

Residential Revalue

2012 Assessment Roll

South Sammamish Plateau

Area 69

**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:

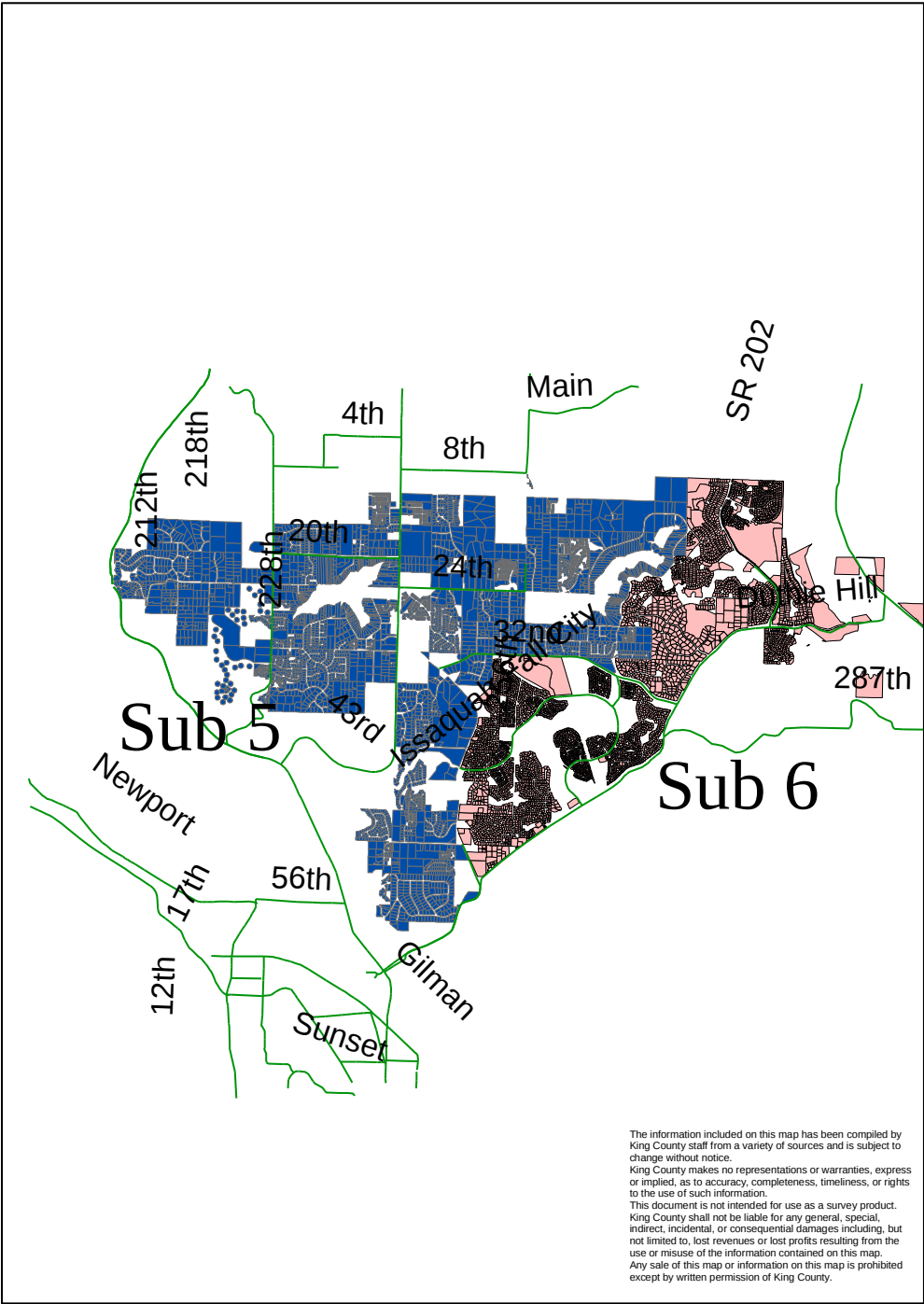
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 69



South Sammamish Plateau Housing



Grade 7/ Year Built 1978/ Total Living Area 1740



Grade 8/ Year Built 1989/ Total Living Area 2680



Grade 9/ Year Built 1995/ Total Living Area 2950



Grade 10/ Year Built 2004/ Total Living Area 3550



Grade 11/ Year Built 2005/ Total Living Area 4430



Grade 12/ Year Built 1990/ Total Living Area 5750

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: South Sammamish Plateau/69

Number of Improved Sales: 1027

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	\$233,800	\$278,600	\$512,400			
2012 Value	\$233,800	\$278,600	\$512,400	\$557,600	91.9%	7.07%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$247,700	\$251,100	\$498,800
2012 Value	\$247,700	\$251,100	\$498,800
Percent Change	0.0%	0.0%	0.0%

Number of one to three unit residences in the population: 8391

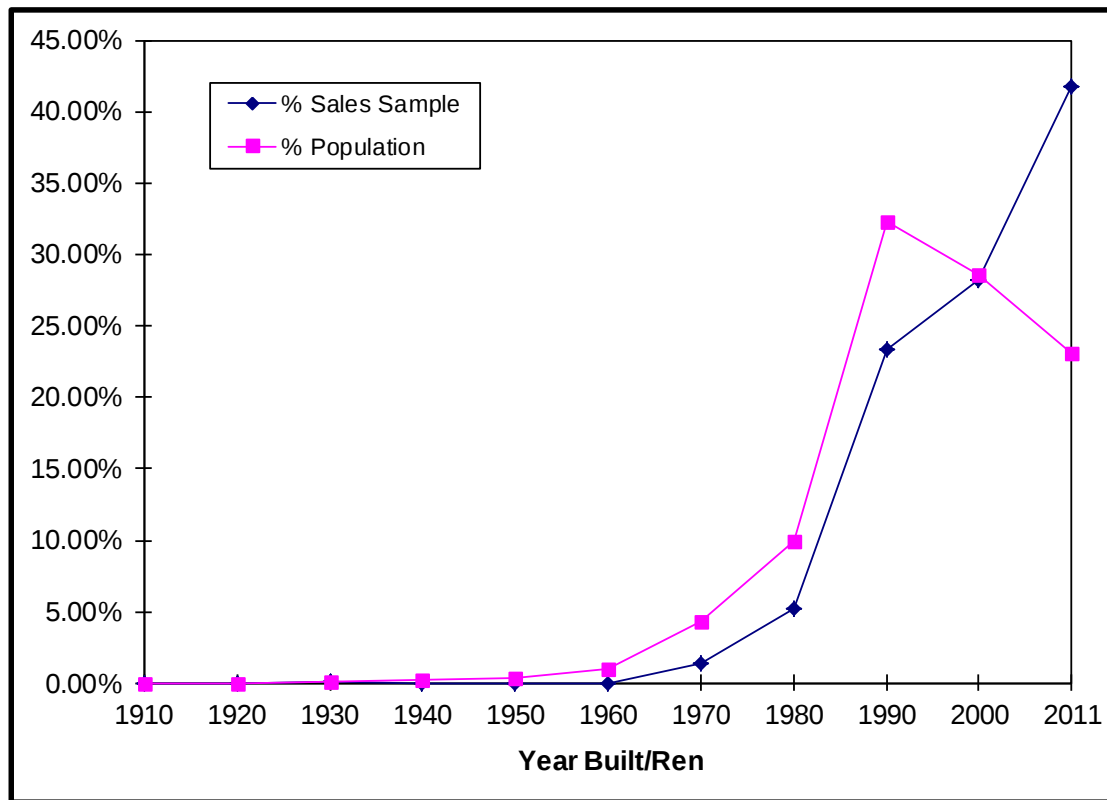
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no adjustment was needed.

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	1	0.10%
1940	0	0.00%
1950	0	0.00%
1960	0	0.00%
1970	14	1.36%
1980	54	5.26%
1990	240	23.37%
2000	289	28.14%
2011	429	41.77%
	1027	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.02%
1920	3	0.04%
1930	9	0.11%
1940	15	0.18%
1950	29	0.35%
1960	87	1.04%
1970	365	4.35%
1980	835	9.95%
1990	2707	32.26%
2000	2397	28.57%
2011	1942	23.14%
	8391	

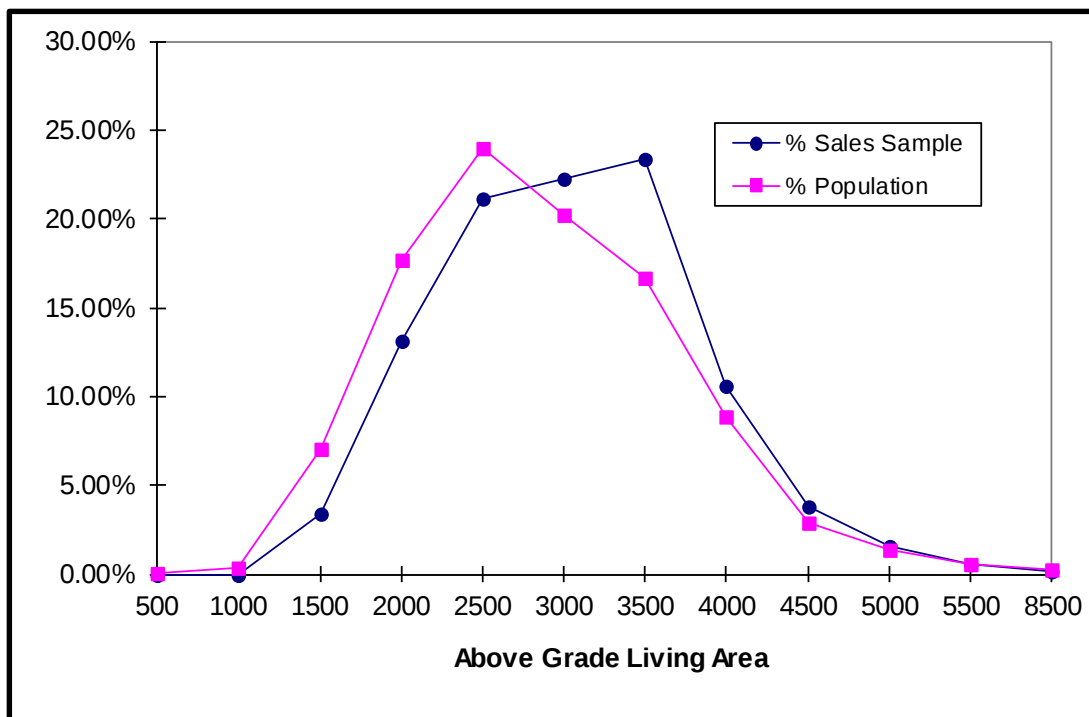


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

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			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.01%
1000	0	0.00%	1000	26	0.31%
1500	35	3.41%	1500	595	7.09%
2000	135	13.15%	2000	1486	17.71%
2500	217	21.13%	2500	2015	24.01%
3000	228	22.20%	3000	1699	20.25%
3500	240	23.37%	3500	1396	16.64%
4000	109	10.61%	4000	746	8.89%
4500	39	3.80%	4500	239	2.85%
5000	16	1.56%	5000	119	1.42%
5500	6	0.58%	5500	49	0.58%
8500	2	0.19%	8500	20	0.24%
	1027			8391	

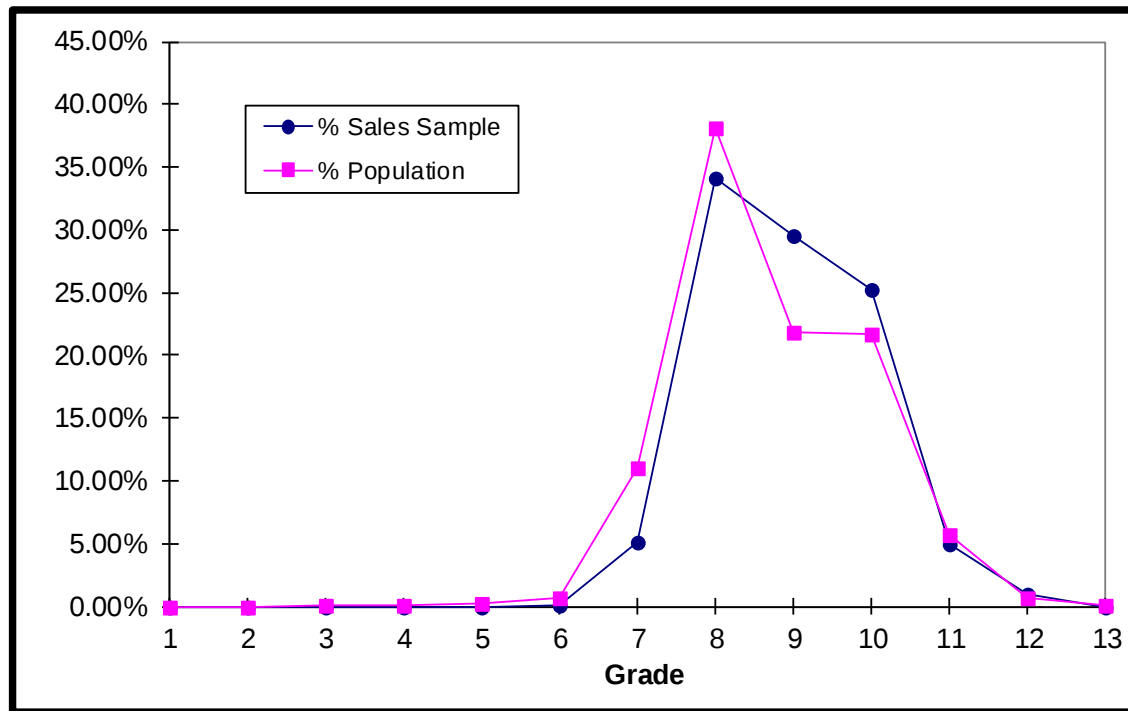


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	0	0.00%
6	1	0.10%
7	53	5.16%
8	350	34.08%
9	303	29.50%
10	259	25.22%
11	51	4.97%
12	10	0.97%
13	0	0.00%
1027		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	1	0.01%
5	24	0.29%
6	58	0.69%
7	931	11.10%
8	3204	38.18%
9	1827	21.77%
10	1818	21.67%
11	475	5.66%
12	50	0.60%
13	2	0.02%
8391		



The sales sample frequency distribution follows the population distribution fairly close 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 Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

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 no adjustment was needed.

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 1027 useable residential sales in the area.

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

Mobile Home Update

No adjustment needed

Results

The resulting assessment level is 91.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in no change from the 2011 assessments. This no change is due partly to market changes over time and the previous assessment levels.

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

Area 69 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

0.00%

No Change

Area 69 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, 2010 would be adjusted by the time trend factor of 0.961, resulting in an adjusted value of \$504,525 (\$525,000 X .961 = \$505,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.917	-8.3%
2/1/2009	0.919	-8.1%
3/1/2009	0.922	-7.8%
4/1/2009	0.924	-7.6%
5/1/2009	0.926	-7.4%
6/1/2009	0.929	-7.1%
7/1/2009	0.931	-6.9%
8/1/2009	0.933	-6.7%
9/1/2009	0.935	-6.5%
10/1/2009	0.938	-6.2%
11/1/2009	0.940	-6.0%
12/1/2009	0.942	-5.8%
1/1/2010	0.945	-5.5%
2/1/2010	0.947	-5.3%
3/1/2010	0.949	-5.1%
4/1/2010	0.952	-4.8%
5/1/2010	0.954	-4.6%
6/1/2010	0.956	-4.4%
7/1/2010	0.958	-4.2%
8/1/2010	0.961	-3.9%
9/1/2010	0.963	-3.7%
10/1/2010	0.965	-3.5%
11/1/2010	0.968	-3.2%
12/1/2010	0.970	-3.0%
1/1/2011	0.972	-2.8%
2/1/2011	0.975	-2.5%
3/1/2011	0.977	-2.3%
4/1/2011	0.979	-2.1%
5/1/2011	0.981	-1.9%
6/1/2011	0.984	-1.6%
7/1/2011	0.986	-1.4%
8/1/2011	0.988	-1.2%
9/1/2011	0.991	-0.9%
10/1/2011	0.993	-0.7%
11/1/2011	0.995	-0.5%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	042406	9086	9/26/11	\$445,000	\$442,000	1390	6	1922	Avg	54450	N	N	22424 SE 20TH ST
005	679110	0400	12/16/11	\$347,000	\$347,000	1020	7	1970	Avg	19180	N	N	21635 SE 32ND PL
005	679110	0340	12/21/09	\$445,000	\$420,000	1080	7	1970	VGood	11340	N	N	3315 217TH PL SE
005	082406	9108	11/11/09	\$460,000	\$433,000	1160	7	1964	Avg	44866	N	N	19741 SE 24TH WAY
005	679110	0430	2/28/11	\$290,000	\$283,000	1160	7	1976	Avg	15180	N	N	21712 SE 32ND PL
005	679120	0240	6/3/10	\$410,000	\$392,000	1220	7	1977	Avg	16932	N	N	2224 216TH AVE SE
005	102406	9159	2/9/09	\$425,000	\$391,000	1300	7	1977	Avg	37801	N	N	2607 244TH AVE SE
005	679120	0200	9/24/10	\$390,000	\$376,000	1300	7	1968	Good	19285	N	N	2302 216TH AVE SE
005	679100	0440	4/27/10	\$385,000	\$367,000	1340	7	1977	Avg	12285	N	N	22005 SE 32ND ST
005	679100	0270	6/8/11	\$465,000	\$458,000	1440	7	1978	Good	11050	N	N	3518 221ST AVE SE
005	809990	0270	12/14/10	\$350,000	\$340,000	1450	7	1973	Good	10121	N	N	3045 255TH AVE SE
005	679100	0970	3/17/10	\$435,000	\$413,000	1470	7	1978	Good	14500	N	N	22002 SE 35TH ST
005	809990	0010	9/15/09	\$424,950	\$398,000	1480	7	1974	Good	11995	N	N	3011 252ND PL SE
005	644620	0355	6/11/09	\$460,000	\$427,000	1530	7	1963	Avg	29960	N	N	23253 SE 54TH PL
005	809980	0550	11/5/09	\$402,500	\$379,000	1570	7	1974	Avg	20000	N	N	25115 SE 30TH ST
005	644580	0085	8/29/09	\$525,000	\$491,000	1600	7	1965	Good	30000	N	N	5646 229TH AVE SE
005	679100	0940	6/23/11	\$395,000	\$389,000	1600	7	1977	Avg	12075	N	N	3425 221ST AVE SE
005	809980	0180	5/27/11	\$365,000	\$359,000	1630	7	1977	Avg	27126	N	N	24717 SE 31ST PL
005	679100	0800	12/6/10	\$400,000	\$388,000	1760	7	1977	Avg	12000	N	N	3310 220TH AVE SE
005	102406	9117	2/3/10	\$383,000	\$363,000	1780	7	1968	Avg	27520	N	N	3112 239TH PL SE
005	679100	0380	7/16/11	\$417,000	\$412,000	1860	7	1977	Avg	10200	N	N	22048 SE 33RD ST
005	612700	0960	9/14/09	\$364,000	\$341,000	1900	7	2005	Avg	3960	N	N	2104 249TH PL SE
005	612700	1010	8/30/10	\$390,000	\$376,000	1900	7	2005	Avg	4234	N	N	2016 249TH PL SE
005	612701	0320	10/27/09	\$385,000	\$362,000	1900	7	2005	Avg	6224	N	N	1706 251ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	612701	1020	4/9/10	\$415,000	\$395,000	1900	7	2005	Avg	5151	N	N	1829 251ST PL SE
005	809980	0900	7/28/09	\$430,000	\$401,000	1950	7	1974	Good	31303	N	N	2819 245TH PL SE
005	612700	1200	11/20/09	\$393,000	\$370,000	1970	7	2003	Avg	4570	N	N	2117 250TH PL SE
005	612701	0710	5/12/09	\$377,000	\$349,000	2100	7	2005	Avg	5286	N	N	1817 249TH PL SE
005	612701	0610	1/13/11	\$398,000	\$387,000	2170	7	2005	Avg	5379	N	N	1701 249TH PL SE
005	612700	1140	8/29/11	\$392,000	\$388,000	2230	7	2005	Avg	4208	N	N	2027 250TH PL SE
005	612701	0120	4/11/11	\$370,000	\$363,000	2260	7	2004	Avg	4158	N	N	2002 251ST PL SE
005	612701	0260	7/9/09	\$418,000	\$389,000	2260	7	2004	Avg	5448	N	N	1808 251ST PL SE
005	612700	0120	4/18/11	\$388,650	\$381,000	2290	7	2003	Avg	5482	N	N	1918 250TH PL SE
005	612701	0180	5/3/11	\$410,000	\$402,000	2300	7	2004	Avg	4783	N	N	1904 251ST PL SE
005	644620	0345	6/2/11	\$499,500	\$491,000	2450	7	1977	Avg	32670	N	N	5422 232ND AVE SE
005	102406	9133	7/5/11	\$415,000	\$409,000	2460	7	1971	Avg	22564	N	N	3122 239TH PL SE
005	612700	0380	7/20/09	\$455,000	\$424,000	2480	7	2003	Avg	6240	N	N	2103 249TH PL SE
005	612701	0620	10/6/09	\$465,000	\$436,000	2480	7	2005	Avg	5425	N	N	1705 249TH PL SE
005	612701	0290	1/4/10	\$413,500	\$391,000	2550	7	2004	Avg	5450	N	N	1724 251ST PL SE
005	612701	0770	3/2/10	\$455,000	\$432,000	2550	7	2005	Avg	4147	N	N	24811 SE 19TH ST
005	612701	0410	8/24/10	\$475,000	\$457,000	2690	7	2005	Avg	5402	N	N	1716 250TH CT SE
005	612701	0410	1/26/11	\$439,900	\$429,000	2690	7	2005	Avg	5402	N	N	1716 250TH CT SE
005	644620	0350	11/9/10	\$485,000	\$470,000	2720	7	1967	Avg	40460	N	N	23233 SE 54TH PL
005	612701	0940	4/23/10	\$462,500	\$441,000	2750	7	2005	Avg	4868	N	N	25005 SE 18TH ST
005	612701	0950	3/4/11	\$445,000	\$435,000	2750	7	2005	Avg	4571	N	N	25009 SE 18TH ST
005	809980	0530	5/18/11	\$473,000	\$465,000	3020	7	1967	Good	30034	N	N	3024 251ST AVE SE
005	644620	0185	8/11/11	\$500,000	\$495,000	1290	8	2000	Avg	25000	N	N	5346 235TH AVE SE
005	062960	0170	7/26/11	\$368,000	\$364,000	1350	8	1977	Avg	33820	N	N	2814 255TH AVE SE
005	102406	9087	7/1/10	\$355,000	\$340,000	1400	8	1979	Avg	18424	N	N	23804 SE 30TH ST
005	679100	0150	12/15/09	\$378,000	\$357,000	1430	8	1977	Avg	12000	N	N	3503 220TH PL SE

