

Residential Revalue

2013 Assessment Roll

Mercer Island

Area 34

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

AREA 34

Mercer Island's Housing



Grade 6/ Year Built 1927/ Total Living Area 1160
7



Grade 7/ Year Built 1968/Total Living Area 1390



Grade 8/ Year Built 1960/ Total Living Area 1870



Grade 10/ Year Built 2009/Total Living Area 3620



Grade 11/ Year Built 2000/Total Living Area 4520



Grade 12/ Year Built 1996/Total Living Area 5560

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: Mercer Island/34

Previous Physical Inspection: 2008

Number of Improved Sales: 749

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	\$630,300	\$321,600	\$951,900			
2013 Value	\$679,600	\$345,700	\$1,025,300	\$1,120,400	91.5%	10.55%
Change	+\$49,300	+\$24,100	+\$73,400			
% Change	+7.8%	+7.5%	+7.7%			

*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	\$663,200	\$298,900	\$962,100
2013 Value	\$711,900	\$320,600	\$1,032,500
Percent Change	+7.3%	+7.3%	+7.3%

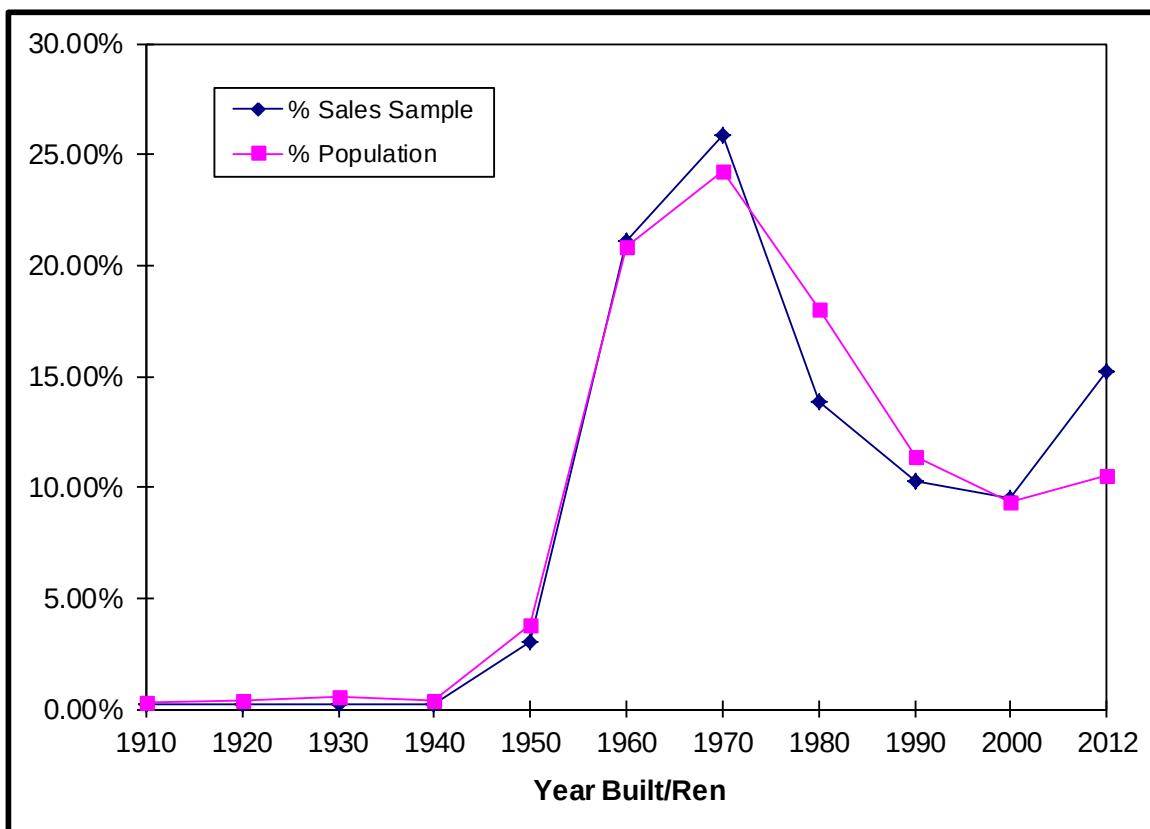
Number of one to three unit residences in the population: 6970

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, non-waterfront low grade homes (Grade 6 and below) and waterfront homes in Sub Area 6 were at a higher average ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard area 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	2	0.27%
1920	2	0.27%
1930	2	0.27%
1940	2	0.27%
1950	23	3.07%
1960	158	21.09%
1970	194	25.90%
1980	104	13.89%
1990	77	10.28%
2000	71	9.48%
2012	114	15.22%
	749	

Population		
Year Built/Ren	Frequency	% Population
1910	21	0.30%
1920	28	0.40%
1930	42	0.60%
1940	29	0.42%
1950	266	3.82%
1960	1452	20.83%
1970	1690	24.25%
1980	1259	18.06%
1990	794	11.39%
2000	654	9.38%
2012	735	10.55%
	6970	

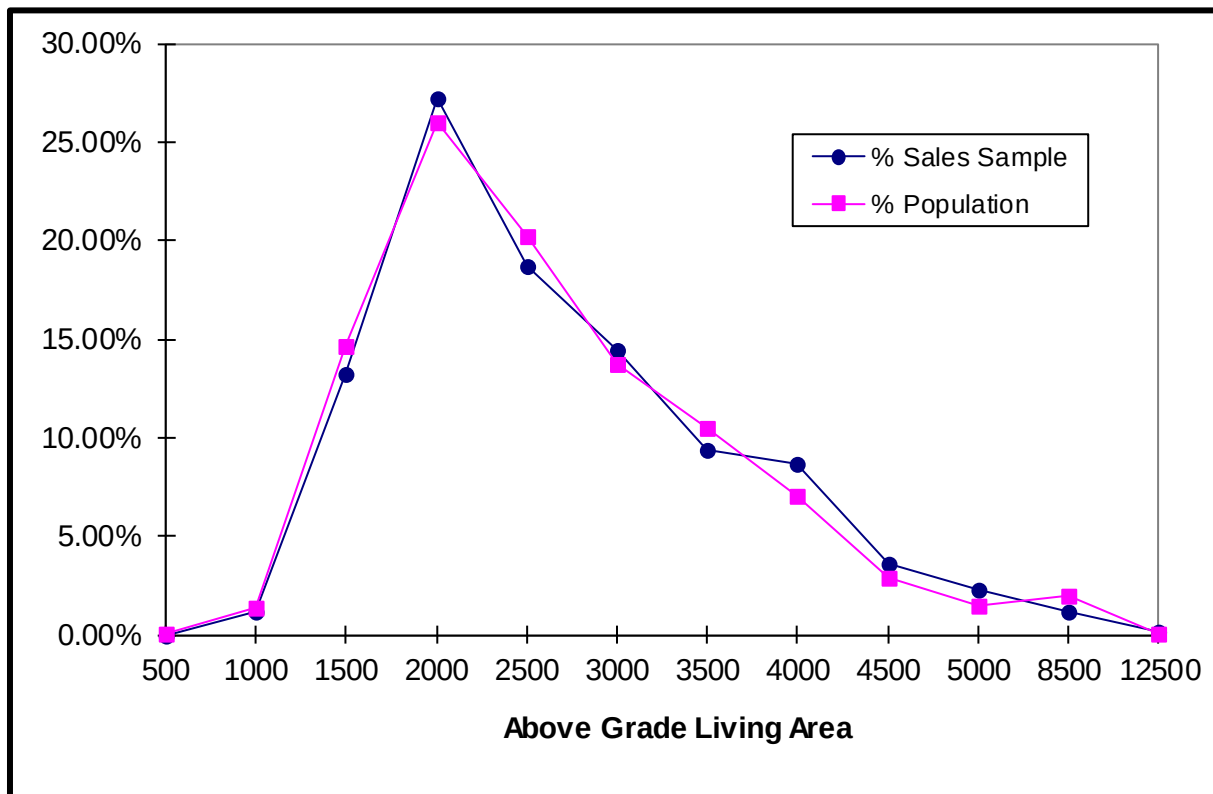


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	9	1.20%
1500	99	13.22%
2000	204	27.24%
2500	140	18.69%
3000	108	14.42%
3500	70	9.35%
4000	65	8.68%
4500	27	3.60%
5000	17	2.27%
8500	9	1.20%
12500	1	0.13%
	749	

Population		
AGLA	Frequency	% Population
500	3	0.04%
1000	96	1.38%
1500	1020	14.63%
2000	1814	26.03%
2500	1412	20.26%
3000	956	13.72%
3500	731	10.49%
4000	490	7.03%
4500	202	2.90%
5000	104	1.49%
8500	136	1.95%
12500	6	0.09%
	6970	

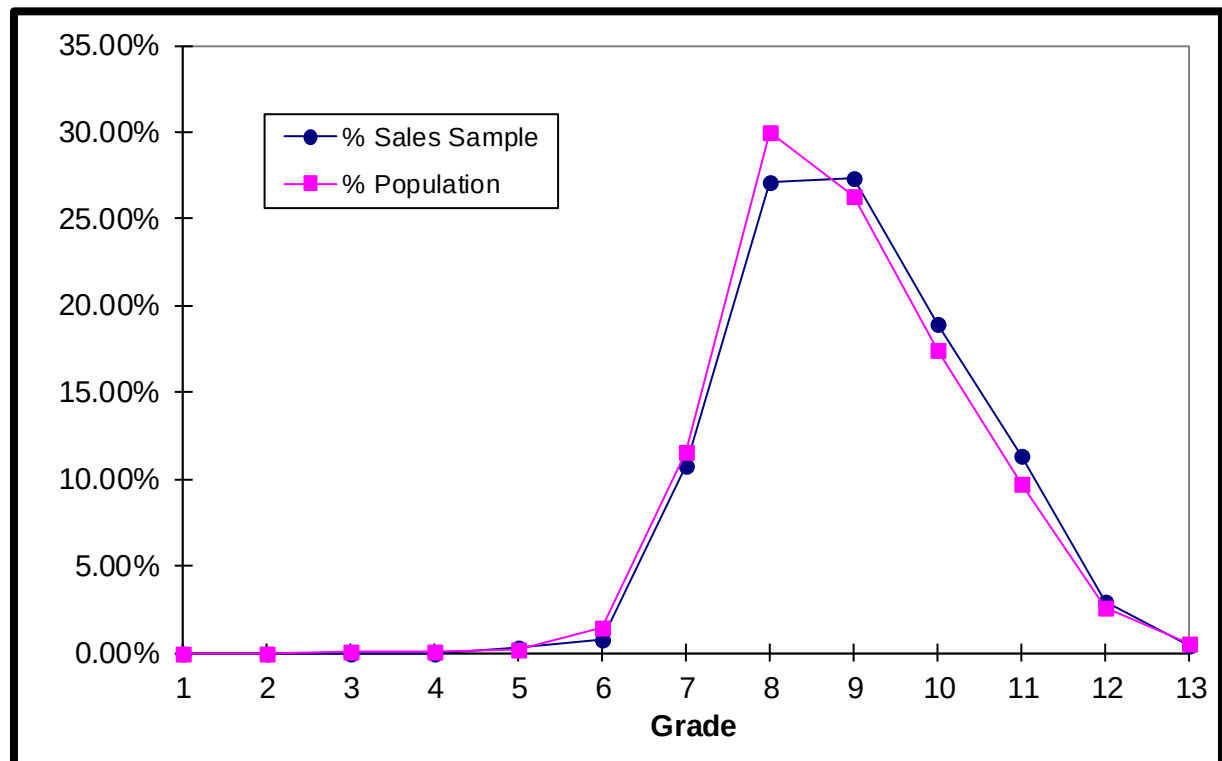


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.27%
6	6	0.80%
7	81	10.81%
8	203	27.10%
9	205	27.37%
10	142	18.96%
11	85	11.35%
12	22	2.94%
13	3	0.40%
749		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	3	0.04%
5	14	0.20%
6	100	1.43%
7	809	11.61%
8	2093	30.03%
9	1837	26.36%
10	1215	17.43%
11	679	9.74%
12	184	2.64%
13	35	0.50%
6970		



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 \$1,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 19 usable land sales available in the area, their 2012 Assessment Year assessed values, and the Area Adjustments, two land models were developed. Sub Area 6 waterfront land was decreasing similar to the overall adjustment for that market segment. The remainder of Mercer Island was increasing which was supplemented by the value increase in sales of improved parcels. Two market adjustments were derived, which resulted in an overall 7.3% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

For Sub Areas 1, 2, 3, 4, 5, 6 Non-Waterfront, and 7

2013 Land Value = 2012 Land Value x 1.085, with the result truncated to the next \$1,000.

For Sub Area 6 Waterfront:

2013 Land Value = 2012 Land Value x .98, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, non-waterfront low grade homes (Grade 6 and below) and waterfront homes in Sub Area 6 were at a higher average ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward

adjustment as indicated by the standard area 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 749 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.5%. 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 +7.3%. 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 34 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

8.47%

Non-Waterfront Low Grade<=6	Yes
% Adjustment	-5.08%
Sub 6 Waterfront	Yes
% Adjustment	-2.46%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Non-waterfront Low Grade<=6 parcel would *approximately* receive a -5.08% downward adjustment. 101 parcels in the improved population would receive this adjustment. There were 8 sales.

For instance, a Waterfront parcel in Sub Area 6 would *approximately* receive a -2.46% downward adjustment. 204 parcels in the improved population would receive this adjustment. There were 12 sales

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

Generally Waterfront parcels in Sub 6, and Non-waterfront Grade <=6 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

