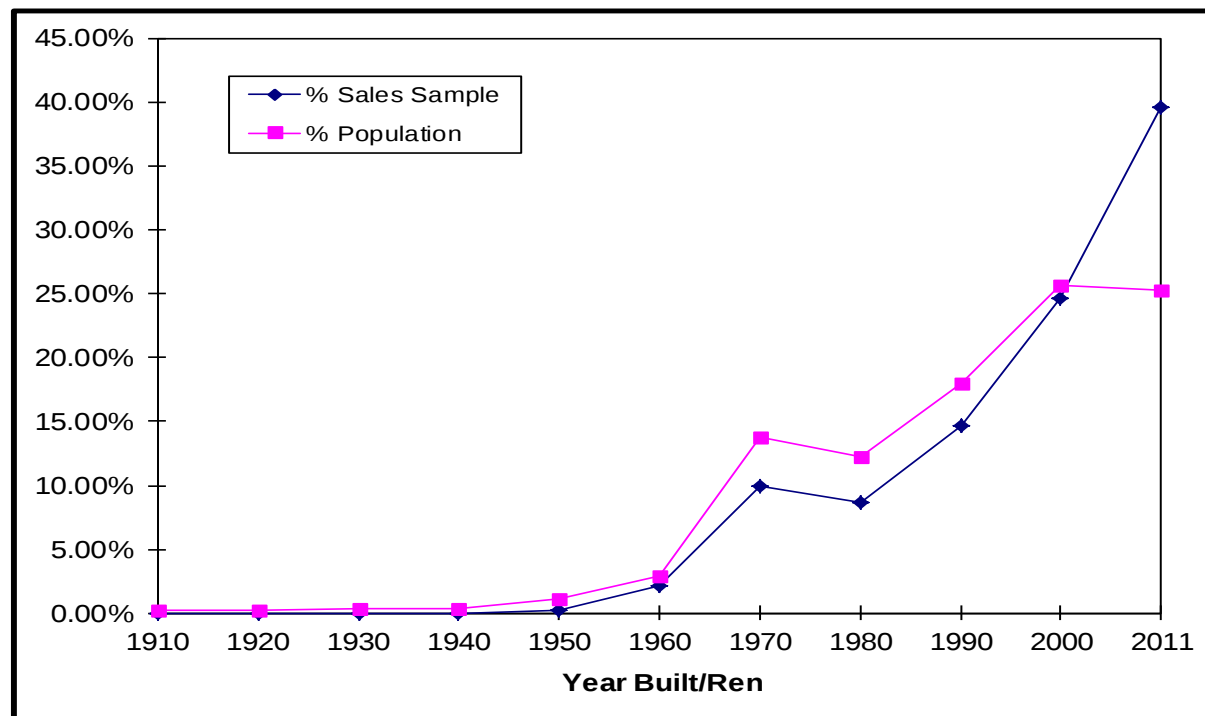
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

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	0	0.00%
1950	1	0.18%
1960	12	2.18%
1970	55	9.98%
1980	48	8.71%
1990	81	14.70%
2000	136	24.68%
2011	218	39.56%
	551	

Population		
Year Built/Ren	Frequency	% Population
1910	15	0.22%
1920	13	0.19%
1930	21	0.31%
1940	20	0.30%
1950	73	1.09%
1960	199	2.96%
1970	924	13.76%
1980	820	12.21%
1990	1206	17.96%
2000	1725	25.69%
2011	1699	25.30%
	6715	

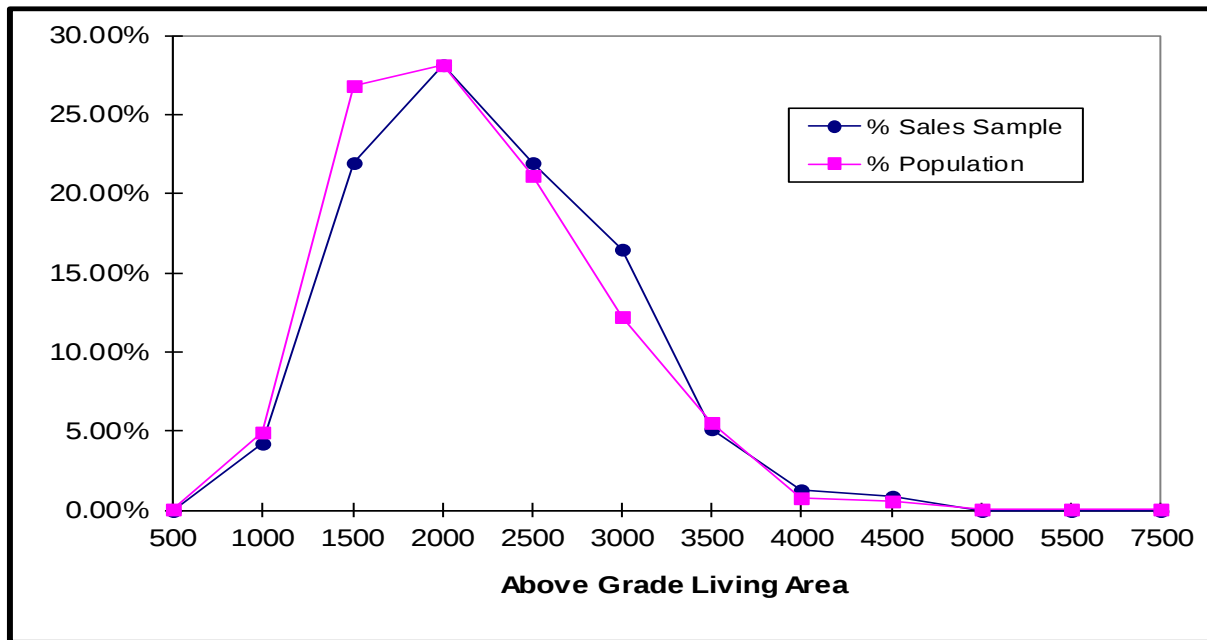


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	23	4.17%
1500	121	21.96%
2000	155	28.13%
2500	121	21.96%
3000	91	16.52%
3500	28	5.08%
4000	7	1.27%
4500	5	0.91%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	551	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	327	4.87%
1500	1797	26.76%
2000	1886	28.09%
2500	1417	21.10%
3000	819	12.20%
3500	372	5.54%
4000	53	0.79%
4500	37	0.55%
5000	2	0.03%
5500	1	0.01%
7500	2	0.03%
	6715	

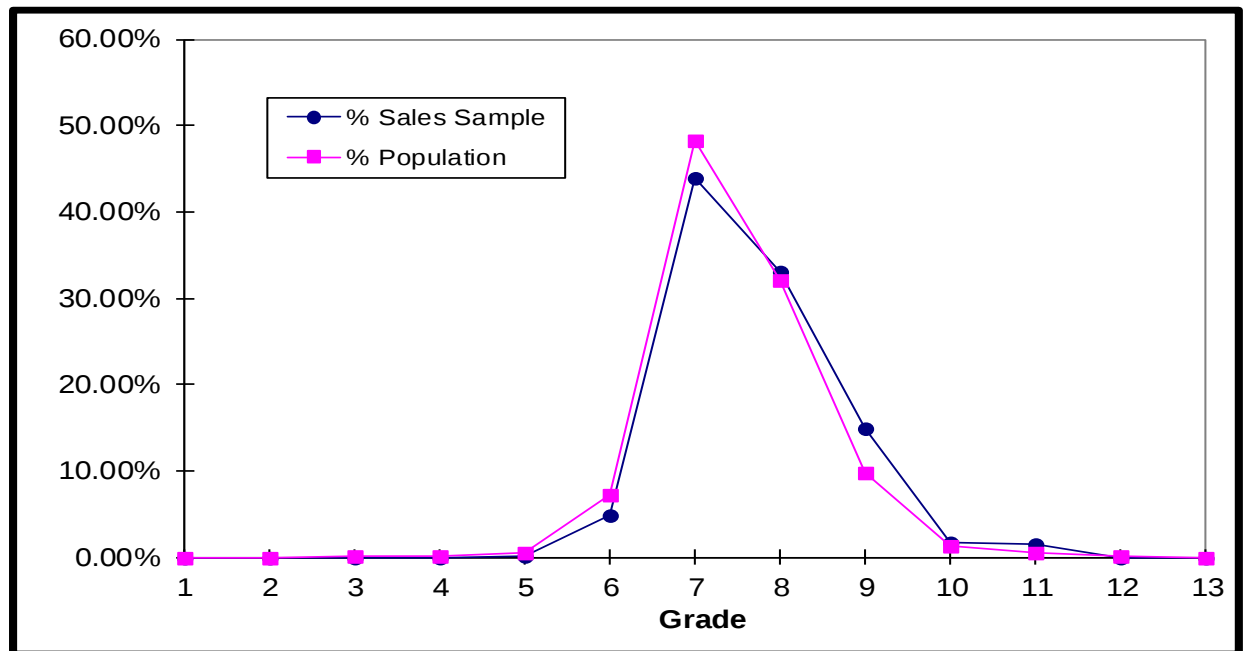


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.18%
6	27	4.90%
7	242	43.92%
8	182	33.03%
9	82	14.88%
10	9	1.63%
11	8	1.45%
12	0	0.00%
13	0	0.00%
551		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	9	0.13%
5	37	0.55%
6	487	7.25%
7	3242	48.28%
8	2158	32.14%
9	657	9.78%
10	92	1.37%
11	30	0.45%
12	2	0.03%
13	0	0.00%
6715		



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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 13 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -13.1% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 551 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

There were an inadequate number of sales within this area, therefore Mobile Homes received the Total % change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.2%. 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 -13.1%. This decrease 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 62 Adjustments

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

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

Standard Area Adjustment

-12.89%

Comments :

The percentages listed are total adjustments not additive adjustments.

