

Residential Revalue

2012 Assessment Roll

North Bend/ Snoqualmie

Area 80

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.

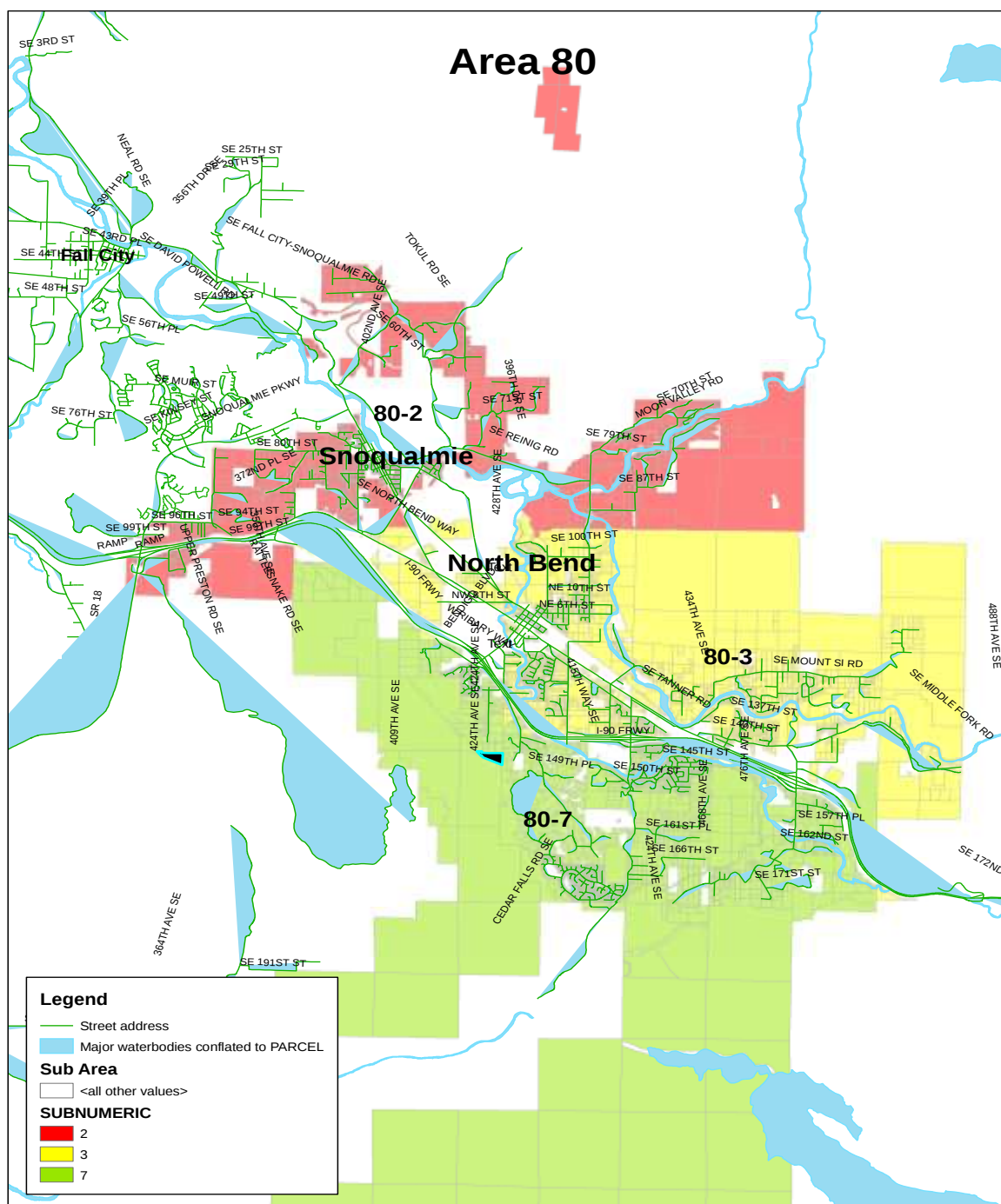
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



North Bend/ Snoqualmie's Housing



Grade 6/Year Built 1949/Total Living Area 1290



Grade 7/Year Built 1977/Total Living Area 1640



Grade 8/ Year Built 1998/ Total Living Area 1940



Grade 9/ Year Built 1989/ Total Living Area 3100



Grade 10/ Year Built 2000/Total Living Area 3890



Grade 11/ Year Built 2000/ Total Living Area 4220

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: North Bend/Snoqualmie/Area 80

Number of Improved Sales: 346

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	\$146,300	\$184,200	\$330,500			
2012 Value	\$136,700	\$172,800	\$309,500	\$340,000	91.0%	10.07%
Change	-\$9,600	-\$11,400	-\$21,000			
% Change	-6.6%	-6.2%	-6.4%			

*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.

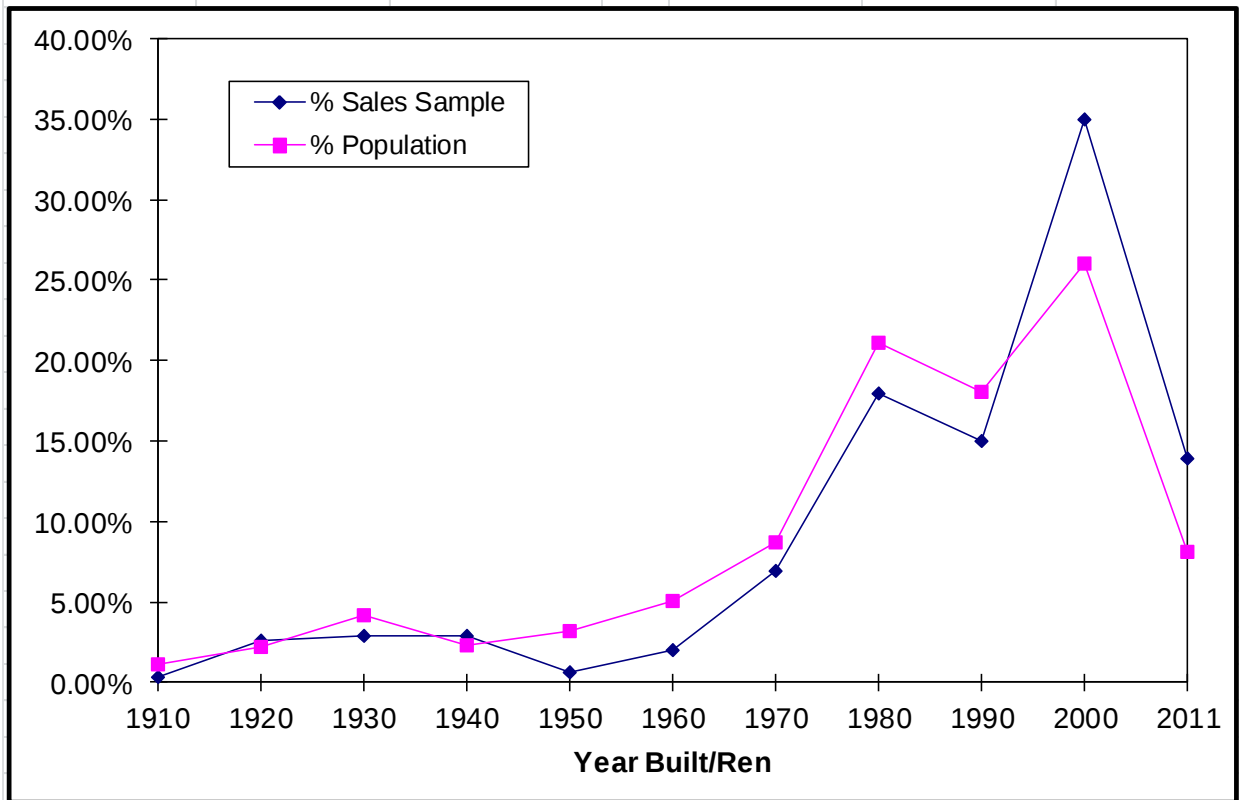
Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$151,300	\$170,500	\$321,800
2012 Value	\$141,400	\$160,300	\$301,700
Percent Change	-6.5%	-6.0%	-6.2%

Number of one to three unit residences in the population: 5223

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a plat variable needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area. We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

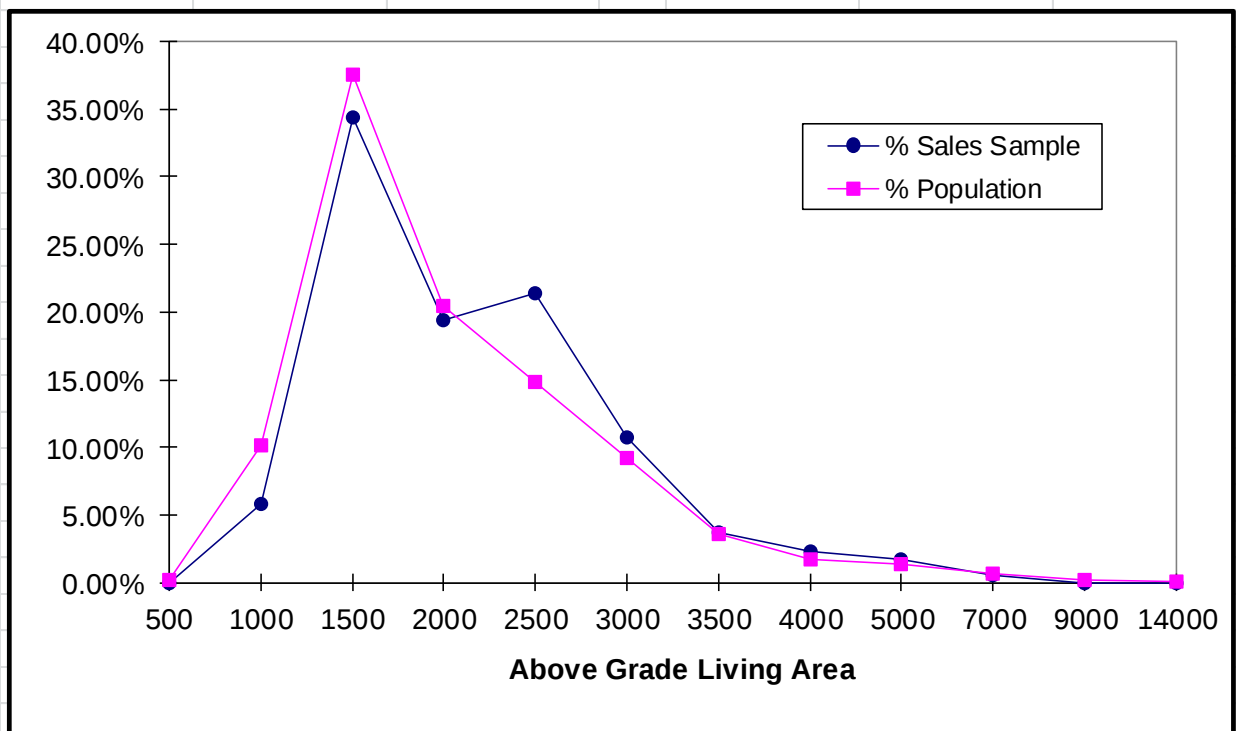
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	1	0.29%	1910	57	1.09%
1920	9	2.60%	1920	115	2.20%
1930	10	2.89%	1930	216	4.14%
1940	10	2.89%	1940	120	2.30%
1950	2	0.58%	1950	169	3.24%
1960	7	2.02%	1960	262	5.02%
1970	24	6.94%	1970	457	8.75%
1980	62	17.92%	1980	1101	21.08%
1990	52	15.03%	1990	941	18.02%
2000	121	34.97%	2000	1361	26.06%
2011	48	13.87%	2011	424	8.12%
	346			5223	



