

Residential Revalue

2013 Assessment Roll

Somerset/Eastgate

Area 31

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 2013 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 2013 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:

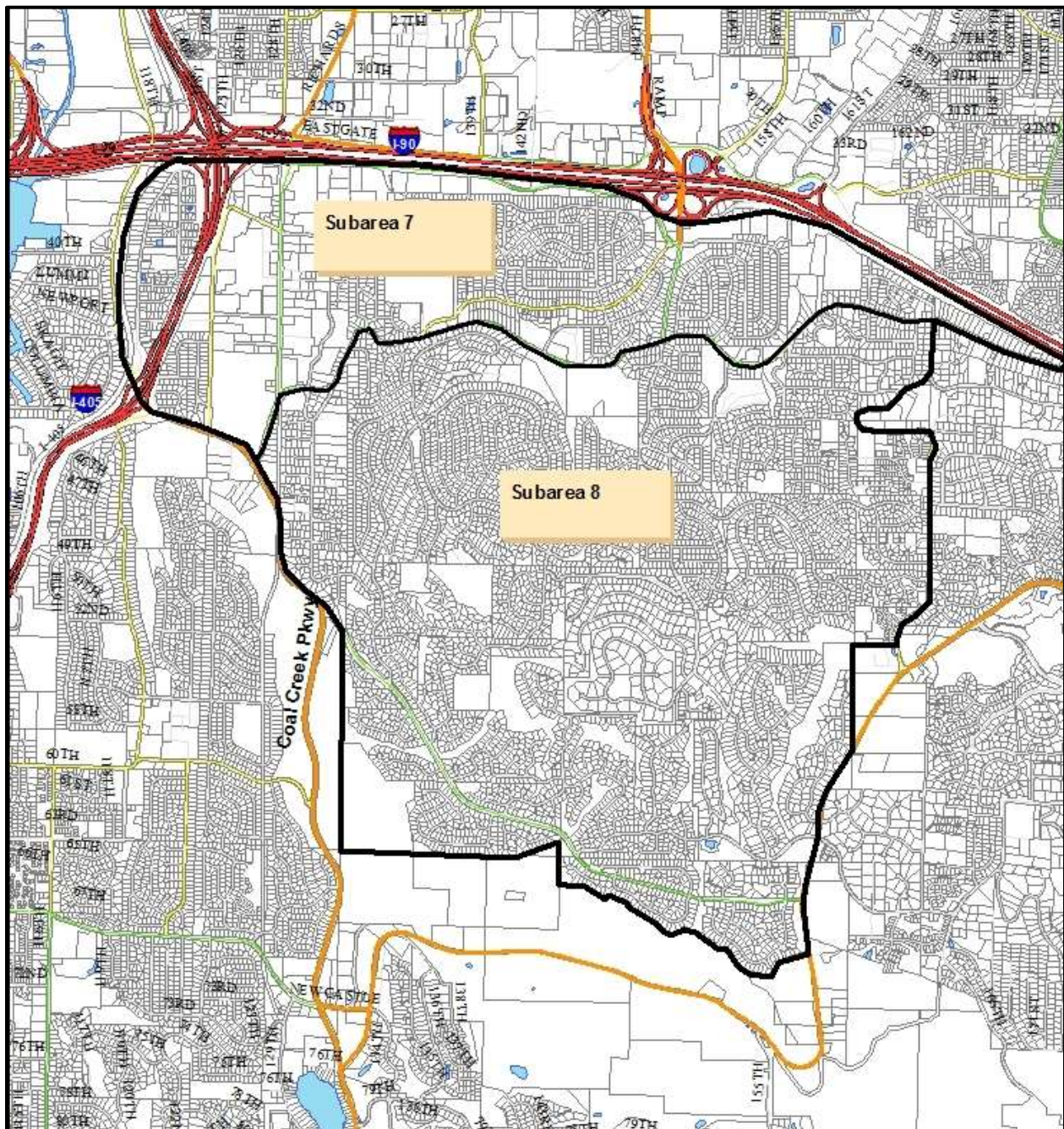
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 31



[illegible]

Somerset/Eastgate's Housing



Grade 7/ Year Built 1957/ Total Living Area 1260



Grade 8/ Year Built 1985/ Total Living Area 2200



Grade 9/ Year Built 1988/ Total Living Area 2760



Grade 10/ Year Built 1988/ Total Living Area 3070



Grade 11/ Year Built 1986/ Total Living Area 3560



Grade 12/ Year Built 2001/ Total Living Area 6130

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 2013 Assessment Roll

Area Name / Number: Somerset/Eastgate/31

Previous Physical Inspection: 2012

Number of Improved Sales: 673

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$275,800	\$268,300	\$544,100			
2013 Value	\$315,400	\$307,400	\$622,800	\$678,700	91.8%	6.90%
Change	+\$39,600	+\$39,100	+\$78,700			
% Change	+14.4%	+14.6%	+14.5%			

*Sales are time adjusted to 1/1/2013.

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
2012 Value	\$272,400	\$251,400	\$523,800
2013 Value	\$311,500	\$287,700	\$599,200
Percent Change	+14.4%	+14.4%	+14.4%

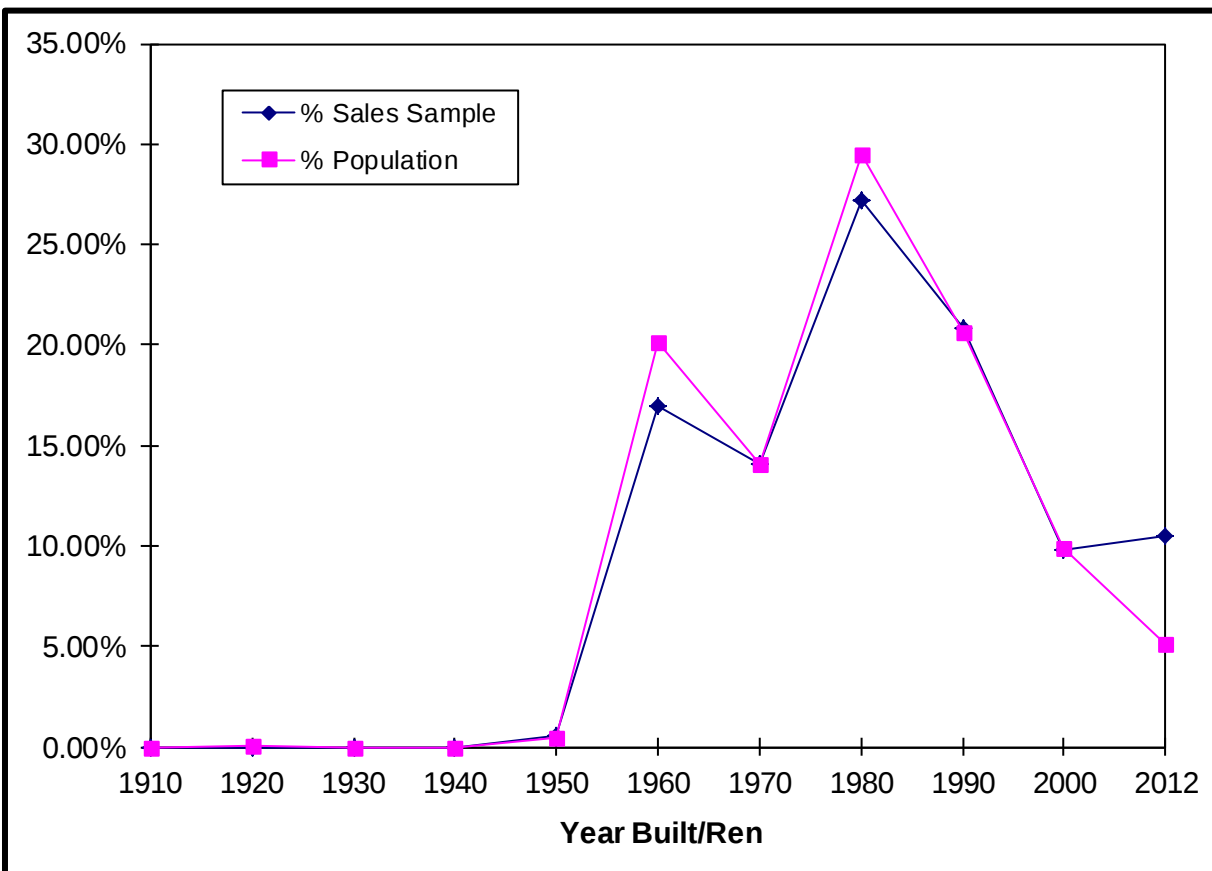
Number of one to three unit residences in the population: 6806

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 one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 1 (consisting of subarea 7 and a small, lower quality portion of subarea 8) was at a higher ratio compared to the rest of the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

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	4	0.59%
1960	114	16.94%
1970	95	14.12%
1980	183	27.19%
1990	140	20.80%
2000	66	9.81%
2012	71	10.55%
	673	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	2	0.03%
1930	0	0.00%
1940	1	0.01%
1950	34	0.50%
1960	1368	20.10%
1970	962	14.13%
1980	2007	29.49%
1990	1408	20.69%
2000	676	9.93%
2012	348	5.11%
	6806	

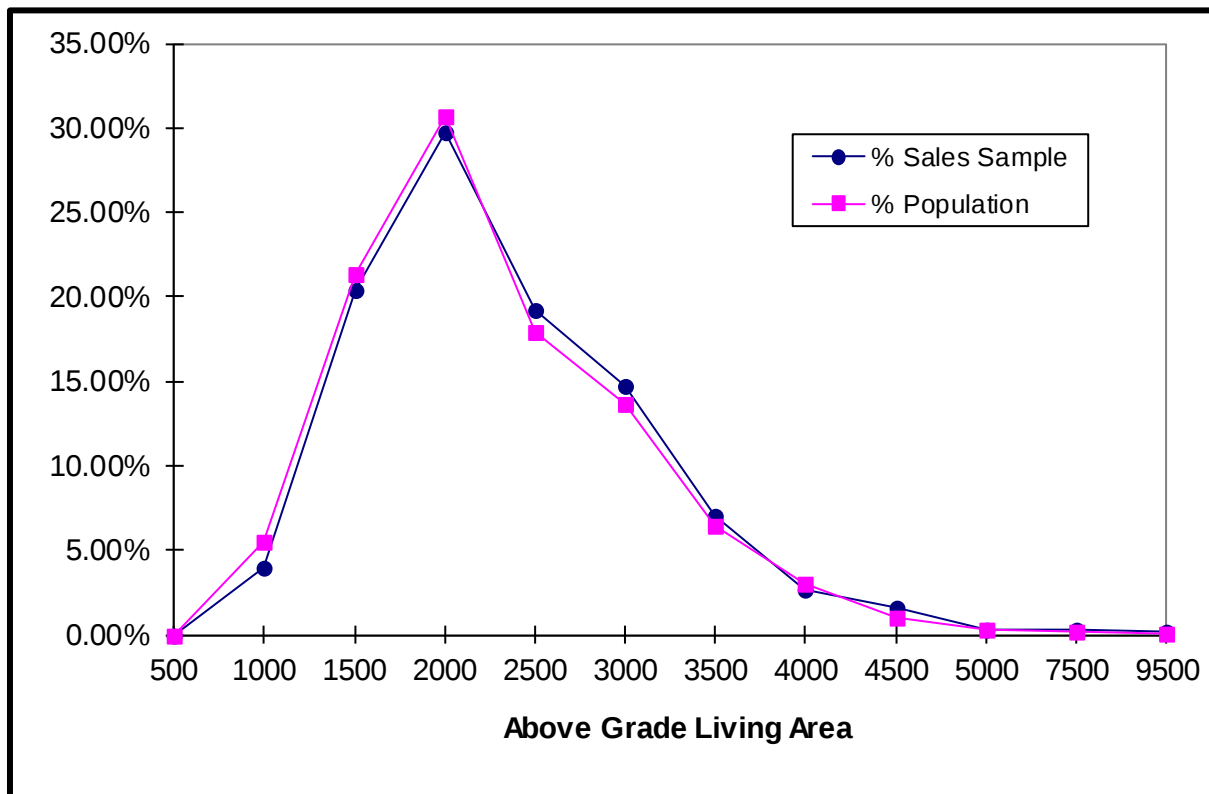


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	27	4.01%
1500	137	20.36%
2000	200	29.72%
2500	129	19.17%
3000	99	14.71%
3500	47	6.98%
4000	18	2.67%
4500	11	1.63%
5000	2	0.30%
7500	2	0.30%
9500	1	0.15%
	673	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	372	5.47%
1500	1451	21.32%
2000	2087	30.66%
2500	1220	17.93%
3000	927	13.62%
3500	440	6.46%
4000	207	3.04%
4500	67	0.98%
5000	19	0.28%
7500	15	0.22%
9500	1	0.01%
	6806	

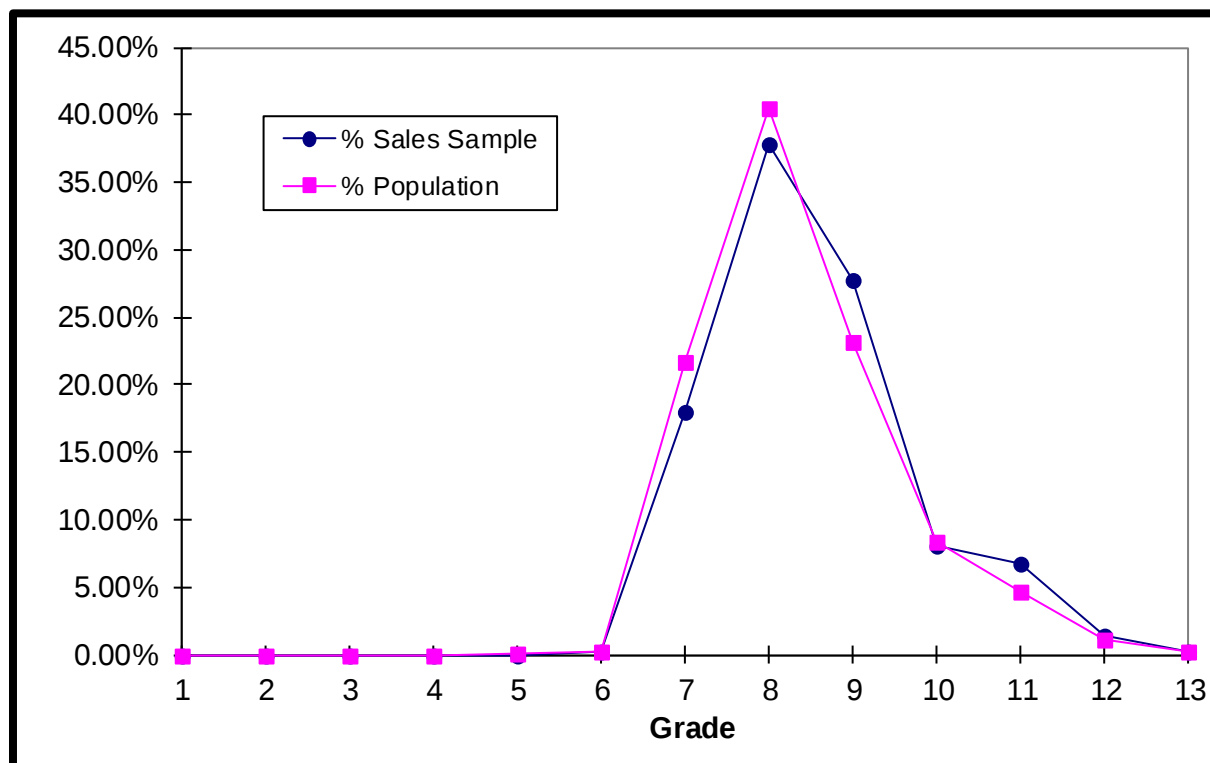


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.15%
7	121	17.98%
8	255	37.89%
9	187	27.79%
10	54	8.02%
11	45	6.69%
12	9	1.34%
13	1	0.15%
	673	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	0.09%
6	16	0.24%
7	1475	21.67%
8	2756	40.49%
9	1581	23.23%
10	565	8.30%
11	322	4.73%
12	74	1.09%
13	11	0.16%
	6806	



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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 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

Based on the 19 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 14.4% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.145, with the result truncated to the next \$1,000.