There were no properties that would receive a multiple variable adjustment.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 62 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, 2011 would be adjusted by the time trend factor of 0.967, resulting in an adjusted value of \$508,000 ($\$525,000 \times .967 = \$507,675$ rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.763	-23.7%
2/1/2009	0.770	-23.0%
3/1/2009	0.776	-22.4%
4/1/2009	0.783	-21.7%
5/1/2009	0.789	-21.1%
6/1/2009	0.796	-20.4%
7/1/2009	0.803	-19.7%
8/1/2009	0.809	-19.1%
9/1/2009	0.816	-18.4%
10/1/2009	0.822	-17.8%
11/1/2009	0.829	-17.1%
12/1/2009	0.836	-16.4%
1/1/2010	0.842	-15.8%
2/1/2010	0.849	-15.1%
3/1/2010	0.855	-14.5%
4/1/2010	0.862	-13.8%
5/1/2010	0.868	-13.2%
6/1/2010	0.875	-12.5%
7/1/2010	0.881	-11.9%
8/1/2010	0.888	-11.2%
9/1/2010	0.895	-10.5%
10/1/2010	0.901	-9.9%
11/1/2010	0.908	-9.2%
12/1/2010	0.914	-8.6%
1/1/2011	0.921	-7.9%
2/1/2011	0.928	-7.2%
3/1/2011	0.934	-6.6%
4/1/2011	0.941	-5.9%
5/1/2011	0.947	-5.3%
6/1/2011	0.954	-4.6%
7/1/2011	0.960	-4.0%
8/1/2011	0.967	-3.3%
9/1/2011	0.974	-2.6%
10/1/2011	0.980	-2.0%
11/1/2011	0.987	-1.3%
12/1/2011	0.993	-0.7%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	052105	9105	1/14/09	\$245,400	\$188,000	1240	5	1969	Good	31798	N	N	30210 110TH PL SE
009	200570	0210	6/15/10	\$179,950	\$158,000	840	6	1962	Good	9638	N	N	27526 118TH AVE SE
009	200570	0200	4/7/10	\$187,300	\$162,000	970	6	1962	Good	8979	N	N	11844 SE 275TH ST
009	200530	0130	8/7/09	\$155,000	\$126,000	990	6	1959	Good	10507	N	N	27218 122ND AVE SE
009	200570	0020	1/25/11	\$126,900	\$118,000	1060	6	1962	Good	9760	N	N	11835 SE 276TH ST
009	200570	0310	6/29/11	\$135,000	\$130,000	1060	6	1962	Good	9638	N	N	27527 120TH AVE SE
009	200550	0060	12/9/10	\$159,900	\$146,000	1130	6	1961	VGood	9760	N	N	11802 SE 272ND PL
009	200560	0040	9/13/11	\$117,000	\$114,000	1130	6	1962	Good	9516	N	N	11628 SE 272ND PL
009	200590	0270	6/29/09	\$248,000	\$199,000	1250	6	1967	Good	9680	N	N	27542 121ST AVE SE
009	282205	9061	8/13/09	\$181,350	\$147,000	1340	6	1954	Good	51836	N	N	12204 SE 270TH ST
009	200530	0100	10/25/10	\$158,000	\$143,000	1480	6	1959	Good	12350	N	N	27243 123RD AVE SE
009	200540	0010	3/10/09	\$234,950	\$183,000	1656	6	1960	VGood	10125	N	N	27207 122ND AVE SE
009	200550	0340	12/14/09	\$249,950	\$210,000	1940	6	1961	VGood	11850	N	N	11817 SE 272ND PL
009	434500	0050	3/19/10	\$214,900	\$185,000	860	7	1996	Avg	14197	N	N	26400 118TH PL SE
009	434500	0260	8/17/09	\$185,000	\$150,000	860	7	1996	Avg	6410	N	N	26510 118TH WAY SE
009	434500	0110	11/20/09	\$226,000	\$188,000	900	7	1996	Avg	13700	N	N	26425 118TH PL SE
009	052105	9095	1/21/11	\$200,000	\$185,000	1000	7	1980	Good	16117	N	N	10812 SE 290TH ST
009	292205	9084	10/1/10	\$165,000	\$149,000	1030	7	1945	Good	27204	N	N	26026 108TH AVE SE
009	282205	9262	4/20/09	\$170,000	\$134,000	1060	7	1960	Avg	52272	N	N	12212 SE 270TH ST
009	383062	0350	5/1/09	\$219,000	\$173,000	1060	7	1978	Good	7100	N	N	12117 SE 276TH PL
009	434500	0520	2/17/11	\$211,500	\$197,000	1120	7	1996	Avg	5949	N	N	26426 117TH AVE SE
009	383062	0200	5/25/11	\$165,400	\$158,000	1140	7	1978	Good	12700	N	N	12133 SE 276TH CT
009	282205	9175	4/15/10	\$259,500	\$224,000	1150	7	1962	Good	12840	N	N	26814 120TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	184140	0410	6/10/10	\$246,000	\$216,000	1160	7	1962	Good	47044	N	N	10915 SE 287TH ST
009	786700	0005	5/24/11	\$325,000	\$309,000	1180	7	1962	VGood	192971	N	N	11624 SE 304TH ST
009	870011	0290	2/7/11	\$160,000	\$149,000	1240	7	1988	Good	6636	N	N	11109 SE 269TH ST
009	184150	0030	2/20/09	\$335,000	\$259,000	1250	7	1962	Good	50094	N	N	10656 SE 287TH ST
009	332205	9055	11/23/09	\$230,000	\$192,000	1260	7	1983	Good	40218	N	N	11839 SE 280TH ST
009	332205	9094	6/22/10	\$265,000	\$233,000	1270	7	1960	Good	46200	N	N	28227 124TH AVE SE
009	870010	0290	7/16/09	\$198,000	\$160,000	1270	7	1989	Avg	5640	N	N	11253 SE 267TH PL
009	870010	0530	8/13/09	\$264,500	\$215,000	1270	7	1989	Avg	10046	N	N	11268 SE 268TH ST
009	155870	0020	10/21/09	\$259,000	\$214,000	1270	7	1998	Avg	5239	N	N	11215 SE 264TH ST
009	434530	0070	10/26/11	\$206,000	\$203,000	1290	7	1994	Avg	7298	N	N	26512 114TH PL SE
009	383062	0510	1/19/11	\$224,500	\$208,000	1300	7	1979	Good	6900	N	N	12038 SE 277TH PL
009	630600	0180	6/26/09	\$249,950	\$200,000	1300	7	1994	Avg	7046	N	N	11217 SE 264TH PL
009	630600	0180	8/18/11	\$236,000	\$229,000	1300	7	1994	Avg	7046	N	N	11217 SE 264TH PL
009	320450	0270	9/21/09	\$275,000	\$226,000	1330	7	1966	Good	13714	N	N	10712 SE 304TH WAY
009	383063	0180	10/7/09	\$266,000	\$219,000	1330	7	1986	Good	9623	N	N	28037 122ND PL SE
009	787900	0080	5/12/09	\$235,000	\$186,000	1390	7	1996	Avg	6538	N	N	11627 SE 269TH ST
009	667310	0035	8/31/10	\$227,000	\$203,000	1400	7	1959	Avg	15225	N	N	26004 108TH AVE SE
009	332205	9066	3/31/10	\$263,000	\$227,000	1410	7	1959	Good	40201	N	N	11656 SE 288TH ST
009	434530	0180	12/2/09	\$238,000	\$199,000	1410	7	1994	Avg	10577	N	N	26504 115TH PL SE
009	387676	0590	6/22/09	\$258,000	\$207,000	1420	7	1997	Avg	6319	N	N	27010 115TH AVE SE
009	184140	0430	11/17/10	\$280,000	\$255,000	1440	7	1961	Good	43995	N	N	10809 SE 287TH ST
009	387676	0360	4/13/10	\$259,955	\$225,000	1440	7	1996	Avg	7558	N	N	26821 115TH PL SE
009	387676	0450	10/5/09	\$249,995	\$206,000	1450	7	1996	Avg	6583	N	N	11502 SE 270TH ST
009	387676	0620	2/1/11	\$228,000	\$212,000	1450	7	1997	Avg	7218	N	N	27027 116TH PL SE
009	542080	0060	10/19/10	\$219,900	\$199,000	1460	7	1989	Avg	6629	N	N	28103 123RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	870010	0150	9/12/11	\$206,000	\$201,000	1460	7	1989	Good	7085	N	N	26805 112TH AVE SE
009	870011	0260	1/15/09	\$275,000	\$211,000	1460	7	1988	Good	5983	N	N	11025 SE 269TH ST
009	434500	0230	4/25/11	\$180,000	\$170,000	1490	7	1997	Avg	8351	N	N	11716 SE 264TH PL
009	383064	0410	5/13/09	\$262,550	\$208,000	1550	7	1987	Good	6998	N	N	27732 121ST PL SE
009	794230	0040	6/24/10	\$250,000	\$220,000	1550	7	1967	Good	11979	N	N	27049 118TH PL SE
009	383064	0090	5/17/11	\$219,950	\$209,000	1570	7	1987	Good	7889	N	N	27904 123RD PL SE
009	383064	0390	10/20/09	\$240,000	\$198,000	1570	7	1987	Good	6008	N	N	27814 121ST PL SE
009	383064	0150	4/24/09	\$220,000	\$173,000	1630	7	1987	Good	6000	N	N	27923 123RD PL SE
009	184160	0160	9/21/11	\$257,500	\$252,000	1640	7	1966	Good	21000	N	N	11215 SE 284TH ST
009	322205	9108	4/18/11	\$295,000	\$279,000	1652	7	1963	Good	102801	N	N	28011 108TH AVE SE
009	184160	0150	1/14/09	\$345,000	\$264,000	1670	7	1965	Good	26000	N	N	11229 SE 284TH ST
009	332205	9051	10/13/11	\$254,000	\$250,000	1690	7	1964	Avg	49222	N	N	11825 SE 286TH ST
009	282205	9186	3/9/10	\$246,500	\$211,000	1710	7	1963	Good	10814	N	N	27120 121ST PL SE
009	434500	0480	9/30/10	\$195,000	\$176,000	1710	7	1995	Avg	6420	N	N	11626 SE 265TH PL
009	434530	0100	10/14/10	\$220,000	\$199,000	1720	7	1994	Avg	6600	N	N	26507 115TH PL SE
009	383063	0140	10/18/10	\$242,500	\$219,000	1730	7	1987	Good	5799	N	N	28057 122ND PL SE
009	542080	0130	12/22/11	\$188,500	\$188,000	1750	7	1990	Avg	7902	N	N	28110 122ND PL SE
009	282205	9324	3/18/09	\$235,000	\$183,000	1750	7	1998	Avg	7600	N	N	26715 119TH AVE SE
009	052105	9169	6/3/09	\$278,000	\$221,000	1760	7	1997	Avg	11250	N	N	30121 112TH AVE SE
009	221250	0160	5/2/09	\$220,000	\$174,000	1770	7	1965	Good	13300	N	N	29709 110TH AVE SE
009	184140	0050	5/19/10	\$238,000	\$208,000	1780	7	1962	Avg	31350	N	N	28135 109TH AVE SE
009	177642	0150	6/8/09	\$280,000	\$223,000	1830	7	2003	Avg	5720	N	N	26916 121ST AVE SE
009	870011	0050	4/23/09	\$253,000	\$199,000	1850	7	1988	Good	6500	N	N	11222 SE 269TH ST
009	870012	0170	8/3/09	\$296,700	\$240,000	1850	7	1990	Good	8376	N	N	11043 SE 270TH ST
009	387676	0240	2/22/10	\$259,000	\$221,000	1860	7	1996	Avg	6746	N	N	26902 115TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	387676	0410	2/26/10	\$257,000	\$220,000	1860	7	1996	Avg	6600	N	N	26913 115TH PL SE
009	870012	0560	5/5/10	\$227,000	\$197,000	1870	7	1990	Good	6315	N	N	26904 109TH PL SE
009	387676	0050	10/1/09	\$264,500	\$218,000	1870	7	1997	Avg	6609	N	N	27127 115TH AVE SE
009	383064	0100	11/23/09	\$290,000	\$242,000	1890	7	1988	Avg	5797	N	N	27900 123RD PL SE
009	177642	0160	11/15/11	\$216,300	\$214,000	1960	7	2003	Avg	5720	N	N	26920 121ST PL SE
009	630600	0010	9/23/10	\$255,000	\$229,000	2030	7	1994	Avg	6000	N	N	11200 SE 264TH PL
009	630600	0050	2/8/10	\$235,000	\$200,000	2030	7	1994	Avg	6000	N	N	11224 SE 264TH PL
009	429880	0170	11/8/11	\$191,000	\$189,000	2030	7	1996	Avg	9031	N	N	11410 SE 268TH ST
009	429880	0130	7/13/11	\$233,900	\$225,000	2070	7	1995	Avg	6621	N	N	26719 115TH AVE SE
009	262140	0100	11/4/10	\$250,000	\$227,000	2120	7	1998	Avg	6063	N	N	11814 SE 266TH PL
009	262140	0300	6/16/11	\$258,650	\$248,000	2210	7	1997	Avg	6000	N	N	26806 119TH AVE SE
009	322205	9198	12/2/09	\$303,950	\$254,000	2347	7	1982	Good	22100	N	N	27615 108TH AVE SE
009	870012	0020	4/28/09	\$290,000	\$229,000	2470	7	1990	Good	6903	N	N	26911 109TH PL SE
009	262140	0260	7/24/09	\$375,000	\$303,000	2740	7	1997	Avg	6174	N	N	26822 119TH AVE SE
009	292205	9212	7/25/11	\$300,000	\$290,000	3028	7	2005	Avg	18055	N	N	26420 108TH AVE SE
009	221260	0110	11/28/11	\$249,000	\$247,000	1450	8	1966	Good	52537	Y	N	10833 SE 295TH ST
009	332205	9109	4/7/09	\$377,500	\$296,000	1460	8	1962	Good	49222	N	N	11628 SE 282ND ST
009	436320	0280	7/17/09	\$235,000	\$189,000	1510	8	1994	Avg	7944	N	N	11729 SE 268TH ST
009	500360	0050	4/12/11	\$240,000	\$226,000	1530	8	2005	Avg	12525	N	N	11118 SE 264TH PL
009	436320	0110	8/27/10	\$230,000	\$206,000	1580	8	1995	Avg	8277	N	N	26705 118TH WAY SE
009	302290	0090	8/31/11	\$259,560	\$253,000	1618	8	2010	Avg	6130	N	N	10627 SE 273RD CT
009	302290	0190	10/12/11	\$256,700	\$252,000	1618	8	2010	Avg	5720	N	N	10702 SE 273RD CT
009	436320	0140	10/26/09	\$275,000	\$228,000	1690	8	1994	Avg	10395	N	N	11746 SE 268TH ST
009	322205	9138	1/22/09	\$379,000	\$291,000	1730	8	1978	Good	47916	N	N	28115 110TH AVE SE
009	030354	0010	4/1/10	\$243,000	\$209,000	1805	8	2006	Avg	5869	N	N	11213 SE 296TH ST

