

Residential Revalue

2013 Assessment Roll

N.E. Renton

Area 32

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

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

N.E. Renton

Housing



Grade 5/ Year Built 1950/ Total Living Area 760



Grade 6/ Year Built 1968/ Total Living Area 940



Grade 7/ Year Built 2010/ Total Living Area 2180



Grade 8/ Year Built 2008/ Total Living Area 2940



Grade 9/ Year Built 2012/ Total Living Area 3010



Grade 10/ Year Built 2006/ Total Living Area 3330

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: N.E. Renton/32

Previous Physical Inspection: 2011

Number of Improved Sales: 875

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	\$113,200	\$202,200	\$315,400			
2013 Value	\$126,600	\$226,700	\$353,300	\$385,400	91.7%	6.32%
Change	+\$13,400	+\$24,500	+\$37,900			
% Change	+11.8%	+12.1%	+12.0%			

*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	\$110,800	\$166,900	\$277,700
2013 Value	\$123,600	\$185,700	\$309,300
Percent Change	+11.6%	+11.3%	+11.4%

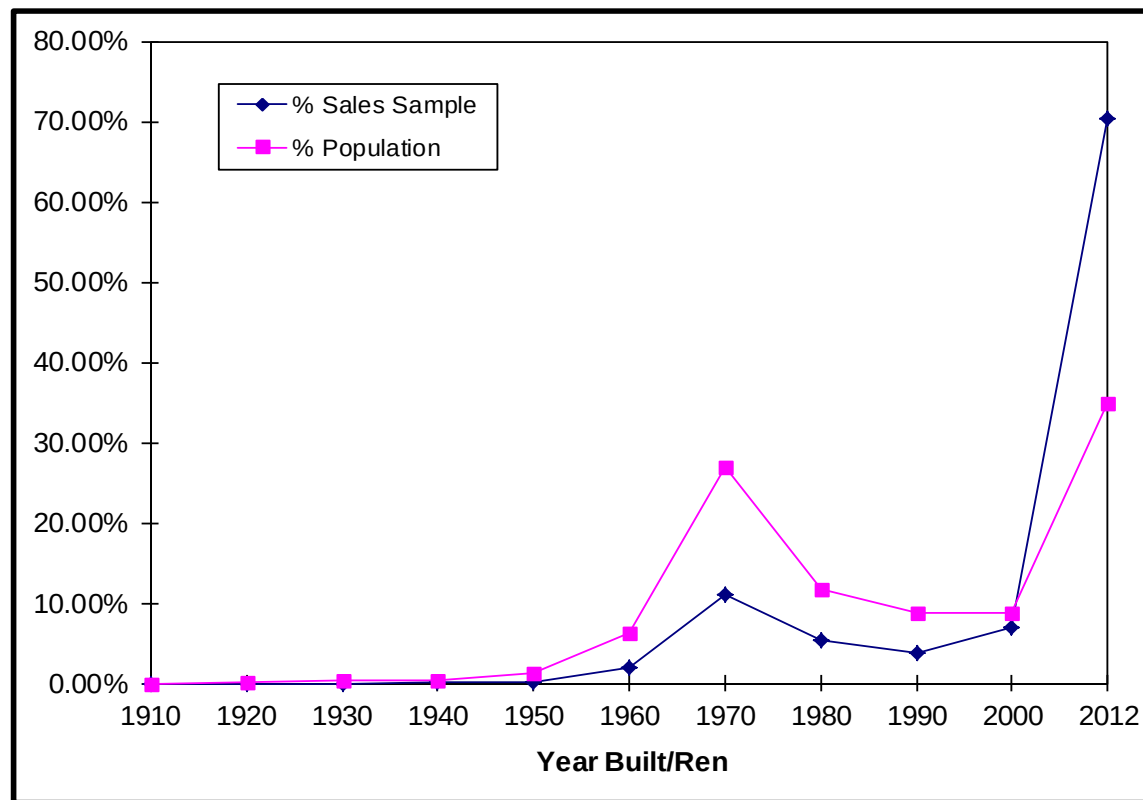
Number of one to three unit residences in the population: 7347

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 two characteristic-based and two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 7, Townhomes, and low grade homes (Grade<=6) were at a higher ratio compared to the rest of the population, which resulted in less of an upward adjustment. Sub Area 4 was at a lower ratio than the rest of the population, which resulted in a larger 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	1	0.11%
1950	1	0.11%
1960	18	2.06%
1970	96	10.97%
1980	47	5.37%
1990	34	3.89%
2000	62	7.09%
2012	616	70.40%
	875	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	17	0.23%
1930	29	0.39%
1940	38	0.52%
1950	99	1.35%
1960	469	6.38%
1970	1983	26.99%
1980	863	11.75%
1990	642	8.74%
2000	647	8.81%
2012	2559	34.83%
	7347	

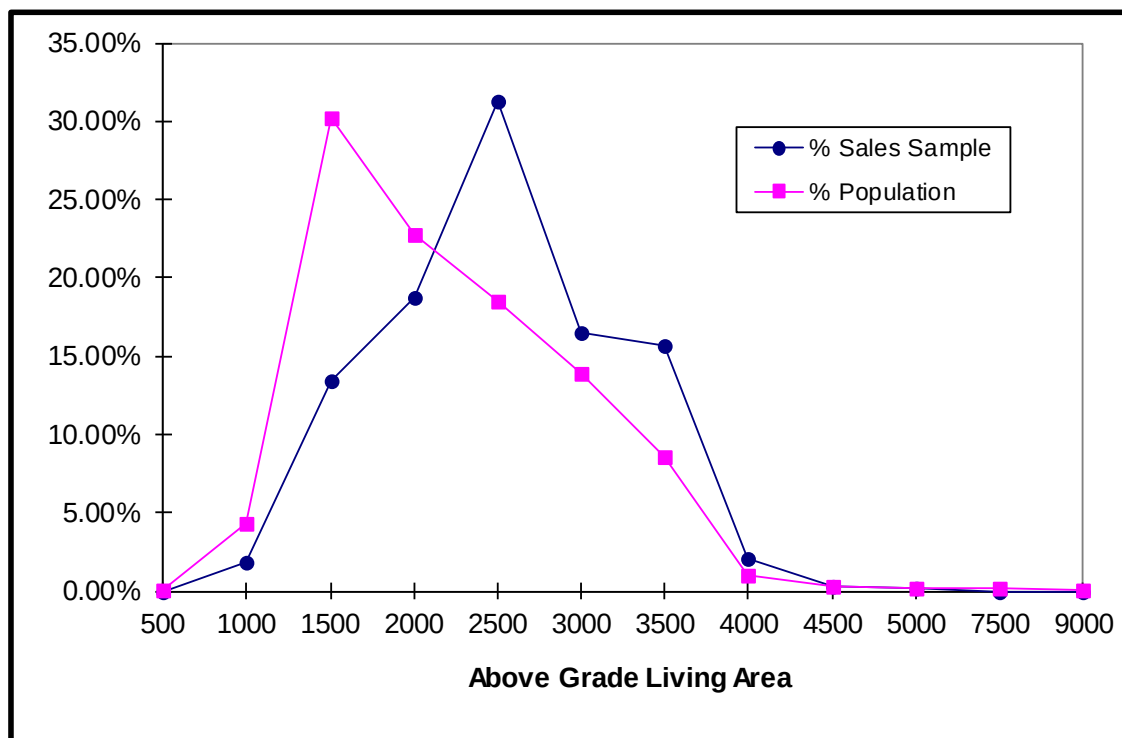


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	1.83%
1500	117	13.37%
2000	164	18.74%
2500	274	31.31%
3000	144	16.46%
3500	137	15.66%
4000	18	2.06%
4500	3	0.34%
5000	2	0.23%
7500	0	0.00%
9000	0	0.00%
	875	

Population		
AGLA	Frequency	% Population
500	4	0.05%
1000	320	4.36%
1500	2218	30.19%
2000	1675	22.80%
2500	1357	18.47%
3000	1023	13.92%
3500	627	8.53%
4000	77	1.05%
4500	23	0.31%
5000	10	0.14%
7500	12	0.16%
9000	1	0.01%
	7347	

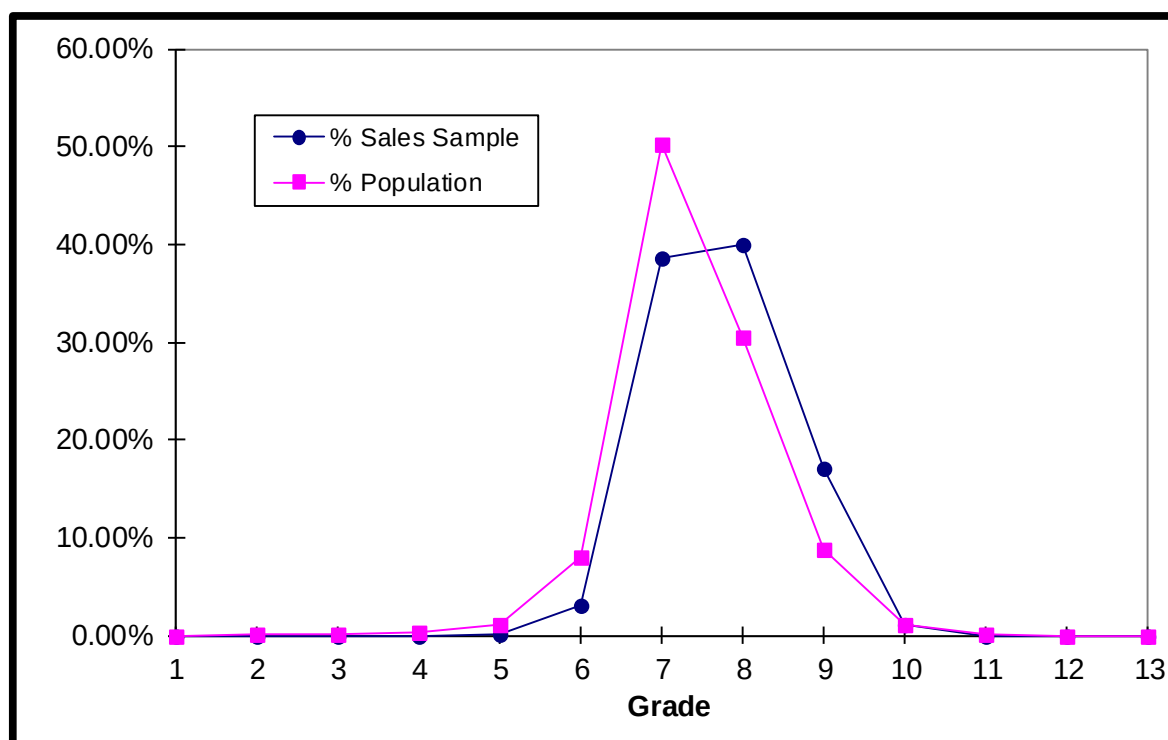


Sales for homes above 1000 and below 2200 square feet have low sales representation. This group represents the older established neighborhoods with less turnover. The over representation of homes in the 2200 to 4000 square feet range represents new homes in the area where most sales occur. These representations lacked statistical significance during the modeling process.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.11%
6	27	3.09%
7	338	38.63%
8	349	39.89%
9	150	17.14%
10	10	1.14%
11	0	0.00%
12	0	0.00%
13	0	0.00%
875		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.01%
3	1	0.01%
4	25	0.34%
5	82	1.12%
6	584	7.95%
7	3686	50.17%
8	2239	30.48%
9	640	8.71%
10	83	1.13%
11	6	0.08%
12	0	0.00%
13	0	0.00%
7347		



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 34 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 11.6% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

Sub Areas 4, 5, and 6:

2013 Land Value = 2012 Land Value x 1.1275, with the result truncated to the next \$1,000.

Sub Area 7:

2013 Land Value = 2012 Land Value x 1.085, 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 two characteristic-based and two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 7, Townhomes, and low grade homes (Grade≤6) were at a higher ratio compared to the rest of the population, which resulted in less of an upward adjustment. Sub Area 4 was at a lower ratio than the rest of the population, which resulted in a larger 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 875 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 6 sales of Mobile Homes within this area, which also supported the Mobile Homes receiving the Total Overall Adjustment for the area for Subs 4, 5, and 6 as reflected on the Summary page, and the overall adjustment for Sub 7 as indicated by the sales as reflected on the Area Adjustment page.

Results

The resulting assessment level is 91.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +11.4%. 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 32 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

11.69%

**Sub Area 4
without
Townhomes &
without
Low Grade <=6**

Yes

% Adjustment 14.22%

**Sub Area 7
without
Townhomes &
without
Low Grade <=6**

Yes

% Adjustment 8.56%

Townhomes

Yes

% Adjustment 3.68%

Low Grade <=6

Yes

% Adjustment 7.98%

The percentages listed are total adjustments not additive adjustments.

For instance, Sub Area 4 without Townhomes and without Low Grade <=6 parcels would *approximately* receive a +14.22% upward adjustment. 1872 parcels in the improved population would receive this adjustment. There were 312 sales.

For instance, Sub Area 7 without Townhomes and without Low Grade <=6 parcels would *approximately* receive a +8.56% upward adjustment. 1081 parcels in the improved population would receive this adjustment. There were 61 sales.

For instance, Townhome parcels would *approximately* receive a +3.68% upward adjustment. 88 parcels in the improved population would receive this adjustment. There were 17 sales.

For instance, a Low Grade <=6 parcel would *approximately* receive a 7.98% upward adjustment. 693 parcels in the improved population would receive this adjustment. There were 28 sales.

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

Generally Sub Area 4 without Townhomes and without Low Grade <=6 parcels were at a lower assessment level than the rest of the population. Sub Area 7, Townhomes, and Low Grade <=6 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

49% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 32 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, 2012 would be adjusted by the time trend factor of 1.036, resulting in an adjusted value of \$544,000 ($\$525,000 \times 1.036 = \$543,900$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.970	-3.0%
2/1/2010	0.980	-2.0%
3/1/2010	0.989	-1.1%
4/1/2010	0.998	-0.2%
5/1/2010	1.006	0.6%
6/1/2010	1.014	1.4%
7/1/2010	1.021	2.1%
8/1/2010	1.028	2.8%
9/1/2010	1.035	3.5%
10/1/2010	1.040	4.0%
11/1/2010	1.046	4.6%
12/1/2010	1.050	5.0%
1/1/2011	1.055	5.5%
2/1/2011	1.058	5.8%
3/1/2011	1.061	6.1%
4/1/2011	1.064	6.4%
5/1/2011	1.066	6.6%
6/1/2011	1.068	6.8%
7/1/2011	1.069	6.9%
8/1/2011	1.070	7.0%
9/1/2011	1.070	7.0%
10/1/2011	1.069	6.9%
11/1/2011	1.068	6.8%
12/1/2011	1.067	6.7%
1/1/2012	1.065	6.5%
2/1/2012	1.062	6.2%
3/1/2012	1.059	5.9%
4/1/2012	1.056	5.6%
5/1/2012	1.052	5.2%
6/1/2012	1.047	4.7%
7/1/2012	1.042	4.2%
8/1/2012	1.036	3.6%
9/1/2012	1.030	3.0%
10/1/2012	1.023	2.3%
11/1/2012	1.016	1.6%
12/1/2012	1.008	0.8%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	273920	0060	3/22/11	\$175,000	\$186,000	990	6	1961	Avg	9630	N	N	552 NILE AVE NE
004	102305	9324	2/10/10	\$192,800	\$190,000	1170	6	1968	Good	11100	N	N	766 UNION AVE SE
004	143765	0190	12/6/10	\$261,000	\$274,000	990	7	1984	Good	18000	N	N	919 FIELD AVE NE
004	102305	9286	2/16/11	\$222,000	\$235,000	1010	7	1966	Good	15681	N	N	658 UNION AVE NE
004	345030	0250	10/31/12	\$230,000	\$234,000	1010	7	1963	Good	7376	N	N	1060 WHITMAN CT NE
004	345040	0140	12/7/10	\$312,500	\$329,000	1010	7	1965	VGood	9576	N	N	1024 ANACORTES AVE NE
004	102305	9245	4/21/10	\$186,000	\$187,000	1040	7	1970	Avg	10018	N	N	4213 NE 10TH ST
004	344900	0050	12/4/12	\$242,000	\$244,000	1140	7	1960	Good	14800	N	N	11219 147TH AVE SE
004	102305	9190	10/10/12	\$185,000	\$189,000	1160	7	1959	Good	10125	N	N	568 HOQUIAM AVE NE
004	664950	0200	3/10/10	\$219,000	\$217,000	1180	7	1966	Good	9975	N	N	4813 NE 7TH PL
004	102305	9212	2/25/10	\$249,000	\$246,000	1240	7	1961	Good	8135	N	N	553 HOQUIAM AVE NE
004	345030	0090	6/2/10	\$206,000	\$209,000	1280	7	1963	Good	7500	N	N	4120 NE 11TH ST
004	102305	9470	3/24/10	\$254,490	\$253,000	1310	7	2009	Avg	4727	N	N	1027 CHELAN AVE NE
004	102305	9473	3/14/12	\$265,000	\$280,000	1380	7	2009	Avg	4760	N	N	1045 CHELAN AVE NE
004	102305	9473	1/22/10	\$287,950	\$281,000	1380	7	2009	Avg	4760	N	N	1045 CHELAN AVE NE
004	344900	0110	11/16/11	\$198,950	\$212,000	1380	7	1959	Good	10224	N	N	14516 SE 112TH PL
004	102305	9173	4/28/10	\$281,950	\$283,000	1460	7	1962	Good	17859	N	N	1146 CHELAN AVE NE
004	102305	9469	1/12/10	\$294,574	\$287,000	1490	7	2009	Avg	6007	N	N	1021 CHELAN AVE NE
004	102305	9219	6/6/11	\$264,950	\$283,000	1550	7	1958	Good	10890	N	N	451 NILE AVE NE
004	344874	0500	3/4/10	\$291,000	\$288,000	1590	7	2009	Avg	4903	N	N	5025 NE 6TH ST
004	894641	0340	8/5/10	\$320,000	\$329,000	1630	7	2003	Avg	4809	N	N	671 VASHON PL NE
004	113740	0160	2/12/10	\$335,000	\$330,000	1650	7	2005	Avg	4500	N	N	1068 ILWACO PL NE
004	947570	0030	1/26/12	\$270,000	\$287,000	1650	7	2001	Avg	4349	N	N	5042 NE 4TH PL
004	947570	0180	7/1/10	\$310,000	\$317,000	1650	7	2001	Avg	4581	N	N	492 FIELD PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	947570	0210	12/8/10	\$288,000	\$303,000	1650	7	2001	Avg	4180	N	N	495 FIELD PL NE
004	947571	0220	7/18/12	\$280,000	\$291,000	1650	7	2002	Avg	4033	N	N	481 HOQUIAM PL NE
004	418700	0300	1/15/10	\$284,300	\$277,000	1660	7	2010	Avg	5272	N	N	602 ILWACO PL NE
004	418700	0570	2/5/10	\$291,850	\$286,000	1660	7	2010	Avg	6330	N	N	601 ILWACO AVE NE
004	418700	0260	5/26/10	\$302,900	\$307,000	1680	7	2010	Avg	4499	N	N	626 ILWACO PL NE
004	418700	0700	10/29/10	\$304,900	\$319,000	1680	7	2010	Avg	6236	N	N	5101 NE 7TH ST
004	113740	0290	11/21/11	\$389,950	\$416,000	1710	7	2011	Avg	9810	N	N	1062 ILWACO PL NE
004	951094	0140	11/5/12	\$289,900	\$294,000	1710	7	2001	Avg	4737	N	N	867 BREMERTON AVE NE
004	177623	0080	5/12/10	\$297,000	\$300,000	1720	7	2010	Avg	3886	N	N	4831 NE 13TH PL
004	418700	0060	3/31/11	\$358,900	\$382,000	1770	7	2010	Avg	7194	N	N	5106 NE 7TH ST
004	418700	0080	10/6/10	\$344,900	\$359,000	1770	7	2010	Avg	4771	N	N	5118 NE 7TH ST
004	418700	0150	3/8/11	\$339,900	\$361,000	1770	7	2010	Avg	6119	N	N	696 ILWACO PL NE
004	418700	0210	9/2/10	\$340,500	\$352,000	1770	7	2010	Avg	4500	N	N	672 ILWACO PL NE
004	418700	0230	10/6/10	\$337,000	\$351,000	1770	7	2010	Avg	4500	N	N	660 ILWACO PL NE
004	418700	0280	3/16/10	\$328,975	\$327,000	1770	7	2010	Avg	4499	N	N	614 ILWACO PL NE
004	418700	0480	6/4/10	\$329,900	\$335,000	1770	7	2010	Avg	4690	N	N	664 ILWACO AVE NE
004	418700	0520	3/12/10	\$322,025	\$320,000	1770	7	2010	Avg	4874	N	N	624 ILWACO AVE NE
004	418700	0610	4/16/10	\$320,925	\$322,000	1770	7	2010	Avg	5091	N	N	625 ILWACO AVE NE
004	894641	0350	9/2/10	\$300,000	\$310,000	1790	7	2003	Avg	3552	N	N	665 VASHON PL NE
004	894641	0360	5/17/10	\$300,000	\$303,000	1790	7	2003	Avg	3793	N	N	659 VASHON PL NE
004	894641	0370	6/5/12	\$295,000	\$309,000	1790	7	2003	Avg	3800	N	N	653 VASHON PL NE
004	947793	0170	9/14/11	\$314,000	\$336,000	1800	7	2001	Avg	5340	N	N	619 QUINCY AVE NE
004	421550	0140	12/30/11	\$270,000	\$288,000	1820	7	2001	Avg	6040	N	N	977 GRAHAM AVE NE
004	344872	0070	5/20/10	\$286,000	\$289,000	1860	7	2005	Avg	7358	N	N	502 ILWACO AVE NE
004	344873	0030	8/16/12	\$330,000	\$341,000	1930	7	2004	Avg	8296	N	N	5323 NE 4TH CT

