

Residential Revalue

2012 Assessment Roll

Vashon Island

Area 100

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

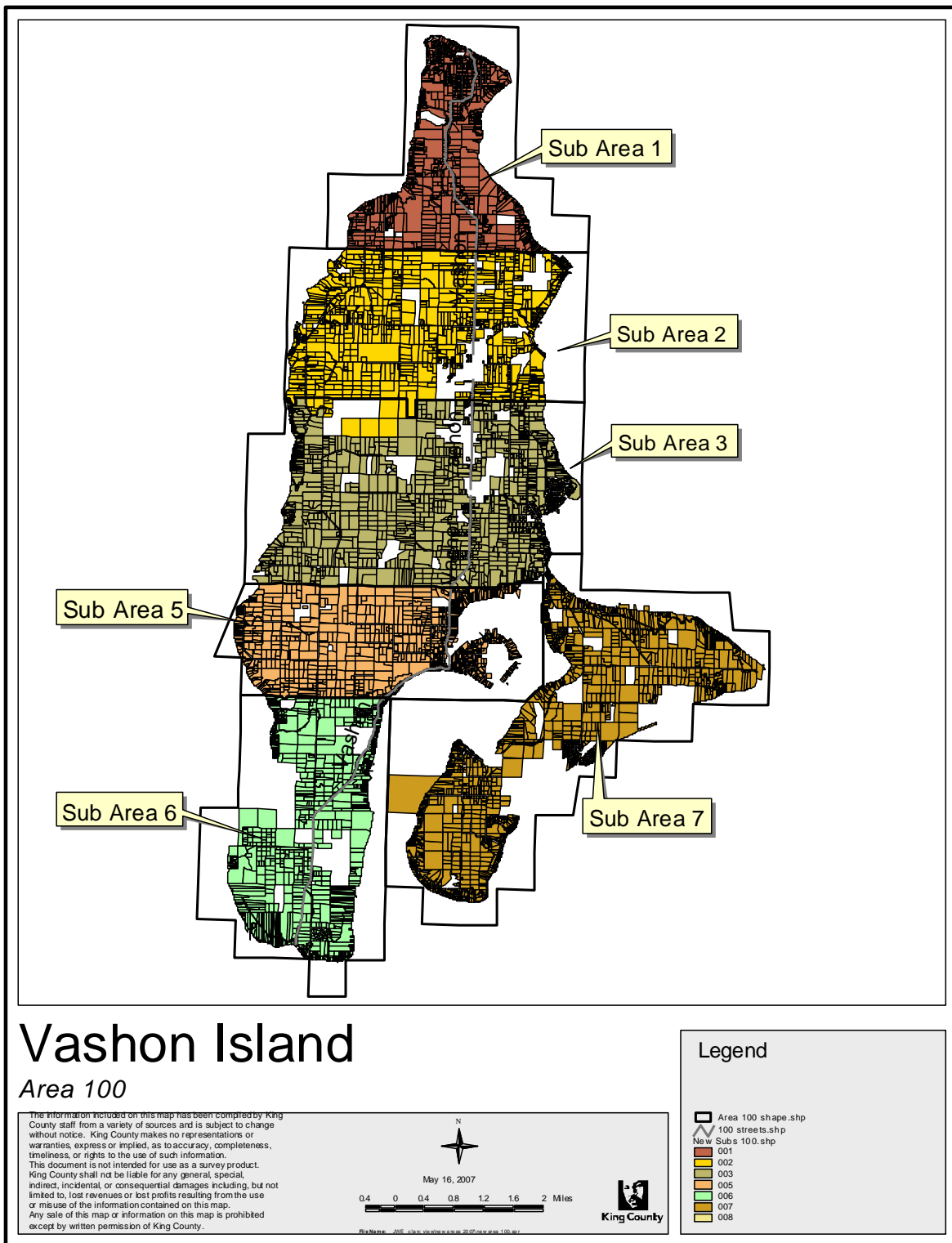
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor



Vashon's Housing



Grade 5/ Year Built 1981/ Total Living Area 1220



Grade 8/ Year Built 1987/ Total Living Area 3810



Grade 6/ Year Built 1946/ Total Living Area 1190



Grade 9/ Year Built 2006/ Total Living Area 2942



Grade 7/ Year Built 1992/ Total Living Area 2340



Grade 11/ Year Built 1990/ Total Living Area 4390

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: Vashon Island / 100

Number of Improved Sales: 167

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	\$166,300	\$237,500	\$403,800			
2012 Value	\$125,000	\$229,300	\$354,300	\$388,300	91.2%	12.68%
Change	-\$41,300	-\$8,200	-\$49,500			
% Change	-24.8%	-3.5%	-12.3%			

*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	\$192,200	\$218,800	\$411,000
2012 Value	\$167,900	\$192,300	\$360,200
Percent Change	-12.6%	-12.1%	-12.4%

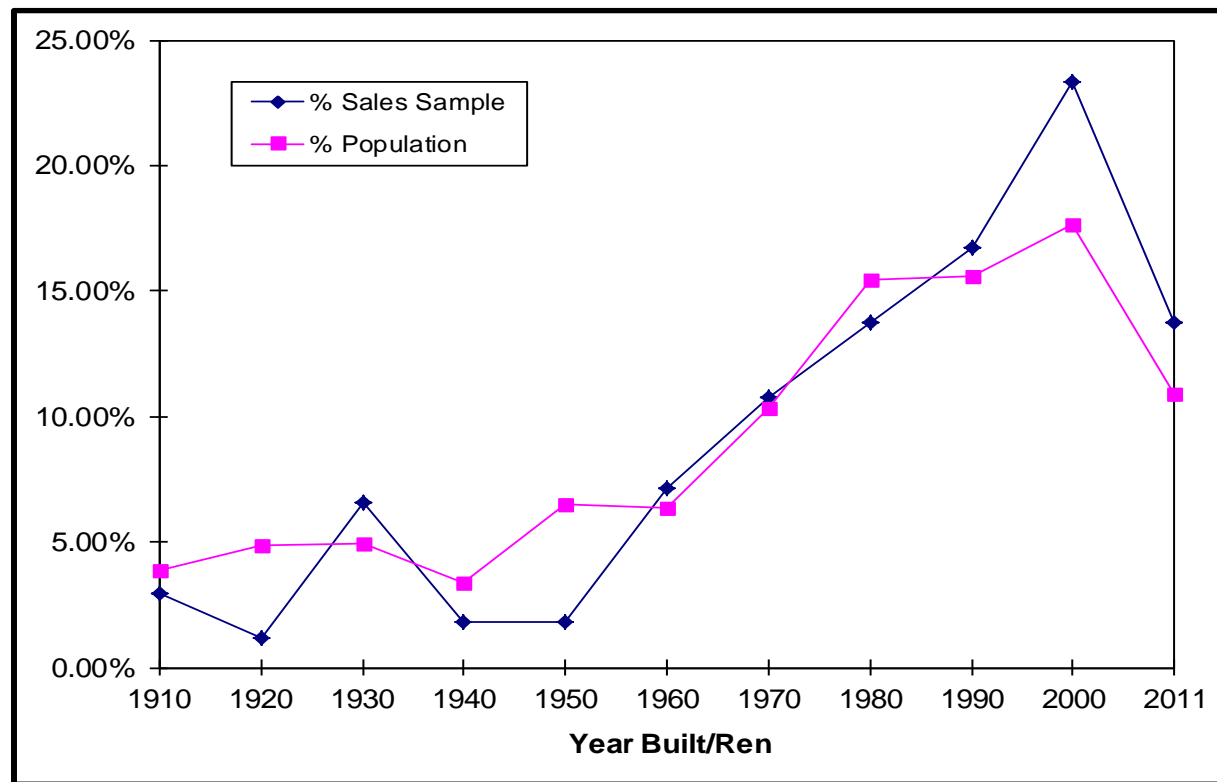
Number of one to three unit residences in the population: 4201