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	184140	0230	3/12/10	\$205,000	\$176,000	1830	8	1960	Good	24462	N	N	11177 SE 284TH ST
009	302290	0010	6/9/10	\$270,000	\$237,000	1861	8	2009	Avg	6660	N	N	27304 107TH PL SE
009	140290	0700	1/24/11	\$275,000	\$255,000	1900	8	1965	Good	31596	N	N	11302 SE 300TH PL
009	436320	0210	9/18/09	\$299,900	\$246,000	1920	8	1995	Good	8192	N	N	11706 SE 268TH ST
009	237930	0030	6/18/09	\$313,000	\$250,000	1930	8	2001	Avg	5825	N	N	27229 111TH PL SE
009	237930	0140	9/19/11	\$229,000	\$224,000	1930	8	2002	Avg	5700	N	N	27224 113TH PL SE
009	237930	0150	6/29/11	\$229,900	\$221,000	1930	8	2002	Avg	5700	N	N	27225 113TH PL SE
009	237930	0290	4/2/09	\$235,000	\$184,000	1940	8	2001	Avg	5744	N	N	27328 111TH PL SE
009	031839	0030	11/13/09	\$270,000	\$225,000	1950	8	2004	Avg	8571	N	N	27229 105TH AVE SE
009	302290	0050	3/21/11	\$274,950	\$258,000	1979	8	2011	Avg	6957	N	N	10719 SE 274TH CT
009	302290	0180	6/15/11	\$274,950	\$263,000	1979	8	2011	Avg	5720	N	N	10630 SE 273RD CT
009	216080	0040	3/31/11	\$330,000	\$310,000	1990	8	1977	Good	33412	Y	N	10818 SE 293RD ST
009	140295	0050	12/27/10	\$259,950	\$239,000	2040	8	2002	Avg	5972	N	N	11228 SE 299TH PL
009	500360	0240	3/12/09	\$253,000	\$197,000	2060	8	2000	Avg	5950	N	N	26612 111TH PL SE
009	140295	0520	5/8/09	\$275,000	\$218,000	2100	8	2002	Avg	4744	N	N	29915 113TH PL SE
009	052105	9041	6/23/09	\$485,000	\$388,000	2120	8	2005	Avg	132422	N	N	29410 112TH AVE SE
009	140290	0600	1/10/11	\$259,950	\$240,000	2160	8	1996	Avg	7859	N	N	11348 SE 300TH PL
009	140290	0290	3/28/11	\$269,000	\$253,000	2170	8	2001	Avg	6502	N	N	11442 SE 301ST PL
009	140290	0240	9/16/11	\$255,800	\$250,000	2190	8	1996	Avg	6000	N	N	30210 114TH PL SE
009	302290	0080	11/12/10	\$280,000	\$255,000	2246	8	2010	Avg	6231	N	N	10631 SE 273RD CT
009	302290	0060	3/9/11	\$280,000	\$262,000	2304	8	2011	Avg	5880	N	N	10713 SE 273RD CT
009	140290	0090	3/10/09	\$314,950	\$245,000	2320	8	1996	Avg	6711	N	N	30116 113TH CT SE
009	140290	0570	7/2/09	\$293,000	\$235,000	2320	8	1996	Avg	10677	N	N	11334 SE 301ST PL
009	140290	0100	12/28/11	\$254,900	\$255,000	2370	8	1996	Avg	8764	N	N	30112 113TH CT SE
009	140290	0480	5/1/09	\$269,900	\$213,000	2430	8	1998	Avg	6226	N	N	29902 114TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	140295	0230	9/22/11	\$262,400	\$257,000	2430	8	2003	Avg	4928	N	N	11362 SE 298TH PL
009	237930	0330	12/13/11	\$261,000	\$260,000	2450	8	2002	Avg	6994	N	N	11207 SE 272ND PL
009	383125	0090	1/31/11	\$388,595	\$360,000	2637	8	2011	Avg	5700	N	N	27207 104TH AVE SE
009	302290	0020	8/19/10	\$282,000	\$252,000	2638	8	2009	Avg	6341	N	N	27312 107TH PL SE
009	302290	0160	7/2/10	\$316,000	\$279,000	2660	8	2010	Avg	9716	N	N	10612 SE 273RD CT
009	322205	9161	10/28/09	\$565,000	\$468,000	2750	8	1983	Good	88862	N	N	27519 111TH AVE SE
009	302290	0200	11/19/09	\$340,000	\$283,000	3000	8	2009	Avg	6047	N	N	10712 SE 273RD CT
009	302290	0030	10/22/09	\$347,250	\$287,000	3158	8	2009	Avg	6198	N	N	27316 107TH PL SE
009	322205	9170	8/27/09	\$425,000	\$346,000	3650	8	2000	Avg	35621	N	N	28130 110TH AVE SE
009	165730	0330	5/28/09	\$345,000	\$274,000	1580	9	1990	Avg	8572	N	N	10423 SE 301ST ST
009	383125	0010	10/16/09	\$403,096	\$333,000	1832	9	2009	Avg	9032	N	N	27201 103RD PL SE
009	383125	0060	7/20/10	\$317,000	\$281,000	1854	9	2010	Avg	7021	N	N	27206 103RD PL SE
009	383125	0410	6/9/10	\$319,500	\$280,000	1861	9	2009	Avg	6434	N	N	27204 104TH AVE SE
009	383125	0380	4/6/11	\$317,000	\$299,000	1869	9	2010	Avg	7400	N	N	10412 SE 272ND ST
009	383125	0080	12/10/10	\$296,900	\$272,000	1940	9	2009	Avg	6248	N	N	27203 104TH AVE SE
009	383125	0160	6/17/09	\$355,742	\$284,000	1977	9	2009	Avg	5751	N	N	10320 SE 273RD PL
009	131082	0150	7/9/09	\$299,950	\$241,000	2007	9	2009	Avg	4968	N	N	30346 112TH PL SE
009	131082	0170	5/20/09	\$306,950	\$244,000	2007	9	2009	Avg	4759	N	N	30334 112TH PL SE
009	131082	0110	4/23/09	\$300,000	\$236,000	2073	9	2009	Avg	5512	N	N	30337 112TH PL SE
009	165730	0040	11/12/09	\$349,500	\$291,000	2110	9	1990	Good	10580	N	N	30307 104TH AVE SE
009	383125	0350	12/7/09	\$359,000	\$300,000	2185	9	2009	Avg	6042	N	N	27216 104TH AVE SE
009	131082	0130	4/24/09	\$305,150	\$240,000	2189	9	2008	Avg	6867	N	N	30319 112TH PL SE
009	131082	0160	7/14/09	\$314,950	\$254,000	2189	9	2009	Avg	4001	N	N	30340 112TH PL SE
009	131082	0180	5/20/09	\$319,950	\$254,000	2189	9	2008	Avg	5852	N	N	30328 112TH PL SE
009	322205	9136	6/22/11	\$250,000	\$240,000	2210	9	1981	Good	82764	N	N	27704 106TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	165730	0550	6/13/11	\$345,000	\$330,000	2230	9	1990	Good	12504	N	N	30324 104TH AVE SE
009	221260	0100	6/15/11	\$241,500	\$231,000	2250	9	1965	Good	67518	N	N	11003 SE 295TH ST
009	383125	0140	6/9/10	\$371,500	\$326,000	2295	9	2007	Avg	5701	N	N	27225 104TH AVE SE
009	383125	0270	6/24/09	\$387,000	\$310,000	2295	9	2007	Avg	5840	N	N	10415 SE 273RD ST
009	383125	0260	1/9/09	\$404,000	\$309,000	2297	9	2007	Avg	5830	N	N	10413 SE 273RD ST
009	131082	0120	3/30/09	\$309,950	\$243,000	2313	9	2008	Avg	4912	N	N	30323 112TH PL SE
009	165730	0060	6/10/10	\$350,000	\$307,000	2320	9	1988	Good	10810	N	N	30211 104TH AVE SE
009	383125	0110	12/17/09	\$346,000	\$290,000	2323	9	2009	Avg	5700	N	N	27213 104TH AVE SE
009	383125	0390	9/17/10	\$333,600	\$300,000	2323	9	2010	Avg	5876	N	N	10408 SE 272ND PL
009	383125	0170	4/29/09	\$419,500	\$331,000	2394	9	2008	Avg	5700	N	N	27216 103RD PL SE
009	165730	0340	8/12/09	\$373,950	\$304,000	2430	9	1988	Good	10869	N	N	10417 SE 301ST ST
009	165730	0530	6/8/11	\$345,000	\$330,000	2440	9	1989	Good	8664	N	N	30308 104TH AVE SE
009	383125	0340	4/30/10	\$415,600	\$361,000	2461	9	2009	Avg	5956	N	N	27220 104TH AVE SE
009	165730	0260	1/6/09	\$364,000	\$278,000	2510	9	1990	Good	11274	N	N	30024 104TH AVE SE
009	186500	0200	8/24/09	\$340,000	\$277,000	2510	9	2002	Avg	7115	N	N	30347 121ST PL SE
009	165730	0240	5/12/09	\$348,000	\$276,000	2520	9	2000	Avg	10925	N	N	10419 SE 300TH ST
009	186500	0110	9/14/09	\$372,000	\$305,000	2540	9	2002	Avg	6688	N	N	30334 121ST PL SE
009	383125	0030	11/23/09	\$417,000	\$348,000	2596	9	2009	Avg	7068	N	N	27209 103RD PL SE
009	383125	0100	9/3/10	\$351,200	\$314,000	2721	9	2010	Avg	5700	N	N	27209 104TH AVE SE
009	383125	0120	8/5/09	\$405,000	\$328,000	2721	9	2009	Avg	5700	N	N	27217 104TH AVE SE
009	383125	0360	4/29/10	\$358,300	\$311,000	2721	9	2010	Avg	5700	N	N	27210 104TH AVE SE
009	186500	0040	4/20/10	\$340,000	\$294,000	2750	9	2002	Avg	6259	N	N	12128 SE 303RD CT
009	553035	0070	11/16/09	\$345,000	\$287,000	2771	9	2008	Avg	6384	N	N	12007 SE 269TH PL
009	186500	0230	10/1/10	\$365,000	\$329,000	2810	9	2002	Avg	6600	N	N	30367 121ST PL SE
009	186500	0250	4/13/11	\$339,000	\$320,000	2820	9	2001	Avg	6600	N	N	30379 121ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
009	553035	0050	5/26/09	\$375,000	\$298,000	2828	9	2007	Avg	5720	N	N	12022 SE 270TH ST
009	383125	0230	2/27/09	\$420,000	\$326,000	2832	9	2008	Avg	5830	N	N	10403 SE 273RD ST
009	131082	0210	5/1/09	\$350,000	\$276,000	2961	9	2007	Avg	4855	N	N	30306 112TH PL SE
009	553035	0020	2/25/09	\$375,000	\$291,000	2988	9	2007	Avg	5700	N	N	12008 SE 270TH ST
009	553035	0060	10/3/11	\$319,000	\$313,000	2988	9	2007	Avg	6810	N	N	12003 SE 269TH PL
009	553035	0090	6/25/09	\$345,000	\$276,000	2988	9	2008	Avg	6384	N	N	12019 SE 269TH PL
009	319150	0020	1/11/11	\$305,000	\$282,000	2991	9	2006	Avg	4540	N	N	30319 120TH AVE SE
009	553035	0080	4/4/11	\$318,750	\$300,000	3110	9	2007	Avg	6384	N	N	12013 SE 269TH PL
009	165730	0400	8/17/11	\$349,950	\$340,000	3240	9	1988	Good	11029	N	N	10512 SE 302ND ST
009	786700	0056	6/1/09	\$548,000	\$436,000	3360	9	1995	Avg	35054	N	N	30024 118TH AVE SE
009	022790	0020	2/9/11	\$353,000	\$328,000	2590	10	2001	Avg	16047	N	N	11910 SE 277TH ST
009	733080	0060	3/3/09	\$435,000	\$338,000	3100	10	2006	Avg	19482	N	N	10614 SE 290TH ST
009	322205	9088	9/7/11	\$420,000	\$409,000	3240	10	1978	Good	91040	Y	N	27707 106TH AVE SE
009	733080	0100	4/20/11	\$375,000	\$354,000	3259	10	2006	Avg	23981	N	N	10640 SE 290TH ST
009	022790	0060	7/14/09	\$510,000	\$411,000	3490	10	2001	Avg	16028	N	N	11903 SE 277TH ST
009	330387	0020	3/23/10	\$440,000	\$378,000	3810	10	2006	Avg	11820	N	N	10532 SE 300TH ST
009	052105	9122	2/4/10	\$735,000	\$625,000	4422	10	2003	Avg	282704	N	N	11251 SE 294TH ST
009	935840	0030	6/22/10	\$503,900	\$443,000	3254	11	2006	Avg	16037	N	N	28812 118TH AVE SE
009	935840	0300	11/3/09	\$550,000	\$456,000	3497	11	2006	Avg	22342	N	N	11617 SE 288TH ST
009	935840	0060	11/15/10	\$513,000	\$467,000	3599	11	2006	Avg	15927	N	N	28822 118TH AVE SE
009	935840	0020	2/10/10	\$599,900	\$510,000	3840	11	2006	Avg	17022	N	N	11839 SE 288TH ST
009	935840	0190	5/5/11	\$535,000	\$507,000	4150	11	2006	Avg	18352	N	N	29018 118TH AVE SE
009	935840	0200	5/28/09	\$735,000	\$584,000	4150	11	2007	Avg	19464	N	N	11827 SE 290TH PL
009	935840	0220	11/16/09	\$699,000	\$582,000	4150	11	2007	Avg	15121	N	N	29028 118TH AVE SE
010	679220	0210	8/27/10	\$160,000	\$143,000	1184	6	1952	Good	9447	N	N	27706 132ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	546640	0550	4/15/11	\$152,000	\$143,000	820	7	1983	Avg	6223	N	N	13712 SE 273RD ST
010	809140	0830	9/18/09	\$270,000	\$221,000	1000	7	1982	Avg	7906	N	N	12907 SE 277TH ST
010	342205	9084	6/2/09	\$185,000	\$147,000	1010	7	1953	Avg	13500	Y	N	13733 SE 272ND ST
010	383061	0060	3/28/11	\$227,000	\$213,000	1040	7	1976	Good	7200	N	N	12629 SE 277TH PL
010	546620	0070	10/4/11	\$187,500	\$184,000	1040	7	1968	Avg	13500	N	N	27534 146TH AVE SE
010	383061	0290	6/9/09	\$279,000	\$223,000	1080	7	1977	Good	8250	N	N	12653 SE 276TH PL
010	383061	0310	3/11/09	\$223,500	\$174,000	1080	7	1976	Good	7700	N	N	27619 127TH AVE SE
010	383061	0020	10/27/11	\$199,999	\$197,000	1120	7	1976	Good	7200	N	N	12605 SE 277TH PL
010	664850	0650	3/4/10	\$258,000	\$221,000	1140	7	1979	Good	7875	N	N	14626 SE 275TH PL
010	761410	0020	3/25/11	\$225,000	\$211,000	1140	7	1981	Good	10290	N	N	14407 SE 274TH CT
010	383060	0290	11/7/11	\$195,000	\$193,000	1160	7	1976	Good	7455	N	N	12502 SE 277TH PL
010	809140	0150	1/19/10	\$235,000	\$199,000	1160	7	1982	Good	9461	N	N	27740 131ST CT SE
010	080780	0090	11/23/11	\$208,000	\$206,000	1170	7	1963	Avg	11700	N	N	27024 125TH AVE SE
010	546640	0020	11/16/09	\$205,000	\$171,000	1170	7	1982	Avg	5808	N	N	27223 137TH AVE SE
010	546610	0080	3/24/10	\$181,000	\$156,000	1190	7	1967	Avg	12000	N	N	27663 145TH AVE SE
010	809140	0840	4/28/09	\$234,000	\$185,000	1220	7	1984	Avg	7221	N	N	12913 SE 277TH ST
010	809140	0910	5/16/11	\$139,099	\$132,000	1240	7	1981	Avg	6788	N	N	12912 SE 278TH ST
010	809141	1090	7/26/11	\$207,500	\$200,000	1250	7	1985	Avg	7464	N	N	13035 SE 282ND WAY
010	679220	0141	8/3/10	\$160,000	\$142,000	1270	7	1967	Avg	17261	N	N	27505 135TH AVE SE
010	342205	9244	6/24/11	\$215,500	\$207,000	1281	7	2010	Avg	6246	N	N	27628 145TH PL SE
010	042105	9040	4/15/09	\$239,000	\$188,000	1290	7	1965	Good	14850	N	N	12430 SE 288TH PL
010	256950	0170	9/22/11	\$164,950	\$161,000	1290	7	1970	Avg	10125	N	N	14057 SE 283RD PL
010	546642	0510	1/27/11	\$199,950	\$185,000	1290	7	1994	Avg	5128	N	N	27512 137TH AVE SE
010	354600	0740	2/1/11	\$234,950	\$218,000	1300	7	1986	Avg	7203	N	N	12428 SE 274TH ST
010	546641	0230	8/18/09	\$245,000	\$199,000	1300	7	1994	Avg	5115	N	N	13723 SE 275TH ST