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

Sales Sample Representation of Population - Above Grade Living Area

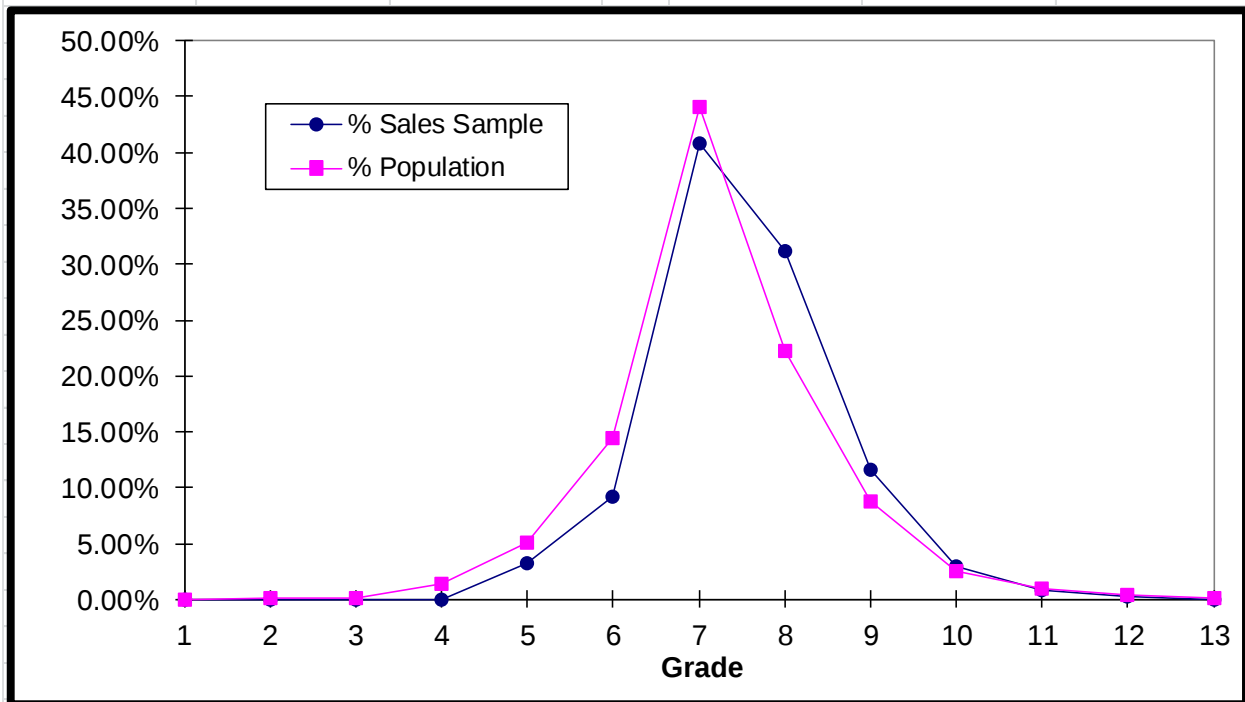
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	13	0.25%
1000	20	5.78%	1000	529	10.13%
1500	119	34.39%	1500	1963	37.58%
2000	67	19.36%	2000	1066	20.41%
2500	74	21.39%	2500	777	14.88%
3000	37	10.69%	3000	480	9.19%
3500	13	3.76%	3500	190	3.64%
4000	8	2.31%	4000	90	1.72%
5000	6	1.73%	5000	71	1.36%
7000	2	0.58%	7000	33	0.63%
9000	0	0.00%	9000	8	0.15%
14000	0	0.00%	14000	3	0.06%
	346			5223	



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

Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	4	0.08%
3	0	0.00%	3	9	0.17%
4	0	0.00%	4	69	1.32%
5	11	3.18%	5	264	5.05%
6	32	9.25%	6	753	14.42%
7	141	40.75%	7	2300	44.04%
8	108	31.21%	8	1163	22.27%
9	40	11.56%	9	457	8.75%
10	10	2.89%	10	129	2.47%
11	3	0.87%	11	52	1.00%
12	1	0.29%	12	20	0.38%
13	0	0.00%	13	3	0.06%
	346			5223	



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 12 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 6.2% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a plat variable needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area.

We recommend posting these values for the 2012 Assessment Roll.

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 346 useable residential sales in the area.

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

Mobile Home Update

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

Results

The resulting assessment level is 91.0%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -6.20%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 80 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										
-5.82%										
Forster Woods										
Major 260772-260776		Yes								
% Adjustment		-11.82%								
Comments : The percentages listed are total adjustments not additive adjustments. For instance, a House located in the plat of Forster Woods would <i>approximately</i> receive a -11.82% downward adjustment. 212 parcels in the improved population would receive this adjustment. There were 21 sales. There were no properties that would receive a multiple variable adjustment. 96% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.										

Area 80 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 0.908, resulting in an adjusted value of \$477,000 (\$525,000 X .908=\$477,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.806	-19.4%
2/1/2009	0.811	-18.9%
3/1/2009	0.816	-18.4%
4/1/2009	0.822	-17.8%
5/1/2009	0.827	-17.3%
6/1/2009	0.832	-16.8%
7/1/2009	0.838	-16.2%
8/1/2009	0.843	-15.7%
9/1/2009	0.849	-15.1%
10/1/2009	0.854	-14.6%
11/1/2009	0.860	-14.0%
12/1/2009	0.865	-13.5%
1/1/2010	0.870	-13.0%
2/1/2010	0.876	-12.4%
3/1/2010	0.881	-11.9%
4/1/2010	0.886	-11.4%
5/1/2010	0.892	-10.8%
6/1/2010	0.897	-10.3%
7/1/2010	0.903	-9.7%
8/1/2010	0.908	-9.2%
9/1/2010	0.914	-8.6%
10/1/2010	0.919	-8.1%
11/1/2010	0.924	-7.6%
12/1/2010	0.930	-7.0%
1/1/2011	0.935	-6.5%
2/1/2011	0.941	-5.9%
3/1/2011	0.946	-5.4%
4/1/2011	0.951	-4.9%
5/1/2011	0.957	-4.3%
6/1/2011	0.962	-3.8%
7/1/2011	0.967	-3.3%
8/1/2011	0.973	-2.7%
9/1/2011	0.978	-2.2%
10/1/2011	0.984	-1.6%
11/1/2011	0.989	-1.1%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	942380	0135	9/22/09	\$232,000	\$198,000	720	5	1917	Good	7000	N	N	38134 SE 85TH ST
002	312408	9084	11/30/11	\$199,000	\$198,000	770	5	1950	Good	42852	N	N	38316 SE 92ND ST
002	541710	0140	12/1/09	\$212,000	\$183,000	800	5	1925	Avg	6600	N	N	39635 SE SPRUCE ST
002	784920	2765	7/16/09	\$229,000	\$192,000	820	5	1940	Avg	7200	N	N	8377 MAPLE AVE SE
002	541760	0140	11/25/09	\$137,000	\$118,000	860	5	1937	Avg	9000	N	N	39763 SE WALNUT ST
002	541760	0130	4/22/10	\$165,500	\$147,000	910	5	1923	Avg	9000	N	N	39801 SE WALNUT ST
002	942380	0260	11/24/10	\$180,000	\$167,000	940	5	1917	Good	7000	N	N	8519 382ND AVE SE
002	942380	0030	7/12/10	\$220,000	\$199,000	1100	5	1917	Good	7470	N	N	8506 382ND AVE SE
002	541760	0195	11/16/09	\$145,000	\$125,000	1350	5	1928	Avg	7200	N	N	39782 SE WALNUT ST
002	784920	1345	7/10/09	\$185,000	\$155,000	1380	5	1911	Avg	7200	N	N	8350 MAPLE AVE SE
002	182408	9023	11/1/10	\$275,000	\$254,000	800	6	1930	Good	138085	N	N	38426 SE 45TH PL
002	784920	2275	8/18/11	\$194,000	\$189,000	1190	6	1938	VGood	5400	N	N	8397 SILVA AVE SE
002	312408	9060	7/17/09	\$279,999	\$235,000	1250	6	1931	Good	13503	N	N	8303 384TH AVE SE
002	784920	0885	4/2/09	\$245,000	\$201,000	1280	6	1977	VGood	7200	N	N	39172 SE GAMMA ST
002	784920	0275	8/28/09	\$210,000	\$178,000	1300	6	1977	Avg	7200	N	N	8191 PARK AVE SE
002	312408	9056	5/6/10	\$300,000	\$268,000	1310	6	1936	Good	27460	N	N	9509 384TH AVE SE
002	785120	0045	11/2/11	\$281,000	\$278,000	1380	6	1918	Good	7380	N	Y	39390 SE PARK ST
002	182408	9044	5/1/09	\$240,000	\$198,000	1450	6	1922	Avg	41075	N	N	38413 SE 47TH ST
002	785020	0060	3/8/11	\$270,000	\$256,000	1490	6	1922	Good	16155	N	Y	39112 SE PARK ST
002	282408	9058	2/24/10	\$405,000	\$356,000	1510	6	1980	Avg	220413	N	N	41916 SE 66TH ST
002	780290	0561	1/15/09	\$370,000	\$299,000	1620	6	1939	Avg	177724	N	N	8222 372ND PL SE
002	942380	0035	11/2/11	\$217,500	\$215,000	1650	6	1917	Good	7700	N	N	8514 382ND AVE SE
002	312408	9043	8/27/09	\$289,000	\$245,000	1960	6	1927	Avg	16117	N	N	8215 384TH AVE SE
002	784920	1335	4/8/10	\$280,000	\$248,000	2010	6	1962	Good	7200	N	N	8328 MAPLE AVE SE
002	784920	2090	9/1/11	\$290,000	\$284,000	2440	6	1955	Avg	8280	N	N	8075 SILVA AVE SE