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 one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 1 (consisting of subarea 7 and a small, lower quality portion of subarea 8) was at a higher ratio compared to the rest of the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

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 673 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.8%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +14.4%. This increase 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 31 Adjustments

2013 Total Value = 2012 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

14.82%

Neighborhood 1	Yes
% Adjustment	12.04%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Neighborhood 1 would approximately receive a +12.04% upward adjustment. 1342 parcels in the improved population would receive this adjustment. There were 113 sales.

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

Generally parcels located in Neighborhood 1 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

80.2% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 31 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 1.113 resulting in an adjusted value of \$584,000 ($\$525,000 \times 1.113 = \$584,325$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.052	5.2%
2/1/2010	1.063	6.3%
3/1/2010	1.073	7.3%
4/1/2010	1.082	8.2%
5/1/2010	1.091	9.1%
6/1/2010	1.099	9.9%
7/1/2010	1.107	10.7%
8/1/2010	1.113	11.3%
9/1/2010	1.120	12.0%
10/1/2010	1.125	12.5%
11/1/2010	1.129	12.9%
12/1/2010	1.133	13.3%
1/1/2011	1.136	13.6%
2/1/2011	1.139	13.9%
3/1/2011	1.141	14.1%
4/1/2011	1.142	14.2%
5/1/2011	1.142	14.2%
6/1/2011	1.142	14.2%
7/1/2011	1.141	14.1%
8/1/2011	1.139	13.9%
9/1/2011	1.136	13.6%
10/1/2011	1.133	13.3%
11/1/2011	1.129	12.9%
12/1/2011	1.125	12.5%
1/1/2012	1.119	11.9%
2/1/2012	1.113	11.3%
3/1/2012	1.107	10.7%
4/1/2012	1.099	9.9%
5/1/2012	1.091	9.1%
6/1/2012	1.082	8.2%
7/1/2012	1.073	7.3%
8/1/2012	1.062	6.2%
9/1/2012	1.051	5.1%
10/1/2012	1.040	4.0%
11/1/2012	1.027	2.7%
12/1/2012	1.014	1.4%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 31
(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	942950	0096	1/12/11	\$305,000	\$347,000	940	6	1948	Good	21282	Y	N	16830 SE NEWPORT WAY
007	220250	0075	5/14/10	\$251,000	\$275,000	780	7	1954	Good	10440	N	N	3915 154TH AVE SE
007	220150	0100	11/16/12	\$350,000	\$357,000	850	7	1954	Good	15980	N	N	3925 151ST AVE SE
007	220150	0475	8/12/11	\$309,000	\$352,000	850	7	1954	Good	8837	N	N	4142 151ST AVE SE
007	220150	0495	11/30/11	\$280,500	\$315,000	850	7	1954	Good	10080	N	N	15131 SE 41ST ST
007	220150	0535	5/18/10	\$329,000	\$360,000	850	7	1954	Good	10000	N	N	4022 152ND AVE SE
007	220150	0655	1/27/11	\$358,000	\$408,000	850	7	1954	VGood	10644	N	N	4135 154TH AVE SE
007	220150	1250	2/14/12	\$328,000	\$364,000	850	7	1954	Good	11206	N	N	4052 156TH AVE SE
007	220150	1305	12/14/10	\$267,900	\$304,000	850	7	1954	Avg	10677	N	N	15417 SE 42ND ST
007	220570	0345	4/12/11	\$330,199	\$377,000	850	7	1955	VGood	8640	Y	N	3711 140TH AVE SE
007	220570	0610	5/14/12	\$285,000	\$310,000	850	7	1955	Good	16265	N	N	14026 SE 37TH ST
007	220570	0655	12/5/11	\$325,000	\$365,000	850	7	1955	Good	5004	N	N	14256 SE 37TH ST
007	220150	0490	10/29/12	\$313,000	\$322,000	950	7	1954	Good	10080	N	N	15121 SE 41ST ST
007	220450	0025	11/20/12	\$348,000	\$355,000	950	7	1955	Good	13438	N	N	4003 147TH AVE SE
007	220550	0230	8/5/10	\$300,000	\$334,000	950	7	1955	Good	9827	N	N	14405 SE EASTGATE DR
007	220570	0170	6/22/11	\$267,888	\$306,000	950	7	1955	VGood	8803	N	N	3868 142ND PL SE
007	220450	0310	2/24/10	\$388,000	\$416,000	960	7	1992	Good	11266	N	N	14527 SE 42ND PL
007	038400	0055	8/19/11	\$334,950	\$381,000	990	7	1955	Good	10440	N	N	14261 SE 40TH ST
007	607320	0060	12/28/12	\$296,000	\$297,000	990	7	1955	Good	9800	N	N	12031 SE 42ND ST
007	220550	0285	6/1/10	\$285,500	\$314,000	1000	7	1955	Good	11958	N	N	14402 SE 40TH ST
007	220570	0055	11/2/12	\$344,000	\$353,000	1000	7	1955	Good	12310	N	N	14400 SE EASTGATE DR
007	220650	0500	4/9/10	\$395,000	\$428,000	1000	7	1955	Good	9146	N	N	13806 SE 40TH ST
007	220650	0645	5/17/10	\$340,100	\$373,000	1000	7	1955	Good	9400	N	N	13919 SE 38TH PL
007	220650	0060	4/8/11	\$296,200	\$338,000	1010	7	1955	Good	9580	N	N	13672 SE 37TH ST
007	220700	0070	2/26/10	\$400,000	\$429,000	1020	7	1958	Good	9450	N	N	3734 135TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 31
(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	424600	0110	6/7/10	\$433,000	\$477,000	1020	7	1960	VGood	10975	N	N	4026 162ND AVE SE
007	607320	0025	9/13/11	\$282,500	\$321,000	1020	7	1955	Good	9840	N	N	12032 SE 42ND ST
007	220550	0445	3/24/11	\$290,000	\$331,000	1040	7	1955	VGood	10750	N	N	3711 147TH AVE SE
007	220450	0010	9/14/11	\$268,000	\$304,000	1070	7	1954	Good	11200	N	N	4010 146TH AVE SE
007	220700	0045	3/22/10	\$462,530	\$499,000	1080	7	1958	Good	9671	N	N	3733 135TH AVE SE
007	220650	0345	3/11/11	\$325,000	\$371,000	1100	7	1967	Good	11214	N	N	3823 136TH PL SE
007	038400	0010	11/19/12	\$371,000	\$378,000	1130	7	1954	Good	8640	N	N	4012 142ND AVE SE
007	220450	0580	3/5/12	\$281,000	\$311,000	1140	7	1954	VGood	9060	N	N	14425 SE 41ST ST
007	220700	0075	5/6/12	\$428,000	\$466,000	1170	7	1958	Good	9450	N	N	3726 135TH AVE SE
007	220650	0385	4/7/10	\$320,000	\$347,000	1180	7	1955	Good	10728	N	N	3811 138TH AVE SE
007	220650	0615	9/6/12	\$435,000	\$456,000	1180	7	1955	Good	9646	N	N	3882 139TH AVE SE
007	556610	0015	4/6/11	\$330,000	\$377,000	1180	7	1958	Good	9975	N	N	12300 SE 42ND ST
007	220450	0240	1/8/10	\$360,000	\$380,000	1200	7	1954	Good	10750	N	N	14605 SE 42ND ST
007	220150	0160	4/3/11	\$345,000	\$394,000	1210	7	1954	Good	11400	N	N	4137 151ST AVE SE
007	220550	0155	1/19/10	\$325,000	\$344,000	1210	7	1955	VGood	9000	N	N	14740 SE 39TH ST
007	220550	0375	1/11/10	\$340,000	\$359,000	1210	7	1955	Good	10850	N	N	3769 146TH AVE SE
007	220550	0470	7/23/12	\$320,000	\$341,000	1210	7	1955	Good	10500	N	N	14620 SE EASTGATE DR
007	220650	0180	11/7/10	\$285,000	\$322,000	1210	7	1955	Good	10550	N	N	3777 138TH PL SE
007	220650	0495	7/6/10	\$302,000	\$335,000	1210	7	1955	Good	10306	N	N	3889 139TH AVE SE
007	220650	0530	8/28/10	\$299,900	\$336,000	1210	7	1955	Good	8640	N	N	3778 138TH PL SE
007	424600	0250	4/18/12	\$300,000	\$328,000	1210	7	1959	Good	10400	N	N	4028 161ST AVE SE
007	424600	0320	12/1/11	\$330,000	\$371,000	1220	7	1973	Good	13429	N	N	4023 162ND AVE SE
007	220550	0215	6/3/11	\$350,000	\$400,000	1230	7	2005	Avg	8577	N	N	3790 146TH AVE SE
007	152405	9001	11/8/11	\$460,000	\$519,000	1240	7	1955	Good	26000	N	N	14425 SE ALLEN RD
007	220570	0315	6/5/12	\$428,000	\$463,000	1240	7	1955	Good	9766	N	N	3819 142ND AVE SE

Improved Sales Used in this Annual Update Analysis
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(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	220450	0030	3/16/10	\$430,000	\$463,000	1250	7	1954	VGood	10500	N	N	14607 SE 41ST ST
007	220650	0305	5/20/10	\$335,000	\$367,000	1250	7	1955	Good	9720	N	N	3727 136TH AVE SE
007	556610	0235	11/15/11	\$272,000	\$307,000	1250	7	1958	Good	10250	N	N	4340 123RD AVE SE
007	152405	9051	10/30/12	\$340,000	\$349,000	1260	7	1957	Good	12632	N	N	13865 SE 40TH ST
007	220150	1005	2/27/11	\$270,000	\$308,000	1260	7	1954	Good	10000	N	N	4055 156TH AVE SE
007	220250	0065	5/3/10	\$315,000	\$344,000	1260	7	1954	Good	10200	N	N	3901 154TH AVE SE
007	220550	0560	12/27/10	\$315,000	\$358,000	1260	7	1955	Good	8615	N	N	3734 147TH AVE SE
007	221410	0060	5/6/10	\$302,000	\$330,000	1270	7	1956	VGood	10831	N	N	4009 139TH AVE SE
007	220650	0600	3/19/10	\$342,000	\$369,000	1280	7	1955	Good	8640	N	N	13926 SE 40TH ST
007	162405	9121	12/11/12	\$450,000	\$454,000	1290	7	1953	VGood	10658	N	N	4256 LAKE WASHINGTON BLVD SE
007	220150	1010	4/5/10	\$335,000	\$363,000	1290	7	1954	Good	10000	N	N	4065 156TH AVE SE
007	220570	0145	10/19/12	\$288,000	\$297,000	1300	7	1955	Avg	9488	N	N	14401 SE EASTGATE DR
007	544830	0120	4/5/11	\$505,000	\$577,000	1330	7	1961	Good	25500	Y	N	3721 120TH AVE SE
007	220650	0395	5/10/11	\$270,000	\$308,000	1340	7	1956	Good	10224	N	N	3825 138TH AVE SE
007	424600	0140	2/9/10	\$340,000	\$362,000	1350	7	1961	VGood	10425	N	N	4048 162ND AVE SE
007	220050	0450	8/23/12	\$360,000	\$380,000	1380	7	1954	Good	10799	N	N	4029 149TH AVE SE
007	556610	0050	9/26/11	\$269,000	\$305,000	1380	7	1956	Good	9450	N	N	4215 122ND AVE SE
007	556610	0325	9/5/10	\$315,000	\$353,000	1380	7	1958	Good	15400	N	N	4406 123RD AVE SE
007	220570	0430	10/4/11	\$325,000	\$368,000	1400	7	1955	VGood	8700	N	N	14241 SE 37TH ST
007	556610	0040	11/8/12	\$351,000	\$359,000	1420	7	1956	Avg	11850	N	N	4201 122ND AVE SE
007	220450	0480	10/6/11	\$394,000	\$446,000	1430	7	1954	VGood	8640	N	N	14432 SE 42ND ST
007	162405	9262	3/11/10	\$420,000	\$452,000	1440	7	1958	Good	12555	N	N	4030 FACTORIA BLVD SE
007	220550	0185	9/16/10	\$296,068	\$332,000	1465	7	1955	Good	10023	N	N	3781 147TH AVE SE
007	220650	0215	2/26/10	\$362,000	\$388,000	1480	7	1955	Good	10382	N	N	3708 136TH PL SE
007	221410	0010	8/1/11	\$459,000	\$523,000	1495	7	1956	VGood	11439	N	N	4043 139TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	220650	0635	7/12/11	\$285,000	\$325,000	1500	7	1955	Good	10750	N	N	13912 SE 38TH PL
007	424600	0290	5/26/10	\$359,950	\$395,000	1540	7	1967	Good	5517	N	N	16125 SE 40TH ST
007	220150	0645	10/17/12	\$345,000	\$356,000	1570	7	1954	VGood	10000	N	N	4119 154TH AVE SE
007	607320	0065	9/4/12	\$385,000	\$404,000	1580	7	1955	Good	9800	N	N	12023 SE 42ND ST
007	556610	0020	7/23/12	\$425,000	\$453,000	1590	7	1957	Good	10033	N	N	12224 SE 42ND ST
007	220570	0270	8/9/12	\$415,000	\$440,000	1600	7	1955	VGood	8231	N	N	14230 SE 40TH ST
007	556610	0295	4/8/10	\$346,000	\$375,000	1660	7	1957	Good	10670	N	N	4401 123RD AVE SE
007	220650	0365	7/25/11	\$345,000	\$393,000	1680	7	1957	Good	9500	N	N	13506 SE 40TH ST
007	220150	0150	11/15/11	\$279,000	\$314,000	1690	7	1954	Good	11535	N	N	4121 151ST AVE SE
007	220250	0115	7/12/11	\$315,000	\$359,000	1690	7	1954	Good	9945	N	N	3975 154TH AVE SE
007	424600	0390	2/23/11	\$337,000	\$384,000	1710	7	1962	VGood	10400	N	N	4027 161ST AVE SE
007	220150	0030	8/25/10	\$315,000	\$352,000	1750	7	1954	Good	9600	N	N	15322 SE 38TH PL
007	220690	0030	11/10/11	\$310,000	\$350,000	1760	7	1955	Good	12170	N	N	4039 140TH AVE SE
007	038400	0050	1/13/10	\$380,834	\$402,000	1870	7	1954	Good	10440	N	N	14255 SE 40TH ST
007	220250	0240	2/17/12	\$385,000	\$427,000	2030	7	1954	VGood	9357	N	N	4039 155TH AVE SE
007	560380	0030	3/22/12	\$495,000	\$545,000	2180	7	1963	Good	9166	N	N	4103 135TH PL SE
007	142405	9139	5/6/11	\$400,000	\$457,000	2200	7	1992	Avg	59169	N	N	15433 SE 42ND ST
007	556610	0175	4/13/12	\$411,000	\$450,000	2310	7	1958	Good	12000	N	N	4212 123RD AVE SE
007	220450	0650	8/4/10	\$400,000	\$446,000	2680	7	1954	Good	10440	N	N	14419 SE 40TH ST
007	556610	0185	2/2/11	\$440,000	\$501,000	2800	7	1958	VGood	12000	N	N	4226 123RD AVE SE
007	220650	0435	5/2/11	\$640,000	\$731,000	2920	7	1990	VGood	28675	N	N	3805 136TH PL SE
007	544830	0155	9/15/11	\$414,000	\$470,000	1270	8	1958	Good	25000	N	N	3515 120TH AVE SE
007	560380	0170	2/28/11	\$510,000	\$582,000	1290	8	1965	VGood	12100	N	N	4239 135TH PL SE
007	220550	0140	9/7/11	\$382,550	\$434,000	1490	8	1955	Good	10250	N	N	14745 SE EASTGATE DR
007	560350	0040	3/1/12	\$538,000	\$595,000	1510	8	1960	VGood	13110	N	N	4157 133RD AVE SE