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	177623	0150	9/4/12	\$330,000	\$340,000	1960	7	2010	Avg	3705	N	N	4727 NE 13TH PL
004	177623	0020	11/12/10	\$315,000	\$330,000	1970	7	2010	Avg	3200	N	N	1414 ELMA PL NE
004	177623	0140	1/13/10	\$329,950	\$321,000	1970	7	2010	Avg	4067	N	N	4733 NE 13TH PL
004	418700	0030	5/26/10	\$321,975	\$326,000	2000	7	2010	Avg	5848	N	N	5115 NE 6TH PL
004	418700	0090	11/9/10	\$357,875	\$375,000	2000	7	2010	Avg	4501	N	N	5124 NE 7TH ST
004	418700	0170	1/3/11	\$369,925	\$390,000	2000	7	2010	Avg	4950	N	N	692 ILWACO PL NE
004	418700	0190	6/21/10	\$345,900	\$352,000	2000	7	2010	Avg	4500	N	N	684 ILWACO PL NE
004	418700	0490	8/10/10	\$346,350	\$357,000	2000	7	2010	Avg	4689	N	N	658 ILWACO AVE NE
004	418700	0550	4/29/10	\$339,900	\$342,000	2000	7	2010	Avg	5001	N	N	606 ILWACO AVE NE
004	418700	0670	10/29/10	\$365,200	\$382,000	2000	7	2010	Avg	6588	N	N	687 ILWACO AVE NE
004	418700	0690	9/20/10	\$371,025	\$385,000	2000	7	2010	Avg	5494	N	N	5107 NE 7TH ST
004	113741	0010	2/24/12	\$325,000	\$344,000	2020	7	2005	Avg	7719	N	N	5103 NE 11TH CT
004	418700	0020	3/25/10	\$317,275	\$316,000	2020	7	2010	Avg	5448	N	N	5109 NE 6TH PL
004	418700	0100	10/1/10	\$343,650	\$358,000	2020	7	2010	Avg	4501	N	N	5202 NE 7TH ST
004	418700	0130	12/13/10	\$341,000	\$359,000	2020	7	2010	Avg	4501	N	N	5220 NE 7TH ST
004	418700	0320	3/11/10	\$318,775	\$316,000	2020	7	2010	Avg	5001	N	N	609 ILWACO PL NE
004	418700	0370	5/27/10	\$331,100	\$335,000	2020	7	2010	Avg	4766	N	N	655 ILWACO PL NE
004	418700	0400	8/16/10	\$323,400	\$334,000	2020	7	2010	Avg	4690	N	N	673 ILWACO PL NE
004	418700	0420	8/16/10	\$324,700	\$335,000	2020	7	2010	Avg	4692	N	N	682 ILWACO PL NE
004	418700	0440	8/26/10	\$336,075	\$347,000	2020	7	2010	Avg	5544	N	N	688 ILWACO AVE NE
004	418700	0510	5/27/10	\$325,425	\$330,000	2020	7	2010	Avg	4668	N	N	630 ILWACO AVE NE
004	418700	0510	7/4/12	\$335,950	\$350,000	2020	7	2010	Avg	4668	N	N	630 ILWACO AVE NE
004	418700	0560	2/10/10	\$301,880	\$297,000	2020	7	2010	Avg	5878	N	N	600 ILWACO AVE NE
004	418700	0580	2/9/10	\$330,625	\$325,000	2020	7	2010	Avg	5617	N	N	607 ILWACO AVE NE
004	418700	0580	9/7/12	\$355,000	\$365,000	2020	7	2010	Avg	5617	N	N	607 ILWACO AVE NE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	418700	0660	8/30/10	\$346,075	\$358,000	2020	7	2010	Avg	5501	N	N	681 ILWACO AVE NE
004	418700	0680	9/5/10	\$341,600	\$354,000	2020	7	2010	Avg	6463	N	N	5113 NE 7TH ST
004	947570	0410	3/11/10	\$347,500	\$345,000	2050	7	2001	Avg	4565	N	N	5049 NE 4TH PL
004	177623	0130	5/11/11	\$325,000	\$347,000	2080	7	2010	Avg	3844	N	N	4801 NE 13TH PL
004	664950	0170	7/1/11	\$305,500	\$327,000	2100	7	2000	Avg	9600	N	N	723 DUVALL PL NE
004	177623	0060	10/19/10	\$332,900	\$347,000	2150	7	2010	Avg	3143	N	N	1356 ELMA PL NE
004	177623	0030	5/7/10	\$345,000	\$348,000	2180	7	2010	Avg	3200	N	N	1408 ELMA PL NE
004	177623	0050	7/14/10	\$345,000	\$353,000	2180	7	2010	Avg	3040	N	N	1362 ELMA PL NE
004	344874	0320	8/15/11	\$315,000	\$337,000	2190	7	2009	Avg	6031	N	N	5005 NE 5TH ST
004	947571	0130	9/9/10	\$345,000	\$358,000	2220	7	2002	Avg	5843	N	N	5135 NE 4TH CT
004	951094	0150	7/6/11	\$265,000	\$283,000	2220	7	2001	Avg	4538	N	N	873 BREMERTON AVE NE
004	418700	0010	5/19/10	\$317,500	\$321,000	2230	7	2010	Avg	6538	N	N	5103 NE 6TH PL
004	418700	0050	12/22/10	\$372,900	\$393,000	2230	7	2010	Avg	8801	N	N	5100 NE 7TH ST
004	418700	0220	7/6/10	\$356,475	\$365,000	2230	7	2010	Avg	4500	N	N	668 ILWACO PL NE
004	418700	0240	6/15/10	\$343,400	\$349,000	2230	7	2010	Avg	4500	N	N	654 ILWACO PL NE
004	418700	0290	5/19/10	\$335,850	\$340,000	2230	7	2010	Avg	4499	N	N	608 ILWACO PL NE
004	418700	0310	3/16/10	\$330,475	\$328,000	2230	7	2010	Avg	5863	N	N	603 ILWACO PL NE
004	418700	0340	4/26/10	\$329,900	\$332,000	2230	7	2010	Avg	5001	N	N	621 ILWACO PL NE
004	418700	0430	8/9/10	\$360,950	\$372,000	2230	7	2010	Avg	5515	N	N	689 ILWACO PL NE
004	418700	0460	9/22/10	\$344,900	\$358,000	2230	7	2010	Avg	4691	N	N	676 ILWACO AVE NE
004	418700	0590	3/2/10	\$322,850	\$319,000	2230	7	2010	Avg	5369	N	N	613 ILWACO AVE NE
004	418700	0120	12/13/10	\$358,000	\$377,000	2240	7	2010	Avg	4501	N	N	5214 NE 7TH ST
004	418700	0360	5/12/10	\$330,300	\$333,000	2240	7	2010	Avg	4923	N	N	633 ILWACO PL NE
004	418700	0380	5/28/10	\$340,450	\$345,000	2240	7	2010	Avg	4689	N	N	661 ILWACO PL NE
004	418700	0410	6/21/10	\$347,850	\$354,000	2240	7	2010	Avg	4691	N	N	679 ILWACO PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	418700	0500	6/11/10	\$341,350	\$347,000	2240	7	2010	Avg	4619	N	N	652 ILWACO AVE NE
004	418700	0530	3/18/10	\$342,175	\$340,000	2240	7	2010	Avg	5001	N	N	618 ILWACO AVE NE
004	418700	0650	8/20/10	\$362,400	\$374,000	2240	7	2010	Avg	5500	N	N	675 ILWACO AVE NE
004	102305	9477	6/7/11	\$359,950	\$384,000	2250	7	2011	Avg	5010	N	N	559 JERICHO AVE NE
004	894641	0050	6/26/12	\$335,000	\$349,000	2270	7	2003	Avg	6935	N	N	4237 NE 5TH CT
004	894641	0030	9/20/10	\$335,000	\$348,000	2290	7	2003	Avg	4348	N	N	558 VASHON PL NE
004	894641	0330	7/10/12	\$335,000	\$348,000	2290	7	2003	Avg	6613	N	N	682 VASHON PL NE
004	947792	0150	1/17/12	\$356,500	\$379,000	2340	7	2000	Avg	5340	N	N	572 ROSARIO AVE NE
004	947793	0080	3/8/11	\$366,000	\$389,000	2340	7	2001	Avg	5340	N	N	564 QUINCY AVE NE
004	102305	9449	9/14/12	\$290,000	\$298,000	2350	7	2005	Avg	5767	N	N	981 CHELAN CT NE
004	951094	0110	6/18/12	\$306,000	\$320,000	2370	7	2001	Avg	4784	N	N	886 BREMERTON AVE NE
004	894641	0380	1/21/11	\$364,000	\$385,000	2390	7	2003	Good	4736	N	N	639 VASHON PL NE
004	947570	0330	12/6/10	\$308,000	\$324,000	2420	7	2001	Avg	4967	N	N	413 GRAHAM AVE NE
004	344870	0200	10/26/11	\$335,000	\$358,000	2440	7	2003	Avg	5079	N	N	5201 NE 4TH PL
004	344871	0080	5/18/11	\$340,000	\$363,000	2440	7	2004	Avg	8009	N	N	5301 NE 4TH CT
004	113740	0380	6/10/10	\$340,000	\$346,000	2480	7	2005	Avg	4501	N	N	1063 ILWACO PL NE
004	344872	0050	4/1/10	\$320,000	\$319,000	2480	7	2005	Avg	4640	N	N	509 ILWACO AVE NE
004	418700	0140	2/3/11	\$350,000	\$371,000	2490	7	2010	Avg	4615	N	N	5226 NE 7TH ST
004	418700	0160	1/3/11	\$372,900	\$393,000	2490	7	2010	Avg	6180	N	N	694 ILWACO PL NE
004	418700	0450	11/23/10	\$354,000	\$371,000	2490	7	2010	Avg	4692	N	N	682 ILWACO AVE NE
004	418700	0470	8/27/10	\$383,500	\$396,000	2490	7	2010	Avg	4690	N	N	670 ILWACO AVE NE
004	418700	0070	11/16/10	\$385,975	\$405,000	2500	7	2010	Avg	6017	N	N	5112 NE 7TH ST
004	418700	0110	2/7/11	\$357,000	\$378,000	2500	7	2010	Avg	4501	N	N	5208 NE 7TH ST
004	418700	0180	3/22/11	\$367,900	\$391,000	2500	7	2010	Avg	4501	N	N	688 ILWACO PL NE
004	418700	0200	1/13/11	\$369,500	\$390,000	2500	7	2010	Avg	4500	N	N	678 ILWACO PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	418700	0250	4/27/10	\$354,450	\$356,000	2500	7	2010	Avg	4500	N	N	632 ILWACO PL NE
004	418700	0270	4/19/10	\$359,100	\$360,000	2500	7	2010	Avg	4499	N	N	620 ILWACO PL NE
004	418700	0330	3/31/10	\$347,250	\$346,000	2500	7	2010	Avg	5001	N	N	615 ILWACO PL NE
004	418700	0350	5/13/10	\$381,125	\$385,000	2500	7	2010	Avg	5001	N	N	627 ILWACO PL NE
004	418700	0390	6/21/10	\$356,000	\$363,000	2500	7	2010	Avg	4689	N	N	667 ILWACO PL NE
004	418700	0540	4/12/10	\$343,900	\$344,000	2500	7	2010	Avg	5001	N	N	612 ILWACO AVE NE
004	418700	0600	4/16/10	\$355,000	\$356,000	2500	7	2010	Avg	6346	N	N	619 ILWACO AVE NE
004	418700	0620	4/29/10	\$349,700	\$352,000	2500	7	2010	Avg	5377	N	N	631 ILWACO AVE NE
004	102305	9471	1/4/10	\$346,100	\$336,000	2520	7	2009	Avg	6595	N	N	1033 CHELAN AVE NE
004	113740	0150	12/16/11	\$375,000	\$400,000	2570	7	2011	Avg	4500	N	N	1062 ILWACO PL NE
004	102305	9308	5/9/11	\$404,800	\$432,000	2580	7	2011	Avg	5008	N	N	553 JERICHO AVE NE
004	102305	9478	4/18/11	\$405,000	\$431,000	2580	7	2011	Avg	6095	N	N	5253 NE 6TH ST
004	102305	9479	7/1/11	\$400,000	\$428,000	2580	7	2011	Avg	6129	N	N	5231 NE 6TH ST
004	102305	9480	5/24/11	\$405,000	\$432,000	2580	7	2011	Avg	7001	N	N	5225 NE 6TH ST
004	344871	0070	12/23/10	\$375,000	\$395,000	2580	7	2004	Avg	8190	N	N	5311 NE 4TH CT
004	113740	0090	7/13/12	\$360,000	\$374,000	2950	7	2005	Avg	4506	N	N	5215 NE 10TH PL
004	113740	0110	5/27/12	\$310,000	\$325,000	2950	7	2005	Avg	6065	N	N	1020 ILWACO PL NE
004	113741	0050	9/7/11	\$370,000	\$396,000	2950	7	2005	Avg	6472	N	N	5127 NE 11TH CT
004	947792	0160	2/13/12	\$369,888	\$392,000	3010	7	2001	Avg	5276	N	N	578 ROSARIO AVE NE
004	947794	0230	9/20/11	\$390,000	\$417,000	3010	7	2002	Avg	5633	N	N	665 PASCO PL NE
004	947792	0070	11/8/10	\$375,000	\$393,000	3100	7	2000	Avg	5340	N	N	502 ROSARIO AVE NE
004	947793	0090	6/26/12	\$415,000	\$433,000	3170	7	2001	Avg	5340	N	N	570 QUINCY AVE NE
004	947793	0210	7/12/11	\$429,000	\$459,000	3170	7	2001	Avg	6586	N	N	575 QUINCY AVE NE
004	947794	0210	1/29/10	\$415,000	\$406,000	3180	7	2002	Avg	5791	N	N	677 PASCO PL NE
004	947794	0280	5/11/12	\$360,000	\$378,000	3180	7	2002	Avg	5641	N	N	615 PASCO PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	086970	0190	7/27/12	\$225,000	\$233,000	1220	8	2000	Avg	2076	N	N	4812 NE 5TH ST
004	086970	0270	7/2/12	\$223,500	\$233,000	1220	8	1999	Avg	2031	N	N	4839 NE 5TH ST
004	086970	0230	7/23/12	\$215,000	\$223,000	1310	8	1999	Avg	2698	N	N	4815 NE 5TH ST
004	086970	0460	3/18/11	\$205,750	\$219,000	1310	8	1999	Avg	2287	N	N	4818 NE 5TH CT
004	086970	0170	6/19/12	\$218,500	\$228,000	1420	8	1999	Avg	3420	N	N	503 ELMA PL NE
004	556145	0220	2/8/10	\$370,000	\$364,000	1540	8	1996	Avg	7200	N	N	4336 NE 9TH PL
004	156087	0070	6/4/10	\$275,000	\$279,000	1630	8	1999	Avg	3953	N	N	4615 NE 5TH ST
004	156087	0200	9/22/10	\$270,000	\$280,000	1630	8	1998	Avg	3813	N	N	568 CHELAN PL NE
004	156087	0240	5/16/12	\$307,500	\$323,000	1630	8	1998	Avg	4053	N	N	4614 NE 5TH CT
004	156087	0450	3/29/12	\$285,000	\$301,000	1690	8	1998	Avg	3108	N	N	505 CHELAN PL NE
004	156087	0620	2/10/10	\$258,100	\$254,000	1690	8	1998	Avg	2999	N	N	557 CHELAN PL NE
004	640350	0580	4/1/10	\$352,000	\$351,000	1750	8	1996	VGood	7213	N	N	4211 NE 7TH ST
004	640351	0410	3/9/11	\$275,000	\$292,000	1850	8	1997	Avg	9136	N	N	706 BREMERTON PL NE
004	770820	1090	11/8/12	\$434,950	\$441,000	1900	8	2012	Avg	4938	N	N	670 MOUNT BAKER AVE NE
004	640350	0020	8/30/11	\$315,000	\$337,000	1930	8	1996	Avg	8049	N	N	4415 NE 6TH CT
004	556145	0210	7/14/12	\$312,000	\$324,000	1960	8	1996	Avg	8070	N	N	4330 NE 9TH PL
004	521450	0420	10/14/10	\$363,000	\$379,000	1970	8	2005	Avg	7326	N	N	466 ROSARIO PL NE
004	029381	0430	12/11/12	\$317,000	\$319,000	2010	8	2007	Avg	5315	N	N	5131 NE 8TH CT
004	761250	0020	11/8/10	\$333,750	\$349,000	2020	8	1999	Avg	5795	N	N	5008 NE 9TH PL
004	770820	1100	8/18/11	\$429,950	\$460,000	2030	8	2011	Avg	5253	N	N	664 MOUNT BAKER AVE NE
004	427920	0050	10/5/10	\$375,000	\$390,000	2060	8	2000	Avg	10125	N	N	903 GRAHAM AVE NE
004	143765	0283	2/11/10	\$349,950	\$344,000	2070	8	2009	Avg	8100	N	N	4826 NE 8TH ST
004	156087	0470	1/21/11	\$272,000	\$288,000	2080	8	1998	Avg	2999	N	N	517 CHELAN PL NE
004	640350	0510	6/1/10	\$360,000	\$365,000	2080	8	1997	Avg	7514	N	N	4108 NE 7TH ST
004	640350	0520	4/12/10	\$340,000	\$340,000	2080	8	1997	Avg	9113	N	N	4114 NE 7TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	640351	0440	7/8/11	\$319,000	\$341,000	2080	8	1998	Avg	7469	N	N	707 BREMERTON PL NE
004	177623	0230	5/4/12	\$300,000	\$315,000	2100	8	2012	Avg	4667	N	N	4736 NE 14TH ST
004	194600	0020	5/7/12	\$429,950	\$452,000	2170	8	2012	Avg	5024	N	N	5634 NE 7TH PL
004	194600	0100	7/10/12	\$429,950	\$447,000	2170	8	2012	Avg	5024	N	N	5520 NE 7TH PL
004	194600	0160	2/6/12	\$429,950	\$456,000	2170	8	2012	Avg	5142	N	N	5507 NE 7TH PL
004	194600	0210	9/25/11	\$425,950	\$455,000	2170	8	2012	Avg	5000	N	N	5603 NE 7TH PL
004	194600	0240	5/18/11	\$425,950	\$455,000	2170	8	2011	Avg	5000	N	N	5621 NE 7TH PL
004	194600	0260	5/24/12	\$439,950	\$461,000	2170	8	2012	Avg	4851	N	N	5633 NE 7TH PL
004	770820	0630	7/23/10	\$439,950	\$452,000	2190	8	2010	Avg	4569	N	N	624 KITSAP AVE NE
004	556145	0180	10/26/12	\$365,000	\$371,000	2230	8	1997	Avg	7210	N	N	4312 NE 9TH PL
004	344990	0040	11/2/11	\$335,000	\$358,000	2250	8	2004	Avg	5009	N	N	4225 NE 9TH CIR
004	556145	0070	6/11/12	\$335,500	\$351,000	2260	8	1995	Avg	7570	N	N	902 ANACORTES AVE NE
004	770820	0460	3/15/10	\$375,000	\$372,000	2260	8	2006	Avg	3787	N	N	589 LYONS PL NE
004	770820	0920	7/15/12	\$399,000	\$415,000	2260	8	2007	Avg	4081	N	N	634 LYONS AVE NE
004	143765	0284	6/20/11	\$327,500	\$350,000	2270	8	2009	Avg	5200	N	N	4820 NE 8TH ST
004	143765	0284	3/24/10	\$360,000	\$358,000	2270	8	2009	Avg	5200	N	N	4820 NE 8TH ST
004	921101	0070	4/29/10	\$409,950	\$412,000	2270	8	2009	Avg	10237	N	N	5120 NE 9TH PL
004	921101	0140	1/27/10	\$399,950	\$391,000	2270	8	2009	Avg	5964	N	N	918 ILWACO PL NE
004	921100	0010	8/9/10	\$399,950	\$412,000	2280	8	2009	Avg	5004	N	N	5205 NE 10TH ST
004	921100	0030	3/12/10	\$414,950	\$412,000	2280	8	2009	Avg	8000	N	N	951 ILWACO PL NE
004	921100	0050	3/18/10	\$414,950	\$412,000	2280	8	2009	Avg	7658	N	N	956 ILWACO PL NE
004	921100	0080	4/27/10	\$410,000	\$412,000	2280	8	2009	Avg	4980	N	N	5257 NE 10TH ST
004	921101	0850	11/3/10	\$429,950	\$450,000	2290	8	2010	Avg	5446	N	N	977 KITSAP AVE NE
004	921100	0060	4/16/10	\$419,950	\$421,000	2330	8	2010	Avg	5682	N	N	950 ILWACO PL NE
004	921100	0220	6/28/10	\$429,950	\$439,000	2330	8	2010	Avg	7185	N	N	5228 NE 10TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	921101	0060	4/19/10	\$415,950	\$417,000	2330	8	2010	Avg	5802	N	N	5126 NE 9TH PL
004	921101	0760	3/29/10	\$435,950	\$435,000	2330	8	2010	Avg	4500	N	N	5233 NE 9TH PL
004	921101	0090	2/12/10	\$409,950	\$403,000	2370	8	2010	Avg	5058	N	N	925 ILWACO PL NE
004	921101	0180	9/29/10	\$409,900	\$426,000	2370	8	2010	Avg	5060	N	N	930 ILWACO PL NE
004	029381	0310	4/20/10	\$325,000	\$326,000	2400	8	2007	Avg	5345	N	N	5138 NE 8TH PL
004	143765	0281	5/20/10	\$372,000	\$376,000	2400	8	2009	Avg	5130	N	N	807 FIELD AVE NE
004	521450	0110	5/9/12	\$357,500	\$376,000	2410	8	2005	Avg	8787	N	N	6216 NE 4TH CT
004	521450	0180	3/1/11	\$338,000	\$359,000	2410	8	2005	Avg	8754	N	N	6212 NE 5TH CIR
004	521450	0470	9/10/12	\$420,000	\$432,000	2410	8	2005	Avg	7220	N	N	522 ROSARIO PL NE
004	521450	0410	7/19/12	\$410,000	\$426,000	2420	8	2004	Avg	7980	N	N	460 ROSARIO PL NE
004	177623	0180	5/10/11	\$330,000	\$352,000	2430	8	2010	Avg	3249	N	N	1351 ELMA PL NE
004	521450	0020	2/19/11	\$373,000	\$396,000	2440	8	2004	Avg	8592	N	N	6209 NE 4TH CIR
004	770820	0140	7/10/12	\$405,000	\$421,000	2450	8	2007	Avg	5421	N	N	574 LYONS PL NE
004	194600	0010	6/27/12	\$449,950	\$469,000	2460	8	2012	Avg	6182	N	N	5640 NE 7TH PL
004	194600	0030	9/24/12	\$479,950	\$492,000	2460	8	2011	Avg	5024	N	N	5628 NE 7TH PL
004	194600	0060	8/22/11	\$449,950	\$481,000	2460	8	2012	Avg	5024	N	N	5610 NE 7TH PL
004	194600	0090	4/10/12	\$449,950	\$474,000	2460	8	2012	Avg	5024	N	N	5526 NE 7TH PL
004	194600	0110	8/6/12	\$454,950	\$471,000	2460	8	2012	Avg	5024	N	N	5514 NE 7TH PL
004	194600	0130	1/17/12	\$449,950	\$478,000	2460	8	2012	Avg	6088	N	N	5502 NE 7TH PL
004	194600	0150	5/3/12	\$454,950	\$478,000	2460	8	2012	Avg	5275	N	N	5501 NE 7TH PL
004	194600	0180	3/16/12	\$449,950	\$476,000	2460	8	2012	Avg	6260	N	N	5519 NE 7TH PL
004	194600	0200	8/5/11	\$449,950	\$481,000	2460	8	2011	Avg	5000	N	N	5531 NE 7TH PL
004	194600	0230	9/30/11	\$449,950	\$481,000	2460	8	2012	Avg	5000	N	N	5615 NE 7TH PL
004	770820	0640	4/7/10	\$475,000	\$475,000	2460	8	2009	Avg	4559	N	N	618 KITSAP AVE NE
004	770820	0270	12/13/10	\$430,000	\$452,000	2470	8	2007	Avg	4399	N	N	5615 NE 5TH CT