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	546873	0080	7/13/09	\$247,000	\$199,000	1300	7	1993	Avg	7057	N	N	27737 148TH WAY SE
010	546641	0240	7/29/09	\$253,000	\$205,000	1310	7	1994	Avg	4942	N	N	13729 SE 275TH ST
010	546642	0030	1/27/10	\$226,000	\$192,000	1310	7	1994	Avg	6564	N	N	13701 SE 275TH PL
010	546642	0380	7/1/11	\$200,000	\$192,000	1310	7	1995	Avg	4880	N	N	13840 SE 275TH PL
010	546640	0360	2/26/09	\$288,900	\$224,000	1320	7	1985	Good	8889	N	N	13810 SE 274TH ST
010	546873	0220	2/2/09	\$260,000	\$200,000	1330	7	1994	Avg	6331	N	N	27723 149TH PL SE
010	342205	9142	5/12/11	\$300,000	\$285,000	1350	7	1967	Good	31536	N	N	13708 SE 288TH ST
010	546641	0030	3/4/09	\$190,000	\$148,000	1360	7	1994	Avg	6082	N	N	13618 SE 272ND CT
010	080780	0050	6/22/11	\$296,000	\$284,000	1376	7	2011	Avg	9840	N	N	12442 SE 270TH ST
010	080800	0070	7/21/10	\$220,000	\$195,000	1390	7	1987	Good	13464	N	N	12621 SE 270TH ST
010	354600	0700	12/18/09	\$230,000	\$193,000	1390	7	1986	Good	7234	N	N	12435 SE 273RD PL
010	809141	0550	2/3/11	\$214,000	\$199,000	1440	7	1987	Good	7200	N	N	27908 128TH PL SE
010	342205	9198	3/12/11	\$255,000	\$239,000	1460	7	1979	Avg	81021	N	N	14418 SE 284TH ST
010	546642	0430	5/22/09	\$242,200	\$192,000	1470	7	1995	Avg	5321	N	N	13812 SE 275TH PL
010	894672	0130	3/1/10	\$240,000	\$205,000	1470	7	2004	Avg	5040	N	N	12545 SE 297TH PL
010	383061	0130	2/10/10	\$206,000	\$175,000	1520	7	1976	Good	7200	N	N	27610 127TH AVE SE
010	342205	9249	11/23/10	\$229,950	\$210,000	1530	7	2010	Avg	8306	N	N	27722 145TH PL SE
010	032105	9020	3/21/11	\$345,000	\$324,000	1550	7	1958	Good	435600	N	N	29244 140TH AVE SE
010	546642	0060	5/25/10	\$257,500	\$225,000	1610	7	1992	Avg	5151	N	N	13719 SE 275TH PL
010	546641	0190	12/6/10	\$231,367	\$212,000	1640	7	1992	Avg	6784	N	N	27501 137TH AVE SE
010	546641	0290	9/2/09	\$250,000	\$204,000	1640	7	1992	Avg	5038	N	N	27507 139TH CT SE
010	809141	0720	5/24/10	\$260,000	\$227,000	1650	7	1986	Avg	7963	N	N	12743 SE 280TH ST
010	546640	0450	4/28/09	\$248,000	\$196,000	1680	7	1987	Good	5762	N	N	13721 SE 273RD ST
010	546641	0400	1/8/09	\$226,000	\$173,000	1680	7	1990	Avg	5044	N	N	13923 SE 275TH ST
010	354600	0290	4/28/09	\$252,000	\$199,000	1690	7	1986	Avg	7208	N	N	12432 SE 275TH PL

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	354600	0360	6/19/09	\$250,000	\$200,000	1690	7	1986	Avg	8751	N	N	27404 124TH PL SE
010	809141	0660	10/25/10	\$220,000	\$199,000	1690	7	1987	Good	6945	N	N	12740 SE 280TH ST
010	080680	0430	12/20/10	\$203,670	\$187,000	1700	7	2003	Avg	3401	N	N	12756 SE 296TH WAY
010	042105	9047	10/28/09	\$217,950	\$181,000	1710	7	1961	Good	14850	N	N	28830 124TH AVE SE
010	546641	0210	5/18/10	\$214,500	\$187,000	1710	7	1993	Avg	5060	N	N	13711 SE 275TH ST
010	546642	0210	9/28/09	\$277,000	\$228,000	1710	7	1994	Avg	5049	N	N	27552 140TH AVE SE
010	342205	9236	12/16/10	\$241,950	\$222,000	1726	7	2010	Avg	5765	N	N	27624 145TH PL SE
010	342205	9245	11/29/10	\$234,950	\$215,000	1726	7	2010	Avg	6925	N	N	14616 SE 277TH CT
010	546641	0800	3/23/11	\$178,200	\$167,000	1730	7	1996	Avg	5131	N	N	13712 SE 275TH ST
010	809140	0090	9/1/10	\$236,000	\$211,000	1730	7	1984	Good	7665	N	N	13011 SE 277TH PL
010	809140	0030	4/27/11	\$190,000	\$180,000	1740	7	1984	Avg	7825	N	N	27820 130TH AVE SE
010	809140	0080	5/10/10	\$225,000	\$196,000	1740	7	1984	Avg	7812	N	N	27718 130TH AVE SE
010	211101	0390	3/10/09	\$278,995	\$217,000	1740	7	2002	Avg	5071	N	N	29702 129TH PL SE
010	214090	0240	8/12/10	\$229,000	\$204,000	1780	7	2006	Avg	3287	N	N	28131 136TH AVE SE
010	894671	0210	10/1/10	\$195,000	\$176,000	1850	7	2004	Avg	4987	N	N	12717 SE 295TH ST
010	342205	9247	6/24/10	\$265,000	\$233,000	1880	7	2010	Avg	8360	N	N	14621 SE 277TH CT
010	214090	0330	2/1/10	\$230,000	\$195,000	1905	7	2006	Avg	2874	N	N	28032 136TH PL SE
010	214090	0350	8/11/09	\$235,000	\$191,000	1905	7	2006	Avg	2721	N	N	28026 136TH PL SE
010	214090	0410	7/20/10	\$230,000	\$204,000	1905	7	2006	Avg	2720	N	N	28013 136TH PL SE
010	214090	0430	12/1/11	\$200,000	\$199,000	1905	7	2006	Avg	2720	N	N	28019 136TH PL SE
010	214090	0470	1/25/11	\$215,000	\$199,000	1905	7	2006	Avg	2635	N	N	13622 SE 281ST CT
010	546641	0370	7/29/09	\$245,000	\$198,000	1910	7	1994	Avg	8392	N	N	27508 139TH CT SE
010	809141	0420	5/12/11	\$225,000	\$214,000	1910	7	1986	Good	7210	N	N	28010 129TH PL SE
010	809141	0780	6/2/11	\$235,000	\$224,000	1910	7	1986	Avg	7200	N	N	28027 129TH PL SE
010	546873	0160	2/25/09	\$299,950	\$233,000	1920	7	1994	Avg	7578	N	N	14828 SE 278TH ST

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	809141	0510	3/9/11	\$209,500	\$196,000	1920	7	1987	Avg	6701	N	N	27831 129TH PL SE
010	211101	0600	11/20/09	\$269,950	\$225,000	1920	7	2002	Avg	4837	N	N	29671 129TH PL SE
010	809141	0820	9/8/09	\$262,000	\$214,000	1960	7	1987	Avg	7553	N	N	28116 128TH CT SE
010	214090	0100	2/8/11	\$226,000	\$210,000	1961	7	2006	Avg	3207	N	N	13612 SE 280TH CT
010	214090	0150	10/8/09	\$239,900	\$198,000	1961	7	2006	Avg	3373	N	N	28025 136TH AVE SE
010	342205	9248	4/5/10	\$262,500	\$226,000	1970	7	2010	Avg	8082	N	N	14625 SE 277TH CT
010	856765	0090	9/8/09	\$304,000	\$249,000	1980	7	1994	Avg	6857	N	N	27717 150TH PL SE
010	214090	0260	3/6/09	\$250,000	\$194,000	2008	7	2006	Avg	2720	N	N	13617 SE 281ST CT
010	214090	0360	8/13/09	\$229,000	\$186,000	2008	7	2006	Avg	2720	N	N	28022 136TH PL SE
010	214090	0420	3/17/09	\$238,000	\$186,000	2008	7	2006	Avg	2726	N	N	28017 136TH PL SE
010	546642	0310	10/7/09	\$239,000	\$197,000	2020	7	1990	Avg	5049	N	N	27517 140TH AVE SE
010	546642	0320	8/24/09	\$265,688	\$216,000	2020	7	1990	Avg	4950	N	N	27523 140TH AVE SE
010	894671	0050	10/19/09	\$227,000	\$188,000	2020	7	2004	Avg	4298	N	N	12537 SE 295TH ST
010	546641	0390	6/6/11	\$249,950	\$239,000	2050	7	1990	Avg	5356	N	N	13913 SE 275TH ST
010	211101	0790	1/22/09	\$254,000	\$195,000	2120	7	2002	Avg	3588	N	N	12972 SE 296TH WAY
010	080680	0280	6/14/11	\$180,000	\$172,000	2120	7	2003	Avg	5128	N	N	12613 SE 296TH WAY
010	894671	0410	12/7/11	\$205,000	\$204,000	2130	7	2004	Avg	4756	N	N	12630 SE 295TH ST
010	894671	0540	7/24/09	\$250,000	\$202,000	2130	7	2004	Avg	4726	N	N	12524 SE 295TH ST
010	032105	9179	12/21/10	\$290,000	\$266,000	2140	7	1985	Avg	30000	N	N	28915 144TH AVE SE
010	342205	9246	4/9/10	\$274,060	\$237,000	2150	7	2010	Avg	6470	N	N	14622 SE 277TH CT
010	211101	0490	9/22/11	\$229,000	\$224,000	2200	7	2001	Avg	5166	N	N	29667 128TH CT SE
010	894671	0510	11/16/11	\$212,000	\$210,000	2460	7	2004	Avg	4550	N	N	12544 SE 295TH ST
010	856765	0060	12/28/09	\$340,000	\$286,000	2550	7	1996	Avg	6053	N	N	27700 150TH PL SE
010	211101	0850	11/5/09	\$230,000	\$191,000	2619	7	2005	Avg	3638	N	N	12936 SE 296TH WAY
010	211100	0150	2/9/09	\$290,000	\$224,000	2670	7	2001	Avg	5707	N	N	12465 SE 299TH PL