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	362407	9072	12/20/10	\$374,000	\$349,000	1120	7	1968	Good	217800	N	N	36132 SE 94TH ST
002	362407	9061	9/1/10	\$272,500	\$249,000	1160	7	1983	Avg	21773	N	N	8311 372ND PL SE
002	242441	0080	5/3/11	\$276,800	\$265,000	1270	7	1987	Avg	14025	N	N	43327 SE 77TH ST
002	242441	0040	12/17/11	\$250,000	\$249,000	1280	7	1987	Avg	17833	N	N	43303 SE 77TH ST
002	322408	9035	10/29/09	\$332,500	\$285,000	1340	7	1932	Good	7405	N	N	8518 MEADOWBROOK WAY SE
002	282408	9024	3/16/11	\$253,500	\$240,000	1380	7	1980	Avg	96703	N	N	40901 SE 71ST ST
002	780410	0020	10/19/09	\$280,000	\$240,000	1390	7	1966	Good	9001	N	N	8476 REINIG PL SE
002	312408	9133	10/1/09	\$333,000	\$284,000	1400	7	1996	Avg	21344	N	N	38451 SE 85TH CT
002	322408	9028	6/23/10	\$215,000	\$194,000	1400	7	1924	VGood	9010	N	N	39165 SE EPSILON ST
002	362407	9046	3/1/10	\$384,000	\$338,000	1410	7	1978	Avg	108900	N	N	8909 372ND AVE SE
002	784920	2630	4/29/10	\$222,000	\$198,000	1460	7	1999	Avg	5725	N	N	8305 OLMSTEAD PL SE
002	784920	2238	4/30/11	\$290,000	\$277,000	1460	7	1999	Avg	5727	N	N	8325 OLMSTEAD PL SE
002	784920	2231	6/1/09	\$308,000	\$256,000	1470	7	1999	Avg	3976	N	N	8310 OLMSTEAD PL SE
002	541760	0125	7/6/09	\$350,000	\$293,000	1480	7	1928	Good	9000	N	N	8325 MOUNTAIN AVE SE
002	282408	9073	9/22/10	\$409,000	\$375,000	1550	7	1993	Good	90605	N	N	7235 408TH AVE SE
002	182408	9076	11/1/10	\$412,500	\$381,000	1605	7	2010	Avg	41591	N	N	4729 383rd AVE SE
002	510390	0040	7/27/10	\$320,000	\$290,000	1628	7	2010	Avg	11232	N	N	7675 HARDING PL SE
002	312408	9019	6/29/09	\$305,000	\$255,000	1670	7	2007	Avg	21780	N	N	8107 384TH AVE SE
002	784920	2200	5/3/10	\$265,000	\$236,000	1930	7	1965	Avg	7200	N	N	8263 SILVA AVE SE
002	012307	9019	3/18/11	\$460,000	\$436,000	2030	7	1984	Avg	361112	N	N	36102 SE 96TH WAY
002	602850	0070	7/21/10	\$525,000	\$475,000	2260	8	1997	Avg	8600	Y	Y	7602 442ND PL SE
002	182408	9072	3/16/09	\$539,000	\$441,000	2310	8	2008	Avg	47916	N	N	38615 SE 47TH ST
002	746290	0084	7/22/10	\$435,000	\$394,000	2380	8	1990	Avg	47916	N	N	9734 351ST AVE SE
002	784920	1087	2/23/09	\$363,376	\$296,000	2390	8	2008	Avg	7200	N	N	8738 FALLS AVE SE
002	262408	9099	6/11/09	\$610,000	\$508,000	2640	8	1999	Avg	32234	N	Y	7155 MOON VALLEY RD SE
002	262408	9097	9/28/10	\$629,250	\$578,000	2840	8	2008	Avg	33541	N	Y	7131 MOON VALLEY RD SE

Improved Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	192408	9039	10/14/11	\$419,900	\$414,000	3338	8	2004	Avg	156816	N	N	37456 SE FISH HATCHERY RD
002	182408	9013	6/7/10	\$552,250	\$496,000	2830	9	2008	Avg	212137	N	N	38612 SE 47TH ST
002	202408	9084	2/9/10	\$625,000	\$548,000	2990	9	2008	Avg	108900	N	N	6230 402ND AVE SE
002	182408	9073	8/17/09	\$570,000	\$482,000	3000	9	2008	Avg	60450	N	N	4731 383RD AVE SE
002	182408	9036	8/23/10	\$569,000	\$519,000	3440	9	1984	Avg	211701	Y	N	4407 382ND AVE SE
002	352408	9068	8/10/11	\$884,000	\$861,000	4640	10	2002	Avg	218236	N	N	8122 438TH AVE SE
003	380800	0225	9/23/10	\$226,000	\$207,000	740	5	1939	Good	4051	N	N	132 4TH ST
003	380800	0120	10/17/09	\$245,000	\$210,000	700	6	1937	Avg	6300	N	N	517 MAIN AVE N
003	857090	0321	4/1/10	\$256,450	\$227,000	980	6	1912	VGood	11295	N	N	610 BALLARAT AVE N
003	102308	9106	9/12/11	\$325,000	\$319,000	1010	6	1948	Avg	34200	N	Y	11204 432ND AVE SE
003	380800	0215	7/13/10	\$220,000	\$199,000	1070	6	1919	Good	7385	N	N	421 BALLARAT AVE N
003	102308	9164	9/12/11	\$240,000	\$235,000	1080	6	1980	Avg	9602	Y	N	616 MALONEY PL NE
003	373490	0020	1/12/09	\$275,000	\$222,000	1190	6	1926	Good	8400	N	N	304 E PARK ST
003	102308	9175	9/7/10	\$285,000	\$261,000	1310	6	1999	Avg	13135	N	N	505 MALONEY GROVE AVE SE
003	052308	9033	4/25/11	\$235,000	\$224,000	1370	6	1966	Avg	35027	Y	N	10221 394TH PL SE
003	857090	0021	3/12/10	\$250,000	\$221,000	1390	6	1911	VGood	10500	N	N	611 BALLARAT AVE N
003	152308	9118	6/21/11	\$350,000	\$338,000	1450	6	1953	Good	20850	N	N	13715 424TH AVE SE
003	380800	0155	6/20/11	\$255,000	\$246,000	1490	6	1932	Avg	7250	N	N	421 MAIN ST
003	152308	9096	9/3/10	\$425,000	\$388,000	1990	6	1996	Avg	59193	N	N	13717 432ND AVE SE
003	857090	0183	4/21/10	\$285,000	\$254,000	2190	6	1903	Good	8125	N	N	223 SYDNEY AVE N
003	019245	0310	3/9/09	\$325,000	\$265,000	850	7	1985	Avg	16763	N	N	43810 SE 139TH ST
003	132308	9063	7/9/09	\$418,000	\$350,000	970	7	1985	Avg	43560	N	N	12924 464TH AVE SE
003	570350	0320	2/11/10	\$295,000	\$259,000	1080	7	1980	Avg	10000	N	N	13518 433RD PL SE
003	115110	0022	4/21/11	\$295,000	\$282,000	1090	7	1962	Avg	14899	N	N	13430 423RD AVE SE
003	082309	9044	4/7/11	\$310,000	\$295,000	1100	7	1985	Fair	217364	N	N	49114 SE 115TH ST
003	102308	9172	10/5/09	\$321,500	\$275,000	1160	7	1958	Good	12222	Y	N	711 NE 8TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	816860	0150	7/15/11	\$242,000	\$235,000	1180	7	1982	Avg	15580	N	N	1100 SE SYMMONS PL
003	019245	0350	5/12/10	\$235,000	\$210,000	1200	7	1984	Avg	14770	N	N	13820 439TH PL SE
003	102308	9228	2/18/10	\$247,500	\$217,000	1250	7	1990	Avg	13775	N	N	619 MALONEY PL NE
003	152308	9067	10/1/09	\$300,000	\$256,000	1250	7	1979	Avg	13068	N	N	43108 SE 134TH CT
003	779582	0020	12/3/09	\$285,000	\$246,000	1250	7	1976	Good	14610	Y	N	408 TAYLOR PL NE
003	779540	0141	10/19/10	\$235,000	\$217,000	1260	7	1959	VGood	14129	Y	N	401 THRASHER AVE NE
003	032308	9132	10/24/11	\$250,500	\$247,000	1280	7	1978	Avg	12198	N	N	1018 BORST AVE NE
003	152308	9238	3/16/10	\$260,000	\$230,000	1290	7	1995	Avg	6375	N	N	43321 SE CEDAR FALLS WAY
003	115110	0092	9/6/11	\$230,000	\$225,000	1340	7	1980	Avg	16866	N	N	42205 SE 133RD ST
003	102308	9195	5/21/10	\$369,950	\$331,000	1400	7	1968	Good	12183	N	N	129 424TH AVE SE
003	142308	9045	9/20/10	\$250,000	\$229,000	1460	7	1987	Avg	14856	N	N	44119 SE TANNER RD
003	256139	0040	8/9/10	\$290,000	\$264,000	1460	7	1974	Good	10488	N	N	1121 PICKETT AVE NE
003	779581	0070	3/11/11	\$295,000	\$279,000	1490	7	1974	Good	9349	Y	N	433 TAYLOR PL NE
003	803990	0225	2/10/09	\$390,000	\$317,000	1500	7	1966	VGood	13829	N	N	455 SE MAPLE DR
003	857090	0020	4/1/09	\$321,000	\$263,000	1500	7	1961	Avg	15232	N	N	106 E 6TH ST
003	032308	9067	10/19/11	\$250,000	\$247,000	1520	7	1959	Good	34817	N	N	1110 BALLARAT AVE NE
003	554331	0050	5/6/11	\$245,000	\$235,000	1520	7	1980	Avg	13694	N	N	730 NE 8TH ST
003	032308	9119	10/1/09	\$400,000	\$341,000	1550	7	1966	Avg	44866	N	N	9905 428TH AVE SE
003	803880	0170	8/24/09	\$310,000	\$262,000	1550	7	1984	Avg	10000	N	N	437 SE ALDER DR
003	019246	0030	2/13/09	\$292,900	\$238,000	1560	7	1987	Avg	24889	N	N	13614 439TH AVE SE
003	102308	9170	10/22/09	\$300,000	\$257,000	1570	7	1993	Avg	23921	Y	N	701 BORST AVE NE
003	856480	0030	8/18/09	\$360,000	\$304,000	1600	7	1989	Avg	39521	N	N	13908 453RD PL SE
003	770830	0040	7/6/09	\$350,000	\$293,000	1680	7	1997	Avg	11560	N	N	41227 SE 123RD ST
003	019245	0210	12/1/11	\$250,000	\$249,000	1690	7	1984	Avg	14378	N	N	13803 437TH PL SE
003	732750	0130	8/12/11	\$275,000	\$268,000	1700	7	1980	Good	19490	N	N	13120 455TH PL SE
003	803990	0275	4/7/10	\$390,000	\$346,000	1700	7	1987	Avg	12171	N	N	610 MEADOW DR SE