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007	560380	0180	8/17/11	\$458,000	\$521,000	1540	8	1964	Good	9268	N	N	4235 135TH PL SE
007	560350	0085	11/5/12	\$474,000	\$486,000	1620	8	1960	VGood	11120	N	N	4124 133RD AVE SE
007	560350	0085	5/3/10	\$450,000	\$491,000	1620	8	1960	VGood	11120	N	N	4124 133RD AVE SE
007	269400	0070	6/8/12	\$394,000	\$426,000	1730	8	1967	Good	13125	N	N	13909 SE ALLEN RD
007	244210	0620	4/29/10	\$410,000	\$447,000	1868	8	1997	Avg	8520	N	N	12210 SE 36TH ST
007	064330	0160	1/20/10	\$405,000	\$429,000	1890	8	1966	Good	10450	N	N	12105 SE 44TH PL
007	424600	0331	6/20/11	\$480,000	\$548,000	1910	8	2011	Avg	8718	N	N	4037 162ND AVE SE
007	244210	0085	5/22/12	\$436,000	\$473,000	1970	8	1997	Avg	7200	N	N	12219 SE 38TH ST
007	560350	0110	10/12/12	\$425,000	\$440,000	2220	8	1960	Good	14148	N	N	13305 SE 42ND ST
007	269411	0030	10/6/10	\$415,000	\$467,000	2500	8	1969	Avg	15059	N	N	13832 SE NEWPORT WAY
007	244210	0910	8/1/11	\$508,000	\$578,000	2530	8	1997	Avg	7674	N	N	12205 SE 39TH PL
007	220250	0036	10/25/12	\$610,000	\$628,000	2960	8	2011	Avg	7204	N	N	3949 153RD AVE SE
007	220250	0041	10/17/12	\$595,000	\$615,000	2960	8	2011	Avg	5633	N	N	3951 153RD AVE SE
007	291170	0045	12/6/12	\$935,000	\$946,000	1910	9	1995	Good	21080	Y	N	4201 120TH AVE SE
007	560370	0060	5/7/12	\$575,000	\$626,000	2280	9	1960	Good	11320	N	N	4015 134TH AVE SE
007	544830	0095	11/9/10	\$756,933	\$856,000	2430	9	1965	VGood	18150	Y	N	3843 120TH AVE SE
007	544830	0105	6/27/12	\$650,000	\$698,000	2430	9	1970	Good	25000	Y	N	3825 120TH AVE SE
007	066295	0120	8/16/10	\$590,000	\$659,000	2760	9	2001	Avg	6709	N	N	12159 SE 41ST ST
007	162405	9349	10/19/12	\$758,000	\$783,000	2830	9	2003	Avg	7255	Y	N	4308 120TH AVE SE
007	162405	9349	2/10/11	\$740,000	\$843,000	2830	9	2003	Avg	7255	Y	N	4308 120TH AVE SE
007	066295	0240	4/28/11	\$670,000	\$765,000	2840	9	2001	Avg	7193	N	N	12025 SE 41ST ST
007	220650	0151	6/25/12	\$649,950	\$698,000	3000	9	2012	Avg	6823	N	N	3737 138TH PL SE
007	066295	0090	11/22/10	\$559,000	\$633,000	3030	9	2001	Avg	7749	N	N	12078 SE 41ST ST
007	066295	0070	3/3/10	\$689,000	\$739,000	3070	9	2001	Avg	7269	N	N	12090 SE 41ST ST
007	066295	0250	3/5/10	\$715,000	\$768,000	3070	9	2001	Avg	8205	N	N	12001 SE 41ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	813400	0010	7/3/12	\$888,000	\$952,000	3510	10	2000	Avg	23435	N	N	3697 134TH AVE SE
008	220350	0165	5/11/11	\$362,000	\$413,000	850	7	1954	VGood	9750	N	N	4257 151ST AVE SE
008	220350	0280	3/12/10	\$315,000	\$339,000	850	7	1954	Good	5246	N	N	15017 SE 43RD ST
008	220350	0570	12/13/12	\$378,000	\$381,000	850	7	1954	Good	10642	N	N	15004 SE 44TH ST
008	142405	9058	5/26/11	\$351,000	\$401,000	860	7	1941	Good	23086	N	N	4515 164TH AVE SE
008	220670	0025	11/14/12	\$369,000	\$377,000	1010	7	1956	Good	18600	N	N	4411 149TH AVE SE
008	220670	0515	11/23/11	\$325,000	\$366,000	1010	7	1957	VGood	12650	N	N	14803 SE 45TH PL
008	220670	0560	1/24/12	\$357,000	\$398,000	1010	7	2010	VGood	10023	N	N	14820 SE 46TH ST
008	220500	0010	4/20/12	\$375,000	\$410,000	1020	7	1960	Good	14300	N	N	14911 SE 43RD ST
008	220670	0120	6/28/10	\$333,000	\$368,000	1020	7	1955	Good	9400	N	N	14909 SE 44TH PL
008	162405	9143	11/18/12	\$375,000	\$382,000	1100	7	1942	Good	12880	N	N	4332 129TH PL SE
008	220350	0460	2/24/11	\$420,000	\$479,000	1210	7	1954	VGood	9421	N	N	15038 SE 44TH ST
008	220350	0495	8/11/10	\$300,000	\$335,000	1210	7	1954	Good	10620	N	N	4364 151ST AVE SE
008	220670	0540	4/2/10	\$355,000	\$384,000	1210	7	1955	VGood	14850	N	N	4547 150TH AVE SE
008	220350	0465	8/3/11	\$342,500	\$390,000	1230	7	1954	VGood	10784	N	N	15032 SE 44TH ST
008	152405	9149	3/28/12	\$460,000	\$506,000	1270	7	1957	VGood	10890	Y	N	4248 NEWPORT WAY
008	220350	0065	2/2/10	\$410,000	\$436,000	1350	7	1954	Good	14100	N	N	4307 150TH AVE SE
008	220350	0295	6/23/10	\$381,000	\$421,000	1350	7	1954	VGood	10570	N	N	15037 SE 43RD ST
008	220350	0295	8/24/12	\$366,000	\$386,000	1350	7	1954	VGood	10570	N	N	15037 SE 43RD ST
008	602800	0060	4/26/12	\$451,000	\$493,000	1370	7	1967	Good	9000	N	N	4126 161ST AVE SE
008	220350	0120	10/24/12	\$286,000	\$295,000	1380	7	1954	Good	12090	N	N	4409 150TH AVE SE
008	162405	9257	9/20/10	\$415,000	\$466,000	1390	7	1969	VGood	15681	N	N	12805 SE 44TH PL
008	602800	0205	11/2/12	\$426,500	\$438,000	1410	7	1992	Avg	9777	N	N	4105 161ST AVE SE
008	602800	0045	5/26/10	\$360,000	\$395,000	1430	7	1961	Good	12900	N	N	4112 161ST AVE SE
008	220500	0030	7/30/10	\$366,000	\$407,000	1470	7	1957	Good	11440	N	N	14924 SE 43RD ST

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008	220670	0385	9/5/12	\$415,000	\$436,000	1540	7	1955	VGood	10125	N	N	15045 SE 45TH PL
008	220350	0115	3/9/11	\$326,500	\$372,000	1740	7	1954	Good	11200	N	N	4403 150TH AVE SE
008	220500	0015	4/22/10	\$370,000	\$403,000	1010	8	1966	Good	17600	N	N	14901 SE 43RD ST
008	177760	0720	8/17/11	\$560,000	\$637,000	1150	8	1973	VGood	10400	N	N	15651 SE 43RD ST
008	226840	0200	9/9/10	\$440,000	\$493,000	1160	8	1976	Good	8587	N	N	4919 131ST PL SE
008	220500	0050	4/4/11	\$450,000	\$514,000	1200	8	2010	Avg	14850	N	N	14910 SE 43RD ST
008	932361	0530	1/27/11	\$540,000	\$615,000	1230	8	1980	Good	13679	N	N	13604 SE 54TH PL
008	260000	0590	4/16/12	\$556,000	\$609,000	1260	8	1978	Good	9228	N	N	13336 SE 52ND ST
008	785657	0070	1/5/10	\$540,000	\$569,000	1260	8	1981	Good	8845	N	N	5265 HIGHLAND DR
008	260011	0240	5/10/10	\$545,000	\$596,000	1280	8	1979	Avg	11760	N	N	5800 142ND PL SE
008	214132	0390	11/15/10	\$435,000	\$492,000	1290	8	1976	VGood	7451	N	N	15132 SE 48TH DR
008	168791	0370	6/2/11	\$353,000	\$403,000	1300	8	1985	Avg	12248	N	N	16335 SE 48TH ST
008	785560	0620	7/26/12	\$575,000	\$612,000	1300	8	1962	Avg	8800	Y	N	13360 SE 43RD PL
008	785660	1370	12/23/11	\$500,000	\$560,000	1300	8	1972	Good	11300	N	N	4582 144TH AVE SE
008	214132	0260	12/5/11	\$450,000	\$506,000	1340	8	1977	VGood	9123	N	N	15210 SE 48TH DR
008	260001	0600	11/2/11	\$521,000	\$588,000	1340	8	1982	Good	10005	N	N	13200 SE 49TH ST
008	214132	0340	1/21/11	\$460,500	\$524,000	1350	8	1976	VGood	7287	N	N	4813 152ND PL SE
008	345990	0345	4/9/12	\$685,000	\$751,000	1360	8	2004	Avg	20000	N	N	5122 150TH PL SE
008	785560	0341	11/3/11	\$535,000	\$604,000	1360	8	1962	Good	8993	Y	N	13313 SE 43RD ST
008	785670	1100	7/13/12	\$560,000	\$598,000	1360	8	1972	Good	8400	N	N	4520 145TH AVE SE
008	214133	0220	7/16/10	\$512,000	\$568,000	1370	8	1978	VGood	8370	N	N	4902 159TH PL SE
008	168791	0240	7/30/12	\$500,000	\$531,000	1380	8	1984	Avg	8229	N	N	4715 161ST AVE SE
008	177750	0080	11/23/12	\$495,000	\$504,000	1390	8	1968	Good	9375	N	N	15818 SE 42ND PL
008	214132	0430	6/12/12	\$432,000	\$466,000	1390	8	1976	VGood	7210	N	N	15108 SE 48TH DR
008	260003	0050	6/26/12	\$469,000	\$504,000	1390	8	1984	Good	10614	N	N	13280 SE 55TH PL

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008	785670	0260	12/21/12	\$588,000	\$591,000	1390	8	1969	Good	11600	N	N	14631 SE 45TH ST
008	111550	0050	10/17/12	\$620,500	\$641,000	1420	8	1974	Good	7600	N	N	13127 SE 47TH ST
008	111550	0110	7/11/12	\$565,000	\$604,000	1420	8	1974	Good	7400	N	N	13028 SE 47TH ST
008	167200	0200	6/27/12	\$595,000	\$639,000	1420	8	1965	Good	10789	N	N	13213 SE 42ND PL
008	226840	0500	3/26/10	\$525,000	\$567,000	1420	8	1976	Good	7000	N	N	4812 130TH AVE SE
008	785670	0120	10/20/10	\$500,000	\$564,000	1430	8	1967	Avg	8300	N	N	4521 147TH AVE SE
008	785670	0920	8/29/11	\$525,000	\$597,000	1430	8	1972	Good	11500	N	N	4410 145TH AVE SE
008	168790	0060	6/12/12	\$450,850	\$486,000	1440	8	1983	Good	8567	N	N	4607 163RD CT SE
008	226840	0210	3/20/12	\$537,000	\$592,000	1440	8	1976	Good	9826	N	N	4927 131ST PL SE
008	260004	0110	5/19/12	\$440,000	\$478,000	1440	8	1984	Good	9940	N	N	13307 SE 54TH PL
008	934691	0090	8/8/12	\$490,000	\$519,000	1450	8	1973	Good	8250	N	N	15031 SE 47TH PL
008	934691	0220	5/20/11	\$441,700	\$504,000	1450	8	1973	Good	7748	N	N	4643 152ND PL SE
008	226840	0140	11/22/10	\$406,000	\$460,000	1460	8	1976	Avg	14566	N	N	13009 SE 49TH ST
008	602800	0015	5/3/12	\$400,000	\$436,000	1460	8	1964	Good	15502	N	N	16209 SE NEWPORT WAY
008	162405	9294	4/16/12	\$460,000	\$504,000	1470	8	1979	Avg	11876	N	N	4601 130TH AVE SE
008	142405	9122	1/7/10	\$519,000	\$547,000	1480	8	1976	Good	13113	N	N	15621 SE 44TH PL
008	259222	0360	11/16/11	\$570,000	\$642,000	1480	8	1985	Avg	10657	N	N	6327 151ST AVE SE
008	785670	1130	11/17/10	\$487,500	\$552,000	1480	8	1973	Avg	8300	N	N	4468 145TH AVE SE
008	934692	0270	4/27/10	\$500,000	\$545,000	1480	8	1976	Good	7562	N	N	15803 SE 46TH WAY
008	177760	0530	6/2/11	\$525,000	\$599,000	1490	8	1968	Good	10264	N	N	15820 SE 43RD ST
008	785580	0670	3/19/10	\$605,000	\$652,000	1490	8	1967	Good	9750	Y	N	4351 133RD AVE SE
008	785580	0750	5/16/11	\$786,000	\$898,000	1490	8	1963	VGood	8715	Y	N	4511 133RD AVE SE
008	785580	1190	1/5/10	\$581,250	\$612,000	1490	8	1968	Good	8800	N	N	4639 132ND AVE SE
008	785670	0960	9/22/10	\$490,000	\$550,000	1490	8	1970	Avg	9163	N	N	4451 146TH AVE SE
008	345940	0260	10/21/11	\$445,000	\$503,000	1500	8	1973	Good	10913	Y	N	4420 153RD AVE SE

