

Residential Revalue

2013 Assessment Roll

City of Enumclaw

Area 41

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:

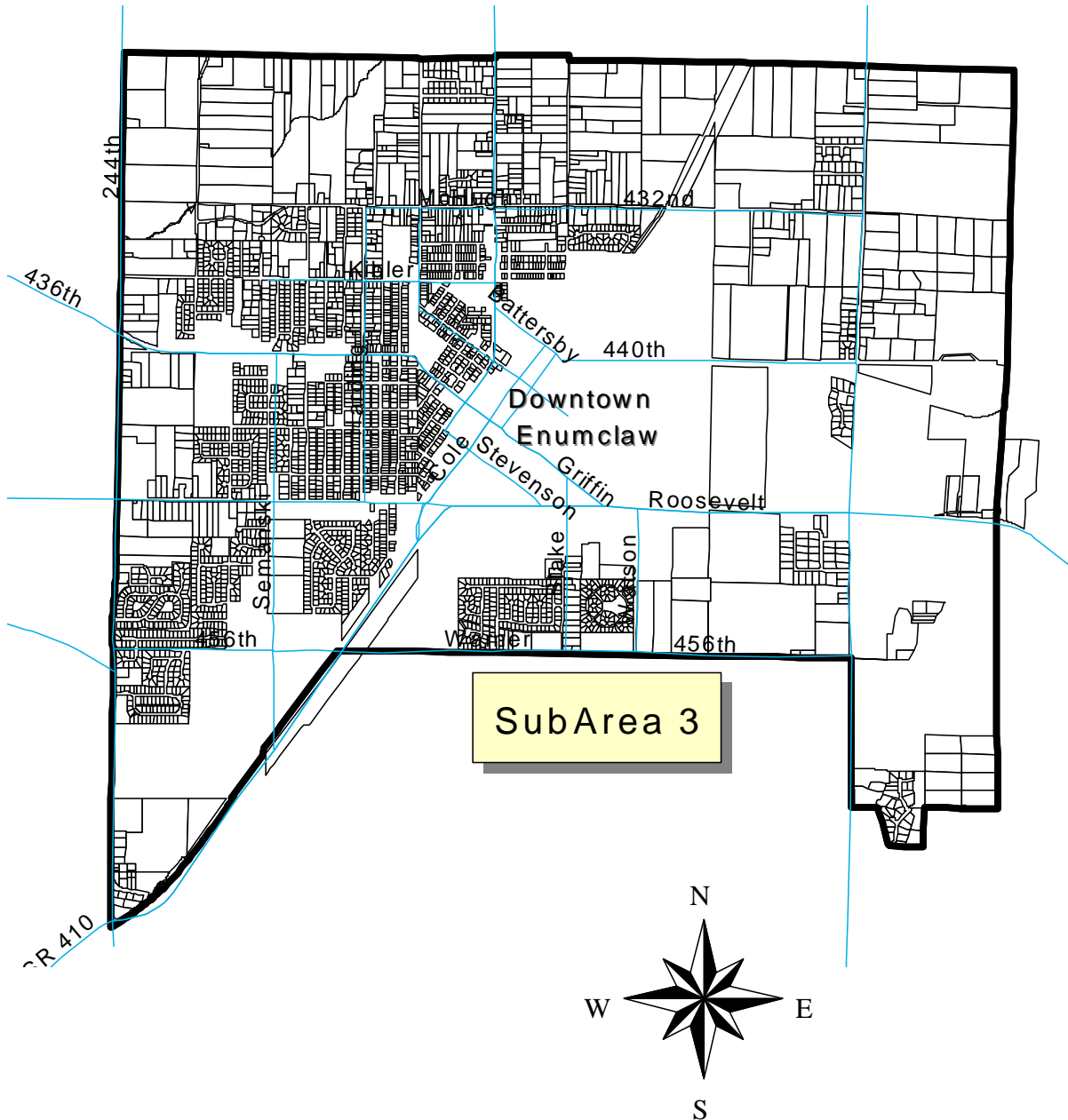
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 41



City of Enumclaw's Housing



Grade 4/ Year Built 1924/ Total Living Area 470



Grade 5/ Year Built 1937 Total Living Area 800



Grade 6/ Year Built 1984/ Total Living Area 1060



Grade 7/ Year Built 2010 Total Living Area 1950



Grade 8/ Year Built 1991/ Total Living Area 2530



Grade 9/ Year Built 2002 Total Living Area 3210

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: City of Enumclaw/41

Previous Physical Inspection: 2009

Number of Improved Sales: 271

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	\$78,000	\$121,300	\$199,300			
2013 Value	\$74,100	\$115,400	\$189,500	\$209,700	90.4%	11.01%
Change	-\$3,900	-\$5,900	-\$9,800			
% Change	-5.0%	-4.9%	-4.9%			

*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	\$78,700	\$115,900	\$194,600
2013 Value	\$74,800	\$109,000	\$183,800
Percent Change	-5.0%	-6.0%	-5.5%