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 characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance improvements in good condition had a higher average ratio (Assessed Value/Sale Price) than other parcels in the area and required more of an adjustment. We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	2.99%
1920	2	1.20%
1930	11	6.59%
1940	3	1.80%
1950	3	1.80%
1960	12	7.19%
1970	18	10.78%
1980	23	13.77%
1990	28	16.77%
2000	39	23.35%
2011	23	13.77%
	167	

Population		
Year Built/Ren	Frequency	% Population
1910	163	3.88%
1920	204	4.86%
1930	209	4.98%
1940	141	3.36%
1950	275	6.55%
1960	269	6.40%
1970	434	10.33%
1980	648	15.42%
1990	656	15.62%
2000	743	17.69%
2011	459	10.93%
	4201	

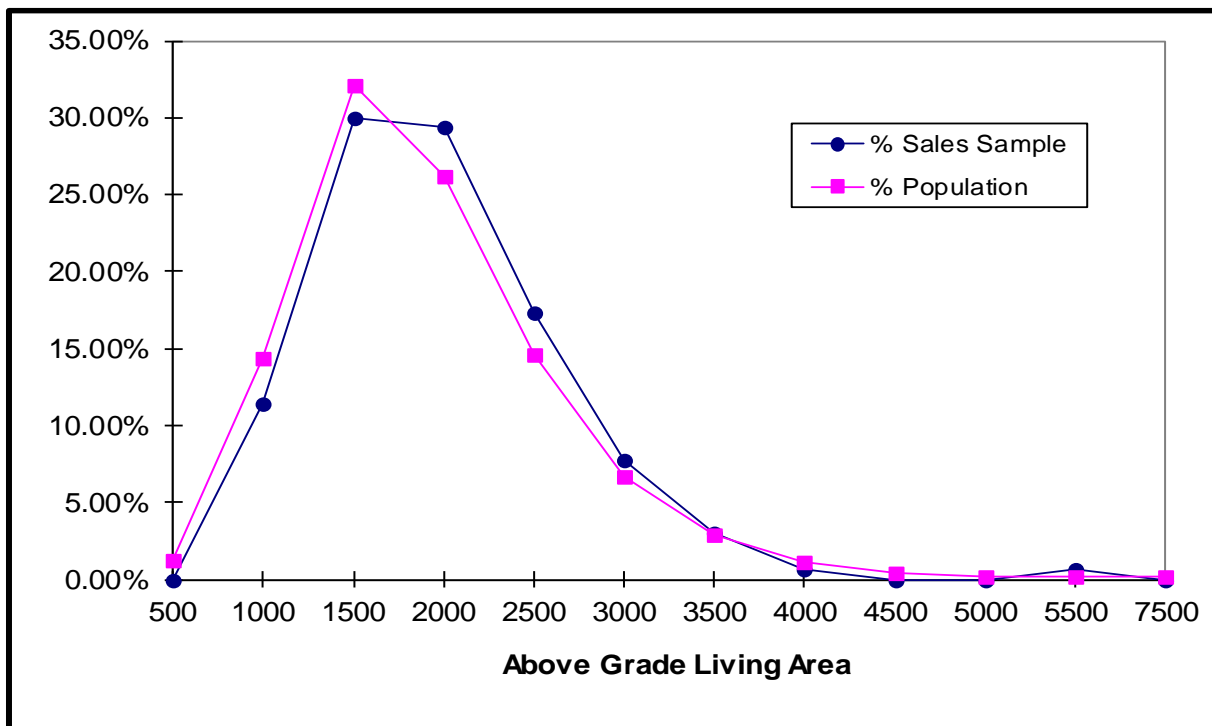


The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	19	11.38%
1500	50	29.94%
2000	49	29.34%
2500	29	17.37%
3000	13	7.78%
3500	5	2.99%
4000	1	0.60%
4500	0	0.00%
5000	0	0.00%
5500	1	0.60%
7500	0	0.00%
	167	

Population		
AGLA	Frequency	% Population
500	52	1.24%
1000	603	14.35%
1500	1349	32.11%
2000	1101	26.21%
2500	615	14.64%
3000	280	6.67%
3500	121	2.88%
4000	45	1.07%
4500	18	0.43%
5000	5	0.12%
5500	5	0.12%
7500+	7	0.17%
	4201	