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008	785655	0520	8/27/12	\$612,000	\$644,000	1500	8	1979	Good	16700	N	N	4994 HIGHLAND DR SE
008	785660	0610	6/16/11	\$625,000	\$713,000	1500	8	1968	Good	8925	N	N	14164 SE 45TH PL
008	785670	0740	8/4/11	\$520,000	\$592,000	1500	8	1972	Good	9900	N	N	4405 145TH AVE SE
008	934690	0340	4/7/11	\$415,000	\$474,000	1500	8	1972	Good	6885	N	N	15029 SE 46TH WAY
008	214130	0360	10/30/12	\$455,000	\$468,000	1510	8	1976	VGood	16100	N	N	4961 145TH AVE SE
008	785580	0850	8/12/11	\$635,000	\$723,000	1510	8	1972	Good	8400	Y	N	4500 132ND AVE SE
008	785642	0070	5/5/11	\$640,000	\$731,000	1510	8	1977	Good	13500	Y	N	4232 136TH PL SE
008	785670	1060	2/25/12	\$532,200	\$590,000	1510	8	1969	Avg	9100	N	N	14512 SE 45TH PL
008	934690	0130	6/29/12	\$595,000	\$639,000	1510	8	1972	Good	9500	Y	N	4670 150TH PL SE
008	934691	0110	3/20/12	\$510,000	\$562,000	1510	8	1973	VGood	8250	N	N	15117 SE 47TH PL
008	345940	0100	4/28/10	\$565,000	\$616,000	1520	8	1977	Good	17245	N	N	4545 153RD AVE SE
008	785655	0120	4/26/12	\$670,000	\$732,000	1520	8	1979	Good	9200	Y	N	14012 SE 49TH PL
008	785670	0780	11/15/10	\$490,000	\$554,000	1520	8	1973	Avg	11500	N	N	4431 145TH AVE SE
008	934690	0280	7/19/12	\$505,000	\$539,000	1520	8	1972	VGood	8500	N	N	15016 SE 46TH PL
008	177760	0360	7/27/12	\$510,000	\$543,000	1530	8	1968	Good	9625	N	N	4236 159TH AVE SE
008	785580	1450	2/4/11	\$580,000	\$661,000	1530	8	1973	Good	8400	Y	N	4670 132ND AVE SE
008	785580	1620	3/27/12	\$643,000	\$708,000	1530	8	1976	Good	8470	Y	N	4630 133RD AVE SE
008	934690	0400	11/27/11	\$462,000	\$520,000	1530	8	1975	Good	7410	N	N	15141 SE 46TH WAY
008	214133	0310	9/1/11	\$509,000	\$578,000	1540	8	1979	Good	8636	N	N	15914 SE 48TH DR
008	785560	0540	4/15/11	\$800,000	\$913,000	1540	8	1962	Good	9078	Y	N	13430 SE 43RD ST
008	785641	0190	5/3/11	\$670,000	\$765,000	1540	8	1974	Good	17573	Y	N	4603 135TH PL SE
008	934698	0080	4/20/11	\$400,000	\$457,000	1540	8	1977	Avg	9000	N	N	15739 SE 45TH CT
008	177750	0110	6/18/12	\$440,000	\$474,000	1550	8	1966	Good	9804	N	N	4204 158TH AVE SE
008	934691	0230	3/15/12	\$485,000	\$535,000	1550	8	1973	Good	7150	N	N	4651 152ND PL SE
008	260010	0200	8/23/12	\$500,000	\$527,000	1560	8	1978	Avg	8437	N	N	13210 SE 57TH ST

Improved Sales Used in this Annual Update Analysis
Area 31
(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
008	785660	0750	12/27/11	\$675,000	\$756,000	1560	8	1968	Good	9200	N	N	14175 SE 45TH PL
008	934690	0310	11/19/12	\$485,000	\$494,000	1560	8	1972	Good	9350	N	N	4650 150TH PL SE
008	214133	0400	1/20/11	\$489,000	\$556,000	1570	8	1979	Good	8502	N	N	4813 158TH AVE SE
008	346160	0180	11/17/10	\$435,000	\$492,000	1570	8	1974	Good	15990	Y	N	4347 157TH AVE SE
008	785560	0720	12/13/10	\$530,000	\$601,000	1570	8	1966	Avg	12800	Y	N	13415 SE 43RD PL
008	785580	0940	12/7/11	\$665,000	\$747,000	1570	8	1962	VGood	10130	Y	N	13320 SE 43RD PL
008	345990	0090	11/9/12	\$600,000	\$614,000	1580	8	1969	Good	19185	N	N	5147 150TH PL SE
008	856280	0510	7/13/11	\$425,000	\$484,000	1580	8	1972	VGood	7950	N	N	14906 SE 46TH CT
008	111550	0020	11/2/11	\$638,000	\$720,000	1590	8	1974	VGood	8500	N	N	13109 SE 47TH ST
008	260012	0190	8/24/11	\$585,000	\$665,000	1590	8	1981	Good	13521	N	N	5805 134TH PL SE
008	785530	0480	8/18/11	\$585,000	\$665,000	1590	8	1964	Good	8200	Y	N	4538 138TH AVE SE
008	785580	1280	5/6/10	\$625,000	\$683,000	1590	8	1972	Good	10116	Y	N	4733 132ND AVE SE
008	214130	0150	12/11/12	\$625,000	\$631,000	1600	8	1976	Good	9752	Y	N	14620 SE 49TH ST
008	785600	0200	6/23/10	\$673,000	\$743,000	1600	8	1974	Good	8550	Y	N	14018 SOMERSET BLVD SE
008	785670	1150	5/8/12	\$553,100	\$602,000	1600	8	1971	Avg	8200	N	N	4452 145TH AVE SE
008	934691	0390	7/6/12	\$485,000	\$519,000	1600	8	1973	Good	11050	N	N	15127 SE 47TH ST
008	177760	0190	4/6/12	\$515,000	\$565,000	1610	8	1967	Good	10516	N	N	15620 SE 42ND CT
008	177760	0220	12/29/12	\$600,000	\$601,000	1610	8	1967	VGood	11296	N	N	15607 SE 42ND CT
008	177760	0220	9/21/11	\$542,700	\$616,000	1610	8	1967	VGood	11296	N	N	15607 SE 42ND CT
008	785560	0030	7/30/12	\$680,000	\$723,000	1610	8	1973	Good	12984	Y	N	4228 135TH AVE SE
008	785580	0490	7/6/12	\$825,000	\$884,000	1610	8	1971	VGood	8472	Y	N	4500 133RD AVE SE
008	785666	0120	11/7/11	\$850,000	\$959,000	1610	8	1977	Good	13874	Y	N	14020 SE 44TH ST
008	934690	0370	12/12/12	\$512,000	\$517,000	1610	8	1974	Good	7505	N	N	15107 SE 46TH WAY
008	934690	0370	6/3/10	\$442,000	\$486,000	1610	8	1974	Good	7505	N	N	15107 SE 46TH WAY
008	177760	0710	11/2/12	\$510,000	\$524,000	1620	8	1971	Good	12400	N	N	15647 SE 43RD ST

Improved Sales Used in this Annual Update Analysis
Area 31
(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
008	602800	0215	7/15/11	\$365,000	\$416,000	1620	8	1973	Good	13287	N	N	4225 164TH AVE SE
008	785580	0340	3/1/10	\$650,000	\$697,000	1620	8	1965	Good	8400	Y	N	4427 SOMERSET DR SE
008	934694	0190	4/23/11	\$515,000	\$588,000	1620	8	1977	VGood	8221	N	N	15842 SE 47TH PL
008	785540	0040	6/23/10	\$640,000	\$707,000	1630	8	1962	Good	10485	Y	N	4405 138TH AVE SE
008	785560	0710	10/6/11	\$705,000	\$798,000	1630	8	1963	Good	10300	Y	N	4305 SOMERSET BLVD SE
008	785580	1030	8/11/11	\$769,000	\$875,000	1630	8	1968	VGood	9900	Y	N	13251 SE 43RD PL
008	167200	0210	1/26/11	\$602,311	\$686,000	1640	8	1972	Good	12428	N	N	13209 SE 42ND PL
008	785660	1170	11/4/10	\$860,000	\$972,000	1640	8	1969	VGood	15600	N	N	4400 144TH AVE SE
008	785660	1200	5/11/11	\$725,000	\$828,000	1640	8	1978	Avg	11700	Y	N	4424 144TH AVE SE
008	934690	0095	3/22/10	\$565,000	\$610,000	1640	8	1972	Good	10950	N	N	4681 150TH PL SE
008	168790	0040	6/16/11	\$424,950	\$485,000	1650	8	1984	Good	12888	N	N	4606 163RD CT SE
008	177760	0310	6/23/11	\$489,950	\$559,000	1650	8	1970	Good	10170	N	N	4216 158TH AVE SE
008	214133	0390	5/31/11	\$492,000	\$562,000	1650	8	1978	Good	8035	N	N	4807 158TH AVE SE
008	345940	0070	2/12/10	\$544,880	\$581,000	1650	8	1974	Good	12101	N	N	4519 153RD AVE SE
008	785530	0550	1/28/10	\$640,000	\$680,000	1650	8	1961	Good	8831	Y	N	13615 SOMERSET LN
008	785670	0670	6/19/12	\$590,000	\$635,000	1650	8	1970	Avg	8400	N	N	14503 SE 45TH PL
008	167200	0150	9/5/12	\$665,000	\$698,000	1660	8	1969	Good	12550	Y	N	4269 133RD AVE SE
008	177760	0580	7/7/11	\$545,000	\$621,000	1660	8	1970	VGood	10125	N	N	15636 SE 43RD ST
008	785670	0410	4/4/11	\$480,000	\$548,000	1660	8	1967	Good	9800	N	N	14725 SE 45TH CT
008	785670	0450	9/7/10	\$450,000	\$504,000	1660	8	1967	Avg	8400	N	N	14710 SE 46TH ST
008	214134	0080	5/16/12	\$580,000	\$630,000	1670	8	1979	Good	31358	Y	N	15341 SE 49TH PL
008	259220	0230	8/23/12	\$659,000	\$695,000	1670	8	1981	Avg	10064	N	N	6120 145TH PL SE
008	259220	1120	4/21/10	\$625,000	\$680,000	1670	8	1985	Avg	8681	N	N	6246 147TH AVE SE
008	785560	0250	10/11/12	\$700,000	\$725,000	1670	8	1961	Good	9317	Y	N	4267 134TH AVE SE
008	934692	0470	6/1/11	\$500,000	\$571,000	1680	8	1976	VGood	10324	N	N	15314 SE 46TH WAY

Improved Sales Used in this Annual Update Analysis
Area 31
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	955270	0110	11/8/12	\$600,000	\$614,000	1680	8	1985	Good	9676	N	N	6320 142ND AVE SE
008	152405	9090	8/17/10	\$693,000	\$774,000	1690	8	1962	Good	23522	Y	N	4252 NEWPORT WAY
008	517580	0052	5/18/10	\$415,000	\$455,000	1690	8	1983	Avg	10071	N	N	4133 158TH AVE SE
008	549520	0080	10/4/10	\$508,000	\$572,000	1690	8	1966	Good	10600	N	N	16216 SE 42ND CT
008	934694	0010	2/9/12	\$463,000	\$515,000	1690	8	1976	Good	9529	N	N	4729 158TH AVE SE
008	177760	0610	4/20/10	\$575,000	\$626,000	1700	8	1978	Good	10125	N	N	15612 SE 43RD ST
008	214133	0740	11/21/11	\$450,000	\$507,000	1700	8	1979	Good	10104	Y	N	15704 SE 50TH ST
008	785660	0900	7/26/10	\$710,000	\$790,000	1710	8	1973	Good	9800	N	N	14312 SE 45TH ST
008	637800	0020	5/25/12	\$580,000	\$629,000	1720	8	1979	Avg	9492	N	N	13027 SE 46TH ST
008	785540	0570	12/28/10	\$757,000	\$860,000	1720	8	1963	Good	8750	Y	N	4559 140TH AVE SE
008	785580	1730	7/13/10	\$650,000	\$721,000	1720	8	1968	Good	10496	Y	N	4741 SOMERSET DR SE
008	785670	0440	8/11/10	\$500,000	\$558,000	1720	8	1967	Good	8300	N	N	14720 SE 46TH ST
008	785670	0440	12/9/11	\$485,000	\$545,000	1720	8	1967	Good	8300	N	N	14720 SE 46TH ST
008	260011	0160	5/23/11	\$685,000	\$782,000	1730	8	1979	VGood	8892	N	N	14017 SE 60TH ST
008	259220	0020	5/9/12	\$689,000	\$750,000	1740	8	1985	Good	9917	N	N	14225 SE 60TH ST
008	346160	0030	5/25/10	\$525,000	\$576,000	1740	8	1974	Good	10200	N	N	4334 157TH PL SE
008	856280	0300	4/20/10	\$405,000	\$441,000	1740	8	1970	Good	8400	N	N	14924 SE 47TH PL
008	785560	0470	4/10/12	\$615,000	\$675,000	1760	8	1970	Good	10800	N	N	13419 SE 42ND PL
008	785655	0460	5/23/11	\$570,000	\$651,000	1760	8	1979	Good	8035	N	N	14205 SE 50TH ST
008	785660	1260	12/19/12	\$680,000	\$684,000	1760	8	1972	Good	9800	N	N	4460 144TH AVE SE
008	785580	1120	9/18/11	\$762,000	\$865,000	1770	8	1966	VGood	8800	N	N	4525 132ND AVE SE
008	785660	0880	5/3/10	\$635,000	\$693,000	1770	8	1973	Good	7200	N	N	4447 144TH AVE SE
008	785540	0070	9/19/11	\$700,000	\$794,000	1780	8	1963	Avg	10231	Y	N	13910 SE 44TH PL
008	934693	0150	3/12/12	\$470,000	\$519,000	1780	8	1976	Good	9846	N	N	15853 SE 47TH ST
008	934693	0250	9/23/10	\$525,000	\$590,000	1780	8	1976	Good	9546	N	N	15802 SE 47TH ST

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Area 31
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785660	0660	2/21/11	\$658,000	\$750,000	1790	8	1968	Good	9314	Y	N	14107 SE 45TH ST
008	168790	0270	8/17/11	\$513,000	\$584,000	1800	8	1981	VGood	9895	N	N	16027 SE 46TH PL
008	260000	0310	11/26/12	\$639,000	\$649,000	1800	8	1977	Avg	12011	N	N	5300 135TH PL SE
008	344700	0110	8/3/10	\$400,000	\$446,000	1800	8	1963	Good	26076	N	N	15931 SE 41ST PL
008	346030	0270	6/27/12	\$530,000	\$569,000	1800	8	1960	Good	27900	Y	N	15109 53RD PL SE
008	785670	0040	8/23/11	\$507,000	\$576,000	1800	8	1977	Good	9200	N	N	14720 SE 45TH PL
008	214133	0530	7/18/11	\$505,000	\$576,000	1810	8	1978	VGood	7500	N	N	4824 158TH PL SE
008	785500	0590	9/16/10	\$675,000	\$757,000	1810	8	1961	Good	8808	Y	N	4440 137TH AVE SE
008	785580	0820	9/27/11	\$680,000	\$771,000	1820	8	1963	VGood	10750	Y	N	4524 132ND AVE SE
008	785580	1720	7/6/11	\$727,000	\$829,000	1840	8	1972	VGood	10400	Y	N	4733 SOMERSET DR SE
008	785660	0710	3/7/11	\$582,000	\$664,000	1840	8	1968	Good	9300	N	N	14201 SE 45TH ST
008	344700	0140	11/15/11	\$515,000	\$580,000	1850	8	1974	Good	15552	N	N	15945 SE 41ST PL
008	785656	0430	4/3/12	\$591,000	\$649,000	1850	8	1979	Good	15100	N	N	5132 HIGHLAND DR SE
008	785660	1250	5/17/12	\$725,000	\$788,000	1850	8	1972	Good	10700	N	N	4454 144TH AVE SE
008	162405	9319	8/22/11	\$510,000	\$580,000	1860	8	1989	Avg	7567	Y	N	4351 130TH PL SE
008	168790	0610	9/13/11	\$445,000	\$505,000	1860	8	1983	Good	9495	N	N	16307 SE 46TH PL
008	785656	0160	9/4/12	\$800,000	\$840,000	1860	8	1979	VGood	8900	N	N	14015 SE 50TH ST
008	162405	9282	2/17/10	\$570,000	\$609,000	1870	8	1979	Good	10454	Y	N	4544 130TH PL SE
008	785530	0250	3/4/11	\$725,000	\$827,000	1870	8	1961	Good	8737	Y	N	4531 138TH AVE SE
008	177750	0040	6/14/12	\$550,000	\$593,000	1900	8	1967	Good	9375	N	N	15916 SE 42ND PL
008	785580	0400	4/6/11	\$700,000	\$799,000	1900	8	1967	VGood	8700	Y	N	13310 SE 46TH ST
008	785660	1350	10/23/12	\$685,000	\$706,000	1920	8	1973	Good	11400	N	N	4572 144TH AVE SE
008	344700	0130	2/17/11	\$580,000	\$661,000	1940	8	1965	Good	17224	N	N	15941 SE 41ST PL
008	932360	0140	6/23/11	\$735,000	\$839,000	1940	8	1979	VGood	12937	Y	N	13715 SE 58TH PL
008	214133	0350	3/31/11	\$520,000	\$594,000	1950	8	1979	Good	7925	N	N	15808 SE 48TH DR

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Area 31
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785660	0480	10/9/12	\$780,000	\$808,000	1960	8	1969	VGood	10000	N	N	4501 143RD AVE SE
008	785660	0480	6/29/11	\$712,100	\$812,000	1960	8	1969	VGood	10000	N	N	4501 143RD AVE SE
008	259220	1370	6/13/12	\$685,000	\$739,000	1970	8	1981	Good	17301	N	N	5814 146TH AVE SE
008	856280	0190	7/22/11	\$400,000	\$456,000	1970	8	1970	Good	9100	N	N	4745 149TH AVE SE
008	785580	0680	8/21/12	\$695,000	\$733,000	1980	8	1965	Good	8850	Y	N	4401 133RD AVE SE
008	226840	0220	6/13/12	\$557,000	\$601,000	1990	8	1976	Good	16131	N	N	4931 131ST PL SE
008	785540	0020	8/11/11	\$800,000	\$910,000	1990	8	1962	VGood	9950	Y	N	4413 138TH AVE SE
008	785580	0170	3/8/12	\$517,000	\$571,000	2010	8	1972	Good	10050	N	N	13305 SE 43RD PL
008	785580	1050	2/25/10	\$729,000	\$781,000	2020	8	1964	Good	10850	Y	N	4411 132ND AVE SE
008	785580	0190	12/17/10	\$685,000	\$777,000	2030	8	1964	VGood	8791	Y	N	13308 SE 44TH PL
008	111540	0220	12/22/10	\$520,000	\$590,000	2060	8	1986	Avg	8720	N	N	13003 SE 47TH PL
008	785540	0660	9/15/11	\$795,000	\$902,000	2060	8	1974	Good	8985	Y	N	4408 140TH AVE SE
008	934694	0180	10/12/11	\$525,000	\$594,000	2070	8	1976	VGood	8250	N	N	4669 159TH AVE SE
008	785661	0510	10/27/11	\$600,000	\$678,000	2080	8	1976	VGood	8512	Y	N	14002 SE 46TH ST
008	259751	0330	2/18/10	\$570,000	\$609,000	2110	8	1989	Avg	9024	N	N	14710 SE 65TH ST
008	785660	0170	2/17/10	\$840,000	\$898,000	2110	8	2005	Avg	10100	Y	N	4470 142ND AVE SE
008	934694	0100	7/21/11	\$490,000	\$558,000	2130	8	1977	Good	10200	N	N	15905 SE 47TH CT
008	934694	0210	6/20/12	\$531,050	\$572,000	2130	8	1976	Good	7132	N	N	15822 SE 47TH PL
008	168790	0570	5/5/10	\$450,000	\$491,000	2150	8	1981	Avg	11057	N	N	16225 SE 46TH PL
008	168790	0480	5/19/11	\$525,000	\$599,000	2160	8	1981	VGood	8335	N	N	16204 SE 46TH PL
008	934810	0130	7/31/12	\$615,000	\$653,000	2160	8	1984	Good	9632	N	N	15720 SE 45TH PL
008	785655	0540	4/5/12	\$530,000	\$582,000	2170	8	1979	Good	8500	N	N	4960 HIGHLAND DR SE
008	162405	9295	5/28/12	\$539,500	\$584,000	2180	8	1979	Avg	11643	N	N	4609 130TH AVE SE
008	259222	0110	7/22/10	\$590,000	\$656,000	2180	8	1985	Avg	12723	N	N	14915 SE 64TH ST
008	260012	0300	5/20/11	\$605,000	\$691,000	2180	8	1984	VGood	8130	N	N	13401 SE 59TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	259220	0930	3/24/10	\$609,500	\$658,000	2190	8	1983	Good	9194	N	N	14740 SE 63RD ST
008	259222	0420	5/5/11	\$637,000	\$727,000	2200	8	1985	Good	8161	N	N	15112 SE 63RD ST
008	260000	0400	4/29/11	\$646,000	\$738,000	2200	8	1977	Good	10325	N	N	13401 SE 52ND ST
008	214130	0270	6/10/10	\$520,000	\$573,000	2220	8	1974	VGood	9800	N	N	14411 SE 49TH ST
008	259220	0680	9/27/10	\$560,000	\$629,000	2220	8	1980	VGood	8536	N	N	14625 SE 63RD ST
008	259220	0790	6/21/10	\$625,000	\$690,000	2220	8	1983	Good	8728	N	N	14750 SE 63RD PL
008	259220	0880	8/1/11	\$700,000	\$797,000	2230	8	1983	Avg	8050	Y	N	14753 SE 63RD ST
008	260003	0090	11/8/11	\$580,000	\$654,000	2260	8	1984	Good	13693	N	N	13220 SE 55TH PL
008	260012	0140	3/14/12	\$595,000	\$657,000	2270	8	1983	Good	8259	N	N	5830 134TH PL SE
008	785656	0100	6/26/12	\$640,000	\$688,000	2290	8	1979	Good	8900	N	N	4933 141ST AVE SE
008	167200	0010	7/6/10	\$579,500	\$642,000	2310	8	1965	VGood	18748	N	N	13208 SE 42ND PL
008	345940	0180	4/15/11	\$545,000	\$622,000	2310	8	1975	Good	10891	N	N	15311 SE 45TH ST
008	785655	0480	4/10/12	\$570,000	\$625,000	2310	8	1979	Avg	9300	N	N	5000 HIGHLAND DR SE
008	955270	0350	10/5/10	\$565,950	\$637,000	2310	8	1985	Avg	9347	N	N	14206 SE 63RD ST
008	934810	0110	7/6/10	\$568,000	\$629,000	2320	8	1985	Avg	9148	N	N	15708 SE 45TH PL
008	167200	0090	4/22/11	\$560,000	\$639,000	2330	8	1970	Good	10400	N	N	4295 133RD AVE SE
008	934691	0430	5/23/11	\$500,000	\$571,000	2330	8	1974	Good	7800	N	N	15106 SE 47TH PL
008	934693	0130	7/20/10	\$604,500	\$672,000	2330	8	1976	Good	9677	N	N	15843 SE 47TH ST
008	785662	0890	9/22/10	\$580,500	\$652,000	2340	8	1979	Good	9800	N	N	4689 HIGHLAND DR SE
008	955270	0550	5/1/12	\$568,000	\$620,000	2360	8	1983	Avg	12987	N	N	6163 144TH PL SE
008	214130	0400	6/9/12	\$696,000	\$751,000	2430	8	1984	Good	17800	N	N	4928 145TH AVE SE
008	259220	0330	9/26/12	\$709,000	\$738,000	2440	8	1981	Good	12997	N	N	14611 SE 60TH ST
008	785656	0400	12/13/10	\$600,000	\$681,000	2440	8	1979	Avg	9500	N	N	5180 HIGHLAND DR SE
008	111540	0060	4/13/10	\$739,000	\$802,000	2500	8	1986	Good	8038	N	N	13056 SE 47TH PL
008	177760	0690	5/17/10	\$567,000	\$621,000	2500	8	1968	Good	12500	N	N	15639 SE 43RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	955270	0230	4/14/10	\$608,000	\$660,000	2510	8	1986	Good	16819	N	N	14428 SE 63RD ST
008	260011	0090	5/3/12	\$632,000	\$689,000	2620	8	1979	Good	10740	N	N	13929 SE 60TH ST
008	260012	0330	5/2/11	\$585,000	\$668,000	2630	8	1980	Good	8542	N	N	5903 135TH PL SE
008	326059	0100	5/21/12	\$500,000	\$543,000	2630	8	2004	Avg	8395	Y	N	4483 162ND CT SE
008	168790	0150	12/3/12	\$569,900	\$577,000	2770	8	1980	Avg	9079	N	N	16102 SE 46TH WAY
008	259220	0400	12/2/11	\$627,500	\$706,000	2810	8	1981	Good	9750	N	N	6105 147TH AVE SE
008	259220	0170	6/10/10	\$660,000	\$727,000	2920	8	1982	Good	9798	N	N	6115 145TH PL SE
008	214133	0680	8/24/11	\$590,500	\$671,000	2990	8	1980	Good	10130	N	N	15820 SE 50TH ST
008	785660	0780	10/29/12	\$660,000	\$679,000	3060	8	1969	Avg	10600	N	N	14213 SE 45TH PL
008	785660	0590	6/2/12	\$816,000	\$883,000	3180	8	1968	VGood	11600	N	N	14176 SE 45TH PL
008	932360	0370	9/6/11	\$640,000	\$727,000	3220	8	1979	Good	9201	N	N	5560 HIGHLAND DR
008	785661	0260	9/24/10	\$627,200	\$705,000	3230	8	1976	Good	8736	N	N	4615 142ND PL SE
008	856280	0450	11/18/10	\$685,000	\$775,000	3230	8	2008	Avg	8500	N	N	4690 149TH AVE SE
008	785662	0880	6/10/11	\$625,000	\$713,000	3260	8	1978	Good	7900	N	N	4679 HIGHLAND DR SE
008	785661	0250	1/11/10	\$624,750	\$660,000	3270	8	1976	Avg	8909	N	N	4607 142ND PL SE
008	214131	0790	11/12/10	\$420,000	\$475,000	1120	9	1978	Good	10742	N	N	4813 153RD AVE SE
008	337790	0005	4/20/11	\$650,000	\$742,000	1150	9	1950	Good	36550	N	N	14827 SE 55TH ST
008	785666	0210	3/20/12	\$750,000	\$827,000	1210	9	1977	Good	14796	Y	N	13800 SE 44TH ST
008	162405	9027	2/23/12	\$415,000	\$460,000	1340	9	1981	Good	11600	N	N	12818 SE 47TH PL
008	345960	0280	5/16/12	\$661,000	\$718,000	1430	9	1978	Good	9500	N	N	14620 SE 47TH PL
008	345960	0350	4/12/12	\$571,001	\$626,000	1430	9	1978	Avg	8470	N	N	14503 SE 47TH PL
008	785641	0150	9/6/11	\$815,000	\$926,000	1440	9	1976	Good	9050	Y	N	4547 135TH PL SE
008	214130	0010	10/18/10	\$380,000	\$428,000	1460	9	1975	Good	12833	N	N	15020 SE 49TH ST
008	932360	0300	11/9/10	\$583,000	\$659,000	1540	9	1979	Good	10400	Y	N	13712 SE 58TH PL
008	346030	0140	5/10/12	\$715,000	\$778,000	1550	9	1960	Good	22600	Y	N	5304 153RD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785641	0130	3/11/10	\$725,000	\$780,000	1600	9	1972	Avg	13100	Y	N	4531 SOMERSET PL SE
008	785655	0360	3/17/10	\$530,000	\$571,000	1600	9	1979	Good	7700	N	N	4995 HIGHLAND DR
008	214130	0050	11/10/11	\$406,673	\$459,000	1610	9	1975	Avg	12103	N	N	14910 SE 49TH ST
008	785670	0170	9/16/10	\$707,500	\$794,000	1610	9	2006	Avg	8800	N	N	4550 146TH AVE SE
008	785662	0940	9/28/10	\$587,500	\$660,000	1620	9	1986	Good	10600	N	N	14320 SOMERSET BLVD SE
008	337790	0070	8/2/11	\$780,000	\$888,000	1660	9	1953	VGood	31500	Y	N	5337 146TH AVE SE
008	785650	0120	4/11/12	\$615,000	\$674,000	1660	9	1977	Good	16000	N	N	14026 SE 47TH ST
008	785540	0490	9/29/10	\$880,000	\$989,000	1670	9	1962	VGood	9200	Y	N	13900 SOMERSET LN
008	345960	0270	5/18/10	\$646,000	\$708,000	1680	9	1978	Good	10000	Y	N	4721 147TH PL SE
008	785580	1610	7/30/10	\$954,000	\$1,062,000	1680	9	1967	VGood	8684	Y	N	4638 133RD AVE SE
008	260000	0200	8/10/12	\$688,000	\$729,000	1690	9	1977	Good	11114	N	N	5334 134TH AVE SE
008	214131	0520	2/1/12	\$593,500	\$661,000	1700	9	1977	Good	9730	Y	N	4831 155TH AVE SE
008	785662	0370	4/26/10	\$670,000	\$730,000	1700	9	1978	Good	10300	N	N	4612 143RD AVE SE
008	785580	1550	11/11/10	\$665,000	\$752,000	1710	9	1973	VGood	12250	Y	N	4740 133RD AVE SE
008	345990	0290	9/10/12	\$770,000	\$807,000	1720	9	1966	VGood	19100	Y	N	14526 SE 50TH ST
008	785500	0420	8/8/11	\$784,000	\$892,000	1720	9	1974	VGood	9460	Y	N	4460 SOMERSET BLVD SE
008	214133	0010	6/21/11	\$625,000	\$713,000	1740	9	1979	VGood	12300	Y	N	15527 SE 48TH DR
008	785661	0290	7/6/12	\$657,000	\$704,000	1740	9	1977	Good	10200	N	N	4707 142ND PL SE
008	785500	0360	2/7/12	\$749,500	\$833,000	1750	9	1961	Good	12800	Y	N	4408 136TH AVE SE
008	345960	0230	3/13/12	\$541,900	\$598,000	1760	9	1994	Avg	10500	N	N	4651 147TH PL SE
008	346030	0310	6/22/11	\$737,000	\$841,000	1760	9	1964	VGood	25810	N	N	5436 153RD AVE SE
008	259220	1680	8/24/12	\$685,000	\$722,000	1770	9	1981	Avg	10014	N	N	5827 143RD PL SE
008	322450	0120	8/11/10	\$605,000	\$675,000	1790	9	1978	Good	12899	Y	N	4738 153RD AVE SE
008	345960	0380	9/19/12	\$607,500	\$634,000	1790	9	1978	Avg	9900	N	N	4737 146TH PL SE
008	142405	9034	8/12/10	\$625,000	\$697,000	1810	9	1955	Good	52707	N	N	15915 SE NEWPORT WAY

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785662	0570	10/27/12	\$762,500	\$785,000	1810	9	1979	Avg	10200	N	N	14500 SE 47TH PL
008	260000	0700	7/16/10	\$655,000	\$727,000	1820	9	1977	VGood	11327	N	N	5217 SOMERSET DR SE
008	932360	0320	8/16/11	\$630,399	\$717,000	1820	9	1979	VGood	10700	Y	N	5710 137TH PL SE
008	413970	0220	4/19/12	\$510,000	\$558,000	1830	9	2011	Avg	3440	N	N	16249 SE 51ST PL
008	345941	0440	9/11/12	\$699,000	\$732,000	1850	9	1978	VGood	9723	N	N	15412 SE 44TH PL
008	932360	0440	2/17/11	\$685,000	\$781,000	1860	9	1980	Good	13850	N	N	13600 SE 55TH PL
008	345960	0390	7/20/12	\$685,000	\$730,000	1870	9	1978	Avg	15900	N	N	4741 146TH PL SE
008	322450	0220	9/20/12	\$759,000	\$792,000	1910	9	1979	Good	12697	Y	N	4730 154TH PL SE
008	214131	0210	5/8/12	\$600,000	\$653,000	1920	9	1977	Good	21884	N	N	5115 155TH PL SE
008	785530	0120	9/28/11	\$875,000	\$992,000	1930	9	1962	VGood	8730	Y	N	4510 137TH AVE SE
008	259221	0510	1/13/10	\$555,000	\$586,000	1940	9	1983	Avg	12406	Y	N	5746 149TH AVE SE
008	785666	0010	10/18/12	\$702,000	\$725,000	1940	9	1977	Avg	19358	N	N	14226 SE 44TH ST
008	260014	0150	8/8/12	\$749,500	\$794,000	1960	9	1989	Avg	9450	N	N	14000 SE 64TH ST
008	785580	0090	8/16/11	\$858,800	\$977,000	1980	9	1968	Good	11200	Y	N	4538 SOMERSET DR SE
008	785640	0500	7/11/12	\$1,215,000	\$1,299,000	2010	9	1973	VGood	9900	Y	N	4615 139TH AVE SE
008	785656	0150	8/28/12	\$800,000	\$842,000	2010	9	1986	Good	11100	Y	N	14009 SE 50TH ST
008	413970	0050	6/21/10	\$595,000	\$657,000	2020	9	2010	Avg	4063	N	N	5041 163RD PL SE
008	214131	0590	5/17/12	\$580,000	\$630,000	2030	9	1977	VGood	16495	N	N	15244 SE 49TH ST
008	259221	0440	1/24/11	\$715,000	\$814,000	2030	9	1982	VGood	12002	Y	N	14915 SE 58TH ST
008	413970	0130	6/13/12	\$620,000	\$669,000	2050	9	2011	Avg	3669	N	N	16169 SE 51ST PL
008	413970	0280	10/20/10	\$633,400	\$714,000	2050	9	2010	Avg	4331	N	N	5201 163RD PL SE
008	260014	0450	5/3/12	\$705,000	\$769,000	2060	9	1988	Avg	9737	N	N	6223 139TH PL SE
008	259220	1650	4/28/10	\$729,000	\$795,000	2080	9	1981	Avg	9346	N	N	5725 143RD PL SE
008	214133	0490	8/29/11	\$510,000	\$580,000	2090	9	1978	VGood	8100	N	N	4848 158TH PL SE
008	214131	0430	6/12/12	\$580,000	\$626,000	2110	9	1977	Good	8435	N	N	15527 SE 50TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	259220	1580	2/10/10	\$710,000	\$757,000	2130	9	1981	Good	13164	Y	N	5712 143RD PL SE
008	413970	0310	6/17/11	\$596,889	\$681,000	2170	9	2010	Avg	4585	N	N	5200 163RD PL SE
008	413970	0200	3/26/12	\$560,000	\$616,000	2180	9	2010	Avg	3698	N	N	5112 162ND PL SE
008	259221	0250	10/31/12	\$700,000	\$719,000	2190	9	1984	Avg	15672	N	N	14943 SE 60TH ST
008	785656	0390	6/25/12	\$610,000	\$656,000	2190	9	1979	Good	8800	N	N	5105 HIGHLAND DR SE
008	785540	0710	8/23/11	\$975,000	\$1,109,000	2200	9	1971	VGood	9014	Y	N	4442 140TH AVE SE
008	214133	0600	10/18/11	\$575,000	\$650,000	2230	9	1978	Good	10300	N	N	15819 SE 49TH ST
008	346030	0110	7/21/10	\$858,000	\$953,000	2230	9	1962	Good	34483	Y	N	5330 153RD AVE SE
008	785641	0250	3/14/11	\$940,000	\$1,073,000	2240	9	1972	VGood	15650	Y	N	4711 135TH PL SE
008	214131	0480	12/13/12	\$650,000	\$656,000	2290	9	1978	Good	9900	Y	N	15507 SE 50TH ST
008	259752	0520	4/3/12	\$568,000	\$624,000	2300	9	1989	Good	11125	N	N	14850 SE 66TH ST
008	259221	0470	6/19/12	\$770,000	\$829,000	2320	9	1984	Good	18674	N	N	14931 SE 58TH ST
008	260013	0560	9/20/11	\$630,000	\$715,000	2340	9	1986	Avg	9189	N	N	13833 SE 62ND ST
008	259745	0750	10/28/10	\$621,000	\$701,000	2350	9	1983	Good	14526	Y	N	5721 145TH AVE SE
008	785662	0970	3/29/10	\$604,500	\$654,000	2350	9	1978	Good	10000	N	N	4632 143RD AVE SE
008	932361	0380	4/19/10	\$645,000	\$702,000	2370	9	1980	Good	9505	Y	N	5206 137TH PL SE
008	260013	0150	6/1/11	\$700,000	\$799,000	2380	9	1987	Avg	9373	N	N	6113 139TH PL SE
008	785650	0110	5/14/12	\$735,000	\$799,000	2390	9	1978	Good	10500	N	N	14023 SE 47TH ST
008	259220	0110	1/18/11	\$760,000	\$865,000	2400	9	1984	Good	9010	N	N	14521 SE 60TH ST
008	260013	0390	5/17/11	\$670,000	\$765,000	2420	9	1987	Avg	10680	N	N	13889 SE 64TH ST
008	260014	0020	5/17/10	\$695,000	\$761,000	2420	9	1988	Avg	12123	N	N	6251 141ST AVE SE
008	259746	0200	8/23/10	\$550,000	\$615,000	2440	9	1985	Good	10270	N	N	14720 SE 56TH ST
008	955270	0670	11/11/12	\$624,750	\$639,000	2440	9	1981	Good	17339	N	N	14414 SE 61ST ST
008	259220	1560	12/12/12	\$715,000	\$722,000	2460	9	1981	Good	16250	N	N	5808 143RD PL SE
008	259752	0770	6/8/10	\$620,000	\$683,000	2460	9	1988	Avg	9472	N	N	6506 151ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	260000	0150	8/20/12	\$825,000	\$871,000	2460	9	1977	Good	13050	N	N	5301 135TH PL SE
008	413970	0180	1/21/10	\$699,500	\$741,000	2460	9	2009	Avg	3448	N	N	5113 162ND PL SE
008	259751	0120	7/27/10	\$570,750	\$635,000	2470	9	1988	Avg	9019	N	N	14719 SE 66TH ST
008	413970	0160	8/1/11	\$670,000	\$763,000	2470	9	2010	Avg	5040	N	N	5101 162ND PL SE
008	955270	0720	4/18/10	\$620,500	\$675,000	2470	9	1984	Good	9779	N	N	6012 142ND CT SE
008	259220	1520	6/24/11	\$729,900	\$833,000	2480	9	1981	Avg	10152	Y	N	5995 145TH AVE SE
008	162405	9331	4/14/10	\$613,000	\$666,000	2490	9	2000	Avg	6525	N	N	12973 SE 47TH PL
008	785540	0810	6/21/11	\$713,243	\$814,000	2490	9	1965	Good	8737	Y	N	4520 140TH AVE SE
008	259221	0420	1/17/12	\$695,000	\$776,000	2500	9	1984	Good	12011	Y	N	14905 SE 58TH ST
008	259222	0510	10/8/12	\$675,000	\$700,000	2500	9	1987	Good	7654	N	N	6209 151ST AVE SE
008	413970	0010	6/21/10	\$665,000	\$734,000	2500	9	2009	Avg	4027	N	N	5005 163RD PL SE
008	413970	0070	10/4/10	\$699,000	\$787,000	2500	9	2010	Avg	4620	N	N	16248 SE 51ST PL
008	413970	0110	5/26/10	\$699,000	\$767,000	2500	9	2009	Avg	4425	N	N	16158 SE 51ST PL
008	413970	0190	3/31/11	\$645,000	\$736,000	2500	9	2010	Avg	4814	N	N	5122 162ND PL SE
008	413970	0300	2/20/10	\$645,000	\$690,000	2500	9	2009	Avg	6026	N	N	5220 163RD PL SE
008	413970	0330	6/18/10	\$679,950	\$750,000	2500	9	2010	Avg	4708	N	N	5160 163RD PL SE
008	413970	0350	6/24/10	\$645,000	\$713,000	2500	9	2010	Avg	4690	N	N	5120 163RD PL SE
008	932360	0430	8/5/10	\$771,800	\$860,000	2500	9	2000	Avg	10529	Y	N	13608 SE 55TH PL
008	260002	0180	2/11/10	\$640,000	\$683,000	2510	9	1986	Good	11200	N	N	5020 139TH PL SE
008	413970	0250	3/24/11	\$655,000	\$748,000	2510	9	2010	Avg	3656	N	N	5141 163RD PL SE
008	413970	0270	8/26/10	\$670,000	\$749,000	2510	9	2009	Avg	3785	N	N	5181 163RD PL SE
008	259221	0380	4/12/10	\$633,000	\$687,000	2520	9	1984	Good	20207	N	N	5906 149TH AVE SE
008	260013	0580	9/20/11	\$670,000	\$760,000	2520	9	1987	Avg	10050	N	N	13841 SE 62ND ST
008	142405	9155	12/22/10	\$890,000	\$1,011,000	2530	9	2008	Avg	9952	Y	N	4448 158TH AVE SE
008	259752	0280	8/8/12	\$591,000	\$626,000	2530	9	1989	Avg	10781	N	N	15142 SE 66TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	259752	0940	12/21/11	\$683,500	\$766,000	2530	9	1989	Good	9048	N	N	6503 150TH PL SE
008	413960	0300	8/8/11	\$585,000	\$666,000	2530	9	1992	Good	17186	N	N	6045 158TH AVE SE
008	259221	0310	6/23/11	\$681,000	\$777,000	2550	9	1986	Good	15243	N	N	14944 SE 60TH ST
008	260014	0260	12/20/11	\$678,000	\$760,000	2550	9	1988	VGood	10125	N	N	13895 SE 64TH ST
008	259751	0240	7/12/11	\$560,000	\$638,000	2600	9	1989	Avg	10527	N	N	14803 SE 66TH ST
008	260014	0010	9/18/12	\$642,000	\$671,000	2600	9	1989	Avg	10807	N	N	6231 141ST AVE SE
008	259745	0040	9/28/12	\$625,475	\$651,000	2610	9	1984	Good	14948	N	N	5802 146TH AVE SE
008	260014	0330	5/6/10	\$673,800	\$736,000	2610	9	1988	Avg	10800	N	N	14011 SE 64TH ST
008	413970	0120	11/23/10	\$705,000	\$798,000	2610	9	2010	Avg	5130	N	N	16159 SE 51ST PL
008	413970	0140	12/13/11	\$657,000	\$738,000	2610	9	2011	Avg	4021	N	N	16179 SE 51ST PL
008	413970	0150	6/8/12	\$680,000	\$734,000	2610	9	2011	Avg	5139	N	N	16199 SE 51ST PL
008	413970	0170	2/14/12	\$680,000	\$755,000	2610	9	2010	Avg	3355	N	N	5105 162ND PL SE
008	413970	0210	10/4/10	\$670,101	\$754,000	2610	9	2010	Avg	3971	N	N	16209 SE 51ST PL
008	413970	0260	5/2/12	\$704,900	\$769,000	2610	9	2008	Avg	3705	N	N	5161 163RD PL SE
008	183698	0010	4/25/11	\$585,000	\$668,000	2620	9	1999	Avg	4856	N	N	4536 162ND WAY SE
008	413970	0060	9/13/10	\$605,000	\$679,000	2620	9	2010	Avg	4209	N	N	5061 163RD PL SE
008	413970	0080	4/21/10	\$669,800	\$729,000	2620	9	2010	Avg	4167	N	N	16208 SE 51ST PL
008	413970	0080	5/15/12	\$660,000	\$717,000	2620	9	2010	Avg	4167	N	N	16208 SE 51ST PL
008	413970	0100	1/26/11	\$660,000	\$751,000	2620	9	2010	Avg	4086	N	N	16178 SE 51ST PL
008	413970	0240	3/24/10	\$601,000	\$649,000	2620	9	2009	Avg	3906	N	N	5121 163RD PL SE
008	413970	0240	11/16/11	\$590,000	\$665,000	2620	9	2009	Avg	3906	N	N	5121 163RD PL SE
008	413970	0320	4/18/11	\$627,500	\$717,000	2620	9	2010	Avg	4662	N	N	5180 163RD PL SE
008	413970	0360	5/18/10	\$659,000	\$722,000	2620	9	2010	Avg	4636	N	N	5100 163RD PL SE
008	259221	0110	5/17/12	\$845,000	\$918,000	2630	9	1984	Good	8222	N	N	14905 SE 61ST CT
008	214131	0390	3/17/11	\$624,950	\$713,000	2640	9	1978	VGood	8080	Y	N	4828 155TH AVE SE

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008	955270	0410	8/11/10	\$865,000	\$965,000	2660	9	1987	Good	12254	N	N	6108 142ND AVE SE
008	259221	0520	11/10/11	\$775,000	\$874,000	2670	9	1983	Good	12366	Y	N	5740 149TH AVE SE
008	260001	0620	4/17/12	\$740,000	\$810,000	2670	9	1979	VGood	19450	Y	N	4809 SOMERSET DR SE
008	259752	0020	11/16/12	\$650,000	\$663,000	2680	9	1989	Avg	9774	N	N	14841 SE 66TH ST
008	414093	0050	5/4/12	\$600,000	\$654,000	2680	9	2001	Avg	8227	Y	N	4468 163RD PL SE
008	345941	0250	10/23/12	\$650,000	\$670,000	2690	9	1976	VGood	12450	N	N	4411 156TH PL SE
008	345941	0270	7/12/12	\$710,000	\$759,000	2690	9	1976	Good	10000	Y	N	4423 156TH PL SE
008	260001	0490	5/11/10	\$610,000	\$667,000	2700	9	1978	Good	10700	N	N	5101 SOMERSET DR SE
008	955270	0710	6/16/10	\$760,000	\$838,000	2700	9	1984	VGood	8972	N	N	6016 142ND CT SE
008	259220	1550	10/13/11	\$685,000	\$775,000	2720	9	1980	Avg	19535	N	N	5840 143RD PL SE
008	785664	0400	3/12/12	\$673,950	\$744,000	2730	9	1979	Avg	11051	Y	N	13816 SE 42ND PL
008	260014	0030	10/17/12	\$615,000	\$635,000	2760	9	1988	Avg	9804	N	N	14060 SE 63RD ST
008	259752	0650	3/22/11	\$595,000	\$679,000	2790	9	1988	Avg	9027	N	N	15038 SE 65TH ST
008	260014	0480	6/21/11	\$684,000	\$780,000	2790	9	1988	Avg	9405	N	N	6331 139TH PL SE
008	259752	0460	3/10/10	\$630,000	\$678,000	2800	9	1989	Avg	12255	N	N	6573 150TH PL SE
008	413970	0090	12/29/10	\$669,950	\$761,000	2820	9	2010	Avg	4146	N	N	16198 SE 51ST PL
008	259752	0880	8/25/11	\$639,950	\$728,000	2870	9	1989	Avg	9386	N	N	6508 150TH PL SE
008	955270	0780	6/23/10	\$714,000	\$789,000	2870	9	1984	Good	9912	N	N	6010 142ND PL SE
008	259221	0350	1/4/12	\$725,454	\$812,000	2900	9	1983	Good	14418	N	N	14900 SE 60TH ST
008	259752	0660	5/10/10	\$625,000	\$683,000	2900	9	1988	Avg	9811	N	N	15046 SE 65TH ST
008	259752	0760	1/26/12	\$640,000	\$713,000	2900	9	1988	Avg	12799	N	N	6519 152ND AVE SE
008	260014	0500	2/1/10	\$687,450	\$731,000	2910	9	1988	Avg	10189	N	N	6311 139TH PL SE
008	955270	0740	3/1/12	\$689,900	\$763,000	2910	9	1985	Good	13135	N	N	6004 142ND CT SE
008	259221	0490	6/11/12	\$769,950	\$831,000	2940	9	1983	Good	21050	N	N	14922 SE 58TH ST
008	214133	0790	6/8/10	\$700,000	\$771,000	3000	9	1979	Good	21354	Y	N	4828 157TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 31
(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
008	259751	0150	6/9/12	\$671,500	\$725,000	3000	9	1988	Avg	14168	N	N	14743 SE 66TH ST
008	142405	9169	2/16/12	\$649,000	\$720,000	3060	9	2012	Avg	7654	N	N	4678 163RD LN SE
008	259752	0370	9/10/12	\$660,000	\$691,000	3060	9	1989	Avg	9793	N	N	6593 151ST PL SE
008	414093	0030	6/29/10	\$692,000	\$765,000	3060	9	2001	Avg	7003	N	N	4480 163RD PL SE
008	414093	0120	9/11/12	\$683,500	\$716,000	3060	9	2001	Avg	7232	N	N	4473 163RD PL SE
008	259221	0810	7/24/12	\$770,000	\$820,000	3070	9	1983	Good	21761	N	N	5915 149TH AVE SE
008	932361	0550	12/29/10	\$828,000	\$941,000	3140	9	2000	VGood	12862	Y	N	13617 SE 54TH PL
008	259221	0500	4/12/12	\$760,000	\$833,000	3160	9	1984	Good	12103	Y	N	14910 SE 58TH ST
008	162405	9361	6/7/11	\$765,000	\$873,000	3220	9	2010	Avg	6677	N	N	12989 SE 46TH PL
008	260002	0090	6/16/10	\$750,000	\$827,000	3270	9	1984	Good	11200	N	N	13611 SE 51ST PL
008	785656	0310	7/6/12	\$805,100	\$862,000	3300	9	1980	Good	22300	N	N	14011 SE 51ST PL
008	414093	0090	9/20/12	\$667,500	\$697,000	3400	9	2002	Avg	10784	N	N	4455 163RD PL SE
008	259221	0820	5/30/12	\$840,000	\$909,000	3660	9	1985	Good	22614	N	N	5840 146TH PL SE
008	785641	0140	6/2/10	\$1,275,000	\$1,402,000	4230	9	2004	Avg	10960	Y	N	4541 SOMERSET PL SE
008	142405	9156	12/21/10	\$856,000	\$972,000	4370	9	2008	Avg	8106	Y	N	4454 158TH AVE SE
008	785660	1180	6/11/12	\$900,000	\$971,000	1590	10	1972	Good	13969	Y	N	4408 144TH AVE SE
008	259745	0450	7/6/11	\$800,000	\$912,000	1840	10	1983	Good	17681	N	N	5302 143RD AVE SE
008	785540	0250	3/28/12	\$950,000	\$1,045,000	1950	10	1976	Good	9315	Y	N	4421 139TH AVE SE
008	260002	0420	4/18/12	\$688,500	\$754,000	2070	10	1981	Good	11400	Y	N	4911 136TH PL SE
008	785666	0090	5/5/10	\$975,465	\$1,065,000	2090	10	1985	VGood	13874	Y	N	14100 SE 44TH ST
008	260002	0460	11/17/10	\$697,000	\$789,000	2180	10	1980	Avg	11445	N	N	5005 136TH PL SE
008	259746	0060	2/8/11	\$830,000	\$946,000	2190	10	1983	Good	17330	Y	N	14635 SE 56TH ST
008	808103	0280	10/29/10	\$915,000	\$1,033,000	2190	10	1995	Good	13608	Y	N	5740 155TH AVE SE
008	259745	0530	8/11/10	\$904,599	\$1,009,000	2200	10	1984	Good	16016	Y	N	5531 142ND AVE SE
008	260002	0070	4/8/11	\$724,888	\$828,000	2340	10	1986	Good	8050	Y	N	13601 SE 50TH PL

Improved Sales Used in this Annual Update Analysis
Area 31
(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
008	259220	0060	6/27/12	\$752,000	\$808,000	2360	10	1982	Good	10460	N	N	14415 SE 60TH ST
008	785641	0290	11/15/11	\$705,000	\$795,000	2420	10	1971	Good	13200	Y	N	4730 134TH PL SE
008	413960	0080	11/19/12	\$690,000	\$703,000	2470	10	1997	Avg	18065	N	N	6012 158TH AVE SE
008	615495	0050	10/25/10	\$600,000	\$677,000	2470	10	1985	Good	9467	N	N	4453 156TH PL SE
008	322451	0160	2/3/10	\$755,000	\$803,000	2500	10	1982	Good	16894	Y	N	4708 155TH PL SE
008	615495	0070	10/29/12	\$680,000	\$699,000	2590	10	1985	Good	8009	N	N	15621 SE 45TH ST
008	808103	0290	4/23/12	\$740,000	\$809,000	2680	10	1988	Avg	16804	Y	N	5722 155TH AVE SE
008	932361	0280	6/25/12	\$940,000	\$1,010,000	2760	10	1979	Good	10306	Y	N	13805 SE 52ND PL
008	932361	0280	5/27/10	\$867,000	\$952,000	2760	10	1979	Good	10306	Y	N	13805 SE 52ND PL
008	259753	0940	4/12/11	\$690,000	\$788,000	2770	10	1991	Avg	10182	N	N	15421 SE 67TH PL
008	750270	0130	7/16/10	\$703,153	\$780,000	2830	10	2000	Avg	10114	N	N	15182 SE 54TH PL
008	808103	0340	8/25/12	\$725,000	\$764,000	2920	10	1989	Avg	10866	N	N	6125 155TH PL SE
008	785664	0150	11/21/11	\$795,000	\$895,000	2930	10	1986	Good	24550	N	N	14103 SE 42ND ST
008	808102	0080	3/23/12	\$720,000	\$793,000	2930	10	1989	Avg	8955	N	N	15248 SE 58TH ST
008	259753	0180	2/2/10	\$685,000	\$729,000	2940	10	1991	Avg	12032	N	N	6719 153RD PL SE
008	808102	0400	6/29/10	\$865,000	\$957,000	2950	10	1995	Avg	9802	N	N	5843 155TH AVE SE
008	259753	0970	12/20/11	\$676,150	\$758,000	2980	10	2001	Avg	9543	Y	N	15427 SE 67TH PL
008	808951	0370	5/1/12	\$690,000	\$753,000	3030	10	1998	Avg	10263	N	N	6591 156TH AVE SE
008	037830	0090	3/22/12	\$660,000	\$727,000	3060	10	1999	Avg	8135	N	N	4429 160TH AVE SE
008	259753	0910	2/14/12	\$602,000	\$668,000	3130	10	1992	Avg	9465	N	N	15442 SE 67TH ST
008	808951	0140	4/5/12	\$869,000	\$954,000	3150	10	1996	Avg	13788	N	N	6584 156TH AVE SE
008	808104	0140	10/4/12	\$850,000	\$883,000	3180	10	1995	Avg	10369	N	N	6038 155TH PL SE
008	259745	0780	9/13/10	\$800,000	\$897,000	3190	10	1982	Good	11124	Y	N	5745 145TH AVE SE
008	259753	0260	9/28/10	\$680,000	\$764,000	3230	10	1992	Avg	9161	N	N	15443 SE 67TH ST
008	413938	0050	3/30/12	\$750,000	\$825,000	3280	10	2007	Avg	6603	N	N	16048 SE 45TH PL

Improved Sales Used in this Annual Update Analysis
Area 31
(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
008	413938	0030	6/26/12	\$690,000	\$741,000	3340	10	2007	Avg	7336	N	N	16066 SE 45TH PL
008	260002	0210	9/15/11	\$824,000	\$935,000	3370	10	1987	Good	23950	N	N	5002 139TH PL SE
008	934640	0050	2/18/10	\$720,000	\$770,000	3370	10	2000	Avg	7391	N	N	16071 SE 45TH PL
008	259753	0100	9/19/12	\$681,725	\$712,000	3380	10	1991	Good	10348	N	N	6622 153RD PL SE
008	259746	0070	10/29/12	\$900,000	\$925,000	3500	10	1983	Good	9280	Y	N	14655 56TH ST SE
008	260002	0250	5/24/11	\$926,000	\$1,057,000	3540	10	1984	Good	14625	N	N	5015 139TH PL SE
008	260002	0530	11/16/11	\$868,000	\$978,000	3600	10	1991	Avg	12700	N	N	13606 SE 51ST PL
008	413938	0080	11/24/10	\$810,000	\$917,000	3650	10	2007	Avg	7147	Y	N	16030 SE 45TH PL
008	413966	0300	5/20/10	\$800,000	\$877,000	3650	10	1996	Good	19976	N	N	15807 SE 56TH PL
008	770145	0140	12/2/11	\$1,020,000	\$1,147,000	3710	10	1998	Avg	19034	Y	N	15840 SE 45TH ST
008	413966	0080	11/19/12	\$815,000	\$831,000	3760	10	1996	Avg	12799	N	N	5800 158TH AVE SE
008	928600	0300	4/20/11	\$920,000	\$1,051,000	3990	10	2000	Avg	18224	N	N	5801 152ND AVE SE
008	808951	0250	11/15/12	\$950,000	\$970,000	4000	10	1996	Avg	11607	N	N	6544 156TH AVE SE
008	259221	0340	6/9/10	\$755,000	\$831,000	4100	10	1984	Avg	12014	N	N	14920 SE 60TH ST
008	808102	0040	10/23/12	\$951,000	\$980,000	4100	10	1998	Avg	9519	Y	N	15408 SE 58TH ST
008	808104	0200	6/5/12	\$1,026,000	\$1,109,000	4150	10	2002	Avg	11886	N	N	6045 155TH PL SE
008	808104	0200	8/2/10	\$1,025,000	\$1,141,000	4150	10	2002	Avg	11886	N	N	6045 155TH PL SE
008	413966	0060	4/13/11	\$845,500	\$965,000	4590	10	1997	Avg	14420	N	N	15890 SE 59TH PL
008	785650	0130	8/20/12	\$736,000	\$777,000	1390	11	1979	Good	10600	Y	N	14020 SE 47TH ST
008	785650	0010	7/25/12	\$1,300,000	\$1,384,000	1650	11	1999	Avg	11350	Y	N	13901 SE 47TH ST
008	259745	0510	7/6/10	\$985,000	\$1,091,000	1830	11	1989	Good	15831	Y	N	5521 142ND AVE SE
008	785650	0230	10/15/11	\$1,130,000	\$1,278,000	1910	11	1979	Good	15650	Y	N	13906 SE 47TH ST
008	785520	0030	2/9/11	\$1,047,600	\$1,194,000	2170	11	1989	Avg	8301	Y	N	4526 SOMERSET BLVD SE
008	808104	0080	1/26/10	\$965,000	\$1,024,000	2260	11	1996	Avg	17036	Y	N	15461 SE 60TH PL
008	785650	0170	8/10/10	\$827,940	\$923,000	2270	11	1978	Good	17859	Y	N	13940 SE 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 31
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	808100	0020	4/27/10	\$860,000	\$937,000	2270	11	1990	Avg	10216	Y	N	5572 156TH AVE SE
008	808102	0330	3/8/11	\$1,145,000	\$1,306,000	2270	11	1989	Avg	11843	Y	N	15273 SE 58TH ST
008	808102	0210	11/26/12	\$1,255,000	\$1,275,000	2330	11	1990	Avg	26835	Y	N	15339 SE 59TH ST
008	808101	0020	6/12/12	\$960,000	\$1,036,000	2370	11	1987	Avg	20251	Y	N	5448 156TH AVE SE
008	808950	0200	3/2/11	\$751,250	\$857,000	2500	11	1997	Good	11020	N	N	6581 153RD AVE SE
008	259745	0500	11/5/12	\$1,280,000	\$1,312,000	2520	11	1985	Good	15155	Y	N	5515 142ND AVE SE
008	808101	0300	10/11/10	\$950,000	\$1,070,000	2540	11	1987	Avg	21266	Y	N	15502 SE 53RD PL
008	259745	0320	5/9/11	\$1,078,000	\$1,231,000	2570	11	1991	Avg	12008	Y	N	5430 143RD AVE SE
008	808100	0350	11/29/11	\$1,190,000	\$1,339,000	2680	11	1987	Good	17563	Y	N	15352 SE 53RD ST
008	808103	0200	4/26/10	\$1,090,000	\$1,188,000	2700	11	2002	Avg	10252	N	N	5876 155TH AVE SE
008	808100	0470	12/20/11	\$1,157,000	\$1,297,000	2750	11	1988	Good	15499	Y	N	5335 154TH AVE SE
008	928600	0320	8/24/11	\$750,000	\$853,000	2820	11	1999	Avg	16900	N	N	5869 152ND AVE SE
008	928600	0250	12/17/10	\$793,800	\$901,000	2830	11	1998	Avg	13713	N	N	5611 152ND AVE SE
008	808100	0550	11/20/11	\$925,000	\$1,042,000	3060	11	1996	Avg	14002	Y	N	5517 154TH AVE SE
008	412850	0280	8/18/12	\$787,000	\$831,000	3160	11	1999	Avg	11625	N	N	4988 160TH CT SE
008	413966	0210	5/13/11	\$898,000	\$1,025,000	3160	11	1999	Avg	36804	N	N	5484 159TH PL SE
008	412850	0550	6/16/10	\$676,000	\$746,000	3180	11	2000	Avg	7349	N	N	16399 SE 48TH DR
008	412850	0260	10/17/12	\$772,000	\$798,000	3210	11	1999	Avg	8319	N	N	4991 160TH CT SE
008	808951	0090	12/7/12	\$942,355	\$953,000	3240	11	1999	Avg	10967	Y	N	6532 155TH AVE SE
008	928600	0400	5/31/11	\$900,000	\$1,027,000	3310	11	1998	Avg	27250	N	N	6201 152ND AVE SE
008	808103	0130	1/11/12	\$877,750	\$981,000	3350	11	1989	Avg	20252	Y	N	6024 155TH AVE SE
008	808950	0040	7/23/12	\$800,000	\$852,000	3370	11	1996	Avg	17557	N	N	6562 153RD AVE SE
008	412850	0010	6/25/12	\$695,000	\$747,000	3430	11	2001	Avg	8804	N	N	16398 SE 48TH DR
008	185475	0070	7/9/10	\$955,000	\$1,059,000	3470	11	2000	Avg	9346	Y	N	4510 160TH AVE SE
008	412850	0420	6/20/12	\$872,000	\$938,000	3500	11	1998	Avg	8445	N	N	4839 163RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 31
(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
008	412850	0400	8/9/12	\$755,000	\$800,000	3520	11	1998	Avg	7595	N	N	16293 SE 48TH ST
008	412850	0460	6/6/12	\$765,000	\$827,000	3520	11	1998	Avg	8522	N	N	4961 163RD PL SE
008	412850	0300	11/9/12	\$875,000	\$896,000	3540	11	1999	Avg	9186	Y	N	4882 160TH CT SE
008	928600	0080	6/10/10	\$946,000	\$1,042,000	3540	11	2001	Avg	20667	Y	N	5960 152ND AVE SE
008	808104	0030	6/5/12	\$1,199,900	\$1,297,000	3630	11	1998	Avg	11525	Y	N	15460 SE 60TH PL
008	928600	0380	4/12/11	\$925,000	\$1,056,000	3670	11	2000	Avg	35945	N	N	6011 152ND AVE SE
008	928600	0410	11/22/11	\$850,000	\$957,000	3740	11	1998	Avg	25314	N	N	6247 152ND AVE SE
008	808951	0010	9/20/10	\$837,000	\$940,000	3790	11	1996	Avg	11594	N	N	6503 155TH AVE SE
008	808100	0140	5/27/10	\$1,250,000	\$1,373,000	4330	11	1999	Good	10399	Y	N	5563 156TH AVE SE
008	808100	0140	6/15/12	\$1,215,000	\$1,310,000	4330	11	1999	Good	10399	Y	N	5563 156TH AVE SE
008	260002	0130	10/17/11	\$960,000	\$1,086,000	4420	11	1990	Good	15950	Y	N	13807 SE 51ST PL
008	071350	0040	12/29/11	\$970,000	\$1,086,000	4450	11	2010	Avg	29726	Y	N	5325 145TH PL SE
008	260002	0540	10/9/12	\$1,290,000	\$1,337,000	5030	11	1984	Good	26550	Y	N	13524 SE 50TH PL
008	808100	0430	12/5/12	\$1,425,000	\$1,442,000	2250	12	1989	Avg	9636	Y	N	15343 SE 53RD ST
008	808101	0120	12/18/11	\$1,116,000	\$1,252,000	2390	12	1998	Avg	25098	Y	N	15633 SE 54TH ST
008	808101	0110	9/9/11	\$945,902	\$1,074,000	2410	12	1998	Avg	20306	Y	N	15627 SE 54TH ST
008	785650	0040	8/23/11	\$1,540,000	\$1,751,000	2520	12	1990	Avg	9794	Y	N	13921 SE 47TH ST
008	808101	0100	11/16/12	\$1,160,000	\$1,184,000	2920	12	1988	Avg	20251	Y	N	15621 SE 54TH ST
008	808100	0290	9/14/11	\$1,130,000	\$1,283,000	3010	12	2001	Avg	10048	Y	N	5326 154TH AVE SE
008	808103	0160	6/25/12	\$990,000	\$1,064,000	4300	12	1990	Avg	18498	Y	N	5978 155TH AVE SE
008	259745	0520	6/12/12	\$1,450,000	\$1,564,000	4650	12	1997	Avg	15390	Y	N	5527 142ND AVE SE
008	808951	0330	7/25/11	\$1,150,000	\$1,310,000	5310	12	1996	Good	15181	N	N	6589 156TH AVE SE
008	152405	9147	9/6/11	\$2,450,000	\$2,783,000	9430	13	1992	Avg	135243	Y	N	14003 SE 43RD ST