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Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	159300	1240	5/26/09	\$385,000	\$320,000	1720	7	1975	VGood	53193	N	N	10221 423RD PL SE
003	072309	9064	5/18/11	\$329,800	\$316,000	1760	7	2004	Avg	31879	N	N	12604 473RD AVE SE
003	132308	9076	6/22/10	\$474,000	\$427,000	1800	7	2006	Avg	58395	Y	Y	46723 SE 129TH ST
003	803880	0090	4/15/09	\$370,000	\$305,000	1840	7	1993	Avg	11250	N	N	451 SE CHERRY DR
003	102308	9257	3/3/10	\$385,000	\$339,000	1870	7	1991	Avg	22325	N	N	728 SE CEDAR FALLS WAY
003	770830	0140	4/22/10	\$252,000	\$224,000	1910	7	1977	Avg	10720	N	N	12312 415TH AVE SE
003	102308	9197	7/27/11	\$285,000	\$277,000	1930	7	1969	Avg	12443	N	N	137 424TH AVE SE
003	019246	0220	11/24/09	\$342,000	\$295,000	1960	7	1986	Good	15200	N	N	13618 437TH PL SE
003	779540	0125	12/28/11	\$310,000	\$310,000	2010	7	2011	Avg	10097	Y	N	428 MERRITT AVE NE
003	132308	9134	1/8/10	\$355,000	\$309,000	2040	7	1989	Avg	21688	N	N	12910 464TH AVE SE
003	142308	9064	3/23/09	\$454,000	\$372,000	2100	7	1955	Avg	26228	N	N	43605 SE TANNER RD
003	162308	9116	12/2/09	\$320,000	\$277,000	2110	7	1988	Avg	25682	N	N	13036 412TH WAY SE
003	736640	0070	7/11/11	\$360,500	\$349,000	2180	7	1967	Good	11729	Y	N	618 BORST AVE NE
003	159300	0400	5/31/11	\$500,000	\$481,000	2630	7	1993	Avg	34963	Y	Y	10131 416TH AVE SE
003	550650	0240	12/28/11	\$337,000	\$337,000	1160	8	1989	Avg	32229	N	N	45910 SE 130TH PL
003	032308	9048	6/19/09	\$361,000	\$301,000	1620	8	1961	Good	12632	N	N	214 NE 8TH ST
003	803880	0230	7/30/11	\$328,900	\$320,000	1800	8	1987	Avg	20625	N	N	900 MEADOW DR SE
003	779540	0006	7/16/10	\$330,000	\$299,000	1990	8	2006	Avg	9824	N	N	209 NE 6TH ST
003	778710	0680	10/9/09	\$421,500	\$360,000	1990	8	1996	Avg	8482	N	N	440 SE 8TH ST
003	778710	0790	6/25/10	\$375,000	\$338,000	1990	8	1997	Avg	7494	N	N	515 SE 9TH ST
003	778710	0540	7/1/10	\$392,000	\$354,000	2000	8	1996	Avg	7630	N	N	505 SE 7TH ST
003	778710	0540	12/30/09	\$420,000	\$365,000	2000	8	1996	Avg	7630	N	N	505 SE 7TH ST
003	778710	0630	12/7/11	\$338,000	\$336,000	2010	8	1996	Avg	7127	N	N	540 SE 8TH ST
003	115110	0130	8/22/10	\$335,000	\$305,000	2020	8	1958	Good	40084	N	N	13520 421ST AVE SE
003	778710	0280	3/22/10	\$389,800	\$345,000	2030	8	1996	Avg	7317	N	N	560 SE 6TH ST
003	778710	0660	5/23/11	\$335,000	\$322,000	2030	8	1996	Avg	7623	N	N	480 SE 8TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	816860	0140	7/27/11	\$329,950	\$321,000	2040	8	1987	Good	15470	N	N	1060 SE SYMMONS PL
003	778712	0400	7/9/09	\$417,500	\$350,000	2130	8	1998	Avg	9750	N	N	1190 MOUNTAIN VIEW BLVD SE
003	778712	0290	3/30/09	\$415,000	\$341,000	2150	8	1998	Avg	7367	N	N	315 SE 10TH CIR
003	778710	0090	3/25/11	\$423,500	\$402,000	2180	8	1996	Avg	10571	N	N	460 SE 5TH ST
003	778712	0420	7/8/11	\$385,000	\$373,000	2200	8	1998	Avg	9750	N	N	1220 MOUNTAIN VIEW BLVD SE
003	778711	0360	5/17/11	\$352,500	\$338,000	2210	8	1997	Avg	7390	N	N	1130 SE 11TH PL
003	778711	0520	11/7/11	\$338,000	\$335,000	2210	8	1998	Avg	9810	N	N	980 MOUNTAIN VIEW BLVD SE
003	132308	9118	6/2/09	\$335,000	\$279,000	2270	8	1970	Avg	46173	N	N	46223 SE 131ST ST
003	132308	9067	1/21/10	\$345,500	\$302,000	2320	8	2003	Avg	18941	N	N	45502 SE 141ST ST
003	778710	0410	1/28/09	\$421,900	\$342,000	2320	8	1996	Avg	7418	N	N	620 SE 7TH ST
003	778711	0450	5/27/09	\$432,000	\$359,000	2320	8	1997	Avg	9750	N	N	1130 MOUNTAIN VIEW BLVD SE
003	778712	0330	6/10/09	\$435,000	\$362,000	2320	8	1998	Avg	9117	N	N	220 SE 10TH CIR
003	778710	0550	10/5/11	\$360,000	\$354,000	2340	8	1996	Avg	7754	N	N	525 SE 7TH ST
003	778710	0570	7/8/11	\$374,000	\$362,000	2340	8	1996	Avg	7539	N	N	565 SE 7TH ST
003	778710	0440	2/4/11	\$372,000	\$350,000	2350	8	1996	Avg	7281	N	N	560 SE 7TH ST
003	778710	0900	3/24/10	\$403,500	\$357,000	2360	8	1997	Avg	8261	N	N	485 SE 8TH ST
003	778711	0110	2/15/10	\$412,000	\$362,000	2370	8	1998	Avg	8989	N	N	355 10TH PL SE
003	778712	0560	4/19/10	\$415,000	\$369,000	2370	8	1999	Avg	8752	N	N	350 SE 13TH PL
003	778712	0340	2/19/10	\$405,000	\$356,000	2400	8	1998	Avg	9100	N	N	200 SE 10TH CIR
003	778711	0200	4/27/10	\$410,000	\$365,000	2410	8	1998	Avg	7785	N	N	485 SE 10TH ST
003	778710	0620	3/2/10	\$430,000	\$379,000	2420	8	1997	Avg	7312	N	N	560 SE 8TH ST
003	778711	0270	7/6/09	\$440,000	\$369,000	2430	8	1998	Avg	7037	N	N	1040 SE 11TH PL
003	778711	0420	11/18/10	\$430,700	\$399,000	2430	8	1998	Avg	8990	N	N	1015 SE 11TH PL
003	778711	0740	8/22/11	\$415,000	\$405,000	2430	8	1997	Avg	9609	N	N	700 SE 10TH ST
003	778712	0200	7/2/10	\$444,000	\$401,000	2430	8	1999	Avg	7456	N	N	215 SE 10TH CIR
003	152308	9038	6/15/10	\$490,000	\$441,000	2435	8	2002	Avg	24261	N	N	13512 436TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	778710	0640	6/24/11	\$359,000	\$347,000	2450	8	1997	Avg	7085	N	N	520 SE 8TH ST
003	778712	0540	11/17/11	\$369,000	\$366,000	2480	8	1998	Avg	10303	N	N	310 SE 13TH PL
003	778712	0010	11/16/11	\$392,000	\$389,000	2500	8	1998	Avg	9999	N	N	320 SE 10TH ST
003	778712	0040	6/17/11	\$405,000	\$391,000	2510	8	1998	Avg	11670	N	N	230 SE 10TH ST
003	778710	0520	8/16/11	\$350,000	\$341,000	2530	8	1996	Avg	7863	N	N	465 SE 7TH ST
003	778712	0530	3/31/10	\$423,000	\$375,000	2530	8	1998	Avg	11835	N	N	325 SE 13TH PL
003	778712	0410	1/15/10	\$421,450	\$368,000	2570	8	1998	Avg	9750	N	N	1200 MOUNTAIN VIEW BLVD SE
003	132308	9085	1/26/09	\$495,000	\$401,000	2600	8	2007	Avg	12800	N	N	45411 SE 140TH ST
003	778712	0090	8/24/09	\$415,000	\$351,000	2620	8	1999	Avg	9750	N	N	140 SE 10TH ST
003	778710	0710	12/9/11	\$395,000	\$393,000	2690	8	1996	Avg	7828	N	N	425 SE 9TH ST
003	778711	0180	9/27/10	\$435,000	\$399,000	2690	8	1997	Avg	7674	N	N	445 SE 10TH ST
003	778711	0620	8/13/10	\$445,000	\$405,000	2690	8	1997	Avg	9600	N	N	755 SE 10TH ST
003	159300	0680	12/29/11	\$450,000	\$450,000	2710	8	2000	Avg	55321	N	N	10020 416TH AVE SE
003	112308	9058	11/20/09	\$425,000	\$367,000	2770	8	2006	Avg	19264	N	Y	43627 SE MOUNT SI RD
003	152308	9192	10/26/10	\$629,000	\$581,000	2780	8	1997	Avg	82328	N	N	13635 424TH AVE SE
003	132308	9171	3/20/09	\$510,000	\$418,000	2850	8	2006	Avg	71728	N	N	45524 SE 141ST ST
003	733820	0430	3/11/10	\$475,000	\$419,000	1900	9	1993	Avg	44904	Y	N	12712 471ST AVE SE
003	733820	0250	5/4/09	\$419,000	\$346,000	2010	9	1992	Avg	35448	Y	N	12813 470TH AVE SE
003	162308	9004	11/16/09	\$425,000	\$366,000	2240	9	2001	Avg	163722	N	Y	41934 SE 136TH ST
003	733820	0370	8/1/11	\$460,000	\$447,000	2280	9	1993	Avg	35127	Y	N	47106 SE 129TH ST
003	733820	0480	8/10/11	\$380,000	\$370,000	2290	9	1992	Avg	35000	Y	N	47022 SE 126TH ST
003	550650	0040	9/21/11	\$565,000	\$555,000	2360	9	1989	Avg	44826	Y	Y	12835 456TH DR SE
003	112308	9028	7/19/11	\$500,000	\$485,000	2410	9	1999	Avg	53143	N	N	44129 SE MOUNT SI RD
003	951032	0150	12/21/10	\$410,000	\$383,000	2500	9	1997	Avg	50595	N	N	13905 457TH AVE SE
003	951032	0100	6/9/10	\$510,000	\$458,000	2510	9	1996	Avg	34873	N	N	13803 457TH AVE SE
003	951030	0050	11/15/11	\$425,000	\$421,000	2530	9	1994	Avg	32728	N	N	13906 463RD AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	733820	0450	6/3/11	\$525,000	\$505,000	2650	9	1992	Avg	35000	Y	N	12608 471ST AVE SE
003	132308	9141	3/4/10	\$569,000	\$501,000	2740	9	2003	Avg	66608	N	N	46726 SE 129TH ST
003	951030	0160	4/20/10	\$526,000	\$468,000	2760	9	1994	Avg	33955	N	N	46106 SE 137TH ST
003	951030	0240	6/16/10	\$565,000	\$508,000	2760	9	1994	Avg	39185	N	N	46238 SE 139TH PL
003	951032	0280	8/26/09	\$579,000	\$490,000	2825	9	1996	Avg	35626	N	N	45702 SE 139TH PL
003	102308	9255	6/15/11	\$425,000	\$410,000	2830	9	1999	Avg	44431	N	N	735 SE CEDAR FALLS WAY
003	951030	0200	12/14/09	\$435,750	\$378,000	2840	9	1995	Avg	41418	N	N	46127 SE 137TH ST
003	951032	0070	7/5/11	\$565,000	\$547,000	2860	9	1997	Avg	35488	N	N	13465 456TH PL SE
003	951032	0310	5/26/09	\$603,000	\$501,000	2960	9	1997	Avg	33162	N	N	45711 SE 138TH CT
003	951032	0360	5/24/10	\$535,000	\$479,000	2970	9	1997	Avg	38125	N	N	45712 SE 138TH CT
003	733820	0040	9/4/09	\$475,000	\$403,000	3020	9	1992	Avg	30476	Y	N	46917 SE 126TH ST
003	951032	0260	1/4/11	\$557,000	\$521,000	3165	9	1996	Avg	29073	N	N	45714 SE 139TH PL
003	856485	0240	3/2/11	\$549,352	\$519,000	3250	9	2011	Avg	8983	N	N	1699 TANNERWOOD WAY SE
003	122308	9086	2/2/11	\$600,000	\$564,000	3280	9	1999	Avg	50631	Y	N	12726 456TH DR SE