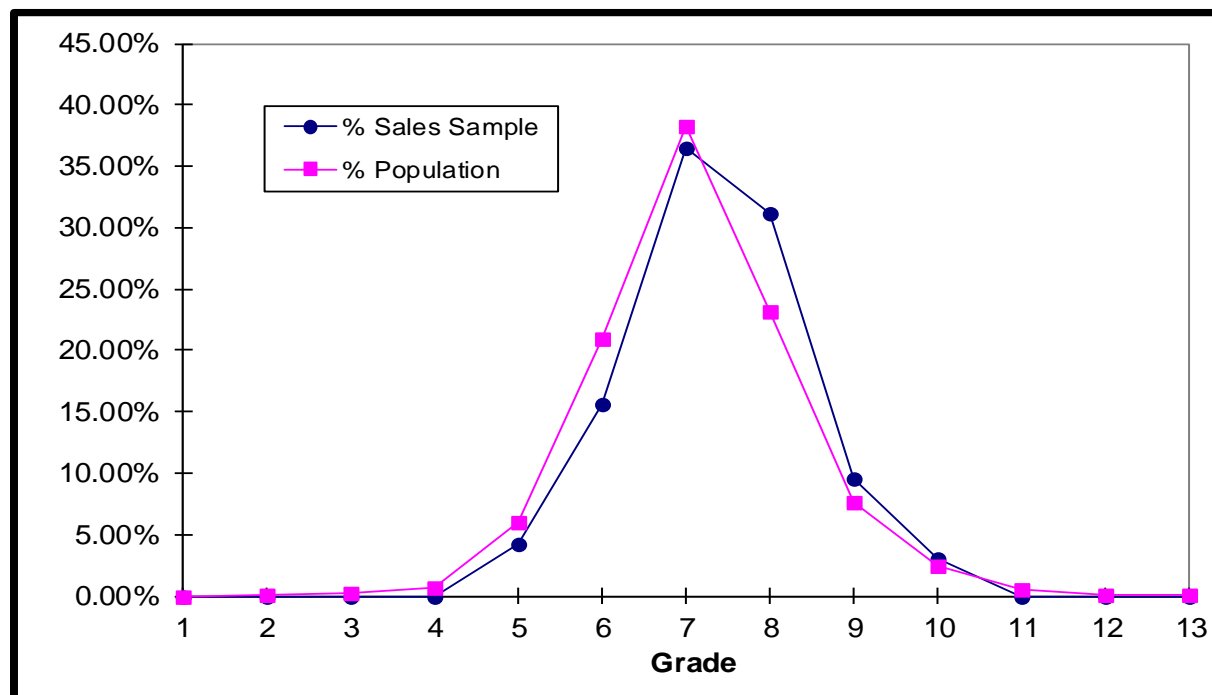


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	7	4.19%
6	26	15.57%
7	61	36.53%
8	52	31.14%
9	16	9.58%
10	5	2.99%
11	0	0.00%
12	0	0.00%
13	0	0.00%
167		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	2	0.05%
3	8	0.19%
4	30	0.71%
5	249	5.93%
6	882	21.00%
7	1607	38.25%
8	971	23.11%
9	323	7.69%
10	103	2.45%
11	19	0.45%
12	6	0.14%
13	1	0.02%
4201		



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 30 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 12.4% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance improvements in good condition had a higher average ratio (Assessed Value/Sale Price) than other parcels in the area and required more of an adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 167 useable residential sales in the area.

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

Mobile Home Update

There were an inadequate number sales of Mobile Homes (i.e. 15 sales) within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

2012 Total Value = 2011 Total Value*.867

2012 Improvements Value = 2012 Total Value minus 2012 Land Value

Results

The resulting assessment level is 91.2%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -12.4%. 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 100 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

-10.50%

Good Condition	Yes
% Adjustment	-17.25%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel with an improvement in good condition would *approximately* receive a -17.5% downward adjustment. 1133 parcels in the improved population would receive this adjustment. There were 42 sales.

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

73% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 100 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.781 resulting in an adjusted value of \$410,000 (\$525,000 X .781=\$410,000 – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.728	-27.2%
2/1/2009	0.736	-26.4%
3/1/2009	0.743	-25.7%
4/1/2009	0.751	-24.9%
5/1/2009	0.758	-24.2%
6/1/2009	0.766	-23.4%
7/1/2009	0.773	-22.7%
8/1/2009	0.781	-21.9%
9/1/2009	0.789	-21.1%
10/1/2009	0.796	-20.4%
11/1/2009	0.804	-19.6%
12/1/2009	0.811	-18.9%
1/1/2010	0.819	-18.1%
2/1/2010	0.827	-17.3%
3/1/2010	0.833	-16.7%
4/1/2010	0.841	-15.9%
5/1/2010	0.849	-15.1%
6/1/2010	0.856	-14.4%
7/1/2010	0.864	-13.6%
8/1/2010	0.871	-12.9%
9/1/2010	0.879	-12.1%
10/1/2010	0.887	-11.3%
11/1/2010	0.894	-10.6%
12/1/2010	0.902	-9.8%
1/1/2011	0.909	-9.1%
2/1/2011	0.917	-8.3%
3/1/2011	0.924	-7.6%
4/1/2011	0.932	-6.8%
5/1/2011	0.939	-6.1%
6/1/2011	0.947	-5.3%
7/1/2011	0.954	-4.6%
8/1/2011	0.962	-3.8%
9/1/2011	0.970	-3.0%
10/1/2011	0.977	-2.3%
11/1/2011	0.985	-1.5%
12/1/2011	0.992	-0.8%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	182303	9050	6/25/09	\$305,000	\$235,000	800	6	1926	Good	67667	N	N	10536 SW 132ND PL
001	202303	9003	7/9/10	\$352,000	\$305,000	890	6	2009	Avg	44866	N	N	9008 SW VAN OLINDA RD
001	888700	1314	9/1/10	\$207,900	\$183,000	1030	6	1990	Avg	27090	N	N	11437 VASHON HWY SW
001	888700	0870	7/22/09	\$319,000	\$248,000	1164	6	1910	Good	25000	N	N	10331 SW 110TH ST
001	278160	0062	3/25/11	\$392,500	\$365,000	645	7	1999	Avg	31762	Y	N	8808 SW 148TH PL
001	082303	9025	6/15/09	\$474,000	\$365,000	884	7	1922	VGood	20908	Y	Y	11712 DOLPHIN POINT TRL SW
001	172303	9028	4/27/09	\$599,000	\$453,000	910	7	1960	Good	9147	Y	Y	14210 GLEN ACRES RD SW
001	888700	1446	3/28/11	\$285,000	\$265,000	910	7	1999	Avg	17400	N	N	11502 98TH AVE SW
001	182303	9210	12/19/11	\$185,000	\$184,000	1150	7	1964	Avg	29718	N	N	11303 SW CEDARHURST RD
001	888700	1718	9/21/09	\$343,000	\$272,000	1160	7	1977	Good	9750	Y	N	10319 SW 116TH ST
001	668300	0225	3/3/11	\$300,000	\$277,000	1170	7	1974	Avg	12980	N	N	10745 SW 110TH ST
001	668310	0040	10/4/11	\$555,000	\$543,000	1320	7	1960	Good	10260	Y	Y	11073 PATTEN LN SW
001	888700	1287	10/27/09	\$297,000	\$238,000	1400	7	1962	Avg	11375	N	N	11403 99TH AVE SW
001	019450	0110	6/27/11	\$305,000	\$291,000	1471	7	1980	Avg	116968	N	N	10719 SW 134TH PL
001	668300	0055	5/15/09	\$514,000	\$391,000	1550	7	1964	Avg	20280	Y	N	11119 PALISADES AVE SW
001	888700	1736	8/3/09	\$342,000	\$267,000	1760	7	1963	Avg	11520	Y	N	10415 SW 116TH ST
001	888700	1840	5/11/10	\$575,000	\$489,000	1810	7	1990	Avg	75359	N	N	11809 105TH AVE SW
001	888700	1761	6/14/11	\$349,000	\$332,000	1080	8	1990	Good	37523	Y	N	10323 SW 117TH PL
001	761720	0080	10/24/11	\$440,000	\$432,000	1230	8	1978	Avg	19975	Y	N	11513 SEA BREEZE AVE SW
001	202303	9137	5/29/10	\$520,300	\$445,000	1760	8	1967	Avg	43560	Y	N	8950 SW 146TH PL
001	693060	0115	8/26/11	\$695,000	\$673,000	1774	8	1994	Avg	5820	Y	Y	11325 110TH PL SW
001	888700	1625	6/14/10	\$372,000	\$320,000	1820	8	1991	Avg	53276	N	N	11703 VASHON HWY SW
001	888700	1825	5/21/09	\$660,000	\$504,000	1913	8	1995	Avg	252648	N	N	10631 SW 116TH ST
001	132302	9040	10/2/09	\$795,000	\$633,000	2040	8	1989	Good	197326	Y	Y	12020 SW CEDARHURST RD
001	888700	1005	10/6/10	\$589,000	\$523,000	2350	8	2000	Avg	18800	Y	N	11503 103RD AVE SW