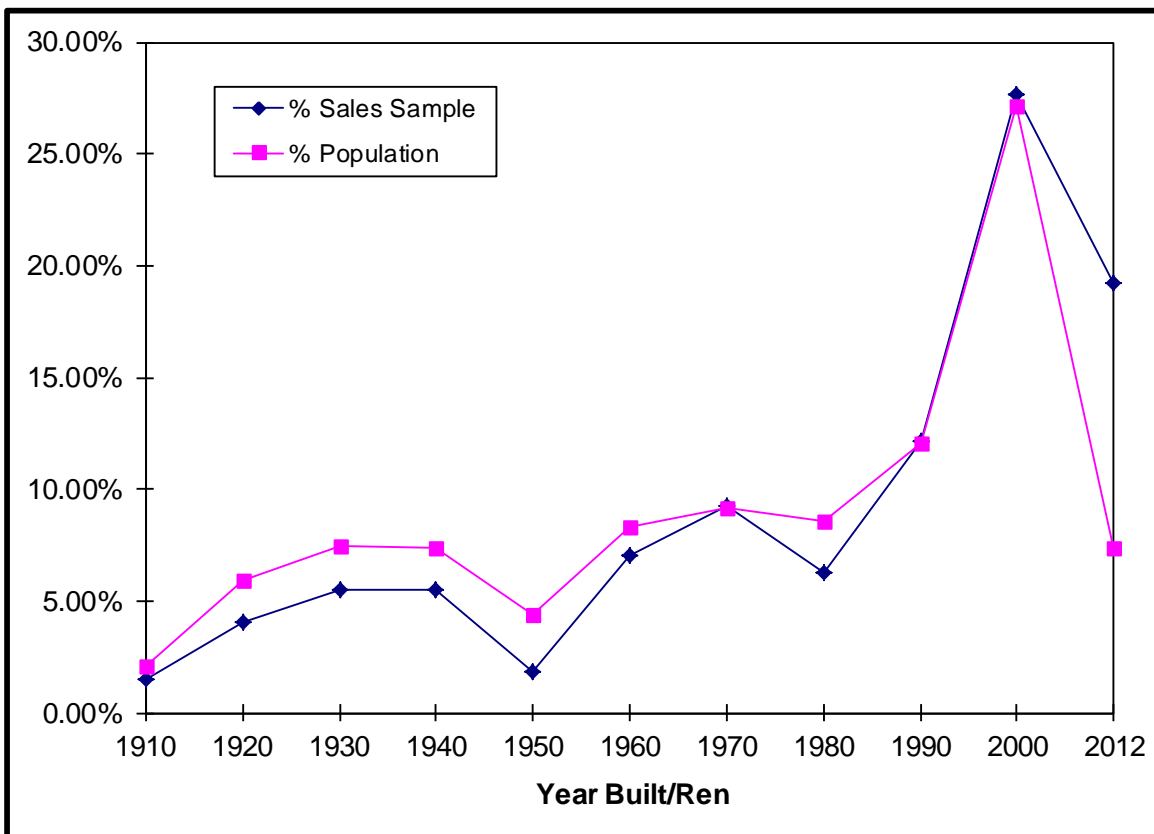
Number of one to three unit residences in the population: 3276

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 variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were Low Grade (Grade<=6), were at a higher ratio compared to the rest of the population which resulted in a greater downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	1.48%
1920	11	4.06%
1930	15	5.54%
1940	15	5.54%
1950	5	1.85%
1960	19	7.01%
1970	25	9.23%
1980	17	6.27%
1990	33	12.18%
2000	75	27.68%
2012	52	19.19%
	271	

Population		
Year Built/Ren	Frequency	% Population
1910	70	2.14%
1920	195	5.95%
1930	245	7.48%
1940	241	7.36%
1950	144	4.40%
1960	272	8.30%
1970	300	9.16%
1980	281	8.58%
1990	396	12.09%
2000	889	27.14%
2012	243	7.42%
	3276	