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005	052406	9091	8/11/10	\$455,000	\$437,000	1460	8	1978	Avg	50965	N	N	2208 207TH AVE SE
005	679100	0700	8/12/11	\$400,000	\$396,000	1460	8	1977	Good	15640	N	N	3231 218TH AVE SE
005	679110	0020	1/11/11	\$345,000	\$336,000	1470	8	1968	Good	10200	N	N	3211 216TH CT SE
005	102406	9030	7/21/09	\$458,750	\$428,000	1480	8	1975	Good	13804	N	N	24126 SE 32ND ST
005	062960	0060	8/14/09	\$465,000	\$434,000	1490	8	1977	Avg	35013	N	N	2821 253RD PL SE
005	752541	0060	6/26/09	\$468,500	\$436,000	1490	8	1980	Avg	35040	N	N	3839 231ST AVE SE
005	042406	9175	10/1/10	\$395,000	\$381,000	1530	8	1977	Avg	39438	N	N	21212 SE 20TH ST
005	052406	9084	1/25/11	\$415,000	\$404,000	1560	8	1977	Avg	44866	N	N	2127 207TH AVE SE
005	052406	9089	10/27/09	\$446,000	\$419,000	1560	8	1977	Avg	122403	N	N	2030 207TH AVE SE
005	644620	0130	11/25/09	\$462,000	\$435,000	1560	8	1972	Good	24360	N	N	23254 SE 58TH ST
005	679100	0790	9/2/09	\$479,500	\$449,000	1560	8	1977	Good	12705	N	N	3316 220TH AVE SE
005	684331	0040	6/26/09	\$495,000	\$461,000	1560	8	1977	Good	33592	N	N	2213 245TH AVE SE
005	809980	0720	1/7/11	\$369,000	\$359,000	1570	8	1972	Avg	25331	N	N	2830 247TH AVE SE
005	752741	0140	8/4/09	\$545,000	\$509,000	1590	8	1977	Good	35280	N	N	19619 SE 21ST ST
005	684331	0050	5/11/10	\$479,000	\$457,000	1610	8	1977	Avg	37179	N	N	2201 245TH AVE SE
005	684330	0150	6/7/11	\$442,500	\$436,000	1650	8	1977	Good	33477	N	N	1809 245TH AVE SE
005	752742	0190	6/15/09	\$435,000	\$404,000	1660	8	1978	Avg	34385	N	N	2207 201ST AVE SE
005	644600	0090	7/26/11	\$430,000	\$425,000	1670	8	1966	Avg	28855	Y	N	23021 SE 58TH ST
005	679070	0130	5/21/10	\$418,000	\$399,000	1670	8	1985	Avg	11429	N	N	21243 SE 29TH ST
005	679070	0160	3/3/11	\$415,000	\$405,000	1670	8	1984	Avg	9431	N	N	21219 SE 29TH ST
005	752742	0160	11/5/09	\$550,000	\$517,000	1670	8	1978	Avg	35980	N	N	20009 SE 20TH PL
005	300140	0050	8/14/09	\$400,000	\$374,000	1680	8	1975	Good	16500	N	N	1806 W BEAVER LAKE DR SE
005	679100	0560	7/10/09	\$423,000	\$394,000	1680	8	1977	Avg	12650	N	N	3313 220TH AVE SE
005	644620	0145	9/22/09	\$493,000	\$462,000	1740	8	1972	Avg	41925	N	N	5718 232ND AVE SE
005	422125	0300	1/15/10	\$440,000	\$416,000	1830	8	2003	Avg	4538	N	N	24022 SE 22ND ST
005	755960	0490	5/3/10	\$550,000	\$525,000	1830	8	2003	Avg	5924	N	N	1407 231ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	422126	0130	7/20/10	\$436,000	\$419,000	1830	8	2003	Avg	4393	N	N	24022 SE 21ST ST
005	112406	9078	4/23/10	\$449,900	\$429,000	1890	8	1979	Avg	34174	N	N	25230 SE ISSAQUAH-BEAVER LAKE RD
005	644600	0035	4/12/10	\$400,000	\$381,000	1910	8	1967	Good	31247	N	N	5419 231ST AVE SE
005	102406	9075	8/23/11	\$435,000	\$431,000	1950	8	1978	Good	39180	N	N	23815 SE 28TH ST
005	540650	0760	11/15/11	\$425,000	\$423,000	1960	8	1999	Avg	4814	N	N	22637 SE 12TH PL
005	572650	0120	6/8/10	\$385,000	\$368,000	1970	8	1973	Avg	15000	N	N	21434 SE 16TH PL
005	422125	0380	10/10/11	\$425,000	\$422,000	2000	8	2003	Avg	5469	N	N	24003 SE 21ST ST
005	422125	0420	6/23/09	\$475,000	\$442,000	2000	8	2003	Avg	4809	N	N	24019 SE 21ST ST
005	042406	9082	11/16/10	\$380,000	\$368,000	2010	8	1994	Avg	10752	N	N	2023 228TH AVE SE
005	022406	9101	4/25/11	\$1,110,000	\$1,089,000	2020	8	2003	Avg	19166	Y	Y	2302 W BEAVER LAKE DR SE
005	357000	0120	6/24/09	\$420,000	\$391,000	2020	8	1976	Avg	28500	N	N	21420 SE 19TH ST
005	212406	9128	5/28/09	\$490,000	\$455,000	2070	8	1988	Avg	54014	N	N	5025 227TH AVE SE
005	719780	0100	10/20/09	\$405,000	\$380,000	2070	8	2003	Avg	2966	N	N	23011 SE 13TH WAY
005	679101	0030	10/4/11	\$445,000	\$442,000	2080	8	1984	Avg	15046	N	N	21817 SE 29TH CT
005	755960	0110	3/7/11	\$450,000	\$440,000	2080	8	2003	Avg	3652	N	N	1305 231ST AVE SE
005	755960	0130	2/25/10	\$460,000	\$436,000	2080	8	2003	Avg	3854	N	N	1313 231ST AVE SE
005	755960	0190	8/26/09	\$459,000	\$429,000	2080	8	2004	Avg	5305	N	N	23114 SE 14TH ST
005	679070	0180	2/7/11	\$457,250	\$446,000	2100	8	1985	Avg	12366	N	N	21203 SE 29TH ST
005	679070	0290	2/23/10	\$488,000	\$463,000	2100	8	1986	Avg	9000	N	N	21221 SE 28TH ST
005	679510	0583	4/15/10	\$500,000	\$476,000	2110	8	1992	Avg	35656	N	N	22026 SE 29TH PL
005	422125	0430	5/18/09	\$474,950	\$440,000	2110	8	2002	Avg	4529	N	N	24023 SE 21ST ST
005	422126	0030	8/25/11	\$415,000	\$411,000	2110	8	2004	Avg	4258	N	N	24206 SE 21ST ST
005	422127	0280	10/25/11	\$415,000	\$413,000	2110	8	2004	Avg	4959	N	N	24103 SE 20TH ST
005	042406	9226	5/7/09	\$475,000	\$440,000	2130	8	1981	Avg	21094	N	N	1907 223RD AVE SE
005	679070	0270	4/30/09	\$460,000	\$426,000	2130	8	1986	Avg	10279	N	N	2805 213TH AVE SE
005	422125	0050	5/25/10	\$480,000	\$459,000	2130	8	2003	Avg	4528	N	N	24020 SE 23RD ST