003	784620	0110	7/27/10	\$587,000	\$532,000	3330	9	2004	Avg	8846	Y	N	875 SNOQUALM PL
003	784620	0120	10/4/11	\$505,000	\$497,000	3340	9	2004	Avg	9691	Y	N	855 SNOQUALM PL
003	856485	0140	6/1/11	\$539,880	\$519,000	3440	9	2011	Avg	8870	N	N	1768 TANNERWOOD WAY SE
003	032308	9182	8/11/10	\$629,950	\$573,000	3530	9	2005	Avg	15286	N	N	1165 RACHOR PL NE
003	152308	9220	6/15/10	\$736,000	\$662,000	3560	10	1999	Avg	65340	N	N	42905 SE 137TH PL
003	550650	0150	10/27/09	\$661,000	\$567,000	3760	10	1997	Avg	40126	Y	Y	13065 459TH AVE SE
003	172309	9029	3/10/09	\$900,000	\$735,000	3770	10	2005	Avg	228254	N	Y	14216 496TH AVE SE
003	159300	0780	3/3/11	\$655,000	\$620,000	4160	10	2006	Avg	46609	N	N	10220 416TH AVE SE
003	132308	9110	3/3/10	\$710,000	\$625,000	4210	10	2006	Avg	91040	N	N	13028 461ST AVE SE
007	733440	0850	12/14/11	\$158,000	\$157,000	730	6	1965	Avg	12905	N	N	44531 SE 148TH ST
007	152308	9137	2/3/09	\$380,000	\$308,000	880	6	1968	Fair	174235	Y	Y	42619 SE 142ND ST
007	733440	0700	2/3/09	\$238,800	\$194,000	1100	6	1967	Good	9728	N	N	44506 SE 147TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733460	1210	9/25/09	\$277,500	\$237,000	1250	6	1970	Good	11571	N	N	44804 SE 146TH ST
007	940711	1140	10/7/10	\$172,500	\$159,000	930	7	1979	Avg	9744	N	N	17015 430TH PL SE
007	940700	1700	7/27/10	\$222,500	\$202,000	960	7	1977	Good	20954	N	N	16808 425TH AVE SE
007	940711	1420	9/27/09	\$215,000	\$183,000	960	7	1970	Avg	8910	N	N	42766 SE 173RD PL
007	940700	1720	7/20/10	\$242,000	\$219,000	990	7	1977	Avg	10710	N	N	16828 425TH AVE SE
007	733460	0480	9/8/09	\$225,000	\$191,000	1000	7	1968	Good	12100	N	N	14409 448TH AVE SE
007	147161	0270	10/23/09	\$212,400	\$182,000	1010	7	1981	Fair	15233	N	N	14211 443RD PL SE
007	733460	0970	7/16/09	\$225,000	\$189,000	1010	7	1973	Avg	9750	N	N	44611 SE 145TH ST
007	940700	1790	4/13/11	\$239,950	\$229,000	1010	7	1972	Fair	10800	N	N	16820 426TH AVE SE
007	940711	1080	4/1/09	\$289,950	\$238,000	1030	7	1990	Avg	9720	N	N	42822 SE 170TH PL
007	940710	1080	1/22/10	\$256,900	\$224,000	1040	7	1979	Avg	10880	N	N	17118 424TH AVE SE
007	147160	0100	2/3/09	\$299,950	\$243,000	1060	7	1982	Good	18095	N	N	43826 SE 142ND ST
007	940700	1740	6/24/09	\$309,300	\$259,000	1060	7	1995	Avg	9900	N	N	16819 426TH AVE SE
007	147163	0010	10/12/10	\$257,000	\$237,000	1070	7	1984	Avg	15118	N	N	14212 442ND AVE SE
007	940700	0770	8/16/11	\$193,000	\$188,000	1070	7	1978	Avg	9450	N	N	17224 429TH AVE SE
007	940700	0540	12/12/10	\$216,950	\$202,000	1080	7	1978	Avg	11570	N	N	17246 430TH AVE SE
007	940700	0610	6/27/11	\$205,000	\$198,000	1100	7	1983	Avg	10200	N	N	42845 SE 170TH PL
007	940710	2245	6/16/09	\$319,000	\$266,000	1110	7	1995	Avg	11150	N	N	42329 SE 171ST ST
007	940700	0510	6/2/09	\$285,000	\$237,000	1130	7	1980	Avg	9690	N	N	17228 430TH AVE SE
007	733440	0110	6/23/11	\$267,000	\$258,000	1140	7	1978	Good	12375	N	Y	43724 SE 149TH ST
007	733450	1280	6/24/11	\$255,000	\$246,000	1140	7	1978	Good	10425	N	N	44603 SE 151ST ST
007	733450	1540	10/27/11	\$257,650	\$255,000	1140	7	1978	Good	11935	N	N	15105 445TH AVE SE
007	940710	1320	9/24/09	\$325,000	\$277,000	1140	7	1978	Good	9680	N	N	16711 423RD PL SE
007	940710	2400	3/13/09	\$274,950	\$225,000	1140	7	1990	Good	9600	N	N	42603 SE 175TH PL
007	940711	0260	10/3/11	\$265,000	\$261,000	1140	7	1979	Avg	10974	N	N	43034 SE 172ND ST
007	940711	0350	4/8/11	\$265,000	\$252,000	1140	7	1978	Avg	10126	N	N	16912 430TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 80
(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
007	733440	0310	6/18/10	\$245,000	\$220,000	1160	7	1963	Avg	13345	Y	Y	14824 439TH PL SE
007	940711	0120	12/29/09	\$250,000	\$217,000	1170	7	1992	Avg	14850	N	N	16960 431ST AVE SE
007	940710	0650	8/25/09	\$281,950	\$239,000	1180	7	1980	Avg	10800	N	N	42834 SE 176TH ST
007	262308	9103	8/15/10	\$290,000	\$264,000	1210	7	2008	Avg	130244	N	N	44809 SE 161ST PL
007	940710	2500	11/6/09	\$279,000	\$240,000	1210	7	1979	Good	9296	N	N	42801 SE 176TH ST
007	733460	1160	12/30/11	\$219,000	\$219,000	1220	7	1979	Avg	9750	N	N	44717 SE 145TH ST
007	940700	0630	10/11/10	\$180,000	\$166,000	1220	7	1981	Avg	9600	N	N	42831 SE 170TH PL
007	733450	0540	7/15/09	\$235,000	\$197,000	1230	7	1978	Avg	22891	N	N	44217 SE 149TH PL
007	940700	1400	1/14/11	\$225,000	\$211,000	1230	7	1977	Avg	9000	N	N	17007 426TH AVE SE
007	940700	1450	5/28/10	\$299,000	\$268,000	1230	7	1979	Avg	10800	N	N	42512 SE 170TH CT
007	940710	0250	2/15/10	\$310,000	\$272,000	1230	7	1979	Good	9600	N	N	43412 SE 172ND PL
007	940711	0740	12/4/09	\$218,000	\$189,000	1240	7	1979	Avg	9600	N	N	16854 427TH PL SE
007	733450	1250	7/29/10	\$308,000	\$279,000	1250	7	1994	Good	9825	N	N	44627 SE 151ST ST
007	940700	1050	5/3/10	\$279,000	\$249,000	1250	7	1970	Avg	9200	N	N	42741 SE 170TH PL
007	940700	0450	11/6/09	\$290,000	\$249,000	1280	7	1977	Good	9660	N	N	43101 SE 172ND ST
007	940711	1260	8/23/11	\$225,000	\$220,000	1290	7	1978	Avg	9200	N	N	42722 SE 170TH PL
007	940710	2910	10/6/11	\$269,000	\$265,000	1310	7	1978	Avg	10285	N	N	43305 SE 176TH ST
007	940700	1110	11/3/11	\$256,000	\$253,000	1330	7	1994	Avg	9990	N	N	17014 427TH AVE SE
007	940700	1770	9/14/11	\$185,000	\$181,000	1350	7	1987	Avg	9000	N	N	16806 426TH AVE SE
007	940711	1350	1/29/09	\$319,500	\$259,000	1370	7	1979	Good	8050	N	N	42926 SE 173RD ST
007	940710	2530	5/12/10	\$324,000	\$289,000	1380	7	1978	Good	9545	N	N	42825 SE 176TH ST
007	733460	0800	6/2/09	\$302,500	\$252,000	1390	7	1983	Good	9072	N	N	14415 445TH AVE SE
007	940700	0760	9/21/11	\$206,500	\$203,000	1390	7	1978	Avg	9828	N	N	17216 429TH AVE SE
007	940700	1870	8/17/09	\$274,000	\$232,000	1390	7	1979	Avg	10000	N	N	16810 426TH PL SE
007	940710	0720	9/25/09	\$284,900	\$243,000	1390	7	1979	Avg	13200	N	N	17450 427TH AVE SE
007	733440	0640	2/26/09	\$227,000	\$185,000	1400	7	1971	Avg	10950	N	N	44525 SE 146TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(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
007	940700	1010	6/19/09	\$370,000	\$309,000	1420	7	1978	Avg	9975	N	N	42762 SE 172ND PL
007	940711	1490	10/19/11	\$229,900	\$227,000	1430	7	1980	Avg	13750	N	N	42769 SE 173RD PL
007	940700	0460	4/12/11	\$230,000	\$219,000	1440	7	1980	Avg	9600	N	N	43015 SE 172ND ST
007	940710	2690	5/20/09	\$272,000	\$226,000	1440	7	1979	Avg	9600	N	N	43126 SE 175TH LN
007	940700	0870	12/1/11	\$205,000	\$204,000	1450	7	1980	Avg	12000	N	N	17232 428TH PL SE
007	733440	1360	2/20/09	\$289,000	\$235,000	1490	7	1964	Avg	9775	N	N	14746 442ND AVE SE
007	940711	0540	9/23/10	\$270,000	\$248,000	1490	7	1994	Avg	13596	N	N	42738 SE 168TH PL
007	733440	0070	12/6/11	\$285,000	\$284,000	1500	7	1970	Good	11975	Y	Y	14844 437TH PL SE
007	733460	1910	4/13/10	\$389,000	\$345,000	1560	7	1979	VGood	10880	N	N	14617 448TH AVE SE
007	733470	0130	3/29/10	\$290,000	\$257,000	1570	7	1973	Good	15288	N	N	15009 443RD AVE SE
007	733450	1110	10/29/10	\$317,500	\$293,000	1650	7	1990	Avg	11325	N	N	44500 SE 151ST ST
007	940710	0260	3/17/09	\$332,838	\$272,000	1680	7	1998	Avg	11615	N	N	43406 SE 172ND PL
007	940710	1850	3/25/09	\$342,000	\$280,000	1690	7	1979	Good	14615	N	N	41928 SE 168TH ST
007	733440	1350	11/14/11	\$215,000	\$213,000	1730	7	1990	Avg	9600	N	N	14742 442ND AVE SE
007	733450	1060	2/23/10	\$303,000	\$266,000	1780	7	1978	Good	11250	N	N	44501 SE 150TH ST
007	733440	1040	6/18/09	\$255,000	\$213,000	1800	7	1977	Good	9576	N	N	14709 445TH AVE SE
007	262308	9145	1/21/09	\$423,000	\$342,000	1860	7	1996	Avg	51475	N	N	16725 CEDAR FALLS RD SE
007	940700	1830	8/5/09	\$289,000	\$244,000	1860	7	1980	Avg	9000	N	N	16815 426TH PL SE
007	262308	9129	7/16/09	\$483,000	\$406,000	1890	7	1985	Good	47020	N	N	16029 441ST PL SE
007	940711	1560	10/5/11	\$279,500	\$275,000	1920	7	1972	Avg	10400	N	N	17326 428TH AVE SE
007	940710	1160	1/30/09	\$372,150	\$301,000	1930	7	2008	Avg	9968	N	N	16810 424TH AVE SE
007	940710	0320	8/24/09	\$329,000	\$279,000	1970	7	1971	Avg	9500	N	N	17206 434TH AVE SE
007	733450	1690	4/8/11	\$425,000	\$405,000	2240	7	1988	Good	9525	Y	Y	14634 438TH AVE SE
007	733450	1470	3/4/10	\$375,000	\$330,000	2300	7	2004	Avg	10240	N	N	44601 SE 151ST PL
007	147163	0390	9/29/11	\$250,000	\$246,000	1080	8	1983	Avg	15027	N	N	44108 SE 143RD ST
007	262308	9120	5/9/11	\$307,500	\$295,000	1190	8	1989	Avg	40489	N	N	44522 SE 166TH ST