Improved Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	668300	0115	2/18/11	\$620,000	\$571,000	2680	8	1958	Avg	18800	Y	N	10760 SW COWAN RD
001	192303	9105	2/23/09	\$710,000	\$526,000	2936	8	2004	Avg	217800	N	N	14808 108TH LN SW
001	072303	9162	5/25/10	\$790,000	\$675,000	1580	9	1967	Avg	27878	Y	N	11506 105TH PL SW
001	072303	9134	8/19/09	\$685,000	\$538,000	1700	9	2001	Avg	217800	Y	N	10510 SW 127TH ST
001	082303	9014	7/27/11	\$840,000	\$807,000	5140	10	1993	Avg	166399	Y	N	11730 99TH AVE SW
002	078600	0385	7/4/11	\$145,000	\$138,000	600	5	1951	Good	3900	N	N	13533 SW 171ST ST
002	202303	9169	6/28/10	\$221,000	\$191,000	880	5	1940	Avg	10890	N	N	9002 SW 157TH PL
002	202303	9168	3/5/10	\$213,500	\$178,000	880	5	1940	VGood	10890	N	N	9003 SW 157TH PL
002	202303	9063	11/10/10	\$190,000	\$170,000	1034	6	1976	Good	49658	N	N	8805 SW 159TH ST
002	203360	0060	4/11/09	\$454,500	\$342,000	1060	7	1984	VGood	11648	Y	Y	8028 SW HAWTHORNE LN
002	312303	9113	9/14/10	\$275,000	\$243,000	1120	7	1958	Good	9900	N	N	10217 SW BANK RD
002	202303	9127	5/2/11	\$371,000	\$349,000	1250	7	1966	Avg	160300	N	N	15659 94TH AVE SW
002	203360	0030	8/4/10	\$585,000	\$510,000	1300	7	1936	VGood	16245	Y	Y	8004 SW HAWTHORNE LN
002	302303	9154	11/10/11	\$205,000	\$202,000	1320	7	1964	Good	33976	N	N	10312 SW BANK RD
002	292303	9238	12/10/10	\$244,450	\$221,000	1350	7	1954	Avg	22215	N	N	16406 VASHON HWY SW
002	322303	9013	3/16/09	\$532,500	\$398,000	1510	7	1903	VGood	46173	N	N	9431 SW BANK RD
002	523880	0020	11/16/09	\$480,000	\$388,000	1600	7	1978	Good	80586	Y	N	18115 THORSEN RD SW
002	262302	9045	5/28/09	\$432,000	\$330,000	1620	7	1922	Good	33637	Y	N	17010 136TH PL SW
002	202303	9039	4/21/10	\$410,000	\$347,000	1728	7	1984	VGood	95832	N	N	15314 VERMONTVILLE RD SW
002	302303	9084	7/14/11	\$324,000	\$310,000	1750	7	2008	Avg	211266	N	N	10420 SW COVE RD
002	252302	9135	12/1/11	\$300,000	\$298,000	1810	7	1969	Good	54450	N	N	12221 SW COVE RD
002	262302	9073	7/10/09	\$618,000	\$479,000	1030	8	2002	Avg	261360	Y	N	13018 SW COVE RD
002	261737	0060	3/20/09	\$362,700	\$271,000	1370	8	1997	Avg	7481	N	N	17435 95TH PL SW
002	261737	0070	2/25/09	\$385,000	\$286,000	1510	8	1997	Avg	5688	N	N	17429 95TH PL SW
002	302303	9162	2/27/09	\$525,000	\$390,000	2300	8	1976	Avg	155280	N	N	16229 VASHON HWY SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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	292303	9206	12/7/09	\$669,000	\$544,000	2370	8	1900	VGood	75794	N	N	9518 SW BANK RD
002	202303	9078	7/16/09	\$410,000	\$319,000	3034	8	2005	Avg	39639	N	N	9216 SW 156TH ST
002	252302	9183	12/9/10	\$596,500	\$539,000	1460	9	2004	Avg	97138	Y	N	12912 SW 166TH ST
003	062203	9085	8/21/09	\$235,500	\$185,000	660	5	1923	Good	33600	N	N	20605 111TH AVE SW
003	153520	0060	6/17/11	\$210,000	\$200,000	860	5	1948	Avg	8000	Y	N	20612 80TH LN SW
003	072203	9139	3/4/10	\$429,000	\$358,000	1400	5	1994	Avg	208216	N	N	11330 SW 220TH ST
003	059100	0054	9/15/10	\$349,000	\$308,000	980	6	1983	Avg	18709	Y	Y	14134 SW 220TH ST
003	249560	0041	2/23/10	\$215,000	\$179,000	1040	6	1970	Good	12000	N	N	8725 SW CEMETERY RD
003	012202	9060	5/6/10	\$424,000	\$360,000	1060	6	1986	Avg	188179	N	N	11930 SW CEMETERY RD
003	062203	9175	3/29/11	\$205,000	\$191,000	1220	6	1957	Avg	9222	N	N	9918 SW 206TH CT
003	255150	0050	12/21/10	\$209,000	\$189,000	1270	6	1973	Good	8750	N	N	8736 SW 190TH ST
003	122202	9041	10/17/11	\$335,633	\$329,000	1380	6	1945	Avg	189040	N	N	12224 SW 220TH ST
003	072203	9003	7/6/11	\$200,000	\$191,000	1450	6	1985	Avg	38768	N	N	9919 SW 211TH PL