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	217750	0140	1/26/11	\$875,000	\$852,000	2150	8	1990	Good	21382	Y	Y	2219 E BEAVER LAKE DR SE
005	679101	0020	4/9/10	\$446,000	\$425,000	2150	8	1985	Avg	15726	N	N	21814 SE 29TH CT
005	719780	0070	7/20/09	\$435,000	\$406,000	2150	8	2003	Avg	3127	N	N	1331 230TH AVE SE
005	012406	9037	6/17/10	\$950,000	\$910,000	2160	8	1980	Good	32670	Y	Y	1727 E BEAVER LAKE DR SE
005	102406	9048	7/20/11	\$551,000	\$544,000	2160	8	1984	Good	35247	N	N	23219 SE 25TH CT
005	042406	9040	6/21/11	\$600,000	\$591,000	2170	8	2002	Avg	24179	N	N	1601 223RD AVE SE
005	679070	0170	3/2/09	\$485,000	\$447,000	2170	8	1984	Avg	9037	N	N	21211 SE 29TH ST
005	951095	0050	6/16/11	\$465,000	\$458,000	2180	8	1985	Avg	15919	N	N	22303 SE 18TH CT
005	947601	0090	5/10/10	\$500,000	\$477,000	2190	8	2010	Avg	6202	N	N	24833 SE 13TH PL
005	719780	0190	6/21/10	\$435,000	\$417,000	2200	8	2002	Avg	3000	N	N	22926 SE 13TH WAY
005	042406	9225	7/23/09	\$485,000	\$452,000	2230	8	1981	Avg	21222	N	N	1925 223RD AVE SE
005	278210	0110	8/20/10	\$428,000	\$412,000	2230	8	1999	Avg	5299	N	N	1338 226TH CT SE
005	719780	0180	11/3/09	\$419,781	\$395,000	2250	8	2002	Avg	3000	N	N	22932 SE 13TH WAY
005	422127	0230	8/20/11	\$400,000	\$396,000	2250	8	2005	Avg	4060	N	N	2029 240TH AVE SE
005	679510	0380	2/10/10	\$825,000	\$782,000	2260	8	1998	Avg	20160	Y	Y	2904 222ND PL SE
005	730020	0210	12/15/10	\$505,000	\$490,000	2270	8	1983	Good	41040	N	N	21609 SE 37TH ST
005	184241	0020	11/7/11	\$470,000	\$468,000	2310	8	1976	Good	14490	N	N	1623 217TH PL SE
005	730020	0450	8/7/09	\$479,000	\$447,000	2320	8	1980	Avg	35283	N	N	21926 SE 37TH ST
005	422125	0180	9/15/11	\$412,500	\$409,000	2320	8	2003	Avg	4253	N	N	24007 SE 22ND ST
005	422127	0340	11/8/11	\$410,000	\$408,000	2320	8	2004	Avg	4721	N	N	24139 SE 20TH ST
005	052406	9120	10/27/09	\$550,000	\$517,000	2330	8	1988	Avg	35007	N	N	19713 SE 19TH ST
005	719780	0380	9/14/09	\$427,000	\$400,000	2340	8	2001	Avg	2947	N	N	22922 SE 13TH PL
005	222406	9098	11/12/09	\$725,000	\$682,000	2380	8	1974	Good	208216	Y	N	23023 SE 48TH ST
005	064280	0090	1/6/11	\$479,000	\$466,000	2380	8	2011	Avg	4845	N	N	23296 SE 34TH PL
005	064280	0160	7/20/11	\$502,000	\$496,000	2380	8	2011	Avg	5490	N	N	23212 SE 34TH PL
005	064280	0200	6/1/11	\$499,000	\$491,000	2380	8	2011	Avg	4641	N	N	23247 SE 34TH PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	290990	0010	11/22/11	\$462,000	\$461,000	2400	8	1979	Good	33215	N	N	2825 244TH AVE SE
005	644620	0125	5/17/11	\$450,000	\$442,000	2400	8	1970	Avg	28200	N	N	23264 SE 58TH ST
005	769180	0100	8/14/09	\$517,500	\$483,000	2420	8	2002	Avg	5725	N	N	22530 SE 15TH PL
005	042406	9010	5/4/10	\$445,000	\$425,000	2470	8	1979	Avg	60956	N	N	21820 SE 20TH ST
005	679070	0120	11/23/09	\$580,000	\$546,000	2470	8	1984	Avg	20480	N	N	2836 213TH AVE SE
005	755960	0520	10/21/09	\$485,000	\$456,000	2480	8	2003	Avg	5382	N	N	23021 SE 14TH ST
005	947601	0100	12/15/09	\$545,000	\$514,000	2480	8	2009	Avg	5684	N	N	24817 SE 13TH PL
005	064280	0230	3/23/11	\$581,000	\$569,000	2480	8	2011	Avg	5241	N	N	23275 SE 34TH PL
005	064280	0240	3/4/11	\$569,000	\$556,000	2480	8	2011	Avg	5335	N	N	23285 SE 34TH PL
005	052406	9086	6/1/11	\$476,000	\$468,000	2510	8	1988	Avg	77972	N	N	2019 207TH AVE SE
005	540650	0200	2/22/10	\$490,000	\$465,000	2510	8	2001	Avg	4201	N	N	22548 SE 12TH PL
005	540650	0310	9/21/09	\$505,000	\$473,000	2510	8	2001	Avg	5980	Y	N	1313 225TH PL SE
005	769180	0020	8/27/09	\$512,500	\$479,000	2510	8	2002	Avg	4543	N	N	1506 225TH PL SE
005	947601	0050	5/24/10	\$545,200	\$521,000	2540	8	2010	Avg	7601	N	N	24886 SE 13TH PL
005	947601	0130	8/8/11	\$479,950	\$475,000	2540	8	2010	Avg	5226	N	N	1350 248TH AVE SE
005	769180	0200	6/19/09	\$531,000	\$494,000	2550	8	2002	Avg	5190	N	N	22501 SE 15TH PL
005	755960	0320	8/17/09	\$423,000	\$395,000	2550	8	2003	Avg	4376	N	N	1422 231ST AVE SE
005	755960	0330	9/24/09	\$475,000	\$445,000	2570	8	2003	Avg	4384	N	N	1421 232ND AVE SE
005	769180	0010	10/24/11	\$488,880	\$486,000	2580	8	2002	Avg	4437	N	N	1502 225TH PL SE
005	679510	0350	6/1/11	\$810,000	\$797,000	2590	8	1992	Avg	18550	Y	Y	2922 222ND PL SE
005	422127	0140	3/10/09	\$504,000	\$465,000	2590	8	2004	Avg	3977	N	N	24112 SE 20TH ST
005	947601	0040	5/7/10	\$539,800	\$515,000	2600	8	2010	Avg	5056	N	N	24834 SE 13TH PL
005	679070	0240	8/9/10	\$480,000	\$461,000	2630	8	1984	Avg	10482	N	N	21240 SE 29TH ST
005	679020	0100	12/6/11	\$545,000	\$544,000	2640	8	1987	Avg	9567	N	N	3024 217TH AVE SE
005	064280	0100	2/9/11	\$525,000	\$512,000	2660	8	2011	Avg	4845	N	N	23274 SE 34TH PL
005	064280	0110	2/11/11	\$536,100	\$523,000	2660	8	2011	Avg	4935	N	N	23256 SE 34TH PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	064280	0170	6/17/11	\$536,000	\$528,000	2660	8	2011	Avg	4274	N	N	23217 SE 34TH PL
005	064280	0180	6/17/11	\$550,000	\$542,000	2660	8	2011	Avg	4692	N	N	23227 SE 34TH PL
005	064280	0190	6/6/11	\$540,000	\$531,000	2660	8	2011	Avg	4641	N	N	23237 SE 34TH PL
005	064280	0210	5/4/11	\$539,000	\$529,000	2660	8	2011	Avg	4641	N	N	23257 SE 34TH PL
005	064280	0220	4/29/11	\$549,000	\$539,000	2660	8	2011	Avg	6332	N	N	23267 SE 34TH PL
005	184308	0150	8/7/09	\$582,000	\$543,000	2670	8	2009	Avg	17917	N	N	2950 224TH PL SE
005	042406	9259	6/9/09	\$595,000	\$553,000	2710	8	1994	Avg	24263	N	N	22605 SE 16TH PL
005	082406	9144	2/7/11	\$470,000	\$458,000	2760	8	1967	Good	40075	N	N	20308 SE 30TH ST
005	679020	0120	2/3/11	\$555,000	\$541,000	2770	8	1987	Good	12927	N	N	3034 217TH AVE SE
005	947601	0030	11/13/09	\$540,000	\$508,000	2770	8	2009	Avg	6355	N	N	24818 SE 13TH PL
005	947601	0080	1/19/10	\$529,000	\$500,000	2770	8	2009	Avg	9102	N	N	24849 SE 13TH PL
005	064280	0120	4/4/11	\$560,772	\$549,000	2770	8	2011	Avg	4185	N	N	23248 SE 34TH PL
005	064280	0130	10/25/11	\$525,000	\$522,000	2770	8	2011	Avg	4185	N	N	23230 SE 34TH PL
005	947601	0020	5/24/10	\$540,000	\$516,000	2780	8	2009	Avg	6176	N	N	24850 SE 13TH PL
005	064280	0140	11/8/11	\$525,000	\$523,000	2780	8	2011	Avg	4122	N	N	23224 SE 34TH PL
005	022406	9086	8/5/11	\$565,000	\$559,000	2790	8	1980	Avg	49658	N	N	1823 248TH AVE SE
005	684330	0060	3/18/09	\$432,000	\$399,000	2830	8	1977	Avg	39363	N	N	2116 245TH AVE SE
005	947601	0110	3/27/09	\$565,000	\$522,000	2900	8	2008	Avg	5769	N	N	24801 SE 13TH PL
005	947601	0120	9/16/10	\$535,000	\$516,000	2900	8	2008	Avg	5155	N	N	1340 248TH AVE SE
005	947601	0140	9/29/10	\$530,000	\$512,000	2900	8	2008	Avg	4864	N	N	1360 248TH AVE SE
005	112406	9040	8/26/10	\$566,500	\$545,000	2920	8	1988	Avg	15688	N	N	2521 E BEAVER LAKE DR SE
005	612700	0610	9/8/09	\$570,000	\$534,000	2920	8	2004	Avg	7583	N	N	2207 250TH PL SE
005	612700	0680	11/16/09	\$580,000	\$546,000	2920	8	2004	Avg	7556	N	N	24804 SE 22ND CT
005	612700	0790	11/18/10	\$540,000	\$523,000	2920	8	2005	Avg	6620	N	N	2246 250TH PL SE
005	082406	9172	8/10/10	\$629,900	\$606,000	2930	8	1974	Good	52707	N	N	20223 SE 26TH ST
005	062950	0390	3/12/09	\$555,000	\$512,000	3070	8	2003	Avg	5542	N	N	2921 256TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	612700	0620	9/12/11	\$550,000	\$545,000	3100	8	2004	Avg	6758	N	N	2219 250TH PL SE
005	612700	0820	10/2/11	\$545,000	\$541,000	3100	8	2004	Avg	6279	N	N	2232 250TH PL SE
005	670587	0040	12/6/10	\$508,000	\$493,000	3130	8	2004	Avg	7582	N	N	3617 212TH AVE SE
005	755960	0080	4/12/11	\$440,000	\$431,000	3220	8	2004	Avg	4922	N	N	23018 SE 14TH ST
005	755960	0430	9/25/09	\$508,000	\$476,000	3220	8	2003	Avg	4759	N	N	1505 231ST AVE SE
005	755960	0460	1/3/11	\$518,000	\$504,000	3220	8	2003	Avg	4758	N	N	1419 231ST AVE SE
005	102406	9199	1/14/10	\$424,710	\$402,000	3250	8	1992	Avg	13524	N	N	24109 SE 24TH ST
005	092406	9299	9/10/10	\$635,000	\$612,000	3320	8	2003	Avg	9260	N	N	3626 212TH PL SE
005	947599	0030	2/25/09	\$668,000	\$615,000	3380	8	2008	Avg	6849	N	N	24718 SE 13TH PL
005	947599	0100	7/28/09	\$679,950	\$634,000	3380	8	2009	Avg	8241	N	N	1361 247TH PL SE
005	947599	0130	8/24/09	\$650,000	\$608,000	3390	8	2008	Avg	8244	N	N	1382 247TH PL SE
005	947599	0040	9/8/09	\$653,000	\$611,000	3410	8	2009	Avg	7501	N	N	1301 247TH PL SE
005	947599	0180	2/26/09	\$689,000	\$635,000	3530	8	2008	Avg	6294	N	N	1332 247TH PL SE
005	947599	0200	7/8/09	\$601,000	\$560,000	3540	8	2008	Avg	5074	N	N	24788 SE 13TH PL
005	022406	9103	6/7/11	\$690,000	\$679,000	3550	8	2003	Avg	41830	N	N	1825 W BEAVER LAKE DR SE
005	947601	0070	6/4/10	\$635,000	\$607,000	3870	8	2010	Avg	6124	N	N	24865 SE 13TH PL
005	809980	0706	10/20/11	\$549,750	\$547,000	1980	9	2011	Avg	20897	N	N	24730 SE 30TH ST
005	082406	9098	8/23/10	\$637,500	\$614,000	2030	9	2004	Avg	23086	N	N	2497 200TH AVE SE
005	752720	0100	5/6/10	\$489,000	\$467,000	2070	9	1979	Good	20900	N	N	19333 SE 21ST ST
005	062950	0080	9/30/11	\$505,000	\$501,000	2320	9	2001	Avg	5023	N	N	2812 257TH PL SE
005	031850	0110	7/27/09	\$478,500	\$446,000	2330	9	2001	Avg	5659	N	N	3513 211TH PL SE
005	031850	0120	9/10/09	\$494,000	\$462,000	2330	9	2001	Avg	5262	N	N	21027 35TH PL SE
005	030500	0640	8/17/11	\$635,000	\$628,000	2359	9	1996	Avg	5772	N	N	2538 AUDUBON PARK DR SE
005	954470	0450	8/19/10	\$675,000	\$649,000	2370	9	2010	Avg	4109	N	N	2895 259TH PL SE
005	278210	0190	7/25/11	\$492,500	\$487,000	2390	9	2000	Avg	6318	N	N	1421 225TH PL SE
005	954470	0460	5/11/10	\$670,000	\$640,000	2420	9	2010	Avg	4199	N	N	2891 259TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	954470	0580	6/3/10	\$672,500	\$643,000	2420	9	2010	Avg	4000	N	N	2948 258TH PL SE
005	062950	0090	12/15/10	\$470,000	\$456,000	2450	9	2002	Avg	5028	N	N	2808 257TH PL SE
005	062950	0190	11/16/10	\$475,000	\$460,000	2450	9	2002	Avg	5663	N	N	2901 257TH PL SE
005	062950	0270	12/9/09	\$494,500	\$466,000	2450	9	2001	Avg	5842	N	N	25604 SE 30TH ST
005	954470	0510	5/18/10	\$640,000	\$611,000	2450	9	2010	Avg	4875	N	N	2868 258TH PL SE
005	062950	0380	11/23/10	\$489,000	\$474,000	2460	9	2002	Avg	5110	N	N	2917 256TH CT SE
005	030500	0430	5/14/09	\$543,000	\$503,000	2489	9	1996	Avg	5644	N	N	2613 231ST PL SE
005	030500	0010	9/9/09	\$525,000	\$491,000	2490	9	1996	Avg	8557	N	N	2419 AUDUBON PARK DR SE
005	954470	0540	6/23/11	\$657,000	\$647,000	2490	9	2010	Avg	4000	N	N	2892 258TH PL SE
005	030501	0090	11/1/11	\$510,000	\$508,000	2510	9	1998	Avg	7028	N	N	23023 SE 27TH WAY
005	954470	0010	10/27/10	\$652,000	\$631,000	2520	9	2010	Avg	4865	N	N	2997 258TH PL SE
005	030500	0520	11/20/11	\$540,000	\$538,000	2521	9	1996	Avg	6901	N	N	2630 231ST AVE SE
005	679960	0210	2/3/09	\$619,500	\$570,000	2530	9	2008	Avg	6000	N	N	24809 SE 17TH PL
005	679960	0060	7/13/09	\$588,000	\$548,000	2550	9	2008	Avg	5301	N	N	1828 248TH PL SE
005	030500	0600	6/27/11	\$513,000	\$506,000	2554	9	1996	Avg	5193	N	N	2635 231ST AVE SE
005	679960	0080	2/7/11	\$562,990	\$549,000	2570	9	2011	Avg	4745	N	N	24886 SE 17TH PL
005	679095	0030	4/21/11	\$685,000	\$672,000	2580	9	1985	Good	47705	N	N	23425 SE 17TH PL
005	030500	0550	6/18/10	\$690,000	\$661,000	2580	9	1997	Avg	7128	N	N	2605 231ST AVE SE
005	954470	0020	1/19/11	\$635,000	\$618,000	2600	9	2010	Avg	4200	N	N	2989 258TH PL SE
005	954470	0590	1/25/11	\$599,900	\$584,000	2600	9	2010	Avg	4000	N	N	2968 258TH PL SE
005	031850	0200	9/22/11	\$500,000	\$496,000	2610	9	2001	Avg	6152	N	N	3528 211TH PL SE
005	697994	0160	10/26/11	\$632,500	\$629,000	2630	9	2000	Avg	7779	N	N	2628 212TH PL SE
005	062950	0070	6/9/10	\$480,000	\$459,000	2630	9	2001	Avg	5019	N	N	2816 257TH PL SE
005	954470	0530	9/26/11	\$615,000	\$610,000	2660	9	2011	Avg	4000	N	N	2888 258TH PL SE
005	112406	9089	9/26/11	\$565,000	\$561,000	2670	9	1993	Avg	26103	N	N	2825 252ND AVE SE
005	954470	0570	10/26/11	\$665,000	\$662,000	2670	9	2011	Avg	4000	N	N	2934 258TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	113750	0080	9/2/10	\$575,000	\$554,000	2700	9	1989	Avg	15900	N	N	21011 SE 28TH PL
005	679960	0040	4/21/10	\$580,000	\$553,000	2720	9	2009	Avg	5301	N	N	1856 248TH PL SE
005	954470	0520	10/5/10	\$625,000	\$604,000	2720	9	2010	Avg	4000	N	N	2884 258TH PL SE
005	113750	0090	8/11/11	\$610,000	\$603,000	2750	9	1989	Avg	16139	N	N	21015 SE 28TH PL
005	030501	0020	7/25/11	\$490,000	\$484,000	2760	9	1997	Avg	6074	N	N	23129 SE 27TH WAY
005	030501	0310	7/30/09	\$560,000	\$522,000	2760	9	1998	Avg	5000	N	N	2659 230TH AVE SE
005	030501	0450	11/3/09	\$545,000	\$512,000	2770	9	1998	Avg	5252	N	N	23106 SE 27TH WAY
005	329960	0290	7/7/10	\$639,900	\$614,000	2770	9	2001	Avg	7958	N	N	4629 229TH PL SE
005	062950	0010	5/10/11	\$521,000	\$512,000	2770	9	2001	Avg	5558	N	N	2924 257TH PL SE
005	138510	0360	3/25/10	\$670,000	\$637,000	2780	9	1994	Avg	35539	N	N	19218 SE 25TH ST
005	030501	0400	12/28/09	\$563,000	\$532,000	2780	9	1998	Avg	5572	N	N	2698 230TH AVE SE
005	679960	0140	10/7/10	\$587,990	\$568,000	2800	9	2010	Avg	6735	N	N	24802 SE 17TH PL
005	113750	0150	3/23/11	\$612,500	\$599,000	2810	9	1989	Avg	11908	N	N	21127 SE 28TH PL
005	679960	0010	6/28/10	\$580,000	\$556,000	2810	9	2010	Avg	5670	N	N	1898 248TH PL SE
005	113750	0040	6/1/11	\$589,000	\$579,000	2820	9	1989	Avg	9402	N	N	21126 SE 28TH PL
005	030501	0130	1/4/11	\$534,500	\$520,000	2830	9	1998	Avg	6095	N	N	22943 SE 27TH CT
005	030501	0380	11/10/09	\$580,350	\$546,000	2830	9	1998	Avg	7485	N	N	2684 230TH AVE SE
005	278210	0070	9/8/09	\$545,000	\$510,000	2850	9	1999	Avg	6448	N	N	22554 SE 14TH PL
005	031850	0270	4/21/09	\$600,001	\$555,000	2850	9	2001	Avg	7853	N	N	21004 SE 35TH PL
005	062950	0060	9/8/10	\$515,000	\$496,000	2850	9	2001	Avg	5103	N	N	2902 257TH PL SE
005	062950	0110	8/24/11	\$475,000	\$470,000	2850	9	2001	Avg	7146	N	N	2802 257TH PL SE
005	031850	0340	10/17/11	\$575,000	\$572,000	2860	9	2001	Avg	6580	N	N	21028 SE 35TH PL
005	042406	9248	6/19/09	\$775,000	\$721,000	2870	9	1986	Good	48351	N	N	1635 218TH CT SE
005	329960	0140	12/12/11	\$477,500	\$477,000	2870	9	2001	Avg	8411	N	N	4606 230TH TER SE
005	679960	0100	6/4/10	\$604,000	\$578,000	2870	9	2010	Avg	8308	N	N	24858 SE 17TH PL
005	812360	0080	7/21/09	\$650,000	\$606,000	2880	9	1985	Avg	53579	N	N	2115 205TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	679960	0110	11/6/09	\$579,880	\$545,000	2880	9	2009	Avg	6471	N	N	24844 SE 17TH PL
005	679960	0120	11/19/09	\$620,000	\$584,000	2900	9	2009	Avg	5263	N	N	24830 SE 17TH PL
005	954470	0630	4/5/11	\$665,000	\$651,000	2950	9	2010	Avg	6323	N	N	25831 SE 30TH ST
005	679960	0050	6/4/09	\$619,000	\$575,000	2970	9	2008	Avg	5301	N	N	1842 248TH PL SE
005	030500	0300	2/25/10	\$578,000	\$548,000	2980	9	1997	Avg	6876	N	N	23139 SE 26TH PL
005	030500	0530	6/7/10	\$675,000	\$646,000	2980	9	1998	Avg	12095	N	N	2606 231ST PL SE
005	042406	9263	8/22/11	\$610,000	\$604,000	2980	9	1998	Avg	16721	N	N	21925 SE 16TH PL
005	329971	0130	4/5/10	\$740,000	\$704,000	2990	9	2007	Avg	9563	Y	N	22722 SE 49TH PL
005	679330	0070	9/16/10	\$675,000	\$651,000	3000	9	2004	Avg	6357	N	N	23476 SE 49TH ST
005	092406	9295	9/23/10	\$600,000	\$579,000	3000	9	2002	Avg	15429	N	N	3319 228TH AVE SE
005	954470	0030	8/16/11	\$665,000	\$658,000	3000	9	2011	Avg	4400	N	N	2971 258TH PL SE
005	679099	0040	7/13/11	\$579,500	\$572,000	3010	9	1992	Avg	7602	N	N	3112 214TH PL SE
005	329971	0070	3/16/09	\$650,000	\$600,000	3020	9	2008	Avg	6360	N	N	22727 SE 49TH PL
005	329961	0100	7/28/11	\$705,000	\$697,000	3040	9	2001	Avg	7220	Y	N	4513 230TH WAY SE
005	329961	0590	6/9/10	\$635,000	\$608,000	3040	9	2001	Avg	8133	Y	N	4410 230TH WAY SE
005	329971	0180	3/16/09	\$615,000	\$567,000	3040	9	2008	Avg	5812	N	N	22704 SE 51ST ST
005	042406	9171	6/4/10	\$567,500	\$543,000	3060	9	1983	Avg	23472	N	N	1724 223RD AVE SE
005	679960	0150	6/9/11	\$545,000	\$536,000	3060	9	2010	Avg	5662	N	N	24803 SE 17TH ST
005	679960	0030	8/13/10	\$605,345	\$582,000	3070	9	2010	Avg	5301	N	N	1870 248TH PL SE
005	679960	0090	7/26/10	\$605,000	\$581,000	3070	9	2010	Avg	6952	N	N	24872 SE 17TH PL
005	329961	0020	7/17/09	\$799,000	\$745,000	3110	9	2002	Avg	6520	N	N	4409 230TH WAY SE
005	030501	0290	8/7/09	\$575,000	\$537,000	3130	9	1998	Avg	5106	N	N	2667 230TH AVE SE
005	102406	9092	12/22/10	\$765,000	\$743,000	3180	9	2008	Avg	59062	N	N	2835 238TH AVE SE
005	329961	0270	3/12/10	\$770,000	\$732,000	3190	9	2003	Avg	11900	Y	N	23009 SE 45TH CT
005	954470	0640	6/7/11	\$689,900	\$679,000	3200	9	2011	Avg	5935	N	N	25811 SE 30TH ST
005	329960	0250	5/6/11	\$687,000	\$675,000	3210	9	2001	Avg	7515	N	N	4617 229TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	329961	0240	4/5/10	\$735,000	\$700,000	3240	9	2003	Avg	7621	Y	N	23015 SE 45TH PL
005	329971	0220	2/26/11	\$625,000	\$610,000	3240	9	2011	Avg	6001	N	N	22728 SE 51ST ST
005	957813	0020	6/23/10	\$655,000	\$627,000	3280	9	2005	Avg	6383	N	N	3132 222ND PL SE
005	679960	0230	3/29/10	\$668,000	\$635,000	3300	9	2009	Avg	6101	N	N	1831 248TH PL SE
005	679960	0260	9/1/09	\$720,000	\$674,000	3300	9	2009	Avg	5301	N	N	1879 248TH PL SE
005	697994	0130	5/10/11	\$734,000	\$721,000	3320	9	2000	Avg	11469	N	N	21255 SE 26TH ST
005	679330	0180	4/22/09	\$588,000	\$544,000	3340	9	2003	Avg	6847	N	N	23449 SE 49TH ST
005	679330	0240	9/10/09	\$650,000	\$609,000	3340	9	2001	Avg	8217	N	N	23589 SE 49TH ST
005	679330	0250	8/17/11	\$630,000	\$623,000	3340	9	2003	Avg	11594	N	N	4995 236TH AVE SE
005	329961	0170	7/7/10	\$670,000	\$642,000	3350	9	2003	Avg	10962	N	N	4526 230TH WAY SE
005	329971	0030	10/23/09	\$738,500	\$694,000	3360	9	2006	Avg	6000	Y	N	22707 SE 49TH PL
005	329971	0080	2/6/09	\$800,000	\$736,000	3360	9	2008	Avg	6000	N	N	22731 SE 49TH PL
005	679960	0180	11/29/10	\$635,000	\$616,000	3360	9	2010	Avg	5301	N	N	24849 SE 17TH ST
005	329971	0240	1/16/09	\$685,000	\$629,000	3370	9	2008	Avg	6027	N	N	22705 SE 51ST ST
005	679960	0220	6/28/11	\$605,000	\$596,000	3380	9	2010	Avg	6355	N	N	1815 248TH PL SE
005	679330	0040	8/31/09	\$568,400	\$532,000	3390	9	2004	Avg	6071	N	N	23530 SE 49TH ST
005	042406	9258	3/8/11	\$590,000	\$577,000	3410	9	1993	Good	12921	N	N	22613 SE 16TH PL
005	329971	0140	2/16/11	\$582,000	\$568,000	3420	9	2007	Avg	7454	Y	N	22718 SE 49TH PL
005	679960	0190	9/4/09	\$695,000	\$650,000	3450	9	2009	Avg	9036	N	N	24867 SE 17TH ST
005	329961	0370	4/20/09	\$675,000	\$625,000	3460	9	2003	Avg	6000	Y	N	4511 231ST PL SE
005	329961	0420	7/24/09	\$617,000	\$575,000	3460	9	2004	Avg	7460	N	N	4526 231ST PL SE
005	329971	0010	11/25/09	\$765,000	\$721,000	3460	9	2009	Avg	12948	Y	N	4801 227TH AVE SE
005	679960	0020	12/9/09	\$670,000	\$632,000	3470	9	2009	Avg	5301	N	N	1884 248TH PL SE
005	947601	0150	11/15/10	\$589,800	\$571,000	3476	9	2011	Avg	8566	N	N	1370 248TH AVE SE
005	679960	0070	9/21/09	\$669,990	\$628,000	3480	9	2009	Avg	5347	N	N	1814 248TH PL SE
005	679960	0130	8/12/10	\$629,500	\$605,000	3480	9	2010	Avg	5201	N	N	24816 SE 17TH PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	679960	0170	3/25/10	\$632,000	\$601,000	3480	9	2010	Avg	5301	N	N	24837 SE 17TH ST
005	679960	0200	9/3/10	\$630,000	\$607,000	3490	9	2010	Avg	7228	N	N	24881 SE 17TH ST
005	062960	0140	8/16/10	\$610,000	\$587,000	3510	9	2005	Avg	35008	N	N	2808 253RD PL SE
005	329961	0110	5/12/11	\$715,000	\$702,000	3540	9	2001	Avg	6504	Y	N	4517 230TH WAY SE
005	082406	9133	6/17/11	\$840,000	\$827,000	3570	9	2001	Avg	39837	N	N	20230 SE 30TH ST
005	042406	9164	6/5/09	\$755,000	\$701,000	3580	9	1998	Good	20908	N	N	1716 220TH AVE SE
005	679960	0240	4/13/10	\$720,000	\$686,000	3580	9	2010	Avg	6301	N	N	1847 248TH PL SE
005	679960	0250	11/30/09	\$739,500	\$697,000	3590	9	2009	Avg	6301	N	N	1863 248TH PL SE
005	957813	0060	9/2/11	\$605,000	\$599,000	3630	9	2005	Avg	9732	N	N	3101 222ND PL SE
005	217750	0275	7/30/10	\$1,375,000	\$1,321,000	3830	9	2005	Avg	59012	Y	Y	2103 E BEAVER LAKE DR SE
005	679960	0270	5/4/10	\$719,990	\$687,000	3910	9	2010	Avg	6662	N	N	1895 248TH PL SE
005	082406	9115	6/26/09	\$865,000	\$805,000	3920	9	2008	Avg	21000	N	N	20479 SE 26TH ST
005	329971	0190	6/28/10	\$660,000	\$632,000	3950	9	2010	Avg	5973	N	N	22710 SE 51ST ST
005	329971	0200	1/10/11	\$605,000	\$589,000	3950	9	2010	Avg	6016	N	N	22716 SE 51ST ST
005	329971	0210	9/26/10	\$659,198	\$636,000	3950	9	2010	Avg	6047	N	N	22720 SE 51ST ST
005	954470	0620	9/1/10	\$869,900	\$838,000	4050	9	2010	Avg	14446	N	N	25851 SE 30TH ST
005	329961	0200	5/7/11	\$760,000	\$746,000	4090	9	2004	Avg	13258	N	N	23001 SE 45TH CT
005	679115	0130	10/29/10	\$859,000	\$831,000	4480	9	1981	Good	49985	N	N	23812 SE 35TH ST
005	752650	0030	1/28/10	\$802,000	\$759,000	5320	9	2005	Avg	20520	N	N	3819 212TH AVE SE
005	255330	0450	7/18/11	\$511,000	\$505,000	2010	10	1991	Avg	10575	N	N	2811 233RD AVE SE
005	255330	0120	2/18/10	\$527,000	\$500,000	2020	10	1994	Avg	10584	N	N	2704 233RD AVE SE
005	160459	0100	11/17/10	\$515,000	\$499,000	2030	10	1995	Avg	15503	N	N	23316 SE 14TH CT
005	883570	0010	6/17/11	\$755,000	\$744,000	2220	10	1993	Avg	17133	Y	N	4670 234TH AVE SE
005	138510	0080	1/27/11	\$570,500	\$556,000	2430	10	1992	Avg	15379	N	N	2444 196TH AVE SE
005	255330	0670	12/9/11	\$530,000	\$529,000	2520	10	1991	Avg	9694	N	N	23233 SE 31ST ST
005	561150	0230	12/21/11	\$535,000	\$535,000	2520	10	1999	Avg	6207	N	N	23416 SE 28TH CT