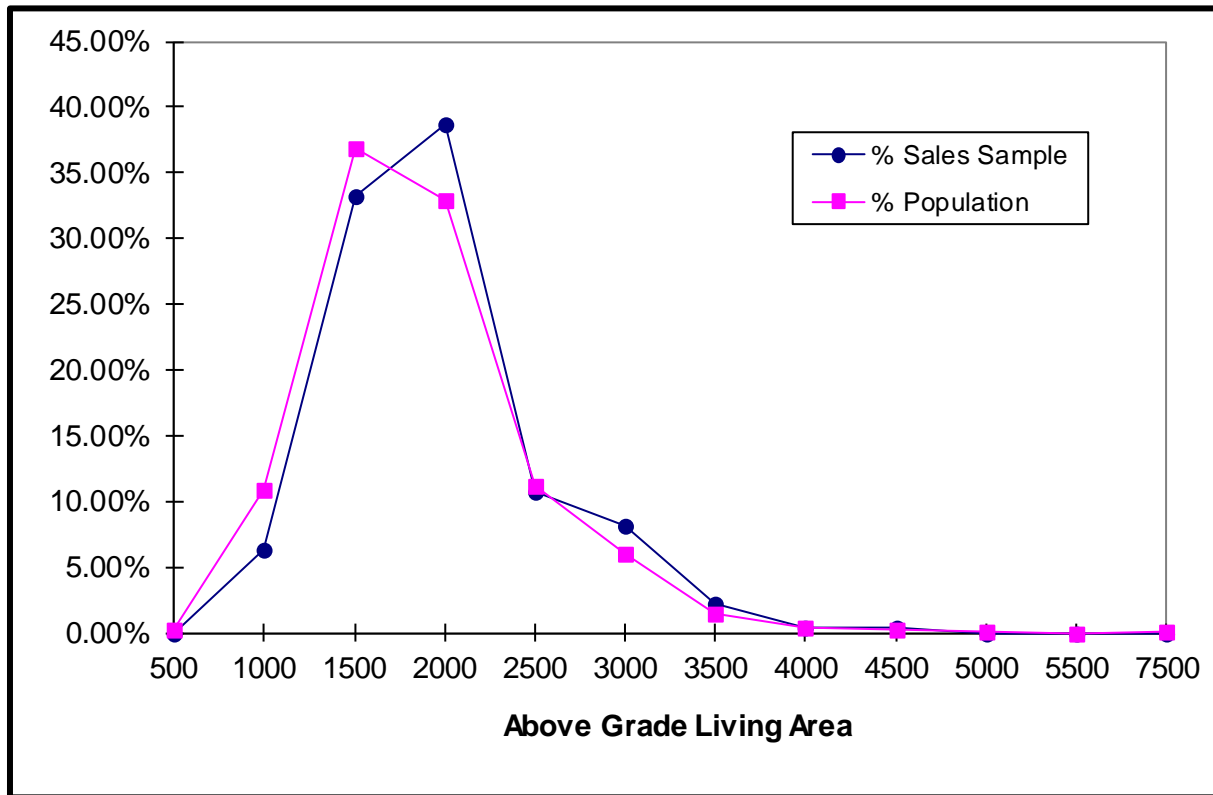


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	6.27%
1500	90	33.21%
2000	105	38.75%
2500	29	10.70%
3000	22	8.12%
3500	6	2.21%
4000	1	0.37%
4500	1	0.37%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	271	

Population		
AGLA	Frequency	% Population
500	6	0.18%
1000	354	10.81%
1500	1207	36.84%
2000	1077	32.88%
2500	366	11.17%
3000	197	6.01%
3500	46	1.40%
4000	13	0.40%
4500	5	0.15%
5000	4	0.12%
5500	0	0.00%
7500	1	0.03%
	3276	

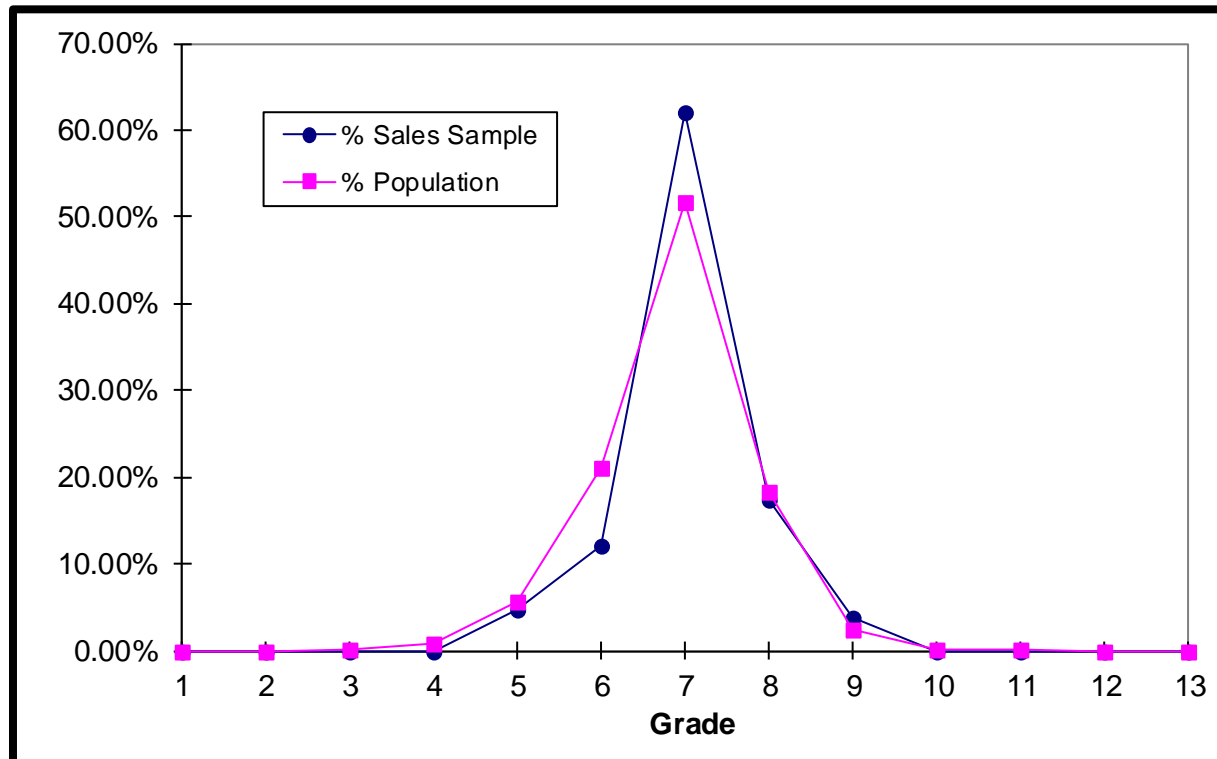


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	13	4.80%
6	33	12.18%
7	168	61.99%
8	47	17.34%
9	10	3.69%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
271		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	29	0.89%
5	185	5.65%
6	688	21.00%
7	1690	51.59%
8	602	18.38%
9	77	2.35%
10	2	0.06%
11	2	0.06%
12	0	0.00%
13	0	0.00%
3276		



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 5 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -5.0% overall decrease (based on truncation) was made to the land assessment for the 2013 Assessment Year.

The formula is:

$$2013 \text{ Land Value} = 2012 \text{ Land Value} \times .9575, \text{ with the result truncated to the next } \$1,000.$$

Also note that the overall land adjustment % listed above must match the population land adjustment % on the executive summary

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 variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were Low Grade (Grade \leq 6), were at a higher ratio compared to the rest of the population which resulted in a greater downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 271 useable residential sales in the area.

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

Mobile Home Update

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

Results

The resulting assessment level is 90.4%. 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 -5.5%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

Area 41 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

-3.82%

Low Grade<=6

Yes

% Adjustment

-10.25%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Low Grade parcel (Grade<=6) would *approximately* receive a -10.25% downward adjustment. 903 parcels in the improved population would receive this adjustment. There were 46 sales.