Improved Sales Used in this Annual Update Analysis
Area 80
(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
007	147162	0150	8/15/11	\$315,000	\$307,000	1240	8	1987	Avg	26017	Y	Y	44423 SE 142ND PL
007	147163	0320	9/29/09	\$305,000	\$260,000	1240	8	1981	Avg	15360	N	N	44010 SE 143RD ST
007	147163	0200	8/30/10	\$276,000	\$252,000	1290	8	1984	Avg	14224	N	N	43815 SE 143RD ST
007	788050	0015	6/8/10	\$430,000	\$386,000	1300	8	2002	Avg	26770	Y	Y	47515 SE 160TH ST
007	147161	0070	12/29/09	\$309,950	\$269,000	1360	8	1983	Avg	18123	N	N	43719 SE 142ND ST
007	570301	0210	9/14/09	\$449,000	\$382,000	1460	8	1989	Avg	194278	N	N	44624 SE 159TH ST
007	733440	0370	11/23/11	\$300,000	\$298,000	1470	8	1990	Avg	16940	Y	Y	14749 442ND AVE SE
007	142230	0030	6/14/10	\$333,000	\$299,000	1510	8	1991	Avg	36224	N	N	15223 472ND PL SE
007	142230	0040	7/5/11	\$285,000	\$276,000	1580	8	1991	Avg	35508	N	N	15231 472ND PL SE
007	147163	0400	4/9/10	\$274,700	\$244,000	1590	8	1983	Avg	15032	N	N	14233 442ND AVE SE
007	260773	0040	5/24/10	\$355,000	\$320,000	1700	8	1993	Avg	9785	Y	N	1040 SW 10TH ST
007	142230	0180	3/21/10	\$347,000	\$307,000	1740	8	1991	Avg	39133	N	N	47533 SE 153RD ST
007	272308	9023	10/29/09	\$356,500	\$306,000	1750	8	1993	Avg	106286	N	N	17342 CEDAR FALLS RD SE
007	260773	0070	3/4/11	\$282,500	\$268,000	1810	8	1993	Avg	9728	Y	N	980 11TH CT SW
007	260772	0050	4/12/10	\$345,950	\$310,000	1830	8	1995	Avg	9606	Y	N	1260 SW 10TH ST
007	733440	0150	4/14/09	\$380,000	\$313,000	1870	8	1992	Avg	10440	Y	Y	14825 438TH AVE SE
007	162308	9142	3/19/10	\$385,000	\$340,000	1880	8	1986	Avg	41250	Y	N	40911 SE 133RD PL
007	260776	0010	7/27/09	\$410,000	\$349,000	1930	8	1995	Avg	9861	N	N	1325 FORSTER BLVD SW
007	260776	0460	12/8/10	\$324,000	\$303,000	1930	8	1995	Avg	19976	N	N	1500 SW 15TH PL
007	260774	0030	1/15/09	\$395,000	\$324,000	1970	8	1994	Avg	9815	Y	N	1125 HEMLOCK AVE SW
007	260773	0260	10/21/11	\$300,000	\$296,000	2000	8	1993	Avg	10888	Y	N	1125 SW 10TH ST
007	260776	0060	5/27/09	\$451,000	\$380,000	2000	8	1995	Avg	10258	Y	N	1150 FORSTER BLVD SW
007	260772	0460	7/1/11	\$301,020	\$292,000	2020	8	1994	Avg	10133	N	N	1120 13TH PL SW
007	260774	0040	7/15/09	\$410,000	\$348,000	2070	8	1994	Avg	10454	Y	N	1135 HEMLOCK AVE SW
007	302309	9074	11/2/09	\$462,500	\$397,000	2100	8	2005	Avg	30389	N	N	47203 SE 162ND ST
007	147162	0085	9/9/11	\$370,000	\$362,000	2140	8	1988	Avg	21201	Y	Y	44535 SE 142ND PL