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	752553	0040	5/6/10	\$530,000	\$506,000	2540	10	1988	Avg	10987	Y	N	4714 227TH PL SE
005	752553	0320	10/21/10	\$705,000	\$682,000	2560	10	1989	Avg	9605	Y	N	4687 225TH AVE SE
005	752553	0370	6/10/09	\$925,000	\$860,000	2600	10	1991	Avg	12565	Y	N	4735 225TH AVE SE
005	752553	0370	1/25/11	\$890,000	\$867,000	2600	10	1991	Avg	12565	Y	N	4735 225TH AVE SE
005	865390	0270	6/1/11	\$540,000	\$531,000	2600	10	1994	Avg	7199	N	N	2718 226TH AVE SE
005	561150	0080	8/11/11	\$555,000	\$549,000	2650	10	1998	Avg	8771	N	N	2841 234TH AVE SE
005	160459	0150	6/23/11	\$539,950	\$532,000	2680	10	1989	Avg	16055	N	N	23315 SE 13TH CT
005	255330	0620	4/6/11	\$509,000	\$499,000	2680	10	1992	Avg	10254	N	N	23205 SE 31ST ST
005	561150	0250	2/1/10	\$586,000	\$555,000	2680	10	1998	Avg	6974	N	N	23402 SE 28TH CT
005	255330	0530	7/19/11	\$528,000	\$521,000	2700	10	1992	Avg	8501	N	N	23208 SE 31ST ST
005	864990	0480	3/14/11	\$570,000	\$557,000	2740	10	1990	Avg	12899	N	N	3148 234TH CT SE
005	670585	0080	3/4/11	\$540,000	\$528,000	2760	10	1992	Avg	8899	N	N	21235 SE 35TH WAY
005	752553	0480	2/22/11	\$535,000	\$522,000	2770	10	1991	Avg	14012	N	N	22517 SE 47TH PL
005	679095	0210	5/12/10	\$599,950	\$573,000	2780	10	1988	Avg	110894	N	N	1630 235TH AVE SE
005	679105	0040	6/13/11	\$559,000	\$550,000	2780	10	1995	Avg	8537	N	N	21221 SE 34TH ST
005	812010	0150	9/27/11	\$560,000	\$556,000	2790	10	1987	Avg	22911	N	N	23810 SE 28TH ST
005	812010	0010	2/25/09	\$637,000	\$587,000	2810	10	1989	Avg	38992	N	N	23904 SE 25TH CT
005	679105	0250	3/29/11	\$553,500	\$542,000	2810	10	1995	Avg	7916	N	N	3357 214TH PL SE
005	188810	0020	3/26/09	\$640,000	\$591,000	2840	10	1992	Avg	12690	N	N	25711 SE 31ST PL
005	679095	0230	1/25/10	\$875,000	\$828,000	2850	10	1988	Good	101273	N	N	1652 235TH AVE SE
005	752553	0780	8/21/09	\$570,000	\$533,000	2850	10	1990	Avg	9834	N	N	4642 225TH AVE SE
005	864990	0390	6/2/11	\$564,500	\$555,000	2860	10	1991	Avg	9819	N	N	3109 234TH CT SE
005	381450	0140	2/17/09	\$676,250	\$623,000	2890	10	1988	Avg	21132	N	N	23006 SE 40TH PL
005	255330	0050	10/1/09	\$565,000	\$530,000	2920	10	1992	Avg	10304	N	N	2912 233RD AVE SE
005	255330	0470	5/28/10	\$585,000	\$559,000	2930	10	1991	Avg	9870	N	N	2903 233RD AVE SE
005	865390	0200	1/26/09	\$620,000	\$570,000	2950	10	1995	Avg	19820	N	N	22745 SE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	561150	0160	12/28/11	\$550,000	\$550,000	2960	10	1999	Avg	8127	N	N	2830 234TH AVE SE
005	679106	0060	12/11/09	\$610,000	\$575,000	2965	10	1996	Avg	8753	N	N	21432 SE 33RD PL
005	865390	0170	2/26/10	\$605,000	\$574,000	2970	10	1994	Avg	8168	N	N	22727 SE 27TH ST
005	255330	0270	9/23/11	\$519,036	\$515,000	2980	10	1994	Avg	12764	N	N	23327 SE 26TH PL
005	752553	0860	5/17/11	\$649,000	\$638,000	2990	10	1989	Avg	10654	N	N	4643 227TH PL SE
005	329561	0460	8/19/09	\$644,000	\$602,000	2990	10	1998	Avg	11374	N	N	4358 231ST CT SE
005	752553	0830	5/22/09	\$520,000	\$482,000	3000	10	1988	Avg	11415	N	N	4625 227TH PL SE
005	752553	0330	6/9/11	\$704,000	\$693,000	3010	10	1989	Avg	9607	Y	N	4693 225TH AVE SE
005	864990	0530	6/16/10	\$585,000	\$560,000	3010	10	1991	Avg	9998	N	N	3104 234TH CT SE
005	381450	0190	12/16/10	\$550,000	\$534,000	3020	10	1987	Avg	20213	N	N	23104 SE 40TH CT
005	381450	0090	11/14/09	\$651,000	\$613,000	3030	10	1987	Avg	20386	N	N	23124 SE 40TH PL
005	440360	0150	7/8/11	\$700,000	\$691,000	3030	10	1984	Good	80589	N	N	1616 198TH PL SE
005	184308	0130	12/28/09	\$699,000	\$660,000	3050	10	2010	Avg	6549	N	N	22460 SE 31ST PL
005	042406	9249	10/9/09	\$635,000	\$596,000	3060	10	1990	Avg	29355	N	N	1718 223RD AVE SE
005	883570	0190	7/27/09	\$660,000	\$616,000	3070	10	1991	Avg	14131	N	N	4618 233RD AVE SE
005	679105	0220	2/16/11	\$585,000	\$571,000	3070	10	1996	Avg	8392	N	N	21406 SE 34TH PL
005	864990	0520	12/19/11	\$555,000	\$554,000	3080	10	1991	Avg	9222	N	N	3112 234TH CT SE
005	883570	0050	1/18/11	\$670,000	\$652,000	3080	10	1991	Avg	18056	Y	N	4641 234TH AVE SE
005	138510	0050	11/30/10	\$612,000	\$594,000	3090	10	1992	Avg	13316	N	N	2456 196TH AVE SE
005	670585	0210	8/24/09	\$570,000	\$533,000	3090	10	1992	Avg	9751	N	N	21445 SE 35TH WAY
005	138510	0030	10/14/10	\$540,000	\$522,000	3130	10	1992	Avg	12711	N	N	2466 196TH AVE SE
005	255330	0400	4/15/11	\$574,000	\$563,000	3130	10	1993	Avg	9870	N	N	2631 233RD AVE SE
005	679105	0080	5/21/09	\$610,000	\$566,000	3140	10	1996	Avg	8484	N	N	21317 SE SE 34TH PL
005	042406	9262	4/25/11	\$752,000	\$738,000	3140	10	2000	Avg	169013	N	N	2208 212TH AVE SE
005	029376	0170	7/21/10	\$750,000	\$720,000	3140	10	2003	Avg	7716	Y	N	23260 SE 51ST PL
005	255330	0410	9/8/09	\$577,000	\$540,000	3150	10	1993	Avg	9870	N	N	2701 233RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	138510	0010	7/14/11	\$620,000	\$612,000	3180	10	1992	Avg	14217	N	N	2482 196TH AVE SE
005	184308	0050	6/10/10	\$715,000	\$684,000	3180	10	2010	Avg	6749	N	N	22435 SE 31ST PL
005	184308	0090	3/11/11	\$650,000	\$635,000	3180	10	2010	Avg	6715	N	N	22475 SE 31ST PL
005	184308	0120	8/11/09	\$699,000	\$653,000	3180	10	2009	Avg	4749	N	N	22470 SE 31ST PL
005	184308	0140	8/16/10	\$725,000	\$697,000	3180	10	2010	Avg	6468	N	N	22400 SE 31ST PL
005	160459	0210	5/18/09	\$728,500	\$676,000	3190	10	1989	Good	32819	N	N	1223 233RD AVE SE
005	440360	0240	3/15/11	\$654,000	\$640,000	3190	10	1980	Good	52953	N	N	19818 SE 19TH ST
005	144160	0200	1/3/11	\$759,000	\$738,000	3200	10	2006	Avg	17116	N	N	1125 235TH PL SE
005	112406	9035	4/15/11	\$645,000	\$632,000	3220	10	1999	Avg	19439	Y	N	2609 E BEAVER LAKE DR SE
005	561150	0010	1/15/10	\$650,000	\$615,000	3250	10	1998	Avg	8737	N	N	2721 234TH AVE SE
005	561150	0260	4/16/10	\$616,320	\$587,000	3250	10	1998	Avg	11040	N	N	3006 235TH AVE SE
005	883570	0170	7/1/09	\$655,000	\$610,000	3270	10	1990	Avg	15449	Y	N	4632 233RD AVE SE
005	883570	0350	3/7/11	\$717,500	\$701,000	3270	10	1990	Avg	18035	N	N	23323 SE 47TH WAY
005	253750	0110	8/23/10	\$580,000	\$558,000	3280	10	1994	Avg	7344	N	N	2648 232ND PL SE
005	752553	0650	6/21/10	\$660,000	\$632,000	3280	10	1989	Avg	12476	N	N	4719 226TH CT SE
005	865390	0210	8/26/09	\$620,000	\$580,000	3280	10	1995	Avg	8449	N	N	22751 SE 27TH ST
005	184308	0070	3/19/10	\$725,000	\$689,000	3330	10	2010	Avg	5749	N	N	22455 SE 31ST PL
005	752553	0030	5/23/11	\$647,000	\$636,000	3340	10	1988	Avg	9646	Y	N	4720 227TH PL SE
005	138510	0060	7/19/11	\$568,000	\$561,000	3360	10	1992	Avg	15015	N	N	2452 196TH AVE SE
005	883570	0020	5/18/10	\$700,000	\$669,000	3360	10	1991	Avg	17614	Y	N	4662 234TH AVE SE
005	144160	0050	7/31/09	\$720,000	\$672,000	3360	10	2005	Avg	19930	N	N	1406 235TH PL SE
005	184308	0020	7/7/09	\$745,000	\$694,000	3370	10	2009	Avg	7545	N	N	22405 SE 31ST PL
005	184308	0060	10/21/10	\$745,000	\$720,000	3370	10	2010	Avg	7808	N	N	22445 SE 31ST PL
005	184308	0100	12/2/10	\$745,000	\$723,000	3370	10	2010	Avg	9997	N	N	22485 SE 31ST PL
005	752553	0550	7/26/10	\$745,000	\$715,000	3380	10	1991	Avg	15598	N	N	22615 SE 47TH PL
005	029376	0010	7/12/10	\$692,000	\$664,000	3380	10	2002	Avg	9641	Y	N	23590 SE 52ND ST

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	752553	0300	6/2/11	\$757,500	\$745,000	3390	10	1989	Avg	9605	Y	N	4669 225TH AVE SE
005	883570	0060	4/7/10	\$669,000	\$637,000	3390	10	1990	Avg	17026	Y	N	4647 234TH AVE SE
005	184308	0010	6/24/09	\$699,000	\$650,000	3410	10	2008	Avg	5781	N	N	22401 SE 31ST PL
005	184308	0110	9/17/09	\$705,000	\$660,000	3410	10	2009	Avg	6335	N	N	22480 SE 31ST PL
005	883570	0240	12/8/11	\$650,000	\$649,000	3420	10	1990	Avg	20194	N	N	4661 233RD AVE SE
005	184308	0030	11/17/09	\$745,000	\$701,000	3440	10	2009	Avg	7366	N	N	22415 SE 31ST PL
005	184308	0080	5/27/10	\$762,000	\$728,000	3440	10	2010	Avg	6212	N	N	22465 SE 31ST PL
005	102406	9209	7/12/11	\$625,000	\$617,000	3470	10	1995	Avg	24192	N	N	2527 234TH PL SE
005	883570	0090	6/30/11	\$715,000	\$705,000	3470	10	1991	Avg	20129	Y	N	4675 234TH AVE SE
005	022406	9155	9/18/09	\$800,000	\$749,000	3490	10	1998	Avg	54450	N	N	1430 248TH AVE SE
005	679095	0080	6/10/10	\$875,000	\$837,000	3510	10	1985	Good	44991	N	N	23402 SE 17TH PL
005	138510	0020	4/24/10	\$642,500	\$612,000	3540	10	1992	Avg	14968	N	N	2470 196TH AVE SE
005	381450	0240	5/19/11	\$735,000	\$722,000	3540	10	1987	Avg	17252	N	N	4051 232ND AVE SE
005	329561	0230	7/22/11	\$745,300	\$736,000	3540	10	1996	Avg	12805	N	N	23123 SE 44TH ST
005	752553	0870	4/21/11	\$594,400	\$583,000	3550	10	1988	Avg	10214	N	N	4649 227TH PL SE
005	184308	0040	12/10/09	\$765,000	\$721,000	3590	10	2009	Avg	9014	N	N	22425 SE 31ST PL
005	421526	0090	12/14/11	\$675,990	\$675,000	3590	10	2011	Avg	7359	N	N	3368 223RD AVE SE
005	092406	9229	6/24/10	\$645,000	\$618,000	3600	10	1999	Avg	5732	N	N	3232 214TH CT SE
005	381451	0130	7/6/09	\$820,000	\$764,000	3600	10	1988	Avg	18522	N	N	23031 SE 41ST PL
005	029376	0510	3/4/11	\$762,500	\$745,000	3630	10	2004	Avg	12455	N	N	23449 SE 51ST PL
005	421526	0100	9/30/11	\$721,900	\$717,000	3630	10	2011	Avg	7359	N	N	3402 223RD AVE SE
005	440360	0230	6/18/10	\$581,000	\$556,000	3640	10	1983	Avg	42740	N	N	19745 SE 17TH ST
005	329561	0060	7/15/11	\$800,000	\$790,000	3670	10	1999	Avg	9712	N	N	4417 229TH PL SE
005	421526	0010	7/13/11	\$708,619	\$699,000	3670	10	2011	Avg	7919	N	N	3204 223RD AVE SE
005	513770	0050	12/9/09	\$710,000	\$670,000	3680	10	2007	Avg	7350	N	N	22611 SE 32ND ST
005	513770	0050	8/30/11	\$662,500	\$656,000	3680	10	2007	Avg	7350	N	N	22611 SE 32ND ST

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	029376	0020	8/11/09	\$760,000	\$710,000	3700	10	2001	Avg	9349	Y	N	23550 SE 52ND ST
005	022406	9156	8/24/10	\$808,000	\$778,000	3760	10	1998	Good	54450	N	N	1436 248TH AVE SE
005	752650	0050	6/10/10	\$920,000	\$880,000	3870	10	2005	Avg	9876	N	N	3831 212TH AVE SE
005	421522	0020	1/20/09	\$749,990	\$689,000	3870	10	2007	Avg	4150	N	N	22443 SE 32ND ST
005	421522	0050	1/21/09	\$787,990	\$724,000	3870	10	2007	Avg	6581	N	N	3221 225TH AVE SE
005	032406	9094	11/19/09	\$900,000	\$847,000	3880	10	1988	Good	217800	N	N	1515 238TH AVE SE
005	029376	0250	7/1/11	\$733,001	\$723,000	3890	10	2003	Avg	11906	N	N	23319 SE 52ND ST
005	421526	0110	12/14/11	\$739,990	\$739,000	3950	10	2011	Avg	6209	N	N	3414 223RD AVE SE
005	421522	0010	9/20/09	\$789,990	\$740,000	3960	10	2009	Avg	7150	N	N	22413 SE 32ND ST
005	329561	0390	7/9/09	\$626,000	\$583,000	4040	10	1998	Avg	13965	N	N	4379 232ND CT SE
005	329561	0130	8/18/11	\$660,000	\$653,000	4108	10	1997	Avg	14153	N	N	4519 229TH PL SE
005	144160	0180	5/5/10	\$890,000	\$849,000	4130	10	2005	Avg	17860	N	N	1109 235TH PL SE
005	029376	0110	4/19/11	\$839,000	\$823,000	4160	10	2004	Avg	10000	Y	N	23380 SE 51ST PL
005	029376	0470	10/8/10	\$825,000	\$797,000	4190	10	2004	Avg	13494	N	N	23349 SE 51ST PL
005	131042	0140	8/16/10	\$730,000	\$702,000	4380	10	1990	Good	14868	N	N	4735 229TH PL SE
005	029376	0200	8/2/11	\$765,000	\$756,000	4390	10	2005	Avg	10544	N	N	23209 SE 52ND ST
005	421522	0080	10/30/09	\$875,000	\$822,000	4620	10	2008	Avg	11680	N	N	3281 225TH AVE SE
005	440360	0020	8/12/10	\$950,000	\$914,000	4960	10	1987	Good	128126	N	N	1826 203RD AVE SE
005	022406	9175	12/2/09	\$1,350,000	\$1,272,000	6610	10	2001	Avg	163939	N	N	1925 248TH AVE SE
005	138510	0190	7/17/09	\$830,000	\$774,000	2200	11	1994	Avg	13330	Y	N	19530 SE 24TH PL
005	138510	0350	6/3/11	\$920,000	\$905,000	2570	11	1992	Avg	52707	Y	N	2427 196TH AVE SE
005	138510	0170	5/10/11	\$675,000	\$663,000	3170	11	1992	Avg	11413	Y	N	2455 196TH AVE SE
005	042406	9013	2/17/11	\$1,650,000	\$1,610,000	3380	11	2005	Avg	127631	Y	Y	21727 SE 20TH ST
005	138510	0230	12/16/09	\$890,000	\$840,000	3400	11	1994	Avg	18338	Y	N	19508 SE 24TH PL
005	102406	9203	3/22/10	\$825,000	\$784,000	3570	11	2000	Avg	29029	N	N	3508 234TH AVE SE
005	138510	0140	10/28/11	\$750,000	\$746,000	3640	11	1994	Avg	18098	Y	N	2433 196TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
005	188812	0070	6/23/10	\$838,000	\$803,000	3810	11	2000	Avg	10497	N	N	25905 SE 31ST PL
005	188812	0030	6/8/11	\$868,000	\$854,000	3960	11	2000	Avg	11783	N	N	25803 SE 31ST PL
005	395680	0070	12/14/10	\$815,000	\$791,000	4030	11	1994	Avg	20526	N	N	23317 SE 37TH ST
005	188812	0110	11/11/09	\$910,000	\$856,000	4150	11	2000	Avg	14026	N	N	25810 SE 31ST PL
005	679510	0180	9/21/11	\$1,695,000	\$1,682,000	4190	11	2003	Avg	44866	Y	Y	2821 226TH AVE SE
005	395680	0210	10/4/11	\$1,050,000	\$1,043,000	4570	11	1993	Avg	19411	N	N	3750 234TH AVE SE
005	738470	0390	6/28/10	\$1,600,000	\$1,533,000	5160	11	1988	Avg	35299	N	N	21112 SE 27TH ST
005	395680	0110	11/12/09	\$848,000	\$798,000	3630	12	1990	Avg	16273	N	N	3739 234TH AVE SE
005	138510	0110	9/21/11	\$1,075,000	\$1,067,000	3910	12	1995	Avg	13291	Y	N	2413 196TH AVE SE
006	405730	0070	5/27/10	\$247,000	\$236,000	1150	7	1988	Avg	2968	N	N	4167 244TH PL SE
006	405730	0150	6/9/10	\$280,000	\$268,000	1150	7	1988	Avg	3495	N	N	4150 244TH PL SE
006	390490	1300	5/12/10	\$315,000	\$301,000	1470	7	1985	Avg	5597	N	N	24212 SE 43RD PL
006	390490	1370	10/21/09	\$375,000	\$352,000	1470	7	1985	Avg	6079	N	N	24254 SE 43RD PL
006	390490	1400	1/23/09	\$372,500	\$342,000	1470	7	1985	Avg	4324	N	N	4318 242ND PL SE
006	390490	1410	1/25/11	\$306,000	\$298,000	1490	7	1985	Avg	4661	N	N	4324 242ND PL SE
006	390490	1480	11/23/09	\$365,000	\$344,000	1530	7	1985	Avg	4083	N	N	4368 242ND PL SE
006	390490	1880	2/9/10	\$300,000	\$284,000	1590	7	1985	Avg	4050	N	N	24215 SE 43RD PL
006	390490	0790	10/23/09	\$399,950	\$376,000	1280	8	1986	Avg	7371	N	N	23974 SE 42ND PL
006	390491	0740	7/15/09	\$408,000	\$380,000	1360	8	1987	Avg	8730	N	N	24334 SE 43RD PL
006	390491	0090	11/8/11	\$329,000	\$328,000	1440	8	1987	Avg	5014	N	N	24300 SE 42ND ST
006	807835	0460	11/22/11	\$404,000	\$403,000	1440	8	1989	Avg	7638	N	N	4021 239TH PL SE
006	866505	0440	12/15/10	\$335,000	\$325,000	1500	8	1996	Avg	4036	N	N	4357 249TH AVE SE
006	390490	0410	12/30/09	\$470,000	\$444,000	1520	8	1985	Avg	7365	N	N	24213 SE 42ND PL
006	894436	0380	11/24/09	\$390,000	\$367,000	1590	8	1992	Avg	3134	N	N	25726 SE 37TH ST
006	894436	0490	9/16/09	\$381,000	\$357,000	1590	8	1992	Avg	3711	N	N	25715 SE 36TH PL
006	894436	0540	9/1/09	\$399,000	\$373,000	1590	8	1992	Avg	3219	N	N	25736 SE 36TH PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	390490	0480	6/24/09	\$425,000	\$395,000	1600	8	1985	Avg	6634	N	N	4237 242ND AVE SE
006	390490	0470	6/15/11	\$375,000	\$369,000	1610	8	1986	Avg	6444	N	N	4245 242ND AVE SE
006	866505	0020	11/6/09	\$391,000	\$368,000	1610	8	1996	Avg	4008	N	N	25022 SE 43RD WAY
006	866505	0120	11/16/10	\$350,000	\$339,000	1610	8	1996	Avg	4587	N	N	25214 SE 43RD WAY
006	866505	0560	7/14/09	\$390,000	\$363,000	1610	8	1996	Avg	4563	N	N	25142 SE 43RD PL
006	866505	0590	8/19/11	\$332,500	\$329,000	1610	8	1996	Avg	4000	N	N	4361 252ND PL SE
006	866505	0730	6/8/11	\$363,000	\$357,000	1610	8	1996	Avg	4313	N	N	24914 SE 43RD ST
006	390495	0260	10/6/10	\$385,000	\$372,000	1620	8	1988	Avg	6293	N	N	3751 246TH AVE SE
006	390491	0280	10/7/09	\$430,000	\$403,000	1640	8	1987	Avg	5295	N	N	24335 SE 42ND PL
006	390496	0290	7/30/10	\$475,000	\$456,000	1660	8	1989	Avg	10217	N	N	24405 SE 34TH PL
006	390494	0080	10/5/11	\$490,000	\$487,000	1680	8	1988	Avg	11746	N	N	3911 245TH CT SE
006	390498	0100	11/11/10	\$352,000	\$341,000	1690	8	1989	Avg	4275	N	N	3633 248TH AVE SE
006	390498	0110	6/28/10	\$372,500	\$357,000	1690	8	1989	Avg	4275	N	N	3627 248TH AVE SE
006	390498	0200	4/7/10	\$369,000	\$351,000	1690	8	1989	Avg	4334	N	N	3638 248TH PL SE
006	390495	0340	7/28/10	\$375,000	\$360,000	1700	8	1988	Avg	8377	N	N	24533 SE 37TH ST
006	390505	0420	8/6/09	\$368,000	\$344,000	1700	8	1990	Avg	5535	N	N	3545 252ND PL SE
006	390505	0450	6/8/11	\$335,000	\$330,000	1700	8	1990	Avg	5535	N	N	3611 252ND PL SE
006	894436	0550	1/25/11	\$370,000	\$360,000	1700	8	1992	Avg	3207	N	N	25742 SE 36TH PL
006	390490	1170	4/15/09	\$425,000	\$393,000	1710	8	1985	Avg	8797	N	N	4349 239TH PL SE
006	390491	0490	8/27/10	\$430,000	\$414,000	1710	8	1987	Avg	7014	N	N	4309 243RD AVE SE
006	390493	0290	7/15/10	\$412,000	\$395,000	1710	8	1988	Avg	5191	N	N	3831 242ND AVE SE
006	390505	0190	10/23/09	\$405,000	\$380,000	1710	8	1989	Avg	7615	N	N	25211 SE 35TH ST
006	390494	0530	9/7/10	\$385,000	\$371,000	1730	8	1988	Avg	7545	N	N	3607 241ST PL SE
006	894436	0110	7/13/10	\$385,750	\$370,000	1730	8	1993	Avg	4758	N	N	3544 258TH AVE SE
006	894436	0310	5/18/10	\$389,500	\$372,000	1730	8	1993	Avg	5082	N	N	3601 257TH AVE SE
006	866505	0340	11/16/11	\$331,000	\$330,000	1730	8	1996	Avg	4010	N	N	25145 SE 43RD PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	866505	0490	8/16/11	\$369,500	\$366,000	1730	8	1996	Avg	4924	N	N	4327 249TH AVE SE
006	866505	0750	9/24/09	\$392,000	\$367,000	1730	8	1996	Avg	4095	N	N	24926 SE 43RD ST
006	866505	0780	11/12/09	\$415,000	\$390,000	1730	8	1996	Avg	4831	N	N	24944 SE 43RD ST
006	866505	0790	11/19/09	\$398,000	\$375,000	1730	8	1996	Avg	4280	N	N	24950 SE 43RD ST
006	390510	0060	2/12/09	\$440,000	\$405,000	1740	8	1995	Avg	4050	N	N	4233 249TH CT SE
006	390510	0710	5/11/10	\$429,750	\$410,000	1740	8	1994	Avg	4085	N	N	25107 SE 42ND ST
006	894436	0300	2/18/09	\$419,500	\$386,000	1740	8	1992	Avg	5021	N	N	3527 257TH AVE SE
006	390490	0780	4/8/10	\$431,000	\$410,000	1750	8	1986	Avg	7314	N	N	23970 SE 42ND PL
006	390504	0810	8/23/09	\$499,000	\$466,000	1750	8	1991	Avg	5080	N	N	4232 255TH PL SE
006	390495	0190	9/15/09	\$399,000	\$374,000	1760	8	1988	Avg	4539	N	N	3740 246TH AVE SE
006	390499	0370	4/4/11	\$375,000	\$367,000	1770	8	1989	Avg	4518	N	N	3539 253RD CT SE
006	390510	0910	2/16/11	\$418,500	\$408,000	1770	8	1995	Avg	5792	N	N	25029 SE 42ND DR
006	390510	0230	3/25/11	\$409,000	\$400,000	1780	8	1994	Avg	3894	N	N	4238 249TH CT SE
006	390508	1420	2/26/10	\$425,000	\$403,000	1790	8	1992	Avg	4560	N	N	25708 SE 41ST ST
006	390498	0270	7/28/09	\$405,000	\$378,000	1800	8	1989	Avg	3933	N	N	3668 248TH PL SE
006	390512	0950	5/11/09	\$410,000	\$380,000	1800	8	1995	Avg	5200	N	N	4036 252ND AVE SE
006	894436	0370	12/7/11	\$345,000	\$344,000	1810	8	1992	Avg	3951	N	N	25722 SE 37TH ST
006	390492	0230	9/18/10	\$414,950	\$400,000	1830	8	1988	Avg	7022	N	N	24520 SE 44TH ST
006	390510	0800	4/7/11	\$424,000	\$415,000	1830	8	1994	Avg	4465	N	N	25014 SE 42ND DR
006	390490	0490	6/18/09	\$446,950	\$416,000	1840	8	1985	Avg	6346	N	N	4229 242ND AVE SE
006	390504	0080	6/4/10	\$421,800	\$403,000	1840	8	1991	Avg	5146	N	N	4010 255TH PL SE
006	390492	0590	3/13/09	\$423,000	\$390,000	1850	8	1987	Avg	7887	N	N	4263 245TH AVE SE
006	390510	0520	6/3/11	\$392,500	\$386,000	1860	8	1994	Avg	3658	N	N	4132 252ND AVE SE
006	390493	0860	12/12/11	\$355,000	\$354,000	1880	8	1987	Avg	5368	N	N	24308 SE 40TH PL
006	390510	0390	3/25/10	\$400,000	\$380,000	1880	8	1995	Avg	3766	N	N	25050 SE 42ND ST
006	390510	0880	11/15/10	\$450,000	\$436,000	1890	8	1994	Avg	5534	N	N	25123 SE 42ND DR