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

Generally Low Grade parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

72.4% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 41 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 0.850, resulting in an adjusted value of \$446,000 ($\$525,000 \times 0.850 = \$446,250$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.814	-18.6%
2/1/2010	0.819	-18.1%
3/1/2010	0.824	-17.6%
4/1/2010	0.829	-17.1%
5/1/2010	0.834	-16.6%
6/1/2010	0.840	-16.0%
7/1/2010	0.845	-15.5%
8/1/2010	0.850	-15.0%
9/1/2010	0.855	-14.5%
10/1/2010	0.860	-14.0%
11/1/2010	0.866	-13.4%
12/1/2010	0.871	-12.9%
1/1/2011	0.876	-12.4%
2/1/2011	0.881	-11.9%
3/1/2011	0.886	-11.4%
4/1/2011	0.891	-10.9%
5/1/2011	0.896	-10.4%
6/1/2011	0.902	-9.8%
7/1/2011	0.907	-9.3%
8/1/2011	0.912	-8.8%
9/1/2011	0.917	-8.3%
10/1/2011	0.922	-7.8%
11/1/2011	0.928	-7.2%
12/1/2011	0.933	-6.7%
1/1/2012	0.938	-6.2%
2/1/2012	0.943	-5.7%
3/1/2012	0.948	-5.2%
4/1/2012	0.953	-4.7%
5/1/2012	0.958	-4.2%
6/1/2012	0.964	-3.6%
7/1/2012	0.969	-3.1%
8/1/2012	0.974	-2.6%
9/1/2012	0.979	-2.1%
10/1/2012	0.984	-1.6%
11/1/2012	0.990	-1.0%
12/1/2012	0.995	-0.5%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 41
(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	242006	9026	2/8/10	\$148,000	\$121,000	740	5	1908	Good	8668	N	N	1952 PORTER ST
003	242006	9390	11/29/12	\$110,000	\$109,000	830	5	1924	Good	11290	N	N	1637 LOWELL AVE
003	132006	9055	8/9/10	\$180,000	\$153,000	900	5	1925	Good	9588	N	N	3335 PORTER ST
003	232006	9090	3/8/12	\$133,500	\$127,000	910	5	1926	VGood	9900	N	N	1614 FLORENCE ST
003	242006	9323	5/16/11	\$124,000	\$111,000	910	5	1929	Good	9735	N	N	1422 MCHUGH AVE
003	802920	0135	6/16/10	\$180,000	\$152,000	930	5	1916	Good	7198	N	N	1857 LAFROMBOISE ST
003	182007	9039	1/7/11	\$339,000	\$297,000	1000	5	1958	Avg	197762	Y	N	42430 284TH AVE SE
003	771010	0070	2/25/10	\$171,500	\$141,000	1110	5	1917	Good	8500	N	N	1910 HARDING ST
003	560200	0025	8/5/11	\$205,000	\$187,000	1200	5	1949	VGood	10212	N	N	1560 PIONEER ST
003	188250	0055	1/10/11	\$137,900	\$121,000	1230	5	1924	Avg	5711	N	N	403 RAINIER AVE
003	570650	0550	5/20/10	\$175,000	\$147,000	1450	5	1925	VGood	5000	N	N	2919 DIVISION ST
003	771010	0112	8/25/10	\$170,000	\$145,000	1460	5	1916	Good	8917	N	N	1977 HARDING ST
003	252006	9044	7/27/12	\$225,000	\$219,000	1680	5	1922	Good	40012	Y	N	415 BLAKE ST
003	242006	9347	5/17/10	\$167,500	\$140,000	800	6	1938	Good	5000	N	N	2107 WELLS ST
003	570650	0615	8/22/11	\$174,000	\$159,000	840	6	1940	Avg	6400	N	N	1945 KIBLER AVE
003	089800	0080	7/27/11	\$121,000	\$110,000	940	6	1939	Good	6400	N	N	1106 PIONEER ST
003	242006	9353	7/16/12	\$115,505	\$112,000	960	6	1938	Avg	5500	N	N	2033 WELLS ST
003	242006	9192	10/17/11	\$175,000	\$162,000	990	6	1920	Good	7500	N	N	1220 WELLS ST
003	560200	0030	8/13/12	\$130,000	\$127,000	990	6	1949	VGood	10212	N	N	1540 PIONEER ST
003	262006	9063	5/23/11	\$150,000	\$135,000	1000	6	1938	Good	6720	N	N	901 MYRTINE ST
003	191730	0095	2/10/10	\$167,000	\$137,000	1010	6	1924	Good	6000	N	N	1331 DAVIS AVE
003	262006	9069	8/13/10	\$155,000	\$132,000	1010	6	1974	Good	7072	N	N	733 MYRTINE ST
003	543782	0260	2/23/10	\$145,000	\$119,000	1020	6	1983	Avg	9748	N	N	2466 SCANDIA CT
003	543782	0270	8/11/11	\$150,000	\$137,000	1020	6	1983	Avg	7997	N	N	2458 SCANDIA CT
003	232006	9173	8/25/10	\$205,000	\$175,000	1030	6	1997	Avg	6918	N	N	1857 PIONEER ST