003	082203	9017	12/1/11	\$290,000	\$288,000	1570	6	1922	Avg	196020	N	N	9122 SW QUARTERMASTER DR
003	888600	0065	7/10/09	\$530,000	\$411,000	1696	6	1923	VGood	23980	Y	N	21432 TRAMP HARBOR RD SW
003	012202	9034	6/14/10	\$350,000	\$301,000	676	7	2006	Avg	218671	N	N	20708 WESTSIDE HWY SW
003	122202	9100	8/26/09	\$380,000	\$299,000	1230	7	2003	Avg	36176	N	N	20830 WESTSIDE HWY SW
003	249560	0078	6/29/10	\$388,000	\$335,000	1382	7	1999	Avg	103247	N	N	8901 SW 198TH ST
003	153520	0925	12/30/11	\$235,000	\$235,000	1490	7	1955	Good	6750	N	N	20224 RIDGE RD SW
003	322303	9044	12/28/11	\$370,000	\$370,000	1540	7	1990	Avg	84942	N	N	9609 SW 188TH ST
003	153520	1960	6/22/09	\$353,500	\$273,000	1560	7	1987	Avg	21353	N	N	8107 SW 201ST ST
003	092203	9039	9/2/09	\$439,000	\$346,000	1860	7	1990	Avg	10454	Y	Y	21701 HIGHLAND AVE SW
003	072203	9166	10/27/10	\$415,000	\$371,000	1960	7	1990	Avg	115869	N	N	11234 SW 212TH PL
003	888600	0005	12/27/11	\$360,000	\$360,000	2090	7	1988	Avg	24500	Y	N	21206 TRAMP HARBOR RD SW
003	231640	0315	8/27/09	\$412,000	\$324,000	2100	7	1960	Good	14500	Y	N	21127 TRAMP HARBOR RD SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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	082203	9024	7/26/10	\$699,000	\$608,000	2330	7	1926	VGood	107601	N	N	9009 SW 216TH ST
003	062203	9139	12/8/10	\$485,000	\$438,000	2386	7	1992	Avg	104979	N	N	20531 105TH AVE SW
003	052203	9122	1/11/11	\$385,000	\$351,000	1205	8	1959	Good	24829	N	N	20313 RIDGE RD SW
003	888760	0060	8/4/11	\$296,000	\$285,000	1640	8	2005	Avg	13068	N	N	9923 SW 184TH WAY
003	700320	0005	3/16/11	\$425,000	\$394,000	1680	8	2004	Avg	422967	N	N	21807 MONUMENT RD SW
003	052203	9010	2/10/11	\$369,500	\$340,000	1730	8	1975	Good	125635	Y	N	19926 87TH AVE SW
003	153520	3365	6/16/09	\$400,000	\$308,000	1880	8	1993	Avg	28800	N	N	20616 87TH AVE SW
003	888760	0070	2/27/09	\$385,000	\$286,000	1950	8	2005	Avg	13625	N	N	9926 SW 184TH WAY
003	322303	9063	9/16/09	\$490,000	\$388,000	1976	8	2005	Avg	102801	N	N	18713 RIDGE RD SW
003	052203	9006	6/17/11	\$451,000	\$429,000	2040	8	1990	Avg	226730	N	N	19314 BEALL RD SW
003	052203	9006	9/4/09	\$450,000	\$355,000	2040	8	1990	Avg	226730	N	N	19314 BEALL RD SW
003	072203	9127	7/28/10	\$450,000	\$392,000	2070	8	2009	Avg	33976	N	N	21609 101ST LN SW
003	082203	9025	9/19/11	\$655,000	\$638,000	2260	8	1995	Avg	251460	N	N	21720 MONUMENT RD SW
003	072203	9079	8/18/09	\$595,000	\$467,000	2480	8	1995	Avg	274428	N	N	10415 SW 216TH ST
003	153520	0430	12/23/09	\$700,000	\$572,000	2610	8	1991	Avg	14917	Y	Y	20502 CHAUTAUQUA BEACH RD SW
003	888600	0135	8/29/11	\$646,000	\$626,000	2960	8	1993	Avg	277041	N	N	21419 86TH AVE SW
003	153520	4360	9/1/10	\$410,000	\$360,000	1184	9	2006	Avg	32912	Y	N	20643 87TH AVE SW
003	082203	9059	3/18/09	\$870,000	\$650,000	2100	9	1998	Avg	120661	Y	N	9618 SW QUARTERMASTER DR
005	232202	9086	5/25/11	\$275,000	\$260,000	820	6	1984	Avg	207781	N	N	13607 SW 240TH ST
005	182203	9184	5/24/10	\$250,000	\$214,000	1240	6	1980	Good	16500	Y	N	10214 SW BURTON DR
005	242202	9136	3/19/09	\$336,000	\$251,000	1260	6	1994	Avg	52372	N	N	12908 SW 244TH PL
005	182203	9142	3/11/10	\$300,000	\$251,000	1310	6	1908	Avg	17424	Y	N	23627 VASHON HWY SW
005	182203	9122	8/24/11	\$207,000	\$200,000	1360	6	1950	Avg	13939	N	N	10426 SW 238TH ST
005	182203	9092	12/29/09	\$407,000	\$333,000	1610	6	1927	Good	10683	N	N	9906 SW BURTON DR
005	700320	0140	1/15/11	\$455,000	\$415,000	929	7	1951	Avg	19889	Y	Y	8829 SW QUARTERMASTER DR