95.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 34 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 1.042, resulting in an adjusted value of \$547,000 ($\$525,000 \times 1.042 = \$547,050$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.003	0.3%
2/1/2010	1.010	1.0%
3/1/2010	1.016	1.6%
4/1/2010	1.022	2.2%
5/1/2010	1.027	2.7%
6/1/2010	1.033	3.3%
7/1/2010	1.037	3.7%
8/1/2010	1.042	4.2%
9/1/2010	1.046	4.6%
10/1/2010	1.050	5.0%
11/1/2010	1.053	5.3%
12/1/2010	1.056	5.6%
1/1/2011	1.058	5.8%
2/1/2011	1.060	6.0%
3/1/2011	1.062	6.2%
4/1/2011	1.063	6.3%
5/1/2011	1.064	6.4%
6/1/2011	1.065	6.5%
7/1/2011	1.065	6.5%
8/1/2011	1.064	6.4%
9/1/2011	1.064	6.4%
10/1/2011	1.063	6.3%
11/1/2011	1.061	6.1%
12/1/2011	1.059	5.9%
1/1/2012	1.057	5.7%
2/1/2012	1.054	5.4%
3/1/2012	1.052	5.2%
4/1/2012	1.048	4.8%
5/1/2012	1.044	4.4%
6/1/2012	1.040	4.0%
7/1/2012	1.036	3.6%
8/1/2012	1.031	3.1%
9/1/2012	1.025	2.5%
10/1/2012	1.020	2.0%
11/1/2012	1.013	1.3%
12/1/2012	1.007	0.7%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	531510	1727	8/15/11	\$403,000	\$429,000	740	5	1905	VGood	7200	N	N	2290 78TH AVE SE
001	217450	0280	7/6/12	\$415,000	\$430,000	930	5	1918	Good	6000	N	N	3031 61ST AVE SE
001	409950	0470	4/15/10	\$542,500	\$556,000	820	6	1920	VGood	6000	N	N	2413 63RD AVE SE
001	409950	0495	7/18/12	\$440,000	\$455,000	860	7	1962	Good	6000	N	N	2410 63RD AVE SE
001	217450	4230	7/12/11	\$564,500	\$601,000	1070	7	1946	Good	6400	Y	N	2441 W MERCER WAY
001	545230	2066	5/30/12	\$430,000	\$447,000	1070	7	1957	Good	6000	N	N	2268 80TH AVE SE
001	531510	1835	8/9/12	\$572,000	\$589,000	1140	7	1955	Good	6600	N	N	2291 78TH AVE SE
001	148330	0515	4/27/10	\$665,000	\$683,000	1230	7	1946	VGood	6000	N	N	2447 64TH AVE SE
001	545230	1265	4/28/10	\$567,500	\$583,000	1260	7	1954	Good	11000	N	N	8251 SE 26TH ST
001	544230	0270	11/6/12	\$527,000	\$534,000	1280	7	1957	Avg	6000	N	N	2204 61ST AVE SE
001	217450	0490	12/30/11	\$607,000	\$642,000	1360	7	1960	Good	6000	N	N	3011 62ND AVE SE
001	217450	0475	2/14/11	\$665,000	\$706,000	1430	7	1946	Good	9000	N	N	6117 SE 30TH ST
001	217450	0520	4/18/11	\$443,500	\$472,000	1500	7	1959	VGood	6000	N	N	3029 62ND AVE SE
001	217450	2670	8/29/11	\$875,000	\$931,000	1520	7	1910	VGood	7500	Y	N	2800 60TH AVE SE
001	217450	3525	6/17/11	\$650,000	\$692,000	1590	7	1997	Avg	9000	N	N	2735 63RD AVE SE
001	217450	2550	1/11/12	\$550,000	\$581,000	1600	7	1980	Good	6000	N	N	2829 62ND AVE SE
001	544230	0020	11/13/12	\$796,817	\$806,000	1830	7	1954	Good	15425	N	N	6400 SE 24TH ST
001	217450	0255	6/6/12	\$637,000	\$662,000	1880	7	1954	Good	9500	N	N	3011 61ST AVE SE
001	122404	9090	2/26/10	\$800,000	\$812,000	2260	7	1959	Good	10763	Y	N	2443 84TH AVE SE
001	217450	2695	12/27/12	\$820,000	\$821,000	2670	7	1966	Avg	9000	N	N	2801 61ST AVE SE
001	531510	1935	11/9/12	\$857,700	\$868,000	1300	8	1957	Good	34134	N	N	2227 77TH AVE SE
001	148330	0175	9/23/10	\$687,100	\$721,000	1380	8	1959	Avg	6860	Y	N	6016 SE 27TH ST
001	148330	0175	3/1/10	\$610,000	\$620,000	1380	8	1959	Avg	6860	Y	N	6016 SE 27TH ST
001	413930	0042	6/10/11	\$726,000	\$773,000	2030	8	1998	Avg	7753	N	N	3421 97TH AVE SE
001	735570	0235	9/21/12	\$1,158,000	\$1,183,000	2040	8	1941	VGood	21565	N	N	7014 SE 20TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	217450	0320	2/8/12	\$645,000	\$680,000	2130	8	1990	Avg	6000	N	N	3049 61ST AVE SE
001	217450	2470	12/1/11	\$700,000	\$742,000	2650	8	1986	Good	7500	N	N	2824 61ST AVE SE
001	413930	0035	12/20/12	\$1,390,000	\$1,394,000	3370	8	1995	Avg	19723	N	N	3502 96TH AVE SE
001	544230	0850	11/14/12	\$1,495,000	\$1,511,000	2090	9	1955	VGood	20450	Y	Y	6314 SE 22ND ST
001	072405	9100	9/13/10	\$600,000	\$628,000	2140	9	1958	Good	12269	N	N	7 EL DORADO BEACH CLUB DR
001	735570	0106	10/17/10	\$1,498,000	\$1,575,000	2250	9	1964	Good	13109	Y	Y	1835 W MERCER WAY
001	148330	0440	7/18/12	\$800,000	\$826,000	2280	9	1989	Avg	6000	N	N	2443 63RD AVE SE
001	217450	2655	3/1/11	\$1,125,000	\$1,195,000	2320	9	1996	Avg	7500	Y	N	2818 60TH AVE SE
001	413930	0405	6/28/12	\$2,150,000	\$2,228,000	2410	9	2006	Good	19382	Y	Y	9418 SE 33RD ST
001	413930	0380	8/23/11	\$3,010,000	\$3,202,000	2420	9	1964	VGood	12387	Y	Y	9434 SE 33RD ST
001	810610	0220	8/23/10	\$2,125,000	\$2,220,000	2440	9	1978	Avg	19802	Y	Y	9030 N MERCER WAY
001	545260	0040	1/26/10	\$1,150,000	\$1,160,000	2470	9	1975	Good	10713	Y	N	8470 N MERCER WAY
001	531510	1877	9/16/11	\$877,000	\$932,000	2600	9	1995	Avg	9358	N	N	2233 77TH AVE SE
001	531510	1877	4/6/10	\$830,000	\$849,000	2600	9	1995	Avg	9358	N	N	2233 77TH AVE SE
001	072405	9110	8/31/10	\$2,250,000	\$2,353,000	2700	9	1959	VGood	12813	Y	N	13 EL DORADO BEACH CLUB DR
001	413930	0375	11/5/12	\$922,500	\$934,000	2780	9	1986	Avg	10156	Y	N	9602 SE 33RD ST
001	217450	2780	8/15/12	\$3,350,000	\$3,445,000	2940	9	1990	Avg	13980	Y	Y	2841 60TH AVE SE
001	544930	0115	7/26/12	\$1,500,000	\$1,548,000	3340	9	1989	Avg	15000	Y	N	2030 82ND AVE SE
001	413930	0105	4/19/12	\$950,000	\$994,000	4160	9	2000	Avg	12868	N	N	3455 96TH AVE SE
001	148330	0085	8/21/12	\$1,385,000	\$1,423,000	1380	10	2002	Avg	6000	Y	N	2453 60TH AVE SE
001	148330	0505	6/28/11	\$990,000	\$1,054,000	2058	10	2010	Avg	6000	N	N	2452 63RD AVE SE
001	217450	0420	3/13/12	\$1,275,000	\$1,339,000	2460	10	2010	Avg	7250	N	N	3028 61ST AVE SE
001	545230	1870	3/28/11	\$1,240,000	\$1,318,000	2650	10	1999	Avg	8401	Y	N	2241 82ND AVE SE
001	531510	0342	5/20/10	\$1,100,000	\$1,134,000	2730	10	1998	Avg	6824	Y	N	7275 N MERCER WAY
001	735570	0170	5/26/10	\$1,080,000	\$1,114,000	2770	10	2001	Avg	7565	N	N	1845 72ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	531510	0045	2/17/11	\$2,464,800	\$2,616,000	2970	10	1956	Avg	13777	Y	Y	7240 N MERCER WAY
001	545230	2139	11/22/10	\$1,124,650	\$1,186,000	3060	10	2000	Avg	8800	N	N	2209 80TH AVE SE
001	217450	0305	3/7/12	\$1,815,000	\$1,908,000	3260	10	2006	Avg	9000	N	N	3045 61ST AVE SE
001	072405	9013	8/2/12	\$1,200,000	\$1,237,000	3290	10	2001	Avg	9100	N	N	3424 97TH AVE SE
001	072405	9129	7/7/11	\$1,290,000	\$1,373,000	3290	10	2001	Avg	9100	N	N	3418 97TH AVE SE
001	544930	0025	4/22/11	\$1,310,000	\$1,394,000	3660	10	1997	Avg	11000	N	N	2015 80TH AVE SE
001	122404	9121	5/31/12	\$1,650,000	\$1,717,000	3730	10	2008	Avg	9470	N	N	8234 SE 26TH ST
001	531510	2010	7/23/12	\$4,888,000	\$5,046,000	4760	10	2004	Avg	16100	Y	Y	7636 SE 22ND ST
001	531510	0014	1/26/11	\$5,925,000	\$6,280,000	2900	11	2009	Avg	20719	Y	Y	1640 72ND AVE SE
001	544930	0085	9/25/12	\$1,360,000	\$1,388,000	3290	11	1990	Avg	19495	Y	N	1985 82ND AVE SE
001	735570	0210	10/2/12	\$1,625,000	\$1,657,000	3600	11	1998	Avg	21565	Y	N	1818 70TH AVE SE
001	810610	0091	6/20/12	\$1,600,000	\$1,660,000	4450	11	1980	Avg	15172	Y	N	8624 N MERCER WAY
001	735570	0055	10/15/12	\$7,972,250	\$8,107,000	4910	11	1978	Avg	45564	Y	Y	1614 ROANOKE WAY
001	243970	0036	4/29/11	\$5,955,500	\$6,336,000	2880	12	1940	Good	45176	Y	Y	2012 FABEN DR
001	810610	0010	2/16/12	\$3,550,000	\$3,738,000	3900	12	1986	Avg	19500	Y	Y	8434 N MERCER WAY
001	810610	0011	10/28/11	\$1,600,000	\$1,698,000	3920	12	1993	Avg	15003	Y	N	8436 N MERCER WAY
001	810610	0161	4/5/12	\$2,247,000	\$2,354,000	3920	12	2003	Avg	21454	Y	N	8910 N MERCER WAY
001	800000	0010	1/7/11	\$1,705,000	\$1,805,000	4040	12	1991	Avg	20433	Y	N	8814 N MERCER WAY
001	545230	2220	3/29/11	\$2,500,000	\$2,657,000	4220	12	1984	Good	31140	Y	Y	8030 SE 20TH ST
001	217450	2905	5/29/12	\$4,690,000	\$4,881,000	4410	12	2000	Avg	19800	Y	Y	2749 60TH AVE SE
001	544230	0665	10/14/10	\$6,750,000	\$7,094,000	5620	13	2004	Avg	33064	Y	Y	2205 60TH AVE SE
001	243970	0065	11/28/12	\$6,600,000	\$6,651,000	7730	13	2000	Avg	20020	Y	Y	5908 SE 20TH ST
002	502190	0860	8/15/12	\$480,000	\$494,000	1020	6	1948	Good	8448	N	N	8835 SE 39TH ST
002	502190	0155	9/26/12	\$435,000	\$444,000	1030	6	1948	Good	10800	N	N	3703 88TH AVE SE
002	502190	0190	2/29/12	\$525,000	\$552,000	1190	6	1947	Good	10800	N	N	3745 88TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	502190	0190	8/13/10	\$479,000	\$500,000	1190	6	1947	Good	10800	N	N	3745 88TH AVE SE
002	502190	0915	4/29/10	\$475,000	\$488,000	940	7	1951	Avg	11400	N	N	8834 SE 40TH ST
002	502190	0320	6/18/10	\$446,000	\$462,000	950	7	1951	VGood	12466	N	N	3616 86TH AVE SE
002	778500	0010	7/8/11	\$510,000	\$543,000	1010	7	1963	Avg	8400	N	N	3726 90TH AVE SE
002	502190	0900	8/20/12	\$450,000	\$462,000	1200	7	1961	Avg	13300	N	N	8852 SE 40TH ST
002	502190	0870	4/12/12	\$650,000	\$680,000	1390	7	1954	Good	19000	N	N	8845 SE 39TH ST
002	502190	0875	6/19/12	\$495,000	\$514,000	1510	7	1955	Good	13300	N	N	8853 SE 39TH ST
002	545600	0265	6/10/11	\$645,000	\$687,000	1580	7	1957	Good	8265	N	N	9740 MERCERWOOD DR
002	502190	0430	8/25/10	\$585,000	\$611,000	1650	7	1982	Good	8712	N	N	8844 SE 37TH ST
002	502190	0050	5/12/11	\$545,000	\$580,000	1870	7	1997	Avg	9527	N	N	3615 SE 86TH ST
002	265550	0252	6/17/10	\$663,000	\$686,000	1500	8	1960	Good	14322	N	N	3804 GREENBRIER LN
002	122404	9084	2/14/12	\$610,000	\$642,000	1540	8	1957	Avg	11762	N	N	8219 SE 35TH ST
002	545600	0075	3/22/11	\$580,000	\$616,000	1540	8	1956	Good	8752	N	N	9703 SE 40TH ST
002	778500	0210	5/17/11	\$758,000	\$807,000	1810	8	1964	Good	10378	N	N	3931 GREENBRIER LN
002	182405	9018	9/15/11	\$637,500	\$678,000	1960	8	1954	Good	14810	N	N	9829 SE 40TH ST
002	502190	0855	8/10/11	\$930,000	\$990,000	2130	8	2005	Avg	11400	N	N	8827 SE 39TH ST
002	545600	0120	2/28/11	\$739,000	\$785,000	2130	8	1958	VGood	10700	N	N	9780 SE 41ST ST
002	502190	0657	10/11/10	\$650,000	\$683,000	2160	8	2007	Avg	8360	N	N	3711 86TH AVE SE
002	182405	9077	6/18/12	\$755,000	\$784,000	2350	8	1954	Good	13077	N	N	9841 SE 40TH ST
002	072405	9123	10/11/10	\$691,858	\$727,000	2380	8	1979	Avg	9989	N	N	9920 SE 40TH ST
002	122404	9082	11/28/11	\$1,162,000	\$1,231,000	3420	8	2007	Avg	10426	N	N	8253 SE 36TH ST
002	216241	0050	10/25/11	\$530,000	\$563,000	1350	9	1983	Avg	3023	N	N	3615 93RD AVE SE
002	666680	0050	7/16/12	\$676,000	\$699,000	1460	9	1965	Avg	11390	N	N	8417 SE 34TH PL
002	666680	0340	8/16/12	\$715,000	\$735,000	1500	9	1966	Avg	11266	N	N	8408 SE 33RD PL
002	666680	0290	10/1/12	\$700,000	\$714,000	1520	9	1966	VGood	11793	N	N	8441 SE 33RD PL

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	216241	0070	4/19/12	\$495,000	\$518,000	1530	9	1988	Avg	3371	N	N	3623 93RD AVE SE
002	216241	0030	8/16/11	\$410,000	\$436,000	1610	9	1989	Avg	3313	N	N	3607 93RD AVE SE
002	216241	0060	8/14/12	\$545,000	\$561,000	1610	9	1988	Avg	3269	N	N	3621 93RD AVE SE
002	666680	0240	3/9/10	\$695,000	\$707,000	1770	9	1966	Good	8726	N	N	8425 SE 33RD PL
002	666680	0280	11/18/10	\$600,000	\$633,000	1800	9	1965	Avg	9883	N	N	8420 SE 33RD PL
002	666690	0010	9/25/12	\$809,975	\$827,000	1890	9	1974	VGood	9263	N	N	8417 SE 35TH ST
002	122404	9085	3/1/11	\$662,500	\$703,000	2010	9	1996	Avg	11762	N	N	8209 SE 35TH ST
002	666680	0270	11/15/10	\$639,000	\$674,000	2080	9	1966	Avg	14652	N	N	8437 SE 33RD PL
002	545190	0010	7/19/11	\$739,000	\$787,000	2440	9	1977	Avg	11133	N	N	3219 84TH AVE SE
002	666690	0040	9/14/11	\$799,000	\$850,000	2500	9	1974	VGood	9249	N	N	8430 SE 35TH ST
002	122404	9048	8/16/11	\$875,000	\$931,000	2580	9	2001	Avg	10428	N	N	8245 SE 36TH ST
002	122404	9003	5/10/12	\$1,115,000	\$1,163,000	3080	9	1997	Avg	11157	N	N	8320 SE 30TH PL
002	666690	0060	7/26/11	\$800,000	\$852,000	3140	9	1974	Avg	8314	N	N	8420 SE 35TH ST
002	545600	0171	6/2/10	\$1,100,000	\$1,136,000	3220	9	2007	Avg	8365	N	N	4026 97TH AVE SE
002	347500	0050	4/19/10	\$1,145,000	\$1,174,000	3290	9	2008	Avg	9762	N	N	8250 SE 34TH ST
002	265550	0277	6/14/12	\$856,000	\$889,000	3300	9	2000	Avg	11683	N	N	3710 GALLAGHER HILL RD
002	545600	0460	5/7/10	\$1,225,000	\$1,260,000	3370	9	2003	Avg	8906	Y	N	4248 MERCERWOOD DR
002	265550	0245	6/11/12	\$970,000	\$1,008,000	3570	9	2001	Avg	12968	N	N	3960 92ND PL SE
002	502190	0470	1/31/11	\$1,170,000	\$1,240,000	3670	9	2007	Avg	13311	N	N	3604 90TH AVE SE
002	122404	9094	7/27/10	\$1,165,000	\$1,213,000	3730	9	1991	Avg	17424	Y	N	3400 81ST AVE SE
002	289680	0050	8/7/12	\$1,250,000	\$1,287,000	2150	10	2006	Avg	13961	N	N	3706 GREENBRIER LN
002	545930	0050	4/2/12	\$1,075,000	\$1,127,000	2460	10	2004	Avg	8000	N	N	4040 96TH AVE NE
002	664815	0150	11/11/10	\$750,000	\$790,000	2730	10	1988	Avg	8131	N	N	3610 92ND AVE SE
002	502190	0746	6/12/12	\$999,950	\$1,039,000	3130	10	2012	Avg	8656	N	N	8435 SE 39TH ST
002	265550	0239	12/12/11	\$1,050,000	\$1,112,000	3160	10	1996	Avg	25940	Y	N	3937 95TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	206355	0080	9/5/12	\$1,075,000	\$1,101,000	3240	10	2002	Avg	12568	Y	N	8210 SE 29TH ST
002	545930	0020	6/22/12	\$1,175,000	\$1,219,000	3520	10	2006	Avg	8000	N	N	4128 96TH AVE SE
002	502190	0105	4/11/10	\$1,200,000	\$1,229,000	3600	10	2000	Avg	13200	N	N	3630 84TH AVE SE
002	183210	0005	6/28/10	\$1,345,000	\$1,395,000	3950	10	2007	Avg	11250	N	N	8410 SE 36TH ST
002	502190	0385	3/15/10	\$1,450,000	\$1,477,000	3950	10	2009	Avg	12107	N	N	3615 90TH AVE SE
002	502190	0435	6/15/10	\$1,275,000	\$1,320,000	4060	10	2009	Avg	11400	N	N	8836 SE 37TH ST
002	183210	0010	7/14/10	\$1,355,000	\$1,408,000	4080	10	2007	Avg	11250	N	N	8404 SE 36TH ST
002	502190	0585	7/24/12	\$1,360,000	\$1,404,000	4360	10	2005	Avg	11400	N	N	8822 SE 39TH ST
002	664815	0060	7/30/12	\$1,025,000	\$1,057,000	4640	10	1989	Avg	9436	Y	N	9265 SE 36TH PL
002	664815	0050	5/18/11	\$874,000	\$930,000	2160	11	1989	Avg	8599	Y	N	9255 SE 36TH PL
002	265550	0237	5/8/11	\$937,990	\$998,000	2250	11	1996	Avg	29028	Y	N	3930 95TH AVE SE
002	813565	0040	8/23/10	\$2,030,000	\$2,121,000	3390	11	2010	Avg	9737	Y	N	8206 SE 30TH ST
002	813565	0020	8/26/11	\$1,800,000	\$1,915,000	3570	11	2011	Avg	10877	Y	N	8214 SE 30TH ST
002	502190	0640	11/9/11	\$1,422,000	\$1,508,000	3670	11	2006	Avg	9773	N	N	8447 SE 37TH ST
002	813565	0030	12/17/10	\$1,890,000	\$1,998,000	3820	11	2009	Avg	9696	N	N	8210 SE 30TH ST
002	502190	0645	6/22/11	\$1,475,000	\$1,570,000	3840	11	2005	Avg	11527	N	N	8449 SE 37TH ST
003	182405	9141	8/16/10	\$470,000	\$491,000	1160	7	1967	Good	10375	N	N	4346 ISLAND CREST WAY
003	673590	0025	5/28/10	\$575,000	\$593,000	1200	7	1955	Good	7646	N	N	4035 90TH AVE SE
003	445730	0595	12/13/12	\$530,500	\$533,000	1290	7	1955	Avg	9474	N	N	4349 92ND AVE SE
003	445730	0425	11/20/12	\$610,500	\$616,000	1380	7	1959	Good	10125	N	N	4335 90TH AVE SE
003	445730	0155	12/20/12	\$635,000	\$637,000	1460	7	1958	Good	10125	N	N	4210 90TH AVE SE
003	673570	0040	11/10/11	\$675,000	\$716,000	1490	7	1990	Avg	8803	N	N	4049 92ND AVE SE
003	445730	0590	10/13/11	\$525,000	\$558,000	1530	7	1958	Avg	9429	N	N	4341 92ND AVE SE
003	445730	0590	3/2/10	\$520,000	\$528,000	1530	7	1958	Avg	9429	N	N	4341 92ND AVE SE
003	445730	0150	10/14/11	\$535,000	\$568,000	1550	7	1958	Good	10125	N	N	4218 90TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	019110	0690	7/11/11	\$400,000	\$426,000	1640	7	1960	Avg	9525	N	N	4646 88TH AVE SE
003	182405	9075	7/5/12	\$485,000	\$502,000	1770	7	1954	Avg	13157	N	N	4216 85TH AVE SE
003	435130	0489	12/26/12	\$1,700,000	\$1,702,000	2090	7	1947	Avg	50965	N	N	8909 SE 48TH ST
003	019110	0205	3/27/12	\$460,000	\$482,000	2100	7	1960	Avg	10125	N	N	4554 89TH AVE SE
003	192405	9139	5/14/10	\$699,000	\$720,000	1290	8	1999	Avg	16988	N	N	8833 SE 61ST ST
003	445730	0075	1/27/12	\$585,000	\$617,000	1340	8	1961	Good	10125	N	N	4212 91ST AVE SE
003	182405	9097	3/26/12	\$590,000	\$619,000	1410	8	1955	Good	8600	N	N	4005 89TH AVE SE
003	216200	0110	5/26/10	\$758,000	\$782,000	1430	8	1975	Avg	15969	Y	N	4925 E MERCER WAY
003	228700	0420	5/23/12	\$505,000	\$526,000	1470	8	1960	Good	13358	N	N	5619 89TH AVE SE
003	003100	0075	2/15/11	\$498,790	\$529,000	1490	8	1955	Good	7140	N	N	4130 92ND AVE SE
003	003100	0080	8/22/12	\$515,000	\$529,000	1510	8	1955	Good	8900	N	N	4136 92ND AVE SE
003	003100	0151	10/10/12	\$550,000	\$560,000	1510	8	1955	Good	10083	N	N	9204 SE 42ND ST
003	003100	0330	1/5/12	\$550,000	\$581,000	1510	8	1956	Avg	8262	N	N	4223 93RD AVE SE
003	182405	9162	11/2/11	\$425,000	\$451,000	1510	8	1966	Avg	11361	N	N	4310 ISLAND CREST WAY
003	003100	0295	10/16/12	\$590,000	\$600,000	1520	8	1955	VGood	8145	N	N	4214 92ND AVE SE
003	004610	0349	5/29/12	\$690,000	\$718,000	1540	8	1966	Avg	24588	Y	N	4440 92ND AVE SE
003	792410	0035	1/17/12	\$472,500	\$499,000	1540	8	1957	Good	6750	N	N	4048 89TH AVE SE
003	182405	9149	4/25/12	\$675,000	\$706,000	1560	8	1966	Avg	12072	N	N	4327 CAROL LN
003	003120	0025	9/4/12	\$550,000	\$564,000	1570	8	1956	Good	8904	N	N	4205 94TH AVE SE
003	003100	0305	5/20/10	\$510,000	\$526,000	1590	8	1955	Good	7140	N	N	4230 92ND AVE SE
003	182405	9049	11/27/12	\$715,000	\$721,000	1600	8	1950	Good	13600	Y	N	8424 SE 44TH ST
003	003100	0120	10/7/10	\$475,000	\$499,000	1610	8	1954	Good	8568	N	N	4105 93RD AVE SE
003	228730	0250	1/3/11	\$545,000	\$577,000	1620	8	1960	Good	10083	N	N	8838 SE 59TH ST
003	003100	0095	9/13/10	\$535,000	\$560,000	1630	8	1954	Good	8575	N	N	4027 93RD AVE SE
003	258190	0125	9/8/11	\$655,000	\$697,000	1660	8	1990	Avg	14624	Y	N	7023 E MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	003100	0250	1/9/12	\$635,000	\$671,000	1690	8	1999	Avg	8736	N	N	4204 93RD AVE SE
003	258190	0284	5/18/11	\$710,000	\$756,000	1690	8	1967	Good	8476	N	N	6950 93RD AVE SE
003	258190	0240	7/18/11	\$512,500	\$546,000	1700	8	1966	Good	8100	N	N	7080 93RD AVE SE
003	182405	9044	10/26/10	\$632,500	\$666,000	1720	8	1947	VGood	15525	N	N	4125 86TH AVE SE
003	345600	0290	10/14/10	\$630,000	\$662,000	1770	8	1964	Good	9938	N	N	7223 91ST AVE SE
003	545600	0310	4/27/11	\$625,000	\$665,000	1770	8	1960	Good	10066	N	N	9735 MERCERWOOD DR
003	019110	1090	11/13/12	\$589,000	\$595,000	1780	8	1952	Avg	15558	N	N	4742 90TH AVE SE
003	228700	0360	2/22/11	\$550,000	\$584,000	1790	8	1965	Good	9958	N	N	5654 89TH AVE SE
003	445730	0115	9/5/12	\$538,000	\$551,000	1790	8	1960	Good	10125	N	N	4249 91ST AVE SE
003	545600	0500	5/23/12	\$877,716	\$914,000	1790	8	1954	Good	8327	Y	N	9855 MERCERWOOD DR
003	545030	0190	5/2/12	\$517,810	\$541,000	1830	8	1950	Good	13500	N	N	4047 86TH AVE SE
003	019110	1145	4/21/11	\$560,000	\$596,000	1850	8	1959	VGood	10125	N	N	4731 90TH AVE SE
003	228700	0030	5/4/12	\$625,000	\$653,000	1870	8	1960	Good	9897	N	N	8823 SE 58TH ST
003	228700	0370	10/5/10	\$719,000	\$755,000	1870	8	1960	Good	10086	N	N	5628 89TH AVE SE
003	445730	0240	11/14/11	\$499,950	\$530,000	1910	8	1959	Good	10550	N	N	4204 89TH AVE SE
003	865050	0025	10/8/12	\$600,000	\$611,000	1910	8	1955	Good	24318	N	N	6230 89TH AVE SE
003	019110	0585	8/27/10	\$795,000	\$831,000	1920	8	2004	Avg	10125	N	N	4629 88TH AVE SE
003	019110	0350	3/28/11	\$594,500	\$632,000	1930	8	1945	Good	11475	N	N	4545 88TH AVE SE
003	228700	0160	3/26/12	\$890,000	\$934,000	1960	8	1960	Good	10840	N	N	5704 91ST AVE SE
003	445730	0230	1/25/10	\$635,000	\$640,000	2000	8	1962	Good	10125	N	N	4216 89TH AVE SE
003	865100	0040	9/19/11	\$618,000	\$657,000	2000	8	1962	Good	19657	N	N	6127 92ND AVE SE
003	545600	0565	4/11/11	\$587,000	\$624,000	2020	8	1955	Good	16300	Y	N	4271 E MERCER WAY
003	003110	0020	4/16/12	\$735,000	\$769,000	2030	8	1957	Good	8755	N	N	9310 SE 43RD ST
003	019110	0355	10/15/12	\$707,000	\$719,000	2040	8	2000	Avg	10125	N	N	4549 88TH AVE SE
003	019110	1076	5/16/11	\$580,000	\$617,000	2060	8	1964	Good	10160	N	N	4749 91ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	258190	0036	6/16/10	\$600,000	\$621,000	2110	8	1961	Avg	11250	N	N	6925 93RD AVE SE
003	865090	0075	5/11/12	\$865,000	\$902,000	2160	8	1959	Good	14795	Y	N	9204 SE 60TH ST
003	435130	0249	5/12/12	\$740,000	\$772,000	2180	8	1961	VGood	7500	N	N	4817 91ST AVE SE
003	865070	0005	9/24/12	\$645,000	\$659,000	2180	8	1961	Good	12059	N	N	8806 SE 60TH ST
003	865070	0005	8/30/11	\$628,000	\$668,000	2180	8	1961	Good	12059	N	N	8806 SE 60TH ST
003	003100	0190	4/11/12	\$914,000	\$957,000	2210	8	1959	VGood	8058	Y	N	4104 94TH AVE SE
003	019110	1115	2/22/12	\$869,000	\$915,000	2250	8	1966	Good	9525	N	N	4712 90TH AVE SE
003	445730	0435	3/18/11	\$940,000	\$999,000	2260	8	2002	Avg	10125	N	N	4351 90TH AVE SE
003	445730	0625	3/15/10	\$720,000	\$733,000	2260	8	1964	Good	9525	N	N	4330 91ST AVE SE
003	445730	0455	8/9/11	\$695,000	\$740,000	2340	8	1963	VGood	10125	N	N	4340 89TH AVE SE
003	865050	0050	1/22/10	\$700,000	\$706,000	2560	8	1958	VGood	14400	N	N	8804 SE 62ND ST
003	865050	0010	12/20/10	\$950,000	\$1,004,000	2580	8	1956	Good	13683	N	N	8817 SE 63RD ST
003	003100	0315	6/5/12	\$825,000	\$858,000	2650	8	1997	Avg	7140	N	N	4242 92ND AVE SE
003	019110	0290	11/1/12	\$785,420	\$796,000	2910	8	1965	VGood	9525	N	N	4540 88TH AVE SE
003	865070	0025	7/14/10	\$705,000	\$733,000	2930	8	1960	VGood	13131	N	N	8864 SE 60TH ST
003	865050	0030	8/7/12	\$783,000	\$806,000	3040	8	1954	Good	22376	N	N	6218 89TH AVE SE
003	445730	0430	2/8/11	\$685,000	\$727,000	3290	8	1966	VGood	10125	N	N	4345 90TH AVE SE
003	302405	9044	11/22/10	\$814,400	\$859,000	930	9	1983	Avg	24586	Y	N	7960 ISLAND CREST WAY
003	019110	0445	11/28/11	\$435,000	\$461,000	1100	9	1977	Good	7213	N	N	4550 ISLAND CREST WAY
003	345600	0110	7/11/11	\$749,000	\$797,000	1420	9	1964	VGood	11647	N	N	7220 91ST PL SE
003	216200	0100	6/22/12	\$610,000	\$633,000	1490	9	1974	Avg	15844	Y	N	4921 E MERCER WAY
003	545600	0390	10/30/12	\$775,000	\$786,000	1550	9	1957	Good	11426	Y	N	4248 SHORECLUB DR
003	865090	0035	8/25/11	\$650,000	\$692,000	1620	9	1959	Good	11235	N	N	9039 SE 60TH ST
003	345600	0230	2/16/11	\$835,000	\$886,000	1640	9	1966	VGood	9947	N	N	7234 91ST AVE SE
003	856610	0165	5/5/11	\$600,000	\$638,000	1650	9	1966	VGood	11492	Y	N	7410 92ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	257950	0010	3/26/12	\$685,000	\$718,000	1660	9	1969	Good	14000	N	N	6811 E MERCER WAY
003	019110	1165	3/14/11	\$675,000	\$717,000	1690	9	1973	Avg	8152	N	N	4760 89TH AVE SE
003	865120	0120	10/23/12	\$925,000	\$939,000	1780	9	1968	VGood	15048	Y	N	6140 93RD AVE SE
003	758230	0060	6/8/11	\$501,000	\$533,000	1930	9	1969	Good	12536	N	N	4859 90TH PL SE
003	667290	0400	12/17/12	\$720,000	\$722,000	1990	9	1962	Avg	12416	N	N	8940 SE 56TH ST
003	667290	0400	9/26/11	\$717,500	\$763,000	1990	9	1962	Avg	12416	N	N	8940 SE 56TH ST
003	758230	0020	6/26/12	\$675,000	\$700,000	2000	9	1973	Good	8799	N	N	4816 90TH AVE SE
003	257950	0027	3/2/11	\$705,000	\$749,000	2020	9	1973	VGood	11223	Y	N	9441 SE 70TH PL
003	302405	9146	8/22/12	\$802,400	\$824,000	2030	9	1974	Good	14089	N	N	7300 ISLAND CREST WAY
003	257950	0168	7/9/12	\$901,500	\$933,000	2050	9	1967	Good	19045	Y	N	7452 92ND AVE SE
003	545180	0026	5/11/12	\$830,000	\$866,000	2060	9	1958	VGood	15402	Y	N	8411 MAPLE LN
003	546110	0040	5/21/12	\$555,000	\$578,000	2130	9	1967	Avg	18618	Y	N	9511 SE 43RD ST
003	758230	0070	8/24/11	\$608,000	\$647,000	2130	9	1975	Good	10183	N	N	4869 90TH PL SE
003	302405	9148	7/27/11	\$660,000	\$703,000	2160	9	1968	Good	12884	N	N	7320 ISLAND CREST WAY
003	142500	0010	5/3/11	\$636,000	\$677,000	2240	9	1976	Avg	12427	N	N	9015 SE 51ST PL
003	856590	0160	6/17/11	\$599,000	\$638,000	2340	9	1963	Avg	13406	N	N	7202 ISLAND CREST WAY
003	257950	0152	11/23/11	\$755,000	\$800,000	2350	9	1982	Avg	15527	Y	N	7415 E MERCER WAY
003	302405	9154	2/10/12	\$691,000	\$728,000	2460	9	1968	Good	13263	N	N	7360 ISLAND CREST WAY
003	228730	0270	9/20/12	\$814,400	\$832,000	2510	9	1959	VGood	10083	N	N	8822 SE 59TH ST
003	856610	0170	7/19/11	\$635,000	\$676,000	2560	9	1967	Good	17685	N	N	7406 92ND PL SE
003	667290	0290	4/7/11	\$783,000	\$833,000	2600	9	1966	Good	11581	N	N	8947 SE 54TH ST
003	257950	0153	1/19/12	\$825,000	\$871,000	2610	9	1978	Avg	12000	N	N	7430 92ND AVE SE
003	019110	0105	12/13/10	\$785,000	\$829,000	2700	9	1969	Good	9525	N	N	4535 91ST AVE SE
003	019110	1210	2/3/12	\$860,000	\$907,000	2710	9	2002	Avg	9525	N	N	8879 SE 47TH ST
003	142500	0030	7/19/10	\$908,000	\$944,000	2760	9	1976	Avg	9585	N	N	9035 SE 51ST PL

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	856610	0040	3/14/12	\$685,000	\$719,000	2810	9	1966	VGood	11141	N	N	7409 91ST AVE SE
003	142500	0090	8/22/11	\$722,000	\$768,000	2820	9	1976	Avg	11500	N	N	9007 SE 50TH ST
003	755480	0020	5/21/10	\$820,500	\$846,000	2830	9	1967	Good	9637	N	N	9115 SE 46TH ST
003	019110	0765	4/23/12	\$774,000	\$809,000	2890	9	1978	Avg	9525	N	N	4650 89TH AVE SE
003	019110	0200	3/22/12	\$1,185,000	\$1,243,000	2920	9	2005	Avg	10125	N	N	4545 90TH AVE SE
003	545050	0050	4/1/11	\$900,000	\$957,000	2950	9	2002	Avg	11480	N	N	5717 92ND AVE SE
003	257950	0012	7/1/11	\$820,000	\$873,000	2960	9	1965	Good	26695	N	N	6815 E MERCER WAY
003	362250	0010	11/8/12	\$745,000	\$754,000	3150	9	1959	Good	14280	N	N	4214 86TH AVE SE
003	755480	0060	8/13/12	\$952,000	\$979,000	3150	9	1973	Good	10800	N	N	4630 91ST AVE SE
003	142500	0050	5/4/10	\$935,000	\$961,000	3260	9	1976	Good	11674	N	N	9020 SE 51ST PL
003	856590	0110	7/7/10	\$905,000	\$940,000	3540	9	1964	Good	10744	N	N	8845 SE 72ND PL
003	865121	0020	7/19/10	\$850,000	\$884,000	3630	9	1979	Avg	15611	N	N	6191 92ND AVE SE
003	228700	0240	6/11/10	\$960,000	\$993,000	3740	9	1959	Good	9869	N	N	5622 90TH AVE SE
003	545030	0205	9/21/11	\$1,300,000	\$1,382,000	3980	9	2009	Avg	13500	N	N	4113 86TH AVE SE
003	667290	0250	1/5/10	\$1,265,000	\$1,270,000	4050	9	2003	Avg	13062	N	N	8811 SE 56TH ST
003	546060	0020	3/28/12	\$700,000	\$734,000	1650	10	1974	VGood	12349	Y	N	4124 94TH PL SE
003	216200	0040	2/21/12	\$645,000	\$679,000	1720	10	1977	Avg	21970	N	N	4817 E MERCER WAY
003	182405	9164	3/3/11	\$585,000	\$621,000	1750	10	1974	Avg	30492	N	N	4725 E MERCER WAY
003	192300	0060	7/11/11	\$855,000	\$910,000	1880	10	1976	Avg	19543	Y	N	9341 SE 46TH ST
003	545180	0055	6/25/12	\$999,950	\$1,037,000	2010	10	1958	Good	13368	Y	N	5 MAPLE LN
003	667290	0420	12/20/11	\$845,000	\$894,000	2010	10	1966	Good	11600	N	N	8915 SE 56TH ST
003	362780	0260	6/21/12	\$898,000	\$931,000	2030	10	1973	Good	10313	N	N	8804 SE 78TH ST
003	216200	0240	5/18/11	\$770,000	\$820,000	2080	10	1967	Good	24212	Y	N	4907 E MERCER WAY
003	546060	0190	6/29/11	\$725,000	\$772,000	2080	10	1993	Avg	12248	Y	N	4128 94TH PL SE
003	545600	0485	5/14/10	\$878,000	\$904,000	2210	10	1955	Good	13445	Y	N	9839 MERCERWOOD DR

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	216200	0230	7/27/10	\$1,090,000	\$1,135,000	2220	10	1968	VGood	17425	Y	N	4909 E MERCER WAY
003	751100	0040	2/28/11	\$710,000	\$754,000	2340	10	1968	Good	27634	N	N	6120 90TH AVE SE
003	182405	9053	5/1/12	\$998,000	\$1,042,000	2380	10	1986	Avg	15000	N	N	8460 SE 44TH ST
003	546050	0060	12/30/11	\$670,000	\$708,000	2550	10	1964	Good	9614	N	N	4289 SHORECLUB DR
003	258190	0265	10/18/10	\$700,000	\$736,000	2560	10	1974	VGood	6829	N	N	6920 93RD AVE SE
003	546050	0010	9/7/11	\$770,000	\$819,000	2560	10	1964	Avg	9863	Y	N	4295 SHORECLUB DR
003	257950	0187	4/6/10	\$987,500	\$1,010,000	2650	10	1997	Avg	14570	Y	N	7507 92ND AVE SE
003	003100	0165	4/13/12	\$1,285,000	\$1,345,000	2710	10	2010	Avg	7821	Y	N	4028 93RD AVE SE
003	667300	0060	5/20/11	\$922,000	\$981,000	2730	10	1970	Good	30280	Y	N	9220 PARKWOOD RIDGE RD
003	445730	0605	5/15/12	\$877,847	\$915,000	2790	10	1997	Avg	8989	N	N	9100 SE 44TH ST
003	865110	0030	1/17/12	\$885,000	\$934,000	2870	10	1962	Good	16921	N	N	6120 92ND AVE SE
003	435130	1210	12/24/12	\$799,950	\$801,000	2970	10	1964	Good	16087	N	N	9013 SE 50TH ST
003	545090	0120	11/3/11	\$620,000	\$658,000	3000	10	1967	Good	13585	N	N	5305 90TH AVE SE
003	302405	9076	7/4/11	\$1,000,000	\$1,065,000	3070	10	1972	Avg	14397	Y	N	7860 ISLAND CREST WAY
003	257950	0005	7/6/10	\$982,000	\$1,020,000	3310	10	1999	Avg	10677	N	N	9335 SE 68TH ST
003	019110	0840	6/30/11	\$1,192,000	\$1,269,000	3570	10	2004	Avg	9525	N	N	9020 SE 47TH ST
003	759810	0221	5/5/11	\$1,295,000	\$1,378,000	3620	10	1990	Good	18000	N	N	4417 88TH AVE SE
003	228700	0220	5/25/12	\$1,399,000	\$1,457,000	3920	10	2012	Avg	10672	N	N	9012 SE 58TH ST
003	258190	0196	6/10/10	\$970,000	\$1,003,000	2320	11	1990	Avg	12437	Y	N	7214 94TH AVE SE
003	856640	0330	4/15/10	\$987,000	\$1,011,000	2410	11	1986	Avg	13151	N	N	8812 SE 74TH PL
003	856640	0020	8/11/11	\$950,000	\$1,011,000	2770	11	1985	Avg	11019	Y	N	8829 SE 77TH PL
003	856640	0010	5/3/10	\$1,160,000	\$1,192,000	3200	11	1985	Avg	12942	Y	N	8815 SE 77TH PL
003	302405	9181	12/10/10	\$1,150,000	\$1,215,000	3610	11	1981	Avg	13392	N	N	7366 ISLAND CREST WAY
003	856640	0300	8/4/10	\$1,248,000	\$1,301,000	3650	11	1985	Avg	11797	N	N	8840 SE 74TH PL
003	019110	0035	8/31/12	\$1,254,000	\$1,286,000	3910	11	2004	Avg	9520	N	N	9130 SE 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	362250	0035	9/13/10	\$1,437,725	\$1,506,000	4438	11	2000	Avg	14280	Y	N	4312 86TH AVE SE
003	257950	0176	4/27/11	\$1,729,750	\$1,840,000	5060	11	2008	Avg	20267	N	N	7536 92ND AVE SE
004	302405	9087	9/20/12	\$725,000	\$741,000	1140	7	1951	VGood	10576	Y	N	6919 96TH AVE SE
004	302405	9087	8/23/10	\$610,000	\$637,000	1140	7	1951	VGood	10576	Y	N	6919 96TH AVE SE
004	192405	9255	4/18/11	\$1,400,000	\$1,489,000	1200	7	1952	Avg	12121	Y	Y	6226 E MERCER WAY
004	258070	0030	11/4/11	\$850,000	\$902,000	1330	7	1926	Good	13318	Y	Y	6827 96TH AVE SE
004	777670	0055	7/6/12	\$1,475,000	\$1,527,000	1570	7	1956	Avg	18307	Y	Y	9839 SE 42ND PL
004	302405	9078	4/16/12	\$550,000	\$576,000	1230	8	1990	Avg	29110	N	N	6520 E MERCER WAY
004	032110	0275	7/24/12	\$790,400	\$816,000	1300	8	1968	Good	16741	Y	N	8330 AVALON DR
004	192405	9137	9/10/12	\$900,000	\$921,000	1300	8	1957	Good	15246	Y	N	5908 E MERCER WAY
004	032110	0085	6/22/10	\$875,000	\$907,000	1350	8	1961	Good	19100	Y	N	8211 AVALON DR
004	192405	9138	6/21/10	\$805,000	\$834,000	1510	8	1956	VGood	16552	Y	N	5902 E MERCER WAY
004	082405	9237	4/15/11	\$575,000	\$612,000	1610	8	1958	Good	13000	Y	N	3836 E MERCER WAY
004	004610	0102	7/23/12	\$1,875,000	\$1,935,000	1770	8	1956	VGood	21645	Y	Y	4344 E MERCER WAY
004	073610	0051	3/10/11	\$695,000	\$738,000	1910	8	1968	VGood	9000	Y	N	8545 85TH AVE SE
004	073610	0120	7/5/12	\$1,750,000	\$1,811,000	2370	8	1950	Good	15405	Y	Y	8470 85TH AVE SE
004	777670	0025	7/19/11	\$2,073,900	\$2,208,000	1310	9	1954	Avg	28805	Y	Y	9815 SE 42ND PL
004	032110	0255	8/17/11	\$800,000	\$851,000	1490	9	1968	Avg	16100	Y	N	8360 AVALON DR
004	258070	0010	2/9/11	\$710,000	\$753,000	1690	9	1969	Good	9600	Y	N	6816 96TH AVE SE
004	215450	0080	5/4/11	\$718,000	\$764,000	1710	9	1972	Good	18780	Y	N	6202 E MERCER WAY
004	156180	0060	1/25/12	\$615,000	\$649,000	1760	9	1983	Good	17488	Y	N	4429 E MERCER WAY
004	777670	0020	12/16/11	\$896,000	\$948,000	1810	9	1955	VGood	22005	Y	N	9805 SE 42ND PL
004	545970	0045	12/20/12	\$975,000	\$978,000	1860	9	1966	Good	15000	Y	N	4262 E MERCER WAY
004	143870	0030	5/24/10	\$900,000	\$928,000	1870	9	1966	VGood	17382	Y	N	9420 SE 54TH ST
004	032110	0110	10/10/12	\$755,000	\$769,000	1900	9	1997	Avg	19568	Y	N	8415 E MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(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	032110	0055	10/25/12	\$1,422,312	\$1,443,000	2000	9	1997	Avg	18271	Y	N	8250 E MERCER WAY
004	302405	9187	9/2/10	\$2,350,000	\$2,458,000	2100	9	1979	Avg	13213	Y	Y	7626 E MERCER WAY
004	192405	9164	8/28/12	\$1,132,000	\$1,161,000	2290	9	1978	VGood	8276	Y	N	9460 SE 52ND ST
004	413190	0032	4/21/11	\$2,485,000	\$2,643,000	2320	9	1985	VGood	16342	Y	Y	4056 E MERCER WAY
004	258070	0005	10/16/12	\$1,810,000	\$1,840,000	2640	9	2005	Good	13671	Y	Y	6802 96TH AVE SE
004	777670	0030	7/21/11	\$2,500,000	\$2,661,000	2690	9	1985	Avg	20206	Y	Y	9825 SE 42ND PL
004	258070	0006	2/28/12	\$835,000	\$878,000	2730	9	1977	Good	8737	Y	N	6806 96TH AVE SE
004	004610	0453	4/8/11	\$1,550,000	\$1,648,000	2840	9	1958	VGood	13497	Y	Y	4456 FERNCROFT RD
004	257950	0135	11/22/11	\$1,492,700	\$1,582,000	1610	10	1969	VGood	8558	Y	Y	7550 E MERCER WAY
004	143870	0120	4/25/12	\$950,000	\$993,000	1760	10	1967	VGood	15495	Y	N	5411 96TH AVE SE
004	215450	0040	10/12/12	\$1,200,000	\$1,221,000	1780	10	1970	VGood	15002	Y	N	6216 E MERCER WAY
004	143870	0020	4/12/11	\$870,000	\$925,000	1850	10	1974	VGood	18421	N	N	9412 SE 54TH ST
004	755870	0031	9/5/12	\$1,030,000	\$1,055,000	2160	10	1983	VGood	16553	Y	N	4614 E MERCER WAY
004	312405	9015	8/3/11	\$2,375,000	\$2,528,000	2167	10	2002	Avg	12938	Y	Y	8048 AVALON PL
004	252400	0070	7/5/12	\$793,000	\$821,000	2270	10	1991	Avg	13651	Y	N	4739 FERNRIDGE LN
004	073610	0025	8/26/11	\$1,800,000	\$1,915,000	2555	10	2010	Avg	19000	Y	N	8559 85TH AVE SE
004	215450	0050	12/17/10	\$1,785,000	\$1,887,000	2680	10	1997	Avg	16906	Y	N	6212 E MERCER WAY
004	073610	0175	12/20/12	\$2,805,000	\$2,813,000	2700	10	1998	Avg	14140	Y	Y	8710 85TH AVE SE
004	252400	0080	5/17/11	\$886,000	\$943,000	2760	10	1990	Avg	15012	N	N	4737 E MERCER WAY
004	192405	9097	10/12/10	\$2,050,000	\$2,154,000	2930	10	1960	Good	25650	Y	Y	5910 E MERCER WAY
004	032110	0170	3/29/10	\$1,200,000	\$1,226,000	2950	10	1991	Avg	18760	Y	N	8343 E MERCER WAY
004	302405	9215	9/25/12	\$1,065,000	\$1,087,000	3000	10	1998	Avg	12480	Y	N	6921 96TH AVE SE
004	147240	0070	8/23/10	\$795,000	\$831,000	3040	10	1979	Avg	14596	N	N	4455 E MERCER WAY
004	324080	0030	7/15/11	\$1,150,000	\$1,224,000	3040	10	1983	Good	16715	Y	N	6234 E MERCER WAY
004	082405	9185	10/2/12	\$1,625,000	\$1,657,000	3260	10	1998	Avg	21876	Y	Y	3820 E MERCER WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(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	413190	0015	3/21/11	\$1,375,000	\$1,461,000	3390	10	2009	Avg	11815	Y	N	4018 E MERCER WAY
004	004610	0350	10/25/10	\$1,713,000	\$1,802,000	3410	10	2008	Avg	26540	Y	N	4421 FERNCROFT RD
004	147240	0010	12/10/10	\$930,000	\$982,000	3450	10	1977	VGood	13562	N	N	4463 E MERCER WAY
004	004610	0354	12/29/10	\$775,000	\$820,000	1690	11	1961	Good	53790	N	N	4445 E MERCER WAY
004	755870	0036	5/27/11	\$1,145,000	\$1,219,000	1790	11	1968	Avg	14205	Y	Y	4610 E MERCER WAY
004	302405	9084	6/7/11	\$2,450,000	\$2,608,000	1920	11	2006	Avg	8500	Y	Y	7912 E MERCER WAY
004	866140	0125	5/23/12	\$1,170,000	\$1,219,000	2557	11	1997	Avg	29833	N	N	5360 BUTTERWORTH RD
004	312405	9022	3/10/11	\$2,730,000	\$2,900,000	2870	11	1995	Avg	13254	Y	Y	8232 AVALON DR
004	143870	0170	12/12/12	\$850,000	\$854,000	2910	11	1977	Good	26124	Y	N	5404 E MERCER WAY
004	032110	0100	8/16/11	\$1,320,000	\$1,405,000	3120	11	1990	Avg	13800	Y	N	8061 AVALON DR
004	755870	0040	3/11/11	\$2,308,000	\$2,452,000	3131	11	1996	Avg	24619	Y	Y	4612 E MERCER WAY
004	257950	0102	12/26/12	\$1,720,000	\$1,722,000	3150	11	1986	Good	8452	Y	Y	7422 E MERCER WAY
004	755870	0006	5/27/10	\$2,035,000	\$2,100,000	3290	11	1978	Good	20400	Y	Y	4640 E MERCER WAY
004	192200	0020	7/16/10	\$2,435,000	\$2,532,000	3580	11	1973	VGood	13141	Y	Y	9450 SE 52ND ST
004	302405	9222	12/28/12	\$1,100,000	\$1,101,000	3610	11	1990	VGood	8400	Y	N	6929 96TH AVE SE
004	252420	0020	12/20/10	\$1,100,000	\$1,163,000	3720	11	1981	Good	15019	Y	N	4408 E MERCER WAY
004	807920	0020	9/2/11	\$1,158,000	\$1,232,000	3810	11	1989	Avg	10325	Y	N	9040 SE 79TH ST
004	413190	0042	8/19/11	\$1,240,000	\$1,319,000	3940	11	1991	Avg	10862	Y	N	4070 E MERCER WAY
004	185600	0010	4/13/11	\$1,900,000	\$2,021,000	3970	11	2007	Avg	24393	Y	N	9722 SE 43RD ST
004	984550	0020	4/20/10	\$1,553,000	\$1,593,000	4170	11	2000	Avg	55939	N	N	4505 E MERCER WAY
004	252420	0030	1/24/11	\$1,100,000	\$1,166,000	4190	11	1979	Avg	15415	Y	N	4410 E MERCER WAY
004	192405	9109	3/20/12	\$1,136,200	\$1,193,000	4210	11	1989	Avg	17860	Y	N	5462 E MERCER WAY
004	192405	9165	4/21/11	\$3,850,000	\$4,095,000	4330	11	2006	Avg	14372	Y	Y	6236 E MERCER WAY
004	073610	0030	12/20/12	\$1,950,000	\$1,955,000	4520	11	2000	Avg	16900	Y	N	8557 85TH AVE SE
004	073610	0030	12/20/12	\$1,950,000	\$1,955,000	4520	11	2000	Avg	16900	Y	N	8557 85TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	192405	9220	2/24/10	\$2,430,000	\$2,466,000	4530	11	1978	VGood	15644	Y	Y	5636 E MERCER WAY
004	192405	9220	12/12/12	\$2,320,000	\$2,331,000	4530	11	1978	VGood	15644	Y	Y	5636 E MERCER WAY
004	073610	0196	2/8/10	\$3,790,000	\$3,834,000	2770	12	2007	Avg	9013	Y	Y	8435 SE 87TH ST
004	143870	0080	10/26/10	\$4,500,000	\$4,735,000	4190	12	2007	Avg	13373	Y	Y	5428 96TH AVE SE
004	312405	9001	4/13/10	\$3,070,000	\$3,144,000	4790	12	2000	Avg	12712	Y	Y	8020 AVALON PL
004	302405	9104	10/20/10	\$2,100,000	\$2,208,000	5330	12	2001	Avg	36700	Y	N	6434 E MERCER WAY
005	531510	0744	4/15/10	\$487,500	\$499,000	1380	6	1976	Good	12132	N	N	2956 72ND AVE SE
005	217450	4120	4/24/12	\$440,000	\$460,000	970	7	1950	Avg	6000	N	N	2523 72ND AVE SE
005	409950	1241	6/30/10	\$455,750	\$473,000	990	7	2001	Avg	3200	N	N	2413 70TH AVE SE
005	531510	0632	10/8/10	\$575,000	\$604,000	1010	7	1972	Good	8400	N	N	7217 SE 27TH ST
005	545900	0190	11/1/12	\$487,500	\$494,000	1030	7	1961	Good	8894	N	N	3712 78TH AVE SE
005	935090	0376	9/1/11	\$725,000	\$771,000	1120	7	1954	Avg	7655	Y	N	3421 72ND AVE SE
005	509330	1110	3/11/11	\$644,000	\$684,000	1180	7	1960	Avg	6000	Y	N	6710 SE 30TH ST
005	217450	3825	7/30/12	\$518,000	\$534,000	1200	7	1958	Good	6000	N	N	2523 71ST AVE SE
005	531510	0747	7/18/12	\$600,000	\$620,000	1250	7	1952	VGood	9595	N	N	2954 72ND AVE SE
005	217450	1165	9/15/10	\$554,520	\$581,000	1280	7	1928	Good	4500	Y	N	3045 68TH AVE SE
005	217450	1865	10/5/12	\$495,000	\$504,000	1280	7	1955	Avg	9000	N	N	2748 71ST AVE SE
005	509330	0640	7/24/12	\$665,000	\$686,000	1280	7	1946	Good	6000	Y	N	2744 68TH AVE SE
005	509330	1175	6/14/12	\$1,050,000	\$1,090,000	1370	7	1957	Good	12000	Y	N	2805 68TH AVE SE
005	531510	0808	12/6/12	\$615,000	\$619,000	1370	7	1957	Avg	11738	N	N	2933 74TH AVE SE
005	217450	0970	2/4/11	\$560,000	\$594,000	1390	7	1962	Avg	5500	Y	N	3064 67TH AVE SE
005	217450	1915	5/23/12	\$602,000	\$627,000	1390	7	1956	Good	9000	N	N	2720 71ST AVE SE
005	409950	1096	10/1/12	\$480,000	\$489,000	1420	7	1952	Good	7228	N	N	6614 SE 25TH ST
005	531510	0477	8/23/10	\$485,000	\$507,000	1430	7	1957	Good	11000	N	N	2460 74TH AVE SE
005	531510	0394	9/2/10	\$500,000	\$523,000	1440	7	1957	Good	13824	N	N	2463 74TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	130030	1843	4/4/12	\$785,000	\$823,000	1480	7	1947	Good	26000	N	N	3429 74TH AVE SE
005	330770	0305	8/2/12	\$500,500	\$516,000	1480	7	1955	Avg	6905	N	N	2264 71ST AVE SE
005	283770	0110	4/28/11	\$600,000	\$638,000	1500	7	1954	Good	5500	N	N	3627 73RD AVE SE
005	130030	1360	2/5/10	\$695,000	\$703,000	1520	7	1959	Good	7500	Y	N	3413 72ND PL SE
005	330770	0220	6/13/10	\$640,050	\$662,000	1520	7	1945	VGood	10842	Y	N	2222 70TH AVE SE
005	531510	0391	6/10/10	\$722,500	\$747,000	1620	7	1958	Avg	9239	Y	N	7248 SE 27TH ST
005	217450	2110	4/27/11	\$520,000	\$553,000	1710	7	1960	Good	7875	N	N	2752 70TH AVE SE
005	130030	2335	12/4/12	\$751,300	\$756,000	1760	7	1950	Good	11250	N	N	7235 SE 32ND ST
005	130030	2335	4/19/11	\$650,000	\$691,000	1760	7	1950	Good	11250	N	N	7235 SE 32ND ST
005	217450	2130	4/13/11	\$840,000	\$893,000	2100	7	2000	Avg	9450	N	N	2748 70TH AVE SE
005	130030	1155	7/18/12	\$715,000	\$739,000	2250	7	1984	Avg	9000	N	N	3315 72ND PL SE
005	409950	1246	6/3/11	\$711,000	\$757,000	2510	7	1973	Good	8800	N	N	2407 70TH AVE SE
005	130030	0435	11/2/10	\$1,037,000	\$1,092,000	3155	7	1989	Good	15000	N	N	3258 74TH AVE SE
005	283770	0025	7/6/12	\$715,000	\$740,000	1080	8	1962	Good	17600	N	N	3635 74TH AVE SE
005	545880	0670	9/25/12	\$595,000	\$607,000	1100	8	1962	Avg	7875	N	N	3742 77TH PL SE
005	545880	0200	5/10/10	\$500,000	\$515,000	1120	8	1959	Avg	8400	N	N	3436 76TH PL SE
005	545900	0085	11/10/10	\$515,000	\$543,000	1190	8	1964	Good	8532	N	N	3731 79TH AVE SE
005	545900	0415	10/25/12	\$645,000	\$655,000	1200	8	1962	VGood	7734	N	N	3412 79TH AVE SE
005	217510	0235	12/18/12	\$879,000	\$882,000	1280	8	1974	Good	6000	Y	N	3075 70TH AVE SE
005	130030	1590	9/6/11	\$675,000	\$718,000	1300	8	1953	Good	6000	Y	N	3440 72ND AVE SE
005	545880	0240	8/18/11	\$607,300	\$646,000	1320	8	1958	Good	7455	N	N	3419 77TH PL SE
005	545900	0005	8/2/11	\$566,000	\$602,000	1320	8	1961	Avg	7694	N	N	3401 79TH AVE SE
005	545880	0110	1/4/10	\$585,000	\$587,000	1350	8	1959	Avg	7350	N	N	3423 77TH AVE SE
005	362350	0046	1/26/11	\$580,000	\$615,000	1380	8	1955	Fair	11435	Y	N	3860 W MERCER WAY
005	545880	0580	7/27/11	\$585,000	\$623,000	1390	8	1958	Avg	7350	N	N	3749 77TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	545900	0100	9/18/12	\$727,500	\$744,000	1390	8	1963	Avg	9188	N	N	3751 79TH AVE SE
005	445830	0290	8/9/12	\$479,750	\$494,000	1450	8	1963	Avg	10664	N	N	8040 SE 36TH ST
005	445810	0105	8/24/12	\$634,500	\$651,000	1480	8	1957	Good	11344	N	N	3719 82ND AVE SE
005	409950	1020	9/2/10	\$646,000	\$676,000	1490	8	1961	Avg	8550	Y	N	2405 66TH AVE SE
005	545900	0035	5/25/11	\$635,000	\$676,000	1510	8	1961	Good	8470	N	N	3449 79TH AVE SE
005	509330	0810	7/20/12	\$1,160,000	\$1,198,000	1520	8	1957	VGood	9201	Y	N	2913 70TH AVE SE
005	545880	0395	5/14/12	\$600,000	\$626,000	1530	8	1958	Avg	9828	N	N	7660 SE 40TH ST
005	283770	0090	5/13/11	\$536,250	\$571,000	1550	8	1948	Avg	11550	N	N	3617 73RD AVE SE
005	545880	0545	12/21/10	\$663,000	\$701,000	1550	8	1961	Good	9178	N	N	7727 SE 39TH ST
005	531510	0705	6/7/10	\$670,000	\$693,000	1560	8	1952	Good	10200	Y	N	7249 SE 27TH ST
005	545900	0420	11/11/11	\$525,000	\$557,000	1560	8	1962	Avg	9017	N	N	3404 79TH AVE SE
005	545880	0435	11/7/12	\$617,000	\$625,000	1570	8	1958	Good	9600	N	N	3852 76TH AVE SE
005	362350	0061	7/27/11	\$600,000	\$639,000	1590	8	1964	Avg	13335	N	N	3837 76TH AVE SE
005	122404	9058	4/24/12	\$499,500	\$522,000	1630	8	1953	Good	9583	N	N	3633 ISLAND CREST WAY
005	122404	9058	12/1/10	\$415,000	\$438,000	1630	8	1953	Good	9583	N	N	3633 ISLAND CREST WAY
005	362350	0042	12/14/12	\$600,000	\$602,000	1670	8	1976	Avg	12013	N	N	3872 W MERCER WAY
005	130030	1425	4/25/12	\$601,100	\$628,000	1690	8	1961	Avg	6000	Y	N	3443 72ND PL SE
005	445830	0190	7/14/10	\$715,000	\$743,000	1690	8	2009	Avg	10592	N	N	8020 SE 34TH PL
005	935910	0180	9/23/11	\$1,225,000	\$1,302,000	1690	8	1959	VGood	9000	Y	N	6932 SE 33RD ST
005	217450	1210	5/24/11	\$1,080,000	\$1,150,000	1700	8	2007	Avg	10028	Y	N	3075 68TH AVE SE
005	545880	0660	7/21/11	\$566,500	\$603,000	1705	8	1962	Good	8101	N	N	3728 77TH PL SE
005	545900	0075	10/15/12	\$600,000	\$610,000	1720	8	1960	Avg	8430	N	N	3711 79TH AVE SE
005	445790	0070	8/27/10	\$550,000	\$575,000	1750	8	1956	VGood	11929	N	N	3827 83RD AVE SE
005	509330	0370	8/26/10	\$998,000	\$1,043,000	1750	8	1968	VGood	20250	Y	N	2707 68TH AVE SE
005	130030	0870	5/31/12	\$530,000	\$551,000	1760	8	1958	Avg	8980	N	N	3230 73RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	445770	0140	4/26/10	\$500,000	\$513,000	1760	8	1957	Avg	9818	Y	N	3643 81ST AVE SE
005	130030	2340	10/9/12	\$730,000	\$743,000	1770	8	1961	Avg	9450	N	N	3430 72ND PL SE
005	545880	0040	4/13/11	\$480,000	\$510,000	1770	8	1959	Avg	7210	N	N	7636 SE 34TH ST
005	545880	0260	11/2/11	\$515,000	\$546,000	1780	8	1960	Avg	7455	N	N	3447 77TH PL SE
005	445790	0100	5/26/10	\$452,788	\$467,000	1790	8	1956	Avg	10000	N	N	8224 SE 38TH PL
005	130030	1345	9/29/11	\$845,000	\$898,000	1800	8	1962	VGood	8215	Y	N	3405 72ND PL SE
005	445810	0035	1/9/12	\$615,000	\$650,000	1830	8	1965	Avg	11645	N	N	3825 81ST AVE SE
005	362350	0048	10/29/12	\$722,000	\$732,000	1890	8	1967	Good	19200	N	N	3854 W MERCER WAY
005	545880	0295	5/12/10	\$817,000	\$841,000	2100	8	1958	VGood	7350	N	N	3460 77TH PL SE
005	531510	0257	7/8/11	\$876,000	\$933,000	2110	8	1996	Avg	11780	Y	N	2244 72ND AVE SE
005	545900	0195	10/13/10	\$865,000	\$909,000	2400	8	1967	VGood	14005	N	N	7929 SE 37TH ST
005	217450	3760	4/19/10	\$720,000	\$738,000	2450	8	1946	Good	12390	N	N	2502 70TH AVE SE
005	445790	0020	5/31/12	\$716,000	\$745,000	2450	8	1957	Good	11167	N	N	3834 82ND AVE SE
005	330770	0110	11/11/11	\$1,023,000	\$1,085,000	2680	8	2003	Avg	7498	N	N	6608 SE 24TH ST
005	217510	0125	8/10/11	\$1,140,000	\$1,213,000	1700	9	1961	Good	10440	Y	N	3029 69TH AVE SE
005	935090	0695	5/3/12	\$1,085,000	\$1,133,000	1820	9	1965	Good	8400	Y	N	7011 SE MAKER ST
005	935910	0070	4/21/12	\$920,000	\$962,000	1860	9	1966	Avg	10000	Y	N	7007 SE 32ND ST
005	531510	0271	4/26/12	\$1,150,000	\$1,202,000	1900	9	1953	Good	24583	Y	N	2270 72ND AVE SE
005	935090	0330	11/22/11	\$995,000	\$1,055,000	1960	9	1961	Good	12498	Y	N	6930 SE 35TH ST
005	130030	1842	6/17/11	\$875,950	\$933,000	2000	9	1961	VGood	11200	N	N	3437 74TH AVE SE
005	217450	4205	6/16/11	\$850,000	\$905,000	2150	9	1996	Avg	5624	Y	N	2455 65TH PL SE
005	362350	0228	10/22/10	\$828,000	\$871,000	2660	9	1977	Avg	10196	N	N	7411 SE 36TH ST
005	509330	0848	9/15/10	\$935,000	\$980,000	2700	9	1965	Good	8540	Y	N	2820 69TH AVE SE
005	217450	4005	4/9/10	\$594,000	\$608,000	2760	9	1998	VGood	6000	N	N	2402 71ST AVE SE
005	509330	1040	5/12/10	\$1,589,000	\$1,636,000	3020	9	1964	Good	13815	Y	N	2811 69TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	409950	1297	8/24/11	\$1,170,000	\$1,245,000	3200	9	2005	Avg	7700	N	N	2426 70TH AVE SE
005	217510	0030	1/18/12	\$1,160,000	\$1,225,000	3240	9	2001	Avg	8479	Y	N	3058 68TH AVE SE
005	409950	1285	7/15/10	\$1,300,000	\$1,351,000	3900	9	2007	Avg	10300	N	N	2416 70TH AVE SE
005	362350	0014	8/22/11	\$976,500	\$1,039,000	2130	10	1967	Good	20068	Y	N	3621 72ND AVE SE
005	130030	1435	2/20/12	\$1,400,000	\$1,474,000	2250	10	2009	Avg	6000	Y	N	3449 72ND PL SE
005	531510	0827	5/14/12	\$1,368,125	\$1,427,000	2450	10	2005	Avg	6573	N	N	2911 74TH AVE SE
005	217450	0980	8/5/10	\$936,500	\$976,000	2720	10	1990	Avg	6000	Y	N	3056 67TH AVE SE
005	217450	4050	9/17/12	\$1,112,500	\$1,137,000	2820	10	2006	Avg	7500	N	N	2423 72ND AVE SE
005	217450	4050	11/6/12	\$1,057,000	\$1,070,000	2820	10	2006	Avg	7500	N	N	2423 72ND AVE SE
005	217450	4050	5/23/11	\$960,000	\$1,022,000	2820	10	2006	Avg	7500	N	N	2423 72ND AVE SE
005	935090	0095	2/10/11	\$1,362,500	\$1,445,000	2885	10	2002	Avg	9264	Y	N	6924 SE ALLEN ST
005	330770	0260	11/24/10	\$1,330,000	\$1,403,000	2920	10	2005	Avg	7235	N	N	2237 71ST AVE SE
005	531510	0799	3/22/10	\$1,070,900	\$1,092,000	2920	10	1995	Avg	11020	N	N	2957 74TH AVE SE
005	330770	0161	12/5/12	\$1,730,000	\$1,741,000	2940	10	2003	Avg	8681	Y	N	2203 70TH AVE SE
005	330770	0250	4/27/11	\$1,185,000	\$1,261,000	3030	10	2005	Avg	7217	N	N	2223 71ST AVE SE
005	330770	0255	9/20/12	\$1,525,000	\$1,558,000	3180	10	2007	Avg	7226	N	N	2227 71ST AVE SE
005	217450	1515	7/14/11	\$1,842,500	\$1,962,000	4590	10	2001	Avg	12000	Y	N	3072 71ST AVE SE
005	531510	0895	12/21/10	\$900,000	\$952,000	1770	11	2000	Avg	20305	Y	N	7450 SE 32ND ST
005	214126	0030	10/5/12	\$1,075,000	\$1,095,000	2250	11	1992	Avg	17632	Y	N	3220 74TH PL SE
005	409950	1050	12/4/12	\$1,095,000	\$1,102,000	2711	11	1998	Avg	6000	N	N	2412 66TH AVE SE
005	531510	0432	12/3/10	\$1,490,000	\$1,573,000	3470	11	2003	Avg	10960	N	N	7235 SE 24TH ST
005	531510	0432	11/9/11	\$1,388,040	\$1,472,000	3470	11	2003	Avg	10960	N	N	7235 SE 24TH ST
005	445810	0095	2/17/12	\$1,725,000	\$1,816,000	3610	11	2010	Avg	12605	N	N	3813 82ND AVE SE
005	283770	0100	3/23/11	\$1,275,000	\$1,355,000	3660	11	2007	Avg	8800	N	N	3614 72ND PL SE
005	531510	0407	12/2/11	\$1,595,000	\$1,690,000	4160	11	2005	Avg	12771	N	N	2435 74TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	130030	1860	8/10/11	\$1,800,000	\$1,916,000	5320	11	2002	Avg	26000	N	N	3449 74TH AVE SE
005	531510	0251	10/17/11	\$1,595,000	\$1,694,000	3260	12	2004	Avg	9801	Y	N	2226 72ND AVE SE
005	531510	0356	6/18/10	\$1,795,000	\$1,859,000	3980	12	2007	Avg	20246	N	N	2414 72ND AVE SE
006	157410	0215	4/2/12	\$635,000	\$666,000	2100	7	1957	Avg	15600	N	N	5818 80TH AVE SE
006	615600	0010	8/31/12	\$828,000	\$849,000	1350	8	1964	VGood	13065	Y	N	5915 80TH AVE SE
006	362350	0202	10/4/10	\$659,000	\$692,000	1430	8	1952	VGood	10845	Y	N	4133 W MERCER WAY
006	132404	9019	4/15/11	\$2,025,000	\$2,154,000	1480	8	1963	Avg	23936	Y	Y	4625 FOREST AVE SE
006	362350	0174	4/26/12	\$715,000	\$747,000	1560	8	1957	Avg	18618	Y	N	4150 78TH AVE SE
006	362350	0170	10/12/12	\$830,000	\$845,000	1810	8	1950	Good	30170	Y	N	7810 SE 42ND ST
006	252404	9092	10/12/11	\$1,325,000	\$1,407,000	1840	8	1955	Good	23054	Y	N	19 HOLLY HILL DR
006	362350	0265	11/5/12	\$2,250,000	\$2,278,000	1850	8	1959	Good	16975	Y	Y	3611 W MERCER WAY
006	926980	0060	6/22/12	\$799,000	\$829,000	1870	8	1963	Avg	17606	N	N	5212 W MERCER PL
006	294890	0721	5/6/11	\$864,000	\$919,000	1930	8	1961	Good	20445	Y	N	5905 80TH AVE SE
006	157410	0130	7/30/12	\$780,000	\$804,000	2110	8	1969	Good	9360	N	N	8020 SE 60TH ST
006	548680	0020	12/7/10	\$650,000	\$687,000	2400	8	1976	Avg	15000	N	N	8131 SE 44TH ST
006	738900	0040	10/5/12	\$2,150,000	\$2,191,000	1740	9	1966	Good	25059	Y	N	4215 HOLLY LN
006	362350	0393	7/18/12	\$920,000	\$950,000	1810	9	1966	Good	15009	Y	N	4047 W MERCER WAY
006	257490	0185	2/5/10	\$2,600,000	\$2,628,000	1850	9	1957	Good	19967	Y	Y	4837 FOREST AVE SE
006	814330	0050	12/10/10	\$1,050,000	\$1,109,000	1880	9	1972	VGood	15000	Y	N	5411 W MERCER WAY
006	936200	0020	5/1/12	\$920,000	\$961,000	1880	9	1965	Good	22505	Y	N	7611 W MERCER WAY
006	252404	9164	4/7/11	\$870,000	\$925,000	2080	9	1958	Good	14350	N	N	7251 W MERCER WAY
006	113700	0100	12/27/10	\$1,450,000	\$1,534,000	2110	9	2001	Avg	17725	Y	N	10 BROOK BAY RD
006	252404	9189	2/8/11	\$1,020,000	\$1,082,000	2120	9	1960	VGood	15550	Y	N	7435 W MERCER WAY
006	192280	0480	6/15/11	\$777,000	\$827,000	2330	9	1976	Good	17507	N	N	6021 W MERCER WAY
006	936570	0366	3/23/11	\$1,412,000	\$1,501,000	2340	9	1953	Good	37561	Y	N	8128 SE 44TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	409480	0400	5/16/11	\$799,000	\$850,000	2370	9	1965	Good	12840	N	N	6130 79TH AVE SE
006	225100	0030	5/17/12	\$1,325,000	\$1,381,000	2380	9	1977	VGood	20001	N	N	3 EDEN LN W
006	545130	0035	6/22/11	\$1,050,000	\$1,118,000	2410	9	1986	Avg	17000	Y	N	7705 W MERCER WAY
006	157410	0465	6/14/12	\$812,000	\$843,000	2520	9	1989	Avg	6240	N	N	8018 SE 58TH ST
006	404510	0180	3/12/10	\$1,550,000	\$1,578,000	2520	9	2006	Avg	14700	Y	N	4710 81ST AVE SE
006	362350	0380	9/29/10	\$1,650,000	\$1,731,000	2570	9	1937	Good	22000	Y	Y	4029 W MERCER WAY
006	548680	0070	12/21/10	\$1,275,000	\$1,348,000	2640	9	2003	Avg	15235	Y	N	8105 SE 44TH ST
006	252404	9023	4/6/11	\$1,137,000	\$1,209,000	2900	9	1968	VGood	13939	Y	N	6711 W MERCER WAY
006	362350	0306	6/29/10	\$1,385,000	\$1,436,000	3900	9	2007	Avg	10338	Y	N	3807 W MERCER WAY
006	536800	0010	3/23/11	\$945,000	\$1,004,000	1700	10	1968	Good	15350	Y	N	7434 SE 71ST ST
006	536800	0220	4/15/11	\$1,415,000	\$1,505,000	1740	10	1977	VGood	14390	Y	N	7432 SE 71ST ST
006	252404	9251	5/23/11	\$1,420,000	\$1,511,000	1930	10	1998	Avg	16667	Y	N	6751 W MERCER WAY
006	536800	0180	6/16/10	\$1,630,000	\$1,687,000	2020	10	1973	Good	16002	Y	N	7395 SE 71ST ST
006	113700	0140	8/26/11	\$1,620,000	\$1,723,000	2160	10	1977	Good	15304	Y	N	14 BROOK BAY RD
006	335850	0765	6/3/10	\$1,995,000	\$2,061,000	2190	10	2005	Avg	25925	Y	N	8487 W MERCER WAY
006	409710	0060	6/28/12	\$2,850,000	\$2,953,000	2400	10	1998	Avg	18700	Y	Y	6049 77TH AVE SE
006	536800	0240	10/12/11	\$1,115,000	\$1,184,000	2500	10	1976	Good	14806	Y	N	7409 SE 71ST ST
006	252404	9116	9/18/12	\$1,640,000	\$1,676,000	2670	10	1958	Good	41425	Y	N	7033 W MERCER WAY
006	252404	9215	1/12/10	\$1,420,000	\$1,428,000	2820	10	1986	Good	17000	Y	N	7431 W MERCER WAY
006	404500	0120	4/19/11	\$1,899,000	\$2,020,000	3050	10	2008	Avg	8100	Y	N	4702 FOREST AVE SE
006	409480	0200	9/19/12	\$1,093,500	\$1,118,000	3140	10	1966	Avg	21352	N	N	6125 79TH AVE SE
006	894422	0020	3/22/11	\$1,640,000	\$1,743,000	3145	10	1986	Good	12801	Y	N	7361 W MERCER WAY
006	545130	0025	9/15/10	\$1,580,000	\$1,655,000	3180	10	1984	Good	15014	Y	Y	7815 W MERCER WAY
006	257490	0085	9/17/12	\$1,012,000	\$1,035,000	3218	10	1981	Avg	15147	Y	N	4840 FOREST AVE SE
006	409480	0390	12/9/11	\$865,000	\$916,000	3400	10	1966	Good	12840	N	N	6120 79TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 34
(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	294890	0026	3/6/12	\$1,726,300	\$1,815,000	3460	10	1997	Avg	17662	Y	Y	5435 W MERCER WAY
006	225100	0040	6/26/12	\$1,450,000	\$1,503,000	3510	10	1979	VGood	20056	Y	N	4 EDEN LN W
006	936570	0363	8/22/12	\$1,020,000	\$1,048,000	4100	10	1999	Avg	21773	N	N	4333 W MERCER WAY
006	409480	0280	11/7/12	\$1,527,000	\$1,546,000	2400	11	1964	VGood	18943	Y	N	6051 78TH AVE SE
006	778600	0030	10/12/12	\$1,700,000	\$1,730,000	2510	11	1968	VGood	16065	Y	N	7629 W MERCER WAY
006	894422	0050	12/2/10	\$1,590,000	\$1,679,000	2540	11	1982	Good	11363	Y	N	7321 W MERCER WAY
006	933270	0010	11/18/11	\$1,345,925	\$1,427,000	3230	11	1994	Avg	11693	N	N	8396 SE 50TH PL
006	776700	0060	11/11/11	\$1,600,000	\$1,697,000	3250	11	1980	Good	16471	Y	N	3809 W MERCER WAY
006	252404	9194	8/3/12	\$2,100,000	\$2,164,000	3640	11	1973	VGood	35719	Y	N	6845 W MERCER WAY
006	252404	9194	5/24/10	\$1,785,000	\$1,841,000	3640	11	1973	VGood	35719	Y	N	6845 W MERCER WAY
006	770010	0065	3/20/12	\$1,900,000	\$1,994,000	4080	11	2011	Avg	16189	Y	N	8038 SE 45TH ST
006	335850	0154	8/31/11	\$2,780,000	\$2,957,000	4220	11	2002	Avg	23001	Y	Y	8055 W MERCER WAY
006	157410	0335	2/26/10	\$1,411,200	\$1,433,000	4250	11	2008	Avg	12480	N	N	8009 SE 58TH ST
006	113700	0060	4/18/10	\$3,625,000	\$3,716,000	4340	11	1969	VGood	12452	Y	Y	6 BROOK BAY RD
006	933270	0040	11/9/10	\$1,470,400	\$1,549,000	4480	11	1991	Avg	15202	N	N	8384 SE 50TH PL
006	132404	9025	4/27/10	\$2,100,000	\$2,156,000	4850	11	2001	Avg	18480	Y	N	4608 FOREST AVE SE
006	404500	0015	10/6/10	\$4,150,000	\$4,358,000	4670	12	1987	Good	19970	Y	Y	4737 FOREST AVE SE
006	404500	0146	8/19/11	\$3,100,000	\$3,299,000	4900	12	2009	Avg	15547	Y	N	4808 FOREST AVE SE
006	335850	0670	11/1/10	\$4,100,000	\$4,317,000	5440	12	1995	Avg	23200	Y	Y	8463 W MERCER WAY
006	362350	0450	11/21/12	\$13,250,000	\$13,372,000	10170	13	2007	Avg	72687	Y	Y	4137 BOULEVARD PL
007	362350	0187	11/16/10	\$625,000	\$659,000	1750	7	1961	Good	13751	Y	N	4145 80TH AVE SE
007	435130	0735	1/26/12	\$460,000	\$485,000	1900	7	1959	Good	12390	N	N	5060 88TH AVE SE
007	362650	0010	4/13/10	\$535,000	\$548,000	2080	7	1957	Avg	14085	N	N	4113 ISLAND CREST WAY
007	362650	0050	12/31/12	\$595,000	\$595,000	2220	7	1955	Avg	13964	N	N	4215 ISLAND CREST WAY
007	362650	0050	3/21/12	\$467,842	\$491,000	2220	7	1955	Avg	13964	N	N	4215 ISLAND CREST WAY

Improved Sales Used in this Annual Update Analysis
Area 34
(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	192405	9197	5/16/11	\$567,000	\$603,000	1200	8	1962	Good	10019	N	N	8429 SE 62ND ST
007	192280	0420	3/26/12	\$595,000	\$624,000	1310	8	1977	Avg	11582	N	N	6108 W MERCER WAY
007	252404	9094	4/26/11	\$600,000	\$638,000	1350	8	1955	VGood	9700	N	N	7224 78TH AVE SE
007	362350	0198	5/13/11	\$725,000	\$772,000	1420	8	1980	Good	12442	N	N	4135 80TH AVE SE
007	873220	0080	9/22/10	\$521,750	\$547,000	1440	8	1959	Good	10878	N	N	8246 SE 72ND ST
007	759810	0511	2/9/11	\$675,000	\$716,000	1450	8	1959	Avg	9630	N	N	2 WEMBLEY LN
007	759810	0521	6/16/11	\$745,000	\$793,000	1450	8	1959	Good	9634	N	N	12 WEMBLEY LN
007	759810	0533	6/27/11	\$635,000	\$676,000	1450	8	1959	Avg	9600	N	N	8 WEMBLEY LN
007	545120	0730	7/13/11	\$794,000	\$845,000	1460	8	1970	Good	11934	N	N	7495 85TH AVE SE
007	936570	0261	3/28/11	\$700,000	\$744,000	1580	8	1954	Avg	34830	N	N	4240 W MERCER WAY
007	546360	0080	6/17/11	\$960,000	\$1,022,000	1590	8	1963	VGood	15061	N	N	4859 86TH AVE SE
007	873230	0460	2/17/12	\$760,000	\$800,000	1600	8	1962	Good	9383	Y	N	7844 SE 71ST ST
007	283710	0050	5/14/12	\$605,000	\$631,000	1610	8	1952	Good	8610	N	N	4068 W MERCER WAY
007	545280	0620	11/11/11	\$740,000	\$785,000	1610	8	1975	Good	13256	N	N	6540 W MERCER WAY
007	545110	0500	12/26/12	\$699,500	\$700,000	1620	8	1967	Good	9900	N	N	7230 87TH AVE SE
007	915970	0080	6/29/10	\$705,000	\$731,000	1620	8	1962	Good	13278	N	N	8056 SE 72ND ST
007	545121	0250	3/8/10	\$613,500	\$624,000	1640	8	1974	Avg	11744	N	N	7420 87TH PL SE
007	759810	0523	9/30/10	\$625,000	\$656,000	1640	8	1959	Avg	9630	N	N	14 WEMBLEY LN
007	873230	0240	6/22/12	\$685,000	\$710,000	1640	8	1963	Avg	10323	N	N	7036 81ST AVE SE
007	056550	0096	5/27/10	\$925,000	\$955,000	1730	8	1962	Good	15007	N	N	7930 SE 70TH ST
007	252404	9261	9/4/12	\$726,000	\$744,000	1730	8	1974	Avg	9687	N	N	7801 SE 75TH PL
007	545121	0180	6/4/12	\$905,000	\$941,000	1730	8	1972	VGood	11192	N	N	7550 86TH AVE SE
007	545120	0780	10/11/10	\$750,000	\$788,000	1750	8	1969	VGood	10649	N	N	7474 85TH PL SE
007	545121	0300	3/6/12	\$583,500	\$613,000	1750	8	1973	Avg	12692	N	N	7265 87TH AVE SE
007	362650	0020	4/25/12	\$509,000	\$532,000	1760	8	1957	Avg	14085	N	N	8320 SE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	545280	0600	2/9/11	\$712,000	\$755,000	1770	8	1973	Avg	13908	N	N	7901 SE 65TH ST
007	915970	0045	1/23/12	\$550,000	\$580,000	1780	8	1959	Avg	14753	N	N	7844 SE 72ND ST
007	873230	0200	9/15/11	\$625,000	\$665,000	1820	8	1961	Avg	9900	N	N	6875 83RD AVE SE
007	545360	0330	6/15/11	\$690,000	\$735,000	1830	8	1964	Avg	12436	N	N	7449 MERCER TERRACE DR
007	362650	0105	9/27/12	\$886,000	\$904,000	1850	8	1953	Avg	19599	N	N	4225 83RD AVE SE
007	545121	0330	12/14/11	\$652,000	\$690,000	1850	8	1973	Avg	10881	N	N	7235 87TH AVE SE
007	759810	0683	2/24/10	\$647,000	\$657,000	1850	8	1977	Avg	11250	N	N	8465 SE 45TH ST
007	435130	0675	2/17/11	\$514,000	\$545,000	1900	8	1960	Avg	10000	N	N	4824 88TH AVE SE
007	362650	0030	8/28/12	\$765,000	\$785,000	1950	8	2004	Avg	14085	N	N	4124 83RD AVE SE
007	192405	9167	11/2/12	\$549,000	\$556,000	2060	8	1958	Good	14375	N	N	6201 ISLAND CREST WAY
007	545120	0750	5/16/12	\$800,000	\$834,000	2190	8	1968	Good	12086	N	N	8520 SE 76TH PL
007	545122	0190	11/22/10	\$698,000	\$736,000	2210	8	1973	Good	10167	N	N	8518 SE 78TH ST
007	545280	0100	2/4/11	\$715,000	\$758,000	2210	8	1963	Good	9605	N	N	6844 83RD AVE SE
007	548270	0051	3/28/12	\$625,000	\$655,000	2210	8	1968	Good	13523	N	N	8350 MERRIMOUNT DR
007	545110	0100	5/11/11	\$670,000	\$713,000	2270	8	1966	Good	10800	N	N	7151 86TH AVE SE
007	545280	0745	4/18/10	\$739,000	\$758,000	2360	8	1973	Avg	13154	N	N	7000 80TH AVE SE
007	545120	0010	3/13/10	\$799,000	\$814,000	2390	8	1975	Good	12526	N	N	7325 85TH PL SE
007	302405	9139	1/24/12	\$625,000	\$660,000	2480	8	1966	Avg	10506	N	N	8400 SE 80TH ST
007	915970	0075	9/22/11	\$850,000	\$904,000	2520	8	2006	Avg	13278	N	N	8046 SE 72ND ST
007	252404	9083	8/16/10	\$765,000	\$799,000	2550	8	1973	Good	17124	N	N	7709 RIDGECREST LN
007	545280	0650	7/26/11	\$717,250	\$763,000	2670	8	1973	Good	13600	N	N	6541 80TH AVE SE
007	545120	0090	3/23/11	\$849,000	\$902,000	2950	8	1973	VGood	13999	N	N	7559 85TH PL SE
007	157470	0165	1/4/12	\$755,000	\$798,000	3260	8	1996	Avg	8427	N	N	5812 W MERCER WAY
007	545110	0280	12/7/12	\$722,500	\$727,000	3750	8	1967	Avg	10774	N	N	8530 SE 72ND ST
007	548270	0046	8/5/10	\$1,070,000	\$1,115,000	4660	8	2003	Avg	18290	N	N	8241 MERRIMOUNT DR

Improved Sales Used in this Annual Update Analysis
Area 34
(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	362350	0195	3/22/11	\$790,000	\$840,000	1460	9	1967	Good	10000	N	N	7843 SE 40TH ST
007	915970	0020	9/27/12	\$813,600	\$830,000	1470	9	1964	Avg	19989	N	N	7642 SE 72ND ST
007	418840	0040	11/7/11	\$849,000	\$901,000	1510	9	1972	Good	13869	Y	N	8412 SE 53RD PL
007	546360	0130	11/30/10	\$638,000	\$673,000	1520	9	1966	Good	15056	Y	N	4820 86TH AVE SE
007	545280	0465	9/6/11	\$675,000	\$718,000	1540	9	1964	Avg	16738	N	N	8110 SE 70TH ST
007	132404	9036	11/11/10	\$737,500	\$777,000	1570	9	1965	Good	11250	N	N	7831 SE 40TH ST
007	192280	0180	3/1/11	\$1,260,000	\$1,338,000	1580	9	1973	Good	13594	Y	N	8235 SE 61ST ST
007	545280	0095	11/12/12	\$719,000	\$727,000	1580	9	1972	Good	13054	Y	N	6845 84TH AVE SE
007	664872	0060	12/16/10	\$630,000	\$666,000	1580	9	1977	Good	9637	N	N	8620 SE 60TH ST
007	865160	0140	8/24/11	\$676,500	\$720,000	1590	9	1972	Good	9604	N	N	6110 86TH AVE SE
007	545360	0160	7/22/11	\$770,000	\$820,000	1700	9	1963	Avg	11666	N	N	7440 MERCER TERRACE DR
007	192405	9239	5/14/10	\$674,000	\$694,000	1720	9	1966	Avg	14810	N	N	5030 W MERCER WAY
007	192405	9294	3/29/12	\$859,000	\$901,000	1730	9	1958	Avg	22216	Y	N	5021 88TH AVE SE
007	192280	0010	3/9/10	\$807,000	\$821,000	1750	9	1973	Avg	10094	N	N	6001 84TH AVE SE
007	545420	0360	3/28/11	\$840,650	\$894,000	1770	9	1962	VGood	16848	Y	N	6237 82ND AVE SE
007	056550	0115	5/10/12	\$880,000	\$918,000	1780	9	1973	Good	15844	N	N	7820 SE 70TH ST
007	545400	0050	12/15/10	\$625,000	\$661,000	1830	9	1962	Good	10617	N	N	7635 SE 72ND PL
007	545360	0130	11/29/11	\$710,000	\$752,000	1940	9	1964	Avg	12416	N	N	7452 MERCER TERRACE DR
007	545370	0070	4/22/11	\$781,000	\$831,000	1940	9	1966	Avg	10244	N	N	7842 SE 75TH PL
007	546350	0040	1/5/11	\$650,000	\$688,000	1950	9	1962	Good	9870	N	N	4805 88TH AVE SE
007	546350	0060	6/1/11	\$629,000	\$670,000	1950	9	1961	Avg	9965	N	N	4809 88TH AVE SE
007	546360	0120	4/15/11	\$645,000	\$686,000	1990	9	1974	Avg	15032	N	N	4830 86TH AVE SE
007	192405	9182	3/10/11	\$835,000	\$887,000	2020	9	1959	VGood	20320	N	N	4810 W MERCER WAY
007	056550	0060	5/5/11	\$630,000	\$670,000	2030	9	1963	Avg	15754	N	N	7965 SE 67TH ST
007	865160	0220	4/9/10	\$700,000	\$716,000	2070	9	1967	Good	9613	N	N	8401 SE 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	545360	0350	12/10/12	\$755,700	\$759,000	2080	9	1964	Good	12614	N	N	7515 MERCER TERRACE DR
007	926640	0080	4/26/12	\$730,000	\$763,000	2100	9	1978	Avg	17513	N	N	7456 W MERCER WAY
007	275700	0020	10/28/10	\$740,751	\$780,000	2110	9	1964	Avg	10180	N	N	8740 SE 48TH ST
007	362550	0150	2/27/12	\$886,915	\$933,000	2130	9	1966	Avg	11751	N	N	8531 SE 80TH ST
007	865160	0200	7/10/12	\$700,000	\$724,000	2150	9	1968	Good	9691	N	N	6101 85TH PL SE
007	666920	0290	9/27/10	\$821,500	\$862,000	2170	9	1967	Avg	12718	Y	N	8221 SE 67TH ST
007	545120	0740	3/30/11	\$783,800	\$833,000	2210	9	1970	Good	10474	N	N	7515 85TH AVE SE
007	545280	0472	5/7/10	\$700,000	\$720,000	2210	9	1974	Avg	12691	N	N	7001 82ND AVE SE
007	545430	0070	9/16/11	\$628,000	\$668,000	2220	9	1966	Good	11494	N	N	8662 SE 63RD ST
007	331750	0050	6/22/11	\$1,125,000	\$1,198,000	2240	9	1963	Avg	12118	Y	N	4727 86TH AVE SE
007	545370	0150	6/21/10	\$822,000	\$852,000	2290	9	1969	VGood	10291	N	N	7818 SE 76TH ST
007	362560	0120	8/7/12	\$922,500	\$950,000	2380	9	1966	Good	13400	N	N	8440 SE 82ND ST
007	362920	0190	6/17/11	\$670,000	\$713,000	2440	9	1978	Avg	11029	N	N	8545 SE 79TH PL
007	546360	0140	11/22/10	\$645,000	\$680,000	2460	9	1988	Avg	14977	N	N	4810 86TH AVE SE
007	362291	0040	6/6/11	\$770,000	\$820,000	2510	9	1972	Avg	11794	N	N	8360 SE 57TH ST
007	928840	0010	6/29/10	\$840,000	\$871,000	2520	9	1977	Avg	20250	N	N	5039 88TH AVE SE
007	545360	0050	2/16/12	\$819,000	\$862,000	2600	9	1966	Good	9652	N	N	7425 78TH AVE SE
007	192280	0130	2/10/12	\$865,000	\$911,000	2650	9	1970	Avg	12099	N	N	8260 SE 61ST ST
007	927080	0100	4/16/12	\$850,000	\$889,000	2650	9	1975	Avg	12713	N	N	7860 SE 73RD PL
007	545120	0160	9/15/10	\$810,000	\$849,000	2660	9	1969	Good	10920	N	N	7749 85TH PL SE
007	865160	0170	3/5/12	\$725,000	\$762,000	2720	9	1968	Avg	10109	N	N	8501 SE 61ST ST
007	865160	0180	6/9/11	\$800,000	\$852,000	2720	9	1968	Good	9671	N	N	6121 85TH PL SE
007	927080	0060	2/22/12	\$950,000	\$1,000,000	2720	9	1976	Good	9488	N	N	7825 SE 73RD PL
007	362290	0150	6/1/11	\$915,000	\$974,000	2880	9	1970	Avg	12704	N	N	8245 SE 59TH ST
007	362290	0210	8/23/11	\$870,000	\$926,000	2960	9	1971	Good	10417	N	N	8305 SE 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	865160	0030	5/17/11	\$930,000	\$990,000	2990	9	1968	VGood	9602	N	N	8424 SE 61ST ST
007	545360	0110	7/30/10	\$810,000	\$844,000	3000	9	1965	Good	12827	N	N	7510 MERCER TERRACE DR
007	545122	0150	4/14/10	\$829,000	\$849,000	3010	9	1973	VGood	9800	N	N	8612 SE 78TH ST
007	445880	0030	6/26/12	\$965,000	\$1,000,000	3020	9	1973	Good	11970	N	N	8560 SE 80TH ST
007	873230	0350	9/18/12	\$959,000	\$980,000	3080	9	1991	Avg	11252	N	N	8005 SE 70TH PL
007	545360	0120	4/2/12	\$989,000	\$1,037,000	3090	9	1964	Good	12903	N	N	7500 MERCER TERRACE DR
007	362290	0160	6/12/12	\$1,160,000	\$1,205,000	3480	9	1969	VGood	9420	N	N	8255 SE 59TH ST
007	192405	9195	7/20/12	\$925,000	\$955,000	3550	9	1961	VGood	17470	N	N	6215 86TH AVE SE
007	252404	9018	9/30/10	\$1,054,000	\$1,106,000	3580	9	1966	VGood	16789	N	N	7320 W MERCER WAY
007	362650	0075	5/16/12	\$1,550,000	\$1,616,000	3640	9	1997	Avg	32717	Y	N	4107 83RD AVE SE
007	252404	9325	7/28/10	\$1,215,000	\$1,265,000	3690	9	2007	Avg	9600	N	N	7222 78TH AVE SE
007	283600	0060	5/23/12	\$1,256,750	\$1,309,000	3690	9	2011	Avg	9760	Y	N	7851 SE 71ST ST
007	192280	0300	3/21/12	\$946,500	\$993,000	3700	9	1970	Good	11245	N	N	8341 SE 61ST ST
007	283600	0100	9/20/11	\$828,000	\$880,000	3700	9	1963	Good	12477	N	N	8021 SE 71ST ST
007	188900	0010	8/17/12	\$1,099,000	\$1,130,000	3770	9	1963	VGood	10800	N	N	8454 SE 47TH ST
007	545370	0110	7/1/11	\$1,200,000	\$1,278,000	3780	9	2008	Avg	9717	N	N	7825 SE 75TH PL
007	302405	9105	4/29/11	\$1,775,000	\$1,889,000	4520	9	2004	Avg	12954	Y	N	8580 SE 80TH ST
007	414720	0040	4/27/12	\$820,000	\$857,000	1850	10	1976	Avg	13068	N	N	6270 W MERCER WAY
007	188900	0080	4/9/12	\$1,185,000	\$1,241,000	1870	10	1964	VGood	11200	Y	N	8416 SE 47TH ST
007	335850	1004	8/12/11	\$929,000	\$989,000	1870	10	1969	Good	16000	Y	N	8330 84TH AVE SE
007	056550	0040	6/11/10	\$1,045,000	\$1,081,000	1960	10	1972	VGood	19933	N	N	6740 W MERCER WAY
007	362290	0030	6/26/12	\$825,000	\$855,000	1960	10	1969	Good	12816	N	N	5899 84TH AVE SE
007	056550	0141	4/20/12	\$850,000	\$889,000	2120	10	1959	Avg	20590	N	N	7941 SE 70TH ST
007	545120	0240	12/21/11	\$1,296,000	\$1,371,000	2160	10	2009	Avg	13022	N	N	8491 SE 76TH PL
007	362570	0130	6/22/11	\$896,081	\$954,000	2240	10	1968	Avg	12850	N	N	8405 SE 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	362560	0180	8/8/12	\$970,000	\$999,000	2280	10	1966	Good	12061	N	N	8030 84TH AVE SE
007	414720	0080	9/29/10	\$1,007,500	\$1,057,000	2290	10	1977	Good	17925	N	N	6230 W MERCER WAY
007	545401	0070	3/11/11	\$912,500	\$969,000	2350	10	2002	Avg	5878	N	N	8443 SE 69TH PL
007	545401	0080	4/13/12	\$900,000	\$942,000	2350	10	2002	Avg	5316	N	N	8449 SE 69TH PL
007	545401	0060	12/11/12	\$908,000	\$912,000	2390	10	2002	Avg	8135	N	N	8437 SE 69TH PL
007	362310	0080	6/7/11	\$865,000	\$921,000	2430	10	1970	Good	9609	Y	N	8761 ISLAND CREST WAY
007	545110	0572	4/25/12	\$950,000	\$993,000	2540	10	1984	Good	14529	N	N	8420 SE 71ST ST
007	192405	9311	6/24/11	\$749,000	\$797,000	2630	10	1980	Avg	14810	N	N	5222 W MERCER WAY
007	362290	0100	5/15/12	\$1,400,000	\$1,460,000	2650	10	1970	Good	15658	Y	N	8220 SE 59TH ST
007	362570	0040	8/29/12	\$1,500,000	\$1,539,000	2670	10	1967	VGood	21115	Y	N	8305 SE 82ND ST
007	362550	0030	3/19/10	\$1,100,000	\$1,121,000	3130	10	1965	VGood	14131	Y	N	8521 SE 82ND ST
007	362570	0200	5/3/12	\$1,100,000	\$1,149,000	3290	10	1968	Avg	13750	N	N	8430 SE 83RD ST
007	770010	0005	11/15/11	\$1,267,500	\$1,344,000	3400	10	1998	Avg	15358	N	N	8360 SE 46TH ST
007	362571	0040	5/23/10	\$1,380,000	\$1,423,000	3410	10	1976	Good	15550	Y	N	8450 W MERCER WAY
007	362560	0100	8/3/12	\$1,675,000	\$1,726,000	3480	10	1966	VGood	13500	Y	N	8425 SE 82ND ST
007	362570	0120	9/27/10	\$1,520,000	\$1,595,000	3500	10	1970	Avg	20780	Y	N	8320 84TH AVE SE
007	362550	0230	5/6/11	\$1,061,200	\$1,129,000	3530	10	1965	Avg	10500	N	N	8540 SE 82ND ST
007	362570	0170	3/15/12	\$1,600,000	\$1,680,000	3600	10	2003	Avg	13135	Y	N	8460 SE 83RD ST
007	932010	0070	3/27/12	\$1,040,000	\$1,091,000	3680	10	1977	VGood	15407	N	N	5333 84TH PL SE
007	414720	0100	10/4/12	\$934,900	\$953,000	3730	10	1985	Good	12921	N	N	6170 W MERCER WAY
007	548270	0005	6/12/12	\$1,040,000	\$1,080,000	3750	10	1990	Good	14169	Y	N	4488 W MERCER WAY
007	192405	9060	6/22/12	\$1,055,000	\$1,094,000	3810	10	1988	Good	14810	N	N	5230 W MERCER WAY
007	335850	0966	5/20/10	\$1,465,000	\$1,510,000	3930	10	1988	Good	17586	Y	N	7947 LAKEVIEW LN
007	445880	0100	10/11/11	\$1,115,000	\$1,184,000	4190	10	1967	Good	11970	N	N	8518 SE 80TH ST
007	362290	0070	9/11/12	\$1,850,000	\$1,893,000	5090	10	1997	Good	18084	Y	N	8240 SE 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 34
(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	414101	0180	11/30/10	\$935,000	\$987,000	2690	11	1987	Good	11041	N	N	7760 81ST PL SE
007	414100	0080	5/8/12	\$860,000	\$897,000	2710	11	1986	Avg	11418	N	N	7415 80TH PL SE
007	414100	0160	11/9/10	\$900,000	\$948,000	2740	11	1986	Avg	10625	N	Y	7530 80TH PL SE
007	414167	0030	7/8/10	\$1,270,000	\$1,319,000	2850	11	1989	Avg	29253	Y	N	8178 W MERCER WAY
007	414100	0050	7/9/12	\$1,055,000	\$1,091,000	3070	11	1987	Good	11372	N	N	7355 80TH PL SE
007	414101	0210	5/18/12	\$945,000	\$985,000	3140	11	1987	Avg	9888	N	N	7700 81ST PL SE
007	414101	0450	4/20/11	\$900,000	\$957,000	3270	11	1988	Good	10362	N	Y	7730 80TH PL SE
007	414100	0230	8/4/11	\$1,055,000	\$1,123,000	3360	11	1986	Avg	14326	N	Y	7330 80TH PL SE
007	932010	0110	4/9/12	\$975,000	\$1,021,000	3600	11	1982	Avg	11203	N	N	5344 84TH PL SE
007	414101	0460	6/14/11	\$900,000	\$958,000	3730	11	1988	Avg	10411	N	Y	7710 80TH PL SE
007	283710	0010	5/10/10	\$1,375,000	\$1,415,000	3750	11	2001	Avg	14271	Y	N	4088 W MERCER WAY
007	414101	0380	4/29/11	\$1,500,000	\$1,596,000	3840	11	1987	Good	13498	N	Y	7880 80TH PL SE
007	414167	0180	6/1/11	\$967,700	\$1,030,000	3940	11	1984	Avg	15999	N	N	8292 SE 82ND ST
007	414101	0250	12/5/11	\$1,322,112	\$1,400,000	3980	11	1986	Good	14244	N	Y	8113 SE 76TH ST
007	915970	0055	7/19/11	\$1,368,000	\$1,456,000	4010	11	2001	Avg	11820	N	N	8002 SE 72ND ST
007	362650	0103	5/17/10	\$1,350,000	\$1,391,000	4210	11	2001	Avg	15553	N	N	4228 W MERCER WAY
007	252404	9303	4/13/12	\$1,484,750	\$1,554,000	4590	11	1988	Avg	19475	N	N	7825 SE 76TH ST
007	252404	9014	8/19/11	\$2,330,000	\$2,479,000	5330	11	1996	Avg	23571	Y	N	7909 78TH AVE SE
007	414167	0070	7/25/11	\$1,450,000	\$1,543,000	3940	12	1990	Avg	15976	Y	N	8162 W MERCER WAY
007	414167	0150	5/30/12	\$1,298,000	\$1,351,000	4450	12	1985	Avg	17717	Y	N	8293 SE 82ND ST
007	414167	0130	1/19/11	\$1,825,000	\$1,933,000	4490	12	1988	Avg	12988	Y	N	8285 SE 82ND ST
007	335850	0955	8/10/10	\$1,848,000	\$1,928,000	4590	12	1987	Good	41560	Y	N	7926 LAKEVIEW LN
007	192280	0450	5/22/11	\$1,610,000	\$1,714,000	4750	12	2002	Avg	16169	Y	N	6014 W MERCER WAY
007	192405	9335	2/18/10	\$1,500,000	\$1,520,000	5940	12	1991	Avg	15513	N	N	5055 88TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072405	9006	8/10/10	\$1,687,500	NO MARKET EXPOSURE; QUIT CLAIM DEED;%NETCOND
001	072405	9006	7/27/10	\$1,650,000	NO MARKET EXPOSURE;%NETCOND
001	148330	0060	2/2/10	\$2,750,000	IMP CHAR CHANGED SINCE SALE; %NETCOND
001	148330	0200	5/20/10	\$1,520,000	DIAGNOSTIC OUTLIER
001	148330	0515	4/27/10	\$665,000	RELOCATION - SALE TO SERVICE
001	217450	0520	1/21/10	\$350,000	NO MARKET EXPOSURE
001	217450	3060	11/21/11	\$100,000	QCD; EXEMPT EXCISE TAX; RELATED PARTY
001	217450	3425	6/4/10	\$250,000	QCD;PART INTEREST; RELATED PARTY/FRIEND/NGHBR
001	409950	0330	7/15/10	\$449,950	DOR RATIO;OBSOL;ESTATE ADMIN; NON-REP SALE
001	409950	0480	12/19/11	\$215,000	NON-REPRESENTATIVE SALE
001	413930	0405	2/9/12	\$1,950,000	DIAGNOSTIC OUTLIER
001	531510	0006	11/24/10	\$795,000	%COMPLETE
001	531510	0012	10/25/11	\$4,207,500	NON-REPRESENTATIVE SALE
001	531510	0013	3/17/10	\$618,000	NO MARKET EXPOSURE; STATEMENT TO DOR
001	531510	0042	7/27/10	\$2,500,000	DIAGNOSTIC OUTLIER
001	531510	1845	4/9/12	\$400,000	DIAGNOSTIC OUTLIER
001	531510	1877	9/16/11	\$877,000	RELOCATION - SALE TO SERVICE
001	531510	1877	4/1/10	\$830,000	RELOCATION - SALE TO SERVICE
001	544230	0455	12/14/11	\$275,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
001	544930	0130	1/8/10	\$1,400,000	DIAGNOSTIC OUTLIER
001	544930	0150	4/27/10	\$2,500,000	OBSOLESCENCE
001	545230	1850	12/12/12	\$750,000	DIAGNOSTIC OUTLIER
001	545260	0080	8/23/10	\$2,600,000	ACTIVE PERMIT BEFORE SALE>25K
001	735570	0095	6/25/10	\$12,000,000	GRADE 20
001	810610	0100	2/24/10	\$999,000	IMP COUNT; %COMPLETE
001	810610	0161	3/1/12	\$2,247,000	RELOCATION - SALE TO SERVICE
001	810610	0200	8/2/12	\$1,900,000	NEW 2014 AV PER APPEAL; %NETCONDITION
002	122404	9095	11/22/10	\$313,000	DOR RATIO;ESTATE ADMIN; RELATED PARTY
002	265550	0003	5/21/10	\$800,000	NON-REPRESENTATIVE SALE
002	265550	0277	6/6/12	\$856,000	RELOCATION - SALE TO SERVICE
002	502190	0050	3/18/11	\$545,000	RELOCATION - SALE TO SERVICE
002	502190	0180	10/9/12	\$377,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
002	502190	0210	10/2/12	\$949,000	DIAGNOSTIC OUTLIER
002	502190	0225	1/29/10	\$182,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	502190	0449	5/20/11	\$350,000	QCD;PART INTEREST; RELATED PARTY/FRIEND/NGHBR
002	502190	0747	10/26/12	\$1,274,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	502190	0747	10/28/11	\$422,500	DOR RATIO; %COMPLETE
002	545600	0090	2/3/11	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	545600	0220	6/24/10	\$500,000	ESTATE ADMIN; IMP. CHAR CHANGED SINCE SALE
002	545950	0125	6/14/11	\$617,000	ACTIVE PERMIT BEFORE SALE>25K
002	546090	0170	11/1/11	\$660,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	640230	0020	10/19/11	\$601,750	NON-REP SALE; BANKRUPTCY; QCD
002	664815	0040	11/10/11	\$1,295,000	ACTIVE PERMIT BEFORE SALE>25K
003	003100	0120	3/10/10	\$583,467	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	019110	0145	7/6/11	\$120,000	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
003	019110	0350	8/8/11	\$297,500	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
003	019110	0435	7/27/12	\$650,000	PREVIMP<=25K
003	019110	0850	8/22/12	\$635,000	UNFINISHED AREA
003	019110	1280	9/21/12	\$359,000	DIAGNOSTIC OUTLIER
003	182405	9053	2/27/12	\$998,000	RELOCATION - SALE TO SERVICE
003	184550	0090	1/24/12	\$400,000	DOR RATIO; IMP CHAR CHANGED SINCE SALE
003	184550	0090	6/26/12	\$825,000	NON-REPRESENTATIVE SALE
003	192300	0060	6/30/11	\$855,000	RELOCATION - SALE TO SERVICE
003	216200	0040	11/4/11	\$667,500	RELOCATION - SALE TO SERVICE
003	228700	0220	8/30/10	\$666,000	DOR RATIO
003	257950	0012	7/1/11	\$820,000	RELOCATION - SALE TO SERVICE
003	345600	0220	7/10/12	\$91,194	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
003	362250	0035	9/13/10	\$1,457,500	RELOCATION - SALE TO SERVICE
003	435130	1232	12/28/10	\$600,000	NON-REPRESENTATIVE SALE
003	445730	0195	11/29/11	\$161,334	DOR RATIO;QCD; PART; RELATED PARTY/FRIEND/NGHBR
003	445730	0280	4/4/12	\$610,000	TEAR DOWN;PREVIMP<=25K
003	445730	0590	10/6/11	\$525,000	RELOCATION - SALE TO SERVICE
003	545180	0005	9/8/11	\$530,000	DIAGNOSTIC OUTLIER
003	545990	0045	6/15/10	\$995,000	DIAGNOSTIC OUTLIER
003	546030	0005	9/3/10	\$5,913	DOR RATIO
003	546040	0020	12/10/12	\$336,050	DOR RATIO
003	667290	0310	6/11/10	\$839,000	DIAGNOSTIC OUTLIER
003	667290	0340	5/22/12	\$917,500	IMP CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE
003	667290	0340	2/9/12	\$750,000	IMP CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE
003	751100	0180	12/16/11	\$245,000	DOR RATIO;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	751100	0180	4/24/12	\$250,000	DOR RATIO;QCD; FINANCIAL INSTITUTION RESALE
003	865090	0035	6/11/10	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865100	0010	3/28/12	\$265,678	DOR RATIO
003	865110	0120	3/16/12	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865120	0240	7/25/11	\$611,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	004610	0103	12/27/10	\$1,680,000	%COMPLETE; TEAR DOWN
004	004610	0351	10/4/12	\$1,610,000	IMP COUNT;ESTATE ADMIN
004	004610	0404	4/26/12	\$6,000	DOR RATIO; OBSOLESCENCE
004	073610	0180	9/10/10	\$3,515,000	IMP COUNT;CASH SALE;IMP. CHAR CHANGED SINCE SALE
004	143870	0050	2/3/11	\$2,405,000	TEAR DOWN
004	182405	9170	3/16/10	\$1,273,000	UNFIN AREA; IMP. CHAR CHANGED SINCE SALE
004	192200	0030	4/13/10	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	192405	9135	12/6/11	\$1,125,000	PREVIMP<=25K
004	192405	9177	4/20/11	\$787,500	DOR RATIO;CORPORATE AFFILIATES
004	192405	9215	4/22/10	\$925,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	210700	0070	6/8/10	\$396,500	OBSOL;NO MARKET EXPOSURE FINANCIAL INSTIT RESALE
004	302405	9087	9/10/12	\$725,000	RELOCATION - SALE TO SERVICE
004	302405	9201	9/24/12	\$1,778,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	413190	0022	6/1/11	\$700,000	NO MRKT EXPOSURE;RELATED PARTY/ FRIEND/NGHBR
004	413190	0045	6/27/12	\$4,199,000	IMP COUNT
004	777670	0040	11/12/12	\$654,444	DOR RATIO;%NETCOND
005	130030	0730	3/7/11	\$390,000	NON-REPRESENTATIVE SALE
005	130030	2351	2/9/11	\$535,000	DOR RATIO
005	217450	1405	7/20/11	\$467,500	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
005	217450	1450	1/20/11	\$710,000	DOR RATIO
005	217450	1615	5/25/11	\$694,950	%COMPLETE; TEAR DOWN
005	217450	2050	10/18/11	\$420,000	TEAR DOWN; ESTATE ADMIN; NON-REP SALE
005	217450	2065	9/28/12	\$641,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
005	217450	2130	3/29/11	\$840,000	RELOCATION - SALE TO SERVICE
005	217450	2220	6/28/11	\$500,000	IMP COUNT; NON-REP SALE; NO MARKET EXPOSURE
005	217510	0405	5/28/10	\$650,000	DIAGNOSTIC OUTLIER
005	330770	0260	12/17/10	\$1,330,000	CORRECTION DEED
005	330770	0300	6/25/12	\$420,000	TEAR DOWN; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	362350	0052	3/27/12	\$515,000	DIAGNOSTIC OUTLIER
005	409950	0901	10/20/11	\$1,055,000	NON-REP SALE; BANKRUPTCY; QUIT CLAIM DEED
005	445770	0020	7/1/10	\$601,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	531510	0255	7/10/12	\$246,213	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; DIVORCE
005	531510	0416	5/30/12	\$500,000	DIAGNOSTIC OUTLIER
005	531510	0496	6/10/10	\$563,500	ESTATE ADMIN; NON-REPRESENTATIVE SALE
005	531510	0716	7/19/10	\$424,900	DOR RATIO
005	531510	0745	1/13/12	\$280,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
005	531510	0758	9/28/10	\$725,000	DOR RATIO;TEAR DOWN
005	545880	0195	8/14/12	\$180,000	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
005	545880	0210	10/12/10	\$695,000	ACTIVE PERMIT BEFORE SALE>25K
005	545900	0240	12/14/12	\$231,000	DOR RATIO
005	545900	0305	8/29/12	\$140,773	DOR RATIO;NO MARKET EXPOSURE; SECURING OF DEBT
006	132404	9012	11/22/10	\$1,200,000	DIAGNOSTIC OUTLIER
006	157470	0095	4/13/10	\$561,000	TEAR DOWN; ESTATE ADMIN; IMP. CHAR CHANGED
006	225100	0040	6/28/12	\$1,450,000	RELOCATION - SALE TO SERVICE
006	242404	9035	12/20/12	\$3,675,000	IMP COUNT;%NETCOND;OPEN SPACE/PREVIMP<=25K
006	252404	9045	12/27/12	\$505,000	LACK OF REPRESENTATION FOR GRADE 4
006	252404	9085	1/17/12	\$927,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
006	252404	9092	5/18/11	\$1,325,000	RELOCATION - SALE TO SERVICE
006	252404	9215	1/12/10	\$1,420,000	RELOCATION - SALE TO SERVICE
006	252404	9255	8/16/12	\$2,500,000	IMP COUNT
006	257490	0176	7/2/10	\$2,380,000	IMP COUNT
006	257730	0031	5/22/12	\$500,000	CONTRACT/CASH SALE; PLANS & PERMITS;%NETCOND
006	335850	0145	6/1/10	\$350,126	QCD;PART INTEREST;RELATED PARTY/FRIEND/NGHBR
006	335850	0265	9/20/12	\$1,490,000	PRESENT CHAR DO NOT MATCH SALE CHAR; %NETCOND
006	335850	0350	8/6/10	\$794,223	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
006	335850	0350	3/3/11	\$850,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
006	335850	0355	9/11/11	\$983,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	335850	0480	8/12/10	\$2,710,000	ESTATE ADMIN; IMP. CHAR CHANGED SINCE SALE
006	362350	0205	3/23/11	\$1,100,000	DOR RATIO;IMP.CHAR CHANGED SINCE SALE
006	362350	0208	11/28/11	\$1,000,000	NO MRKT EXPOSURE;RELATED PARTY/ FRIEND/NGHBR
006	362350	0271	9/25/12	\$1,750,000	SALE CHAR DO NOT MATCH 2013 AV;%NETCOND
006	362350	0278	4/26/10	\$3,525,000	DIAGNOSTIC OUTLIER
006	362350	0360	9/23/12	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	362350	0395	7/13/10	\$600,000	SALE TO NEIGHBORS; FINANCIAL INST SALE; %NETCOND
006	401690	0010	11/28/12	\$825,000	DIAGNOSTIC OUTLIER
006	404500	0091	9/27/12	\$1,233,013	PRESENT CHAR DO NOT MATCH SALE CHAR; %NETCOND
006	409480	0040	10/15/12	\$740,000	DIAGNOSTIC OUTLIER
006	409480	0290	11/12/12	\$1,125,000	DIAGNOSTIC OUTLIER
006	414167	0280	3/8/10	\$4,195,000	UNFINISHED AREA
006	536800	0290	8/23/12	\$2,575,000	DIAGNOSTIC OUTLIER
006	548270	0130	10/18/12	\$810,000	PRESENT CHAR DO NOT MATCH SALE CHAR; ESTATE
006	738900	0010	10/24/11	\$6,125,000	TEAR DOWN; PREVIMP<=25K;TEAR DOWN; NON-REP SALE
006	778600	0020	6/1/10	\$376,348	QCD;PART INTEREST;RELATED PARTY/FRIEND/NGHBR
006	936570	0204	8/30/12	\$715,000	OBSOLESCENCE; ESTATE ADMINISTRATOR
007	019110	0545	2/9/11	\$450,000	NON-REPRESENTATIVE SALE
007	019110	0555	12/7/11	\$250,000	ESTATE ADMIN; RELATED PARTY, FRIEND, OR NEIGHBOR
007	132404	9005	9/28/10	\$550,000	NON-REP SALE; DOR RATIO; NO MRKT EXPOSURE
007	192280	0010	3/3/10	\$807,000	RELOCATION - SALE TO SERVICE
007	192405	9046	8/9/12	\$5,850,000	IMP COUNT; OBSOLESCENCE
007	192405	9060	6/22/12	\$1,055,000	RELOCATION - SALE TO SERVICE
007	192405	9234	8/4/10	\$640,000	UNFINISHED AREA
007	192405	9256	9/11/12	\$390,000	ESTATE ADMIN; NO MARKET EXPOSURE
007	192405	9256	11/8/12	\$450,000	NON-REPRESENTATIVE SALE
007	252404	9157	11/12/12	\$625,000	DIAGNOSTIC OUTLIER
007	252404	9175	4/14/10	\$591,700	NO MRKT EXPOSURE;RELATED PARTY/ FRIEND/NGHBR
007	283600	0070	7/7/11	\$925,000	UNFINISHED AREA
007	283710	0010	5/10/10	\$1,375,000	RELOCATION - SALE TO SERVICE
007	321090	0070	6/29/10	\$557,000	DIAGNOSTIC OUTLIER
007	331750	0120	7/1/12	\$340,922	DOR RATIO
007	335850	0966	5/20/10	\$1,465,000	RELOCATION - SALE TO SERVICE
007	335850	0992	7/26/12	\$773,000	IMP COUNT
007	362350	0138	6/24/11	\$500,000	FULL SALES PRICE NOT REPORTED
007	362560	0120	8/6/12	\$922,500	RELOCATION - SALE TO SERVICE
007	362650	0020	12/15/11	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	362650	0090	5/14/10	\$750,000	DIAGNOSTIC OUTLIER
007	414101	0090	2/9/11	\$1,115,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	418840	0080	2/1/10	\$570,000	NO MARKET EXPOSURE
007	418840	0150	2/13/12	\$699,000	PRESENT CHAR DO NOT MATCH SALE CHARACTERISTICS
007	418840	0160	12/7/12	\$550,000	DIAGNOSTIC OUTLIER
007	435130	0735	11/21/11	\$625,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
007	545360	0140	5/25/12	\$855,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	873220	0110	5/17/12	\$712,000	SALE CHAR DO NOT MATCH 2013 AV; ESTATE ADMIN
007	889450	0060	10/9/12	\$1,020,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	413930	0365	2/27/2012	\$900,000	14115	N	N
001	531510	0046	2/17/2011	\$535,200	13042	Y	N
001	531510	2106	6/9/2010	\$4,650,000	35431	Y	Y
002	183210	0070	4/2/2012	\$350,000	50965	N	N
002	265550	0244	6/13/2012	\$380,000	72310	N	N
002	502190	0740	7/27/2012	\$422,500	8440	N	N
002	502190	0741	6/14/2012	\$422,500	8656	N	N
002	502190	0746	10/28/2011	\$422,500	8656	N	N
003	258190	0031	8/5/2011	\$335,000	11250	N	N
003	545600	0465	11/1/2011	\$660,000	9195	Y	N
003	545600	0525	1/7/2010	\$735,000	11645	Y	N
006	362350	0201	8/24/2011	\$750,000	10477	Y	N
006	409470	0295	12/3/2012	\$706,000	13227	N	N
006	536800	0190	6/30/2010	\$1,260,000	22397	Y	N
007	056550	0140	8/13/2012	\$450,000	15003	N	N
007	157470	0170	8/11/2011	\$300,000	15033	N	N
007	283600	0060	11/11/2011	\$450,000	9760	Y	N
007	545400	0110	12/27/2012	\$400,000	13675	N	N
007	936570	0020	1/18/2012	\$587,500	10586	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	265550	0136	10/30/2012	\$800,250	CORPORATE AFFILIATES
004	082405	9312	6/10/2010	\$500,000	BUILDER/DEVELOPER SALE; SEG;TEAR DOWN
006	279800	0020	11/7/2011	\$200,000	NON-REPRESENTATIVE SALE
006	335850	0490	4/18/2012	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	536800	0190	6/16/2011	\$950,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NGHBR
007	056550	0140	6/2/2011	\$365,000	NO MARKET EXPOSURE;BUILDER/DEVELOPER SALE
007	335850	0974	12/20/2011	\$235,000	NON-REP SALE; FINANCIAL INSTITUTION SALE
007	335850	1012	9/27/2010	\$455,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NGHBR
007	362350	0136	6/24/2011	\$500,000	FULL SALES PRICE NOT REPORTED