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	387657	0370	6/5/10	\$250,000	\$219,000	2670	7	1989	Avg	18697	N	N	27711 143RD PL SE
010	894671	0370	6/3/10	\$237,600	\$208,000	2680	7	2004	Avg	4899	N	N	12648 SE 295TH ST
010	211101	0350	12/1/11	\$245,000	\$243,000	2690	7	2002	Avg	6019	N	N	29734 129TH PL SE
010	080680	0310	9/20/10	\$246,000	\$221,000	2710	7	2003	Avg	5047	N	N	29665 127TH PL SE
010	211100	0580	7/28/09	\$307,000	\$248,000	2720	7	2002	Avg	6014	N	N	29823 126TH CT SE
010	211101	0670	7/2/09	\$299,500	\$240,000	2720	7	2001	Avg	7053	N	N	12754 SE 128TH PL
010	211100	0250	4/13/11	\$260,000	\$245,000	2770	7	2001	Avg	6000	N	N	12517 SE 299TH PL
010	894672	0010	12/9/11	\$230,000	\$229,000	2960	7	2004	Avg	6749	N	N	29673 124TH PL SE
010	894672	0150	5/13/11	\$245,000	\$233,000	2960	7	2004	Avg	4872	N	N	29711 127TH PL SE
010	894672	0170	5/21/10	\$299,950	\$262,000	2960	7	2004	Avg	4805	N	N	29677 127TH PL SE
010	894671	0030	4/8/09	\$297,000	\$233,000	2960	7	2004	Avg	4534	N	N	29516 125TH AVE SE
010	894671	0490	7/25/11	\$216,000	\$209,000	2960	7	2004	Avg	4821	N	N	12556 SE 295TH ST
010	080680	0010	11/25/09	\$250,000	\$209,000	2970	7	2003	Avg	5560	N	N	29629 124TH PL SE
010	080680	0240	10/27/10	\$225,000	\$204,000	3020	7	2003	Avg	6203	N	N	29651 126TH AVE SE
010	211100	0200	2/28/09	\$335,000	\$260,000	3040	7	2001	Avg	6074	N	N	12485 SE 299TH PL
010	788580	0040	12/9/09	\$260,600	\$218,000	1320	8	2002	Avg	6541	N	N	14315 SE 282ND ST
010	664850	0200	8/23/10	\$257,000	\$229,000	1380	8	1979	Good	9900	N	N	14711 SE 274TH CT
010	664850	0220	3/25/09	\$266,400	\$208,000	1450	8	1979	Avg	14700	N	N	14716 SE 274TH CT
010	016300	0170	8/25/11	\$237,500	\$231,000	1690	8	2003	Avg	5733	N	N	27711 147TH PL SE
010	016300	0190	8/3/09	\$290,000	\$235,000	1770	8	2003	Avg	5801	N	N	27717 147TH PL SE
010	664850	0340	6/5/09	\$315,000	\$251,000	1780	8	1979	Good	21000	Y	N	27303 145TH CT SE
010	546878	0220	12/12/11	\$265,000	\$264,000	1810	8	2004	Avg	7552	N	N	15002 SE 281ST ST
010	546877	0320	5/27/09	\$300,000	\$239,000	1820	8	2003	Avg	6270	N	N	15031 SE 279TH PL
010	132930	0740	6/4/09	\$252,000	\$201,000	1849	8	2008	Avg	5706	N	N	12608 SE 278TH PL
010	730041	0060	2/9/11	\$220,000	\$205,000	1850	8	1999	Avg	4957	N	N	30219 129TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	730041	0270	2/4/10	\$245,000	\$208,000	1850	8	1998	Avg	6001	N	N	30120 129TH AVE SE
010	664850	0740	5/17/10	\$258,000	\$225,000	1920	8	1979	Avg	9000	N	N	27432 146TH AVE SE
010	666924	0100	6/19/09	\$325,000	\$260,000	1974	8	2008	Avg	5712	N	N	28624 142ND PL SE
010	679220	0069	12/8/11	\$238,500	\$237,000	1979	8	2011	Avg	5778	N	N	13409 SE 273RD ST
010	600450	0010	7/14/09	\$282,500	\$228,000	2010	8	1996	Avg	6862	N	N	27807 148TH WAY SE
010	666924	0380	4/25/11	\$255,000	\$241,000	2014	8	2008	Avg	5702	N	N	28607 142ND PL SE
010	666924	0400	10/19/09	\$339,950	\$281,000	2014	8	2007	Avg	5707	N	N	28617 142ND PL SE
010	666924	0010	8/17/10	\$254,032	\$226,000	2022	8	2010	Avg	6188	N	N	14225 SE 287TH ST
010	660035	0140	3/8/11	\$229,900	\$215,000	2030	8	2001	Avg	5754	N	N	15310 SE 276TH PL
010	788580	1280	9/24/09	\$295,000	\$242,000	2030	8	2004	Avg	6424	N	N	14122 SE 280TH PL
010	032105	9143	6/15/11	\$235,000	\$225,000	2060	8	1977	Avg	207781	N	N	29703 134TH AVE SE
010	716220	0045	6/22/09	\$303,000	\$243,000	2070	8	1972	Good	37203	N	N	27320 154TH AVE SE
010	342205	9080	8/23/11	\$257,180	\$250,000	2080	8	1988	Avg	23860	N	N	28312 144TH AVE SE
010	666924	0420	3/21/11	\$249,950	\$235,000	2082	8	2010	Avg	5709	N	N	28701 142ND PL SE
010	666924	0440	8/11/10	\$240,030	\$214,000	2082	8	2010	Avg	5704	N	N	28709 142ND PL SE
010	546877	0010	6/28/10	\$244,000	\$215,000	2190	8	2003	Avg	6191	N	N	27928 151ST PL SE
010	600453	0050	8/19/09	\$335,000	\$272,000	2200	8	1999	Avg	6030	N	N	27813 145TH AVE SE
010	600453	0150	12/30/09	\$297,500	\$250,000	2200	8	1999	Avg	9262	N	N	14517 SE 278TH PL
010	032105	9120	1/14/10	\$280,000	\$237,000	2210	8	1972	Good	74923	N	N	28920 144TH AVE SE
010	546878	0020	11/9/10	\$260,000	\$237,000	2210	8	2004	Avg	5929	N	N	28032 151ST PL SE
010	788580	0190	9/24/10	\$299,950	\$270,000	2240	8	2002	Avg	5730	N	N	14029 SE 282ND ST
010	132930	0180	12/21/09	\$277,000	\$233,000	2255	8	2007	Avg	5748	N	N	12421 SE 278TH PL
010	132930	0710	6/15/09	\$262,500	\$210,000	2255	8	2008	Avg	5701	N	N	12624 SE 278TH PL
010	342205	9260	8/31/11	\$279,950	\$273,000	2255	8	2011	Avg	7220	N	N	14321 SE 278TH ST
010	600450	0080	9/14/09	\$317,000	\$260,000	2290	8	1997	Avg	6000	N	N	14808 SE 279TH PL

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	546877	0430	8/10/10	\$260,000	\$231,000	2290	8	2003	Avg	5735	N	N	28012 151ST PL SE
010	730040	0170	7/22/10	\$284,000	\$252,000	2310	8	1998	Avg	6200	N	N	12717 SE 301ST ST
010	730041	0410	5/14/10	\$246,000	\$214,000	2310	8	1998	Avg	6200	N	N	12827 SE 301ST ST
010	546878	0260	4/9/09	\$369,950	\$290,000	2320	8	2004	Avg	7954	N	N	15026 SE 281ST ST
010	600451	0280	2/6/09	\$325,000	\$251,000	2330	8	1998	Avg	6910	N	N	14711 SE 279TH PL
010	342205	9039	7/7/11	\$289,950	\$279,000	2478	8	2011	Avg	7210	N	N	14315 SE 278TH ST
010	032105	9181	9/10/09	\$278,000	\$227,000	2480	8	1995	Avg	30000	N	N	28931 144TH AVE SE
010	132930	0160	6/15/09	\$288,200	\$230,000	2546	8	2007	Avg	7488	N	N	27903 124TH PL SE
010	132930	0660	6/14/09	\$266,700	\$213,000	2546	8	2007	Avg	6456	N	N	12716 SE 278TH PL
010	666924	0430	7/6/09	\$329,701	\$265,000	2571	8	2009	Avg	5700	N	N	28705 142ND PL SE
010	666924	0230	4/29/10	\$325,000	\$282,000	2588	8	2008	Avg	5702	N	N	14304 SE 286TH CT
010	660035	0170	11/18/10	\$230,000	\$210,000	2590	8	2001	Avg	5754	N	N	15226 SE 276TH PL
010	342205	9261	7/8/11	\$294,950	\$284,000	2590	8	2011	Avg	7740	N	N	14329 SE 278TH ST
010	342205	9231	1/13/11	\$324,950	\$300,000	2640	8	2002	Avg	7882	N	N	28305 143RD PL SE
010	788580	0070	9/22/10	\$340,000	\$306,000	2720	8	2002	Avg	6431	N	N	14231 SE 282ND ST
010	788580	0110	8/1/09	\$350,000	\$283,000	2720	8	2002	Avg	5730	N	N	14209 SE 282ND ST
010	666924	0080	3/24/09	\$352,000	\$275,000	2829	8	2008	Avg	5700	N	N	14220 SE 287TH ST
010	788580	0310	6/23/10	\$285,000	\$251,000	2840	8	2002	Avg	5779	N	N	14122 SE 282ND ST
010	788580	0330	3/15/10	\$285,000	\$245,000	2840	8	2002	Avg	5785	N	N	14202 SE 282ND ST
010	132930	0190	11/27/09	\$332,000	\$277,000	2980	8	2007	Avg	5750	N	N	12427 SE 278TH PL
010	132930	0630	7/14/09	\$330,000	\$266,000	2980	8	2007	Avg	5700	N	N	12723 SE 278TH PL
010	132930	0670	6/11/09	\$257,250	\$205,000	2980	8	2008	Avg	5703	N	N	12710 SE 278TH PL
010	132930	0700	8/6/09	\$315,000	\$255,000	2980	8	2008	Avg	5700	N	N	12630 SE 278TH PL
010	788580	0950	10/3/11	\$292,000	\$286,000	3010	8	2003	Avg	7448	N	N	28109 142ND PL SE
010	788580	1190	12/30/10	\$315,000	\$290,000	3010	8	2003	Avg	5760	N	N	14002 SE 280TH PL