Improved Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	182203	9088	9/28/10	\$280,000	\$248,000	1420	7	1923	Good	28314	N	N	23009 107TH AVE SW
005	242202	9114	8/28/09	\$380,000	\$299,000	1540	7	1975	Avg	59677	N	N	24327 OLD MILL RD SW
005	192203	9060	6/30/11	\$515,000	\$491,000	1750	7	1968	Good	20190	Y	Y	24424 VASHON HWY SW
005	182203	9094	3/30/11	\$425,000	\$396,000	1840	7	1986	Avg	81457	Y	N	10531 SW 238TH ST
005	242202	9117	8/15/09	\$570,000	\$447,000	1900	7	1992	Avg	213444	N	N	12610 SW 248TH ST
005	639800	0405	9/23/09	\$476,500	\$378,000	2020	7	1978	Avg	17512	Y	Y	10214 SW 227TH ST
005	172203	9026	5/1/09	\$1,050,000	\$796,000	1350	8	1965	Good	13939	Y	Y	9745 SW HARBOR DR
005	182203	9015	5/26/10	\$538,500	\$460,000	1480	8	1974	Avg	182952	N	N	11121 SW 232ND ST
005	639800	0435	9/13/10	\$715,000	\$631,000	2100	8	1978	Good	16748	Y	Y	10206 SW 228TH ST
005	182203	9240	6/24/11	\$660,000	\$629,000	2920	8	2008	Avg	118483	N	N	11401 SW 238TH ST
005	202203	9089	2/19/10	\$852,000	\$708,000	2920	8	1985	Avg	14012	Y	Y	24219 96TH PL SW
005	126920	0216	4/29/10	\$1,175,000	\$997,000	3550	8	1985	Avg	40650	Y	Y	9044 SW HARBOR DR
005	182203	9074	10/28/10	\$616,500	\$551,000	1072	9	2008	Avg	104000	Y	N	10510 SW 238TH ST
005	606760	0140	6/25/09	\$500,000	\$386,000	1390	9	1999	Avg	100188	N	N	10505 SW 230TH ST
005	356380	0105	5/27/10	\$665,000	\$569,000	2184	9	2006	Avg	69000	N	N	23323 VASHON HWY SW
005	242202	9004	8/6/09	\$760,000	\$594,000	2300	9	2003	Avg	257761	N	N	12007 SW SHAWNEE RD
005	132202	9048	1/9/09	\$605,000	\$442,000	2438	9	2008	Avg	138956	N	N	23707 115TH AVE SW
005	202203	9036	5/2/11	\$910,000	\$855,000	2570	9	1964	Good	40330	Y	Y	9423 SW BAYVIEW DR
006	352202	9034	3/10/11	\$256,500	\$238,000	1000	6	1992	Avg	38839	N	N	13825 SW 280TH ST
006	352202	9082	5/18/10	\$355,000	\$303,000	1344	6	2003	Avg	108900	N	N	28029 133RD AVE SW
006	362202	9049	1/4/11	\$345,000	\$314,000	1740	6	1960	Good	217800	N	N	12632 SW 276TH ST
006	700420	0100	5/27/09	\$315,000	\$241,000	830	7	1979	Good	22824	N	N	12212 SW 250TH WAY
006	012102	9073	12/6/11	\$212,730	\$211,000	1200	7	1978	Good	58370	N	N	12914 SW 297TH WAY
006	534160	0110	6/18/10	\$280,000	\$241,000	1870	7	1994	Avg	30300	N	N	13009 SW 297TH WAY
006	352202	9081	11/2/10	\$394,000	\$352,000	1950	7	1995	Avg	99316	N	N	27917 142ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	700420	0190	5/23/10	\$332,000	\$284,000	1590	8	1979	Avg	18870	Y	N	25120 122ND AVE SW
006	534160	0070	1/12/10	\$380,000	\$312,000	2190	8	1993	Avg	26320	Y	N	12924 SW 300TH ST
006	252202	9024	12/23/10	\$560,000	\$508,000	2540	8	2000	Avg	435600	N	N	26333 VASHON HWY SW
006	252202	9133	4/14/10	\$575,000	\$486,000	3240	8	1994	Avg	278348	N	N	27138 VASHON HWY SW
006	362202	9022	8/26/11	\$780,000	\$755,000	2550	10	1995	Avg	217800	Y	N	28408 VASHON HWY SW
007	742760	0084	11/2/10	\$375,000	\$335,000	860	5	1925	Good	9022	Y	Y	28707 MANZANITA BEACH RD SW
007	281710	0170	6/4/09	\$245,000	\$188,000	900	6	1977	Avg	9750	N	N	7723 SW 256TH ST
007	205120	0443	11/23/11	\$274,000	\$271,000	1430	6	1919	Good	61855	Y	N	9713 SW 264TH ST
007	302203	9068	6/8/10	\$352,500	\$302,000	1620	6	1906	Good	37897	Y	N	26030 101ST PL SW
007	281710	0110	9/25/09	\$200,000	\$159,000	1010	7	1981	Avg	9576	N	N	25620 79TH AVE SW
007	517920	0020	6/17/11	\$255,000	\$242,000	1150	7	1962	Good	11050	Y	N	9925 SW 260TH ST
007	281710	0410	12/10/10	\$229,000	\$207,000	1290	7	1980	Avg	10800	N	N	25713 78TH CT SW
007	281710	0970	10/10/11	\$225,000	\$220,000	1420	7	1975	Good	11250	Y	N	7627 SW 258TH CT
007	281710	0780	11/20/09	\$328,500	\$266,000	1430	7	1979	Good	10000	Y	N	7618 SW 259TH ST
007	281710	0920	5/13/11	\$285,000	\$269,000	1440	7	1980	Good	9750	Y	N	7612 SW 258TH CT
007	281710	0930	7/14/10	\$300,000	\$260,000	1540	7	1993	Avg	9750	Y	N	7620 SW 258TH CT
007	281700	0280	5/4/11	\$345,000	\$324,000	1600	7	1987	Good	10240	Y	N	25933 GOLD BEACH DR SW
007	281710	0310	8/7/09	\$295,000	\$231,000	1660	7	1998	Avg	9600	N	N	7600 SW 257TH ST
007	281710	0880	11/13/09	\$245,000	\$198,000	1690	7	1981	Avg	9750	N	N	7625 SW 257TH ST
007	162203	9182	10/21/10	\$370,000	\$330,000	1750	7	1915	Good	46691	N	N	6936 SW POINT ROBINSON RD
007	222203	9011	4/27/11	\$445,000	\$418,000	2080	7	1963	Avg	217800	N	N	5729 SW POINT ROBINSON RD
007	232203	9073	4/27/09	\$516,000	\$391,000	2260	7	1991	Avg	28300	Y	N	24315 49TH PL SW
007	281720	0040	3/3/10	\$455,000	\$379,000	1720	8	1982	Avg	19770	Y	N	7409 SW 259TH WAY
007	281721	0410	10/16/09	\$425,000	\$340,000	1760	8	1981	Good	6750	Y	N	25755 GOLD BEACH DR SW
007	755880	0330	5/7/09	\$425,000	\$323,000	1790	8	1977	Avg	32904	Y	N	27409 90TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 100
(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	205120	0461	4/12/10	\$400,000	\$338,000	1840	8	1961	Avg	108028	Y	N	9718 SW 268TH ST
007	162203	9205	6/13/09	\$652,500	\$502,000	1940	8	1998	Avg	301870	Y	N	23611 77TH AVE SW
007	521620	0120	5/11/11	\$835,000	\$786,000	2174	8	1930	VGood	25047	Y	Y	7412 SW MAURY PARK RD
007	142203	9075	11/29/11	\$740,000	\$734,000	2270	8	1963	Good	26445	Y	Y	4304 SW LUANA BEACH RD
007	232203	9118	6/28/11	\$645,000	\$615,000	2339	8	2006	Avg	303300	Y	N	4409 SW POINT ROBINSON RD
007	222203	9066	9/20/11	\$400,000	\$390,000	2420	8	1999	Avg	201597	N	N	5410 SW 244TH ST
007	281721	0140	10/12/10	\$620,000	\$551,000	2510	8	1990	Avg	13650	Y	Y	25770 GOLD BEACH DR SW
007	142203	9093	8/5/11	\$480,000	\$462,000	2840	8	1990	Avg	232610	N	N	23712 49TH AVE SW
007	322203	9106	9/7/11	\$510,000	\$495,000	3100	8	1987	Avg	219978	Y	N	28508 97TH AVE SW
007	232203	9110	3/17/09	\$399,000	\$298,000	1810	9	1991	Avg	12260	Y	N	24220 48TH PL SW
007	205120	0436	8/25/10	\$630,000	\$553,000	2242	9	2009	Avg	28213	Y	N	9451 SW 266TH LN
007	212203	9134	4/8/10	\$630,000	\$531,000	2561	9	2000	Avg	219978	N	N	24539 68TH AVE SW
007	322203	9065	9/14/11	\$632,000	\$615,000	2800	9	1998	Avg	212572	Y	N	27612 94TH AVE SW
007	212203	9135	4/5/10	\$560,000	\$472,000	3250	9	1998	Avg	219978	N	N	24533 68TH AVE SW
007	162203	9183	10/12/09	\$755,000	\$603,000	2240	10	1995	Avg	219978	Y	N	23722 71ST AVE SW
007	162203	9130	12/12/11	\$750,000	\$746,000	2270	10	1998	Avg	47486	Y	Y	22505 DEPPMAN RD SW
007	282203	9034	4/1/09	\$506,900	\$380,000	3140	10	1970	Avg	44776	Y	N	25608 75TH AVE SW