Improved Sales Used in this Annual Update Analysis
Area 41
(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	809160	0300	8/26/10	\$220,000	\$188,000	1040	6	1987	Good	9326	N	N	2855 ELMONT AVE
003	809160	0250	2/25/10	\$228,000	\$188,000	1060	6	1987	Avg	8642	N	N	2950 SUN MOUNTAIN DR
003	757550	0060	2/2/12	\$157,000	\$148,000	1090	6	1990	Avg	13115	Y	N	415 JOHNSON ST
003	981470	0100	2/14/11	\$125,000	\$110,000	1090	6	1920	Good	6000	N	N	1929 JAMES ST
003	809160	0320	12/15/11	\$152,000	\$142,000	1120	6	1986	Good	8666	N	N	2853 SUN MOUNTAIN DR
003	242006	9324	12/21/10	\$300,000	\$262,000	1140	6	1916	VGood	8285	N	N	1850 WASHINGTON AVE
003	232006	9168	10/3/11	\$149,950	\$138,000	1150	6	1953	Good	6708	N	N	1315 PIONEER ST
003	089800	0300	10/20/11	\$150,000	\$139,000	1200	6	2000	Avg	5796	N	N	1165 HARDING ST
003	771010	0172	5/15/12	\$195,000	\$187,000	1200	6	1965	Good	12500	N	N	1814 PIONEER ST
003	076400	0215	11/7/12	\$170,000	\$168,000	1270	6	1936	VGood	6594	N	N	1019 MCKINLEY ST
003	034940	0160	8/12/11	\$140,000	\$128,000	1320	6	1981	Good	7883	N	N	633 NATALIE PL
003	601850	0185	8/15/11	\$233,000	\$213,000	1320	6	1936	Good	12076	N	N	1134 LAFROMBOISE ST
003	570650	0150	2/8/12	\$140,000	\$132,000	1430	6	1929	VGood	6400	N	N	1741 WILSON AVE
003	559590	0275	8/9/12	\$237,500	\$232,000	1450	6	1940	VGood	7670	N	N	1457 LAFROMBOISE ST
003	242006	9348	3/19/10	\$170,000	\$141,000	1500	6	1928	Avg	12180	N	N	3208 PORTER ST
003	242006	9184	4/26/11	\$225,000	\$201,000	1520	6	1920	Good	11471	N	N	3252 PORTER ST
003	370190	0110	8/24/10	\$185,000	\$158,000	1610	6	1936	Good	5000	N	N	1268 DIVISION ST
003	561510	0005	2/17/12	\$162,000	\$153,000	1720	6	1928	VGood	9193	N	N	3053 PORTER ST
003	659900	0031	6/29/10	\$250,000	\$211,000	1810	6	1977	Avg	13307	N	N	43815 284TH AVE SE
003	242006	9412	6/6/12	\$220,300	\$212,000	2000	6	1920	Avg	37060	N	N	26803 SE 432ND ST
003	242006	9159	1/26/10	\$175,000	\$143,000	2140	6	1910	VGood	11835	N	N	1830 WASHINGTON AVE
003	242006	9298	11/25/11	\$162,500	\$151,000	890	7	1985	Avg	5490	N	N	1403 FRANKLIN ST
003	272290	0120	8/26/11	\$150,000	\$137,000	1000	7	1961	Good	9120	N	N	2451 INITIAL AVE
003	601850	0005	6/19/12	\$156,000	\$151,000	1000	7	1927	Good	6430	N	N	1081 LAFROMBOISE ST
003	164500	0200	7/6/11	\$159,000	\$144,000	1010	7	1968	Good	7600	N	N	1920 MCKINLEY ST

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

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003	164500	0490	11/10/10	\$189,000	\$164,000	1010	7	1969	Good	7698	N	N	2632 CASCADE AVE
003	164500	0600	4/15/10	\$219,000	\$182,000	1010	7	1969	Good	10008	N	N	1852 FLORENCE ST
003	570650	0345	9/23/11	\$137,546	\$127,000	1040	7	1977	Avg	6066	N	N	1975 WILSON AVE
003	237280	0050	8/11/10	\$168,265	\$143,000	1060	7	1956	Good	9126	N	N	1122 HARDING ST
003	242006	9289	10/15/12	\$151,000	\$149,000	1090	7	1951	Avg	5000	N	N	1703 WASHINGTON AVE
003	242006	9588	5/31/11	\$180,000	\$162,000	1090	7	1993	Avg	8825	N	N	1826 WEBER ST
003	543781	0110	8/19/10	\$226,800	\$193,000	1110	7	1977	Avg	7500	Y	N	719 MELODY LN
003	237280	0020	4/21/11	\$200,000	\$179,000	1150	7	1955	VGood	9126	N	N	1214 HARDING ST
003	293810	0130	3/29/10	\$194,000	\$161,000	1150	7	1962	Avg	9282	N	N	1170 LORAIN ST
003	543780	0300	4/26/12	\$185,000	\$177,000	1150	7	1969	Good	7647	Y	N	809 MELODY LN
003	779200	0065	12/1/10	\$247,000	\$215,000	1150	7	1967	VGood	28785	N	N	45021 281ST AVE SE
003	543780	0140	8/22/11	\$176,000	\$161,000	1160	7	1968	Good	10153	N	N	2464 B CT
003	814131	0170	4/27/10	\$207,115	\$173,000	1170	7	2010	Avg	4391	Y	N	472 PETERSEN DR E
003	802920	0241	6/13/11	\$142,000	\$128,000	1180	7	1952	Avg	7160	N	N	2117 GRIFFIN AVE
003	680220	0970	7/9/12	\$186,000	\$180,000	1190	7	1990	Avg	9801	N	N	400 CARLEY PL
003	570238	0780	6/4/10	\$209,800	\$176,000	1200	7	1991	Avg	6687	N	N	124 JEWELL ST
003	680220	0170	8/15/11	\$186,000	\$170,000	1200	7	1990	Avg	9044	N	N	707 BATHKE AVE
003	713820	0050	11/14/12	\$163,000	\$162,000	1210	7	1994	Avg	8919	N	N	309 GARLAND PL
003	076681	0260	3/14/11	\$175,750	\$156,000	1220	7	1996	Avg	9043	N	N	1115 ISBELL CT
003	771010	0072	12/20/12	\$179,500	\$179,000	1220	7	1993	Avg	8459	N	N	1915 GARFIELD ST
003	156590	0300	9/16/12	\$209,000	\$205,000	1230	7	1992	Avg	8404	N	N	275 MICHAEL AVE
003	570238	0450	3/5/10	\$234,950	\$194,000	1240	7	1991	Avg	7834	N	N	117 JEWELL ST
003	814131	0140	6/21/10	\$219,228	\$185,000	1240	7	2010	Avg	4622	Y	N	442 PETERSEN DR E
003	814131	0160	6/7/10	\$229,585	\$193,000	1240	7	2010	Avg	4391	Y	N	466 PETERSEN DR E
003	543782	0080	4/24/12	\$165,000	\$158,000	1260	7	1979	Good	7897	N	N	408 CHARWILA LN