Improved Sales Used in this Annual Update Analysis
Area 80
(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
007	260773	0470	6/22/10	\$360,000	\$326,000	2150	8	1993	Avg	17862	Y	N	950 SW 11TH PL
007	260773	0320	3/15/11	\$314,000	\$299,000	2230	8	1993	Avg	10347	Y	N	1161 FORSTER BLVD SW
007	162308	9135	4/22/10	\$525,000	\$467,000	2260	8	1988	Good	223462	Y	N	41400 SE 143RD ST
007	260773	0430	2/15/11	\$349,900	\$331,000	2290	8	1993	Avg	9933	Y	N	995 SW 11TH PL
007	940700	0790	6/16/09	\$410,000	\$342,000	2310	8	1992	Avg	11115	N	N	17219 429TH AVE SE
007	260774	0150	4/2/10	\$410,000	\$366,000	2340	8	1994	Avg	13397	Y	N	1110 HEMLOCK AVE SW
007	262308	9003	7/23/09	\$615,000	\$517,000	2340	8	1997	Avg	213879	N	N	44415 SE 166TH ST
007	260773	0280	1/15/09	\$386,500	\$317,000	2350	8	1993	Avg	10178	Y	N	1055 SW 10TH ST
007	302309	9046	6/9/11	\$508,000	\$489,000	2390	8	2002	Avg	42920	N	N	47403 SE 162ND ST
007	260776	0160	3/7/11	\$380,000	\$361,000	2390	8	1995	Avg	9637	Y	N	1410 FORSTER BLVD SW
007	260776	0510	6/1/10	\$425,000	\$384,000	2390	8	1995	Avg	12005	N	N	1165 FORSTER BLVD SW
007	260776	0550	7/8/09	\$460,000	\$390,000	2390	8	1995	Avg	10058	N	N	1425 SW 13TH PL
007	260776	0080	10/10/09	\$415,000	\$359,000	2400	8	1995	Avg	10313	Y	N	1365 HEMLOCK AVE SW
007	260772	0430	8/24/11	\$319,000	\$312,000	2420	8	1994	Avg	12108	N	N	1145 13TH PL SW
007	260772	0200	9/3/09	\$425,000	\$365,000	2440	8	1994	Avg	9842	Y	N	1460 SW 10TH ST
007	342308	9023	1/4/11	\$350,000	\$327,000	2670	8	2000	Avg	45302	N	N	43233 SE 177TH ST
007	302309	9066	9/19/09	\$558,200	\$475,000	2860	8	2004	Avg	36700	N	Y	47562 SE 162ND ST
007	272308	9101	6/8/10	\$400,000	\$359,000	3220	8	2007	Avg	38240	N	N	16432 CEDAR FALLS RD SE
007	212308	9022	2/17/11	\$500,000	\$472,000	3330	8	1981	Avg	217800	Y	N	14536 415TH AVE SE
007	222308	9001	6/28/10	\$700,000	\$631,000	1980	9	2007	Avg	618988	Y	Y	42909 SE 149TH ST
007	883580	0050	4/27/10	\$770,000	\$686,000	2660	9	1999	Avg	202964	Y	N	42520 SE 149TH PL
007	570301	0160	12/1/10	\$395,000	\$367,000	2710	9	1989	Avg	156380	Y	N	15603 451ST AVE SE
007	192309	9063	5/27/11	\$475,000	\$456,000	2890	9	2002	Avg	154638	N	N	47419 SE 157TH PL
007	142230	0250	7/12/10	\$580,000	\$524,000	3110	9	1991	Avg	43579	N	N	15350 470TH PL SE
007	302309	9071	5/9/11	\$494,900	\$474,000	3910	9	2007	Avg	36900	Y	Y	47328 SE 162ND ST
007	192309	9055	8/9/10	\$725,000	\$659,000	3930	9	2001	Avg	239580	N	N	47206 SE 157TH PL