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	770820	0470	3/1/10	\$400,000	\$396,000	2470	8	2006	Avg	7235	N	N	595 LYONS PL NE
004	770820	0720	9/28/10	\$450,000	\$468,000	2470	8	2010	Avg	4304	N	N	667 KITSAP AVE NE
004	770820	0600	3/16/10	\$449,950	\$447,000	2480	8	2009	Avg	4136	N	N	654 KITSAP AVE NE
004	770820	0690	1/15/10	\$449,000	\$438,000	2480	8	2009	Avg	4291	N	N	637 KITSAP AVE NE
004	770820	0730	5/31/11	\$430,954	\$460,000	2480	8	2010	Avg	4366	N	N	673 KITSAP AVE NE
004	177623	0220	11/18/11	\$309,050	\$330,000	2490	8	2012	Avg	4540	N	N	4730 14TH AVE NE
004	194600	0050	2/16/12	\$445,950	\$473,000	2490	8	2012	Avg	5024	N	N	5616 NE 7TH PL
004	194600	0080	8/21/12	\$445,950	\$460,000	2490	8	2012	Avg	5652	N	N	5532 NE 7TH PL
004	194600	0170	7/6/12	\$454,950	\$474,000	2490	8	2012	Avg	5536	N	N	5513 NE 7TH PL
004	194600	0190	6/6/12	\$445,950	\$467,000	2490	8	2012	Avg	5000	N	N	5525 NE 7TH PL
004	770820	0680	3/30/11	\$427,500	\$455,000	2490	8	2010	Avg	4319	N	N	631 KITSAP AVE NE
004	194600	0040	2/13/12	\$439,950	\$467,000	2500	8	2012	Avg	5024	N	N	5622 NE 7TH PL
004	194600	0070	8/24/11	\$439,950	\$471,000	2500	8	2012	Avg	5024	N	N	5604 NE 7TH PL
004	194600	0220	3/13/12	\$439,950	\$465,000	2500	8	2012	Avg	5000	N	N	5609 NE 7TH PL
004	194600	0250	7/12/12	\$447,950	\$466,000	2500	8	2012	Avg	4851	N	N	5627 NE 7TH PL
004	194600	0270	4/26/11	\$429,950	\$458,000	2500	8	2011	Avg	5726	N	N	5639 NE 7TH PL
004	770820	0420	6/23/10	\$383,000	\$390,000	2510	8	2006	Avg	3982	N	N	565 LYONS PL NE
004	770820	0610	12/28/10	\$420,000	\$443,000	2510	8	2010	Avg	3997	N	N	636 KITSAP AVE NE
004	770820	0670	6/16/11	\$425,000	\$454,000	2510	8	2010	Avg	4349	N	N	625 KITSAP AVE NE
004	770820	0700	8/25/10	\$485,000	\$501,000	2510	8	2010	Avg	4314	N	N	655 KITSAP AVE NE
004	770820	0830	2/10/10	\$455,000	\$447,000	2510	8	2008	Avg	4367	N	N	5406 NE 6TH CT
004	770820	0930	4/5/11	\$400,000	\$426,000	2510	8	2006	Avg	4063	N	N	628 LYONS AVE NE
004	112305	9113	4/20/10	\$431,200	\$433,000	2530	8	2003	Avg	9920	N	N	419 ORCAS PL NE
004	112305	9115	9/20/12	\$375,000	\$385,000	2530	8	2003	Avg	8573	N	N	412 ORCAS PL NE
004	177623	0210	5/3/10	\$374,900	\$377,000	2530	8	2008	Avg	4432	N	N	4724 NE 14TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	921100	0020	9/8/10	\$429,950	\$445,000	2550	8	2010	Avg	6537	N	N	5211 NE 10TH ST
004	921100	0070	3/23/11	\$409,950	\$436,000	2550	8	2012	Avg	6467	N	N	5251 NE 10TH ST
004	029381	0220	12/22/10	\$365,000	\$384,000	2580	8	2007	Avg	5308	N	N	5115 NE 8TH PL
004	029381	0300	11/15/11	\$365,000	\$390,000	2580	8	2007	Avg	5345	N	N	5204 NE 8TH PL
004	521450	0050	4/5/10	\$433,000	\$433,000	2590	8	2004	Avg	7427	N	N	6208 NE 4TH CIR
004	521450	0630	7/2/10	\$420,000	\$429,000	2590	8	2005	Avg	7200	N	N	517 ROSARIO PL NE
004	770820	0750	6/25/10	\$572,000	\$583,000	2670	8	2009	Avg	5318	N	N	685 KITSAP AVE NE
004	770820	1030	12/4/12	\$501,000	\$505,000	2670	8	2008	Avg	4849	N	N	707 MOUNT BAKER AVE NE
004	640351	0110	8/23/12	\$345,000	\$356,000	2710	8	1998	Avg	7307	N	N	4402 NE 7TH PL
004	921101	0130	3/24/10	\$429,950	\$428,000	2740	8	2009	Avg	6289	N	N	912 ILWACO PL NE
004	344990	0140	4/25/12	\$345,000	\$363,000	2750	8	2006	Avg	7630	N	N	4124 NE 9TH PL
004	177623	0040	4/16/10	\$395,000	\$396,000	2770	8	2008	Avg	3040	N	N	1402 ELMA PL NE
004	770820	1110	5/31/11	\$499,950	\$534,000	2770	8	2011	Avg	5880	N	N	658 MOUNT BAKER AVE NE
004	102305	9465	5/25/10	\$420,000	\$425,000	2790	8	2009	Avg	5602	N	N	5132 NE 8TH ST
004	921101	0010	10/19/12	\$429,450	\$438,000	2790	8	2009	Avg	4536	N	N	5222 NE 9TH PL
004	770820	0660	7/30/12	\$449,000	\$465,000	2800	8	2009	Avg	4262	N	N	619 KITSAP AVE NE
004	770820	0660	4/15/10	\$480,000	\$481,000	2800	8	2009	Avg	4262	N	N	619 KITSAP AVE NE
004	770820	0710	3/9/10	\$489,950	\$486,000	2800	8	2009	Avg	4297	N	N	661 KITSAP AVE NE
004	102305	9463	3/9/10	\$435,000	\$431,000	2850	8	2009	Avg	5602	N	N	5120 NE 8TH ST
004	770820	0740	12/9/10	\$500,000	\$526,000	2880	8	2010	Avg	5004	N	N	679 KITSAP AVE NE
004	770820	1020	2/14/11	\$475,000	\$503,000	2880	8	2008	Avg	5108	N	N	701 MOUNT BAKER AVE NE
004	770818	0020	7/17/12	\$514,000	\$534,000	2920	8	2012	Avg	6782	N	N	5508 NE 5TH CIR
004	770818	0040	6/26/12	\$498,000	\$519,000	2920	8	2012	Fair	6605	N	N	5600 NE 5TH CIR
004	770820	0060	8/24/10	\$421,000	\$435,000	2920	8	2006	Avg	7161	N	N	602 MOUNT BAKER AVE NE
004	770820	0210	12/13/10	\$405,000	\$426,000	2920	8	2006	Avg	5809	N	N	576 MOUNT BAKER PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	770820	0760	3/2/10	\$559,950	\$554,000	2920	8	2009	Avg	5553	N	N	703 KITSAP AVE NE
004	770820	0380	4/29/11	\$435,000	\$464,000	2960	8	2006	Avg	9459	N	N	519 KITSAP AVE NE
004	640350	0140	2/4/10	\$380,000	\$373,000	2990	8	1996	Good	7420	N	N	4318 NE 6TH CT
004	921101	0050	1/14/10	\$449,950	\$438,000	3050	8	2009	Avg	5802	N	N	5132 NE 9TH PL
004	770818	0120	8/1/12	\$509,950	\$528,000	3060	8	2012	Avg	6791	N	N	5507 NE 5TH CIR
004	921100	0040	9/27/10	\$449,950	\$468,000	3060	8	2010	Avg	7412	N	N	957 ILWACO PL NE
004	921100	0090	4/6/10	\$448,850	\$449,000	3060	8	2010	Avg	4905	N	N	5263 NE 10TH ST
004	921101	0150	6/30/10	\$437,950	\$447,000	3060	8	2009	Avg	7249	N	N	924 ILWACO PL NE
004	921101	0860	5/18/10	\$469,950	\$475,000	3060	8	2009	Avg	5650	N	N	983 KITSAP AVE NE
004	029381	0460	12/22/11	\$377,500	\$402,000	3070	8	2007	Avg	6140	N	N	5209 NE 8TH CT
004	521450	0560	9/6/12	\$499,950	\$514,000	3070	8	2005	Avg	10159	N	N	601 ROSARIO PL NE
004	521451	0060	4/19/10	\$422,041	\$423,000	3070	8	2005	Avg	7200	N	N	702 ROSARIO PL NE
004	521451	0090	12/6/11	\$378,838	\$404,000	3070	8	2005	Avg	8178	N	N	713 SHADOW AVE NE
004	521451	0180	8/13/11	\$375,000	\$401,000	3070	8	2005	Avg	8536	N	N	657 ROSARIO PL NE
004	770820	1060	8/4/11	\$520,000	\$556,000	3120	8	2012	Avg	8909	N	N	710 MOUNT BAKER AVE NE
004	102305	9462	9/17/10	\$390,000	\$405,000	3170	8	2009	Avg	5955	N	N	802 HOQUIAM AVE NE
004	102305	9464	2/4/10	\$459,000	\$450,000	3170	8	2009	Avg	5602	N	N	5126 NE 8TH ST
004	921101	0820	2/24/12	\$499,950	\$530,000	3230	8	2011	Avg	6327	N	N	978 KITSAP AVE NE
004	921101	0830	6/25/10	\$548,491	\$559,000	3230	8	2009	Avg	9253	N	N	972 KITSAP AVE NE
004	921101	0870	2/2/11	\$455,000	\$482,000	3230	8	2010	Avg	6806	N	N	989 KITSAP AVE NE
004	921100	0100	5/27/10	\$474,950	\$481,000	3280	8	2009	Avg	7851	N	N	5269 NE 10TH ST
004	921100	0190	6/24/10	\$479,950	\$489,000	3280	8	2009	Avg	7186	N	N	5210 NE 10TH ST
004	921100	0200	6/17/10	\$482,950	\$492,000	3280	8	2010	Avg	7904	N	N	5216 NE 10TH ST
004	921100	0230	5/26/10	\$479,950	\$486,000	3280	8	2010	Avg	7903	N	N	5234 NE 10TH ST
004	921101	0020	11/6/12	\$465,000	\$472,000	3280	8	2009	Avg	4607	N	N	5216 NE 9TH PL