Improved Sales Removed in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	038400	0230	9/21/12	\$279,900	DIAGNOSTIC OUTLIER, OBSERVATION OUTSIDE THE NORM
007	038400	0230	5/31/12	\$290,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	056500	0020	2/2/11	\$315,000	IMP. CHAR CHANGED SINCE SALE; ESTATE; SHORT SALE
007	152405	9056	10/25/12	\$250,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL RESALE
007	162405	9209	11/12/10	\$300,000	NO MARKET EXPOSURE
007	162405	9349	10/19/12	\$758,000	RELOCATION - SALE TO SERVICE
007	220050	0030	8/15/11	\$193,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	220150	0465	7/8/11	\$650,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
007	220150	0970	12/4/12	\$391,015	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	220150	1160	5/22/12	\$265,000	DIAGNOSTIC OUTLIER, COMMERCIAL INFLUENCE
007	220150	1225	1/22/10	\$312,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	220150	1275	5/5/10	\$206,800	NON-REPRESENTATIVE SALE
007	220150	1280	1/26/12	\$264,500	NON-REP SALE; GOV AGENCY; EXEMPT EXCISE TAX
007	220150	1412	4/9/12	\$250,000	DIAGNOSTIC OUTLIER
007	220250	0200	10/18/11	\$280,000	UNFIN AREA;NO MARKET EXPOSURE; RELATED PARTY
007	220250	0280	7/6/11	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	220250	0295	1/25/11	\$237,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	220450	0105	3/21/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
007	220450	0105	7/22/12	\$312,000	ACTIVE PERMIT BEFORE SALE>25K
007	220450	0280	12/7/11	\$57,000	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
007	220450	0305	12/24/10	\$395,000	NO MARKET EXPOSURE
007	220450	0310	2/22/10	\$388,000	RELOCATION - SALE TO SERVICE
007	220550	0035	3/19/12	\$230,000	NON-REPRESENTATIVE SALE
007	220550	0260	12/28/10	\$254,000	DIAGNOSTIC OUTLIER
007	220570	0095	5/2/11	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	220570	0170	2/9/11	\$165,000	IMP CHARACTERISTICS CHANGED SINCE SALE; ESTATE
007	220570	0180	8/20/10	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	220570	0625	11/1/11	\$250,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	220650	0420	7/3/12	\$86,040	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	220650	0580	12/21/11	\$281,888	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	220700	0015	3/12/10	\$310,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	269410	0090	11/4/10	\$315,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
007	424600	0010	7/14/11	\$255,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	424600	0060	10/13/10	\$325,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
007	424600	0331	3/29/10	\$318,000	MULTI-PARCEL SALE
007	424600	0410	1/9/12	\$265,000	NON-REP SALE; GOV AGENCY; EXEMPT EXCISE TAX
007	560350	0040	2/4/12	\$538,000	RELOCATION - SALE TO SERVICE
007	607320	0042	4/4/11	\$169,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	942950	0005	2/23/11	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	111540	0060	4/12/10	\$739,000	RELOCATION - SALE TO SERVICE
008	111550	0050	10/17/12	\$620,500	RELOCATION - SALE TO SERVICE
008	142405	9045	5/29/12	\$1,675,000	TEAR DOWN
008	142405	9081	8/6/12	\$713,871	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
008	142405	9111	4/26/10	\$308,000	NON-REPRESENTATIVE SALE
008	142405	9112	6/5/12	\$392,000	DIAGNOSTIC OUTLIER

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	142405	9158	8/24/11	\$140,000	PREVIMP<=25K; NON-REPRESENTATIVE SALE
008	142405	9167	9/24/12	\$649,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
008	142405	9168	10/9/12	\$665,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
008	152405	9163	4/22/12	\$770,000	PREVIMP<=25K
008	162405	9064	3/4/10	\$299,950	DIAGNOSTIC OUTLIER, NON-NORMAL DISTRIBUTION
008	162405	9093	8/6/12	\$362,600	NO MRKT EPOSURE;GOV AGENCY;EXEMPT EXCISE TAX
008	162405	9093	10/2/12	\$301,000	PRESENT CHAR DO NOT MATCH SALE CHARACTERISTICS
008	162405	9163	4/25/11	\$285,000	OBSOLESCENCE; PREVIMP<=25K
008	162405	9363	1/11/12	\$290,000	PREVIMP<=25K
008	162405	9374	2/23/12	\$331,500	PREVIMP<=25K
008	167200	0180	9/30/10	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	177750	0040	8/27/10	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	214130	0010	9/10/10	\$380,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
008	214131	0480	7/13/12	\$450,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
008	214131	0520	12/22/10	\$472,000	NON-REPRESENTATIVE SALE
008	214131	0830	6/20/11	\$457,500	DIAGNOSTIC OUTLIER
008	214132	0350	11/28/12	\$355,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
008	214133	0040	2/15/11	\$485,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL RESALE
008	214133	0120	11/23/10	\$415,000	NON-REPRESENTATIVE SALE
008	214133	0750	3/25/11	\$550,000	NON-REPRESENTATIVE SALE; QCD; BANKRUPTCY
008	220350	0475	1/19/11	\$265,000	DIAGNOSTIC OUTLIER, OBSERVATION OUTSIDE THE NORM
008	220670	0160	6/22/12	\$340,000	UNFINISHED AREA
008	220670	0315	12/9/11	\$244,000	NON-REP SALE; FINANCIAL RESALE; EXEMPT EXCISE TAX
008	220670	0480	11/27/12	\$77,377	DOR RATIO
008	226840	0060	7/27/12	\$150,575	DOR RATIO;NO MRKT EXPOSURE;QCD;RELATED PARTY
008	226840	0060	7/24/12	\$112,575	DOR RATIO;NO MRKT EXPOSURE;QCD;RELATED PARTY
008	226840	0060	7/23/12	\$22,800	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
008	226840	0360	2/8/11	\$370,001	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
008	259220	0190	11/5/12	\$465,000	DIAGNOSTIC OUTLIER
008	259220	0670	8/9/11	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	259745	0510	6/9/10	\$985,000	RELOCATION - SALE TO SERVICE
008	259752	0440	2/25/11	\$491,200	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	259752	0720	8/24/12	\$401,900	NON-REPRESENTATIVE SALE
008	260000	0470	1/27/11	\$1,320,000	DIAGNOSTIC OUTLIER
008	260000	0710	9/17/11	\$245,000	DOR RATIO;NON-REPRESENTATIVE SALE
008	260001	0650	2/9/10	\$470,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
008	260010	0140	7/13/12	\$390,700	QUIT CLAIM DEED; NON-REP SALE; BANKRUPTCY
008	260010	0180	5/17/11	\$204,000	DOR RATIO;QCD; EXEMPT EXCISE TAX; RELATED PARTY
008	260011	0050	5/15/12	\$480,000	NON-REPRESENTATIVE SALE; RELATED PARTY
008	260014	0260	9/7/11	\$310,000	DOR RATIO;ESTATE; NON-REPREESENTATIVE SALE
008	260014	0340	5/3/12	\$633,250	NON-REPRESENTATIVE SALE; BANKRUPTCY
008	322450	0220	9/14/12	\$765,000	RELOCATION - SALE TO SERVICE
008	337790	0060	2/1/12	\$700,000	DIAGNOSTIC OUTLIER
008	337790	0105	12/19/12	\$650,000	DIAGNOSTIC OUTLIER, ANOMOLY DETECTION
008	337790	0140	8/29/12	\$134,400	DOR RATIO;PART INTEREST; RELATED PARTY, FRIEND

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	337790	0185	6/7/11	\$690,000	IMP COUNT
008	345960	0350	10/22/10	\$103,880	DOR RATIO; NON-REPRESENTATIVE SALE
008	345990	0255	10/26/11	\$202,592	DOR RATIO;ESTATE; PART INTEREST; RELATED PARTY
008	412850	0350	12/27/12	\$674,500	DIAGNOSTIC OUTLIER
008	413960	0080	11/15/12	\$722,500	RELOCATION - SALE TO SERVICE
008	413966	0040	6/12/12	\$545,000	DIAGNOSTIC OUTLIER, ANOMALY DETECTION
008	413966	0060	1/29/11	\$845,500	RELOCATION - SALE TO SERVICE
008	517580	0032	2/22/12	\$300,000	NON-REPRESENTATIVE SALE
008	549520	0040	1/6/12	\$577,726	NON-REP SALE; BANKRUPTCY; EXEMPT EXCISE TAX
008	549520	0040	4/17/12	\$435,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	549520	0130	1/6/10	\$300,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	549520	0150	5/18/11	\$324,500	DIAGNOSTIC OUTLIER, OBSERVATION OUTSIDE THE NORM
008	549520	0190	6/28/11	\$207,500	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	549520	0190	6/28/11	\$207,500	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	602800	0130	4/20/12	\$282,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	607050	0045	1/28/11	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	785500	0120	12/16/11	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	785500	0400	10/4/10	\$670,000	DIAGNOSTIC OUTLIER,MODEL DEVELOPMENT EXCLUSION
008	785520	0050	4/8/10	\$701,000	DIAGNOSTIC OUTLIER
008	785520	0130	11/1/10	\$450,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
008	785530	0070	12/29/10	\$850,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785530	0110	10/10/12	\$627,300	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN
008	785530	0380	8/10/12	\$200,000	DOR RATIO; BANKRUPTCY; SECURING DEBT
008	785530	0480	6/19/12	\$625,000	NO MARKET EXPOSURE
008	785540	0010	10/12/10	\$600,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	785540	0690	5/7/10	\$835,000	IMP COUNT
008	785540	0760	6/1/11	\$555,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
008	785560	0480	1/28/11	\$420,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL RESALE
008	785580	0420	10/25/12	\$690,000	PRESENT CHAR DO NOT MATCH SALE CHAR; ESTATE
008	785580	0660	6/21/11	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785580	1470	5/9/11	\$608,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785640	0170	4/3/12	\$1,200,000	IMP CHARACTERISTICS CHANGED SINCE SALE; ESTATE
008	785640	0380	3/30/11	\$760,000	DIAGNOSTIC OUTLIER,
008	785641	0110	3/5/12	\$715,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
008	785641	0210	10/7/10	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	785641	0270	6/18/11	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	785641	0350	1/25/11	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	785655	0640	5/12/10	\$670,000	DIAGNOSTIC OUTLIER, OBSERVATION OUTSIDE THE NORM
008	785656	0110	9/14/12	\$450,000	DIAGNOSTIC OUTLIER
008	785660	0330	3/8/11	\$799,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	785660	1190	1/28/11	\$650,000	CORPORATE AFFILIATES
008	785661	0500	8/27/11	\$690,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	785666	0080	5/17/11	\$872,388	OBSOLESCENCE
008	785666	0110	6/16/12	\$742,000	DIAGNOSTIC OUTLIER, ANOMALY DETECTION
008	785670	0310	7/26/10	\$133,191	DOR RATIO;QCD; PARTIAL INTEREST ; DIVORCE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	785670	0920	4/21/11	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
008	808100	0170	10/25/12	\$930,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	808100	0380	7/25/12	\$2,188,000	PRESENT CHAR DO NOT MATCH SALE CHAR
008	808103	0130	1/11/12	\$890,000	RELOCATION - SALE TO SERVICE
008	808951	0010	9/20/10	\$837,000	RELOCATION - SALE TO SERVICE
008	928600	0410	11/22/11	\$25,000	DOR RATIO; RELOCATION - SALE TO SERVICE
008	928600	0410	11/17/11	\$850,000	RELOCATION - SALE TO SERVICE
008	932360	0050	11/13/12	\$743,888	\$1,000 SALE OR LESS
008	932360	0450	12/6/11	\$600,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
008	932361	0040	8/26/10	\$665,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	932361	0280	6/25/12	\$940,000	RELOCATION - SALE TO SERVICE
008	934690	0220	5/18/11	\$400,000	DIAGNOSTIC OUTLIER
008	934691	0020	7/19/12	\$401,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
008	934692	0370	5/31/12	\$405,000	DIAGNOSTIC OUTLIER
008	934692	0430	12/20/12	\$533,200	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
008	934693	0090	3/29/10	\$404,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	934696	0080	11/28/12	\$452,200	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX

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Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	056500	0030	10/7/2010	\$175,000	10080	N	N
007	152405	9164	12/2/2011	\$190,000	11026	N	N
007	162405	9356	9/13/2010	\$225,000	7287	N	N
007	162405	9357	2/15/2012	\$337,000	7213	N	N
007	162405	9357	10/27/2010	\$210,000	7213	N	N
007	162405	9358	6/2/2010	\$325,000	13141	Y	N
007	162405	9359	8/3/2010	\$325,000	12363	Y	N
007	220250	0041	3/28/2011	\$135,000	5633	N	N
007	220570	0657	11/9/2012	\$65,000	11054	N	N
007	424600	0331	12/1/2010	\$114,000	8718	N	N
008	162405	9078	11/16/2011	\$255,000	7575	N	N
008	162405	9179	12/13/2012	\$299,950	8993	N	N
008	162405	9362	1/23/2012	\$270,000	6714	N	N
008	162405	9364	6/27/2012	\$320,000	7115	N	N
008	162405	9365	10/29/2012	\$335,900	8542	N	N
008	162405	9371	5/14/2012	\$335,000	7227	N	N
008	162405	9372	6/27/2012	\$335,000	7629	N	N
008	162405	9373	12/31/2012	\$350,000	7336	N	N
008	928600	0010	10/24/2011	\$202,000	28742	N	N

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	162405	9360	9/28/2010	\$200,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	517630	0030	3/12/2010	\$250,000	IMPROVED PROPERTY;NO MRKT EXPOSURE; FRIEND
008	142405	9081	5/10/2011	\$565,000	MULTI-PARCEL(4 LOTS & THE PRE PLAT APPROVAL)
008	152405	9119	12/13/2010	\$80,000	PLOTTAGE
008	162405	9094	6/25/2010	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	337790	0075	5/5/2011	\$350,000	NON-REPRESENTATIVE SALE
008	549520	0010	5/11/2012	\$161,450	NO MRKT EXPOSURE;BANKRPTCY;EXEMPT EXCISE TAX
008	928600	0010	5/11/2011	\$30,000	NO MARKET EXPOSURE