Improved Sales Used in this Annual Update Analysis
Area 62
(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
010	666924	0360	8/26/11	\$260,000	\$253,000	3068	8	2008	Avg	5708	N	N	28527 142ND PL SE
010	666924	0370	9/23/10	\$297,000	\$267,000	3068	8	2008	Avg	5700	N	N	28603 142ND PL SE
010	666924	0410	3/24/09	\$430,000	\$336,000	3068	8	2007	Avg	5700	N	N	28623 142ND PL SE
010	788580	0820	11/8/10	\$325,000	\$296,000	3200	8	2003	Avg	5701	N	N	14018 SE 281ST PL
010	788580	1270	2/24/09	\$385,000	\$298,000	3200	8	2004	Avg	6249	N	N	14118 SE 280TH PL
010	730040	0440	9/9/11	\$247,000	\$241,000	2370	9	1998	Avg	6624	N	N	12500 SE 300TH WAY
010	730041	0450	2/13/09	\$306,000	\$236,000	2410	9	1999	Avg	6200	N	N	12810 SE 302ND ST
010	730040	0100	9/24/11	\$297,500	\$291,000	2440	9	2000	Avg	6000	N	N	12724 SE 302ND ST
010	332205	9024	9/26/11	\$430,000	\$421,000	2470	9	1977	Avg	130680	Y	N	13002 SE 285TH ST
010	894670	0090	1/25/11	\$338,000	\$313,000	2500	9	2002	Avg	7000	Y	N	30130 129TH PL SE
010	387657	0010	3/18/11	\$285,000	\$267,000	2626	9	2003	Avg	8117	N	N	27728 143RD PL SE
010	730040	0200	5/12/10	\$319,000	\$278,000	2650	9	1998	Avg	6366	N	N	30040 128TH CT SE
010	387657	0120	4/29/09	\$450,000	\$355,000	2670	9	2003	Avg	7359	N	N	14117 SE 278TH ST
010	387657	0160	5/28/10	\$389,000	\$340,000	2680	9	2003	Avg	6572	N	N	14033 SE 278TH ST
010	730041	0380	11/2/09	\$285,500	\$237,000	2700	9	1999	Avg	6120	N	N	12814 SE 301ST ST
010	211101	1040	11/10/11	\$360,000	\$356,000	2720	9	2002	Avg	7393	Y	N	12980 SE 301ST ST
010	730041	0130	9/29/11	\$307,000	\$301,000	2730	9	2000	Avg	6825	N	N	30279 129TH AVE SE
010	730040	0320	3/2/10	\$320,000	\$274,000	2810	9	1998	Avg	6481	N	N	30018 127TH PL SE
010	730040	0850	11/17/10	\$319,000	\$291,000	2940	9	1998	Avg	6007	N	N	30221 127TH PL SE
010	387657	0080	11/3/10	\$342,000	\$311,000	3020	9	2003	Avg	5700	N	N	14233 SE 278TH ST
010	730040	0010	8/3/10	\$369,000	\$328,000	3060	9	2003	Avg	6513	N	N	30312 127TH PL SE
010	387657	0280	5/6/10	\$395,000	\$343,000	3070	9	2003	Avg	6172	N	N	14110 SE 278TH ST
010	188800	0030	3/8/11	\$480,000	\$449,000	3860	9	1977	Good	103672	Y	N	12610 S 282ND ST
010	769537	0180	5/20/11	\$420,000	\$399,000	3093	10	2006	Avg	7975	N	N	12967 SE 288TH PL
011	423940	1150	3/25/10	\$127,000	\$109,000	750	6	1969	Good	2808	N	N	11815 SE 318TH PL

Improved Sales Used in this Annual Update Analysis
Area 62
(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	423940	0620	10/29/09	\$148,000	\$123,000	960	6	1969	Avg	3465	N	N	11807 SE 319TH PL
011	423940	0660	4/28/09	\$175,000	\$138,000	960	6	1969	Good	2976	N	N	11817 SE 319TH PL
011	423940	0880	4/22/10	\$134,000	\$116,000	960	6	1969	Good	3840	N	N	31815 120TH AVE SE
011	423940	0970	5/1/09	\$140,000	\$111,000	960	6	1969	Good	2635	N	N	31836 118TH PL SE
011	423940	1080	5/6/09	\$145,000	\$115,000	960	6	1969	Good	3200	N	N	11833 SE 318TH PL
011	423940	1160	3/24/10	\$140,000	\$120,000	960	6	1969	Avg	4056	N	N	11817 SE 318TH PL
011	423941	0300	3/30/10	\$140,000	\$121,000	960	6	1970	Good	4324	N	N	11802 SE 316TH PL
011	423940	0150	6/18/09	\$138,500	\$111,000	980	6	1969	Good	3341	N	N	31906 120TH PL SE
011	423940	1170	4/6/11	\$99,500	\$94,000	1010	6	1969	Good	2926	N	N	11801 SE 318TH PL
011	423940	0570	5/18/10	\$139,950	\$122,000	1090	6	1969	Good	3268	N	N	31835 118TH PL SE
011	423943	0080	8/11/10	\$112,500	\$100,000	1090	6	1969	Good	2800	N	N	31808 121ST AVE SE
011	423940	0780	5/12/09	\$169,500	\$134,000	1140	6	1969	Good	5084	N	N	31824 120TH AVE SE
011	423940	1190	9/15/11	\$123,000	\$120,000	1180	6	1969	Avg	2926	N	N	11805 SE 318TH PL
011	423941	0420	8/31/09	\$147,000	\$120,000	910	7	1978	Avg	4680	N	N	11816 SE 317TH PL
011	423941	0350	4/7/09	\$218,000	\$171,000	950	7	1978	Good	6351	N	N	11817 SE 316TH PL
011	423941	0410	2/17/11	\$173,950	\$162,000	950	7	1978	VGood	3550	N	N	11820 SE 317TH PL
011	168200	0180	10/23/09	\$211,110	\$175,000	1000	7	1968	Good	7848	N	N	11843 SE 323RD PL
011	423941	0430	11/6/09	\$177,000	\$147,000	1000	7	1978	Avg	3900	N	N	11812 SE 317TH PL
011	713790	0290	8/6/10	\$171,000	\$152,000	1070	7	1983	Avg	8561	N	N	31704 125TH PL SE
011	713790	0310	8/11/11	\$145,000	\$141,000	1070	7	1983	Avg	7838	N	N	31714 125TH PL SE
011	168200	0310	4/12/11	\$165,000	\$156,000	1080	7	1968	Good	7500	N	N	11660 SE 323RD PL
011	713790	0340	10/23/09	\$178,000	\$147,000	1130	7	1983	Avg	7726	N	N	12512 SE 318TH WAY
011	052105	9129	4/28/11	\$235,650	\$223,000	1150	7	1975	Avg	15440	N	N	10731 SE 304TH WAY
011	332790	0110	4/7/09	\$200,000	\$157,000	1200	7	1979	Good	13071	N	N	11119 SE 323RD ST
011	168360	0090	2/11/11	\$210,000	\$195,000	1260	7	1981	Avg	9016	N	N	31642 121ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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	713790	0700	10/30/09	\$237,000	\$196,000	1260	7	1981	Avg	7280	N	N	12703 SE 318TH WAY
011	168360	0230	6/22/10	\$215,000	\$189,000	1280	7	1980	Good	8000	N	N	12013 SE 316TH ST
011	614500	0020	11/6/09	\$225,000	\$187,000	1280	7	1993	Avg	8243	N	N	11516 SE 305TH PL
011	571400	0010	7/26/10	\$230,000	\$204,000	1300	7	1993	Avg	7706	N	N	30525 114TH PL SE
011	614500	0010	8/6/10	\$232,000	\$206,000	1300	7	1993	Avg	9291	N	N	11522 SE 305TH PL
011	305670	0070	9/1/11	\$180,000	\$175,000	1340	7	1996	Avg	8649	N	N	12106 SE 314TH PL
011	102105	9041	4/12/10	\$160,800	\$139,000	1350	7	1966	Avg	12258	N	N	30628 132ND AVE SE
011	713790	0640	6/30/09	\$220,500	\$177,000	1350	7	1981	Avg	7545	N	N	12712 SE 318TH WAY
011	920690	0180	8/17/09	\$281,950	\$229,000	1350	7	1994	Avg	7269	N	N	31661 110TH PL SE
011	793900	0090	5/24/10	\$250,000	\$218,000	1360	7	1967	Good	15000	N	N	11414 SE 326TH PL
011	570920	0040	5/27/10	\$315,000	\$275,000	1430	7	1972	Good	14602	N	N	11312 SE 326TH PL
011	092105	9152	10/8/10	\$333,450	\$301,000	1540	7	1974	Good	87416	N	N	31020 129TH AVE SE
011	614500	0060	7/14/10	\$250,000	\$221,000	1550	7	1993	Avg	8087	N	N	11418 SE 305TH PL
011	713790	0230	6/19/09	\$218,750	\$175,000	1550	7	1984	Avg	7287	N	N	31727 125TH PL SE
011	713790	0510	12/27/11	\$202,000	\$202,000	1550	7	1983	Avg	7425	N	N	12639 SE 317TH ST
011	713791	0270	3/30/10	\$227,000	\$196,000	1570	7	1993	Avg	7218	N	N	31628 130TH AVE SE
011	713790	0080	5/10/11	\$198,000	\$188,000	1600	7	1984	Good	10311	N	N	31707 124TH PL SE
011	332700	0040	6/7/11	\$150,000	\$143,000	1640	7	1968	Avg	7800	N	N	32025 112TH PL SE
011	168520	0120	11/30/10	\$235,000	\$215,000	1680	7	1978	Good	10000	N	N	12125 SE 317TH PL
011	025505	0080	5/5/10	\$265,000	\$230,000	1690	7	1994	Avg	7257	N	N	31433 115TH PL SE
011	214128	0130	9/27/11	\$199,900	\$196,000	1690	7	1997	Avg	12256	N	N	31501 114TH PL SE
011	333940	0106	6/23/09	\$277,000	\$222,000	1710	7	1992	Avg	7234	N	N	31914 113TH PL SE
011	745740	0330	3/24/10	\$269,000	\$231,000	1720	7	2000	Avg	6400	N	N	31516 113TH AVE SE
011	920690	0010	5/25/10	\$254,000	\$222,000	1740	7	1993	Avg	7777	N	N	11122 SE 316TH PL
011	745740	0080	11/10/11	\$211,000	\$209,000	1750	7	1999	Avg	6380	N	N	11220 SE 314TH PL

Improved Sales Used in this Annual Update Analysis
Area 62
(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	745740	0150	5/12/09	\$260,000	\$206,000	1750	7	1999	Avg	5804	N	N	31421 113TH AVE SE
011	333940	0102	9/23/10	\$214,000	\$193,000	1800	7	1990	Avg	9681	N	N	31922 113TH PL SE
011	102105	9027	7/23/10	\$380,000	\$337,000	1810	7	1987	Good	82821	Y	N	13207 SE 312TH WAY
011	030310	0070	8/10/11	\$217,000	\$210,000	1810	7	1996	Avg	7733	N	N	11018 SE 319TH CT
011	030310	0140	7/12/11	\$204,000	\$196,000	1810	7	1996	Avg	7964	N	N	11028 SE 318TH CT
011	333940	0022	2/8/11	\$263,500	\$245,000	1820	7	2010	Avg	6638	N	N	11525 SE 316TH PL
011	168350	0090	3/2/11	\$174,000	\$163,000	1900	7	1976	Avg	8402	N	N	31925 110TH AVE SE
011	214128	0100	8/26/10	\$301,000	\$269,000	1920	7	1997	Avg	10500	N	N	31514 114TH PL SE
011	289065	0060	5/20/10	\$233,000	\$203,000	1960	7	1991	Avg	7999	N	N	11712 SE 321ST PL
011	159208	0060	1/7/11	\$220,000	\$203,000	1970	7	1995	Avg	8727	N	N	11512 SE 308TH PL
011	745740	0410	3/26/10	\$246,900	\$212,000	1980	7	2000	Avg	6400	N	N	31423 114TH AVE SE
011	745740	0010	7/27/11	\$215,000	\$208,000	2030	7	1999	Avg	7279	N	N	11324 SE 314TH PL
011	745740	0300	3/17/11	\$221,000	\$207,000	2030	7	2000	Avg	5762	N	N	31537 113TH AVE SE
011	289240	0100	3/16/10	\$308,000	\$264,000	2440	7	1984	Avg	20249	N	N	11103 SE 313TH ST
011	713790	0360	8/31/09	\$314,950	\$257,000	2670	7	1983	Avg	7938	N	N	31717 126TH AVE SE
011	332702	0140	5/19/10	\$219,900	\$192,000	1160	8	1978	Good	8240	N	N	11213 SE 321ST PL
011	332702	0320	8/25/10	\$202,900	\$181,000	1220	8	1977	Avg	7560	N	N	11236 SE 323RD ST
011	332702	0400	11/12/09	\$255,000	\$212,000	1220	8	1977	Good	8240	N	N	11231 SE 323RD ST
011	713795	0490	4/23/10	\$265,000	\$230,000	1320	8	1992	Avg	11367	N	N	12663 SE 307TH ST
011	332702	0170	6/1/10	\$272,000	\$238,000	1330	8	1978	Good	7280	N	N	11232 SE 322ND ST
011	332680	0570	12/29/11	\$165,000	\$165,000	1340	8	1981	Avg	7210	N	N	11435 SE 322ND PL
011	332680	0400	6/27/11	\$260,000	\$249,000	1380	8	1985	Good	7200	N	N	32201 116TH AVE SE
011	332701	0360	8/15/11	\$178,000	\$173,000	1400	8	1977	Avg	7396	N	N	11241 SE 325TH ST
011	332701	0290	9/15/09	\$226,500	\$186,000	1440	8	1977	Avg	8118	N	N	11242 SE 325TH ST
011	713797	0210	8/17/09	\$279,950	\$228,000	1490	8	1995	Avg	9285	N	N	12948 SE 309TH PL