Improved Sales Used in this Annual Update Analysis
Area 32
(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
004	640351	0190	10/28/10	\$425,000	\$444,000	3670	8	1997	Good	7200	N	N	4530 NE 7TH PL
004	238520	0030	6/11/10	\$349,900	\$356,000	2380	9	1999	Avg	5625	N	N	812 CHELAN PL NE
004	238520	0090	9/21/12	\$391,000	\$401,000	2380	9	1999	Good	5284	N	N	807 CHELAN PL NE
004	112305	9124	11/2/12	\$410,000	\$416,000	2660	9	2007	Avg	9149	N	N	478 NILE AVE NE
004	029385	0220	9/18/12	\$417,000	\$428,000	2830	9	2006	Avg	7052	N	N	1218 LYONS AVE NE
004	112305	9126	9/16/11	\$422,500	\$452,000	2950	9	2006	Avg	10254	N	N	409 PASCO PL NE
004	935330	0640	3/21/12	\$465,000	\$491,000	3000	9	2008	Avg	10723	N	N	12414 155TH AVE SE
004	102305	9149	7/3/12	\$439,950	\$458,000	3010	9	2012	Avg	9147	N	N	651 HOQUIAM AVE NE
004	770821	0010	9/5/12	\$415,000	\$427,000	3010	9	2006	Avg	7544	N	N	422 KITSAP AVE NE
004	770821	0030	2/1/10	\$456,000	\$447,000	3010	9	2006	Avg	7926	N	N	412 KITSAP AVE NE
004	102305	9501	9/5/12	\$499,950	\$514,000	3040	9	2012	Avg	7300	N	N	510 JERICHO AVE NE
004	102305	9503	9/24/12	\$479,950	\$492,000	3040	9	2012	Avg	5790	N	N	522 JERICHO AVE NE
004	770821	0060	5/14/10	\$445,000	\$449,000	3070	9	2006	Avg	8409	N	N	407 KITSAP AVE NE
004	029385	0110	4/18/11	\$436,950	\$465,000	3190	9	2006	Avg	8292	N	N	5400 NE 13TH PL
004	102305	9504	7/12/12	\$499,950	\$520,000	3200	9	2012	Avg	8120	N	N	5311 NE 5TH CIR
004	102305	9506	5/17/12	\$495,950	\$520,000	3200	9	2012	Avg	7099	N	N	5318 NE 5TH CIR
004	935330	0730	2/7/12	\$505,950	\$537,000	3200	9	2012	Avg	10723	N	N	12632 155TH AVE SE
004	935330	0990	4/7/11	\$456,000	\$485,000	3280	9	2010	Avg	10726	N	N	12048 155TH AVE SE
004	935330	1000	10/25/10	\$554,214	\$579,000	3280	9	2010	Avg	10726	N	N	12206 155TH AVE SE
004	921100	0160	4/13/10	\$518,500	\$519,000	3320	9	2008	Avg	7187	N	N	5126 NE 10TH ST
005	221610	0230	11/12/12	\$225,000	\$228,000	930	6	1969	Good	10890	N	N	14309 141ST CT SE
005	510420	0140	4/17/12	\$195,000	\$205,000	980	6	1969	Good	10101	N	N	14645 SE 140TH PL
005	510420	0270	3/18/11	\$189,900	\$202,000	980	6	1969	Good	9600	N	N	14001 147TH PL SE
005	084710	0069	3/30/11	\$180,000	\$192,000	1000	6	1934	Good	15400	N	N	5403 NE 2ND ST
005	084710	0019	7/1/11	\$145,000	\$155,000	1010	6	1966	Good	9750	N	N	5409 NE 4TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	416990	0040	9/26/11	\$163,500	\$175,000	1010	6	1968	Good	10200	N	N	14001 145TH AVE SE
005	510422	0040	6/23/12	\$250,000	\$261,000	1100	6	1969	Good	9870	N	N	14225 147TH PL SE
005	510422	0070	2/14/12	\$216,000	\$229,000	1100	6	1969	Good	10480	N	N	14247 147TH PL SE
005	510422	0080	10/20/11	\$214,000	\$229,000	1190	6	1969	Good	10660	N	N	14251 147TH PL SE
005	510420	0430	4/21/10	\$245,000	\$246,000	1220	6	1969	VGood	9685	N	N	14630 SE 140TH ST
005	934790	0140	2/25/10	\$234,750	\$232,000	1220	6	1967	Good	8400	N	N	14212 143RD AVE SE
005	221610	0290	10/23/12	\$263,000	\$268,000	1340	6	1969	VGood	9800	N	N	14008 SE 144TH ST
005	510420	0440	12/12/11	\$260,000	\$277,000	1530	6	1969	VGood	9984	N	N	14620 SE 140TH ST
005	510420	0210	3/28/11	\$282,800	\$301,000	1560	6	1969	VGood	9625	N	N	13946 147TH PL SE
005	321110	0950	10/30/12	\$242,000	\$246,000	950	7	1962	Good	8450	N	N	414 CHELAN AVE SE
005	321100	0510	3/4/10	\$170,000	\$168,000	960	7	1959	Avg	7800	N	N	4404 SE 3RD PL
005	321100	0730	3/24/10	\$229,000	\$228,000	980	7	1959	Good	7800	N	N	4109 SE 3RD PL
005	152305	9190	7/21/11	\$176,861	\$189,000	1010	7	1975	Good	12632	N	N	14426 SE 139TH PL
005	108030	0050	10/24/11	\$240,000	\$256,000	1100	7	1978	Good	9800	N	N	14708 SE 138TH PL
005	252500	0510	9/17/10	\$282,000	\$293,000	1130	7	1983	Avg	7650	N	N	220 VASHON AVE SE
005	321110	0660	3/9/11	\$218,200	\$232,000	1160	7	1982	Good	8470	N	N	4113 SE 4TH PL
005	692800	0250	5/14/10	\$290,000	\$293,000	1170	7	1969	Avg	19286	N	N	115 HOQUIAM AVE NE
005	321110	0370	6/28/12	\$275,000	\$287,000	1180	7	1980	Good	8400	N	N	413 CHELAN AVE SE
005	321110	0410	5/6/10	\$260,000	\$262,000	1180	7	1980	Avg	7800	N	N	4524 SE 4TH PL
005	512870	0010	1/7/11	\$220,000	\$232,000	1180	7	1978	Avg	17401	N	N	14120 SE 141ST ST
005	162305	9057	6/2/12	\$212,500	\$222,000	1210	7	1980	Good	10800	N	N	107 UNION AVE NE
005	252500	0600	3/27/12	\$240,000	\$253,000	1220	7	1983	Avg	8925	N	N	129 BREMERTON AVE SE
005	107935	0030	10/11/11	\$264,950	\$283,000	1250	7	1994	Avg	7531	N	N	4114 NE 2ND ST
005	010030	0040	7/7/10	\$269,244	\$275,000	1290	7	2010	Avg	3307	N	N	351 FIELD PL NE
005	252550	0260	8/17/10	\$269,000	\$278,000	1300	7	1986	Avg	9079	N	N	104 BREMERTON PL NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	010030	0520	9/2/10	\$272,951	\$282,000	1310	7	2010	Avg	3425	N	N	320 FIELD PL NE
005	252550	0120	2/1/11	\$249,950	\$265,000	1310	7	1986	Avg	7229	N	N	116 VASHON CT NE
005	252550	0630	10/21/10	\$270,000	\$282,000	1310	7	1986	Good	7636	N	N	4202 NE 1ST PL
005	010030	0020	7/27/10	\$279,951	\$288,000	1320	7	2010	Avg	3307	N	N	363 FIELD PL NE
005	321100	0570	4/26/11	\$204,000	\$217,000	1320	7	1959	Good	10648	N	N	4212 SE 3RD PL
005	321100	0320	7/17/12	\$229,500	\$238,000	1350	7	1959	Good	8400	N	N	4321 SE 3RD ST
005	386350	0070	5/18/11	\$260,000	\$277,000	1390	7	1972	Good	8400	N	N	207 ELMA PL SE
005	152305	9059	12/18/12	\$295,000	\$296,000	1400	7	1968	VGood	65340	N	N	14231 SE 138TH ST
005	152305	9204	11/18/12	\$272,000	\$275,000	1400	7	1985	VGood	14374	N	N	14036 SE 141ST ST
005	252500	0080	7/14/11	\$259,400	\$277,000	1400	7	1981	Good	7500	N	N	204 BREMERTON AVE SE
005	859820	0070	12/21/12	\$219,500	\$220,000	1420	7	2004	Avg	2229	N	N	4014 NE 3RD LN
005	269010	0130	5/10/12	\$255,950	\$269,000	1470	7	2012	Avg	1292	N	N	3801 NE 3RD PL
005	692800	0220	9/21/12	\$287,000	\$294,000	1490	7	1969	VGood	10050	N	N	5007 NE 1ST CT
005	107935	0050	8/4/11	\$289,950	\$310,000	1510	7	1994	Avg	7528	N	N	4126 NE 2ND ST
005	252500	0660	4/26/12	\$240,000	\$253,000	1510	7	1981	Good	7500	N	N	4308 SE 2ND PL
005	252500	0720	10/22/12	\$275,000	\$280,000	1510	7	1983	Good	7520	N	N	249 VASHON AVE SE
005	512700	1690	5/20/11	\$236,000	\$252,000	1520	7	1975	Good	10500	N	N	14410 SE 143RD PL
005	084710	0075	12/23/10	\$265,000	\$279,000	1530	7	1998	Avg	18055	N	N	105 LYONS AVE NE
005	010030	0420	6/11/10	\$282,001	\$287,000	1540	7	2010	Avg	3229	N	N	379 GRAHAM AVE NE
005	010030	0440	5/26/10	\$283,950	\$288,000	1540	7	2010	Avg	3229	N	N	367 GRAHAM AVE NE
005	010030	0490	3/9/10	\$285,293	\$283,000	1540	7	2010	Avg	3016	N	N	323 GRAHAM AVE NE
005	010030	0590	7/21/10	\$273,580	\$281,000	1540	7	2010	Avg	3060	N	N	370 FIELD PL NE
005	321110	0730	5/3/11	\$257,500	\$275,000	1560	7	1980	Good	7930	N	N	4301 SE 4TH PL
005	327615	0150	4/29/10	\$298,000	\$300,000	1570	7	1969	Good	16008	N	N	13905 SE 139TH ST
005	232540	0340	6/11/10	\$260,000	\$264,000	1580	7	2006	Avg	4600	N	N	4410 NE 2ND LN

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	269010	0200	6/7/12	\$285,900	\$299,000	1580	7	2012	Avg	1397	N	N	3915 NE 3RD PL
005	269010	0210	8/18/11	\$269,950	\$289,000	1580	7	2011	Avg	1396	N	N	3945 NE 3RD PL
005	321110	0670	4/20/10	\$285,000	\$286,000	1580	7	1981	Good	12213	N	N	4119 SE 4TH PL
005	252500	0530	5/14/10	\$274,000	\$277,000	1590	7	1983	Good	7500	N	N	208 VASHON AVE SE
005	010030	0010	6/24/10	\$270,732	\$276,000	1630	7	2010	Avg	3585	N	N	371 FIELD PL NE
005	010030	0030	7/12/10	\$292,500	\$299,000	1630	7	2010	Avg	3307	N	N	357 FIELD PL NE
005	010030	0050	5/21/10	\$280,000	\$283,000	1630	7	2010	Avg	3383	N	N	337 FIELD PL NE
005	010030	0070	4/2/10	\$297,716	\$297,000	1630	7	2010	Avg	3793	N	N	325 FIELD PL NE
005	010030	0080	7/3/10	\$286,522	\$293,000	1630	7	2010	Avg	3618	N	N	301 FIELD PL NE
005	010030	0090	7/6/10	\$292,889	\$299,000	1630	7	2010	Avg	4118	N	N	273 GRAHAM AVE NE
005	010030	0100	6/21/10	\$292,951	\$299,000	1630	7	2010	Avg	3099	N	N	267 GRAHAM AVE NE
005	010030	0110	6/30/10	\$294,276	\$301,000	1630	7	2010	Avg	3164	N	N	261 FIELD PL NE
005	010030	0110	3/8/12	\$295,000	\$312,000	1630	7	2010	Avg	3164	N	N	261 FIELD PL NE
005	010030	0250	4/1/10	\$284,846	\$284,000	1630	7	2010	Avg	3223	N	N	262 GRAHAM AVE NE
005	010030	0260	4/27/10	\$287,950	\$289,000	1630	7	2010	Avg	3274	N	N	268 GRAHAM AVE NE
005	010030	0270	7/22/10	\$291,950	\$300,000	1630	7	2010	Avg	3733	N	N	274 GRAHAM AVE NE
005	269010	0170	2/2/12	\$269,950	\$287,000	1670	7	2012	Avg	1477	N	N	3903 NE 3RD PL
005	252550	0360	4/18/12	\$315,000	\$332,000	1690	7	1985	Avg	9152	N	N	165 BREMERTON PL NE
005	252550	0390	6/17/11	\$275,000	\$294,000	1690	7	1986	Avg	8250	N	N	151 BREMERTON PL NE
005	692800	0600	9/20/10	\$331,000	\$344,000	1690	7	1989	VGood	14430	N	N	4924 SE 2ND PL
005	269010	0140	5/15/12	\$264,950	\$278,000	1710	7	2012	Avg	1284	N	N	3805 NE 3RD PL
005	269010	0150	2/23/12	\$264,950	\$281,000	1710	7	2012	Avg	1284	N	N	3809 NE 3RD PL
005	269010	0160	2/29/12	\$269,950	\$286,000	1710	7	2011	Avg	1477	N	N	3813 NE 3RD PL
005	269010	0180	7/10/12	\$272,950	\$284,000	1710	7	2012	Avg	1284	N	N	3907 NE 3RD PL
005	269010	0190	7/25/12	\$279,950	\$290,000	1710	7	2012	Avg	1284	N	N	3911 NE 3RD PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	512700	0390	5/27/11	\$235,000	\$251,000	1710	7	1968	Good	11520	N	N	13814 SE 141ST ST
005	269010	0220	8/18/11	\$259,950	\$278,000	1720	7	2011	Avg	1284	N	N	3949 NE 3RD PL
005	269010	0230	8/18/11	\$259,950	\$278,000	1720	7	2011	Avg	1284	N	N	3953 NE 3RD PL
005	327615	0100	1/4/10	\$372,000	\$361,000	1720	7	1968	VGood	12540	N	N	13807 139TH AVE SE
005	512700	0430	1/4/10	\$310,000	\$301,000	1730	7	1971	Good	9520	N	N	13717 SE 141ST ST
005	010030	0300	3/31/10	\$302,420	\$302,000	1760	7	2010	Avg	4897	N	N	5011 NE 3RD ST
005	010030	0060	5/21/10	\$272,950	\$276,000	1800	7	2010	Avg	3637	N	N	331 FIELD PL NE
005	010030	0410	6/24/10	\$277,000	\$282,000	1820	7	2010	Avg	3522	N	N	385 GRAHAM AVE NE
005	010030	0430	7/10/10	\$284,000	\$291,000	1820	7	2010	Avg	3091	N	N	373 GRAHAM AVE NE
005	010030	0460	4/21/10	\$287,950	\$289,000	1820	7	2010	Avg	3229	N	N	355 GRAHAM AVE NE
005	010030	0470	5/10/10	\$282,950	\$285,000	1820	7	2010	Avg	3185	N	N	335 GRAHAM AVE NE
005	010030	0480	3/15/10	\$294,950	\$293,000	1820	7	2010	Avg	3030	N	N	329 GRAHAM AVE NE
005	010030	0580	7/22/10	\$282,500	\$290,000	1820	7	2010	Avg	3019	N	N	364 FIELD PL NE
005	010030	0600	1/21/11	\$254,950	\$270,000	1820	7	2010	Avg	3058	N	N	376 FIELD PL NE
005	512700	1560	3/2/12	\$250,000	\$265,000	1870	7	1967	Good	10120	N	N	14320 SE 144TH ST
005	563720	0160	3/15/11	\$279,000	\$296,000	1890	7	2002	Avg	7509	N	N	307 MOUNT BAKER PL NE
005	232540	0060	8/9/12	\$280,000	\$290,000	1900	7	2006	Avg	3990	N	N	4408 NE 2ND CT
005	232540	0090	2/10/12	\$250,000	\$265,000	1900	7	2006	Avg	3330	N	N	4330 NE 2ND CT
005	232540	0380	9/27/11	\$268,500	\$287,000	1900	7	2006	Avg	3390	N	N	236 ANACORTES PL NE
005	232540	0490	12/22/10	\$258,000	\$272,000	1900	7	2006	Avg	5400	N	N	4326 NE 2ND LN
005	232540	0510	4/12/11	\$260,000	\$277,000	1900	7	2006	Avg	3840	N	N	4314 NE 2ND LN
005	059350	0030	3/26/12	\$254,000	\$268,000	1970	7	1963	VGood	9800	N	N	14022 143RD AVE SE
005	370295	0270	8/12/10	\$265,000	\$273,000	2000	7	2010	Avg	4101	N	N	5114 NE 3RD CIR
005	370295	0280	6/28/10	\$265,000	\$270,000	2000	7	2010	Avg	3711	N	N	5008 NE 3RD CIR
005	731210	0160	11/16/12	\$295,000	\$299,000	2050	7	2007	Avg	2779	N	N	4416 NE 3RD LN

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	232540	0520	5/17/11	\$260,000	\$277,000	2100	7	2006	Avg	5060	N	N	220 WHITMAN PL NE
005	512700	0520	10/27/10	\$295,000	\$308,000	2100	7	1968	VGood	9790	N	N	13832 SE 142ND ST
005	512700	0520	7/5/12	\$324,000	\$337,000	2100	7	1968	VGood	9790	N	N	13832 SE 142ND ST
005	232540	0210	12/28/10	\$310,000	\$327,000	2190	7	2006	Avg	4860	N	N	221 WHITMAN PL NE
005	731210	0080	8/10/10	\$355,000	\$366,000	2270	7	2007	Avg	5829	N	N	4403 NE 3RD LN
005	010030	0140	4/5/10	\$350,527	\$350,000	2280	7	2010	Avg	4518	N	N	5009 NE 2ND CT
005	563720	0230	3/14/11	\$354,500	\$377,000	2330	7	2002	Avg	10022	N	N	5501 NE 3RD LN
005	010030	0120	6/21/10	\$322,211	\$328,000	2390	7	2010	Avg	4517	N	N	255 GRAHAM AVE NE
005	010030	0150	6/23/10	\$344,144	\$351,000	2390	7	2010	Avg	4671	N	N	5015 NE 2ND CT
005	232540	0430	12/12/10	\$310,000	\$326,000	2470	7	2006	Avg	4830	N	N	261 BREMERTON AVE NE
005	107945	0410	7/5/11	\$345,000	\$369,000	1410	8	1984	Good	10240	N	N	14824 SE 145TH PL
005	107200	0160	1/3/12	\$278,500	\$296,000	1610	8	1977	Good	11088	N	N	14209 149TH PL SE
005	107945	0250	11/1/12	\$344,085	\$350,000	1850	8	1984	Good	10100	N	N	15006 SE 145TH PL
005	107200	0420	10/10/12	\$339,000	\$346,000	1880	8	1977	Good	11440	N	N	14218 149TH PL SE
005	743670	0100	3/20/12	\$339,950	\$359,000	1880	8	2012	Avg	3466	N	N	252 VASHON AVE NE
005	743670	0150	6/5/12	\$342,950	\$359,000	1880	8	2012	Avg	3352	N	N	270 VASHON AVE NE
005	107201	0560	6/2/10	\$395,000	\$401,000	1900	8	1977	VGood	11340	N	N	14123 148TH PL SE
005	142305	9035	1/25/11	\$275,000	\$291,000	1930	8	1978	Good	19166	N	N	13325 156TH AVE SE
005	329590	0130	7/5/12	\$348,000	\$362,000	1980	8	2004	Avg	4754	N	N	6132 SE 2ND LN
005	329590	0410	10/25/12	\$321,500	\$327,000	1980	8	2003	Avg	4959	N	N	252 SHADOW PL SE
005	778789	0610	12/5/12	\$399,000	\$402,000	2000	8	2004	Avg	7589	N	N	319 LYONS AVE NE
005	666903	0020	3/21/11	\$347,000	\$369,000	2030	8	2003	Avg	7292	N	N	5506 SE 2ND CT
005	743670	0110	4/10/12	\$349,950	\$369,000	2050	8	2012	Avg	3200	N	N	258 VASHON AVE NE
005	743670	0120	6/14/12	\$352,950	\$369,000	2050	8	2012	Avg	3739	N	N	4234 NE 2ND PL
005	743670	0130	6/1/12	\$352,950	\$370,000	2050	8	2012	Avg	3739	N	N	4235 NE 2ND CT

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	743670	0140	5/17/12	\$354,950	\$372,000	2050	8	2012	Avg	3200	N	N	264 VASHON AVE NE
005	329590	0080	5/13/11	\$275,000	\$293,000	2070	8	2003	Avg	4502	N	N	6203 SE 2ND PL
005	743670	0070	6/14/12	\$389,950	\$407,000	2070	8	2012	Avg	4296	N	N	251 VASHON AVE NE
005	743670	0220	3/13/12	\$374,950	\$397,000	2070	8	2012	Avg	4108	N	N	4236 NE 2ND CT
005	504570	0020	5/6/10	\$415,000	\$418,000	2110	8	2010	Avg	6170	N	N	4706 NE 2ND PL
005	504570	0060	4/26/10	\$410,000	\$412,000	2110	8	2010	Avg	4700	N	N	259 ELMA PL NE
005	421960	0110	11/3/10	\$358,995	\$376,000	2140	8	2006	Avg	5148	N	N	230 CHELAN AVE NE
005	421960	0270	9/11/12	\$400,000	\$411,000	2140	8	2005	Avg	6117	N	N	274 CHELAN CT NE
005	421960	0550	2/16/10	\$350,000	\$345,000	2140	8	2006	Avg	4500	N	N	4603 NE 1ST CT
005	421960	0660	5/20/11	\$327,000	\$349,000	2140	8	2006	Avg	4500	N	N	157 BREMERTON AVE NE
005	421960	0690	8/20/12	\$352,750	\$364,000	2140	8	2006	Avg	6201	N	N	175 BREMERTON AVE NE
005	512630	0660	4/23/12	\$343,000	\$361,000	2170	8	2003	Avg	7809	N	N	6004 NE 1ST PL
005	512630	0720	10/27/10	\$375,000	\$392,000	2170	8	2003	Avg	8388	N	N	6001 NE 1ST ST
005	512631	0430	4/20/12	\$350,000	\$369,000	2170	8	2005	Avg	9516	N	N	318 PASCO DR NE
005	512631	1160	12/16/10	\$340,000	\$358,000	2170	8	2006	Avg	6747	N	N	5731 NE 1ST PL
005	152305	9238	5/3/10	\$370,000	\$372,000	2180	8	2005	Avg	3850	N	N	366 GRAHAM AVE NE
005	504570	0330	10/18/11	\$390,460	\$417,000	2200	8	2010	Avg	6400	N	N	4706 NE 2ND PL
005	330430	0540	5/5/11	\$424,950	\$453,000	2220	8	2011	Avg	8393	N	N	118 UNDERWOOD PL S
005	152305	9099	8/16/11	\$351,000	\$375,000	2240	8	2011	Avg	5129	N	N	5104 NE 3RD ST
005	152305	9251	5/13/11	\$364,950	\$389,000	2240	8	2011	Avg	5904	N	N	316 HOQUIAM AVE NE
005	504570	0120	3/29/12	\$389,950	\$412,000	2240	8	2011	Avg	4530	N	N	4806 NE 3RD ST
005	504570	0070	4/28/11	\$384,000	\$409,000	2260	8	2010	Avg	4910	N	N	265 ELMA PL NE
005	329590	0270	9/30/12	\$366,000	\$375,000	2300	8	2003	Avg	4258	N	N	6213 SE 3RD PL
005	329590	0360	9/24/12	\$363,000	\$372,000	2300	8	2003	Avg	4277	N	N	302 SHADOW PL SE
005	107201	0340	10/21/11	\$354,000	\$378,000	2310	8	1977	Good	11340	N	N	14102 149TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	743670	0170	8/2/12	\$389,950	\$404,000	2310	8	2012	Avg	5078	N	N	4208 NE 2ND CT
005	152305	9250	5/26/11	\$360,000	\$384,000	2320	8	2011	Avg	5304	N	N	5102 NE 3RD ST
005	421960	0010	5/15/12	\$389,950	\$409,000	2320	8	2012	Avg	5280	N	N	234 BREMERTON AVE NE
005	743670	0020	5/19/12	\$374,950	\$393,000	2320	8	2012	Avg	3825	N	N	4106 NE 2ND PL
005	743670	0030	8/6/12	\$385,100	\$399,000	2320	8	2012	Avg	3555	N	N	4112 NE 2ND PL
005	743670	0040	5/8/12	\$377,950	\$397,000	2320	8	2012	Avg	3555	N	N	4118 NE 2ND PL
005	743670	0080	4/25/12	\$369,000	\$388,000	2320	8	2012	Avg	3770	N	N	257 VASHON AVE NE
005	743670	0090	3/6/12	\$376,950	\$399,000	2320	8	2012	Avg	4344	N	N	263 VASHON AVE NE
005	743670	0160	3/14/12	\$382,950	\$405,000	2320	8	2012	Avg	4994	N	N	4204 NE 2ND CT
005	743670	0200	7/10/12	\$380,000	\$395,000	2320	8	2012	Avg	4658	N	N	4224 NE 2ND CT
005	743670	0210	3/14/12	\$379,950	\$402,000	2320	8	2012	Avg	4272	N	N	4230 NE 2ND CT
005	329590	0480	2/21/12	\$336,000	\$356,000	2330	8	2004	Avg	4254	N	N	304 ROSARIO PL SE
005	107203	0180	5/1/12	\$345,000	\$363,000	2380	8	1982	Good	15000	N	N	14920 SE 139TH PL
005	743670	0010	5/23/12	\$394,950	\$414,000	2380	8	2012	Avg	5023	N	N	4100 NE 2ND PL
005	743670	0230	6/27/12	\$404,950	\$422,000	2380	8	2012	Avg	5179	N	N	4242 NE 2ND CT
005	743670	0240	8/6/12	\$409,950	\$424,000	2380	8	2012	Avg	5353	N	N	278 VASHON PL NE
005	329590	0120	5/29/12	\$348,888	\$365,000	2400	8	2004	Avg	4754	N	N	6204 SE 2ND LN
005	504570	0040	6/18/10	\$450,784	\$459,000	2400	8	2010	Avg	5980	N	N	4718 NE 2ND PL
005	512630	0630	4/2/12	\$377,000	\$398,000	2400	8	2003	Avg	6682	N	N	6017 NE 1ST PL
005	329590	0420	7/19/10	\$375,000	\$385,000	2420	8	2004	Avg	4935	N	N	6211 SE 2ND LN
005	504570	0180	2/7/11	\$439,950	\$466,000	2420	8	2010	Avg	5010	N	N	266 ELMA CT NE
005	421960	0100	6/20/12	\$409,950	\$428,000	2430	8	2012	Avg	5129	N	N	233 CHELAN AVE NE
005	504570	0190	5/24/11	\$431,353	\$460,000	2460	8	2010	Avg	5000	N	N	260 ELMA CT NE
005	152305	9245	8/12/10	\$485,000	\$500,000	2470	8	2007	Avg	5870	N	N	4708 NE 2ND CT
005	743670	0050	6/29/12	\$374,950	\$391,000	2470	8	2012	Avg	5223	N	N	4107 NE 2ND CT

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	743670	0060	4/5/12	\$379,950	\$401,000	2470	8	2012	Avg	4950	N	N	4113 NE 2ND CT
005	504570	0150	2/27/12	\$429,950	\$456,000	2480	8	2011	Avg	5470	N	N	306 ELMA CT NE
005	504570	0200	4/12/12	\$439,950	\$464,000	2480	8	2010	Avg	5870	N	N	254 ELMA CT NE
005	504570	0050	5/27/10	\$460,000	\$466,000	2520	8	2009	Avg	5380	N	N	253 ELMA PL NE
005	692800	0550	8/16/11	\$424,950	\$455,000	2520	8	2011	Avg	6809	N	N	5021 SE 2ND ST
005	421960	0150	8/20/12	\$375,000	\$387,000	2580	8	2005	Avg	6045	N	N	4602 NE 2ND ST
005	666903	0060	10/13/11	\$355,000	\$379,000	2590	8	2003	Avg	7253	N	N	5530 SE 2ND CT
005	504570	0010	7/26/12	\$430,000	\$446,000	2600	8	2008	Avg	7200	N	N	4700 NE 2ND PL
005	504570	0030	11/14/11	\$430,241	\$459,000	2600	8	2010	Avg	6170	N	N	4712 NE 2ND PL
005	512630	0110	7/16/12	\$365,000	\$379,000	2600	8	2004	Avg	4520	N	N	5825 SE 2ND CT
005	512631	0860	10/17/12	\$410,000	\$418,000	2610	8	2004	Avg	5004	N	N	186 NILE PL NE
005	421962	0040	12/5/12	\$432,950	\$436,000	2620	8	2012	Avg	4809	N	N	4506 NE 2ND CT
005	152305	9234	1/3/12	\$330,000	\$351,000	2650	8	2003	Avg	4784	N	N	4115 NE 2ND ST
005	107201	0300	11/13/12	\$366,000	\$371,000	2680	8	1978	Good	11340	N	N	14137 150TH PL SE
005	692800	0560	6/11/12	\$425,000	\$444,000	2700	8	2012	Avg	9398	N	N	5027 SE 2ND ST
005	421962	0010	11/2/12	\$455,000	\$462,000	2720	8	2012	Avg	6578	N	N	4524 NE 2ND CT
005	421962	0080	3/12/12	\$439,000	\$464,000	2730	8	2012	Avg	5204	N	N	254 BREMERTON AVE NE
005	504570	0220	11/8/12	\$449,950	\$456,000	2730	8	2012	Avg	5610	N	N	4815 NE 3RD PL
005	512631	0750	5/30/12	\$410,000	\$429,000	2810	8	2004	Avg	8011	N	N	193 NILE PL NE
005	084710	0056	6/19/12	\$474,950	\$496,000	2820	8	2012	Avg	9649	N	N	253 NILE AVE NE
005	512631	0190	6/14/11	\$390,000	\$417,000	2820	8	2007	Avg	9272	N	N	215 PASCO DR NE
005	504570	0210	7/11/12	\$449,950	\$468,000	2830	8	2012	Avg	5680	N	N	4812 NE 2ND PL
005	512631	0340	6/28/12	\$425,000	\$443,000	2830	8	2005	Avg	8400	N	N	369 PASCO DR NE
005	512631	0470	8/29/11	\$368,000	\$394,000	2830	8	2005	Avg	8126	N	N	5930 NE 2ND CT
005	512631	0730	11/18/12	\$477,000	\$483,000	2830	8	2005	Avg	7974	N	N	206 PASCO DR NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	512630	0600	7/7/12	\$375,000	\$390,000	2840	8	2003	Avg	5479	N	N	6008 SE 2ND ST
005	512631	0150	12/1/11	\$355,000	\$379,000	2840	8	2005	Avg	8566	N	N	254 NILE AVE NE
005	512631	1060	9/12/12	\$435,000	\$447,000	2840	8	2006	Avg	6303	N	N	5728 NE 1ST PL
005	512630	0360	6/21/11	\$349,000	\$373,000	2870	8	2003	Avg	4770	N	N	5932 SE 2ND CT
005	512631	1070	10/3/12	\$421,000	\$431,000	2870	8	2006	Avg	4950	N	N	5724 NE 1ST PL
005	778789	0290	6/22/12	\$435,000	\$454,000	2870	8	2003	Avg	7200	N	N	270 LYONS PL NE
005	084710	0044	8/27/12	\$460,000	\$474,000	2900	8	2012	Avg	10668	N	N	250 MOUNT BAKER AVE NE
005	778789	0460	4/2/12	\$403,000	\$425,000	2930	8	2004	Avg	7380	N	N	5427 NE 3RD ST
005	778789	0580	10/10/12	\$366,500	\$374,000	2930	8	2003	Avg	7200	N	N	5328 NE 2ND ST
005	421961	0600	8/9/12	\$390,000	\$403,000	2940	8	2007	Avg	6923	N	N	4812 NE 1ST ST
005	512630	0680	6/22/12	\$415,000	\$433,000	2950	8	2003	Avg	5800	N	N	6015 NE 1ST CT
005	512631	0220	3/23/12	\$403,000	\$426,000	2970	8	2006	Avg	7500	N	N	259 PASCO DR NE
005	512631	0250	6/2/11	\$380,000	\$406,000	2970	8	2006	Avg	7250	N	N	301 PASCO DR NE
005	512631	0550	3/30/12	\$415,000	\$438,000	2970	8	2003	Avg	7250	N	N	264 QUINCY AVE NE
005	512631	0590	9/5/12	\$440,000	\$453,000	2970	8	2004	Avg	7581	N	N	232 QUINCY AVE NE
005	421960	0290	11/11/11	\$418,000	\$446,000	2990	8	2006	Avg	6025	N	N	262 CHELAN CT NE
005	421961	0570	10/17/11	\$429,000	\$458,000	3000	8	2007	Avg	7622	N	N	102 ELMA PL SE
005	421962	0060	6/23/12	\$459,950	\$480,000	3000	8	2012	Avg	7426	N	N	266 BREMERTON AVE NE
005	692800	0605	12/27/11	\$459,950	\$490,000	3030	8	2011	Avg	6625	N	N	4918 SE 2ND PL
005	107203	0230	10/9/12	\$464,000	\$474,000	3060	8	2002	Avg	12240	N	N	14907 SE 138TH PL
005	512631	0160	8/14/12	\$400,000	\$413,000	3070	8	2007	Avg	7479	N	N	203 PASCO DR NE
005	421961	0020	5/12/10	\$498,000	\$503,000	3090	8	2010	Avg	6686	N	N	4707 NE 2ND ST
005	692800	0540	8/25/11	\$461,600	\$494,000	3100	8	2011	Avg	7092	N	N	5011 SE 2ND ST
005	692800	0545	9/26/11	\$459,950	\$492,000	3100	8	2011	Avg	6912	N	N	5017 SE 2ND ST
005	084710	0043	4/26/12	\$484,950	\$510,000	3110	8	2012	Avg	11203	N	N	256 MOUNT BAKER AVE NE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	084710	0046	5/1/12	\$479,950	\$505,000	3110	8	2012	Avg	11225	N	N	265 NILE AVE NE
005	421961	0330	7/1/11	\$466,000	\$498,000	3110	8	2007	Avg	6588	N	N	4713 NE 1ST ST
005	421960	0240	4/10/12	\$385,000	\$406,000	3120	8	2006	Avg	5909	N	N	4600 NE 2ND CT
005	421960	0490	9/2/11	\$409,000	\$437,000	3120	8	2006	Avg	5761	N	N	4652 NE 1ST CT
005	421962	0050	8/14/12	\$479,950	\$496,000	3120	8	2012	Avg	7735	N	N	4500 NE 2ND CT
005	421962	0070	7/25/12	\$469,950	\$488,000	3120	8	2012	Avg	7286	N	N	260 BREMERTON AVE NE
005	421960	0250	3/12/12	\$381,400	\$404,000	3130	8	2006	Avg	5833	N	N	4606 NE 2ND CT
005	778789	0070	12/20/12	\$430,000	\$431,000	3130	8	2003	Avg	7404	N	N	5300 NE 2ND CT
005	778789	0210	4/19/10	\$435,000	\$436,000	3130	8	2003	Avg	7201	N	N	5503 NE 2ND CT
005	692800	0610	2/22/12	\$459,950	\$488,000	3140	8	2011	Avg	6625	N	N	4916 SE 2ND PL
005	692800	0640	5/7/12	\$459,950	\$483,000	3140	8	2012	Avg	7874	N	N	4900 SE 2ND PL
005	778789	0110	7/30/12	\$458,000	\$475,000	3140	8	2003	Avg	7284	N	N	5403 NE 2ND CT
005	666903	0010	11/18/10	\$407,000	\$427,000	3200	8	2003	Avg	8263	N	N	5500 SE 2ND CT
005	084710	0047	4/23/12	\$484,950	\$511,000	3220	8	2012	Avg	9825	N	N	259 NILE AVE NE
005	421961	0010	5/13/10	\$499,950	\$505,000	3290	8	2010	Avg	5531	N	N	4701 NE 2ND ST
005	778789	0430	10/27/10	\$500,000	\$522,000	3400	8	2003	Avg	7355	N	N	276 KITSAP AVE NE
005	692800	0620	4/25/12	\$479,950	\$505,000	3480	8	2012	Avg	6625	N	N	4910 SE 2ND PL
005	692800	0630	2/23/12	\$499,950	\$530,000	3510	8	2012	Avg	6625	N	N	4906 SE 2ND PL
005	084710	0093	12/23/10	\$470,000	\$495,000	3580	8	2008	Avg	9869	N	N	5402 NE 1ST ST
005	084710	0096	5/16/11	\$494,000	\$527,000	3930	8	2008	Avg	21590	N	N	5318 NE 1ST ST
005	084710	0094	6/10/11	\$490,000	\$523,000	3970	8	2008	Avg	10568	N	N	5324 NE 1ST ST
005	107201	0310	12/21/10	\$290,000	\$305,000	1670	9	1978	Avg	11340	N	N	14132 149TH PL SE
005	330430	0560	9/17/12	\$429,550	\$441,000	2220	9	2012	Avg	9305	N	N	6413 SE 2ND ST
005	330430	0570	11/1/11	\$415,000	\$443,000	2220	9	2011	Avg	7947	N	N	6407 SE 2ND ST
005	778705	0150	11/11/11	\$458,000	\$489,000	2310	9	2011	Avg	7414	N	N	203 ILWACO PL SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	778705	0490	11/1/11	\$455,000	\$486,000	2310	9	2011	Avg	7566	N	N	101 HOQUIAM PL NE
005	778705	0500	1/16/12	\$460,000	\$489,000	2310	9	2011	Avg	7954	N	N	119 HOQUIAM PL SE
005	778705	0510	4/19/12	\$455,000	\$479,000	2310	9	2012	Avg	8568	N	N	125 HOQUIAM PL SE
005	778705	0520	5/11/12	\$459,950	\$483,000	2310	9	2012	Avg	8568	N	N	131 HOQUIAM PL SE
005	778705	0370	3/24/11	\$419,000	\$446,000	2320	9	2011	Avg	7220	N	N	5156 NE 1ST CT
005	778705	0580	10/26/10	\$396,000	\$414,000	2320	9	2010	Avg	7200	N	N	154 HOQUIAM AVE NE
005	778705	0430	6/21/10	\$502,000	\$512,000	2350	9	2010	Avg	7200	N	N	167 HOQUIAM PL NE
005	778705	0440	11/9/10	\$475,000	\$497,000	2350	9	2010	Avg	7200	N	N	161 HOQUIAM PL NE
005	778705	0450	12/7/10	\$475,000	\$499,000	2350	9	2010	Avg	7200	N	N	157 HOQUIAM PL NE
005	778705	0460	3/21/11	\$473,000	\$503,000	2350	9	2010	Avg	7200	N	N	153 HOQUIAM PL NE
005	778705	0470	4/26/11	\$479,000	\$511,000	2350	9	2010	Avg	7200	N	N	113 HOQUIAM PL NE
005	778705	0480	9/8/11	\$456,000	\$488,000	2350	9	2010	Avg	7200	N	N	107 HOQUIAM PL NE
005	107203	0030	1/26/11	\$344,000	\$364,000	2360	9	1982	Good	12672	N	N	15007 SE 139TH PL
005	778705	0070	7/13/11	\$420,000	\$449,000	2390	9	2011	Avg	7274	N	N	208 ILWACO PL SE
005	778705	0110	9/12/11	\$425,000	\$455,000	2390	9	2011	Avg	9627	N	N	216 HOQUIAM PL SE
005	370295	0340	9/24/12	\$415,000	\$425,000	2430	9	2008	Avg	4326	N	N	5009 NE 3RD PL
005	107201	0330	3/23/10	\$317,500	\$316,000	2440	9	1978	Good	11340	N	N	14112 149TH PL SE
005	330430	0300	9/8/11	\$449,950	\$481,000	2460	9	2011	Avg	8643	N	N	113 UNDERWOOD PL N
005	330430	0200	12/13/10	\$449,950	\$473,000	2480	9	2010	Avg	7418	N	N	122 SHADOW AVE NE
005	330430	0440	4/20/10	\$490,000	\$492,000	2480	9	2010	Avg	8742	N	N	6216 SE 2ND ST
005	107201	0280	9/5/12	\$345,000	\$355,000	2580	9	1978	Good	11340	N	N	14125 150TH PL SE
005	730290	0080	1/5/11	\$465,000	\$491,000	2610	9	1995	Avg	21781	N	N	14506 152ND PL SE
005	778705	0030	5/10/11	\$454,000	\$484,000	2610	9	2010	Avg	7274	N	N	122 ILWACO PL SE
005	778705	0200	5/11/11	\$475,000	\$507,000	2610	9	2010	Avg	7201	N	N	103 ILWACO PL SE
005	778705	0380	1/31/11	\$465,000	\$492,000	2610	9	2010	Avg	7617	N	N	5150 NE 1ST CT

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330430	0670	2/17/12	\$472,950	\$502,000	2630	9	2011	Avg	7359	N	N	6207 SE 2ND ST
005	330430	0420	11/15/10	\$475,000	\$498,000	2640	9	2010	Avg	8059	N	N	106 SHADOW AVE NE
005	778705	0060	8/5/11	\$450,000	\$481,000	2660	9	2011	Avg	7274	N	N	202 ILWACO PL SE
005	778705	0130	10/14/11	\$485,059	\$518,000	2660	9	2011	Avg	9601	N	N	204 HOQUIAM PL SE
005	778705	0220	11/16/11	\$450,000	\$480,000	2660	9	2011	Avg	7452	N	N	130 HOQUIAM PL SE
005	778705	0310	3/26/12	\$447,164	\$472,000	2660	9	2012	Avg	7761	N	N	114 ILWACO PL NE
005	778705	0540	12/7/10	\$430,000	\$452,000	2660	9	2010	Avg	7566	N	N	102 HOQUIAM AVE NE
005	330430	0210	5/29/12	\$472,950	\$495,000	2700	9	2012	Avg	7992	N	N	6212 NE 1ST ST
005	020090	0030	2/26/10	\$415,000	\$410,000	2740	9	2003	Avg	7620	N	N	5954 NE 3RD CT
005	330430	0410	11/23/11	\$499,950	\$534,000	2820	9	2011	Avg	8193	N	N	104 SHADOW AVE NE
005	330430	0180	8/12/10	\$503,000	\$518,000	2840	9	2010	Avg	7840	N	N	121 SHADOW AVE NE
005	330430	0360	8/2/11	\$503,000	\$538,000	2840	9	2011	Avg	8626	N	N	6221 NE 1ST ST
005	020090	0070	2/3/10	\$469,500	\$461,000	2930	9	2003	Avg	7200	N	N	323 QUINCY AVE NE
005	020091	0140	12/20/12	\$548,888	\$551,000	2930	9	2007	Avg	8155	N	N	325 ROSARIO PL NE
005	084710	0023	9/28/10	\$405,000	\$421,000	2930	9	2006	Avg	8684	N	N	5414 NE 3RD PL
005	370295	0050	11/26/12	\$405,000	\$409,000	2970	9	2007	Avg	4600	N	N	5221 NE 3RD PL
005	778705	0010	4/8/11	\$480,000	\$511,000	2970	9	2010	Avg	7370	N	N	110 ILWACO PL SE
005	778705	0040	6/16/10	\$478,189	\$487,000	2970	9	2010	Avg	7274	N	N	128 ILWACO PL SE
005	778705	0140	8/3/10	\$583,571	\$600,000	2970	9	2010	Avg	7268	N	N	209 ILWACO PL SE
005	330430	0720	4/8/11	\$510,000	\$543,000	3030	9	2011	Avg	7547	N	N	6115 SE 2ND ST
005	730290	0020	1/11/11	\$435,000	\$459,000	3030	9	1994	Avg	21781	N	N	15131 SE 145TH PL
005	778705	0120	4/18/12	\$447,500	\$471,000	3030	9	2012	Avg	8595	N	N	210 HOQUIAM PL SE
005	330430	0070	4/9/10	\$525,000	\$525,000	3040	9	2009	Avg	7862	N	N	109 SHADOW AVE NE
005	330430	0370	3/29/12	\$518,750	\$548,000	3040	9	2012	Good	8361	N	N	6215 NE 1ST ST
005	330430	0690	2/7/11	\$506,450	\$536,000	3040	9	2009	Avg	7357	N	N	6133 SE 2ND ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330430	0450	6/26/11	\$515,000	\$550,000	3060	9	2011	Avg	8380	N	N	6222 SE 2ND ST
005	778705	0590	10/5/10	\$460,000	\$479,000	3070	9	2010	Avg	7200	N	N	160 HOQUIAM AVE NE
005	330430	0160	8/25/11	\$509,950	\$545,000	3080	9	2011	Avg	7798	N	N	6126 NE 1ST ST
005	778705	0160	6/1/11	\$495,000	\$529,000	3080	9	2008	Avg	7643	N	N	129 ILWACO PL SE
005	778705	0210	5/27/10	\$565,000	\$572,000	3080	9	2007	Avg	7228	N	N	109 ILWACO PL NE
005	778705	0390	8/31/10	\$500,000	\$517,000	3080	9	2010	Avg	10363	N	N	162 HOQUIAM PL NE
005	778705	0560	12/20/10	\$470,000	\$495,000	3080	9	2010	Avg	7200	N	N	114 HOQUIAM AVE NE
005	330430	0150	11/16/11	\$499,950	\$534,000	3110	9	2011	Avg	7241	N	N	6120 NE 1ST ST
005	330430	0320	8/22/11	\$499,950	\$535,000	3110	9	2011	Avg	8362	N	N	6313 NE 1ST ST
005	020091	0080	5/29/12	\$505,000	\$529,000	3210	9	2007	Avg	7279	N	N	334 ROSARIO PL NE
005	330430	0230	11/29/12	\$529,950	\$535,000	3220	9	2012	Avg	7562	N	N	6224 NE 1ST ST
005	330430	0430	12/20/10	\$499,950	\$526,000	3250	9	2010	Avg	8963	N	N	6210 SE 2ND ST
005	330430	0170	5/13/10	\$579,924	\$585,000	3266	9	2010	Avg	8962	N	N	127 SHADOW AVE NE
005	144450	0059	6/15/11	\$513,500	\$549,000	3330	9	2011	Avg	9601	N	N	5614 NE 2ND ST
005	084710	0088	8/19/11	\$435,000	\$465,000	3350	9	2003	Avg	7884	N	N	5633 NE 1ST CT
005	778705	0190	4/6/11	\$523,000	\$557,000	3360	9	2010	Avg	7389	N	N	111 ILWACO PL SE
005	330430	0460	11/18/12	\$574,950	\$582,000	3370	9	2011	Avg	8168	N	N	6228 SE 2ND ST
005	778705	0090	4/13/10	\$515,000	\$516,000	3370	9	2010	Avg	8299	N	N	214 ILWACO PL SE
005	778705	0260	4/12/12	\$485,000	\$511,000	3370	9	2012	Avg	7357	N	N	100 HOQUIAM PL NE
005	778705	0270	1/21/12	\$487,000	\$518,000	3370	9	2011	Avg	7214	N	N	106 HOQUIAM PL NE
005	778705	0400	5/17/10	\$518,300	\$524,000	3370	9	2010	Avg	7353	N	N	168 HOQUIAM PL NE
005	330430	0220	2/9/12	\$534,950	\$568,000	3380	9	2011	Avg	7714	N	N	6218 NE 1ST ST
005	330430	0280	6/21/12	\$551,950	\$576,000	3380	9	2012	Avg	8142	N	N	6322 NE 1ST ST
005	330430	0310	1/24/12	\$534,950	\$569,000	3380	9	2011	Avg	8614	N	N	105 UNDERWOOD PL N
005	330430	0330	9/13/11	\$519,950	\$556,000	3380	9	2011	Avg	8626	N	N	6307 NE 1ST ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330430	0380	9/27/11	\$546,950	\$585,000	3380	9	2011	Avg	8179	N	N	6209 NE 1ST ST
005	330430	0730	3/27/12	\$544,950	\$576,000	3380	9	2012	Avg	10997	N	N	202 ROSARIO AVE SE
005	778705	0410	6/15/10	\$523,700	\$533,000	3390	9	2010	Avg	8266	N	N	174 HOQUIAM PL NE
005	778705	0550	1/5/11	\$504,000	\$532,000	3390	9	2010	Avg	7200	N	N	108 HOQUIAM AVE NE
005	778705	0570	12/29/10	\$480,000	\$506,000	3390	9	2010	Avg	7200	N	N	120 HOQUIAM AVE NE
005	778705	0600	8/30/10	\$489,000	\$506,000	3390	9	2010	Avg	7200	N	N	166 HOQUIAM AVE NE
005	330430	0680	1/4/11	\$510,000	\$538,000	3510	9	2010	Avg	7358	N	N	6201 SE 2ND ST
005	778705	0100	1/26/11	\$640,000	\$677,000	3510	9	2008	Avg	9432	N	N	215 ILWACO PL SE
005	330430	0290	5/15/12	\$558,800	\$586,000	3560	9	2012	Avg	8802	N	N	6408 NE 1ST ST
005	330430	0500	7/25/12	\$560,950	\$582,000	3560	9	2012	Avg	9821	N	N	103 UNDERWOOD PL N
005	730290	0030	5/4/12	\$550,000	\$578,000	3600	9	1994	Avg	21781	N	N	15137 SE 145TH PL
005	020091	0150	9/1/11	\$495,000	\$529,000	3659	9	2007	Avg	7879	N	N	331 ROSARIO PL NE
005	692800	0580	2/28/12	\$514,950	\$546,000	3230	10	2011	Avg	9620	N	N	5006 SE 2ND PL
005	692800	0570	9/30/11	\$509,000	\$544,000	3240	10	2011	Avg	9398	N	N	5012 SE 2ND PL
005	692800	0270	11/29/10	\$474,500	\$498,000	3440	10	2008	Avg	10050	N	N	5008 NE 1ST ST
005	084710	0091	1/9/12	\$459,950	\$489,000	3510	10	2007	Avg	10947	N	N	5523 NE 2ND ST
005	730290	0170	2/10/12	\$500,000	\$531,000	3810	10	1995	Avg	22409	N	N	14435 152ND PL SE
005	666450	0070	7/14/10	\$725,000	\$743,000	4280	10	2009	Avg	8016	N	N	5616 NE 1ST PL
005	666450	0050	12/14/10	\$650,000	\$684,000	4470	10	2009	Avg	9613	N	N	5604 NE 1ST PL
005	666450	0010	4/27/10	\$710,000	\$714,000	4730	10	2007	Avg	9579	N	N	5500 NE 1ST PL
006	923650	0100	2/28/11	\$219,950	\$233,000	1090	5	1965	VGood	8450	N	N	13231 160TH AVE SE
006	722970	0075	5/11/11	\$210,000	\$224,000	970	6	1957	VGood	19953	N	N	16646 SE 136TH ST
006	142305	9053	10/26/11	\$149,000	\$159,000	990	6	1961	Good	6000	N	N	13730 156TH AVE SE
006	200600	0050	8/17/12	\$199,900	\$206,000	1000	6	1967	Avg	10452	N	N	16025 SE 134TH ST
006	200600	0260	12/7/12	\$204,000	\$205,000	1010	6	1967	Good	10374	N	N	16046 SE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	722990	0765	11/28/11	\$245,000	\$261,000	1160	6	1963	Good	18230	N	N	13255 181ST AVE SE
006	232305	9116	2/24/10	\$305,000	\$301,000	1390	6	1958	Good	23522	N	N	15814 SE 148TH ST
006	722990	0185	9/17/10	\$279,950	\$291,000	1610	6	1995	Avg	15817	N	N	13432 173RD AVE SE
006	722980	0190	9/27/12	\$212,000	\$217,000	1820	6	1967	Good	14880	N	N	16946 SE 144TH ST
006	519540	0040	7/19/12	\$285,000	\$296,000	980	7	1969	Good	10575	N	N	14425 158TH PL SE
006	722990	0555	11/8/11	\$250,000	\$267,000	1000	7	1966	Good	16020	N	N	17534 SE 135TH ST
006	519540	0060	6/9/11	\$185,000	\$198,000	1010	7	1969	Avg	8883	N	N	14441 158TH PL SE
006	722990	0780	1/11/11	\$231,200	\$244,000	1020	7	1967	Good	18230	N	N	13225 181ST AVE SE
006	722990	0091	7/9/12	\$223,500	\$233,000	1060	7	1970	Good	17346	N	N	17323 SE 135TH ST
006	723040	0390	12/18/10	\$237,000	\$250,000	1080	7	1967	Avg	36571	N	N	14603 182ND AVE SE
006	324310	0070	3/23/11	\$244,950	\$260,000	1130	7	1961	Good	7920	N	N	16049 SE 131ST ST
006	722980	0515	2/4/11	\$229,950	\$243,000	1140	7	1965	Avg	25610	N	N	17118 SE 144TH ST
006	722970	0150	8/7/12	\$225,000	\$233,000	1160	7	1966	Good	22650	N	N	13431 170TH AVE SE
006	723040	0380	3/7/12	\$200,000	\$212,000	1160	7	1970	Avg	23777	N	N	18028 SE 146TH ST
006	145750	0128	1/19/11	\$263,000	\$278,000	1170	7	1971	Good	15000	N	N	16223 SE 136TH ST
006	722980	0175	11/30/12	\$290,000	\$293,000	1170	7	1967	Good	23345	N	N	16916 SE 144TH ST
006	723020	0090	10/19/10	\$215,400	\$225,000	1190	7	1968	Good	23770	N	N	17407 SE 140TH ST
006	723000	0320	7/18/12	\$230,000	\$239,000	1200	7	1961	VGood	51400	N	N	14017 183RD AVE SE
006	723030	0210	8/12/11	\$226,500	\$242,000	1320	7	1966	VGood	20582	N	N	14724 173RD AVE SE
006	722990	0710	6/29/10	\$375,000	\$383,000	1340	7	1995	Avg	29106	N	N	13319 180TH AVE SE
006	722990	0100	4/25/12	\$230,000	\$242,000	1350	7	1959	Avg	17700	N	N	17329 SE 135TH ST
006	723020	0750	8/18/10	\$255,000	\$263,000	1360	7	1977	Good	19350	N	N	14515 178TH AVE SE
006	723010	0590	8/28/12	\$299,950	\$309,000	1400	7	1969	Good	56000	N	N	13844 177TH AVE SE
006	723040	0800	8/18/10	\$273,000	\$282,000	1410	7	1968	VGood	16396	N	N	18343 SE 145TH ST
006	366450	0126	8/7/12	\$265,000	\$274,000	1430	7	1967	Good	16510	N	N	13425 160TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	723030	0300	1/25/11	\$210,000	\$222,000	1480	7	1977	Avg	12444	N	N	17356 SE 149TH ST
006	769550	0190	7/18/11	\$363,000	\$388,000	1490	7	1985	Good	16820	N	N	14308 165TH PL SE
006	722980	0335	1/24/12	\$230,000	\$244,000	1500	7	1957	VGood	22852	N	N	13607 171ST AVE SE
006	722990	0195	6/23/10	\$213,400	\$218,000	1510	7	1959	Good	16732	N	N	17305 SE 133RD ST
006	722990	0065	3/25/10	\$309,000	\$308,000	1610	7	1979	VGood	24745	N	N	13445 173RD AVE SE
006	723000	0240	5/7/12	\$332,000	\$349,000	1640	7	1960	Good	51132	N	N	14255 183RD AVE SE
006	108110	0040	7/13/12	\$320,000	\$333,000	1650	7	1970	Good	17195	N	N	16901 SE 144TH ST
006	722990	1000	3/4/10	\$260,000	\$257,000	1660	7	1961	Good	16985	N	N	18236 SE 136TH ST
006	769550	0050	10/4/10	\$255,000	\$265,000	1660	7	1986	Good	12541	N	N	14316 166TH PL SE
006	723020	1070	10/7/11	\$252,500	\$270,000	1720	7	1969	Good	17955	N	N	14548 178TH AVE SE
006	923650	0070	8/14/12	\$247,000	\$255,000	1720	7	1962	Good	8450	N	N	15812 SE 132ND PL
006	722970	0045	7/17/12	\$355,000	\$369,000	1730	7	1994	Avg	30114	N	N	16627 SE 134TH ST
006	240790	0270	8/19/10	\$303,000	\$313,000	1750	7	2006	Avg	4103	N	N	6741 SE 4TH ST
006	240790	0630	3/2/10	\$280,000	\$277,000	1750	7	2006	Avg	4637	N	N	6728 SE 4TH ST
006	145750	0062	9/17/10	\$280,000	\$291,000	1770	7	1959	Good	13870	N	N	13116 160TH AVE SE
006	722990	0550	10/19/11	\$333,000	\$356,000	1810	7	2001	Avg	16020	N	N	17546 SE 135TH ST
006	240790	0410	4/28/10	\$273,000	\$274,000	1860	7	2006	Avg	3600	N	N	6720 SE 3RD ST
006	240790	0690	12/27/12	\$332,000	\$332,000	1860	7	2006	Avg	4240	N	N	325 ZILLAH PL SE
006	108120	0150	8/28/12	\$315,000	\$325,000	1870	7	1968	Good	10578	N	N	14529 166TH PL SE
006	145750	0059	4/12/12	\$349,950	\$369,000	1910	7	2012	Avg	13965	N	N	13120 YAKIMA AVE SE
006	723010	0370	5/13/10	\$365,000	\$368,000	2020	7	1965	VGood	48072	N	N	14016 176TH AVE SE
006	722990	0405	8/6/10	\$329,950	\$340,000	2130	7	1959	VGood	16638	N	N	17542 SE 133RD ST
006	723010	0450	5/1/12	\$285,000	\$300,000	2160	7	1961	VGood	49222	N	N	13717 177TH AVE SE
006	723010	0450	3/1/10	\$330,000	\$326,000	2160	7	1961	VGood	49222	N	N	13717 177TH AVE SE
006	723010	0671	8/10/12	\$319,000	\$330,000	2280	7	1969	VGood	16652	N	N	14218 177TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	240790	0060	6/1/10	\$310,000	\$314,000	2290	7	2006	Avg	5047	N	N	6619 SE 2ND PL
006	769550	0130	4/5/10	\$337,000	\$337,000	2360	7	1987	Good	15010	N	N	14329 166TH PL SE
006	769550	0250	4/19/10	\$350,000	\$351,000	2360	7	1984	Good	15003	N	N	14325 165TH PL SE
006	608420	0010	3/15/12	\$307,500	\$325,000	2480	7	2006	Avg	5135	N	N	6846 SE 5TH ST
006	608420	0210	6/29/11	\$335,000	\$358,000	2480	7	2006	Avg	5400	N	N	6809 SE 5TH ST
006	240790	0040	9/7/11	\$274,000	\$293,000	2730	7	2006	Avg	3675	N	N	6607 SE 2ND PL
006	240790	0320	7/11/12	\$375,900	\$391,000	2730	7	2006	Avg	4874	N	N	314 ZILLAH PL SE
006	240790	0080	12/14/11	\$315,000	\$336,000	2950	7	2006	Avg	4816	N	N	6631 SE 2ND PL
006	240790	0440	12/17/11	\$300,000	\$320,000	2950	7	2006	Avg	4654	N	N	286 YAKIMA AVE SE
006	108120	0410	3/29/11	\$276,500	\$294,000	1230	8	1968	Good	11700	N	N	16523 SE 147TH ST
006	108180	0180	1/11/11	\$350,000	\$370,000	1460	8	1973	VGood	11200	N	N	15604 SE 148TH ST
006	108180	0190	10/16/12	\$292,000	\$298,000	1460	8	1972	Good	11439	N	N	14628 156TH AVE SE
006	108132	0080	4/12/12	\$330,000	\$348,000	1490	8	1972	Good	10952	N	N	16163 SE 146TH PL
006	108133	0130	4/22/10	\$329,000	\$330,000	1490	8	1976	Good	11700	N	N	16500 SE 149TH ST
006	723020	0720	11/19/10	\$308,000	\$323,000	1700	8	1977	VGood	17100	N	N	14441 178TH AVE SE
006	108110	0030	11/28/12	\$280,000	\$283,000	1750	8	1969	Good	16650	N	N	16825 SE 144TH ST
006	723020	0580	12/12/12	\$285,000	\$287,000	1790	8	1969	Good	23774	N	N	17212 SE 144TH ST
006	723020	0120	9/14/10	\$390,000	\$405,000	1850	8	2000	Avg	23832	N	N	17433 SE 140TH ST
006	139751	0020	9/12/12	\$382,000	\$393,000	1960	8	1991	Avg	19905	N	N	15617 SE 143RD ST
006	723040	0620	3/12/10	\$383,000	\$380,000	1970	8	1978	Good	14400	N	N	18207 SE 147TH ST
006	108120	0430	3/18/11	\$257,500	\$274,000	1980	8	1968	Good	11700	N	N	16611 SE 147TH ST
006	139751	0050	12/12/11	\$265,000	\$283,000	1980	8	1982	Good	15001	N	N	15721 SE 143RD ST
006	366450	0195	9/28/10	\$442,500	\$460,000	2020	8	1983	Good	46609	N	N	13009 158TH AVE SE
006	722990	0600	3/17/10	\$343,950	\$342,000	2080	8	1980	Good	15930	N	N	17547 SE 135TH ST
006	108180	0080	11/20/12	\$285,000	\$288,000	2090	8	1972	Good	11480	N	N	15660 SE 146TH PL

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	108133	0210	7/11/12	\$312,950	\$325,000	2150	8	1976	Good	27345	N	N	14917 164TH PL SE
006	108120	0500	12/22/11	\$230,800	\$246,000	2160	8	1968	Avg	11180	N	N	14550 167TH PL SE
006	108132	0040	8/23/10	\$344,950	\$356,000	2170	8	1972	VGood	11645	N	N	16131 SE 146TH PL
006	108180	0330	5/9/12	\$294,000	\$309,000	2190	8	1973	Good	10496	N	N	15623 SE 148TH ST
006	108132	0020	6/8/11	\$265,000	\$283,000	2250	8	1972	Avg	11645	N	N	16113 SE 146TH PL
006	430560	0330	5/20/10	\$395,950	\$400,000	2290	8	2010	Avg	7248	N	N	16019 SE 137TH TER
006	430560	0130	7/1/11	\$427,000	\$456,000	2430	8	2010	Avg	5400	N	N	16700 161ST PL SE
006	430560	0300	3/17/10	\$415,950	\$413,000	2430	8	2010	Avg	5302	N	N	16031 SE 137TH TER
006	430560	0310	3/22/11	\$384,900	\$409,000	2430	8	2010	Avg	7984	N	N	16027 SE 137TH TER
006	430560	0010	9/23/10	\$430,000	\$447,000	2440	8	2010	Avg	5877	N	N	16008 SE 137TH TER
006	430560	0150	2/22/12	\$419,950	\$445,000	2450	8	2011	Avg	5400	N	N	13712 161ST PL SE
006	430560	0140	7/22/11	\$407,950	\$436,000	2500	8	2011	Avg	5400	N	N	13706 161ST PL SE
006	430560	0320	5/11/10	\$407,950	\$412,000	2500	8	2010	Avg	5346	N	N	16023 SE 137TH TER
006	430560	0340	9/21/11	\$407,950	\$436,000	2500	8	2010	Avg	4790	N	N	16013 SE 137TH TER
006	145750	0088	9/15/11	\$393,500	\$421,000	2510	8	1999	Avg	9830	N	N	16021 SE 136TH ST
006	723010	0440	4/6/10	\$452,000	\$452,000	2520	8	2009	Avg	48989	N	N	13731 177TH AVE SE
006	430560	0210	4/23/10	\$485,000	\$487,000	2540	8	2008	Avg	5387	N	N	13739 161ST PL SE
006	722990	0930	5/14/12	\$433,054	\$455,000	2540	8	2012	Avg	18259	N	N	18218 SE 135TH ST
006	430560	0290	2/28/11	\$414,950	\$440,000	2580	8	2010	Avg	5302	N	N	16037 SE 137TH TER
006	722990	0785	3/29/10	\$400,000	\$399,000	2600	8	1997	Avg	18230	N	N	13213 181ST AVE SE
006	108180	0270	11/16/10	\$373,200	\$391,000	2630	8	1973	VGood	18212	N	N	15550 SE 148TH ST
006	430560	0260	4/29/12	\$435,790	\$458,000	2650	8	2011	Avg	6136	N	N	13717 161ST PL SE
006	430560	0080	3/14/11	\$429,950	\$457,000	2680	8	2010	Avg	6344	N	N	16050 SE 137TH TER
006	430560	0280	8/13/10	\$458,000	\$472,000	2730	8	2010	Avg	5302	N	N	16043 SE 137TH TER
006	430560	0020	4/19/12	\$440,000	\$463,000	2810	8	2011	Avg	5539	N	N	16014 SE 137TH TER

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	108133	0320	9/1/11	\$340,000	\$364,000	3120	8	1975	Good	11700	N	N	14910 165TH PL SE
006	430560	0110	10/26/11	\$454,950	\$486,000	3130	8	2011	Avg	5400	N	N	13616 161ST PL SE
006	430560	0090	11/30/11	\$469,950	\$501,000	3200	8	2011	Avg	5873	N	N	13604 161ST PL SE
006	430560	0180	1/12/12	\$459,950	\$489,000	3200	8	2011	Avg	5513	N	N	13730 161ST PL SE
006	430560	0100	10/12/11	\$459,950	\$492,000	3250	8	2011	Avg	5600	N	N	13610 161ST PL SE
006	430560	0120	4/13/12	\$455,000	\$480,000	3250	8	2011	Avg	5400	N	N	13622 161ST PL SE
006	430560	0160	9/28/11	\$454,950	\$486,000	3250	8	2011	Avg	5400	N	N	13718 161ST PL SE
006	430560	0190	1/23/12	\$539,950	\$574,000	3250	8	2011	Avg	5113	N	N	13734 161ST PL SE
006	723030	0310	4/29/10	\$409,950	\$412,000	3540	8	2006	Avg	45755	N	N	14744 175TH AVE SE
006	780650	0150	4/17/12	\$400,000	\$421,000	2240	9	1989	Avg	13354	N	N	14835 161ST CT SE
006	780650	0260	6/5/12	\$365,500	\$382,000	2250	9	1989	Avg	18463	N	N	16035 SE 149TH ST
006	722990	0085	9/22/11	\$440,000	\$471,000	2560	9	2004	Avg	18043	N	N	13413 173RD AVE SE
006	430550	0090	5/24/10	\$440,000	\$445,000	2710	9	2009	Avg	5843	N	N	6734 SE 2ND ST
006	132305	9140	10/15/12	\$395,000	\$403,000	2780	9	1997	Avg	85813	N	N	17126 SE 134TH ST
006	780650	0360	7/25/12	\$460,000	\$477,000	2790	9	1990	Avg	21320	N	N	14920 163RD CT SE
006	780650	0270	2/1/10	\$510,000	\$500,000	2820	9	1990	Avg	17859	N	N	16045 SE 149TH ST
006	232305	9040	9/24/12	\$450,000	\$461,000	2880	9	2007	Avg	20037	N	N	14525 156TH AVE SE
006	430550	0080	8/13/10	\$475,000	\$490,000	2950	9	2008	Avg	6810	N	N	6740 SE 2ND ST
006	430550	0170	2/28/11	\$433,000	\$460,000	2950	9	2010	Avg	6641	N	N	6747 SE 2ND ST
006	430550	0240	10/5/10	\$465,000	\$484,000	2950	9	2008	Avg	6231	N	N	6793 SE 2ND ST
006	430550	0030	4/28/10	\$519,000	\$522,000	3220	9	2008	Avg	6409	N	N	6798 SE 2ND ST
006	430550	0180	12/7/10	\$445,000	\$468,000	3220	9	2009	Avg	6224	N	N	6753 SE 2ND ST
006	430550	0200	1/4/11	\$450,000	\$475,000	3230	9	2009	Avg	6000	N	N	6765 SE 2ND ST
006	430550	0110	3/17/11	\$470,000	\$500,000	3250	9	2008	Avg	7008	N	N	6722 SE 2ND ST
006	430550	0070	11/23/10	\$470,000	\$493,000	3300	9	2008	Avg	6648	N	N	6730 SE 2ND ST

Improved Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	430550	0120	12/7/10	\$465,000	\$489,000	3300	9	2010	Avg	7654	N	N	6721 SE 2ND ST
006	430550	0140	8/13/10	\$494,000	\$509,000	3300	9	2008	Avg	6643	N	N	6733 SE 2ND ST
006	430550	0020	10/25/10	\$475,000	\$496,000	3330	9	2008	Avg	5735	N	N	6792 SE 2ND ST
006	430550	0050	2/7/11	\$460,000	\$487,000	3330	9	2008	Avg	4920	N	N	6780 SE 2ND ST
006	430550	0160	2/18/10	\$549,900	\$542,000	3330	9	2008	Avg	6371	N	N	6743 SE 2ND ST
006	430550	0010	8/24/10	\$485,900	\$502,000	3340	9	2008	Avg	6831	N	N	6788 SE 2ND ST
006	430550	0060	11/23/10	\$470,000	\$493,000	3340	9	2008	Avg	6075	N	N	6784 SE 2ND ST
006	430550	0130	4/28/10	\$552,500	\$555,000	3380	9	2008	Avg	7112	N	N	6725 SE 2ND ST
006	430550	0220	1/4/11	\$475,000	\$501,000	3400	9	2010	Avg	6000	N	N	6777 SE 2ND ST
006	430550	0040	3/2/10	\$529,900	\$524,000	3440	9	2009	Avg	5404	N	N	6776 SE 2ND ST
006	430550	0230	3/22/10	\$540,000	\$537,000	3490	9	2008	Avg	6000	N	N	6785 SE 2ND ST
006	430550	0230	10/16/12	\$545,000	\$556,000	3490	9	2008	Avg	6000	N	N	6785 SE 2ND ST
007	122305	9015	12/12/12	\$215,000	\$216,000	990	6	1959	Good	213008	N	N	12455 176TH AVE SE
007	063810	0062	4/26/11	\$250,000	\$266,000	1440	6	1960	Good	26190	N	N	11324 148TH AVE SE
007	063810	0215	11/20/12	\$252,000	\$255,000	1600	6	1950	VGood	25000	N	N	11822 148TH AVE SE
007	063810	0195	3/22/11	\$199,000	\$212,000	970	7	1967	Good	11040	N	N	14837 SE 116TH ST
007	147170	1040	3/16/10	\$247,000	\$245,000	1010	7	1997	Avg	13800	N	N	20533 SE 159TH ST
007	523030	0040	8/13/11	\$192,000	\$205,000	1010	7	1969	VGood	9656	N	N	17625 SE 121ST PL
007	063810	0109	9/23/10	\$265,000	\$275,000	1050	7	1979	Good	9600	Y	N	16223 SE 116TH ST
007	379360	0250	5/6/10	\$267,500	\$270,000	1100	7	1962	Good	13023	N	N	18443 SE 133RD PL
007	509540	0650	11/5/12	\$235,000	\$239,000	1100	7	1969	Avg	13680	N	N	14601 201ST AVE SE
007	509540	1850	12/13/10	\$285,000	\$300,000	1100	7	1969	Good	12528	N	N	14850 205TH AVE SE
007	147170	1650	7/22/11	\$186,000	\$199,000	1110	7	1963	Avg	12870	N	N	15722 204TH AVE SE
007	509540	1670	12/1/10	\$245,000	\$257,000	1130	7	1972	Good	15000	N	N	15005 205TH AVE SE
007	509560	0290	4/5/11	\$273,250	\$291,000	1130	7	1962	Good	13500	N	N	15636 203RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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	509550	0110	9/27/10	\$250,350	\$260,000	1140	7	1967	Good	14313	N	N	14608 206TH AVE SE
007	379360	0260	6/3/11	\$296,500	\$317,000	1150	7	1963	Good	13109	N	N	18435 SE 133RD PL
007	522930	0256	9/3/10	\$225,000	\$233,000	1170	7	1998	Avg	25649	N	N	16428 SE 116TH PL
007	147170	1000	7/26/12	\$205,000	\$213,000	1190	7	1968	Avg	13800	N	N	20469 SE 159TH ST
007	147170	1560	5/2/12	\$200,000	\$210,000	1200	7	1963	Good	11475	N	N	15819 205TH AVE SE
007	509560	0380	12/10/12	\$200,000	\$201,000	1230	7	1969	Avg	13625	N	N	15605 204TH AVE SE
007	509540	0640	3/24/11	\$240,000	\$255,000	1250	7	1977	Good	14744	N	N	14533 201ST AVE SE
007	509540	0410	1/10/12	\$215,000	\$229,000	1300	7	1968	Good	12960	N	N	14659 203RD AVE SE
007	743660	0020	10/9/12	\$235,000	\$240,000	1300	7	1963	Good	11390	N	N	12650 169TH AVE SE
007	147170	0340	6/5/12	\$262,000	\$274,000	1340	7	1968	VGood	16315	N	N	15230 206TH AVE SE
007	379380	0140	7/9/12	\$324,900	\$338,000	1350	7	1991	Avg	12000	N	N	18936 SE 133RD PL
007	509540	0050	1/25/12	\$229,000	\$243,000	1420	7	1961	Fair	13500	N	N	20147 SE 152ND ST
007	122305	9079	4/3/12	\$250,000	\$264,000	1440	7	1969	Good	10018	N	N	12604 176TH AVE SE
007	063810	0097	3/4/10	\$295,000	\$292,000	1460	7	1977	Good	43560	N	N	15824 SE 116TH ST
007	509550	0330	8/1/12	\$267,000	\$277,000	1460	7	1974	Good	13500	N	N	14701 206TH AVE SE
007	147170	0390	3/5/10	\$252,000	\$250,000	1470	7	1962	Good	13434	N	N	15232 205TH LN SE
007	509540	0950	12/3/12	\$264,000	\$266,000	1480	7	1977	Good	12750	N	N	20305 SE 145TH ST
007	660020	0150	8/27/12	\$270,000	\$278,000	1480	7	1967	Good	9548	N	N	11032 148TH AVE SE
007	379380	0210	1/7/11	\$249,900	\$264,000	1620	7	1966	Good	11165	N	N	19134 SE 133RD PL
007	509540	1690	12/13/10	\$274,888	\$289,000	1730	7	1970	Good	15000	N	N	15025 205TH AVE SE
007	509540	1150	2/15/11	\$267,950	\$284,000	1790	7	1968	Avg	15000	N	N	14830 203RD AVE SE
007	147170	1420	10/19/11	\$230,000	\$246,000	1810	7	1977	Good	13500	N	N	20427 SE 157TH ST
007	147170	1780	2/14/12	\$300,000	\$318,000	1970	7	1963	Good	14490	N	N	15650 203RD PL SE
007	182306	9265	10/4/10	\$385,950	\$402,000	1990	7	1991	Avg	64997	N	N	19209 SE 136TH ST
007	509540	0780	10/23/12	\$347,900	\$354,000	2020	7	1989	Avg	12750	N	N	14661 204TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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	063810	0060	2/6/12	\$314,000	\$333,000	1370	8	1984	Good	47322	N	N	14842 SE 114TH ST
007	182306	9181	10/24/11	\$320,000	\$342,000	1410	8	1969	VGood	15540	N	N	19021 SE 128TH ST
007	063810	0072	10/24/11	\$275,000	\$294,000	1660	8	1980	VGood	13200	N	N	14835 SE 114TH ST
007	379380	0090	4/26/10	\$392,000	\$394,000	2010	8	1993	Avg	24476	N	N	13203 189TH AVE SE
007	172306	9061	7/24/12	\$414,000	\$430,000	2220	8	1981	Good	42688	N	N	20011 SE 140TH ST
007	509560	0060	7/13/11	\$290,000	\$310,000	2270	8	1998	Avg	15939	N	N	15405 204TH AVE SE
007	172306	9085	10/29/10	\$443,000	\$463,000	2400	8	1982	Good	218671	Y	N	20118 SE 138TH ST
007	404560	0010	7/6/12	\$560,000	\$583,000	2790	8	1998	Avg	24452	N	N	18732 SE 144TH ST
007	404560	0090	6/15/12	\$535,000	\$559,000	2790	8	1997	Avg	28148	N	N	18506 SE 144TH ST
007	182306	9217	1/10/12	\$417,500	\$444,000	2850	8	1970	Good	47480	N	N	14211 W LAKE KATHLEEN DR SE
007	202306	9021	9/11/12	\$592,000	\$608,000	3770	8	1991	Good	223200	N	N	14826 200TH AVE SE
007	182306	9228	7/20/10	\$475,000	\$487,000	4180	8	1974	Good	48934	N	N	14127 W LAKE KATHLEEN DR SE
007	202306	9094	9/14/12	\$409,000	\$420,000	1990	9	2001	Avg	80586	N	N	15754 203RD AVE SE
007	063810	0173	5/26/10	\$530,000	\$537,000	2400	9	2005	Avg	43655	N	N	15131 SE 116TH ST
007	202306	9059	1/31/12	\$485,000	\$515,000	2840	9	1999	Avg	206910	N	N	14734 209TH AVE SE
007	165660	0140	1/26/11	\$600,000	\$635,000	2970	9	2000	Avg	18135	N	N	16023 SE 125TH ST
007	022305	9032	12/20/11	\$500,000	\$533,000	3010	9	1996	Avg	151153	Y	N	15629 SE RENTON-ISSAQUAH RD
007	165660	0010	6/16/11	\$450,000	\$481,000	3060	9	1995	Avg	19132	N	N	16009 SE 127TH PL
007	165660	0230	6/20/12	\$557,500	\$582,000	3080	9	1996	Avg	23787	N	N	15935 SE 124TH PL
007	165660	0120	8/16/11	\$492,500	\$527,000	3270	9	1996	Avg	20735	N	N	12508 160TH AVE SE
007	165660	0190	4/12/10	\$650,000	\$651,000	3270	9	1996	Avg	23476	N	N	16026 SE 125TH ST
007	192306	9069	5/7/10	\$755,000	\$761,000	3470	9	2009	Avg	238070	N	N	18929 SE 144TH ST
007	063810	0193	6/26/12	\$370,936	\$387,000	3590	9	2006	Avg	12650	N	N	14802 SE 117TH ST
007	172306	9086	8/20/10	\$520,000	\$537,000	3820	9	1979	Good	218235	Y	N	20030 SE 138TH ST
007	510330	0100	11/8/12	\$575,000	\$583,000	3810	10	2001	Avg	25686	N	N	16248 205TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 32
(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	122305	9033	1/25/11	\$640,500	\$677,000	4720	10	2008	Avg	29620	N	N	17725 SE 123RD PL

Improved Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	029381	0410	10/6/11	\$280,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	029381	0420	12/7/10	\$399,266	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	029381	0420	2/14/10	\$350,000	EXEMPT EXCISE TAX; NON-REP; FINANCIAL INST SALE
004	029385	0300	9/24/12	\$440,219	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX
004	032305	9174	2/10/12	\$155,000	BOX PLOT OUTLIER
004	086970	0190	6/15/12	\$181,300	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	086970	0460	9/17/10	\$241,000	RELOCATION - SALE TO SERVICE
004	102305	9001	1/27/11	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	102305	9144	12/28/12	\$660,000	PLOTTAGE; BUILDER OR DEVELOPER SALE
004	102305	9149	8/13/10	\$71,500	NO MRKT EXPOSURE;IMP. CHAR CHANGED SINCE SALE
004	102305	9149	8/31/11	\$110,000	DOR RATIO;TEAR DOWN
004	102305	9210	11/23/11	\$154,000	DOR RATIO; %COMPLETE
004	102305	9254	10/19/12	\$151,900	DIAGNOSTIC OUTLIER
004	102305	9254	8/31/12	\$155,168	BANKRUPTCY; EXEMPT EXCISE TAX; FINANCE INST SALE
004	102305	9275	7/7/11	\$235,000	BOX PLOT OUTLIER
004	102305	9286	7/7/10	\$143,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE
004	102305	9308	10/25/10	\$525,000	SEGREGATION; FINANCIAL INSTITUTION RESALE
004	102305	9320	10/29/12	\$175,000	BOX PLOT OUTLIER
004	102305	9337	11/4/11	\$194,000	DIAGNOSTIC OUTLIER
004	102305	9348	12/22/11	\$155,200	BOX PLOT OUTLIER
004	102305	9359	8/14/12	\$545,000	DIAGNOSTIC OUTLIER
004	102305	9370	3/1/11	\$247,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	102305	9441	10/25/10	\$306,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	102305	9444	5/13/11	\$302,000	BOX PLOT OUTLIER
004	102305	9446	4/1/10	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	102305	9466	10/19/10	\$354,050	NON-REPRESENTATIVE SALE
004	102305	9500	10/18/12	\$439,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	102305	9505	10/30/12	\$519,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	112305	9015	4/4/11	\$42,809	DOR RATIO;QUIT CLAIM DEED
004	112305	9084	9/27/10	\$113,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	112305	9086	5/4/10	\$187,000	NON-REPRESENTATIVE SALE
004	112305	9087	5/7/10	\$209,990	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	112305	9107	6/15/11	\$274,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	112305	9126	8/5/11	\$422,500	RELOCATION - SALE TO SERVICE
004	112305	9127	6/2/11	\$339,000	DIAGNOSTIC OUTLIER
004	113740	0010	7/18/12	\$295,500	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	113740	0280	6/26/11	\$220,000	DIAGNOSTIC OUTLIER
004	113741	0010	12/15/11	\$225,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	113741	0140	6/21/12	\$324,900	DIAGNOSTIC OUTLIER
004	143765	0281	5/20/10	\$160,000	NO MARKET EXPOSURE; BUILDER/DEVELOPER SALES
004	143765	0283	2/10/10	\$160,000	DOR RATIO;NO MARKET EXPOSURE
004	143765	0284	3/24/10	\$160,000	NO MRKT EXPOSURE; IMP. CHAR CHANGED SINCE SALE
004	156087	0360	7/7/11	\$230,000	NO MARKET EXPOSURE; NON-REP; FINANCIAL INST SALE
004	194600	0120	9/18/12	\$454,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	238520	0030	4/13/10	\$521,528	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
004	238520	0090	2/21/12	\$262,000	IMP.CHAR CHANGED SINCE SALE;FINANCIAL INST RESALE
004	344871	0070	10/12/10	\$274,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	344874	0110	1/5/10	\$122,275	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
004	344900	0020	6/18/12	\$192,000	DIAGNOSTIC OUTLIER
004	344900	0050	7/26/12	\$150,000	BOX PLOT OUTLIER
004	344900	0320	12/13/10	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	344990	0040	10/17/11	\$328,300	RELOCATION - SALE TO SERVICE
004	345030	0250	5/16/12	\$172,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	345040	0370	4/6/12	\$190,000	DIAGNOSTIC OUTLIER
004	345041	0100	1/4/10	\$223,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	418700	0040	9/23/11	\$184,500	DOR RATIO;NO MARKET EXPOSURE; NON-REP SALE
004	418700	0590	3/12/12	\$250,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NEIGHBOR
004	516970	0081	8/30/12	\$354,195	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX
004	640350	0060	2/29/12	\$352,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	640350	0060	7/24/12	\$355,000	IMP CHAR CHANGED SINCE SALE;FINANCE INSTITUTION SALE
004	640351	0520	7/9/10	\$324,000	NO MARKET EXPOSURE
004	664950	0180	7/20/11	\$290,000	DIAGNOSTIC OUTLIER
004	664950	0180	3/31/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	770818	0010	9/12/12	\$513,748	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0030	9/13/12	\$567,042	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0050	10/23/12	\$498,411	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0060	11/16/12	\$509,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0080	9/18/12	\$507,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0090	8/29/12	\$490,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0100	10/24/12	\$516,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0110	10/23/12	\$501,216	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770818	0130	9/6/12	\$496,801	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	770820	0140	7/7/12	\$405,000	RELOCATION - SALE TO SERVICE
004	770820	0300	12/21/10	\$325,000	NO MARKET EXPOSURE
004	770820	1030	8/20/12	\$338,000	BOX PLOT OUTLIER
004	894641	0140	1/23/12	\$287,000	EXEMPT EXCISE TAX; NON-REP; FINANCIAL INST SALE
004	921100	0070	1/26/11	\$137,000	DOR RATIO
004	921100	0110	2/23/12	\$376,000	EXEMPT EXCISE TAX; NON-REP; FINANCIAL INST SALE
004	921101	0300	6/27/11	\$192,242	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
004	935330	1200	1/22/10	\$230,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	935330	1210	3/16/12	\$142,000	EXEMPT EXCISE TAX; NON-REP; FINANCIAL INST SALE
004	947570	0340	1/31/12	\$245,000	DIAGNOSTIC OUTLIER
004	947570	0350	1/6/11	\$245,000	DIAGNOSTIC OUTLIER
004	947571	0030	9/20/11	\$235,000	DIAGNOSTIC OUTLIER
004	947571	0060	6/18/11	\$210,107	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
004	947793	0080	2/9/11	\$366,000	RELOCATION - SALE TO SERVICE
005	020090	0160	4/3/12	\$385,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
005	020090	0160	9/6/12	\$456,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTE RESALE

Improved Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	020091	0150	7/30/11	\$495,000	RELOCATION - SALE TO SERVICE
005	059340	0060	11/20/10	\$175,000	ESTATE ; NON-REPRESENTATIVE SALE
005	059350	0030	12/5/11	\$131,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
005	059350	0060	4/4/11	\$150,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	084710	0040	8/13/12	\$579,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	084710	0068	8/31/11	\$169,900	DIAGNOSTIC OUTLIER
005	084710	0088	7/14/11	\$440,000	RELOCATION - SALE TO SERVICE
005	107201	0070	9/28/11	\$35,613	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
005	107201	0070	9/23/11	\$35,613	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
005	107203	0270	6/11/10	\$429,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	107945	0110	8/31/12	\$399,950	DIAGNOSTIC OUTLIER
005	107945	0350	7/18/12	\$262,000	DIAGNOSTIC OUTLIER
005	142305	9115	4/22/11	\$280,375	RELATED PARTY, FRIEND, OR NEIGHBOR
005	142305	9117	11/17/11	\$207,250	NON-REPRESENTATIVE SALE; SHORT SALE
005	144450	0060	9/30/10	\$185,000	NON-REPRESENTATIVE SALE
005	146340	0038	7/18/11	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	152305	9021	8/24/10	\$230,997	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
005	152305	9021	9/21/10	\$150,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	152305	9025	10/2/12	\$525,000	DIAGNOSTIC OUTLIER
005	152305	9059	7/25/12	\$165,000	IMP. CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
005	152305	9108	12/7/10	\$178,900	EXEMPT EXCISE TAX; NON-REP; FINANCIAL INST SALE
005	152305	9109	5/21/10	\$177,700	DIAGNOSTIC OUTLIER
005	152305	9116	5/10/12	\$400,000	PREVIMP<=25K; IMP. CHAR CHANGED SINCE SALE
005	152305	9134	2/23/12	\$179,950	DIAGNOSTIC OUTLIER
005	152305	9167	10/6/11	\$176,500	BOX PLOT OUTLIER
005	215550	0050	7/21/11	\$200,000	NON-REPRESENTATIVE SALE
005	215550	0050	4/5/11	\$167,584	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	221610	0170	7/28/10	\$170,000	NON-REPRESENTATIVE SALE
005	252500	0350	1/31/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	252500	0500	11/7/12	\$215,000	DIAGNOSTIC OUTLIER
005	252550	0140	1/25/11	\$175,000	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
005	252550	0330	11/28/12	\$250,000	DIAGNOSTIC OUTLIER
005	252550	0510	11/15/12	\$218,000	DIAGNOSTIC OUTLIER
005	281630	0130	5/17/11	\$176,000	ESTATE; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	321100	0040	4/21/11	\$152,500	BOX PLOT OUTLIER
005	321100	0380	5/11/12	\$170,000	BOX PLOT OUTLIER
005	321100	0460	5/17/12	\$117,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	321110	0470	10/10/12	\$200,000	DIAGNOSTIC OUTLIER
005	321110	0740	10/29/12	\$117,000	NO MRKT EXPOSURE; RELATED PARTY/FRIEND/NGHBR
005	321110	0950	7/19/12	\$267,193	BANKRUPTCY; EXEMPT EXCISE TAX; FINANCE INST SALE
005	321110	0970	10/26/11	\$117,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	329590	0290	8/28/12	\$293,000	DIAGNOSTIC OUTLIER
005	330430	0140	10/23/12	\$524,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	330430	0260	11/12/12	\$520,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	330430	0340	10/10/12	\$527,450	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	330430	0490	9/11/12	\$544,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	330430	0510	9/18/12	\$534,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	370295	0050	8/28/12	\$311,500	NON-REPRESENTATIVE SALE; SHORT SALE
005	421960	0290	11/11/11	\$418,000	RELOCATION - SALE TO SERVICE
005	421960	0410	12/13/11	\$460,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
005	421962	0020	8/16/12	\$435,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	421962	0090	10/19/12	\$454,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	421962	0100	9/29/12	\$425,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	421962	0130	9/8/12	\$469,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	504570	0130	11/6/12	\$441,097	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	510420	0350	1/27/10	\$214,000	DIAGNOSTIC OUTLIER
005	510420	0440	4/18/11	\$155,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	512630	0630	3/28/12	\$377,000	RELOCATION - SALE TO SERVICE
005	512631	0430	2/8/12	\$292,500	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
005	512631	0770	9/29/11	\$338,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	512631	1130	5/19/11	\$418,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	512700	0580	6/26/12	\$157,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	512700	1020	5/16/12	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	692800	0220	5/30/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	731210	0100	9/10/12	\$282,394	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX
005	743670	0180	9/21/12	\$396,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	743670	0190	8/22/12	\$384,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	743670	0250	9/20/12	\$449,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	743670	0260	8/7/12	\$429,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	743670	0270	10/22/12	\$429,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	934790	0050	2/22/12	\$316,004	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
005	934790	0080	2/14/11	\$100,000	DOR RATIO;OBSOL;UNFIN AREA;NO MARKET EXPOSURE
005	934790	0080	5/17/11	\$70,000	DOR RATIO;OBSOL;UNFIN AREA;NON-REP SALE
005	943275	0180	10/1/12	\$430,384	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX
006	108120	0340	6/28/12	\$215,000	BOX PLOT OUTLIER
006	108120	0410	3/2/11	\$236,200	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
006	108120	0540	11/17/12	\$62,110	NO MRKT EXPOSURE; RELATED PARTY/FRIEND/NGHBR
006	108130	0030	8/12/10	\$279,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	108131	0060	11/28/12	\$212,500	BOX PLOT OUTLIER
006	132305	9056	3/9/10	\$197,500	NON-REPRESENTATIVE SALE
006	132305	9101	3/8/11	\$5,500	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
006	132305	9101	8/28/10	\$60,700	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
006	132305	9121	12/18/12	\$7,082,000	DOR RATIO
006	132305	9122	12/14/12	\$2,600,000	DOR RATIO
006	132305	9137	10/22/12	\$432,000	DIAGNOSTIC OUTLIER
006	142305	9032	11/8/11	\$265,000	DIAGNOSTIC OUTLIER
006	142305	9046	11/15/10	\$165,000	DIAGNOSTIC OUTLIER
006	142305	9056	9/13/12	\$314,744	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	142305	9086	11/17/11	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	146340	0080	12/6/10	\$145,000	NON-REPRESENTATIVE SALE
006	200600	0100	1/26/10	\$204,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	232305	9101	12/19/10	\$1,307	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
006	232305	9157	9/26/12	\$216,000	DIAGNOSTIC OUTLIER
006	240790	0440	11/2/11	\$303,750	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
006	305680	0090	3/26/10	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	305680	0180	9/13/10	\$133,349	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
006	324320	0220	3/2/10	\$274,953	BANKRUPTCY; EXEMPT EXCISE TAX; FINANCE INST SALE
006	324320	0250	10/21/10	\$172,000	ESTATE; NON-REPRESENTATIVE SALE
006	366450	0136	3/26/12	\$245,000	OBSOLESCENCE
006	430550	0100	12/7/10	\$382,000	NON-REPRESENTATIVE SALE
006	430560	0170	4/25/12	\$449,950	DOR RATIO;PREVIMP<=25K
006	430560	0200	7/25/11	\$549,650	DOR RATIO;PREVIMP<=25K
006	430560	0230	12/20/12	\$525,000	ACTIVE PERMIT PRE SALE>25K;DOR RATIO;%COMPL
006	430650	0010	2/21/12	\$181,500	NO MRKT EXPOSURE;EXEMPT EXCISE TAX;NON-REP SALE
006	430650	0050	6/16/10	\$280,000	DIAGNOSTIC OUTLIER
006	430650	0070	4/8/11	\$5,800	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
006	432460	0020	2/3/11	\$153,995	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
006	519540	0140	7/14/11	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	722970	0035	6/18/12	\$310,000	DIAGNOSTIC OUTLIER
006	722970	0055	1/7/10	\$2,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
006	722970	0175	5/1/12	\$151,500	BOX PLOT OUTLIER
006	722980	0110	3/29/11	\$168,000	NON-REP SALE; GOV AGENCY; EXEMPT EXCISE TAX
006	722980	0190	1/10/12	\$204,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
006	722990	0020	5/30/12	\$152,000	OBSOL;EXEMPT EXCISE TAX;FINANCIAL INSTITUTION SALE
006	722990	0090	4/4/12	\$197,500	QUIT CLAIM DEED
006	722990	0675	7/14/10	\$422,500	PRESENT CHAR DO NOT MATCH SALE CHARACTERISTICS
006	722990	0835	9/18/12	\$200,000	BOX PLOT OUTLIER
006	722990	0840	1/5/12	\$172,000	UNFINISHED AREA
006	722990	0945	4/5/11	\$158,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
006	723010	0130	5/3/11	\$255,199	DIAGNOSTIC OUTLIER
006	723020	0980	10/19/10	\$275,000	NON-REPRESENTATIVE SALE
006	723030	0310	1/4/10	\$205,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
006	723030	0850	11/27/12	\$121,752	DOR RATIO; PART INTEREST; RELATED PARTY/FRIEND
006	723040	0280	6/22/12	\$140,000	EXEMPT EXCISE TAX; RELATED PARTY/FRIEND/NGHBR
006	723040	0420	12/29/10	\$256,000	NON-REPRESENTATIVE SALE
006	723040	0440	11/9/12	\$225,000	DIAGNOSTIC OUTLIER
006	723040	0520	10/29/12	\$379,500	DIAGNOSTIC OUTLIER
006	723040	0535	11/7/12	\$475,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	769550	0080	9/7/12	\$485,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
006	769550	0260	6/12/12	\$190,000	DIAGNOSTIC OUTLIER
006	923650	0100	2/28/11	\$219,950	RELOCATION - SALE TO SERVICE
007	063810	0191	1/26/12	\$315,595	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	063810	0215	4/17/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	064220	0020	1/31/11	\$170,000	DIAGNOSTIC OUTLIER
007	108850	0050	3/13/12	\$149,900	BOX PLOT OUTLIER
007	122305	9024	3/26/12	\$245,000	DIAGNOSTIC OUTLIER
007	122305	9033	7/30/10	\$410,000	IMP.CHAR CHANGED SINCE SALE;FINANCIAL INST RESALE
007	122305	9042	9/6/12	\$83,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
007	122305	9101	6/26/12	\$761,100	DIAGNOSTIC OUTLIER
007	132305	9020	10/26/10	\$545,000	DIAGNOSTIC OUTLIER
007	132305	9020	6/15/10	\$290,000	IMP.CHAR CHANGED SINCE SALE;BUILDER/DEVELOP SALE
007	132305	9032	5/5/11	\$513,000	DIAGNOSTIC OUTLIER
007	132305	9032	4/16/11	\$513,000	RELOCATION - SALE TO SERVICE
007	132305	9088	7/21/11	\$148,000	DIAGNOSTIC OUTLIER
007	132305	9113	3/26/12	\$135,000	CONTRACT/CASH SALE; NON-REP SALE
007	147170	0040	12/22/11	\$318,345	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	147170	0040	7/3/12	\$296,077	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX
007	147170	0160	6/11/12	\$191,500	DIAGNOSTIC OUTLIER
007	147170	0160	8/27/10	\$346,450	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	147170	0160	5/10/12	\$346,450	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	147170	0340	12/27/11	\$167,500	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
007	147170	1020	4/5/10	\$260,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	147170	1020	7/22/10	\$232,500	IMP.CHAR CHANGED SINCE SALE;FINANCIAL INST RESALE
007	147170	1400	5/16/12	\$249,802	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	165660	0120	8/8/11	\$497,500	RELOCATION - SALE TO SERVICE
007	165660	0250	8/8/12	\$440,100	BANKRUPTCY; EXEMPT EXCISE TAX; FINANCE INST SALE
007	172306	9017	10/27/11	\$1,700,000	OPEN SPACE/TIMBER/FORREST LAND;FINANCIAL INST SALE
007	172306	9085	4/12/10	\$485,398	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	172306	9087	1/12/10	\$369,900	IMP.CHAR CHANGED SINCE SALE;FINANCIAL INST RESALE
007	182306	9079	7/31/12	\$318,000	DIAGNOSTIC OUTLIER
007	182306	9181	4/19/11	\$144,870	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
007	182306	9188	11/29/12	\$190,000	BOX PLOT OUTLIER
007	182306	9213	3/21/12	\$165,000	BOX PLOT OUTLIER
007	182306	9213	11/17/11	\$376,709	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	202306	9078	11/29/11	\$335,000	DIAGNOSTIC OUTLIER
007	379360	0260	10/19/10	\$185,000	IMP.CHAR CHANGED SINCE SALE;FINANCIAL INST RESALE
007	379370	0060	5/21/11	\$337,171	BANKRUPTCY; GOV AGENCY; EXEMPT FROM EXCISE TAX
007	379380	0480	6/7/10	\$315,500	PRESENT CHAR DO NOT MATCH SALE CHARACTERISTICS
007	379380	0610	9/18/12	\$118,500	NO MRKT EXPOSURE; RELATED PARTY/FRIEND/NGHBR
007	404840	0014	9/15/10	\$470,200	WATERFRONT
007	404840	0050	6/25/12	\$310,000	PRESENT CHAR DO NOT MATCH SALE CHAR; SHORT SALE
007	404840	0135	9/1/10	\$275,000	PREVIMP<=25K; IMP. CHAR CHANGED SINCE SALE
007	404840	0255	11/18/11	\$95,000	OBSOL; PREVIMP<=25K; ESTATE ADMIN
007	404840	0420	2/23/12	\$304,000	FULL PRICE NOT REPORTED; RELATED PARTY/FRIEND
007	404840	0450	8/16/11	\$550,000	IMP COUNT
007	509540	0050	8/25/11	\$110,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	509540	1080	9/18/12	\$400,000	SALES CHARACTERISTICS DO NOT MATCH 2013 AV
007	509540	1700	6/30/10	\$191,960	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	509540	1700	3/15/12	\$155,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
007	509560	0200	8/4/11	\$478,000	DIAGNOSTIC OUTLIER
007	522930	0293	6/1/10	\$210,000	CORPORATE AFFILIATES; MOBILE HOME; RELATED PARTY
007	522930	0323	10/7/11	\$126,900	DIAGNOSTIC OUTLIER
007	523030	0040	6/16/11	\$130,000	IMP. CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
007	523030	0300	8/5/11	\$137,000	IMP.CHAR CHANGED SINCE SALE;FINANCIAL INST RESALE
007	660020	0020	9/22/11	\$184,000	DIAGNOSTIC OUTLIER
007	720690	0020	8/26/10	\$325,000	DIAGNOSTIC OUTLIER
007	720690	0050	12/19/11	\$216,000	DIAGNOSTIC OUTLIER
007	743660	0010	6/7/10	\$175,000	NON-REPRESENTATIVE SALE;FINANCIAL INSTITUTION SALE
007	743660	0070	3/12/12	\$225,000	DIAGNOSTIC OUTLIER
007	743660	0190	4/19/11	\$160,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	102305	9002	12/28/2012	\$150,000	95832	N	N
004	102305	9359	2/1/2012	\$75,000	8680	N	N
004	102305	9367	4/10/2012	\$140,000	17424	N	N
004	102305	9475	6/25/2012	\$78,800	8000	N	N
004	177623	0060	1/4/2010	\$85,000	3143	N	N
004	177623	0180	5/3/2010	\$85,000	3249	N	N
004	177623	0220	4/22/2011	\$75,000	4540	N	N
004	427920	0120	6/6/2012	\$100,000	10125	N	N
004	921100	0010	5/17/2010	\$157,000	5004	N	N
004	921100	0020	6/2/2010	\$147,000	6537	N	N
004	921100	0040	3/4/2010	\$175,000	7412	N	N
004	921100	0100	2/26/2010	\$175,000	7851	N	N
004	921101	0810	7/23/2012	\$150,000	8572	N	N
004	935330	0730	8/9/2010	\$90,000	10723	N	N
004	935330	0900	8/17/2012	\$173,000	10723	N	N
005	084710	0040	10/1/2010	\$190,000	14728	N	N
005	327615	0300	11/28/2012	\$50,000	9284	N	N
005	692800	0470	4/20/2012	\$85,000	9400	N	N
006	132305	9014	12/18/2012	\$2,250,000	382456	N	N
006	142305	9024	9/24/2012	\$115,000	43560	N	N
006	722970	0240	10/20/2010	\$100,000	30676	N	N
006	722990	0930	9/13/2011	\$104,000	18259	N	N
006	723030	0760	5/10/2011	\$80,000	17600	N	N
006	723040	0535	8/3/2010	\$75,000	19598	N	N
007	122305	9022	3/11/2010	\$208,000	174349	N	N
007	147170	1870	12/31/2012	\$95,000	15213	N	N
007	182306	9039	5/25/2012	\$80,000	32670	N	N
007	182306	9060	5/25/2012	\$80,000	31798	N	N
007	182306	9294	11/14/2012	\$135,000	117106	N	N
007	379380	0360	11/28/2011	\$76,000	17438	N	N
007	379380	0370	3/7/2012	\$73,500	14669	N	N
007	404840	0480	3/30/2012	\$17,000	24806	N	N
007	509540	0440	10/18/2012	\$25,000	14940	N	N
007	509540	1470	9/15/2010	\$15,500	16200	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 32
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	032305	9119	7/21/2010	\$74,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	102305	9005	3/22/2011	\$365,000	BUILDER/DEVELOPER SALES; PRESENTLY 8 LOTS
004	102305	9502	12/20/2012	\$499,950	IMPROVED PROPERTY SALE
004	177623	0230	8/17/2011	\$63,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	177623	0280	2/24/2010	\$100,000	IMP. CHAR CHANGED SINCE SALE; FIN INST SALE
004	638930	0070	12/19/2012	\$525,450	IMPROVED PROPERTY SALE
004	638930	0100	11/7/2012	\$509,950	IMPROVED PROPERTY SALE
004	894641	0430	4/25/2011	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
004	935330	0880	6/28/2010	\$152,500	NO MARKET EXPOSURE;
005	144450	0059	10/8/2010	\$60,000	NON-REPRESENTATIVE SALE;
005	269010	0050	12/28/2012	\$289,950	IMPROVED PROPERTY SALE
005	269010	0070	12/28/2012	\$287,350	IMPROVED PROPERTY SALE
005	269010	0080	12/27/2012	\$299,950	IMPROVED PROPERTY SALE
005	269010	0090	10/18/2012	\$284,950	IMPROVED PROPERTY SALE
005	269010	0100	10/5/2012	\$274,950	IMPROVED PROPERTY SALE
005	269010	0110	10/1/2012	\$264,950	IMPROVED PROPERTY SALE
005	269010	0120	11/6/2012	\$269,950	IMPROVED PROPERTY SALE
005	330430	0350	12/3/2012	\$549,950	IMPROVED PROPERTY SALE
005	330430	0640	12/19/2012	\$534,950	IMPROVED PROPERTY SALE
005	421962	0110	11/28/2012	\$465,311	IMPROVED PROPERTY SALE
005	421962	0140	12/19/2012	\$414,950	IMPROVED PROPERTY SALE
005	504570	0230	12/13/2011	\$439,051	IMPROVED PROPERTY SALE
005	504570	0270	12/11/2012	\$475,335	IMPROVED PROPERTY SALE
006	145750	0140	5/26/2011	\$13,500	BUILDER OR DEVELOPER SALES;
006	324320	0260	12/14/2010	\$29,000	NON-REPRESENTATIVE SALE;
006	430560	0220	9/5/2012	\$529,950	IMPROVED PROPERTY SALE
006	430560	0240	5/10/2012	\$419,950	IMPROVED PROPERTY SALE
006	430560	0250	5/7/2012	\$449,950	IMPROVED PROPERTY SALE
006	430560	0350	9/10/2012	\$400,000	IMPROVED PROPERTY SALE
007	063810	0194	9/29/2012	\$8,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	147170	1630	9/7/2010	\$6,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	509540	0920	7/25/2012	\$8,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	509560	0150	7/22/2010	\$1,000	\$1,000 SALE OR LESS;

Mobile Home Sales Used in this Annual Update Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	Year Built	Living Area	View	Water-front
004	032305	9155	1/11/2012	\$179,995	39888	1996	1680	N	N
004	102305	9412	7/13/2010	\$149,950	27052	1973	1344	N	N
006	723010	0670	6/6/2012	\$100,000	13826	1986	1568	N	N
007	022305	9043	4/2/2012	\$289,000	95396	2001	1620	Y	N
007	147170	0710	10/23/2012	\$232,500	25854	1991	1848	N	N
007	379380	0510	9/5/2012	\$100,000	25925	1977	1344	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 32

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	112305	9077	6/6/2012	\$162,000	TEAR DOWN; MOBILE HOME;
007	147170	0710	4/18/2012	\$100,000	IMP CHAR CHANGED SINCE SALE;EXEMPT EXCISE TAX
007	182306	9133	2/2/2012	\$45,000	RELATED PARTY, FRIEND, OR NEIGHBOR