Improved Sales Used in this Annual Update Analysis
Area 41
(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	232006	9373	6/14/12	\$208,000	\$201,000	1280	7	1994	Avg	10150	N	N	1066 SEMANSKI ST
003	560200	0245	8/13/12	\$155,000	\$151,000	1290	7	1951	Good	8604	N	N	2350 GRIFFIN AVE
003	132006	9140	12/20/11	\$270,000	\$253,000	1300	7	1948	Avg	15000	N	N	42728 264TH AVE SE
003	293810	0015	6/23/11	\$168,400	\$152,000	1300	7	1958	Avg	8806	N	N	1228 GARFIELD ST
003	543781	0330	3/27/12	\$200,000	\$190,000	1320	7	1975	Avg	8643	Y	N	827 HARMONY LN
003	232006	9150	8/27/12	\$268,000	\$262,000	1330	7	1957	VGood	11278	Y	N	1951 GOSSARD ST
003	116340	0010	7/26/12	\$194,000	\$189,000	1340	7	1977	Good	24840	N	N	28114 SE 430TH ST
003	680220	0860	5/8/12	\$173,349	\$166,000	1340	7	1990	Avg	8409	N	N	400 BANGERT PL
003	076680	0400	5/14/10	\$235,000	\$197,000	1350	7	1993	Avg	8436	N	N	1145 FARRELLY ST
003	076680	0480	3/31/11	\$205,000	\$183,000	1350	7	1993	Avg	7737	N	N	1029 BERILLA DR
003	807805	0150	12/1/10	\$235,000	\$205,000	1350	7	1996	Avg	8944	N	N	1872 HIGHPOINT ST
003	807805	0210	9/21/12	\$190,000	\$187,000	1350	7	1998	Avg	8587	N	N	1863 LOIS LN
003	932100	0060	1/28/11	\$209,000	\$184,000	1350	7	1968	Good	7840	N	N	2756 ELMONT AVE
003	866100	0146	10/15/10	\$175,000	\$151,000	1370	7	1995	Avg	8902	N	N	1785 FLORENCE ST
003	076680	0120	12/7/12	\$169,000	\$168,000	1380	7	1991	Avg	8844	N	N	1101 BERILLA DR
003	981570	0005	10/14/10	\$169,900	\$147,000	1390	7	1928	Good	5400	N	N	2265 PORTER ST
003	076681	0200	7/8/11	\$205,000	\$186,000	1400	7	1990	Avg	8680	N	N	1008 WEST CT
003	232006	9377	3/24/11	\$230,000	\$205,000	1410	7	1996	Avg	8571	N	N	2905 ELMONT AVE
003	252006	9070	2/16/11	\$229,000	\$202,000	1420	7	1940	Avg	40248	N	N	865 BLAKE ST
003	369870	0060	2/22/10	\$233,950	\$193,000	1420	7	1961	Good	10554	N	N	2943 OLYMPIC PL
003	680220	0260	10/21/10	\$183,000	\$158,000	1420	7	1990	Avg	9354	N	N	513 BATHKE AVE
003	680220	0900	8/17/11	\$185,000	\$169,000	1430	7	1991	Avg	8564	N	N	305 CARLEY PL
003	680220	0920	12/29/10	\$199,950	\$175,000	1430	7	1990	Avg	8400	N	N	309 CARLEY PL
003	680220	0920	12/27/12	\$196,960	\$197,000	1430	7	1990	Avg	8400	N	N	309 CARLEY PL
003	866100	0061	5/28/10	\$230,999	\$194,000	1440	7	1979	Good	11250	N	N	1906 GARFIELD ST