Improved Sales Used in this Annual Update Analysis
Area 62
(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	332701	0420	1/11/10	\$250,000	\$211,000	1500	8	1977	Avg	8613	N	N	11234 SE 325TH CT
011	332702	0300	10/26/09	\$242,000	\$200,000	1500	8	1978	Good	8550	N	N	32220 112TH PL SE
011	332680	0520	7/22/11	\$176,900	\$171,000	1520	8	1981	Avg	7200	N	N	11420 SE 322ND PL
011	332702	0360	4/12/10	\$268,000	\$232,000	1520	8	1977	Good	7200	N	N	11251 SE 323RD ST
011	092105	9088	3/28/11	\$350,000	\$329,000	1550	8	1976	Good	82770	N	N	12303 SE 304TH ST
011	713797	0230	7/6/09	\$302,000	\$243,000	1620	8	1996	Avg	9561	N	N	12912 SE 309TH PL
011	947690	0030	5/10/11	\$234,000	\$222,000	1760	8	1992	Avg	8175	N	N	31616 117TH AVE SE
011	132197	0010	6/20/10	\$256,000	\$225,000	1760	8	2001	Avg	4420	N	N	11534 SE 316TH PL
011	132197	0030	11/7/11	\$180,000	\$178,000	1760	8	2001	Avg	4102	N	N	11522 SE 316TH PL
011	299100	0050	6/10/09	\$269,950	\$215,000	1790	8	1998	Avg	5838	N	N	12931 SE 306TH CT
011	299100	0350	2/9/10	\$259,950	\$221,000	1790	8	1998	Avg	8438	N	N	13022 SE 305TH PL
011	713796	0470	7/28/10	\$255,000	\$226,000	1800	8	1994	Avg	7498	N	N	30404 128TH PL SE
011	809700	0410	9/25/09	\$249,000	\$204,000	1800	8	1992	Avg	7858	N	N	31527 117TH PL SE
011	279860	0100	12/30/11	\$250,000	\$250,000	1800	8	2001	Avg	11785	N	N	30438 101ST PL SE
011	299100	0190	2/15/11	\$220,000	\$205,000	1820	8	1998	Avg	5640	N	N	13011 SE 305TH PL
011	299100	0380	10/26/10	\$238,000	\$216,000	1820	8	1998	Avg	9450	N	N	13010 SE 305TH PL
011	381480	0200	12/8/09	\$257,000	\$215,000	1840	8	2003	Avg	5226	N	N	31008 117TH PL SE
011	713796	0010	9/16/09	\$295,000	\$242,000	1850	8	1996	Avg	8263	N	N	30403 128TH PL SE
011	713796	0070	4/16/09	\$290,000	\$228,000	1860	8	1994	Avg	6627	N	N	30519 128TH PL SE
011	713796	0080	10/25/11	\$200,000	\$197,000	1860	8	1994	Avg	6623	N	N	30525 128TH PL SE
011	332680	0100	4/14/10	\$260,000	\$225,000	1913	8	1983	Avg	9576	N	N	11504 SE 320TH PL
011	332701	0110	6/13/11	\$230,000	\$220,000	1940	8	1977	Avg	9266	N	N	32405 112TH PL SE
011	279860	0120	7/1/09	\$273,000	\$219,000	1960	8	1999	Avg	11798	N	N	30428 101ST PL SE
011	279860	0050	4/18/11	\$219,000	\$207,000	2020	8	1997	Avg	7700	N	N	30431 101ST AVE SE
011	745740	0270	9/9/10	\$253,000	\$227,000	2020	8	1980	Avg	16694	N	N	31600 112TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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	144611	0130	12/31/09	\$290,000	\$244,000	2030	8	2001	Avg	9163	N	N	11201 SE 309TH ST
011	172105	9201	7/7/11	\$226,800	\$218,000	2040	8	1969	Good	16988	N	N	10826 SE 326TH PL
011	132197	0120	7/13/09	\$265,000	\$213,000	2040	8	2000	Avg	4034	N	N	31575 115TH AVE SE
011	132197	0220	6/15/11	\$186,000	\$178,000	2040	8	2001	Avg	4845	N	N	31617 115TH AVE SE
011	809700	0120	10/14/10	\$280,000	\$253,000	2050	8	1991	Avg	7450	N	N	31520 118TH CT SE
011	713797	0370	11/12/09	\$355,000	\$295,000	2110	8	1996	Avg	6300	N	N	12822 SE 307TH PL
011	333940	0225	3/5/10	\$408,000	\$349,000	2140	8	1999	Avg	163834	N	N	30929 112TH AVE SE
011	713796	0040	1/10/11	\$235,000	\$217,000	2170	8	1994	Avg	6428	N	N	30421 128TH PL SE
011	947690	0180	9/28/09	\$311,000	\$256,000	2170	8	1994	Avg	6061	N	N	31615 117TH AVE SE
011	947690	0200	9/14/10	\$215,000	\$193,000	2170	8	1993	Avg	6424	N	N	31603 117TH AVE SE
011	092105	9035	8/21/09	\$349,950	\$285,000	2176	8	2006	Avg	82764	N	N	13129 SE 312TH ST
011	132197	0310	7/22/11	\$199,000	\$192,000	2190	8	2001	Avg	5158	N	N	31626 115TH AVE SE
011	713795	0440	10/6/09	\$290,000	\$239,000	2200	8	1993	Avg	5700	N	N	12633 SE 307TH ST
011	947690	0050	1/6/10	\$273,000	\$230,000	2320	8	1992	Avg	7326	N	N	31628 117TH AVE SE
011	279860	0010	12/21/10	\$262,500	\$241,000	2360	8	1998	Avg	7446	N	N	30415 101ST AVE SE
011	713795	0070	1/28/11	\$250,000	\$232,000	2380	8	1992	Avg	6480	N	N	30515 127TH PL SE
011	809700	0210	7/30/09	\$311,900	\$252,000	2400	8	1992	Avg	7219	N	N	31450 117TH PL SE
011	178727	0090	10/19/09	\$250,000	\$207,000	2410	8	2002	Avg	4708	N	N	31088 119TH AVE SE
011	809700	0380	7/22/09	\$310,000	\$250,000	2420	8	1990	Avg	7423	N	N	31503 117TH PL SE
011	713796	0250	6/17/11	\$258,480	\$247,000	2490	8	1994	Avg	9338	N	N	12836 SE 306TH PL
011	422197	0110	2/23/11	\$278,000	\$259,000	2520	8	1990	Avg	7708	N	N	11512 SE 323RD PL
011	299100	0170	2/21/11	\$290,000	\$270,000	2520	8	1996	Avg	6882	N	N	13004 SE 305TH CT
011	513780	0710	5/5/10	\$250,000	\$217,000	2520	8	2005	Avg	4000	N	N	30913 133RD AVE SE
011	513780	0520	8/16/11	\$285,000	\$277,000	2536	8	2005	Avg	7184	N	N	13364 SE 311TH CT
011	513780	0600	3/4/09	\$258,000	\$200,000	2536	8	2005	Avg	4480	N	N	31049 133RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 62
(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	513780	0630	3/22/11	\$229,000	\$215,000	2536	8	2005	Avg	4000	N	N	31025 133RD AVE SE
011	513780	0650	3/31/09	\$262,000	\$205,000	2536	8	2005	Avg	4000	N	N	31009 133RD AVE SE
011	279860	0190	5/3/10	\$310,000	\$269,000	2590	8	1998	Avg	7700	N	N	10102 SE 304TH PL
011	660078	0070	8/19/11	\$320,000	\$311,000	2690	8	1997	Avg	9264	N	N	11248 SE 306TH PL
011	513780	0230	8/10/10	\$312,000	\$278,000	2718	8	2006	Avg	14339	N	N	30906 133RD AVE SE
011	513780	0450	7/21/11	\$239,000	\$231,000	2727	8	2006	Avg	3600	N	N	31060 133RD AVE SE
011	381480	0160	5/7/10	\$259,000	\$225,000	2810	8	2003	Avg	7026	N	N	31032 117TH PL SE
011	381480	0280	12/3/10	\$340,000	\$311,000	2810	8	2003	Avg	10951	N	N	30918 116TH AVE SE
011	279860	0040	2/25/10	\$287,111	\$245,000	2840	8	1998	Avg	7700	N	N	30427 101ST AVE SE
011	092105	9173	1/5/10	\$366,000	\$309,000	2869	8	2008	Avg	14520	N	N	30726 124TH AVE SE
011	513780	0070	4/24/09	\$315,500	\$249,000	2884	8	2006	Avg	4500	N	N	13344 SE 308TH CT
011	513780	0680	10/31/11	\$230,001	\$227,000	2884	8	2005	Avg	4000	N	N	30937 133RD AVE SE
011	381480	0190	6/22/09	\$291,951	\$234,000	2910	8	2003	Avg	5245	N	N	31014 117TH PL SE
011	165731	0120	2/24/10	\$355,000	\$303,000	2230	9	1995	Avg	8866	N	N	30433 103RD CT SE
011	732860	0090	5/18/10	\$276,000	\$241,000	2470	9	2005	Avg	6621	N	N	9960 SE 304TH CT
011	732860	0110	1/30/09	\$309,000	\$238,000	2470	9	2005	Avg	10070	N	N	9963 SE 304TH CT
011	144611	0011	6/24/09	\$450,000	\$360,000	2521	9	2006	Avg	7119	N	N	30830 112TH AVE SE
011	186456	0030	5/27/11	\$349,500	\$333,000	2622	9	2003	Avg	6027	N	N	11628 SW 319TH CT
011	387659	0470	12/16/09	\$340,000	\$285,000	2630	9	2004	Avg	7442	N	N	12229 SE 306TH CT
011	172105	9215	3/16/10	\$320,000	\$275,000	2740	9	1977	Good	17859	N	N	32525 110TH AVE SE
011	387659	0350	2/19/10	\$315,000	\$269,000	2760	9	2005	Avg	5677	N	N	12220 SE 306TH CT
011	144611	0020	9/9/10	\$339,900	\$305,000	3006	9	2006	Avg	9742	N	N	11210 SE 309TH ST
011	144611	0021	8/12/09	\$330,000	\$268,000	3006	9	2006	Avg	9502	N	N	11214 SE 309TH ST
011	387659	0070	11/20/09	\$337,500	\$281,000	3008	9	2005	Avg	5799	N	N	12207 SE 307TH PL
011	186456	0120	8/25/09	\$335,000	\$273,000	3029	9	2003	Avg	6199	N	N	11615 SE 319TH CT

Improved Sales Used in this Annual Update Analysis
Area 62
(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	333940	0287	12/9/10	\$585,000	\$536,000	4020	9	1993	Avg	66211	Y	N	30620 108TH AVE SE
011	168250	0011	2/11/11	\$235,000	\$219,000	3654	10	2008	Avg	8057	N	N	32208 116TH AVE SE
011	333940	0526	11/14/11	\$630,000	\$623,000	3574	11	2006	Avg	129840	Y	N	31805 108TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	052105	9034	5/20/11	\$475,000	DIAGNOSTIC OUTLIER
009	052105	9054	11/7/11	\$338,683	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	125220	0090	11/23/11	\$237,647	EXEMPT FROM EXCISE TAX; NON-REP.SALE
009	140295	0520	5/1/09	\$269,000	RELOCATION - SALE TO SERVICE
009	165730	0400	5/28/11	\$349,950	RELOCATION - SALE TO SERVICE
009	165730	0540	12/15/10	\$355,000	DIAGNOSTIC OUTLIER
009	186500	0040	1/6/10	\$272,100	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
009	186500	0130	6/28/11	\$151,000	OBSOLSSOLESCENCE
009	200550	0070	7/21/11	\$67,500	DOR RATIO; NON-REPRESENTATIVE SALE
009	200550	0110	6/30/10	\$99,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	200550	0310	11/23/09	\$80,490	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
009	200560	0270	12/8/09	\$154,500	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	200560	0270	4/1/10	\$115,000	NON-REP SALE; SELLN OR BUYN COSTS AFFECTING
009	200570	0030	11/10/11	\$120,000	DIAGNOSTIC OUTLIER
009	200580	0050	10/22/10	\$108,000	NON-REPRESENTATIVE SALE
009	200590	0010	11/2/09	\$149,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	200590	0080	1/14/10	\$146,834	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	216080	0080	7/14/09	\$439,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	216080	0090	3/31/11	\$500,000	DIAGNOSTIC OUTLIER
009	221260	0370	6/10/09	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	222180	0030	1/24/11	\$200,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	222180	0340	12/23/11	\$180,000	EXEMPT FROM EXCISE TAX; NON-REPRESENT.SALE
009	282205	9057	8/4/09	\$104,000	NON-REPRESENTATIVE SALE
009	282205	9095	2/11/10	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	292205	9127	9/1/11	\$239,750	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBR
009	302290	0070	7/8/11	\$127,878	QUIT CLAIM DEED
009	320450	0290	11/7/11	\$213,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	322205	9169	8/3/11	\$369,900	DIAGNOSTIC OUTLIER
009	332205	9013	1/6/11	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	332205	9059	11/7/11	\$175,000	EXEMPT FROM EXCISE TAX; NON-REPRESENT.SALE
009	383062	0120	6/16/09	\$181,000	NO MARKET EXPOSURE
009	383063	0490	11/29/11	\$150,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	387676	0380	2/23/09	\$333,000	QUIT CLAIM; EXEMPT FROM EXCISE TAX; DIVORCE
009	387676	0630	11/7/11	\$310,711	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	387676	0650	11/9/11	\$150,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	434530	0170	10/6/09	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	436320	0160	1/6/10	\$96,985	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
009	436320	0210	4/28/09	\$272,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
009	786700	0005	5/13/09	\$460,000	NON-REPRESENTATIVE SALE
009	786700	0056	2/20/09	\$548,000	RELOCATION - SALE TO SERVICE
009	787900	0130	10/21/11	\$162,000	EXEMPT FROM EXCISE TAX; NON-REPRESENT.SALE
009	870011	0110	6/5/09	\$210,000	IMP. CHAR. CHANGED SINCE SALE; SHORT SALE
009	870011	0390	7/15/09	\$247,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870012	0380	5/24/10	\$148,094	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBR

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	870012	0380	9/29/09	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870012	0470	7/14/09	\$224,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	935840	0020	3/3/09	\$640,607	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	032105	9057	7/12/11	\$265,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	042105	9013	6/25/10	\$434,000	NO MARKET EXPOSURE
010	080680	0190	4/13/11	\$204,751	EXEMPT FROM EXCISE TAX; NON-REPRESENT.SALE
010	132930	0720	11/25/10	\$205,094	FULL SALES PRICE NOT REPORTED;NO MARKET EXP
010	211100	0200	2/28/09	\$335,000	RELOCATION - SALE TO SERVICE
010	211100	0950	5/5/10	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	211101	0640	10/19/10	\$197,500	AUCTION SALE
010	211101	1040	4/24/09	\$415,000	PROPERTY CHAR. CHANGED SINCE SALE
010	214090	0450	9/24/10	\$112,847	QUIT CLAIM; PARTIAL INTEREST;RELATED PARTY,
010	256950	0090	8/29/11	\$385,000	DIAGNOSTIC OUTLIER
010	282205	9151	12/29/09	\$171,000	EXEMPT FROM EXCISE TAX; AUCTION SALE
010	282205	9151	2/17/10	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	342205	9067	12/8/11	\$165,000	NON-REPRESENTATIVE SALE
010	342205	9127	10/20/09	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	342205	9151	12/20/11	\$154,466	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	352205	9040	6/8/09	\$221,750	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATN
010	352205	9161	8/12/09	\$368,000	NO MARKET EXPOSURE; RELATED PARTY
010	354600	0030	3/22/11	\$316,896	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	354600	0230	4/4/11	\$155,000	DIAGNOSTIC OUTLIER
010	383060	0210	2/27/10	\$117,000	QUIT CLAIM DEED; STATEMENT TO DOR
010	383060	0230	3/30/11	\$194,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	383061	0010	9/15/10	\$200,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	383061	0010	8/12/11	\$199,000	NO MARKET EXPOSURE; HOLDOUT
010	383061	0020	11/29/10	\$160,000	IMP CHARACTERISTICS CHANGED SINCE SALE
010	387657	0120	4/22/09	\$450,000	RELOCATION - SALE TO SERVICE
010	546620	0200	10/12/11	\$300,000	DIAGNOSTIC OUTLIER
010	546640	0260	2/12/09	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	546641	0820	12/28/11	\$102,605	QUIT CLAIM DEED
010	546642	0030	11/11/09	\$216,322	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	660035	0200	6/25/10	\$109,077	QUIT CLAIM; PARTIAL INTEREST; RELATED PARTY,
010	664850	0090	2/10/10	\$200,000	IMP. CHAR. CHANGED SINCE SALE; SHORT SALE
010	664850	0610	11/22/10	\$152,600	DIAGNOSTIC OUTLIER
010	664850	0650	10/23/09	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	679220	0140	7/13/11	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE
010	679220	0310	9/19/11	\$97,500	DOR RATIO; NON-REPRESENTATIVE SALE
010	679220	0410	4/14/11	\$120,000	%COMPL; UNFIN AREA; ESTATE ADMINISTRATOR
010	730040	0310	12/9/10	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	761410	0020	8/10/10	\$137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	769537	0180	3/31/11	\$420,000	RELOCATION - SALE TO SERVICE
010	769537	0220	11/20/11	\$409,800	UNFINISHED AREA
010	769537	0230	3/15/11	\$660,000	PERSONAL PROPERTY INCLUDED
010	788580	0100	11/18/11	\$206,681	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	788580	0810	5/20/09	\$328,000	GOVERNMENT AGENCY; NON-REP SALE
010	809140	0540	1/11/11	\$161,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	809140	0790	11/28/11	\$154,100	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	809140	0920	8/24/09	\$269,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	809141	0750	10/27/11	\$233,450	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	813350	0010	11/11/11	\$283,500	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	856765	0050	4/23/09	\$255,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
010	894671	0260	11/23/09	\$227,904	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	894671	0580	12/15/09	\$284,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	894672	0010	5/24/11	\$326,336	BANKRUPTCY; EXEMPT FROM EXCISE TAX
010	894672	0170	12/18/09	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE
011	052105	9129	3/12/11	\$235,650	RELOCATION - SALE TO SERVICE
011	092105	9110	12/28/11	\$130,000	ESTATE ADMINISTRATOR; NON-REP.SALE
011	092105	9152	4/26/10	\$199,201	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	092105	9158	6/5/09	\$393,750	CORPORATE AFFILIATES; QUIT CLAIM DEED
011	144611	0020	4/20/10	\$304,311	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	168200	0070	6/9/09	\$225,700	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	168350	0090	4/21/10	\$202,455	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	172105	9109	11/4/10	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
011	186456	0050	4/28/11	\$450,690	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	288795	0020	7/25/11	\$200,000	IMP CHARACTERISTICS CHANGED SINCE SALE
011	288795	0030	10/27/11	\$166,500	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	289065	0260	7/29/09	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	320440	0110	12/7/11	\$334,163	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	320440	0110	11/30/11	\$375,887	EXEMPT FROM EXCISE TAX; BANKRUPTCY
011	327605	0220	3/24/09	\$205,000	NON-REPRESENTATIVE SALE
011	327605	0250	8/9/11	\$157,500	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	332680	0420	10/13/11	\$170,000	NON-REPRESENTATIVE SALE
011	332700	0210	10/17/11	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE
011	332702	0090	6/30/09	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	332702	0360	8/25/09	\$165,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	333940	0024	11/8/11	\$255,000	2012 AV DOES NOT REFLECT IMP CHARACTERISTICS
011	333940	0104	11/16/10	\$365,717	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	333940	0265	12/14/11	\$205,000	DIAGNOSTIC OUTLIER
011	333940	0315	10/12/11	\$370,000	DIAGNOSTIC OUTLIER
011	333940	0350	5/3/10	\$70,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	333940	0358	5/3/10	\$105,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	333940	0660	8/31/10	\$162,500	NON-REPRESENTATIVE SALE
011	333940	0665	12/8/09	\$112,756	DOR RATIO
011	381480	0010	12/2/11	\$352,457	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	423940	0030	6/18/09	\$64,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	423940	0070	6/3/11	\$57,500	DOR RATIO; NON-REPRESENTATIVE SALE
011	423940	0110	11/29/11	\$39,000	DOR RATIO; NON-REPRESENTATIVE SALE
011	423940	0200	9/2/11	\$30,000	DOR RATIO; NON-REPRESENTATIVE SALE
011	423940	0230	9/17/10	\$69,500	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	423940	0310	4/22/11	\$71,000	DOR RATIO
011	423940	0330	9/9/11	\$61,800	DOR RATIO
011	423940	0470	1/12/10	\$59,000	DOR RATIO; NON-REPRESENTATIVE SALE
011	423940	0510	8/24/09	\$70,000	NON-REPRESENTATIVE SALE
011	423940	0640	12/23/10	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	423940	0710	12/2/11	\$48,000	DOR RATIO; NON-REPRESENTATIVE SALE
011	423940	0740	8/27/09	\$83,000	DIAGNOSTIC OUTLIER
011	423940	0880	1/13/10	\$71,280	DOR RATIO; NON-REPRESENTATIVE SALE
011	423940	0930	4/22/09	\$65,000	NON-REPRESENTATIVE SALE
011	423941	0040	6/30/11	\$69,300	DOR RATIO; NON-REPRESENTATIVE SALE
011	423941	0070	6/10/09	\$92,000	DIAGNOSTIC OUTLIER
011	423941	0400	7/23/09	\$85,000	DIAGNOSTIC OUTLIER
011	423941	0410	5/18/10	\$82,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	423943	0060	5/25/11	\$76,500	EXEMPT FROM EXCISE TAX; NON-REP.SALE
011	423943	0090	2/25/11	\$91,500	NON-REPRESENTATIVE SALE
011	513780	0240	6/8/09	\$452,170	DIAGNOSTIC OUTLIER
011	513780	0620	3/8/11	\$245,000	IMP CHARACTERISTICS CHANGED SINCE SALE
011	571400	0010	11/6/09	\$230,040	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	614500	0010	1/7/10	\$145,000	NO MARKET EXPOSURE
011	660078	0010	8/29/11	\$331,000	DIAGNOSTIC OUTLIER
011	713790	0340	10/2/09	\$233,000	NO MARKET EXPOSURE; STATEMENT TO DOR
011	713790	0360	8/31/09	\$314,950	RELOCATION - SALE TO SERVICE
011	713790	0410	10/17/11	\$122,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
011	713790	0580	9/30/09	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	713790	0660	3/25/11	\$138,000	DIAGNOSTIC OUTLIER
011	732860	0040	7/6/09	\$489,000	DIAGNOSTIC OUTLIER
011	793900	0040	6/25/09	\$775,000	DIAGNOSTIC OUTLIER
011	799995	0010	5/6/10	\$277,500	NO MARKET EXPOSURE
011	920690	0070	11/7/11	\$169,500	EXEMPT FROM EXCISE TAX; NON-REP.SALE

Vacant Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
009	165730	0390	1/3/2011	\$70,000	11,040	0	0
009	282205	9305	9/24/2010	\$70,000	31,168	0	0
010	032105	9169	9/14/2010	\$140,000	189,921	0	0
010	132930	0720	5/28/2009	\$110,000	5,702	0	0
010	342205	9236	11/2/2009	\$88,500	5,765	0	0
010	342205	9244	3/2/2010	\$88,500	6,246	0	0
010	342205	9245	4/6/2010	\$88,500	6,925	0	0
010	342205	9246	11/2/2009	\$88,500	6,470	0	0
010	342205	9247	12/30/2009	\$88,500	8,360	0	0
010	342205	9248	11/2/2009	\$88,500	8,082	0	0
010	342205	9249	12/30/2009	\$88,500	8,306	0	0
011	092105	9058	11/21/2011	\$113,000	38,083	0	0
011	168250	0012	1/26/2009	\$65,000	11,503	0	0

Vacant Sales Removed in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	221260	0300	6/22/2011	\$15,000	NO MARKET EXPOSURE
010	080780	0050	9/15/2010	\$27,000	NO MARKET EXPOSURE; FORCED SALE
010	188800	0050	12/29/2009	\$65,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
011	092105	9176	11/9/2011	\$185,000	BUILDRR OR DEVELOPER SALES

Mobile Home Sales Used in this Annual Update Analysis
Area 62

NONE

Mobile Home Sales Removed in this Annual Update Analysis
Area 62

Sub Area	Major	Minor	SaleDate	Sprice	Comments
011	082105	9043	11/10/2010	190000	NO MARKET EXPOSURE
009	322205	9008	5/21/2009	165000	NO MARKET EXPOSURE
011	082105	9043	3/19/2009	198000	QUIT CLAIM DEED

Mobile Home Sales Removed in this Annual Update Analysis
Area 62

None