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	390490	2350	3/6/09	\$505,000	\$466,000	1900	8	1985	Avg	7759	N	N	4455 242ND AVE SE
006	390493	0700	4/9/10	\$360,000	\$343,000	1910	8	1988	Avg	4604	N	N	24213 SE 39TH ST
006	390493	0730	10/20/09	\$416,000	\$391,000	1910	8	1988	Avg	5562	N	N	3916 242ND AVE SE
006	352895	0090	3/29/10	\$445,000	\$423,000	1910	8	2010	Avg	3041	N	N	24681 SE 46TH TER
006	352895	0100	6/15/10	\$435,000	\$416,000	1910	8	2010	Avg	3430	N	N	24687 SE 46TH TER
006	390491	0250	10/5/10	\$400,000	\$386,000	1930	8	1987	Avg	6508	N	N	4224 243RD PL SE
006	390496	0330	8/12/09	\$380,000	\$355,000	1930	8	1989	Avg	6004	N	N	24307 SE 34TH PL
006	390496	0710	4/9/10	\$464,744	\$443,000	1930	8	1989	Avg	9930	N	N	3413 241ST PL SE
006	390497	0100	12/29/11	\$397,700	\$398,000	1930	8	1989	Avg	8508	N	N	3757 248TH AVE SE
006	390504	0860	11/22/10	\$407,800	\$395,000	1930	8	1990	Avg	6549	N	N	4202 255TH PL SE
006	390505	0320	7/21/10	\$407,500	\$391,000	1930	8	1989	Avg	5475	N	N	3501 252ND PL SE
006	390490	0750	12/12/11	\$375,000	\$374,000	1940	8	1985	Avg	7016	N	N	23954 SE 42ND PL
006	390508	1550	9/23/11	\$425,000	\$422,000	1940	8	1993	Avg	4934	N	N	25826 SE 41ST ST
006	390512	1070	3/23/10	\$459,125	\$437,000	1950	8	1994	Avg	5000	N	N	25013 SE 41ST DR
006	390491	0160	5/7/10	\$425,000	\$406,000	1960	8	1987	Avg	6846	N	N	24338 SE 42ND ST
006	390508	1680	12/23/11	\$410,000	\$410,000	1960	8	1993	Avg	6338	N	N	25748 SE 42ND CT
006	390496	0680	4/27/10	\$479,000	\$457,000	1970	8	1989	Avg	7204	N	N	3431 241ST PL SE
006	390493	0280	11/22/10	\$375,000	\$364,000	1980	8	1988	Avg	5004	N	N	3901 242ND AVE SE
006	390493	0350	10/13/10	\$377,000	\$364,000	1980	8	1988	Avg	4680	N	N	3807 242ND AVE SE
006	390508	0450	3/24/11	\$400,000	\$391,000	1980	8	1993	Avg	4938	N	N	4218 258TH AVE SE
006	390494	0540	6/17/09	\$482,000	\$448,000	1990	8	1988	Avg	9108	N	N	3613 241ST PL SE
006	390508	0040	5/2/11	\$410,000	\$402,000	1990	8	1993	Avg	6035	N	N	25623 SE 42ND WAY
006	352895	0020	2/24/09	\$516,000	\$475,000	1990	8	2008	Avg	5933	N	N	4674 246TH CT SE
006	352895	0070	11/23/09	\$484,800	\$457,000	1990	8	2009	Avg	7575	N	N	24690 SE 46TH TER
006	352895	0080	11/23/09	\$455,500	\$429,000	1990	8	2008	Avg	3389	N	N	24675 SE 46TH TER
006	352900	0260	11/17/10	\$396,500	\$384,000	2000	8	1988	Avg	11831	N	N	4610 246TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	390504	0170	6/7/10	\$472,500	\$452,000	2000	8	1990	Avg	7376	N	N	3913 255TH PL SE
006	390508	0970	12/1/10	\$424,000	\$411,000	2000	8	1994	Avg	5035	N	N	25746 SE 41ST PL
006	390492	0500	3/1/11	\$380,000	\$371,000	2010	8	1989	Avg	6877	N	N	4252 245TH AVE SE
006	390508	1170	3/28/11	\$432,000	\$423,000	2010	8	1992	Avg	6776	N	N	4132 257TH CT SE
006	866505	0070	9/16/10	\$405,000	\$391,000	2010	8	1996	Avg	4427	N	N	25046 SE 43RD WAY
006	866505	0270	3/29/10	\$402,274	\$383,000	2010	8	1996	Avg	4025	N	N	4370 252ND PL SE
006	866505	0460	3/29/10	\$430,000	\$409,000	2010	8	1996	Avg	4965	N	N	4345 249TH AVE SE
006	866505	0480	8/14/09	\$458,000	\$428,000	2010	8	1996	Avg	4083	N	N	4333 249TH AVE SE
006	866505	0740	3/24/11	\$393,000	\$385,000	2010	8	1996	Avg	4470	N	N	24920 SE 43RD ST
006	866505	0950	10/19/09	\$427,500	\$401,000	2010	8	1996	Avg	5162	N	N	25017 SE 43RD WAY
006	390492	0300	5/27/10	\$413,000	\$395,000	2030	8	1988	Avg	6946	N	N	24505 SE 43RD PL
006	390508	0770	5/5/11	\$410,000	\$403,000	2030	8	1993	Avg	6318	N	N	25814 SE 42ND WAY
006	390508	1660	6/14/11	\$380,000	\$374,000	2030	8	1993	Avg	5995	N	N	4235 258TH AVE SE
006	390510	0690	9/20/10	\$384,200	\$371,000	2030	8	1994	Avg	4172	N	N	25131 SE 42ND ST
006	390492	0080	7/9/10	\$550,000	\$527,000	2040	8	1988	Avg	7784	N	N	4317 245TH AVE SE
006	390493	0360	4/1/10	\$420,000	\$400,000	2040	8	1988	Avg	5114	N	N	3803 242ND AVE SE
006	390496	0510	1/11/11	\$431,000	\$419,000	2040	8	1989	Avg	7467	N	N	3506 243RD AVE SE
006	390496	0580	6/1/09	\$493,000	\$458,000	2040	8	1989	Avg	7311	N	N	24207 SE 35TH PL
006	390512	0330	8/10/09	\$465,000	\$434,000	2040	8	1996	Avg	5508	N	N	25015 SE 40TH DR
006	390505	0170	1/22/10	\$430,000	\$407,000	2050	8	1990	Avg	5930	N	N	3522 252ND PL SE
006	390508	0140	9/25/09	\$420,000	\$394,000	2050	8	1994	Avg	4492	N	N	4243 257TH PL SE
006	390508	0140	3/29/11	\$399,950	\$392,000	2050	8	1994	Avg	4492	N	N	4243 257TH PL SE
006	390508	0730	8/27/10	\$424,000	\$408,000	2050	8	1994	Avg	4976	N	N	25844 SE 42ND WAY
006	390508	1060	1/16/09	\$446,000	\$410,000	2050	8	1994	Avg	6156	N	N	25755 SE 41ST PL
006	390491	0650	11/14/11	\$430,000	\$428,000	2060	8	1987	Avg	10839	N	N	24311 SE 43RD PL
006	390492	0390	1/14/11	\$430,000	\$419,000	2060	8	1987	Avg	7184	N	N	24536 SE 43RD PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	390493	0200	11/13/09	\$427,500	\$402,000	2080	8	1988	Avg	4950	N	N	4013 242ND AVE SE
006	390512	0050	7/27/09	\$450,000	\$420,000	2080	8	1996	Avg	5019	N	N	4054 249TH AVE SE
006	352900	0460	4/16/09	\$427,888	\$396,000	2100	8	1988	Avg	7018	N	N	4555 245TH CT SE
006	390493	0210	10/27/10	\$388,500	\$376,000	2100	8	1988	Avg	4951	N	N	4009 242ND AVE SE
006	390496	0130	2/18/11	\$411,000	\$401,000	2100	8	1989	Avg	4508	N	N	3711 247TH AVE SE
006	390496	0390	10/20/10	\$466,000	\$451,000	2100	8	1989	Avg	7994	N	N	24117 SE 34TH PL
006	390496	0480	3/23/11	\$443,000	\$433,000	2100	8	1989	Avg	6485	N	N	24218 SE 35TH PL
006	390496	0610	6/9/10	\$415,500	\$398,000	2100	8	1989	Avg	7984	N	N	3508 241ST PL SE
006	390503	0070	2/26/11	\$395,000	\$386,000	2100	8	1990	Avg	6508	N	N	25740 SE 39TH ST
006	390503	0740	7/1/10	\$505,000	\$484,000	2100	8	1991	Avg	9221	N	N	3932 259TH AVE SE
006	390512	0900	12/14/10	\$430,000	\$418,000	2100	8	1996	Avg	5378	N	N	4016 252ND AVE SE
006	390504	0320	7/18/11	\$432,000	\$427,000	2110	8	1992	Avg	4760	N	N	25554 SE 41ST CT
006	390504	0480	4/21/10	\$460,000	\$438,000	2110	8	1992	Avg	6048	N	N	25569 SE 41ST CT
006	390508	0820	9/13/11	\$406,500	\$403,000	2120	8	1994	Avg	5148	N	N	25817 SE 41ST PL
006	390512	1030	9/16/10	\$445,000	\$429,000	2120	8	1996	Avg	5014	N	N	25103 SE 41ST DR
006	390512	1090	10/21/10	\$480,000	\$464,000	2120	8	1994	Avg	5015	N	N	25001 SE 41ST DR
006	352895	0040	8/6/09	\$499,000	\$466,000	2120	8	2008	Avg	4606	N	N	4686 246TH CT SE
006	390495	0080	7/1/09	\$465,000	\$433,000	2130	8	1989	Avg	8836	N	N	3634 246TH AVE SE
006	390508	0980	8/24/09	\$442,000	\$413,000	2130	8	1994	Avg	5335	N	N	25740 SE 41ST PL
006	390508	1330	11/9/10	\$420,000	\$407,000	2130	8	1992	Avg	5645	N	N	25616 SE 41ST ST
006	352895	0060	9/2/09	\$480,000	\$449,000	2130	8	2008	Avg	3773	N	N	24684 SE 46TH TER
006	390490	1030	10/27/09	\$436,000	\$410,000	2140	8	1987	Avg	8475	N	N	4372 239TH PL SE
006	390492	1263	11/2/11	\$445,000	\$443,000	2140	8	1988	Avg	10890	N	N	24405 SE 46TH CT
006	390508	0460	4/18/11	\$390,000	\$382,000	2140	8	1993	Avg	5266	N	N	4214 258TH AVE SE
006	390508	1860	2/4/09	\$385,000	\$354,000	2140	8	1992	Avg	5848	N	N	4228 257TH PL SE
006	390512	0290	7/25/11	\$355,000	\$351,000	2140	8	1995	Avg	5000	N	N	4020 250TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	390512	0740	10/7/11	\$429,500	\$427,000	2140	8	1995	Avg	7066	N	N	24906 SE 40TH DR
006	390508	1470	6/22/09	\$425,000	\$395,000	2150	8	1993	Avg	5002	N	N	25738 SE 41ST ST
006	390490	2380	11/11/09	\$470,000	\$442,000	2160	8	1986	Avg	7606	N	N	24223 SE 45TH ST
006	390492	0460	2/14/11	\$417,000	\$407,000	2170	8	1987	Avg	7531	N	N	24508 SE 43RD PL
006	390492	0250	1/25/10	\$418,000	\$396,000	2180	8	1988	Avg	7135	N	N	24506 SE 44TH ST
006	390504	0570	10/5/09	\$440,000	\$413,000	2180	8	1991	Avg	6143	N	N	25410 SE 42ND ST
006	390504	0900	10/20/10	\$455,000	\$440,000	2180	8	1991	Avg	5075	N	N	4245 255TH PL SE
006	894436	0230	6/25/10	\$422,000	\$404,000	2180	8	1992	Avg	4312	N	N	25720 SE 35TH PL
006	390490	1210	3/16/11	\$429,000	\$420,000	2190	8	1987	Avg	12355	N	N	4329 239TH PL SE
006	390490	2040	11/2/09	\$471,000	\$443,000	2190	8	1988	Avg	7974	N	N	24233 SE 44TH PL
006	390504	0780	5/2/11	\$410,000	\$402,000	2190	8	1992	Avg	5085	N	N	4250 255TH PL SE
006	390490	0550	6/24/11	\$419,000	\$413,000	2200	8	1986	Avg	6056	N	N	24017 SE 42ND ST
006	390497	0350	10/26/11	\$383,000	\$381,000	2200	8	1989	Avg	5624	N	N	24809 SE 37TH PL
006	390504	0660	12/8/10	\$442,000	\$429,000	2200	8	1991	Avg	4760	N	N	25415 SE 42ND PL
006	390504	0670	7/21/09	\$470,000	\$438,000	2200	8	1992	Avg	4760	N	N	25421 SE 42ND PL
006	390503	0580	9/22/10	\$455,000	\$439,000	2210	8	1991	Avg	7042	N	N	4007 259TH AVE SE
006	390504	0880	2/25/11	\$450,000	\$439,000	2210	8	1990	Avg	5142	N	N	4229 255TH PL SE
006	390508	1000	2/24/10	\$453,000	\$430,000	2210	8	1994	Avg	6305	N	N	25730 SE 41ST PL
006	390512	0700	6/2/11	\$465,000	\$458,000	2210	8	1996	Avg	6442	N	N	4027 249TH AVE SE
006	807838	0100	6/30/11	\$475,000	\$468,000	2210	8	1988	Avg	7200	N	N	4064 240TH PL SE
006	390497	0150	6/25/10	\$446,000	\$427,000	2220	8	1989	Avg	4805	N	N	24817 SE 38TH ST
006	390504	0930	10/9/09	\$488,000	\$458,000	2220	8	1992	Avg	5488	N	N	25444 SE 42ND PL
006	390512	0620	8/11/09	\$481,000	\$449,000	2220	8	1994	Avg	5302	N	N	25018 SE 41ST DR
006	352895	0010	11/23/09	\$481,000	\$453,000	2220	8	2010	Avg	7051	N	N	4668 246TH CT SE
006	352895	0030	11/2/09	\$485,000	\$456,000	2220	8	2009	Avg	5392	N	N	4680 249TH CT SE
006	390490	2330	2/20/10	\$460,000	\$436,000	2230	8	1985	Avg	6848	N	N	4443 242ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	390494	0210	1/14/10	\$472,000	\$446,000	2230	8	1988	Avg	7109	N	N	24554 SE 39TH PL
006	390497	0370	7/19/11	\$425,000	\$420,000	2230	8	1989	Avg	4834	N	N	24821 SE 37TH PL
006	390499	0130	9/20/10	\$414,500	\$400,000	2230	8	1989	Avg	6242	N	N	3546 254TH AVE SE
006	390504	0910	1/2/09	\$450,000	\$413,000	2230	8	1991	Avg	5826	N	N	4253 255TH PL SE
006	222406	9062	10/25/10	\$450,000	\$435,000	2250	8	1986	Good	25000	N	N	4901 242ND AVE SE
006	352900	0150	5/14/10	\$435,000	\$415,000	2250	8	1989	Avg	6929	N	N	4618 247TH PL SE
006	390508	0880	3/18/11	\$419,490	\$410,000	2260	8	1994	Avg	7764	N	N	25836 SE 41ST PL
006	390512	1040	1/15/09	\$495,000	\$454,000	2260	8	1995	Avg	5028	N	N	25031 SE 41ST DR
006	807835	0320	7/31/09	\$430,000	\$401,000	2260	8	1988	Avg	7018	N	N	23947 SE 40TH PL
006	390508	0030	6/11/09	\$445,000	\$414,000	2280	8	1994	Avg	5476	N	N	25617 SE 42ND WAY
006	390490	1920	7/21/11	\$395,000	\$390,000	2290	8	1986	Avg	8158	N	N	24254 SE 44TH PL
006	390503	0590	11/13/09	\$470,000	\$442,000	2290	8	1991	Avg	6695	N	N	4013 259TH AVE SE
006	390490	2220	4/23/09	\$455,950	\$422,000	2300	8	1986	Avg	7837	N	N	24114 SE 44TH CT
006	390496	0890	8/21/09	\$490,000	\$458,000	2300	8	1989	Avg	6825	N	N	24420 SE 34TH PL
006	390491	0760	9/23/11	\$480,000	\$476,000	2330	8	1987	Good	7627	N	N	24320 SE 43RD PL
006	390492	0570	12/6/10	\$451,500	\$438,000	2330	8	1987	Avg	6835	N	N	4249 245TH AVE SE
006	390512	0640	7/29/09	\$488,007	\$455,000	2340	8	1996	Avg	5540	N	N	4063 249TH AVE SE
006	390512	1110	12/5/11	\$432,500	\$432,000	2340	8	1996	Avg	5165	N	N	24913 SE 41ST DR
006	390503	0420	6/1/10	\$490,000	\$469,000	2350	8	1991	Avg	5706	N	N	4041 258TH WAY SE
006	807835	0280	6/18/10	\$438,000	\$419,000	2350	8	1989	Avg	7035	N	N	4104 239TH PL SE
006	390496	0270	6/28/10	\$490,000	\$470,000	2360	8	1989	Avg	7228	N	N	24417 SE 34TH PL
006	807835	0490	4/20/10	\$465,000	\$443,000	2360	8	1988	Avg	7402	N	N	4033 239TH PL SE
006	390492	0330	4/20/09	\$479,000	\$443,000	2380	8	1987	Avg	7138	N	N	24517 SE 43RD PL
006	390499	0120	4/16/10	\$430,000	\$410,000	2410	8	1990	Avg	5629	N	N	3600 254TH AVE SE
006	807838	0240	11/17/11	\$395,000	\$394,000	2410	8	1988	Avg	7133	N	N	4049 240TH PL SE
006	390490	2090	1/27/09	\$438,000	\$403,000	2460	8	1986	Avg	8441	N	N	24263 SE 44TH PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	390503	0840	6/10/10	\$530,000	\$507,000	2500	8	1990	Avg	9307	N	N	25936 SE 39TH PL
006	807838	0050	8/4/10	\$535,000	\$514,000	2510	8	1988	Avg	9271	N	N	4092 240TH PL SE
006	142406	9099	7/8/11	\$439,000	\$433,000	2580	8	1998	Avg	6630	N	N	25715 SE 42ND WAY
006	807835	0370	9/15/09	\$522,500	\$489,000	2580	8	1989	Good	7922	N	N	4026 239TH PL SE
006	807838	0140	12/27/10	\$529,000	\$514,000	2590	8	1988	Avg	7322	N	N	4040 240TH PL SE
006	390503	0770	9/14/09	\$559,000	\$523,000	2630	8	1990	Avg	7929	N	N	25939 SE 39TH PL
006	390503	0600	11/25/09	\$540,000	\$509,000	2670	8	1991	Good	6695	N	N	4019 259TH AVE SE
006	390494	0200	6/1/10	\$555,000	\$531,000	3030	8	1988	Avg	9273	N	N	24558 SE 39TH PL
006	222406	9100	12/3/09	\$775,000	\$730,000	3500	8	1996	Avg	55321	N	N	4830 240TH PL SE
006	280600	0610	11/9/10	\$560,000	\$542,000	1390	9	1990	Avg	11555	N	N	3625 241ST AVE SE
006	327692	0550	7/16/09	\$546,500	\$509,000	1590	9	1987	Avg	35528	N	N	26017 SE 30TH ST
006	390492	0700	6/23/11	\$470,000	\$463,000	1740	9	1987	Avg	9528	N	N	24536 SE 42ND CT
006	280600	0640	1/25/10	\$467,500	\$443,000	1810	9	1990	Avg	8033	N	N	24030 SE 37TH PL
006	390492	0840	1/4/11	\$413,600	\$402,000	1900	9	1987	Avg	9575	N	N	24601 SE 44TH ST
006	807910	0180	7/22/10	\$495,000	\$475,000	2000	9	1988	Avg	7799	N	N	4454 246TH AVE SE
006	807910	0870	9/18/09	\$525,000	\$492,000	2030	9	1988	Avg	7779	N	N	4427 246TH AVE SE
006	807910	0330	10/22/09	\$515,000	\$484,000	2040	9	1988	Avg	8766	N	N	24535 SE 45TH ST
006	807910	0230	11/13/09	\$520,600	\$490,000	2150	9	1988	Avg	9243	N	N	24712 SE 45TH PL
006	390492	1080	5/28/10	\$574,500	\$549,000	2160	9	1987	Avg	10936	N	N	4266 246TH PL SE
006	807910	0410	8/2/11	\$455,000	\$450,000	2220	9	1988	Avg	7456	N	N	24455 SE 45TH ST
006	390492	0740	8/24/09	\$525,000	\$491,000	2230	9	1987	Avg	9650	N	N	24535 SE 42ND CT
006	807839	0160	6/7/10	\$485,000	\$464,000	2230	9	1989	Avg	8288	N	N	24014 SE 39TH CT
006	280600	0110	4/13/10	\$425,000	\$405,000	2260	9	1990	Avg	9948	N	N	24027 SE 37TH PL
006	390492	0600	2/18/10	\$483,525	\$459,000	2280	9	1987	Avg	12498	N	N	24429 SE 42ND PL
006	807910	0070	7/23/09	\$544,950	\$508,000	2390	9	1989	Avg	7044	N	N	24624 SE 44TH CT
006	062941	0010	7/16/10	\$515,000	\$494,000	2390	9	2003	Avg	7266	N	N	26001 SE 23RD PL

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869141	0650	4/15/10	\$486,000	\$463,000	2410	9	2006	Avg	7202	N	N	27110 SE 13TH ST
006	031840	0160	10/2/09	\$455,000	\$427,000	2460	9	1993	Avg	9023	N	N	24448 SE 47TH CT
006	390509	0220	5/18/10	\$487,000	\$465,000	2460	9	1992	Avg	6845	N	N	4036 262ND PL SE
006	807836	0290	12/23/09	\$435,500	\$411,000	2460	9	1990	Avg	6888	N	N	23911 SE 41ST ST
006	390492	0920	5/31/11	\$630,000	\$620,000	2530	9	1989	Avg	16325	N	N	24639 SE 44TH ST
006	142406	9023	5/10/10	\$522,000	\$498,000	2560	9	2008	Avg	5809	N	N	4738 245TH LN SE
006	142406	9109	5/12/11	\$512,000	\$503,000	2570	9	2011	Avg	5583	N	N	4745 245TH LN SE
006	031840	0270	4/15/09	\$550,000	\$509,000	2580	9	1991	Avg	9720	N	N	24438 SE 46TH PL
006	327692	0600	8/26/10	\$553,000	\$532,000	2580	9	1989	Avg	28250	N	N	3106 262ND AVE SE
006	327693	0330	5/5/09	\$572,500	\$530,000	2600	9	1988	Avg	35898	N	N	2611 260TH PL SE
006	327693	0330	8/8/11	\$533,000	\$527,000	2600	9	1988	Avg	35898	N	N	2611 260TH PL SE
006	142406	9110	12/13/10	\$529,950	\$515,000	2620	9	2011	Avg	6114	N	N	4751 245TH LN SE
006	142406	9115	2/9/11	\$517,950	\$505,000	2620	9	2010	Avg	8055	N	N	4781 245TH LN SE
006	114990	0310	1/14/11	\$452,000	\$440,000	2640	9	1993	Avg	10041	N	N	4632 242ND AVE SE
006	869139	0730	12/7/10	\$522,000	\$507,000	2640	9	2004	Avg	5311	N	N	27314 SE 8TH PL
006	390500	0490	11/9/10	\$535,000	\$518,000	2650	9	1989	Avg	8789	N	N	26040 SE 39TH WAY
006	142406	9041	5/20/09	\$570,000	\$529,000	2660	9	2008	Avg	6429	N	N	4776 245TH LN SE
006	869137	0520	10/26/09	\$590,000	\$554,000	2660	9	2002	Avg	6861	N	N	27016 SE 9TH WAY
006	869137	0300	6/30/09	\$553,800	\$515,000	2670	9	2002	Avg	7066	N	N	27045 SE 9TH WAY
006	869139	1040	8/23/10	\$582,500	\$561,000	2670	9	2002	Avg	5929	N	N	1011 272ND PL SE
006	869139	1170	2/16/11	\$583,000	\$569,000	2670	9	2002	Avg	6701	N	N	1004 272ND PL SE
006	031840	0070	7/29/09	\$529,000	\$494,000	2710	9	1991	Avg	6999	N	N	4663 244TH PL SE
006	869141	0760	1/27/11	\$487,000	\$474,000	2710	9	2004	Avg	5096	N	N	1226 270TH PL SE
006	062942	0090	7/15/09	\$520,000	\$485,000	2720	9	2004	Avg	6123	N	N	2110 263RD LN SE
006	062941	0170	4/18/11	\$515,000	\$505,000	2750	9	2004	Avg	7550	N	N	26038 SE 23RD PL
006	142406	9113	2/8/11	\$520,000	\$507,000	2750	9	2011	Avg	4429	N	N	4769 245TH LN SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869139	1130	5/24/11	\$524,000	\$515,000	2760	9	2002	Avg	5556	N	N	1020 272ND PL SE
006	869139	1160	11/16/11	\$505,000	\$503,000	2760	9	2002	Avg	5796	N	N	1008 272ND PL SE
006	869139	0750	4/23/09	\$557,500	\$516,000	2770	9	2004	Avg	5630	N	N	27306 SE 8TH PL
006	142406	9111	9/13/10	\$520,000	\$501,000	2770	9	2010	Avg	4514	N	N	4757 245TH LN SE
006	142406	9112	8/25/11	\$515,000	\$510,000	2770	9	2011	Avg	4410	N	N	4763 245TH LN SE
006	142406	9114	2/9/11	\$520,000	\$507,000	2770	9	2010	Avg	4574	N	N	4775 245TH LN SE
006	390509	0070	7/1/09	\$560,000	\$521,000	2780	9	1992	Avg	10529	N	N	3964 262ND AVE SE
006	390509	0310	8/3/10	\$571,000	\$549,000	2780	9	1992	Avg	7081	N	N	4015 262ND PL SE
006	390509	0400	10/15/09	\$540,000	\$507,000	2780	9	1991	Avg	10124	N	N	4048 262ND AVE SE
006	142406	9116	12/14/10	\$550,000	\$534,000	2790	9	2011	Avg	5945	N	N	4732 245TH LN SE
006	807839	0220	9/21/11	\$508,000	\$504,000	2810	9	1989	Avg	9313	N	N	3915 240TH PL SE
006	869137	0460	10/15/09	\$548,000	\$514,000	2810	9	2001	Avg	7496	N	N	27048 SE 9TH WAY
006	869139	1180	2/25/10	\$520,000	\$493,000	2810	9	2003	Avg	5621	N	N	27206 SE 10TH ST
006	869139	1190	5/24/10	\$590,000	\$564,000	2810	9	2003	Avg	5975	N	N	27210 SE 10TH ST
006	869139	1450	5/10/11	\$559,500	\$550,000	2810	9	2004	Avg	7940	N	N	27333 SE 10TH CT
006	869137	0290	10/4/10	\$540,000	\$521,000	2820	9	2001	Avg	8009	N	N	27039 SE 9TH WAY
006	869139	0110	4/21/11	\$539,000	\$529,000	2820	9	2003	Avg	7912	N	N	812 275TH PL SE
006	869141	0710	1/18/11	\$540,000	\$526,000	2840	9	2005	Avg	5600	N	N	27018 SE 13TH ST
006	031840	0100	7/21/11	\$575,000	\$568,000	2860	9	1992	Avg	6999	N	N	4681 244TH PL SE
006	142406	9108	2/9/11	\$554,950	\$541,000	2860	9	2011	Avg	6434	N	N	4764 245TH LN SE
006	142406	9117	6/25/09	\$610,000	\$568,000	2860	9	2009	Avg	6164	N	N	4724 245TH LN SE
006	114960	0060	12/10/10	\$595,000	\$578,000	2890	9	1991	Avg	13780	N	N	24311 SE 47TH ST
006	869131	0440	10/14/11	\$572,000	\$569,000	2890	9	1998	Avg	9600	N	N	2003 264TH PL SE
006	869139	0880	1/27/09	\$570,000	\$524,000	2890	9	2003	Avg	5410	N	N	914 272ND PL SE
006	869139	1120	8/19/11	\$502,000	\$497,000	2890	9	2002	Avg	5612	N	N	1024 272ND PL SE
006	869139	1240	5/20/09	\$555,000	\$515,000	2890	9	2003	Avg	5169	N	N	908 273RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869139	0550	6/15/11	\$500,000	\$492,000	2910	9	2002	Avg	5428	N	N	904 SE 274TH WAY
006	869141	0600	4/28/10	\$600,000	\$572,000	2910	9	2005	Avg	5833	N	N	1320 271ST PL SE
006	390500	0240	2/3/09	\$464,710	\$427,000	2920	9	1989	Avg	8988	N	N	3833 260TH AVE SE
006	390500	0730	7/28/09	\$530,000	\$494,000	2930	9	1989	Avg	8590	N	N	3934 262ND AVE SE
006	390500	0520	12/16/11	\$507,000	\$506,000	2950	9	1989	Avg	8214	N	N	26014 SE 39TH WAY
006	869139	0560	7/6/10	\$550,000	\$527,000	2950	9	2002	Avg	5560	N	N	27309 SE 8TH PL
006	327693	0020	4/14/09	\$805,000	\$745,000	2980	9	1987	Good	31793	N	N	2640 262ND PL SE
006	869139	0290	9/27/10	\$587,500	\$567,000	2980	9	2003	Avg	5250	N	N	922 274TH PL SE
006	869139	0640	11/23/10	\$588,000	\$570,000	2980	9	2004	Avg	7134	N	N	27426 SE 8TH PL
006	062942	0460	6/2/11	\$597,500	\$588,000	2980	9	2005	Avg	8209	N	N	1910 263RD CT SE
006	869141	0050	6/9/11	\$610,000	\$600,000	2980	9	2004	Avg	8570	N	N	1125 270TH PL SE
006	869139	0600	5/5/10	\$585,000	\$558,000	3000	9	2004	Avg	6080	N	N	27405 SE 8TH PL
006	869139	1280	3/30/10	\$520,000	\$495,000	3000	9	2003	Avg	5611	N	N	917 274TH WAY SE
006	390500	0080	8/31/10	\$539,900	\$520,000	3010	9	1989	Avg	11316	N	N	26116 SE 39TH WAY
006	390509	0210	2/7/11	\$515,500	\$503,000	3010	9	1992	Avg	7439	N	N	4032 262ND PL SE
006	869141	0220	5/26/09	\$530,000	\$492,000	3020	9	2005	Avg	5627	N	N	1233 270TH PL SE
006	869141	0450	3/24/11	\$595,000	\$582,000	3020	9	2005	Avg	11209	N	N	1403 270TH WAY SE
006	869141	0500	10/8/10	\$595,000	\$575,000	3020	9	2004	Avg	7532	N	N	1306 270TH WAY SE
006	869141	0580	3/12/10	\$560,000	\$532,000	3020	9	2006	Avg	8201	N	N	1410 271ST PL SE
006	390500	0190	12/18/09	\$548,000	\$517,000	3030	9	1989	Avg	9227	N	N	3803 260TH AVE SE
006	390500	0750	5/21/10	\$540,000	\$516,000	3040	9	1989	Avg	7430	N	N	3922 262ND AVE SE
006	062942	0250	6/10/10	\$600,000	\$574,000	3070	9	2005	Avg	8599	N	N	26301 SE 21ST PL
006	869139	0280	7/27/10	\$585,000	\$562,000	3080	9	2003	Avg	5250	N	N	1004 274TH PL SE
006	869139	0770	10/29/09	\$605,000	\$569,000	3080	9	2003	Avg	5974	N	N	27303 SE 8TH PL
006	869141	0640	1/7/11	\$540,000	\$525,000	3080	9	2006	Avg	7173	N	N	27114 SE 13TH ST
006	869141	0720	11/10/09	\$630,000	\$593,000	3080	9	2005	Avg	5600	N	N	27014 SE 13TH ST

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869141	0780	8/2/10	\$565,000	\$543,000	3090	9	2004	Avg	5519	N	N	1214 270TH PL SE
006	390509	0290	5/11/11	\$584,950	\$575,000	3100	9	1992	Avg	7838	N	N	4025 262ND PL SE
006	869141	0700	5/25/11	\$620,000	\$610,000	3100	9	2005	Avg	5600	N	N	27022 SE 13TH ST
006	869142	0160	7/15/11	\$674,000	\$665,000	3100	9	2011	Avg	6556	N	N	1782 271ST AVE SE
006	869142	0190	12/21/10	\$652,000	\$633,000	3120	9	2010	Avg	7153	N	N	27150 SE 18TH PL
006	869140	0310	9/30/09	\$577,500	\$542,000	3220	9	2005	Avg	7337	N	N	27202 SE 13TH PL
006	869139	0850	9/25/09	\$578,500	\$542,000	3240	9	2003	Avg	5570	N	N	913 273RD PL SE
006	869139	0870	12/20/10	\$560,000	\$544,000	3240	9	2003	Avg	6222	N	N	918 272ND PL SE
006	869139	0940	9/29/10	\$557,000	\$538,000	3240	9	2002	Avg	5833	N	N	816 272ND PL SE
006	869139	0970	3/24/11	\$579,000	\$567,000	3240	9	2002	Avg	6162	N	N	823 272ND PL SE
006	869139	1330	4/21/09	\$563,000	\$521,000	3240	9	2004	Avg	6549	N	N	27324 SE 10TH CT
006	869141	0770	5/27/09	\$620,000	\$575,000	3240	9	2004	Avg	5428	N	N	1220 270TH PL SE
006	869141	0290	9/14/11	\$528,000	\$524,000	3250	9	2005	Avg	6515	N	N	1339 270TH LN SE
006	869141	0320	4/28/11	\$525,000	\$515,000	3250	9	2004	Avg	6528	N	N	1402 270TH LN SE
006	869141	0340	7/25/11	\$555,000	\$548,000	3250	9	2005	Avg	5610	N	N	1328 270TH LN SE
006	869141	0360	6/22/10	\$585,000	\$560,000	3250	9	2005	Avg	5464	N	N	1316 270TH LN SE
006	869140	0490	7/6/09	\$620,000	\$577,000	3260	9	2005	Avg	8039	N	N	1330 275TH PL SE
006	869140	0560	6/5/09	\$637,000	\$592,000	3260	9	2004	Avg	7345	N	N	1303 275TH PL SE
006	062942	0070	12/6/11	\$530,000	\$529,000	3260	9	2005	Avg	6225	N	N	26322 SE 21ST PL
006	062942	0120	7/1/11	\$585,000	\$577,000	3260	9	2005	Avg	5698	N	N	2022 263RD LN SE
006	062942	0440	5/5/10	\$739,000	\$705,000	3260	9	2005	Avg	10398	N	N	1918 263RD CT SE
006	869142	0130	10/8/10	\$720,000	\$695,000	3270	9	2010	Avg	7688	N	N	1734 271ST AVE SE
006	869142	0280	5/19/11	\$755,000	\$742,000	3270	9	2011	Avg	5953	Y	N	27199 SE 18TH PL
006	869139	0840	6/22/10	\$569,995	\$546,000	3290	9	2003	Avg	5466	N	N	909 273RD PL SE
006	869139	0960	8/2/10	\$600,000	\$577,000	3290	9	2002	Avg	6159	N	N	819 272ND PL SE
006	869140	0670	5/10/11	\$607,000	\$596,000	3290	9	2004	Avg	7415	N	N	1112 274TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869140	0700	8/10/09	\$625,000	\$584,000	3290	9	2004	Avg	7536	N	N	1105 274TH PL SE
006	869140	0700	12/13/11	\$590,000	\$589,000	3290	9	2004	Avg	7536	N	N	1105 274TH PL SE
006	869141	0230	7/9/10	\$585,000	\$561,000	3290	9	2005	Avg	6718	N	N	1303 270TH LN SE
006	869141	0250	11/23/11	\$538,000	\$536,000	3290	9	2004	Avg	4923	N	N	1315 270TH LN SE
006	869142	0220	5/10/11	\$680,000	\$668,000	3300	9	2010	Avg	7406	Y	N	27105 SE 18TH PL
006	869140	0790	3/3/09	\$658,100	\$607,000	3320	9	2004	Avg	6858	N	N	1114 273RD PL SE
006	869140	0010	7/12/11	\$640,000	\$632,000	3330	9	2004	Avg	7809	N	N	1103 272ND PL SE
006	869142	0200	8/24/11	\$670,000	\$663,000	3330	9	2011	Avg	7216	N	N	27414 SE 18TH PL
006	115090	0110	5/6/10	\$670,000	\$639,000	3340	9	2003	Avg	7113	N	N	24246 SE 47TH PL
006	869142	0110	12/22/10	\$715,000	\$695,000	3340	9	2011	Avg	8147	N	N	1702 271ST AVE SE
006	869142	0240	4/13/11	\$679,990	\$666,000	3340	9	2010	Avg	6705	Y	N	27137 SE 18TH PL
006	869142	0050	6/15/10	\$725,000	\$694,000	3350	9	2010	Avg	7702	N	N	1759 271ST AVE SE
006	869142	0060	11/29/10	\$719,990	\$698,000	3350	9	2011	Avg	6917	N	N	1749 271ST AVE SE
006	869142	0120	5/31/11	\$700,000	\$689,000	3350	9	2010	Avg	8332	N	N	1718 271ST AVE SE
006	869142	0020	2/18/11	\$779,000	\$760,000	3380	9	2011	Avg	8612	N	N	1789 271ST AVE SE
006	869142	0100	9/2/10	\$714,990	\$689,000	3380	9	2010	Avg	7060	N	N	1709 271ST AVE SE
006	869142	0150	6/7/11	\$710,000	\$699,000	3380	9	2011	Avg	7464	N	N	1766 271ST AVE SE
006	869141	0100	5/18/09	\$605,000	\$561,000	3390	9	2004	Avg	5211	N	N	1225 269TH CT SE
006	869142	0170	9/2/11	\$714,000	\$707,000	3400	9	2010	Avg	6558	N	N	27102 SE 18TH PL
006	390501	0060	7/18/11	\$550,000	\$543,000	3410	9	1991	Avg	8475	N	N	3714 260TH AVE SE
006	869140	0250	4/12/10	\$660,000	\$629,000	3430	9	2005	Avg	7169	N	N	27728 SE 13TH PL
006	869142	0180	1/6/11	\$709,000	\$690,000	3430	9	2010	Avg	5789	N	N	27126 SE 18TH PL
006	869142	0270	7/18/11	\$733,500	\$724,000	3433	9	2011	Avg	6071	Y	N	27183 SE 18TH PL
006	352730	0030	8/27/09	\$627,000	\$586,000	3450	9	2001	Avg	8443	N	N	24458 SE 46TH PL
006	869142	0010	8/2/11	\$764,000	\$755,000	3450	9	2010	Avg	6779	N	N	1799 271ST AVE SE
006	869142	0140	11/1/10	\$725,000	\$702,000	3450	9	2010	Avg	7290	N	N	1750 271ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869142	0090	6/23/10	\$709,990	\$680,000	3460	9	2010	Avg	7248	N	N	1719 271ST AVE SE
006	869131	0760	12/7/11	\$625,000	\$624,000	3480	9	1998	Avg	11011	N	N	2152 266TH CT SE
006	869139	0100	6/10/09	\$670,000	\$623,000	3490	9	2003	Avg	7436	N	N	816 275TH PL SE
006	869131	0300	6/21/11	\$632,000	\$623,000	3500	9	1998	Avg	10740	N	N	2045 265TH AVE SE
006	062942	0470	4/6/10	\$730,000	\$695,000	3600	9	2005	Avg	7707	N	N	1906 263RD CT SE
006	869140	0190	4/20/11	\$690,000	\$677,000	3610	9	2004	Avg	6609	N	N	27227 SE 12TH PL
006	869142	0210	7/26/11	\$695,000	\$687,000	3660	9	2011	Avg	6656	N	N	27198 SE 18TH PL
006	869131	0510	11/16/11	\$665,000	\$663,000	3730	9	1999	Avg	10152	N	N	2059 264TH PL SE
006	869131	0770	9/22/11	\$687,000	\$682,000	3730	9	1998	Avg	11676	N	N	2144 266TH CT SE
006	352730	0070	6/15/09	\$730,000	\$679,000	3770	9	2001	Avg	8632	N	N	24469 SE 46TH PL
006	352730	0070	12/1/11	\$715,000	\$713,000	3770	9	2001	Avg	8632	N	N	24469 SE 46TH PL
006	869138	0020	10/8/10	\$741,000	\$716,000	3830	9	2003	Avg	10086	N	N	26818 SE 22ND CT
006	352730	0010	9/7/10	\$652,650	\$629,000	3910	9	2001	Avg	9670	N	N	24446 SE 46TH PL
006	869140	0610	2/14/11	\$700,000	\$683,000	3920	9	2004	Avg	7992	N	N	1210 274TH PL SE
006	869140	0760	8/10/11	\$700,000	\$692,000	3920	9	2004	Avg	8200	N	N	1212 273RD PL SE
006	869140	0430	8/8/11	\$748,000	\$740,000	3980	9	2004	Good	8518	N	N	27245 SE 13TH PL
006	352730	0090	10/26/11	\$697,500	\$694,000	4020	9	2001	Avg	8844	N	N	24457 SE 46TH PL
006	869139	0200	8/6/09	\$715,000	\$667,000	4030	9	2003	Avg	6914	N	N	821 275TH PL SE
006	869142	0070	1/17/11	\$754,990	\$735,000	4310	9	2011	Avg	6328	N	N	1739 271ST AVE SE
006	869142	0230	10/18/10	\$740,000	\$715,000	4310	9	2011	Avg	6637	Y	N	27121 SE 18TH PL
006	869142	0230	9/20/11	\$725,000	\$719,000	4310	9	2011	Avg	6637	Y	N	27121 SE 18TH PL
006	062942	0040	6/9/10	\$830,000	\$794,000	4350	9	2005	Avg	6989	N	N	2019 263RD PL SE
006	869138	0030	7/21/11	\$845,000	\$835,000	5020	9	2003	Avg	9041	N	N	26814 SE 22ND CT
006	115000	0740	10/27/11	\$440,000	\$438,000	1990	10	1989	Avg	8034	N	N	4663 242ND AVE SE
006	115000	0300	8/24/11	\$499,000	\$494,000	2270	10	1989	Avg	9847	N	N	4723 241ST AVE SE
006	115000	1270	6/17/11	\$485,000	\$478,000	2270	10	1988	Avg	7866	N	N	4609 239TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	115000	0020	5/6/11	\$490,000	\$481,000	2290	10	1988	Avg	12189	N	N	4673 238TH WAY SE
006	115000	0510	9/17/10	\$437,900	\$422,000	2340	10	1988	Avg	7741	N	N	4733 240TH AVE SE
006	115000	0800	6/15/10	\$509,950	\$488,000	2350	10	1988	Avg	9553	N	N	24125 SE 47TH CT
006	115000	0620	4/4/11	\$490,000	\$480,000	2400	10	1987	Avg	8029	N	N	23915 SE 46TH PL
006	115000	1170	8/27/09	\$521,500	\$488,000	2410	10	1988	Avg	8307	N	N	23924 SE 46TH PL
006	115000	1170	8/1/11	\$512,000	\$506,000	2410	10	1988	Avg	8307	N	N	23924 SE 46TH PL
006	115000	1280	3/23/10	\$545,000	\$518,000	2430	10	1988	Avg	7812	N	N	4617 239TH AVE SE
006	280600	0330	9/8/11	\$524,000	\$519,000	2460	10	1990	Avg	9431	N	N	3500 241ST AVE SE
006	115000	0240	9/13/11	\$515,000	\$511,000	2470	10	1988	Avg	9053	N	N	4724 240TH AVE SE
006	869133	0590	12/12/11	\$497,000	\$496,000	2510	10	1997	Avg	19245	N	N	26620 SE 16TH CT
006	115000	1260	11/16/09	\$489,000	\$460,000	2650	10	1988	Avg	10236	N	N	4601 239TH AVE SE
006	869135	0040	3/22/11	\$560,000	\$548,000	2650	10	1997	Avg	9917	N	N	1542 267TH PL SE
006	869130	0870	6/28/11	\$517,000	\$510,000	2690	10	1996	Avg	11474	N	N	2229 273RD CT SE
006	280600	0200	8/15/11	\$524,900	\$519,000	2710	10	1990	Avg	7860	N	N	24107 SE 37TH PL
006	115000	0990	6/17/09	\$590,000	\$549,000	2730	10	1989	Avg	9442	N	N	4613 241ST AVE SE
006	280600	0270	6/28/11	\$555,000	\$547,000	2730	10	1990	Avg	12020	N	N	3612 241ST AVE SE
006	869134	0050	10/26/09	\$595,000	\$559,000	2736	10	1999	Avg	9613	N	N	1933 264TH PL SE
006	327692	0370	2/20/10	\$710,000	\$673,000	2750	10	1989	Avg	35813	N	N	3002 261ST AVE SE
006	327692	0220	8/19/09	\$650,000	\$607,000	2770	10	1987	Good	32586	N	N	2933 266TH AVE SE
006	327692	0220	5/4/11	\$525,000	\$515,000	2770	10	1987	Good	32586	N	N	2933 266TH AVE SE
006	869130	0250	3/2/10	\$636,000	\$604,000	2790	10	1996	Avg	13292	N	N	27210 SE 26TH PL
006	864421	0090	4/21/11	\$553,000	\$542,000	2830	10	1993	Avg	12206	N	N	3404 259TH CT SE
006	869132	0050	3/22/10	\$656,000	\$624,000	2840	10	1997	Avg	11193	N	N	2216 271ST CT SE
006	327692	0680	7/29/11	\$480,000	\$474,000	2850	10	1990	Avg	36887	N	N	26413 SE 31ST ST
006	115000	1240	11/18/09	\$600,000	\$565,000	2860	10	1988	Avg	7560	N	N	4608 239TH AVE SE
006	869137	0220	4/28/10	\$645,000	\$615,000	2870	10	2002	Avg	9744	N	N	1011 270TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869130	0880	12/15/09	\$630,000	\$594,000	2880	10	1996	Avg	11414	N	N	2231 273RD CT SE
006	115000	1040	7/21/11	\$547,000	\$540,000	2900	10	1989	Avg	8998	N	N	4639 241ST AVE SE
006	115000	0560	7/12/10	\$590,000	\$566,000	2910	10	1987	Avg	9870	N	N	4680 238TH WAY SE
006	280600	0190	10/5/11	\$515,000	\$512,000	2990	10	1990	Avg	7456	N	N	24101 SE 37TH PL
006	869130	0280	5/25/11	\$632,500	\$622,000	3000	10	1996	Avg	12096	N	N	2242 273RD CT SE
006	869137	0270	6/30/09	\$583,000	\$543,000	3010	10	2002	Avg	6498	N	N	916 270TH CT SE
006	009802	0490	4/27/11	\$575,000	\$564,000	3010	10	2005	Avg	10299	N	N	3011 277TH PL SE
006	869133	0770	8/22/11	\$585,000	\$579,000	3020	10	1997	Avg	10115	N	N	26655 SE 18TH ST
006	869137	0050	9/4/09	\$652,000	\$610,000	3050	10	2002	Avg	6712	N	N	1007 270TH PL SE
006	869132	0040	8/8/11	\$598,000	\$591,000	3085	10	1997	Avg	12556	N	N	2222 271ST CT SE
006	869133	0430	4/28/10	\$640,000	\$610,000	3100	10	1998	Avg	12269	N	N	1712 266TH WAY SE
006	869133	0460	4/24/09	\$621,000	\$575,000	3100	10	1997	Avg	10708	N	N	26629 SE 17TH PL
006	009803	0100	10/5/09	\$775,000	\$727,000	3100	10	2006	Avg	9924	N	N	2911 275TH AVE SE
006	869130	0240	1/26/09	\$600,000	\$551,000	3110	10	1996	Avg	10295	N	N	27216 SE 26TH PL
006	280600	0240	2/7/11	\$505,000	\$492,000	3120	10	1998	Avg	8096	N	N	3624 241ST AVE SE
006	327694	0020	11/1/11	\$640,000	\$637,000	3120	10	1998	Avg	15051	N	N	26523 SE 25TH ST
006	869130	1290	6/10/10	\$643,000	\$615,000	3120	10	1997	Avg	10898	N	N	27149 SE 27TH ST
006	712200	0170	2/1/11	\$579,500	\$565,000	3130	10	1989	Avg	20642	N	N	23842 SE 45TH ST
006	009802	0120	6/17/11	\$610,000	\$601,000	3130	10	2005	Avg	9042	N	N	2813 277TH TER SE
006	009803	0270	5/24/10	\$600,000	\$573,000	3150	10	2006	Avg	12364	N	N	27545 SE 31ST PL
006	327692	0570	3/8/11	\$553,000	\$540,000	3190	10	1989	Avg	36356	N	N	3103 262ND AVE SE
006	864421	0640	4/23/10	\$655,500	\$625,000	3190	10	1993	Avg	10665	N	N	3345 257TH CT SE
006	869134	0030	5/5/10	\$717,500	\$685,000	3194	10	1999	Avg	11546	N	N	1917 264TH PL SE
006	009803	0520	6/16/10	\$610,000	\$584,000	3200	10	2007	Avg	6866	N	N	27536 SE 28TH CT
006	280600	0380	7/7/10	\$625,000	\$599,000	3230	10	1991	Avg	9600	N	N	3320 241ST AVE SE
006	864421	0080	5/18/11	\$560,000	\$550,000	3230	10	1993	Avg	11959	N	N	3410 259TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	327692	0420	8/2/11	\$650,000	\$643,000	3240	10	1987	Avg	37174	N	N	26116 SE 29TH ST
006	864421	0450	4/20/09	\$672,000	\$622,000	3250	10	1993	Avg	19990	N	N	25706 SE 32ND PL
006	869130	1310	12/7/10	\$590,000	\$573,000	3260	10	1997	Avg	14959	N	N	27161 SE 27TH ST
006	009803	0140	8/24/09	\$800,000	\$748,000	3280	10	2007	Avg	8448	N	N	2947 275TH AVE SE
006	869130	0690	11/15/11	\$620,000	\$618,000	3300	10	1996	Avg	15541	N	N	2141 272ND WAY SE
006	869132	0030	8/27/09	\$636,025	\$595,000	3300	10	1997	Avg	11261	N	N	2219 271ST CT SE
006	869130	0120	8/22/11	\$660,000	\$653,000	3360	10	1996	Avg	9842	N	N	27220 SE 27TH ST
006	869130	0920	11/20/09	\$646,000	\$608,000	3360	10	1997	Avg	10084	N	N	27186 SE 25TH PL
006	869133	0370	4/15/09	\$624,000	\$577,000	3360	10	1997	Avg	10224	N	N	26654 SE 18TH ST
006	869137	0260	9/28/11	\$620,000	\$616,000	3360	10	2002	Avg	7647	N	N	922 270TH CT SE
006	869131	0970	2/22/10	\$684,500	\$649,000	3370	10	1998	Avg	9762	N	N	26927 SE 22ND WAY
006	869130	0320	10/18/11	\$589,000	\$586,000	3390	10	1996	Avg	11563	N	N	2212 273RD CT SE
006	009802	0470	4/26/11	\$560,000	\$549,000	3400	10	2005	Avg	8762	N	N	27539 SE 30TH ST
006	712200	0180	10/26/09	\$725,000	\$681,000	3450	10	1989	Avg	20629	N	N	23837 SE 45TH ST
006	009803	0290	2/24/09	\$840,250	\$774,000	3450	10	2007	Avg	6825	N	N	27561 SE 31ST PL
006	009803	0420	8/30/10	\$715,000	\$689,000	3450	10	2006	Avg	7525	N	N	27506 SE 29TH CT
006	869136	0080	8/20/10	\$699,800	\$673,000	3460	10	1999	Avg	11381	N	N	26814 SE 14TH CT
006	869133	0190	7/28/09	\$635,000	\$592,000	3470	10	1998	Avg	10096	N	N	1798 267TH CT SE
006	009802	0270	3/25/10	\$600,000	\$571,000	3480	10	2004	Avg	7084	N	N	2924 277TH TER SE
006	869137	0090	11/30/10	\$720,000	\$698,000	3490	10	2002	Avg	10349	N	N	1109 270TH PL SE
006	009802	0170	1/2/09	\$636,500	\$584,000	3490	10	2006	Avg	7156	N	N	2907 277TH TER SE
006	009803	0680	11/3/11	\$590,000	\$587,000	3490	10	2006	Avg	7180	N	N	27606 SE 28TH PL
006	869131	0650	10/21/10	\$689,000	\$666,000	3500	10	1998	Avg	10455	N	N	2034 265TH AVE SE
006	009803	0150	3/17/10	\$790,000	\$751,000	3510	10	2008	Avg	12297	N	N	27578 SE 31ST PL
006	869131	1100	6/19/09	\$661,000	\$615,000	3540	10	1998	Avg	10471	N	N	2250 270TH CT SE
006	869130	0360	4/15/10	\$739,900	\$705,000	3550	10	1997	Avg	10874	N	N	2219 274TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	009802	0050	7/23/11	\$647,500	\$640,000	3550	10	2004	Avg	7845	N	N	2847 278TH AVE SE
006	009803	0400	5/24/10	\$660,000	\$631,000	3560	10	2006	Avg	6098	N	N	27522 SE 29TH CT
006	869130	0040	7/20/10	\$760,000	\$730,000	3600	10	1997	Avg	13640	Y	N	27219 SE 27TH ST
006	869130	0680	6/2/11	\$660,500	\$650,000	3600	10	1996	Avg	10048	N	N	2144 272ND WAY SE
006	869135	0190	3/29/10	\$600,000	\$571,000	3600	10	1998	Avg	10469	N	N	26610 SE 15TH ST
006	009803	0490	1/6/11	\$620,000	\$603,000	3610	10	2006	Avg	8263	N	N	27549 SE 28TH CT
006	869131	0940	7/8/09	\$685,000	\$638,000	3658	10	1999	Avg	10788	N	N	2252 269TH AVE SE
006	869137	0250	6/22/10	\$725,500	\$695,000	3670	10	2003	Avg	9779	N	N	1006 270TH CT SE
006	869130	0060	6/2/11	\$630,000	\$620,000	3690	10	1996	Avg	13609	Y	N	27231 SE 27TH ST
006	009802	0560	7/9/09	\$810,000	\$754,000	3690	10	2005	Avg	16092	N	N	3020 277TH PL SE
006	009803	0670	6/8/09	\$649,000	\$603,000	3690	10	2006	Avg	7019	N	N	27614 SE 28TH PL
006	869136	1000	6/1/11	\$670,000	\$659,000	3710	10	1999	Avg	12236	N	N	1435 268TH WAY SE
006	712200	0200	12/3/09	\$600,000	\$566,000	3720	10	1988	Avg	17050	N	N	23821 SE 45TH ST
006	009802	0030	5/25/10	\$715,000	\$683,000	3720	10	2004	Avg	7338	N	N	2831 278TH AVE SE
006	009802	0590	9/10/09	\$725,000	\$679,000	3720	10	2004	Avg	9539	N	N	27717 SE 30TH ST
006	009803	0300	8/25/10	\$800,000	\$770,000	3720	10	2007	Avg	6825	N	N	27569 SE 31ST PL
006	009803	0280	1/5/11	\$715,000	\$695,000	3730	10	2008	Avg	7926	N	N	27553 SE 31ST PL
006	009803	0470	6/25/10	\$710,000	\$680,000	3730	10	2006	Avg	8629	N	N	27537 SE 28TH CT
006	009802	0430	1/5/10	\$675,000	\$638,000	3740	10	2005	Avg	6998	N	N	27509 SE 30TH ST
006	009802	0740	5/25/10	\$820,000	\$784,000	3740	10	2005	Avg	11622	N	N	2824 278TH AVE SE
006	009803	0260	3/22/11	\$675,000	\$660,000	3780	10	2006	Avg	10145	N	N	27541 SE 31ST PL
006	009802	0060	9/10/10	\$685,000	\$660,000	3830	10	2004	Avg	7714	N	N	2842 277TH TER SE
006	869131	1120	9/8/11	\$629,950	\$624,000	3840	10	1999	Avg	11843	N	N	26528 SE 20TH PL
006	009802	0650	10/31/11	\$765,000	\$761,000	3850	10	2005	Avg	11775	N	N	3028 278TH CT SE
006	869134	0160	10/26/09	\$700,000	\$658,000	3890	10	1999	Avg	10898	N	N	26502 SE 19TH CT
006	869136	0400	3/18/11	\$899,000	\$879,000	3900	10	2001	Avg	15867	N	N	902 269TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	869137	0240	11/14/11	\$766,000	\$763,000	3900	10	2002	Avg	9524	N	N	1012 270TH CT SE
006	869133	0180	4/4/11	\$720,000	\$705,000	3910	10	1997	Avg	10353	N	N	1795 268TH PL SE
006	009802	0570	7/21/11	\$750,000	\$741,000	3910	10	2004	Avg	11096	N	N	3014 277TH PL SE
006	869136	0250	5/6/11	\$749,000	\$735,000	3960	10	1999	Avg	19568	N	N	1234 269TH AVE SE
006	869131	0590	11/30/09	\$750,000	\$707,000	3980	10	1999	Avg	9683	N	N	26511 SE 22ND ST
006	869136	0760	12/16/11	\$767,500	\$767,000	4000	10	2001	Avg	12363	N	N	1101 268TH WAY SE
006	869136	0850	5/11/10	\$807,000	\$770,000	4000	10	2001	Avg	11664	N	N	1205 268TH WAY SE
006	869134	0120	3/24/11	\$738,950	\$723,000	4010	10	1999	Avg	13871	N	N	26521 SE 19TH CT
006	062941	0280	7/2/10	\$895,000	\$858,000	4010	10	2004	Avg	9217	N	N	25939 SE 22ND PL
006	869131	0140	6/15/09	\$752,500	\$700,000	4019	10	1998	Avg	12463	N	N	26816 SE 22ND WAY
006	869131	0150	6/15/09	\$760,000	\$706,000	4064	10	1999	Avg	13309	N	N	26806 SE 22ND WAY
006	869133	0330	6/15/11	\$649,950	\$640,000	4080	10	1998	Avg	10295	N	N	1773 267TH CT SE
006	009802	0680	1/19/11	\$630,000	\$613,000	4080	10	2004	Avg	8520	N	N	3010 278TH CT SE
006	009802	0610	6/18/10	\$760,000	\$728,000	4100	10	2005	Avg	10908	N	N	3021 278TH CT SE
006	009803	0350	5/2/11	\$758,125	\$744,000	4100	10	2006	Avg	8074	N	N	27523 SE 29TH CT
006	009803	0360	8/5/11	\$710,000	\$702,000	4100	10	2006	Avg	8860	N	N	27531 SE 29TH CT
006	869131	0920	12/8/11	\$740,000	\$739,000	4242	10	1999	Avg	12170	N	N	2268 269TH AVE SE
006	869131	0730	9/1/09	\$779,500	\$729,000	4250	10	1999	Avg	12041	N	N	2009 266TH PL SE
006	009802	0620	11/24/10	\$630,000	\$611,000	4380	10	2004	Avg	10072	N	N	3029 278TH CT SE
006	869136	0490	3/10/09	\$930,000	\$858,000	4610	10	2000	Avg	11676	N	N	26728 SE 9TH WAY
006	869136	0220	6/23/09	\$975,000	\$907,000	4820	10	1999	Avg	12588	N	N	1235 269TH AVE SE
006	869136	0240	4/8/10	\$900,000	\$857,000	4970	10	1999	Avg	13418	N	N	1238 269TH AVE SE
006	062940	0270	4/8/11	\$660,000	\$647,000	3040	11	1995	Avg	13886	N	N	2628 259TH CT SE
006	864422	0080	1/28/09	\$725,000	\$666,000	3180	11	1994	Avg	28670	N	N	3618 264TH AVE SE
006	062940	0500	11/19/09	\$665,000	\$626,000	3190	11	1996	Avg	11223	N	N	25890 SE 22ND PL
006	062940	0410	12/1/09	\$648,000	\$611,000	3240	11	1995	Avg	11737	N	N	25908 SE 23RD CT

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	062940	0380	3/22/10	\$759,000	\$722,000	3270	11	1996	Avg	13851	N	N	25924 SE 23RD CT
006	864422	0180	11/15/10	\$780,000	\$756,000	3410	11	1994	Avg	19065	N	N	3606 262ND AVE SE
006	062940	0470	12/8/09	\$750,000	\$707,000	3420	11	1997	Avg	17977	N	N	25922 SE 22ND PL
006	062940	0780	3/2/10	\$759,000	\$720,000	3450	11	1995	Avg	16608	N	N	25736 SE 25TH WAY
006	864421	0270	4/19/10	\$715,000	\$681,000	3480	11	1990	Avg	13237	N	N	3331 259TH PL SE
006	864421	0360	8/4/11	\$645,000	\$638,000	3480	11	1990	Avg	17337	N	N	3320 258TH AVE SE
006	062940	0170	7/28/10	\$715,000	\$687,000	3580	11	1996	Avg	12290	N	N	2715 258TH PL SE
006	864422	0160	6/23/10	\$760,000	\$728,000	3610	11	1993	Avg	16726	N	N	3529 264TH AVE SE
006	864421	0440	8/8/11	\$657,000	\$650,000	3650	11	1991	Avg	13890	N	N	25710 SE 32ND PL
006	062940	0100	7/20/09	\$710,000	\$662,000	3660	11	1995	Avg	17126	N	N	25713 SE 27TH ST
006	864420	0260	7/16/10	\$775,000	\$744,000	3700	11	1989	Avg	20353	N	N	26101 SE 34TH ST
006	062940	0900	3/24/10	\$768,000	\$730,000	3750	11	1996	Avg	15629	N	N	25825 SE 25TH WAY
006	062940	0160	6/19/09	\$725,000	\$674,000	3760	11	1996	Avg	12323	N	N	2707 258TH PL SE
006	062940	0030	5/17/11	\$729,000	\$716,000	3900	11	1995	Avg	15102	N	N	25750 SE 27TH ST
006	062940	0630	1/6/10	\$790,000	\$747,000	3930	11	1996	Avg	18481	N	N	25883 SE 22ND PL
006	009800	0610	3/14/11	\$684,000	\$669,000	3950	11	2003	Avg	16680	N	N	2413 277TH AVE SE
006	869136	0010	10/6/10	\$805,000	\$777,000	3990	11	1999	Avg	13926	N	N	1434 268TH WAY SE
006	869136	0820	4/7/10	\$863,000	\$822,000	4000	11	1999	Avg	12792	N	N	1141 268TH WAY SE
006	062940	0280	9/22/11	\$912,500	\$906,000	4080	11	1995	Avg	19161	N	N	2622 259TH CT SE
006	062940	0300	1/11/11	\$838,000	\$815,000	4110	11	1996	Avg	14690	N	N	2625 259TH CT SE
006	864420	0290	9/29/10	\$1,100,000	\$1,062,000	4120	11	1990	Avg	24103	N	N	3400 262ND AVE SE
006	009800	1220	8/3/09	\$875,000	\$817,000	4160	11	2004	Avg	15644	N	N	2313 279TH DR SE
006	009800	0800	6/29/11	\$841,501	\$830,000	4180	11	2003	Avg	17268	N	N	27824 SE 26TH WAY
006	009800	1060	7/4/11	\$850,000	\$838,000	4240	11	2001	Avg	13328	Y	N	27736 SE 24TH WAY
006	009800	1040	7/14/09	\$955,000	\$890,000	4420	11	2004	Avg	12787	Y	N	27748 SE 24TH WAY
006	009800	0870	10/18/10	\$865,800	\$837,000	4460	11	2001	Avg	16271	Y	N	2442 277TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 69
(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
006	009800	0370	9/2/11	\$735,000	\$728,000	4580	11	2004	Avg	13323	N	N	2040 277TH AVE SE
006	009800	0370	4/26/11	\$695,000	\$682,000	4580	11	2004	Avg	13323	N	N	2040 277TH AVE SE
006	009800	1240	10/28/10	\$915,000	\$885,000	4630	11	2005	Avg	14479	N	N	2325 279TH DR SE
006	009800	0270	3/19/10	\$1,000,000	\$951,000	4840	11	2008	Avg	14351	N	N	2138 279TH DR SE
006	009800	0940	4/9/10	\$900,000	\$857,000	4870	11	2003	Avg	16550	N	N	27715 SE 24TH WAY
006	009800	0300	4/30/10	\$950,000	\$906,000	4950	11	2006	Avg	14942	N	N	2114 279TH DR SE
006	009800	0380	2/8/11	\$785,000	\$766,000	5210	11	2004	Avg	15161	N	N	2034 277TH AVE SE
006	712200	0120	5/11/10	\$840,000	\$802,000	3980	12	1990	Avg	17000	N	N	4470 238TH PL SE
006	009800	0280	5/13/09	\$1,250,000	\$1,159,000	4580	12	2007	Avg	15558	N	N	2132 279TH DR SE
006	864422	0110	9/23/11	\$862,000	\$855,000	4600	12	1994	Avg	33262	N	N	3522 264TH AVE SE
006	009800	0150	8/17/10	\$1,274,500	\$1,226,000	4930	12	2004	Avg	22093	Y	N	27922 SE 24TH WAY
006	009800	0190	7/19/10	\$1,060,000	\$1,017,000	4960	12	2006	Avg	17771	N	N	2330 279TH DR SE
006	009800	0240	10/19/09	\$1,175,000	\$1,103,000	5170	12	2006	Avg	15039	N	N	2300 279TH DR SE
006	009800	0260	8/14/09	\$1,150,000	\$1,074,000	5250	12	2008	Avg	14190	N	N	2144 279TH DR SE
006	009800	0180	7/2/10	\$1,375,000	\$1,318,000	5830	12	2008	Avg	23186	Y	N	2336 279TH DR SE

Improved Sales Removed in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	022406	9036	4/8/11	\$339,500	DIAGNOSTIC OUTLIER
005	022406	9051	6/2/11	\$990,000	DIAGNOSTIC OUTLIER
005	022406	9098	7/22/09	\$348,000	DIAGNOSTIC OUTLIER
005	022406	9117	12/16/10	\$342,000	DIAGNOSTIC OUTLIER
005	022406	9151	1/13/10	\$417,000	DIAGNOSTIC OUTLIER
005	029376	0020	5/15/09	\$760,000	RELOCATION - SALE TO SERVICE
005	029376	0170	7/7/10	\$750,000	RELOCATION - SALE TO SERVICE
005	029376	0490	1/13/10	\$112,435	PARTIAL INTEREST (1/3, 1/2, Etc.)
005	030500	0600	6/27/11	\$527,000	RELOCATION - SALE TO SERVICE;
005	030501	0310	8/3/09	\$40,000	QUIT CLAIM DEED
005	032406	9053	1/12/11	\$275,625	FINANCIAL INSTITUTION RESALE;
005	032406	9058	4/5/10	\$425,000	DIAGNOSTIC OUTLIER
005	042406	9061	6/28/10	\$525,000	DIAGNOSTIC OUTLIER
005	042406	9084	3/26/10	\$330,000	OBSOLESCENCE
005	042406	9102	12/16/11	\$6,000	DOR RATIO
005	042406	9118	10/27/10	\$304,000	DIAGNOSTIC OUTLIER
005	042406	9156	9/8/11	\$267,500	EXEMPT FROM EXCISE TAX
005	042406	9216	8/10/11	\$2,400,000	UNFIN AREA
005	042406	9227	2/3/09	\$700,000	OBSOLESCENCE
005	042406	9233	6/25/10	\$428,000	DIAGNOSTIC OUTLIER
005	042406	9262	4/18/11	\$752,000	RELOCATION - SALE TO SERVICE
005	042406	9277	5/19/10	\$337,500	IMP COUNT;PREVIMP<=25K
005	052406	9026	1/24/11	\$585,000	DIAGNOSTIC OUTLIER
005	052406	9086	5/28/11	\$476,000	RELOCATION - SALE TO SERVICE
005	054910	0040	5/21/10	\$825,000	DIAGNOSTIC OUTLIER
005	054910	0110	9/7/11	\$510,000	PREVIMP<=25K
005	062960	0170	7/23/11	\$368,000	RELOCATION - SALE TO SERVICE
005	064280	0010	10/14/11	\$560,000	PREVIOUS AV <>100%
005	064280	0020	11/7/11	\$540,000	PREVIOUS AV <>100%
005	064280	0030	12/19/11	\$520,000	PREVIMP<=25K
005	064280	0150	11/22/11	\$541,100	PREVIOUS AV <>100%
005	082406	9041	3/26/10	\$343,500	DIAGNOSTIC OUTLIER
005	082406	9043	9/6/09	\$1,100,000	IMP COUNT
005	082406	9069	12/29/10	\$292,500	DIAGNOSTIC OUTLIER
005	082406	9205	5/29/09	\$1,300,000	DIAGNOSTIC OUTLIER
005	082406	9212	5/19/11	\$1,310,000	UNFIN AREA
005	092406	9042	4/25/11	\$650,000	PREVIMP<=25K
005	092406	9081	12/15/11	\$315,000	PREVIMP<=25K
005	102406	9092	4/5/10	\$12,236	DOR RATIO;QUIT CLAIM DEED
005	102406	9130	10/11/10	\$275,000	GOVERNMENT AGENCY
005	102406	9133	12/16/10	\$286,000	FINANCIAL INSTITUTION RESALE
005	102406	9168	3/9/10	\$369,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	102406	9202	11/17/11	\$562,456	EXEMPT FROM EXCISE TAX
005	112406	9026	6/6/11	\$1,120,000	UNFIN AREA
005	112406	9080	10/13/09	\$157,500	DOR RATIO;CORPORATE AFFILIATES

Improved Sales Removed in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	112406	9080	10/13/09	\$837,167	QUIT CLAIM DEED
005	138510	0140	9/10/11	\$750,000	RELOCATION - SALE TO SERVICE
005	144160	0180	5/5/10	\$890,000	RELOCATION - SALE TO SERVICE
005	144160	0280	6/23/09	\$728,000	DIAGNOSTIC OUTLIER
005	144160	0280	6/23/09	\$857,500	RELOCATION - SALE TO SERVICE
005	188810	0020	2/27/09	\$640,000	RELOCATION - SALE TO SERVICE
005	212406	9071	11/10/10	\$284,000	DIAGNOSTIC OUTLIER
005	212406	9141	2/5/09	\$999,500	DIAGNOSTIC OUTLIER
005	217750	0156	6/9/11	\$1,650,000	DIAGNOSTIC OUTLIER
005	222406	9048	12/28/11	\$229,500	PREVIMP<=25K
005	222406	9049	7/26/11	\$935,000	DIAGNOSTIC OUTLIER
005	222406	9126	11/11/09	\$249,950	DOR RATIO
005	255330	0050	9/30/09	\$565,000	RELOCATION - SALE TO SERVICE
005	255330	0380	6/28/11	\$410,000	DIAGNOSTIC OUTLIER
005	255330	0530	7/13/11	\$528,000	RELOCATION - SALE TO SERVICE
005	290990	0030	11/10/11	\$370,000	DIAGNOSTIC OUTLIER
005	329560	0050	12/7/11	\$775,000	DIAGNOSTIC OUTLIER
005	329961	0120	8/25/10	\$807,000	DIAGNOSTIC OUTLIER
005	329961	0120	8/25/10	\$807,000	RELOCATION-SALE TO SERVICE
005	329961	0170	7/7/10	\$670,000	RELOCATION - SALE TO SERVICE
005	329961	0550	3/29/11	\$870,000	DIAGNOSTIC OUTLIER
005	329971	0030	10/16/09	\$738,500	RELOCATION - SALE TO SERVICE
005	329971	0130	4/2/10	\$740,000	RELOCATION - SALE TO SERVICE
005	357000	0010	10/27/11	\$400,000	DIAGNOSTIC OUTLIER
005	357000	0060	8/4/11	\$279,699	FINANCIAL INSTITUTION RESALE
005	357000	0130	5/23/11	\$330,000	DIAGNOSTIC OUTLIER
005	395680	0100	1/6/10	\$840,000	OBSOLESCENCE
005	395680	0100	1/1/09	\$824,500	OBSOLESCENCE
005	421526	0080	11/23/11	\$678,990	PREVIOUS AV <>100%
005	421526	0130	9/21/11	\$769,990	PREVIOUS AV <>100%
005	421526	0160	11/18/11	\$759,990	PREVIOUS AV <>100%
005	421526	0230	12/21/11	\$699,990	PREVIMP<=25K
005	421526	0270	10/28/11	\$673,500	PREVIOUS AV <>100%
005	421526	0290	12/15/11	\$765,990	PREVIMP<=25K
005	421526	0370	10/18/11	\$789,990	PREVIOUS AV <>100%
005	422127	0230	8/20/11	\$400,000	RELOCATION - SALE TO SERVICE
005	440360	0020	7/2/09	\$950,000	DIAGNOSTIC OUTLIER
005	440360	0130	8/10/09	\$690,000	OBSOLESCENCE
005	440360	0240	3/4/11	\$654,000	RELOCATION - SALE TO SERVICE
005	561150	0010	1/15/10	\$650,000	RELOCATION - SALE TO SERVICE
005	561150	0260	4/30/10	\$90,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	572650	0210	9/9/09	\$43,486	RELATED PARTY, FRIEND, OR NEIGHBOR
005	644620	0020	9/17/09	\$565,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	644620	0135	10/24/11	\$117,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
005	644620	0385	11/14/11	\$447,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	664595	0050	12/9/09	\$1,140,000	DIAGNOSTIC OUTLIER
005	679090	0070	5/4/11	\$262,000	DIAGNOSTIC OUTLIER
005	679095	0200	7/15/11	\$750,000	RELOCATION - SALE TO SERVICE
005	679100	0700	7/12/11	\$400,500	RELOCATION - SALE TO SERVICE
005	679100	0720	9/25/09	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	679105	0040	4/24/11	\$559,000	RELOCATION - SALE TO SERVICE
005	679115	0040	5/18/11	\$533,500	DIAGNOSTIC OUTLIER
005	679330	0180	4/22/09	\$588,000	RELOCATION - SALE TO SERVICE
005	679510	0265	3/21/11	\$895,000	PREVIOUS AV <>100%
005	679510	0450	12/28/09	\$1,300,000	DIAGNOSTIC OUTLIER
005	730020	0450	2/16/09	\$561,000	RELOCATION - SALE TO SERVICE
005	752542	0080	1/26/09	\$435,000	DIAGNOSTIC OUTLIER
005	752553	0300	6/2/11	\$757,500	RELOCATION - SALE TO SERVICE
005	752553	0370	6/2/09	\$925,000	RELOCATION - SALE TO SERVICE
005	752553	0650	12/30/09	\$660,000	RELOCATION - SALE TO SERVICE
005	752650	0090	7/8/11	\$840,000	DIAGNOSTIC OUTLIER
005	752720	0100	6/1/11	\$193,077	RELATED PARTY, FRIEND, OR NEIGHBOR
005	752720	0290	6/17/11	\$430,000	DIAGNOSTIC OUTLIER
005	755960	0330	9/24/09	\$475,000	RELOCATION - SALE TO SERVICE
005	769180	0200	6/15/09	\$531,000	RELOCATION - SALE TO SERVICE
005	809980	0400	11/11/11	\$225,000	ESTATE ADMINISTRATOR
005	809980	0690	12/3/10	\$380,000	DIAGNOSTIC OUTLIER
005	809990	0360	9/3/11	\$385,000	RELOCATION - SALE TO SERVICE
005	812010	0150	9/27/11	\$557,500	RELOCATION - SALE TO SERVICE
005	865390	0020	1/12/11	\$499,000	DIAGNOSTIC OUTLIER
005	883570	0170	6/23/09	\$590,000	RELOCATION - SALE TO SERVICE
005	883570	0290	4/5/10	\$900,000	DIAGNOSTIC OUTLIER
005	954470	0060	12/22/11	\$632,707	PREVIMP<=25K
005	954470	0430	4/15/11	\$655,000	DIAGNOSTIC OUTLIER
005	954470	0440	7/13/11	\$705,000	DIAGNOSTIC OUTLIER
005	954470	0710	12/8/11	\$670,000	PREVIOUS AV <>100%
005	954470	0720	10/26/11	\$689,900	PREVIOUS AV <>100%
006	009800	0310	11/11/09	\$840,000	DIAGNOSTIC OUTLIER
006	009800	0470	9/1/09	\$735,000	NON-REPRESENTATIVE SALE
006	009800	0480	10/31/11	\$715,000	FINANCIAL INSTITUTION RESALE
006	009800	0500	10/28/10	\$741,000	DIAGNOSTIC OUTLIER
006	009800	0500	7/26/10	\$935,000	RELOCATION - SALE TO SERVICE
006	009800	0560	12/13/10	\$705,000	DIAGNOSTIC OUTLIER
006	009800	0710	6/1/10	\$785,000	DIAGNOSTIC OUTLIER
006	009800	0780	10/11/10	\$785,000	DIAGNOSTIC OUTLIER
006	009800	0810	11/10/09	\$860,000	DIAGNOSTIC OUTLIER
006	009800	0850	7/28/11	\$715,000	DIAGNOSTIC OUTLIER
006	009800	0860	11/6/10	\$775,000	DIAGNOSTIC OUTLIER
006	009800	0880	4/22/11	\$795,000	DIAGNOSTIC OUTLIER
006	009800	1110	5/23/11	\$852,500	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	009800	1190	4/28/10	\$725,000	DIAGNOSTIC OUTLIER
006	009800	1200	5/11/09	\$815,000	DIAGNOSTIC OUTLIER
006	009800	1230	6/9/10	\$800,000	DIAGNOSTIC OUTLIER
006	009802	0080	10/24/11	\$585,880	RELOCATION - SALE TO SERVICE
006	009802	0170	1/2/09	\$636,500	RELOCATION - SALE TO SERVICE
006	009802	0430	1/5/10	\$675,000	RELOCATION-SALE TO SERVICE
006	009802	0490	10/15/10	\$571,000	EXEMPT FROM EXCISE TAX
006	009802	0560	5/29/09	\$810,000	RELOCATION - SALE TO SERVICE
006	009802	0680	1/19/11	\$652,500	RELOCATION - SALE TO SERVICE
006	009803	0400	5/24/10	\$660,000	RELOCATION - SALE TO SERVICE
006	009803	0470	6/25/10	\$710,000	RELOCATION - SALE TO SERVICE
006	009803	0520	6/16/10	\$610,000	RELOCATION-SALE TO SERVICE
006	009803	0680	11/3/11	\$590,000	RELOCATION - SALE TO SERVICE
006	031840	0160	10/2/09	\$455,000	RELOCATION - SALE TO SERVICE
006	062940	0500	11/20/09	\$665,000	RELOCATION - SALE TO SERVICE
006	062940	0630	1/5/10	\$790,000	RELOCATION - SALE TO SERVICE
006	062941	0170	4/18/11	\$515,000	RELOCATION - SALE TO SERVICE
006	062942	0180	12/1/11	\$480,000	DIAGNOSTIC OUTLIER
006	062942	0250	1/28/10	\$503,360	BANKRUPTCY - RECEIVER OR TRUSTEE
006	062942	0470	1/12/10	\$730,000	RELOCATION - SALE TO SERVICE
006	114990	0210	7/1/10	\$95,000	DOR RATIO;QUIT CLAIM DEED
006	115000	0620	11/23/10	\$490,000	RELOCATION - SALE TO SERVICE
006	115090	0010	9/15/11	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	122406	9049	6/9/11	\$250,000	DIAGNOSTIC OUTLIER
006	122406	9054	7/25/11	\$285,000	PREVIMP<=25K
006	222406	9070	3/25/11	\$380,000	FINANCIAL INSTITUTION RESALE
006	327693	0020	2/28/09	\$805,000	RELOCATION - SALE TO SERVICE
006	352730	0070	12/1/11	\$715,000	RELOCATION - SALE TO SERVICE
006	352895	0050	2/8/10	\$485,000	BUILDER OR DEVELOPER SALES
006	390490	1920	6/15/11	\$395,000	RELOCATION - SALE TO SERVICE
006	390490	2330	2/20/10	\$460,000	RELOCATION - SALE TO SERVICE
006	390490	2610	7/6/10	\$722,950	DIAGNOSTIC OUTLIER
006	390491	0470	12/30/09	\$310,500	DIAGNOSTIC OUTLIER
006	390492	0590	3/13/09	\$423,000	RELOCATION - SALE TO SERVICE
006	390492	0600	5/20/09	\$342,000	NON-REPRESENTATIVE SALE
006	390492	0920	5/31/11	\$630,000	RELOCATION - SALE TO SERVICE
006	390493	0030	6/15/11	\$375,000	DIAGNOSTIC OUTLIER
006	390493	0060	11/18/11	\$347,500	GOVERNMENT AGENCY
006	390493	0280	7/13/10	\$400,000	RELOCATION - SALE TO SERVICE
006	390494	0080	10/5/11	\$490,000	RELOCATION - SALE TO SERVICE;
006	390494	0210	1/11/10	\$472,000	RELOCATION - SALE TO SERVICE
006	390495	0260	10/6/10	\$385,000	RELOCATION - SALE TO SERVICE
006	390496	0480	3/23/11	\$443,000	RELOCATION - SALE TO SERVICE;
006	390497	0100	12/29/11	\$397,700	TRUSTEE SALE
006	390497	0350	9/8/11	\$383,000	RELOCATION-SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	390499	0550	3/1/11	\$349,000	FINANCIAL INSTITUTION RESALE
006	390500	0490	11/9/10	\$535,000	RELOCATION - SALE TO SERVICE
006	390500	0520	12/16/11	\$507,000	RELOCATION - SALE TO SERVICE
006	390503	0420	5/22/10	\$490,000	RELOCATION - SALE TO SERVICE
006	390504	0830	6/15/11	\$310,000	DIAGNOSTIC OUTLIER
006	390504	0860	11/22/10	\$425,000	RELOCATION - SALE TO SERVICE
006	390507	0020	9/2/11	\$521,500	EXEMPT FROM EXCISE TAX
006	390509	0310	8/2/10	\$571,000	RELOCATION - SALE TO SERVICE
006	712200	0010	7/20/11	\$585,000	DIAGNOSTIC OUTLIER
006	712200	0010	7/14/11	\$601,500	RELOCATION - SALE TO SERVICE
006	712200	0120	5/10/10	\$840,000	RELOCATION - SALE TO SERVICE
006	807835	0370	9/15/09	\$522,500	RELOCATION - SALE TO SERVICE
006	807836	0190	3/2/09	\$380,000	NON-REPRESENTATIVE SALE
006	807839	0070	8/12/09	\$410,000	DIAGNOSTIC OUTLIER
006	864421	0340	12/7/10	\$655,000	DIAGNOSTIC OUTLIER
006	866505	0320	11/22/11	\$300,000	DIAGNOSTIC OUTLIER
006	869131	0510	11/16/11	\$665,000	RELOCATION - SALE TO SERVICE
006	869131	0590	11/30/09	\$750,000	RELOCATION - SALE TO SERVICE
006	869131	0650	6/21/10	\$689,000	RELOCATION - SALE TO SERVICE
006	869133	0460	4/10/09	\$622,500	RELOCATION - SALE TO SERVICE
006	869137	0250	6/22/10	\$725,500	RELOCATION-SALE TO SERVICE
006	869137	0270	1/20/09	\$645,000	RELOCATION - SALE TO SERVICE
006	869137	0300	6/29/09	\$553,800	RELOCATION - SALE TO SERVICE
006	869137	0520	10/26/09	\$590,000	RELOCATION - SALE TO SERVICE
006	869139	0290	9/25/10	\$587,500	RELOCATION - SALE TO SERVICE
006	869139	0580	7/18/11	\$507,000	DIAGNOSTIC OUTLIER
006	869139	0880	1/27/09	\$570,000	RELOCATION - SALE TO SERVICE
006	869139	1280	12/15/09	\$547,866	BANKRUPTCY - RECEIVER OR TRUSTEE
006	869140	0610	2/14/11	\$700,000	RELOCATION - SALE TO SERVICE
006	869140	0700	10/20/11	\$597,500	RELOCATION - SALE TO SERVICE
006	869141	0050	6/9/11	\$610,000	RELOCATION - SALE TO SERVICE
006	869141	0220	5/26/09	\$530,000	RELOCATION - SALE TO SERVICE
006	869141	0250	9/26/11	\$538,000	RELOCATION - SALE TO SERVICE
006	869141	0770	5/21/09	\$615,000	RELOCATION - SALE TO SERVICE
006	869142	0080	10/13/11	\$665,990	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
006	869142	0230	8/29/11	\$725,000	RELOCATION - SALE TO SERVICE
006	869143	0020	11/17/11	\$829,090	PREVIMP<=25K
006	869143	0030	9/7/11	\$769,000	DIAGNOSTIC OUTLIER
006	869143	0080	9/12/11	\$725,000	PREVIOUS AV <>100%
006	869143	0090	12/1/11	\$774,000	PREVIMP<=25K
006	869143	0100	11/2/11	\$729,990	PREVIMP<=25K
006	869143	0110	10/28/11	\$759,990	PREVIMP<=25K
006	869143	0140	12/27/11	\$624,990	PREVIMP<=25K
006	869143	0470	10/5/11	\$694,990	PREVIOUS AV <>100%
006	869143	0480	8/25/11	\$754,950	PREVIOUS AV <>100%

Vacant Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	012406	9049	1/6/2010	\$230,000	49658	N	N
005	054910	0007	4/29/2010	\$175,000	15300	N	N
005	054910	0075	8/3/2010	\$382,500	16000	Y	Y
005	222406	9026	6/3/2011	\$114,100	29256	N	N
005	421526	0260	12/19/2011	\$709,990	7360	N	N
005	644600	0025	9/21/2010	\$195,000	30000	N	N
005	947601	0010	2/2/2010	\$535,000	6791	N	N
005	947601	0060	1/11/2011	\$520,000	7089	N	N
006	115000	1390	11/24/2010	\$110,000	5839	N	N
006	222406	9038	2/13/2009	\$1,300,000	5250	N	N
006	679080	0030	2/18/2010	\$175,000	8800	N	N
006	679080	0040	2/18/2010	\$175,000	10115	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	012406	9027	8/26/2009	\$6,013,053	MULTI-PARCEL SALE
005	092406	9166	6/29/2009	\$129,795	RELATED PARTY, FRIEND, OR NEIGHBOR
006	142406	9108	3/30/2010	\$1,900,000	MULTI-PARCEL SALE
006	222406	9102	5/25/2010	\$1,120,000	MULTI-PARCEL SALE
006	679080	0010	4/26/2010	\$640,000	MULTI-PARCEL SALE
006	869142	0050	1/19/2010	\$940,000	MULTI-PARCEL SALE
006	869142	0080	6/9/2011	\$945,000	MULTI-PARCEL SALE
006	869142	0120	12/29/2010	\$282,000	QUIT CLAIM DEED