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Area 41
(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	182007	9011	8/22/11	\$240,000	\$220,000	1450	7	1934	VGood	33513	N	N	28102 SE 432ND ST
003	570238	0560	8/6/12	\$174,750	\$170,000	1450	7	1991	Avg	6687	N	N	402 JEWELL ST
003	543780	0050	6/11/10	\$283,000	\$238,000	1460	7	1972	Good	9898	N	N	816 MELODY LN
003	156590	0120	4/3/12	\$173,000	\$165,000	1490	7	1992	Avg	8848	N	N	297 CHINOOK AVE
003	156590	0130	2/28/12	\$189,000	\$179,000	1490	7	1992	Avg	8848	N	N	277 CHINOOK AVE
003	230971	0110	2/23/10	\$239,950	\$197,000	1490	7	2009	Avg	6869	Y	N	326 SIGRIST DR E
003	230971	0210	10/4/10	\$226,000	\$195,000	1490	7	2009	Avg	5790	Y	N	204 RIGGS DR E
003	570238	0210	9/23/10	\$185,000	\$159,000	1490	7	1990	Avg	7353	N	N	311 JEWELL ST
003	570238	0410	4/28/10	\$233,200	\$194,000	1490	7	1991	Avg	6701	N	N	125 JEWELL ST
003	570238	0530	2/22/10	\$240,000	\$197,000	1490	7	1991	Avg	8791	N	N	101 JEWELL ST
003	116340	0140	3/15/10	\$240,300	\$199,000	1500	7	1981	Good	24840	N	N	28115 SE 430TH ST
003	272290	0025	3/17/11	\$255,000	\$227,000	1500	7	1959	Good	8925	N	N	1402 GARFIELD ST
003	293820	0160	4/20/11	\$215,000	\$192,000	1500	7	1967	Good	10160	N	N	1170 FLORENCE ST
003	232006	9140	12/3/10	\$213,500	\$186,000	1510	7	1960	VGood	13013	N	N	2026 STEVENSON AVE
003	379731	0280	9/2/11	\$306,500	\$281,000	1510	7	1995	Avg	8750	N	N	3350 WYNALDA DR
003	559590	0100	11/17/11	\$237,500	\$221,000	1510	7	1956	VGood	8627	N	N	1519 PIONEER ST
003	191730	0044	12/1/11	\$225,000	\$210,000	1512	7	2000	Avg	6168	N	N	1247 DAVIS AVE
003	379731	0080	7/2/10	\$230,000	\$194,000	1520	7	1995	Avg	9239	N	N	3355 WYNALDA DR
003	680221	0520	11/12/10	\$190,000	\$165,000	1520	7	1991	Avg	9744	N	N	1002 BAYSINGER PL
003	570650	0415	2/14/12	\$172,500	\$163,000	1530	7	1938	Good	12800	N	N	1913 WILSON AVE
003	543782	0170	8/21/12	\$210,000	\$205,000	1550	7	1983	Avg	15876	N	N	349 HARMONY LN
003	543782	0040	4/12/10	\$210,000	\$175,000	1580	7	1979	Good	7875	N	N	520 CHARWILA LN
003	116340	0020	11/9/11	\$220,000	\$204,000	1590	7	1971	Good	21600	N	N	28130 SE 430TH ST
003	570650	0180	1/11/12	\$172,000	\$162,000	1610	7	1950	Good	9600	N	N	1705 WILSON AVE
003	076680	0150	1/14/11	\$225,000	\$198,000	1620	7	1990	Avg	10191	N	N	1033 BERILLA DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	779200	0080	6/9/11	\$252,000	\$228,000	1620	7	1957	Good	27595	Y	N	28115 SE 451ST ST
003	771010	0040	10/2/12	\$188,000	\$185,000	1630	7	1990	Good	6875	N	N	1815 GARFIELD ST
003	559590	0061	3/27/11	\$189,900	\$169,000	1640	7	2006	Avg	5651	N	N	2164 GRIFFIN AVE
003	713820	0450	6/14/12	\$185,000	\$179,000	1650	7	1994	Avg	8469	N	N	410 GARLAND PL
003	713821	0020	7/18/12	\$214,950	\$209,000	1650	7	1995	Avg	8408	N	N	3454 WETHERBEE LN
003	156590	0530	2/5/10	\$260,000	\$213,000	1660	7	1992	Avg	9756	N	N	204 MICHAEL AVE
003	156590	0550	8/24/10	\$258,000	\$220,000	1660	7	1992	Avg	9618	N	N	114 CHINOOK AVE
003	230971	0040	4/16/10	\$262,600	\$218,000	1660	7	2009	Avg	4681	N	N	255 RIGGS DR E
003	232006	9201	11/29/12	\$215,000	\$214,000	1660	7	2006	Avg	15930	N	N	2122 MCHUGH AVE
003	232006	9201	6/8/10	\$197,000	\$166,000	1660	7	2006	Avg	15930	N	N	2122 MCHUGH AVE
003	262006	9203	7/27/12	\$277,000	\$270,000	1660	7	2009	Avg	9120	N	N	542 SEMANSKI ST
003	369830	0010	6/18/12	\$320,000	\$309,000	1660	7	1913	VGood	17685	N	N	1024 MCKINLEY ST
003	866100	0084	6/28/12	\$214,950	\$208,000	1660	7	1983	Good	6500	N	N	1960 GARFIELD ST
003	570238	0380	12/13/11	\$185,000	\$173,000	1670	7	1991	Avg	10094	N	N	205 JEWELL ST
003	570238	0520	3/20/12	\$170,000	\$162,000	1670	7	1991	Avg	10422	N	N	103 JEWELL ST
003	570238	0630	11/16/11	\$187,000	\$174,000	1670	7	1990	Avg	7606	N	N	306 JEWELL ST
003	570238	0650	11/17/10	\$180,000	\$156,000	1670	7	1990	Avg	6092	N	N	302 JEWELL ST
003	866100	0032	4/6/10	\$200,000	\$166,000	1670	7	2002	Avg	8876	N	N	1808 GARFIELD ST
003	814131	0150	6/22/10	\$232,144	\$196,000	1680	7	2010	Avg	4622	Y	N	450 PETERSEN DR E
003	232006	9331	1/19/10	\$325,000	\$266,000	1690	7	1978	Good	18225	N	N	2540 KIBLER AVE
003	232006	9331	8/8/12	\$324,950	\$317,000	1690	7	1978	Good	18225	N	N	2540 KIBLER AVE
003	257191	0520	9/20/10	\$267,500	\$230,000	1690	7	1993	Avg	8419	N	N	3140 LINK AVE
003	076681	0480	8/6/12	\$233,700	\$228,000	1700	7	1992	Avg	8837	N	N	3118 EDEL AVE
003	293820	0010	3/8/10	\$240,000	\$198,000	1700	7	1968	VGood	9750	N	N	1257 FLORENCE ST
003	614200	0130	6/24/11	\$205,000	\$186,000	1700	7	1966	Good	11118	N	N	26008 SE 426TH ST