Improved Sales Removed in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072303	9034	11/3/09	\$420,000	PREVIMP<=25K
001	072303	9097	7/12/11	\$950,000	NO MARKET EXPOSURE;
001	072303	9134	7/29/11	\$8,000	DOR RATIO
001	072303	9138	12/8/10	\$832,000	UNFIN AREA
001	072303	9189	10/7/10	\$457,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	082303	9046	1/14/11	\$480,000	QUESTIONABLE PER APPRAISAL
001	132302	9004	9/25/10	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	182303	9002	7/15/09	\$376,800	Diagnostic Outlier-SAS
001	182303	9042	12/23/09	\$180,000	DOR RATIO
001	182303	9042	2/23/09	\$276,173	EXEMPT FROM EXCISE TAX
001	182303	9109	8/18/09	\$230,000	ASSESSOR CHARACTERISTICS DON'T REFLECT LISTING DATA
001	202303	9003	4/24/09	\$160,000	DOR RATIO
001	202303	9094	1/8/11	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	202303	9119	12/30/10	\$380,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	278160	0050	8/6/10	\$430,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	668300	0115	2/11/11	\$30,000	DOR RATIO
001	668300	0170	9/14/09	\$309,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	668310	0190	5/24/10	\$870,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	668310	0340	3/4/10	\$440,000	Diagnostic Outlier-SAS
001	693060	0065	7/11/11	\$160,000	NON-REPRESENTATIVE SALE
001	888700	0005	6/3/11	\$299,000	NON-REPRESENTATIVE SALE
001	888700	0390	6/28/10	\$305,000	UNFIN AREA
001	888700	0870	11/7/11	\$294,000	NO MARKET EXPOSURE
001	888700	1719	10/19/11	\$170,500	NON-REPRESENTATIVE SALE
001	888700	1805	9/2/11	\$268,000	NON-REPRESENTATIVE SALE
001	888700	1820	2/12/10	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	888800	0039	2/23/09	\$275,000	DOR RATIO
002	078600	0230	2/1/10	\$129,847	RELATED PARTY, FRIEND, OR NEIGHBOR
002	078600	0250	11/25/11	\$38,718	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	078600	0255	11/25/11	\$60,600	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
002	078600	0355	6/23/09	\$98,466	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	212303	9014	8/3/09	\$360,000	PREVIMP<=25K
002	212303	9024	10/19/11	\$295,000	PREVIMP<=25K
002	212303	9044	11/19/09	\$575,000	NON-REPRESENTATIVE SALE
002	242302	9064	7/29/09	\$985,000	ASSESSOR CHARACTERISTICS DON'T REFLECT LISTING DATA
002	242302	9173	10/7/11	\$5,000	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
002	252302	9083	2/10/11	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	252302	9136	7/27/11	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	252302	9155	12/6/11	\$176,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	261737	0040	3/25/11	\$274,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	261737	0100	10/7/09	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	262302	9056	3/25/10	\$945,000	NO MARKET EXPOSURE
002	262302	9062	6/14/10	\$168,000	DOR RATIO
002	292303	9125	8/24/11	\$139,000	Diagnostic Outlier-SAS
002	292303	9172	12/2/10	\$50,776	RELATED PARTY, FRIEND, OR NEIGHBOR
002	292303	9196	2/14/11	\$250,000	Diagnostic Outlier-SAS
002	292303	9269	8/11/11	\$325,000	DOR RATIO;NO MARKET EXPOSURE;
002	302303	9018	10/25/11	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	302303	9038	3/25/09	\$710,000	UNFIN AREA
002	312303	9083	11/29/10	\$196,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	312303	9109	5/13/10	\$235,000	NON-REPRESENTATIVE SALE
002	312303	9146	5/11/10	\$1,200,000	NO MARKET EXPOSURE
002	312303	9147	6/6/11	\$215,000	Diagnostic Outlier-SAS
002	322303	9026	10/2/09	\$489,500	IMP COUNT
002	322303	9028	8/25/11	\$212,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	322303	9152	8/3/10	\$495,000	PREVIMP<=25K;GOVERNMENT AGENCY;
002	362302	9040	11/10/11	\$170,000	Lack of Representation-CondFair
002	742425	0180	6/22/10	\$195,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD
003	052203	9019	4/7/09	\$160,000	PREVIMP<=25K;NO MARKET EXPOSURE;
003	052203	9044	8/3/11	\$294,000	ACTIVE PERMIT BEFORE SALE>25K
003	052203	9044	12/18/09	\$150,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	052203	9165	2/3/11	\$169,000	REAL MH;IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	059100	0065	12/22/09	\$205,000	OBSOL
003	062203	9018	9/22/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	062203	9035	8/17/11	\$288,000	FINANCIAL INSTITUTION RESALE
003	062203	9075	5/28/09	\$390,000	IMP COUNT;NON-REPRESENTATIVE SALE
003	062203	9130	3/2/11	\$187,000	IMP COUNT
003	072203	9003	9/24/10	\$320,469	FORCED SALE; EXEMPT FROM EXCISE TAX;
003	072203	9026	4/7/11	\$356,000	OPEN SPACE/EXEMPT FROM EXCISE TAX
003	072203	9026	11/17/11	\$400,000	OPEN SPACE/FINANCIAL INSTITUTION RESALE
003	072203	9031	1/29/10	\$265,000	OPEN SPACE/
003	072203	9158	11/22/11	\$810,000	Diagnostic Outlier-SAS
003	082203	9039	12/16/11	\$167,500	REAL MH;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	112202	9025	8/24/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	112202	9067	10/11/11	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	112202	9080	11/8/10	\$745,436	PREVIMP<=25K
003	112202	9091	5/25/11	\$710,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	153520	1290	8/24/11	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	249560	0079	1/7/10	\$497,000	UNFIN AREA
003	255150	0280	6/15/09	\$200,000	Diagnostic Outlier-SAS
003	322303	9051	6/29/10	\$255,000	PREVIMP<=25K
003	352302	9060	1/8/10	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	888600	0121	7/19/11	\$310,000	IMP COUNT;NON-REPRESENTATIVE SALE;
003	888760	0110	7/11/11	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	126920	0390	6/6/11	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	127220	0125	6/17/11	\$253,000	PREVIMP<=25K
005	132202	9025	12/10/10	\$484,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
005	132202	9039	7/6/11	\$584,000	OPEN SPACE/TIMBER AND FOREST LAND
005	142202	9049	10/1/10	\$525,000	OPEN SPACE/TIMBER AND FOREST LAND
005	142202	9091	10/17/11	\$515,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/
005	142202	9092	10/20/09	\$180,000	DOR RATIO;NO MARKET EXPOSURE;
005	152202	9010	7/26/11	\$449,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	172203	9059	8/3/09	\$44,223	DOR RATIO;QUIT CLAIM DEED;
005	172203	9069	4/26/10	\$939,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	182203	9007	10/16/09	\$1,050,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/
005	182203	9060	2/19/10	\$165,000	ASSESSOR CHARACTERISTICS DON'T REFLECT LISTING DATA
005	182203	9135	10/7/09	\$667,500	ASSESSOR CHARACTERISTICS DON'T REFLECT LISTING DATA
005	182203	9224	2/18/11	\$446,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	182203	9229	2/28/09	\$350,000	Diagnostic Outlier-SAS
005	182203	9240	1/19/10	\$585,000	NON-REPRESENTATIVE SALE
005	192203	9037	6/1/10	\$350,000	NON-REPRESENTATIVE SALE
005	192203	9072	5/28/09	\$42,225	DOR RATIO;PREVIMP<=25K;TEAR DOWN;
005	232202	9082	9/2/11	\$819,000	PREVIMP<=25K
005	242202	9064	10/1/10	\$245,000	UNFIN AREA
005	606760	0135	6/16/10	\$155,000	NON-REPRESENTATIVE SALE
005	772860	0040	5/27/11	\$338,000	IMP COUNT;PREVIMP<=25K
005	936121	0030	6/4/10	\$437,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
006	252202	9003	6/3/09	\$400,000	MULTI-PARCEL SALE
006	252202	9159	7/6/09	\$160,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	262202	9057	7/25/11	\$242,000	Diagnostic Outlier-SAS
006	262202	9057	9/17/10	\$84,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	262202	9075	12/21/09	\$156,317	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR;
006	503180	0215	4/16/10	\$235,000	PREVIMP<=25K;NO MARKET EXPOSURE
006	700420	0040	1/11/11	\$314,822	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	700420	0050	7/22/10	\$178,000	Diagnostic Outlier-SAS
006	700420	0140	11/29/11	\$199,327	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
007	079250	0040	7/31/09	\$310,000	Diagnostic Outlier-SAS
007	142203	9080	9/19/11	\$280,000	PREVIMP<=25K;NO MARKET EXPOSURE
007	162203	9157	12/13/11	\$440,785	GOVERNMENT AGENCY; FORCED SALE;
007	202203	9125	4/14/09	\$800,000	Lack of Representation-Grade11
007	205120	0434	12/9/11	\$220,000	EXEMPT FROM EXCISE TAX;
007	212203	9032	3/10/10	\$210,000	PREVIMP<=25K
007	212203	9115	4/10/09	\$30,000	DOR RATIO;NO MARKET EXPOSURE;