Improved Sales Used in this Annual Update Analysis
Area 80
(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
007	162308	9086	11/10/11	\$649,900	\$644,000	3980	9	2006	Avg	285318	Y	N	13305 409TH AVE SE
007	262308	9104	3/4/11	\$530,000	\$501,000	2880	10	2000	Avg	80150	N	N	43622 SE 170TH ST
007	232308	9074	4/12/11	\$725,000	\$691,000	3400	10	2000	Avg	120783	Y	N	15202 451ST AVE SE
007	252308	9014	5/26/11	\$760,000	\$730,000	3580	10	1993	Avg	219542	Y	N	17007 464TH WAY SE
007	162308	9165	7/11/11	\$700,000	\$678,000	4030	10	2008	Avg	503989	N	N	13215 409TH AVE SE
007	883578	0010	8/13/09	\$1,535,000	\$1,297,000	4570	11	2007	Avg	124261	Y	N	15425 RESERVE DR SE
007	883580	0160	5/26/11	\$1,650,000	\$1,585,000	4840	11	2006	Avg	289625	Y	N	42331 SE 149TH PL
007	883580	0590	10/6/10	\$1,400,000	\$1,287,000	5350	11	2001	Avg	222089	N	N	16532 426TH WAY SE
007	883580	0370	8/4/11	\$1,390,000	\$1,353,000	5610	12	2002	Avg	297560	Y	N	43236 SE 163RD ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	012307	9021	11/05/10	\$15,750	EASEMENT OR RIGHT-OF-WAY
002	192408	9025	11/16/11	\$55,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	202408	9007	07/11/11	\$25,000	FINANCIAL INSTITUTION RESALE
002	202408	9067	04/14/11	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	242440	0100	05/03/10	\$141,479	QUIT CLAIM DEED
002	262408	9034	07/26/10	\$137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	262408	9187	12/28/09	\$795,000	FINANCIAL INSTITUTION RESALE
002	282408	9069	11/08/11	\$412,092	GOVERNMENT AGENCY
002	312408	9031	10/26/11	\$121,000	FINANCIAL INSTITUTION RESALE
002	322408	9037	11/30/11	\$120,000	FINANCIAL INSTITUTION RESALE
002	322408	9039	06/30/09	\$254,900	MULTI-PARCEL SALE
002	322408	9070	12/30/09	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	332408	9029	07/20/09	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	362407	9049	04/28/09	\$121,000	OBSOLESCENCE
002	362407	9067	03/04/09	\$255,000	NO MARKET EXPOSURE
002	362407	9092	04/06/11	\$11,030	EASEMENT OR RIGHT-OF-WAY
002	362407	9101	06/02/10	\$90,000	EASEMENT OR RIGHT-OF-WAY
002	362407	9109	02/19/11	\$1,061	EASEMENT OR RIGHT-OF-WAY
002	362407	9110	01/29/11	\$1,061	EASEMENT OR RIGHT-OF-WAY
002	362407	9123	01/13/10	\$686,000	FINANCIAL INSTITUTION RESALE
002	372830	0421	01/26/11	\$111,072	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570250	0090	02/25/11	\$275,000	FINANCIAL INSTITUTION RESALE
002	570250	0175	10/07/10	\$229,000	OBSOLESCENCE
002	760620	0066	09/14/09	\$3,361,676	GOVERNMENT AGENCY
002	760620	0230	01/12/10	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	760620	0275	05/19/09	\$175,000	FORCED SALE
002	760620	0310	09/28/10	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	780290	0045	08/22/11	\$72,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	780410	0030	10/12/11	\$188,000	GOVERNMENT AGENCY
002	784920	0095	06/11/09	\$135,000	QUESTIONABLE PER APPRAISAL
002	784920	0165	06/11/09	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	784920	0780	09/16/11	\$134,900	FINANCIAL INSTITUTION RESALE
002	784920	0860	11/28/11	\$349,693	GOVERNMENT AGENCY
002	784920	2025	01/05/11	\$255,000	GOVERNMENT AGENCY
002	784920	2090	06/03/10	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	784920	2275	10/25/10	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784920	2405	09/17/09	\$95,099	QUIT CLAIM DEED
002	785120	0045	04/22/09	\$199,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	942380	0130	09/27/11	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	942380	0270	04/05/11	\$149,500	OBSOLESCENCE
002	942380	0270	12/07/09	\$140,411	GOVERNMENT AGENCY
002	942380	0275	01/08/09	\$172,760	QUIT CLAIM DEED
002	942380	0300	12/28/09	\$115,000	FINANCIAL INSTITUTION RESALE
002	947470	0020	11/17/11	\$152,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	032308	9003	10/11/11	\$175,000	PREVIMP<=25K
003	032308	9015	12/20/11	\$278,000	EXEMPT FROM EXCISE TAX
003	032308	9042	10/01/09	\$225,000	OPEN SPACE/PREVIMP<=25K
003	032308	9044	10/07/09	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	032308	9047	09/29/11	\$100,000	NO MARKET EXPOSURE
003	052308	9020	09/08/10	\$324,900	UNFIN AREA
003	072309	9004	01/28/10	\$390,000	FINANCIAL INSTITUTION RESALE
003	072309	9007	01/12/10	\$510,000	FINANCIAL INSTITUTION RESALE
003	077660	0160	04/26/11	\$141,750	FINANCIAL INSTITUTION RESALE
003	082308	9002	12/05/11	\$59,285	QUIT CLAIM DEED
003	082309	9035	11/23/09	\$187,000	FINANCIAL INSTITUTION RESALE
003	102308	9070	12/01/11	\$200,000	QUIT CLAIM DEED
003	102308	9071	08/19/09	\$475,000	SEGREGATION AND/OR MERGER
003	102308	9072	12/21/10	\$175,000	NO MARKET EXPOSURE
003	102308	9078	03/30/11	\$425,000	REAL MH
003	122308	9083	10/21/09	\$600,000	REAL MH
003	132308	9103	03/16/10	\$205,000	FINANCIAL INSTITUTION RESALE
003	132308	9110	03/03/10	\$710,000	RELOCATION - SALE TO SERVICE
003	132308	9134	10/01/09	\$380,000	RELOCATION - SALE TO SERVICE
003	142308	9025	02/04/10	\$200,000	NON-REPRESENTATIVE SALE
003	142308	9055	06/04/10	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	142308	9057	07/22/09	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	142308	9104	08/02/11	\$237,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	142308	9118	08/27/09	\$310,900	FORCED SALE
003	142308	9146	09/07/11	\$225,000	DIAGNOSTIC OUTLIER
003	142308	9151	12/02/11	\$177,350	GOVERNMENT AGENCY
003	152308	9010	04/13/11	\$108,500	NO MARKET EXPOSURE
003	152308	9140	04/19/11	\$240,000	DIAGNOSTIC OUTLIER
003	152308	9232	12/13/11	\$242,000	GOVERNMENT AGENCY
003	162308	9025	10/10/11	\$185,000	DIAGNOSTIC OUTLIER
003	162308	9029	10/26/11	\$181,000	DIAGNOSTIC OUTLIER
003	162308	9069	12/19/11	\$351,527	FINANCIAL INSTITUTION RESALE
003	182309	9032	09/12/11	\$299,000	GOVERNMENT AGENCY
003	182309	9065	11/16/09	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	182309	9072	04/30/09	\$405,000	NO MARKET EXPOSURE
003	182309	9072	05/21/09	\$405,000	RELOCATION - SALE TO SERVICE
003	202309	9005	09/07/11	\$381,300	OPEN SPACE
003	373490	0085	04/01/11	\$126,000	GOVERNMENT AGENCY
003	380800	0115	10/30/09	\$405,001	BANKRUPTCY - RECEIVER OR TRUSTEE
003	392840	0030	10/02/09	\$165,357	QUIT CLAIM DEED
003	550650	0150	10/26/09	\$580,000	RELOCATION - SALE TO SERVICE
003	550650	0240	12/28/11	\$337,000	RELOCATION - SALE TO SERVICE
003	570350	0130	03/23/10	\$250,000	UNFIN AREA
003	732750	0210	08/17/10	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	733820	0210	12/09/11	\$335,793	EXEMPT FROM EXCISE TAX
003	733830	0040	09/08/11	\$665,000	DIAGNOSTIC OUTLIER
003	770830	0170	04/26/11	\$341,000	GOVERNMENT AGENCY
003	778710	0280	01/22/10	\$311,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	778710	0440	02/03/11	\$422,500	RELOCATION - SALE TO SERVICE
003	778711	0110	02/15/10	\$412,000	RELOCATION - SALE TO SERVICE
003	778711	0200	04/12/10	\$410,000	RELOCATION - SALE TO SERVICE
003	778711	0520	09/14/11	\$375,000	RELOCATION - SALE TO SERVICE
003	779540	0125	07/29/11	\$158,000	DOR RATIO
003	784620	0140	02/23/10	\$485,000	FINANCIAL INSTITUTION RESALE
003	784620	0140	11/13/09	\$450,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	803880	0250	06/28/11	\$135,000	DOR RATIO
003	803990	0290	12/21/11	\$195,000	DIAGNOSTIC OUTLIER
003	856485	0210	11/30/11	\$529,880	%COMPLETE
003	856485	0220	08/19/11	\$539,880	%COMPLETE
003	856485	0250	09/07/11	\$471,962	%COMPLETE
003	856485	0310	11/10/11	\$555,127	%COMPLETE
003	951032	0360	06/01/10	\$535,000	RELOCATION - SALE TO SERVICE
007	142308	9082	01/26/11	\$225,000	DIAGNOSTIC OUTLIER
007	147161	0010	12/01/10	\$255,000	FINANCIAL INSTITUTION RESALE
007	147161	0070	09/11/09	\$184,000	NON-REPRESENTATIVE SALE
007	162308	9060	12/05/11	\$25,001	%NETCOND
007	162308	9061	12/16/11	\$222,314	EXEMPT FROM EXCISE TAX
007	162308	9066	07/06/11	\$540,000	IMP COUNT
007	192309	9011	09/24/10	\$465,000	FORCED SALE
007	232308	9066	02/26/10	\$383,775	FORCED SALE
007	232308	9066	08/11/10	\$351,000	NON-REPRESENTATIVE SALE
007	232308	9073	12/07/11	\$590,000	DIAGNOSTIC OUTLIER
007	252308	9113	08/12/11	\$480,000	EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	260776	0550	07/07/09	\$460,000	RELOCATION - SALE TO SERVICE
007	262308	9001	07/15/11	\$810,000	OPEN SPACE
007	262308	9035	07/06/10	\$456,750	FINANCIAL INSTITUTION RESALE
007	262308	9047	06/02/10	\$580,000	SHORT SALE
007	262308	9052	10/13/10	\$497,200	OPEN SPACE
007	262308	9055	01/08/10	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	262308	9093	04/13/09	\$416,000	OPEN SPACE
007	262308	9093	04/13/09	\$416,000	OPEN SPACE/RELOCATION - SALE TO SERVICE
007	262308	9126	08/18/11	\$875,500	Diagnostic Outlier
007	302309	9055	06/09/10	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	302309	9072	08/11/11	\$310,000	DOR RATIO
007	302309	9072	03/23/10	\$349,125	FINANCIAL INSTITUTION RESALE
007	342308	9025	11/18/10	\$391,000	NON-REPRESENTATIVE SALE
007	733440	0100	05/12/09	\$200,000	FINANCIAL INSTITUTION RESALE
007	733440	0480	03/08/11	\$185,000	SHORT SALE
007	733440	0630	06/14/11	\$149,900	FINANCIAL INSTITUTION RESALE
007	733440	1270	05/03/10	\$160,000	FINANCIAL INSTITUTION RESALE
007	733450	0060	09/14/11	\$109,287	DOR RATIO;QUIT CLAIM DEED
007	733450	0660	02/15/11	\$165,100	FINANCIAL INSTITUTION RESALE
007	733450	1280	01/20/11	\$130,000	FINANCIAL INSTITUTION RESALE
007	733450	1500	09/08/10	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	0070	12/02/11	\$187,000	GOVERNMENT AGENCY
007	733460	0110	12/23/11	\$195,000	EXEMPT FROM EXCISE TAX
007	733460	0270	04/21/09	\$240,642	OBSOLESCENCE
007	733460	0270	05/18/09	\$250,200	OBSOLESCENCE
007	733460	0760	12/05/11	\$321,154	GOVERNMENT AGENCY
007	733460	1030	02/18/09	\$122,311	QUIT CLAIM DEED
007	733460	1490	10/27/11	\$175,000	FINANCIAL INSTITUTION RESALE
007	733460	1510	10/28/11	\$152,954	EXEMPT FROM EXCISE TAX
007	733460	1750	11/09/11	\$160,000	DIAGNOSTIC OUTLIER
007	733460	1890	12/02/11	\$137,901	GOVERNMENT AGENCY
007	733470	0130	12/18/09	\$160,000	FINANCIAL INSTITUTION RESALE
007	883577	0300	04/03/11	\$1,150,000	IMP COUNT
007	883580	0040	12/01/09	\$801,000	FINANCIAL INSTITUTION RESALE
007	883580	0090	06/24/10	\$850,000	NO MARKET EXPOSURE
007	883580	0200	02/23/10	\$755,000	SHORT SALE
007	883580	0210	07/09/10	\$555,000	QUESTIONABLE PER APPRAISAL
007	883580	0210	07/13/10	\$670,000	SHORT SALE
007	883580	0260	03/08/10	\$620,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	883580	0380	04/13/09	\$560,000	FINANCIAL INSTITUTION RESALE
007	940700	0630	05/26/11	\$4,300	DOR RATIO
007	940700	0740	09/23/11	\$175,000	DIAGNOSTIC OUTLIER
007	940700	0860	05/04/11	\$170,000	DIAGNOSTIC OUTLIER
007	940700	0910	05/22/11	\$172,199	DIAGNOSTIC OUTLIER
007	940700	1110	11/18/10	\$160,650	FINANCIAL INSTITUTION RESALE
007	940700	1250	05/26/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	940700	1380	10/07/11	\$288,366	GOVERNMENT AGENCY
007	940700	1590	09/29/09	\$220,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	940700	1590	05/19/10	\$189,000	FINANCIAL INSTITUTION RESALE
007	940700	1710	08/06/10	\$149,485	RELATED PARTY, FRIEND, OR NEIGHBOR
007	940710	0920	11/05/09	\$310,000	GOVERNMENT AGENCY
007	940710	1010	10/03/11	\$124,000	OBSOLESCENCE
007	940710	1260	12/15/11	\$114,001	FINANCIAL INSTITUTION RESALE
007	940710	2330	04/21/10	\$150,000	FINANCIAL INSTITUTION RESALE
007	940711	0350	10/20/10	\$150,000	FINANCIAL INSTITUTION RESALE
007	940711	0730	08/25/11	\$157,200	DIAGNOSTIC OUTLIER
007	940711	1010	05/18/11	\$169,200	DIAGNOSTIC OUTLIER
007	940711	1530	06/21/11	\$176,000	FINANCIAL INSTITUTION RESALE
007	940711	1530	01/06/11	\$176,000	FINANCIAL INSTITUTION RESALE
007	940711	1710	11/17/11	\$170,600	EXEMPT FROM EXCISE TAX
007	940711	1720	07/28/09	\$235,000	FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	182408	9065	4/24/2009	160000	38088	N	N
002	202408	9003	12/14/2010	275000	1745162	N	N
002	202408	9031	12/14/2010	250000	1625481	N	N
002	362407	9041	4/23/2009	217621	108900	N	N
002	362407	9053	4/28/2009	100000	199940	N	N
002	362407	9057	2/9/2009	34000	108900	N	N
003	856485	0300	10/10/2011	135000	5978	N	N
007	252308	9052	2/24/2009	35000	71250	N	N
007	272308	9024	1/7/2010	975000	398138	Y	N
007	883577	0010	3/17/2009	650000	215595	Y	N
007	883577	0060	5/25/2010	500000	217629	Y	N
007	883580	0080	7/21/2011	300000	234549	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 80
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	102308	9248	6/28/2011	\$440,000	DOR RATIO
002	182408	9050	11/4/2010	\$50,000	DOR RATIO
002	182408	9050	11/4/2010	\$50,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	362407	9028	7/5/2011	\$4,000	EASEMENT OR RIGHT-OF-WAY
002	362407	9037	8/24/2010	\$1,648	EASEMENT OR RIGHT-OF-WAY
002	362407	9135	10/2/2010	\$1,958	EASEMENT OR RIGHT-OF-WAY
002	510390	0025	10/11/2010	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	785020	0045	9/16/2010	\$14,950	GOVERNMENT AGENCY
002	856485	0230	3/17/2011	\$150,000	DOR RATIO
002	883580	0360	9/22/2009	\$250,001	FINANCIAL INSTITUTION RESALE
002	940700	1350	6/17/2011	\$159,900	GOVERNMENT AGENCY
002	940700	1360	4/21/2011	\$350,000	GOVERNMENT AGENCY
003	362407	9054	8/20/2009	\$25,000	PREVLAND<=25K
003	362407	9083	4/12/2011	\$2,500	EASEMENT OR RIGHT-OF-WAY
003	784920	0790	12/23/2011	\$6,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	032308	9039	6/14/2011	\$35,000	DOR RATIO
007	142108	9001	3/11/2010	\$275,000	GOVERNMENT AGENCY
007	362407	9087	12/29/2009	\$350,000	DOR RATIO
007	602850	0055	5/14/2010	\$40,000	NO MARKET EXPOSURE
007	940710	1170	4/26/2010	\$55,000	PREVLAND<=25K
007	940710	2150	4/9/2009	\$6,000	DOR RATIO
007	940710	2160	1/15/2009	\$12,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR