

Residential Revalue

2012 Assessment Roll

Central Bellevue

Area 92

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:

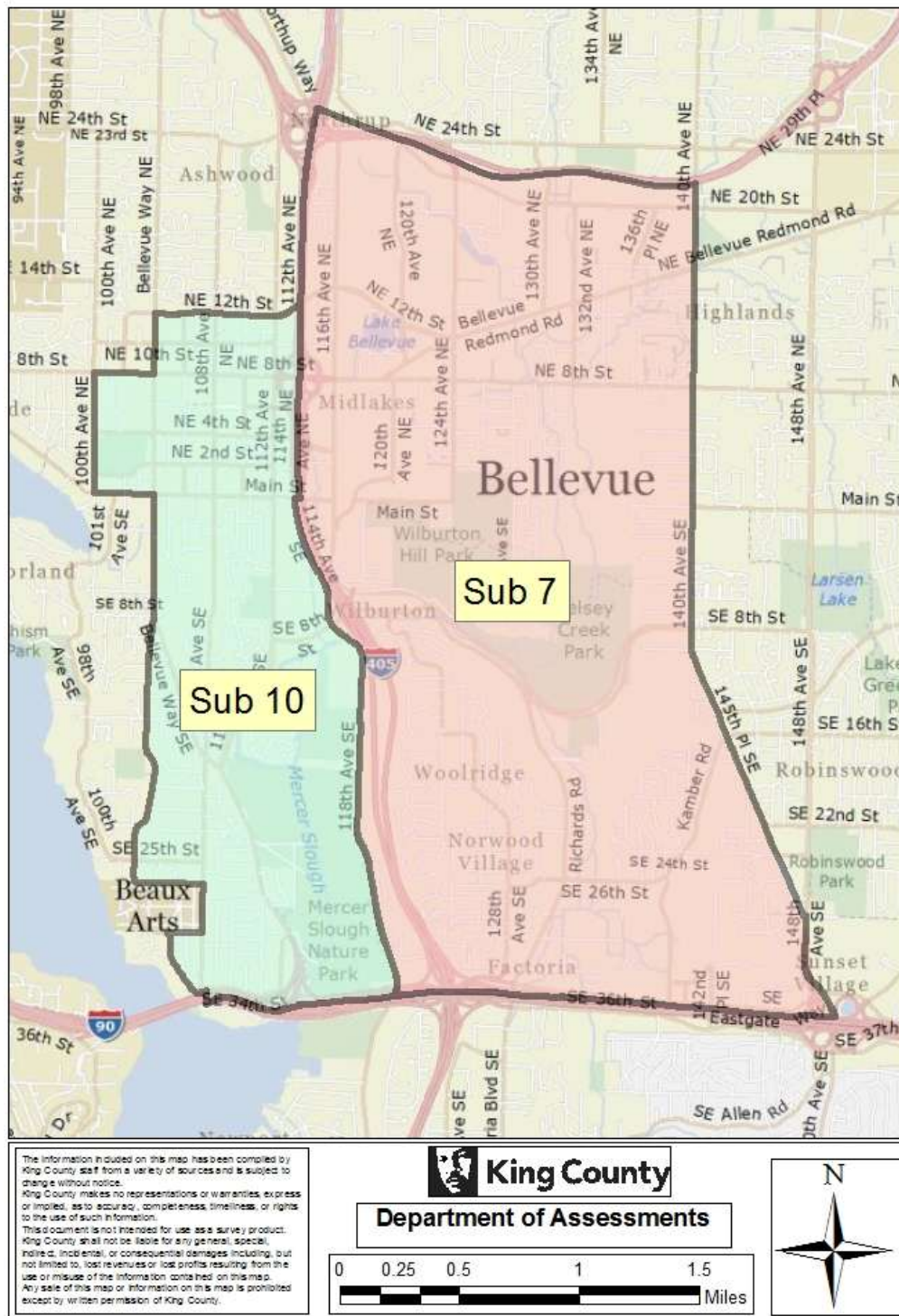
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 92 Sub Area Map



Central Bellevue's Housing



Grade 7/ Year Built 1967/ Total Living Area 1490



Grade 8/ Year Built 1987/ Total Living Area 2370



Grade 9/ Year Built 2003/ Total Living Area 3260



Grade 10/ Year Built 2001/ Total Living Area 3930



Grade 11/ Year Built 2006/ Total Living Area 4650



Grade 12/ Year Built 1998/ Total Living Area 5790

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: Central Bellevue/Area 92

Number of Improved Sales: 337

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	\$336,700	\$223,000	\$559,700			
2012 Value	\$336,600	\$241,200	\$577,800	\$623,500	92.7%	8.75%
Change	-\$100	+\$18,200	+\$18,100			
% Change	+0.0%	+8.2%	+3.2%			

*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	\$339,900	\$155,000	\$494,900
2012 Value	\$337,100	\$169,200	\$506,300
Percent Change	-0.8%	+9.2%	+2.3%

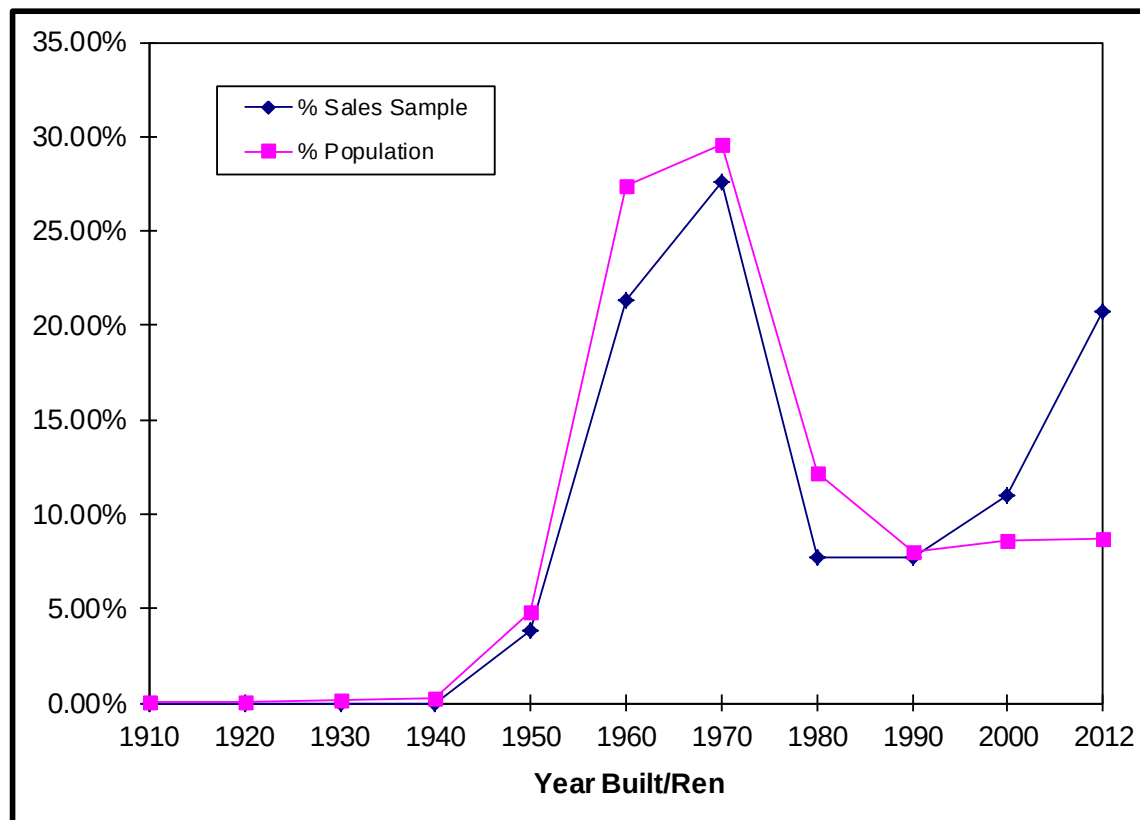
Number of one to three unit residences in the population: 3790

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	13	3.86%
1960	72	21.36%
1970	93	27.60%
1980	26	7.72%
1990	26	7.72%
2000	37	10.98%
2012	70	20.77%
337		

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.05%
1920	4	0.11%
1930	6	0.16%
1940	11	0.29%
1950	184	4.85%
1960	1038	27.39%
1970	1121	29.58%
1980	461	12.16%
1990	306	8.07%
2000	325	8.58%
2012	332	8.76%
3790		



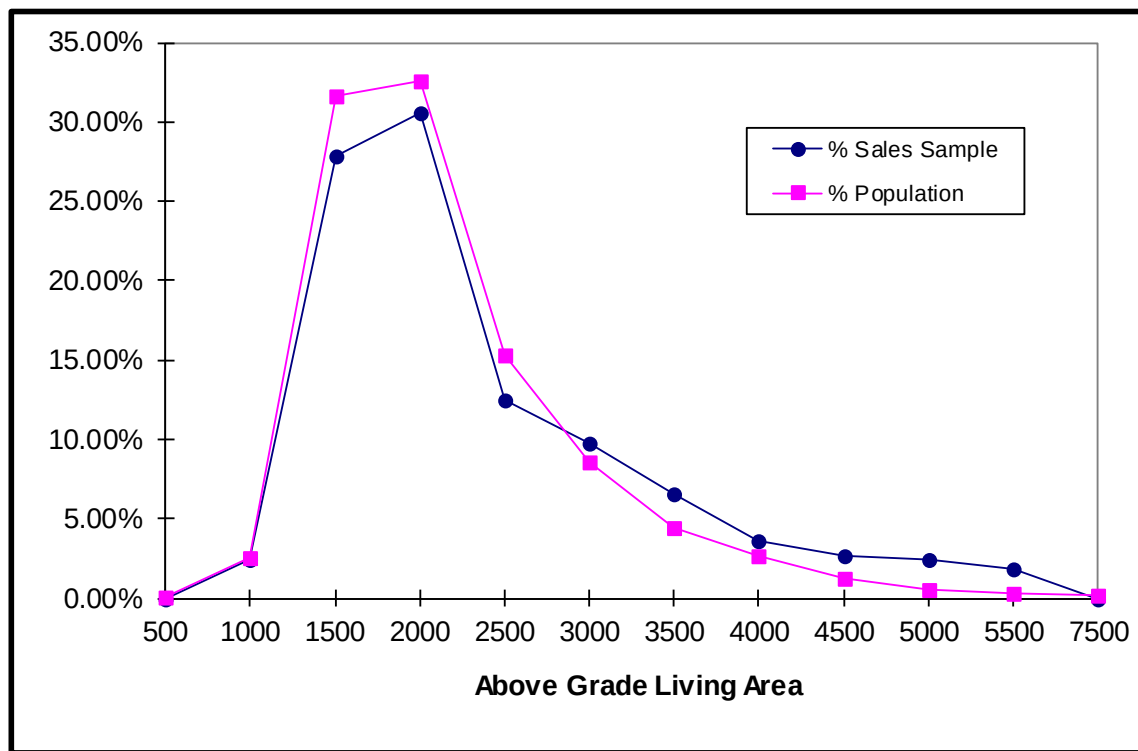
The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

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

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	2.37%
1500	94	27.89%
2000	103	30.56%
2500	42	12.46%
3000	33	9.79%
3500	22	6.53%
4000	12	3.56%
4500	9	2.67%
5000	8	2.37%
5500	6	1.78%
7500	0	0.00%
	337	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	95	2.51%
1500	1200	31.66%
2000	1233	32.53%
2500	581	15.33%
3000	325	8.58%
3500	169	4.46%
4000	99	2.61%
4500	49	1.29%
5000	21	0.55%
5500	10	0.26%
7500	7	0.18%
	3790	

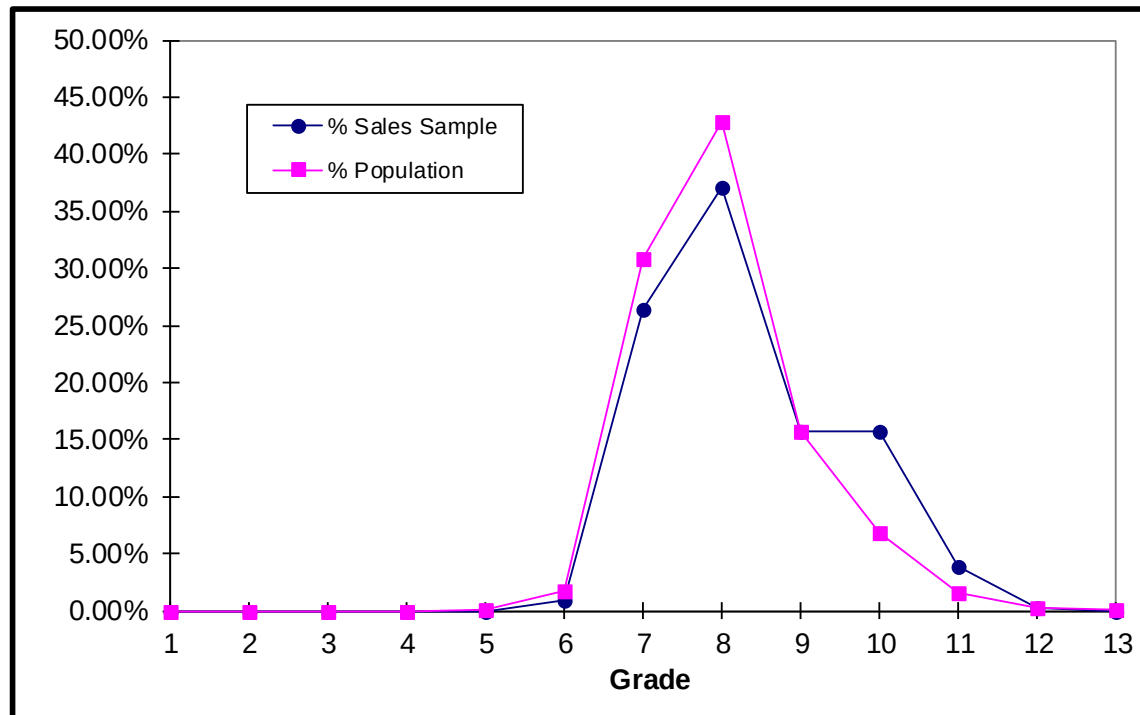


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	3	0.89%
7	89	26.41%
8	125	37.09%
9	53	15.73%
10	53	15.73%
11	13	3.86%
12	1	0.30%
13	0	0.00%
337		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.11%
6	66	1.74%
7	1170	30.87%
8	1626	42.90%
9	597	15.75%
10	260	6.86%
11	59	1.56%
12	7	0.18%
13	1	0.03%
3790		



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. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

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

The following Departmental guidelines were considered and adhered to:

Sales from 1/2009 to 1/2012 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2012.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 92---Central Bellevue

Boundaries:

Area 92 is defined by the boundaries of I-90 on the South, State Route 520 on the North, 140th Avenue NE on the East and 104th Avenue SE on the West.

Maps:

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

Area Description:

This popular residential area has 4,035 parcels and is located in close proximity to the Bellevue Central Business District including Microsoft Corporate offices and several other large corporate businesses in the high rise towers of Downtown Bellevue. This area has convenient access to major shopping districts; Bellevue Square, and Downtown Bellevue shopping, Factoria Mall and Crossroads Malls. It has easy freeway access to employment centers of Downtown Bellevue and Seattle via Interstate 405 and Interstate 90 and State Route 520.

The area is comprised of a mixture of commercial properties, including local businesses, apartments, and condominiums. The residential areas are well established neighborhoods, with generally well maintained homes. There are 2 Sub Areas within Area 92, Sub 7 and Sub 10.

Sub Area 7, has 2,717 residential properties mainly comprised of grade 7 and 8 homes, built between the 1950's to 1980's. There are a few pockets of newer higher grade developments. Many of the homes in this area have been or are being remodeled or renovated. Within Sub Area 7, is the Neighborhood defined as Neighborhood #1 (Woodridge), an older well established neighborhood. The homes in the Woodridge Neighborhood have the majority of the view properties in Sub Area 7. The view amenities range from Excellent Mountain, Territorial, Skylines (Seattle and or Bellevue). A number of the properties in this neighborhood also have Average to Fair Lake Washington views. Woodridge is a highly desirable neighborhood. Sub Area 7 also has the community of Glendale Golf Course and Country Club. Homes within this community tend to be of higher quality construction than the balance of this Sub Area. Nearly half the parcels in this Sub Area are impacted by topography, sensitive areas, commercial nuisance and/or traffic noise. This sub area also has many popular parks. The area boundaries of Area 92-7 area defined by State route 520 to the North, 140th Avenue NE to the East, I-90 to the South, and I-405 to the West.

Sub Area 10, has two defined Neighborhoods, Neighborhood #1 (Surry Downs) and Neighborhood #2 (Enatia). Sub Area 10, has 1318 residential properties mainly comprised of grade 7 and 8 homes built during the 1950's thru the 1960's. There are a few pockets of newer higher grade developments. Many of the homes in this area have been or are being remodeled or renovated. This area is considered very desirable. Neighborhood #2 (Enatia) has the majority of the newer high grade constructed homes within Sub Area 10. The view amenity for Sub 10 consists mainly of Fair to Average Lake Washington and or Average Territorial/Mountain views. Sub Area 10 is also impacted by traffic, freeway noise, topography and commercial nuisances. The area boundaries of Area 92-10 are defined by Main Street to the North, 140th Avenue NE to the East, I-90 to the South, 104th Ave SE on the West.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. There are 4,035 parcels in the population ranging from 640 square feet to 5.01 acres. Due to the limited land sales, multi-parcel land sales were utilized. Improved sale were utilized in determining the adjustments needed for amenities and impacts directly related to land (views, topography, sensitive areas, traffic, etc.) All land/improved sales were verified by field review and buyer seller contact when possible.

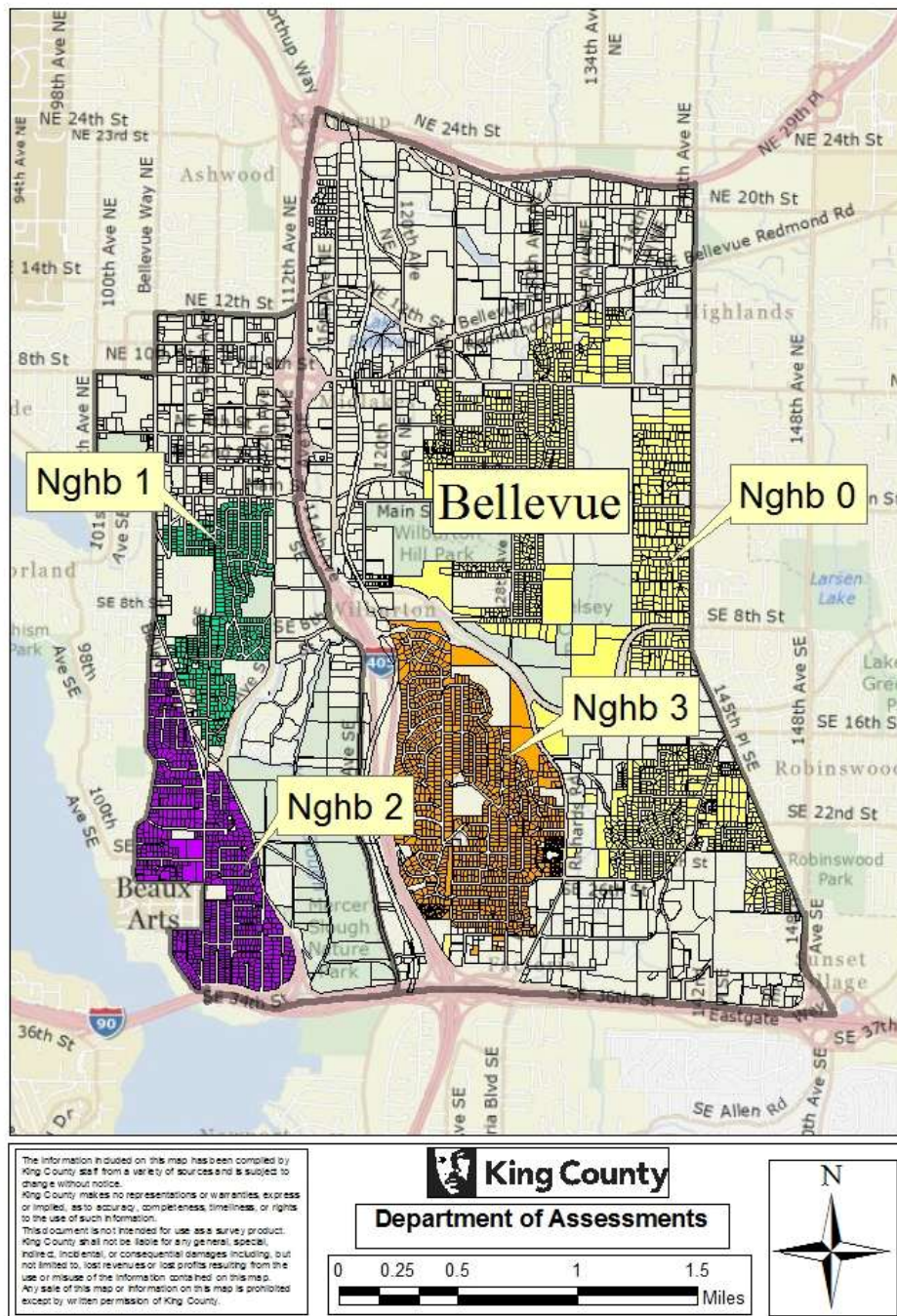
Characteristics found to have the most influence on the land/improved sales prices included, lot size, views, topography, traffic, access, power lines, commercial proximity and location.

Area 92 is comprised of 4,053 parcels of which 3,854 are improved with one to three unit dwellings, 17 multi-dwellings/and or accessories only, 182 vacant parcels. The majority of the area is platted with 574 tax lots.

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

Neighborhood Map

Area 92 Neighborhood Map



***Vacant Sales Used In This Physical Inspection Analysis
Area 92***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Wft
007	342505	9285	5/11/2011	\$230,000	21,902	N	N
007	342505	9293	11/19/2010	\$280,000	11,536	N	N
007	620550	0265	12/3/2009	\$190,000	10,084	N	N
007	666420	0140	12/20/2010	\$310,000	5,676	N	N
007	883890	0031	11/29/2010	\$435,000	50,965	N	N
010	052405	9080	5/12/2010	\$765,000	12,016	N	N
010	052405	9111	1/6/2010	\$725,000	38,583	N	N
010	064400	0115	6/28/2010	\$460,000	10,249	N	N
010	071100	0045	11/5/2011	\$450,000	9,581	N	N
010	082405	9193	9/21/2011	\$395,000	7,700	N	N
010	245050	0030	2/8/2011	\$535,000	8,114	N	N
010	245100	0025	10/4/2011	\$442,000	8,032	N	N
010	245100	0030	4/2/2009	\$515,000	7,975	N	N
010	339440	0010	5/25/2011	\$480,000	10,200	N	N
010	386090	0090	2/24/2010	\$537,500	23,847	N	N
010	573960	2470	10/24/2011	\$435,000	12,000	N	N

Multi Parcel Land Sales							
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Wft
007	352790	0010	11/17/2011	\$3,363,105	4,767	N	N
007	666420	0080	11/8/2011	\$900,000	5,891	N	N

Multi-parcel land sales were used in the analysis to support the recommended based land values.

Parcel 352790-0010 sale was for 13 lots

Parcel 666430-0080 sale was for 3 lots

***Vacant Sales Removed From This Physical Inspection Analysis
Area 92***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	042405	9002	3/5/2010	\$1,750,000	GOVERNMENT AGENCY;

Improved Parcel Valuation

Improved Parcel Data:

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed variables for Sub 10 Neighborhood 1 (Surry Downs), Sub 10 Neighborhood 2 (Enatai), Land Value, Very Good Condition, and Views were influential in the market.

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

Area 92 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 0.97%, resulting in an adjusted value of \$509,000 (\$525,000 X .97%=\$509,250–rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.94	-6.2%
2/1/2009	0.94	-6.1%
3/1/2009	0.94	-5.9%
4/1/2009	0.94	-5.7%
5/1/2009	0.94	-5.6%
6/1/2009	0.95	-5.4%
7/1/2009	0.95	-5.2%
8/1/2009	0.95	-5.1%
9/1/2009	0.95	-4.9%
10/1/2009	0.95	-4.7%
11/1/2009	0.95	-4.5%
12/1/2009	0.96	-4.4%
1/1/2010	0.96	-4.2%
2/1/2010	0.96	-4.0%
3/1/2010	0.96	-3.9%
4/1/2010	0.96	-3.7%
5/1/2010	0.96	-3.5%
6/1/2010	0.97	-3.3%
7/1/2010	0.97	-3.2%
8/1/2010	0.97	-3.0%
9/1/2010	0.97	-2.8%
10/1/2010	0.97	-2.7%
11/1/2010	0.98	-2.5%
12/1/2010	0.98	-2.3%
1/1/2011	0.98	-2.1%
2/1/2011	0.98	-1.9%
3/1/2011	0.98	-1.8%
4/1/2011	0.98	-1.6%
5/1/2011	0.99	-1.4%
6/1/2011	0.99	-1.3%
7/1/2011	0.99	-1.1%
8/1/2011	0.99	-0.9%
9/1/2011	0.99	-0.7%
10/1/2011	0.99	-0.5%
11/1/2011	1.00	-0.4%
12/1/2011	1.00	-0.2%
1/1/2012	1.00	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 92
(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	330400	0230	7/28/2009	\$416,000	\$395,000	850	7	1987	3	2,940	Y	N	353 122ND PL NE
007	330400	0240	11/24/2009	\$362,500	\$346,000	850	7	1987	3	3,360	Y	N	341 122ND PL NE
007	507670	0105	6/21/2010	\$380,000	\$368,000	1,010	7	1961	4	8,865	N	N	12415 SE 28TH PL
007	507670	0120	8/16/2011	\$375,000	\$372,000	1,010	7	1961	4	9,720	N	N	2742 124TH AVE SE
007	330400	0130	4/6/2010	\$345,000	\$332,000	1,020	7	1987	3	1,975	N	N	312 122ND PL NE
007	330400	0140	10/3/2010	\$313,100	\$305,000	1,020	7	1987	3	1,625	N	N	324 122ND PL NE
007	620550	0600	7/29/2010	\$425,000	\$412,000	1,060	7	1952	5	15,664	Y	N	2530 121ST AVE SE
007	620550	0450	1/5/2009	\$437,000	\$410,000	1,080	7	1953	4	8,648	Y	N	2535 121ST AVE SE
007	507670	0085	12/15/2010	\$325,000	\$318,000	1,100	7	1962	4	8,300	N	N	12440 SE 28TH PL
007	620550	0560	1/5/2011	\$520,000	\$509,000	1,120	7	1950	5	9,360	Y	N	2533 122ND AVE SE
007	326010	0080	5/20/2009	\$455,000	\$430,000	1,160	7	1969	4	6,500	N	N	12608 SE 4TH PL
007	610740	0080	6/1/2010	\$399,000	\$386,000	1,200	7	1963	3	13,775	N	N	2301 128TH AVE SE
007	620610	0160	2/24/2010	\$574,950	\$553,000	1,200	7	1956	5	16,000	N	N	2314 127TH AVE SE
007	358490	0070	6/24/2010	\$400,000	\$387,000	1,230	7	1967	3	9,940	N	N	12942 SE 23RD ST
007	956030	0020	4/28/2009	\$429,780	\$406,000	1,230	7	1958	4	9,500	N	N	2512 128TH AVE SE
007	326010	0020	6/26/2009	\$400,000	\$379,000	1,240	7	1963	4	7,500	N	N	417 128TH AVE SE
007	326010	0100	5/26/2010	\$439,900	\$425,000	1,300	7	1968	5	7,945	N	N	12522 SE 4TH PL
007	620550	0250	7/25/2011	\$415,000	\$411,000	1,300	7	1950	4	16,100	N	N	2530 123RD AVE SE
007	923820	0035	5/26/2010	\$370,000	\$357,000	1,300	7	1958	4	9,408	N	N	12640 SE 30TH ST
007	278500	0120	2/16/2011	\$455,000	\$447,000	1,320	7	1962	4	9,657	N	N	12824 SE 3RD ST
007	358490	0050	7/5/2011	\$285,000	\$282,000	1,350	7	1967	3	9,940	N	N	12956 SE 23RD ST
007	092405	9231	4/13/2010	\$435,500	\$420,000	1,390	7	1976	4	8,750	N	N	12437 SE 29TH ST
007	432670	0060	2/24/2010	\$560,000	\$538,000	1,400	7	1959	4	10,707	N	N	12439 SE 25TH ST
007	813470	0050	10/27/2011	\$435,000	\$433,000	1,400	7	1960	3	22,962	N	N	2440 145TH AVE SE
007	620550	0080	8/23/2011	\$575,000	\$571,000	1,430	7	1950	5	13,120	Y	N	12244 SE 25TH ST
007	956050	0090	10/13/2009	\$585,000	\$558,000	1,440	7	1959	4	11,396	Y	N	2420 129TH AVE SE
007	956070	0015	10/27/2010	\$410,000	\$400,000	1,460	7	1958	4	11,668	Y	N	12636 SE 26TH PL
007	278500	0150	8/23/2010	\$415,000	\$403,000	1,530	7	1960	4	10,880	N	N	213 130TH AVE SE
007	956050	0070	8/2/2011	\$500,000	\$496,000	1,540	7	1959	5	11,544	N	N	2332 129TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(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	051450	0220	4/1/2011	\$320,000	\$315,000	1,580	7	1957	4	9,020	N	N	2414 139TH AVE SE
007	923820	0040	8/22/2011	\$369,950	\$367,000	1,580	7	1968	4	9,412	N	N	12648 SE 30TH ST
007	923820	0025	4/13/2009	\$400,000	\$377,000	1,600	7	1958	4	9,338	N	N	12628 SE 30TH ST
007	956050	0005	9/23/2009	\$381,000	\$363,000	1,620	7	1966	4	8,114	N	N	2637 129TH AVE SE
007	620610	0115	10/21/2010	\$490,000	\$478,000	1,630	7	1953	4	10,800	N	N	12331 SE 23RD PL
007	721571	0020	1/27/2010	\$466,700	\$448,000	1,630	7	1996	3	2,847	N	N	2761 124TH AVE SE
007	721571	0030	5/20/2009	\$500,000	\$473,000	1,630	7	1996	3	2,905	N	N	2759 124TH AVE SE
007	721571	0050	11/29/2011	\$480,000	\$479,000	1,630	7	1996	3	3,073	N	N	2755 124TH AVE SE
007	721571	0220	5/19/2010	\$455,000	\$439,000	1,630	7	1996	3	2,104	N	N	2733 124 124TH AVE SE
007	721571	0260	7/22/2009	\$486,500	\$462,000	1,630	7	1996	3	3,064	N	N	2725 124TH AVE SE
007	326000	0200	6/21/2010	\$444,888	\$431,000	1,700	7	1966	4	7,200	N	N	12914 SE 7TH PL
007	530710	0330	5/11/2011	\$415,000	\$409,000	1,820	7	1961	4	10,167	N	N	2805 129TH AVE SE
007	756000	0020	10/28/2009	\$460,000	\$439,000	1,850	7	2000	3	2,520	N	N	2485 132ND AVE SE
007	756000	0290	3/29/2011	\$439,900	\$433,000	1,850	7	2000	3	2,508	N	N	2489 132ND AVE SE
007	326000	0230	11/11/2011	\$416,000	\$415,000	1,900	7	1965	4	9,345	Y	N	12927 130TH PL SE
007	326000	0050	2/17/2011	\$491,250	\$482,000	1,920	7	1963	5	7,560	N	N	12911 SE 4TH PL
007	721571	0090	2/11/2009	\$450,000	\$423,000	1,970	7	1996	4	2,882	N	N	2743 124TH AVE SE
007	756000	0190	11/6/2009	\$560,000	\$535,000	1,970	7	2000	3	3,046	N	N	2419 132ND AVE SE
007	756000	0240	4/6/2010	\$509,950	\$491,000	1,970	7	2000	3	3,472	N	N	2449 132ND AVE SE
007	721571	0250	6/17/2010	\$469,800	\$455,000	2,030	7	1996	3	2,659	N	N	2727 124TH AVE SE
007	530710	0090	2/22/2011	\$350,000	\$344,000	2,050	7	1961	4	12,486	N	N	2923 129TH AVE SE
007	042405	9098	7/1/2009	\$397,550	\$377,000	2,080	7	1951	4	13,940	N	N	13101 SE 21ST ST
007	530710	0170	3/29/2010	\$492,000	\$474,000	2,310	7	1961	4	9,670	Y	N	2904 129TH AVE SE
007	071000	0250	12/7/2009	\$450,000	\$432,000	1,200	8	1968	5	9,750	N	N	12519 NE 4TH PL
007	954160	0371	7/28/2010	\$430,000	\$417,000	1,200	8	1962	3	10,600	N	N	2015 128TH AVE SE
007	620610	0085	3/9/2011	\$440,000	\$432,000	1,240	8	1976	4	10,800	N	N	12326 SE 23RD PL
007	278500	0080	2/7/2011	\$340,000	\$334,000	1,300	8	1962	4	10,000	N	N	120 128TH AVE SE
007	620610	0075	11/14/2011	\$412,000	\$411,000	1,320	8	1953	4	10,800	N	N	12320 SE 23RD PL
007	954180	0055	3/10/2011	\$440,000	\$432,000	1,370	8	1964	3	26,408	N	N	1920 123RD AVE SE
007	115300	0060	10/13/2010	\$530,000	\$516,000	1,390	8	1968	4	18,108	N	N	506 130TH AVE NE
007	332505	9177	2/10/2011	\$465,000	\$456,000	1,400	8	1970	4	11,325	N	N	12614 NE 7TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 92
(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	620750	0065	5/6/2009	\$450,000	\$425,000	1,410	8	1958	4	10,077	N	N	2515 128TH AVE SE
007	954200	0255	5/10/2010	\$470,000	\$454,000	1,410	8	1959	5	11,464	N	N	12206 SE 12TH ST
007	781120	0100	10/29/2009	\$490,000	\$468,000	1,420	8	1968	4	8,432	N	N	13915 SE 23RD ST
007	781122	0120	1/15/2009	\$582,500	\$547,000	1,420	8	1996	4	16,790	Y	N	1801 136TH PL SE
007	781121	0240	1/14/2009	\$451,050	\$423,000	1,430	8	1972	4	9,360	N	N	13730 SE 23RD LN
007	233270	0100	6/10/2010	\$560,000	\$542,000	1,440	8	1963	5	12,320	N	N	236 130TH PL NE
007	781120	0120	3/10/2011	\$446,000	\$438,000	1,450	8	1968	4	10,622	N	N	13703 SE 23RD ST
007	954160	0450	9/9/2009	\$597,000	\$568,000	1,450	8	1957	5	16,000	Y	N	1744 127TH AVE SE
007	233020	0015	7/19/2011	\$549,950	\$545,000	1,460	8	1960	4	10,250	N	N	110 128TH AVE NE
007	781120	0270	1/23/2009	\$495,000	\$465,000	1,470	8	1968	4	9,779	N	N	2229 137TH PL SE
007	342505	9227	10/15/2011	\$500,000	\$498,000	1,480	8	1980	4	29,283	Y	N	13610 SE 5TH ST
007	954180	0075	3/29/2010	\$560,000	\$539,000	1,490	8	1958	5	16,200	N	N	2042 123RD AVE SE
007	931650	0010	10/4/2011	\$417,500	\$415,000	1,500	8	1983	3	9,450	N	N	2290 120TH PL SE
007	620750	0045	9/23/2011	\$560,000	\$557,000	1,510	8	1958	5	9,926	N	N	2504 127TH AVE SE
007	507690	0055	1/6/2009	\$545,000	\$511,000	1,530	8	1960	3	8,610	N	N	12420 SE 27TH ST
007	247230	0030	7/28/2011	\$572,000	\$567,000	1,540	8	1963	4	11,280	N	N	325 131ST AVE NE
007	115940	0140	11/11/2011	\$434,000	\$433,000	1,560	8	1974	4	11,963	N	N	418 129TH PL NE
007	954160	0516	6/7/2011	\$533,300	\$527,000	1,560	8	1965	3	12,075	N	N	1726 128TH AVE SE
007	954200	0150	7/12/2011	\$392,000	\$388,000	1,560	8	1966	3	12,330	N	N	12122 SE 10TH ST
007	956050	0080	11/1/2011	\$479,000	\$477,000	1,570	8	1959	4	11,452	Y	N	2414 129TH AVE SE
007	620550	0020	6/10/2009	\$700,000	\$663,000	1,580	8	2008	3	12,010	Y	N	12208 SE 25TH ST
007	737960	0350	11/20/2009	\$431,500	\$412,000	1,590	8	1962	4	8,480	N	N	14227 SE 22ND ST
007	797130	0030	6/23/2009	\$565,000	\$535,000	1,590	8	1956	4	10,960	N	N	12442 NE 6TH PL
007	956050	0170	11/10/2011	\$400,000	\$399,000	1,590	8	1967	3	9,315	N	N	2321 129TH AVE SE
007	233000	0025	12/7/2010	\$549,950	\$537,000	1,610	8	1958	4	12,500	N	N	12801 NE 2ND ST
007	233000	0170	8/11/2009	\$530,000	\$503,000	1,610	8	1973	4	11,070	N	N	142 130TH PL NE
007	781110	0170	8/23/2010	\$446,900	\$434,000	1,610	8	1966	3	9,200	Y	N	1829 138TH PL SE
007	781120	0190	9/29/2010	\$426,546	\$415,000	1,610	8	1968	4	8,162	N	N	2236 SE 137TH PL
007	781110	0310	7/2/2010	\$499,000	\$483,000	1,620	8	1967	5	9,348	Y	N	2102 137TH PL SE
007	954180	0175	5/9/2011	\$665,000	\$656,000	1,620	8	1958	4	14,300	Y	N	1829 123RD AVE SE
007	954220	0640	6/25/2010	\$480,000	\$465,000	1,630	8	1968	3	10,004	N	N	1834 121ST AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(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	410000	0070	3/2/2011	\$484,000	\$475,000	1,650	8	1960	4	11,804	N	N	12456 SE 26TH PL
007	737960	0370	11/16/2010	\$417,500	\$408,000	1,650	8	1962	4	8,480	N	N	14211 SE 22ND ST
007	247140	0025	8/12/2009	\$454,000	\$431,000	1,670	8	1962	4	11,180	N	N	621 130TH AVE NE
007	115940	0050	10/21/2009	\$590,000	\$563,000	1,690	8	1966	4	13,200	N	N	624 129TH PL NE
007	332500	0110	3/30/2011	\$640,200	\$630,000	1,690	8	1964	5	11,736	N	N	12815 NE 4TH PL
007	252470	0050	1/2/2009	\$575,770	\$540,000	1,700	8	1976	4	20,022	N	N	13712 SE 3RD PL
007	332505	9135	2/1/2010	\$440,000	\$422,000	1,700	8	1961	4	13,759	N	N	618 123RD AVE NE
007	954160	0150	6/7/2010	\$440,000	\$425,000	1,700	8	1967	3	8,715	N	N	1857 126TH AVE SE
007	247210	0075	7/22/2010	\$464,000	\$450,000	1,710	8	1957	4	11,474	N	N	655 131ST AVE NE
007	954230	0060	9/30/2010	\$440,000	\$428,000	1,710	8	1965	4	12,432	N	N	1505 121ST AVE SE
007	725400	0020	10/22/2009	\$495,000	\$472,000	1,730	8	2001	3	2,529	N	N	13162 SE 26TH ST
007	725400	0040	4/15/2009	\$500,000	\$472,000	1,730	8	2001	3	2,726	N	N	13142 SE 26TH ST
007	725400	0060	7/23/2009	\$510,000	\$484,000	1,730	8	2001	3	2,967	N	N	13138 SE 26TH ST
007	326020	0080	10/22/2010	\$473,000	\$461,000	1,750	8	1966	5	8,250	N	N	12624 SE 7TH PL
007	737960	0190	5/27/2011	\$350,000	\$346,000	1,750	8	1962	4	8,928	N	N	14232 SE 23RD ST
007	770200	0030	6/10/2010	\$520,000	\$503,000	1,770	8	1964	4	10,272	N	N	13030 NE 10TH ST
007	954160	0495	10/20/2009	\$565,000	\$539,000	1,770	8	1960	5	17,122	Y	N	1653 128TH AVE SE
007	954220	0610	6/18/2010	\$570,000	\$551,000	1,780	8	1962	5	11,130	N	N	12106 SE 20TH PL
007	247210	0085	4/13/2010	\$592,000	\$571,000	1,790	8	1957	4	11,640	N	N	633 131ST AVE NE
007	954160	0470	7/26/2011	\$799,950	\$793,000	1,820	8	2007	3	14,375	Y	N	1716 127TH AVE SE
007	326000	0270	3/4/2010	\$500,000	\$481,000	1,860	8	1965	4	8,301	Y	N	12926 130TH PL SE
007	954160	0300	10/11/2010	\$457,500	\$446,000	1,890	8	1989	3	8,250	N	N	1900 126TH AVE SE
007	233000	0145	2/3/2009	\$566,000	\$532,000	1,900	8	1962	4	12,250	N	N	236 130TH AVE NE
007	737960	0090	7/27/2011	\$409,000	\$405,000	1,920	8	1962	4	8,800	N	N	2209 142ND AVE SE
007	247230	0040	3/17/2011	\$475,000	\$467,000	1,940	8	1970	3	11,400	N	N	301 131ST AVE NE
007	247210	0080	10/5/2009	\$450,000	\$429,000	1,950	8	1957	4	12,000	N	N	643 131ST AVE NE
007	115940	0150	1/7/2011	\$482,500	\$472,000	1,960	8	1963	3	12,610	N	N	659 129TH PL NE
007	278500	0330	8/2/2011	\$620,000	\$614,000	1,970	8	1959	5	13,800	N	N	2 129TH AVE SE
007	430520	0230	8/12/2010	\$420,000	\$408,000	1,970	8	1986	4	7,200	N	N	1740 140TH LN SE
007	781121	0280	3/15/2010	\$598,750	\$576,000	1,990	8	1973	5	14,250	N	N	13705 SE 23RD LN
007	953890	0150	7/15/2011	\$520,000	\$515,000	2,000	8	1983	4	9,360	Y	N	2317 135TH PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(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	756950	0050	11/5/2009	\$538,100	\$514,000	2,020	8	1999	3	2,255	N	N	2383 132ND AVE SE
007	781122	0050	8/15/2011	\$498,000	\$494,000	2,040	8	1986	4	11,070	N	N	13612 SE 20TH ST
007	954180	0081	3/25/2010	\$557,000	\$536,000	2,070	8	1958	4	17,997	Y	N	2052 123RD AVE SE
007	865350	0055	1/27/2011	\$441,100	\$432,000	2,090	8	1952	4	25,700	N	N	13805 SE 1ST ST
007	233000	0106	5/10/2010	\$525,000	\$507,000	2,110	8	1967	4	10,080	N	N	145 130TH AVE NE
007	781121	0140	10/20/2011	\$525,000	\$523,000	2,170	8	1971	5	8,625	N	N	13806 SE 21ST ST
007	233000	0130	12/16/2011	\$437,000	\$437,000	2,220	8	1964	5	15,520	N	N	223 130TH AVE NE
007	781100	0180	6/7/2010	\$493,000	\$477,000	2,270	8	1977	4	8,855	Y	N	2205 139TH PL SE
007	781122	0090	8/18/2010	\$650,000	\$631,000	2,270	8	1985	4	11,120	Y	N	1813 136TH PL SE
007	332505	9097	4/10/2010	\$525,000	\$506,000	2,310	8	1957	4	11,761	N	N	12657 NE 5TH ST
007	954180	0156	7/11/2011	\$714,000	\$707,000	2,320	8	1959	4	13,300	Y	N	2021 123RD AVE SE
007	247210	0030	6/29/2011	\$821,900	\$813,000	2,560	8	1966	5	14,000	N	N	600 131ST AVE NE
007	342505	9126	12/9/2010	\$625,000	\$611,000	2,640	8	1987	4	30,056	N	N	13634 SE 5TH ST
007	342505	9206	10/14/2010	\$575,000	\$560,000	2,650	8	1986	3	18,295	N	N	211 140TH AVE SE
007	115940	0190	1/29/2009	\$668,000	\$627,000	3,280	8	1964	4	12,150	N	N	621 129TH PL NE
007	954160	0550	7/20/2009	\$550,000	\$522,000	1,390	9	1970	4	10,353	N	N	2018 128TH AVE SE
007	954160	0310	11/3/2009	\$650,000	\$621,000	1,470	9	1986	3	8,800	Y	N	1828 126TH AVE SE
007	115940	0270	2/6/2010	\$799,980	\$768,000	1,630	9	2008	3	14,417	Y	N	425 129TH PL NE
007	954230	0350	3/22/2011	\$635,000	\$624,000	1,660	9	1966	4	8,390	Y	N	12152 SE 14TH ST
007	954230	0350	10/21/2009	\$625,000	\$624,000	1,660	9	1966	4	8,390	Y	N	12152 SE 14TH ST
007	233040	0045	2/18/2010	\$543,000	\$522,000	1,700	9	1976	4	12,441	N	N	202 129TH AVE NE
007	954285	0360	8/13/2009	\$525,000	\$499,000	1,800	9	1977	4	10,560	N	N	2006 130TH AVE SE
007	954230	0500	5/27/2011	\$695,000	\$686,000	1,820	9	1967	4	10,336	Y	N	12151 SE 15TH ST
007	954160	0445	10/24/2011	\$760,000	\$757,000	1,850	9	1958	5	13,750	Y	N	1804 127TH AVE SE
007	954230	0440	9/22/2009	\$514,000	\$489,000	1,870	9	1967	3	7,981	N	N	12112 SE 15TH ST
007	781110	0260	10/20/2011	\$749,900	\$747,000	1,880	9	1967	5	19,630	N	N	13747 SE 20TH ST
007	954220	0380	4/6/2011	\$527,275	\$519,000	1,970	9	1967	4	10,614	Y	N	12125 SE 17TH PL
007	342505	9148	12/22/2011	\$506,000	\$506,000	1,980	9	1958	3	23,453	N	N	13745 SE 7TH ST
007	954285	0230	5/13/2009	\$518,000	\$489,000	2,010	9	1977	3	10,240	N	N	2137 130TH PL SE
007	954230	0250	12/12/2010	\$440,000	\$430,000	2,060	9	1967	3	11,015	N	N	12125 SE 13TH ST
007	067210	0042	11/17/2009	\$580,500	\$555,000	2,200	9	1988	4	19,829	N	N	1215 134TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(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	954260	0080	8/26/2011	\$500,000	\$496,000	2,200	9	1977	4	7,304	N	N	1500 127TH AVE SE
007	954230	0430	11/28/2011	\$507,750	\$507,000	2,260	9	1967	3	12,238	N	N	12104 SE 15TH ST
007	233280	0010	4/26/2011	\$662,500	\$653,000	2,330	9	1967	5	12,360	N	N	226 130TH PL NE
007	760580	0130	11/9/2009	\$688,000	\$657,000	2,360	9	1998	4	5,846	N	N	13427 NE 12TH PL
007	352790	0140	10/17/2011	\$635,000	\$632,000	2,430	9	2011	3	3,932	N	N	14007 SE 21ST PL
007	954230	0690	8/20/2009	\$625,000	\$594,000	2,450	9	1968	4	12,250	Y	N	12125 SE 16TH PL
007	954260	0010	10/26/2011	\$545,000	\$543,000	2,510	9	1982	3	7,463	N	N	12520 SE 14TH ST
007	342505	9060	9/27/2010	\$595,000	\$579,000	2,570	9	1990	4	17,545	N	N	717 140TH AVE SE
007	352790	0040	10/20/2011	\$705,000	\$702,000	2,610	9	2011	3	3,954	N	N	14010 SE 21ST PL
007	856140	0090	3/2/2009	\$678,000	\$638,000	2,620	9	1961	4	13,611	N	N	940 130TH AVE NE
007	067210	0041	7/27/2010	\$678,888	\$658,000	2,690	9	1988	4	18,877	N	N	1235 134TH AVE NE
007	954230	0560	3/24/2011	\$611,000	\$601,000	3,200	9	1965	4	9,689	N	N	12113 SE 15TH ST
007	954285	0530	8/26/2011	\$675,000	\$670,000	3,220	9	1978	3	11,000	N	N	1901 129TH AVE SE
007	954240	0030	9/28/2009	\$940,000	\$896,000	3,300	9	2007	3	11,041	N	N	1515 125TH AVE SE
007	954285	0210	6/23/2010	\$835,000	\$808,000	3,610	9	2006	3	10,270	N	N	2129 130TH PL SE
007	342505	9183	10/5/2011	\$950,000	\$945,000	4,000	9	1965	5	37,461	N	N	13622 SE 5TH ST
007	447190	0020	4/28/2011	\$550,000	\$542,000	2,160	10	2001	3	8,129	N	N	2355 140TH WAY SE
007	447190	0040	2/2/2011	\$580,000	\$569,000	2,160	10	2001	3	7,025	N	N	2399 140TH WAY SE
007	856150	0100	4/6/2011	\$731,500	\$720,000	2,370	10	1998	4	11,656	N	N	920 129TH PL NE
007	883890	0113	6/8/2011	\$528,000	\$522,000	2,530	10	1997	3	14,743	N	N	1840 140TH PL SE
007	439765	0090	6/23/2010	\$615,000	\$595,000	2,620	10	2000	3	4,741	N	N	1847 145TH PL SE
007	439765	0180	11/9/2011	\$635,000	\$633,000	2,620	10	2000	3	5,788	N	N	1815 145TH PL SE
007	342505	9136	4/29/2010	\$1,275,000	\$1,230,000	2,710	10	1965	5	31,197	N	N	465 140TH AVE NE
007	954200	0165	2/23/2010	\$695,000	\$668,000	2,710	10	2000	3	43,230	N	N	12200 SE 10TH ST
007	342505	9261	6/25/2009	\$868,000	\$822,000	2,820	10	1998	3	13,582	N	N	205 140TH AVE NE
007	342505	9262	5/6/2011	\$850,000	\$838,000	2,860	10	1997	3	13,903	N	N	209 140TH AVE NE
007	856150	0120	12/16/2011	\$934,000	\$933,000	2,930	10	2005	3	9,825	N	N	12954 NE 9TH ST
007	883890	0193	6/28/2011	\$600,000	\$593,000	2,930	10	2000	3	7,544	N	N	14436 SE 24TH ST
007	342505	9270	12/7/2011	\$892,000	\$891,000	2,955	10	2000	3	16,130	N	N	219 140TH AVE NE
007	342505	9271	8/25/2011	\$884,000	\$877,000	3,070	10	1999	3	16,130	N	N	229 140TH AVE NE
007	439765	0020	5/5/2011	\$695,000	\$685,000	3,260	10	1999	3	8,324	N	N	1895 145TH PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(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	439765	0060	9/19/2011	\$699,000	\$695,000	3,270	10	1999	3	6,588	N	N	1859 145TH PL SE
007	954210	0120	10/21/2010	\$638,500	\$622,000	3,280	10	1962	4	18,433	N	N	12110 SE 23RD ST
007	342505	9296	8/25/2009	\$1,100,000	\$1,046,000	3,460	10	2009	3	13,991	N	N	467 140TH AVE NE
007	342505	9036	3/7/2011	\$1,147,000	\$1,127,000	3,650	10	2008	3	17,670	N	N	13606 SE 7TH ST
007	332505	9101	1/14/2011	\$940,000	\$921,000	4,440	10	2008	3	10,018	N	N	624 128TH AVE NE
007	342505	9051	5/12/2009	\$1,230,000	\$1,162,000	4,520	10	2008	3	20,002	N	N	13808 SE 5TH ST
007	342505	9286	7/28/2011	\$950,000	\$941,000	4,690	10	2008	3	18,740	N	N	13610 SE 7TH ST
007	342505	9222	8/18/2011	\$999,999	\$992,000	5,153	10	2002	3	32,670	N	N	13773 SE 2ND ST
007	342505	9265	2/8/2010	\$839,000	\$806,000	3,210	11	1998	3	20,674	N	N	13953 SE 5TH ST
007	342505	9089	10/19/2011	\$900,000	\$896,000	3,780	11	1998	3	29,135	N	N	445 140TH AVE NE
007	342505	9086	10/4/2009	\$1,150,000	\$1,096,000	4,060	11	1999	3	19,183	N	N	13850 NE 1ST ST
007	342505	9248	11/5/2010	\$1,500,000	\$1,463,000	4,270	11	1997	3	37,548	N	N	13640 MAIN ST
007	342505	9057	12/2/2010	\$1,155,000	\$1,128,000	4,560	11	2003	3	27,878	N	N	13806 SE 7TH ST
007	342505	9266	4/1/2010	\$1,375,000	\$1,324,000	5,070	11	1999	3	20,372	N	N	13925 SE 5TH ST
010	221300	0030	5/9/2011	\$310,000	\$306,000	790	6	1950	3	9,170	N	N	10442 SE 13TH ST
010	259170	0050	7/27/2010	\$325,000	\$315,000	870	6	1952	4	7,194	N	N	1109 107TH AVE SE
010	259170	0055	7/8/2009	\$350,000	\$332,000	1,260	6	1952	3	6,750	N	N	1101 107TH AVE SE
010	386090	0004	9/4/2009	\$377,500	\$359,000	890	7	1952	3	8,929	N	N	10487 SE 19TH ST
010	259170	0030	9/21/2009	\$430,000	\$409,000	900	7	1952	4	9,919	N	N	1133 107TH AVE SE
010	071100	0135	9/10/2010	\$442,000	\$430,000	920	7	1947	4	9,585	N	N	10630 SE 20TH ST
010	732490	0051	11/18/2009	\$417,000	\$398,000	930	7	1955	4	6,060	N	N	10816 SE 21ST ST
010	245000	0310	12/9/2011	\$387,000	\$386,000	1,010	7	1950	4	8,113	N	N	3138 108TH AVE SE
010	234430	0211	5/5/2011	\$498,000	\$491,000	1,040	7	1949	3	9,060	N	N	3266 106TH AVE SE
010	732490	0081	8/19/2010	\$591,500	\$574,000	1,040	7	2007	3	10,400	N	N	1928 109TH AVE SE
010	064400	0105	6/27/2011	\$529,000	\$523,000	1,120	7	1957	4	10,313	N	N	2522 108TH AVE SE
010	065000	0080	2/10/2011	\$425,000	\$417,000	1,120	7	1950	3	9,112	N	N	10619 SE 4TH ST
010	156160	0080	6/14/2011	\$510,000	\$504,000	1,120	7	1956	4	10,967	N	N	10440 SE 25TH ST
010	071100	0035	12/22/2009	\$550,000	\$527,000	1,150	7	1957	4	9,577	N	N	10447 SE 20TH ST
010	573960	2460	5/25/2010	\$330,000	\$319,000	1,200	7	1954	3	6,000	N	N	826 107TH AVE SE
010	245100	0045	1/12/2011	\$340,000	\$333,000	1,210	7	1951	3	7,065	N	N	11062 SE 30TH ST
010	814630	0135	9/15/2011	\$510,000	\$507,000	1,210	7	1959	4	8,536	N	N	216 110TH PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	814610	0415	10/31/2011	\$350,000	\$349,000	1,230	7	1955	4	7,612	N	N	221 110TH AVE SE
010	814610	0690	9/16/2010	\$529,000	\$515,000	1,230	7	1954	4	9,484	N	N	11039 SE 2ND ST
010	245050	0186	11/19/2010	\$424,000	\$414,000	1,240	7	1950	3	8,114	N	N	2837 109TH AVE SE
010	259170	0015	9/30/2009	\$460,000	\$438,000	1,280	7	1953	4	7,245	N	N	1116 107TH AVE SE
010	573960	2395	5/24/2011	\$395,000	\$390,000	1,330	7	1949	4	7,000	N	N	1011 108TH AVE SE
010	064400	0065	6/15/2011	\$639,800	\$632,000	1,350	7	1952	4	11,878	N	N	2419 109TH AVE SE
010	206260	0090	5/27/2009	\$385,000	\$364,000	1,380	7	1975	4	642	N	N	1647 107TH AVE SE
010	242510	0005	11/2/2009	\$435,000	\$415,000	1,410	7	1949	4	9,500	N	N	10809 SE 16TH ST
010	071100	0075	6/10/2011	\$400,000	\$395,000	1,440	7	1953	4	11,718	N	N	2011 108TH AVE SE
010	156160	0040	3/16/2009	\$450,000	\$424,000	1,470	7	1955	3	8,750	N	N	10436 SE 24TH PL
010	082405	9292	10/4/2011	\$370,000	\$368,000	1,490	7	1980	3	9,147	N	N	3135 108TH AVE SE
010	065000	0085	2/9/2011	\$512,000	\$502,000	1,500	7	1951	5	9,112	N	N	10613 SE 4TH ST
010	245000	0230	12/27/2010	\$570,000	\$558,000	1,700	7	1956	4	13,523	N	N	3237 109TH AVE SE
010	386040	0126	8/3/2010	\$540,000	\$524,000	1,710	7	1952	4	16,000	N	N	10625 SE 22ND ST
010	082405	9252	11/8/2011	\$465,000	\$464,000	1,740	7	1962	4	12,400	N	N	3220 110TH AVE SE
010	062760	0065	8/25/2011	\$585,000	\$581,000	1,750	7	1958	4	9,600	N	N	11015 SE 30TH PL
010	234430	0136	12/16/2010	\$499,900	\$489,000	1,780	7	1988	4	5,852	N	N	10621 SE 30TH ST
010	386040	0235	10/24/2011	\$485,000	\$483,000	1,820	7	1955	3	14,668	N	N	2019 108TH AVE SE
010	082405	9230	10/2/2009	\$540,000	\$515,000	1,970	7	1958	4	9,340	N	N	11020 SE 29TH PL
010	386090	0056	10/14/2010	\$550,000	\$536,000	2,050	7	1951	4	7,522	N	N	10411 SE 19TH ST
010	071100	0095	3/9/2010	\$683,000	\$657,000	2,070	7	1989	5	9,571	N	N	10424 SE 20TH ST
010	573960	2280	7/11/2011	\$420,000	\$416,000	2,070	7	1949	4	8,000	N	N	1004 107TH AVE SE
010	700010	0621	6/10/2011	\$384,000	\$380,000	2,170	7	1977	3	18,378	N	N	3000 112TH AVE SE
010	321060	0390	3/23/2009	\$482,500	\$455,000	1,150	8	1967	4	6,880	N	N	906 109TH AVE SE
010	814610	0785	10/7/2010	\$425,000	\$414,000	1,150	8	1959	4	7,230	N	N	414 110TH AVE SE
010	814610	0515	9/7/2011	\$601,000	\$597,000	1,240	8	1961	4	9,451	N	N	439 110TH AVE SE
010	814610	0515	7/24/2009	\$582,000	\$597,000	1,240	8	1961	4	9,451	N	N	439 110TH AVE SE
010	068200	0268	11/29/2011	\$458,000	\$457,000	1,250	8	1963	3	9,112	N	N	230 105TH AVE SE
010	814610	0380	3/24/2010	\$437,000	\$421,000	1,250	8	1955	3	7,960	N	N	218 109TH AVE SE
010	068200	0230	6/23/2011	\$455,000	\$450,000	1,260	8	1955	3	9,380	N	N	336 105TH AVE SE
010	321060	0120	9/15/2009	\$588,888	\$561,000	1,280	8	1961	5	9,170	N	N	11018 SE 9TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	814610	0475	3/4/2010	\$559,950	\$538,000	1,290	8	1962	4	8,467	N	N	442 109TH AVE SE
010	321070	0350	6/9/2009	\$525,000	\$497,000	1,300	8	1965	4	11,475	N	N	1015 110TH AVE SE
010	814610	0535	8/31/2009	\$491,000	\$467,000	1,310	8	1959	3	11,465	N	N	405 110TH AVE SE
010	068200	0265	7/28/2009	\$470,000	\$446,000	1,340	8	1955	3	9,112	N	N	232 105TH AVE SE
010	321060	0310	9/29/2009	\$505,000	\$481,000	1,340	8	1967	4	8,400	N	N	1032 109TH AVE SE
010	321070	0260	6/27/2011	\$585,500	\$579,000	1,340	8	1963	4	10,548	N	N	11024 SE 10TH ST
010	814610	0345	3/2/2009	\$540,000	\$508,000	1,340	8	1955	3	7,960	N	N	114 109TH AVE SE
010	814610	0810	9/17/2009	\$515,000	\$490,000	1,340	8	1961	3	7,353	N	N	448 110TH AVE SE
010	814630	0055	11/22/2011	\$460,000	\$459,000	1,350	8	1959	3	12,810	N	N	11106 SE 4TH ST
010	321070	0050	6/28/2011	\$742,000	\$734,000	1,360	8	1968	5	8,580	N	N	1012 111TH PL SE
010	814610	0320	4/8/2009	\$580,000	\$547,000	1,380	8	1961	5	7,500	N	N	231 109TH AVE SE
010	814610	0480	11/24/2010	\$590,000	\$576,000	1,380	8	1962	5	7,480	N	N	448 109TH AVE SE
010	814610	0195	3/7/2011	\$645,000	\$634,000	1,400	8	1969	5	19,054	N	N	618 108TH AVE SE
010	064421	0070	5/19/2011	\$520,000	\$513,000	1,490	8	1975	4	11,200	N	N	11001 SE 24TH PL
010	321060	0250	4/21/2011	\$620,000	\$611,000	1,500	8	1959	5	8,400	N	N	11025 SE 9TH ST
010	064420	0020	9/30/2011	\$749,000	\$731,000	1,550	8	1967	4	11,006	N	N	11031 SE 26TH ST
010	064420	0020	7/20/2010	\$754,000	\$731,000	1,550	8	1967	4	11,006	N	N	11031 SE 26TH ST
010	814610	0180	4/29/2010	\$604,900	\$584,000	1,590	8	1976	4	16,646	N	N	606 108TH AVE SE
010	064421	0100	9/20/2010	\$574,000	\$558,000	1,620	8	1976	3	21,698	N	N	11017 SE 24TH PL
010	321070	0220	2/1/2011	\$585,000	\$574,000	1,700	8	1963	4	8,075	N	N	11005 SE 10TH ST
010	064421	0130	12/21/2010	\$512,500	\$501,000	1,790	8	1976	4	14,138	N	N	11016 SE 24TH PL
010	814620	0080	11/1/2011	\$500,000	\$498,000	1,830	8	1965	4	8,562	N	N	612 109TH AVE SE
010	064420	0075	4/20/2010	\$555,800	\$536,000	1,850	8	1977	4	12,459	N	N	11025 SE 25TH ST
010	321060	0110	4/20/2010	\$580,000	\$559,000	1,950	8	1961	5	9,170	N	N	11012 SE 9TH ST
010	666400	0140	5/24/2011	\$590,000	\$582,000	2,030	8	1976	3	20,700	N	N	2222 109TH AVE SE
010	064400	0205	10/22/2010	\$771,300	\$752,000	2,070	8	1980	5	11,676	N	N	10918 SE 25TH ST
010	064400	0035	1/27/2010	\$650,000	\$624,000	2,150	8	1990	4	11,327	N	N	10808 SE 25TH PL
010	052405	9309	12/18/2011	\$588,000	\$588,000	2,220	8	1987	3	15,434	N	N	1128 108TH AVE SE
010	245100	0010	9/20/2011	\$671,500	\$667,000	2,290	8	1954	4	8,698	N	N	11010 SE 30TH ST
010	386040	0215	3/17/2010	\$650,000	\$625,000	2,400	8	1948	4	28,151	N	N	10630 SE 22ND ST
010	052405	9052	7/16/2009	\$708,000	\$672,000	2,420	8	1997	4	15,482	N	N	2210 108TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	814610	0720	6/15/2010	\$959,000	\$928,000	2,970	8	2003	3	7,500	N	N	226 110TH AVE SE
010	700010	0479	1/21/2010	\$565,008	\$542,000	1,580	9	1999	3	10,160	N	N	11210 SE 30TH ST
010	052405	9131	8/5/2009	\$675,000	\$641,000	1,760	9	2008	3	5,126	N	N	10440 14TH ST SE
010	052405	9319	6/8/2009	\$670,000	\$634,000	1,760	9	2008	3	3,492	N	N	10442 14TH ST SE
010	052405	9321	6/25/2009	\$655,000	\$621,000	1,780	9	2008	3	3,622	N	N	10450 14TH ST SE
010	052405	9325	5/26/2009	\$650,000	\$615,000	1,810	9	2008	3	4,656	N	N	10438 14TH ST SE
010	052405	9326	5/26/2009	\$695,000	\$657,000	1,920	9	2008	3	3,553	N	N	10436 14TH ST SE
010	052405	9322	1/22/2009	\$850,000	\$798,000	2,100	9	2008	3	4,097	N	N	10452 14TH ST SE
010	052405	9323	3/5/2009	\$800,000	\$753,000	2,100	9	2008	3	4,097	N	N	10456 14TH ST SE
010	522330	0470	5/9/2011	\$855,000	\$843,000	2,390	9	1999	3	13,624	Y	N	205 106TH AVE SE
010	156160	0030	6/23/2010	\$850,000	\$823,000	2,540	9	2001	3	8,781	N	N	10422 SE 24TH PL
010	245050	0115	9/22/2009	\$875,000	\$833,000	2,630	9	2003	3	9,195	N	N	2844 109TH AVE SE
010	052405	9141	9/28/2011	\$817,550	\$813,000	2,720	9	2004	3	9,147	N	N	1129 108TH AVE SE
010	814610	0425	3/25/2011	\$899,000	\$884,000	2,820	9	2007	3	7,545	N	N	203 110TH AVE SE
010	156160	0035	6/18/2009	\$875,000	\$829,000	2,850	9	2002	3	8,766	N	N	10428 SE 24TH PL
010	234430	0153	1/9/2009	\$800,000	\$750,000	2,860	9	1973	4	9,200	N	N	3102 106TH AVE SE
010	068540	0035	1/15/2010	\$795,000	\$762,000	2,960	9	2003	3	13,297	N	N	11047 SE 27TH PL
010	082405	9246	5/26/2011	\$850,000	\$839,000	3,080	9	2002	3	12,400	N	N	3222 110TH AVE SE
010	700010	0782	8/12/2009	\$915,000	\$869,000	3,190	9	2009	3	12,194	N	N	3106 113TH AVE SE
010	245000	0285	9/24/2010	\$920,000	\$895,000	3,410	9	2004	3	8,113	N	N	3210 108TH AVE SE
010	700010	0472	8/8/2011	\$865,000	\$858,000	3,490	9	2003	3	20,183	N	N	11222 SE 30TH ST
010	156160	0100	10/20/2011	\$1,210,000	\$1,205,000	3,740	9	2003	3	10,463	N	N	10433 SE 24TH PL
010	068200	0035	8/1/2011	\$746,000	\$739,000	2,450	10	1994	3	10,653	N	N	345 105TH AVE SE
010	339410	0090	3/30/2011	\$515,000	\$507,000	2,590	10	1989	3	11,601	N	N	3264 111TH AVE SE
010	052405	9182	4/14/2009	\$850,000	\$802,000	2,610	10	2000	3	7,405	N	N	1921 107TH AVE SE
010	068655	0020	10/22/2009	\$785,000	\$749,000	2,720	10	1990	3	9,700	N	N	1019 106TH AVE SE
010	082405	9324	8/14/2009	\$990,000	\$941,000	2,880	10	2008	3	8,301	N	N	10616 25TH ST SE
010	339410	0110	2/11/2011	\$800,000	\$785,000	2,940	10	1988	4	11,635	N	N	3248 111TH AVE SE
010	052405	9312	3/25/2011	\$868,500	\$854,000	2,940	10	1998	3	10,018	N	N	2214 108TH AVE SE
010	322505	9227	12/28/2009	\$980,000	\$939,000	2,950	10	2009	3	12,607	N	N	216 107TH PL SE
010	339410	0230	6/8/2011	\$799,950	\$790,000	3,030	10	1988	4	12,590	N	N	3255 111TH AVE SE

Improved Sales Used in this Physical Inspection Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	322505	9226	5/7/2009	\$1,080,000	\$1,020,000	3,060	10	2009	3	10,058	N	N	224 107TH PL SE
010	339410	0220	6/14/2010	\$980,000	\$948,000	3,140	10	1989	4	12,297	N	N	3247 111TH AVE SE
010	052405	9078	3/10/2010	\$950,000	\$914,000	3,290	10	2006	3	10,999	N	N	1105 106TH AVE SE
010	245100	0060	10/21/2011	\$1,175,000	\$1,170,000	3,320	10	2006	3	8,873	N	N	11049 SE 30TH ST
010	259170	0010	11/29/2010	\$890,000	\$869,000	3,320	10	2008	3	6,180	N	N	1110 107TH AVE NE
010	322505	9224	7/23/2009	\$1,000,000	\$949,000	3,340	10	2008	3	9,140	N	N	209 107TH PL SE
010	071100	0140	3/29/2011	\$995,000	\$979,000	3,420	10	2001	3	9,587	N	N	10638 SE 20TH ST
010	231140	0081	7/21/2010	\$1,140,000	\$1,105,000	3,550	10	2005	3	9,624	N	N	1639 105TH AVE SE
010	245100	0005	6/3/2009	\$1,200,000	\$1,135,000	3,610	10	2008	3	8,166	N	N	11004 30TH ST SE
010	082405	9323	7/1/2009	\$1,100,000	\$1,042,000	3,770	10	2008	3	8,701	N	N	10614 25TH ST SE
010	245050	0060	5/28/2010	\$1,350,000	\$1,305,000	3,820	10	2005	3	8,114	N	N	3021 110TH AVE SE
010	071100	0105	6/2/2011	\$1,200,000	\$1,185,000	3,990	10	2001	3	11,433	N	N	10436 SE 20TH ST
010	322505	9228	2/10/2009	\$1,100,000	\$1,034,000	4,000	10	2009	3	12,998	N	N	200 107TH PL SE
010	231140	0155	5/1/2009	\$1,332,010	\$1,258,000	4,080	10	2007	3	9,450	N	N	10521 SE 16TH ST
010	339440	0060	3/9/2009	\$1,350,000	\$1,271,000	4,120	10	2008	3	9,600	N	N	11041 31ST ST SE
010	386090	0035	10/21/2009	\$1,592,500	\$1,519,000	4,230	10	2008	3	16,526	N	N	10435 19TH ST SE
010	068540	0005	7/8/2010	\$1,560,000	\$1,511,000	4,360	10	2008	3	9,800	N	N	11016 27TH PL SE
010	064400	0170	9/22/2011	\$1,675,000	\$1,665,000	4,590	10	2006	3	10,500	N	N	10913 SE 25TH ST
010	732490	0016	6/16/2009	\$1,225,000	\$1,160,000	4,740	10	2008	3	9,090	N	N	2104 108TH AVE SE
010	082405	9235	7/18/2011	\$1,335,000	\$1,322,000	5,210	10	2007	3	9,148	N	N	3110 107TH PL SE
010	082405	9235	8/20/2009	\$1,100,000	\$1,322,000	5,210	10	2007	3	9,148	N	N	3110 107TH PL SE
010	064400	0145	11/3/2010	\$1,499,950	\$1,463,000	4,000	11	2005	3	9,727	N	N	10904 SE 26TH ST
010	071100	0010	7/30/2009	\$1,300,000	\$1,234,000	4,070	11	2008	3	9,568	N	N	10411 20TH ST SE
010	052405	9148	4/15/2009	\$1,365,000	\$1,288,000	4,280	11	2005	3	9,583	N	N	1415 108TH AVE SE
010	064400	0190	8/24/2010	\$1,500,000	\$1,457,000	4,650	11	2006	3	12,430	N	N	2412 109TH AVE SE
010	231140	0071	2/9/2010	\$1,185,000	\$1,138,000	4,890	11	2005	3	9,615	N	N	1625 105TH AVE SE
010	339440	0040	10/8/2009	\$1,623,000	\$1,547,000	5,060	11	2008	3	9,754	N	N	3130 110TH AVE SE
010	386090	0090	9/2/2011	\$1,788,000	\$1,775,000	5,190	11	2011	3	23,847	N	N	10432 SE 19TH ST
010	951410	0020	12/8/2010	\$1,700,000	\$1,662,000	4,540	12	2010	3	10,190	N	N	10545 WOODHAVEN LN

Improved Sales Removed in this Physical Inspection Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	042405	9002	3/5/2010	\$1,750,000	GOVERNMENT AGENCY;
007	042405	9039	11/9/2011	\$244,809	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	067210	0057	5/19/2009	\$188,767	QUIT CLAIM DEED;
007	067210	0110	12/14/2011	\$650,000	QUESTIONABLE PER APPRAISAL;
007	068605	0100	3/31/2011	\$210,000	NO MARKET EXPOSURE;
007	071000	0090	2/11/2011	\$381,000	GOVERNMENT AGENCY;
007	071000	0230	5/7/2009	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	092405	9222	2/22/2011	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	207770	0025	10/31/2011	\$1,240,000	PREVIOUS AV NOT 100%
007	207770	0032	9/29/2010	\$315,000	NON-REPRESENTATIVE SALE;
007	207770	0080	10/6/2011	\$280,000	GOVERNMENT AGENCY;
007	233000	0035	8/19/2011	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	233270	0050	2/3/2011	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	233270	0130	3/17/2010	\$477,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	233270	0140	12/27/2011	\$764,645	EXEMPT FROM EXCISE TAX;
007	233290	0110	10/28/2009	\$216,217	QUIT CLAIM DEED;
007	247140	0030	9/15/2010	\$428,200	GOVERNMENT AGENCY;
007	278500	0150	7/19/2010	\$415,000	RELOCATION - SALE TO SERVICE;
007	278500	0220	10/16/2009	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	282505	9107	1/6/2011	\$500,000	FULL SALES PRICE NOT REPORTED
007	326000	0630	8/22/2011	\$479,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	326010	0010	8/11/2011	\$150,308	QUIT CLAIM DEED;
007	332505	9090	4/27/2011	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	332505	9118	1/27/2010	\$550,000	NON-REPRESENTATIVE SALE;
007	342505	9042	11/18/2009	\$510,000	FINANCIAL INSTITUTION RESALE;
007	342505	9044	1/10/2011	\$954,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	342505	9044	4/12/2011	\$567,000	FINANCIAL INSTITUTION RESALE;
007	342505	9113	3/16/2011	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	342505	9118	6/11/2010	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	342505	9229	1/27/2011	\$465,000	GOVERNMENT AGENCY;
007	342505	9287	11/24/2010	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	342505	9293	9/18/2010	\$192,096	EXEMPT FROM EXCISE TAX;
007	352790	0130	12/19/2011	\$689,950	NEW CONSTRUCTION
007	530710	0070	11/4/2009	\$301,967	QUIT CLAIM DEED;
007	545330	0010	12/23/2009	\$240,000	QUESTIONABLE PER SALES IDENTIFICATION;
007	545330	0010	5/11/2009	\$92,500	ESTATE SALE
007	620550	0540	1/19/2010	\$371,000	NON-REPRESENTATIVE SALE;
007	721571	0170	2/25/2010	\$405,000	FINANCIAL INSTITUTION RESALE;
007	737960	0150	8/29/2011	\$341,000	GOVERNMENT AGENCY;
007	737960	0250	3/24/2010	\$231,000	NON-REPRESENTATIVE SALE;
007	737970	0030	10/9/2009	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	781100	0220	7/6/2010	\$2,500	NO MARKET EXPOSURE
007	781121	0270	10/20/2010	\$570,000	FINANCIAL INSTITUTION RESALE;
007	781122	0130	8/19/2011	\$192,734	QUIT CLAIM DEED;
007	813470	0020	11/3/2009	\$527,800	NO MARKET EXPOSURE
007	813470	0030	11/2/2009	\$595,400	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	813470	0090	2/25/2010	\$520,000	NO MARKET EXPOSURE
007	813470	0100	7/31/2009	\$473,000	NO MARKET EXPOSURE
007	883890	0003	8/24/2009	\$412,250	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	883890	0003	11/16/2009	\$401,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	883890	0119	1/26/2010	\$437,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	888000	0040	3/10/2011	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	923820	0005	10/12/2011	\$330,000	SHORT SALE;
007	953891	0060	5/26/2009	\$340,000	NON-REPRESENTATIVE SALE; SHORT SALE;
007	954160	0095	11/30/2009	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954160	0121	6/21/2010	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954160	0145	12/14/2009	\$365,000	SHORT SALE;
007	954160	0375	2/15/2011	\$585,000	MULTI-PARCEL SALE;
007	954160	0410	6/1/2010	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954160	0430	5/15/2009	\$727,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954200	0165	11/6/2009	\$802,500	RELOCATION - SALE TO SERVICE;
007	954200	0285	6/10/2011	\$330,000	SHORT SALE;
007	954220	0400	7/18/2011	\$503,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954230	0200	8/20/2010	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954270	0030	12/7/2009	\$389,900	FINANCIAL INSTITUTION RESALE;
007	956030	0025	4/13/2010	\$330,000	NO MARKET EXPOSURE;
007	956050	0075	3/14/2010	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	052405	9066	12/10/2009	\$301,000	QUESTIONABLE PER SALES IDENTIFICATION;
010	052405	9091	6/2/2009	\$501,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	052405	9107	7/22/2009	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	052405	9229	12/15/2011	\$370,000	MULTI-PARCEL SALE;
010	052405	9229	4/5/2010	\$385,000	MULTI-PARCEL SALE;
010	052405	9318	11/29/2010	\$581,284	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	062760	0085	8/11/2010	\$191,000	QUIT CLAIM DEED;
010	064400	0135	8/2/2010	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	071100	0105	4/22/2011	\$1,200,000	RELOCATION - SALE TO SERVICE;
010	206260	0070	6/14/2011	\$330,000	ESTATE SALE
010	221300	0055	1/22/2010	\$850,000	FINANCIAL INSTITUTION RESALE;
010	234430	0196	12/7/2011	\$750,000	MULTI-PARCEL SALE;
010	234430	0207	8/19/2011	\$485,000	FINANCIAL INSTITUTION RESALE;
010	245000	0040	8/18/2010	\$960,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	245000	0285	9/9/2010	\$925,000	RELOCATION - SALE TO SERVICE;
010	245050	0080	11/24/2009	\$420,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
010	245050	0190	2/17/2011	\$314,327	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	321060	0100	10/25/2010	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	321060	0300	9/21/2010	\$435,000	NON-REPRESENTATIVE SALE;
010	322505	9145	5/12/2011	\$488,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	339410	0230	8/14/2009	\$583,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	386090	0123	5/28/2009	\$988,124	MULTI-PARCEL SALE; SHORT SALE;
010	386090	0125	5/28/2009	\$988,124	MULTI-PARCEL SALE; SHORT SALE;
010	573960	2405	3/19/2010	\$301,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	700010	0479	11/22/2009	\$447,907	BANKRUPTCY - RECEIVER OR TRUSTEE;

Improved Sales Removed in this Physical Inspection Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	700010	0700	9/22/2011	\$380,000	RELOCATION - SALE TO SERVICE;
010	732490	0005	3/30/2011	\$223,000	QUIT CLAIM DEED;
010	814610	0115	4/14/2011	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	814610	0230	3/11/2011	\$491,000	NON-REPRESENTATIVE SALE;
010	814610	0330	7/8/2009	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	814610	0640	10/4/2011	\$255,500	ESTATE SALE
010	814610	0675	12/29/2010	\$567,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	814610	0700	6/25/2009	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	814610	0790	10/18/2011	\$525,000	SHORT SALE;
010	814620	0020	6/9/2010	\$425,000	ESTATE SALE
010	814620	0140	4/16/2010	\$441,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	814630	0250	7/27/2011	\$225,000	QUIT CLAIM DEED;
010	814630	0255	4/29/2009	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Results

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

The resulting assessment level is 92.7%. 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 +2.3%. This increase is due partly to market changes over time and the previous assessment levels.