Improved Sales Removed in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	222203	9055	5/31/11	\$662,000	MULTI-PARCEL SALE
007	281710	0050	9/25/09	\$207,000	Diagnostic Outlier-SAS
007	281721	0310	11/22/10	\$397,421	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	302203	9027	6/15/09	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	302203	9044	1/25/11	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	302203	9104	11/29/11	\$318,000	ASSESSOR CHARACTERISTICS DON'T REFLECT LISTING DATA
007	322203	9041	10/8/10	\$755,000	UNFIN AREA
007	521620	0255	7/26/11	\$329,500	Diagnostic Outlier-SAS
007	742760	0125	6/28/10	\$515,000	NO MARKET EXPOSURE
007	742760	0215	9/8/10	\$60,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE;
007	742760	0215	9/8/10	\$60,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE;
007	755880	0570	10/11/10	\$285,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
007	755880	0590	9/2/10	\$418,000	PREVIMP<=25K
007	855000	1505	8/4/11	\$640,510	EXEMPT FROM EXCISE TAX
007	855000	1745	3/31/10	\$420,000	IMP COUNT;PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	888700	2004	7/14/11	17,000	13,213	Y	N
002	192303	9071	10/18/11	139,000	284,011	N	N
002	212303	9041	3/2/11	17,000	11,406	Y	Y
002	292303	9074	3/30/11	2,500	37,625	N	Y
002	292303	9263	4/11/09	55,000	21,780	Y	Y
002	302303	9034	7/28/11	40,000	57,934	N	N
002	302303	9248	6/8/10	90,000	9,640	N	N
003	012202	9003	11/9/10	198,000	206,474	N	N
003	052203	9041	1/14/11	155,000	208,652	N	N
003	072203	9021	1/21/10	160,000	217,800	N	N
003	072203	9129	11/23/11	15,000	23,086	N	N
003	112202	9105	7/16/09	225,000	98,010	N	N
003	153520	0520	8/5/10	22,000	5,454	Y	N
003	322303	9079	3/4/09	630,000	551,034	Y	Y
005	132202	9033	9/17/10	170,000	348,915	N	N
005	152202	9011	8/26/11	70,000	28,137	Y	Y
005	232202	9201	7/24/09	160,000	65,340	N	N
005	936121	0010	8/22/11	40,000	16,600	N	N
006	022102	9159	12/17/09	86,000	94,380	N	N
006	252202	9165	1/3/11	25,000	52,707	N	N
006	311040	0280	4/28/11	14,000	17,469	Y	N
007	142203	9096	5/11/10	115,000	40,761	Y	N
007	162203	9001	9/9/09	310,000	399,674	N	N
007	212203	9099	10/29/09	135,000	145,490	Y	N
007	232203	9048	9/9/10	15,000	8,000	Y	N
007	232203	9049	12/7/10	15,000	11,406	N	N
007	281710	0530	8/23/10	40,000	9,375	Y	N
007	312203	9047	9/9/11	14,500	13,475	Y	Y
007	521620	0165	5/1/09	162,000	41,007	N	N
007	755880	0400	2/23/11	120,000	62,290	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072303	9073	7/28/2011	8,000	QUIT CLAIM DEED;
001	072303	9073	11/4/2009	51,000	QUIT CLAIM DEED;
001	072303	9111	7/24/2009	75,000	NO MARKET EXPOSURE;
001	182303	9027	1/23/2009	40,000	NO MARKET EXPOSURE;
001	182303	9108	10/26/2010	2,052	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
001	816400	0230	7/12/2010	1,000	NO MARKET EXPOSURE; AUCTION SALE;
001	888700	0142	3/24/2010	75,920	NO MARKET EXPOSURE;
001	888700	1960	8/25/2009	40,000	NO MARKET EXPOSURE;
002	078600	0295	8/14/2009	9,500	NO MARKET EXPOSURE
002	292303	9241	8/10/2009	39,600	NO MARKET EXPOSURE
002	302303	9003	2/27/2009	40,000	FULL SALES PRICE NOT REPORTED;
002	302303	9032	7/18/2009	120,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
002	322303	9003	4/4/2011	253,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
002	322303	9003	1/30/2010	141,500	NO MARKET EXPOSURE; QUIT CLAIM DEED;
002	322303	9156	11/4/2010	209,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
002	352302	9001	8/4/2010	1,000	EASEMENT OR RIGHT-OF-WAY;
003	062203	9063	4/23/2010	515,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
003	062203	9071	1/14/2010	95,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
003	062203	9186	1/14/2010	312,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
003	062203	9186	6/29/2009	10,000	EASEMENT OR RIGHT-OF-WAY;
003	072203	9004	9/9/2009	48,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
003	072203	9011	5/7/2009	624,800	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
003	072203	9107	2/11/2011	12,500	EASEMENT OR RIGHT-OF-WAY;
003	072203	9107	2/14/2011	292,500	EASEMENT OR RIGHT-OF-WAY;
003	072203	9137	12/11/2011	22,500	NON-REPRESENTATIVE SALE
003	322303	9196	9/8/2009	180,000	NO MARKET EXPOSURE
003	322303	9220	9/23/2011	50,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
005	142202	9113	12/9/2011	100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	182203	9113	12/7/2009	5,885	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
006	022102	9055	12/6/2010	8,800	NO MARKET EXPOSURE;
007	092203	9035	10/2/2009	29,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
007	142203	9019	6/21/2011	130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	152203	9008	11/24/2009	82,000	FORCED SALE; FINANCIAL INSTITUTION RESALE;
007	152203	9032	8/10/2009	220,000	NO MARKET EXPOSURE;
007	152203	9032	7/1/2009	3,500	EASEMENT OR RIGHT-OF-WAY;
007	205120	0057	7/7/2011	4,140	NO MARKET EXPOSURE;
007	212203	9049	9/5/2009	46,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	387440	0080	2/10/2010	85,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
007	617580	0340	1/26/2010	9,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	617580	1250	12/3/2009	4,290	NO MARKET EXPOSURE; AUCTION SALE;
007	855000	2250	7/15/2011	7,500	RELATED PARTY, FRIEND, OR NEIGHBOR;