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Area 41
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232006	9127	4/27/12	\$230,000	\$220,000	1720	7	1964	Good	15476	N	N	3040 DIVISION ST
003	257191	0480	4/15/10	\$267,500	\$222,000	1720	7	1992	Avg	7800	N	N	430 VICTOR ST
003	807805	0050	11/19/12	\$215,000	\$213,000	1720	7	1998	Avg	8615	N	N	1906 LOIS LN
003	807805	0130	1/16/12	\$183,250	\$172,000	1720	7	1996	Avg	8320	N	N	1770 HIGHPOINT ST
003	807805	0170	5/26/11	\$246,990	\$222,000	1720	7	1996	Avg	9315	N	N	1900 HIGHPOINT ST
003	807805	0220	5/11/12	\$230,000	\$221,000	1720	7	1998	Avg	8643	N	N	3249 LOIS LN
003	680220	0380	4/28/10	\$259,950	\$217,000	1730	7	1990	Avg	9004	Y	N	510 WALLACE AVE
003	230971	0070	7/8/10	\$240,000	\$203,000	1740	7	2010	Avg	5639	Y	N	329 BRUHN LN N
003	230971	0090	10/27/10	\$251,000	\$217,000	1740	7	2010	Avg	5331	Y	N	275 BRUHN LN N
003	230971	0230	1/10/11	\$242,500	\$213,000	1740	7	2010	Avg	5757	N	N	314 ASMUNDSON LN N
003	570650	0085	4/27/10	\$204,000	\$170,000	1740	7	1969	Avg	8042	N	N	1804 LOWELL AVE
003	076680	0360	3/17/10	\$275,600	\$228,000	1770	7	1991	Avg	8436	N	N	1105 FARRELLY ST
003	132006	9031	1/14/11	\$345,000	\$303,000	1770	7	1922	Good	29348	N	N	26222 SE 432ND ST
003	800460	0460	10/4/10	\$299,950	\$258,000	1770	7	1906	VGood	10825	N	N	1433 GRIFFIN AVE
003	034940	0324	7/7/10	\$245,000	\$207,000	1780	7	1980	Avg	7841	N	N	910 NATALIE PL
003	156590	0020	9/19/11	\$220,000	\$202,000	1800	7	1992	Avg	9530	N	N	1205 CHINOOK AVE
003	156590	0160	7/7/10	\$259,500	\$219,000	1800	7	1992	Good	10813	Y	N	102 CHINOOK AVE
003	132006	9223	2/20/12	\$249,000	\$236,000	1810	7	1969	Good	100188	N	N	3615 DIVISION ST
003	680221	0410	2/26/10	\$246,700	\$203,000	1840	7	1992	Avg	9818	N	N	1004 OLSEN PL
003	392500	0030	9/23/11	\$260,000	\$239,000	1850	7	1997	Avg	9515	Y	N	3210 GARFIELD ST
003	242006	9392	8/22/11	\$179,900	\$165,000	1860	7	1917	Good	10500	N	N	2908 PORTER ST
003	570238	0600	9/13/11	\$173,100	\$159,000	1860	7	1991	Avg	5973	N	N	324 JEWELL ST
003	076681	0170	1/12/12	\$235,000	\$221,000	1870	7	1990	Avg	9610	N	N	1002 FARRELLY ST
003	242006	9033	7/31/12	\$155,000	\$151,000	1870	7	1936	Avg	8000	N	N	2023 WELLS ST
003	379730	0230	7/11/12	\$277,000	\$269,000	1870	7	1994	Avg	8628	N	N	3102 CHELSEA LN

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Area 41
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	257191	0280	5/6/10	\$263,000	\$220,000	1930	7	1992	Avg	9750	N	N	3101 CHRISTIANSON AVE
003	272290	0110	8/30/11	\$258,000	\$237,000	1930	7	1967	Good	9000	N	N	2431 INITIAL AVE
003	293810	0040	11/26/12	\$255,000	\$253,000	1930	7	1960	VGood	9282	N	N	1136 GARFIELD ST
003	814131	0100	5/20/10	\$239,932	\$201,000	1950	7	2010	Avg	5037	Y	N	495 PETERSEN DR E
003	230971	0030	8/22/12	\$217,000	\$212,000	1960	7	2011	Avg	4681	N	N	243 RIGGS DR E
003	242006	9487	7/3/12	\$235,000	\$228,000	1970	7	1989	Avg	7892	N	N	3130 CINKOVICH ST
003	713820	0400	4/18/12	\$204,115	\$195,000	1970	7	1994	Avg	8640	N	N	3457 GARLAND PL
003	713820	0480	5/11/10	\$265,000	\$222,000	1970	7	1995	Avg	8400	N	N	350 GARLAND PL
003	713821	0210	8/23/11	\$269,000	\$246,000	1970	7	1994	Avg	8466	N	N	3295 RANDALL PL
003	713821	0240	4/9/12	\$205,000	\$196,000	1970	7	1994	Avg	8403	N	N	3357 RANDALL PL
003	713821	0420	2/25/11	\$268,000	\$237,000	1970	7	1995	Avg	14792	Y	N	3389 WARD CT
003	230971	0170	3/26/10	\$255,000	\$211,000	1980	7	2009	Avg	5310	Y	N	254 RIGGS DR E
003	230971	0010	12/15/11	\$259,950	\$243,000	2010	7	2011	Avg	5001	N	N	209 RIGGS DR E
003	191730	0366	5/24/10	\$260,000	\$218,000	2080	7	2006	Avg	5326	N	N	1422 DAVIS AVE
003	132006	9261	2/10/12	\$255,000	\$241,000	2082	7	2000	Avg	26802	Y	N	1795 MCHUGH AVE
003	230971	0100	6/25/10	\$254,950	\$215,000	2110	7	2010	Avg	5812	Y	N	243 BRUHN LN N
003	800510	0825	6/23/10	\$303,000	\$256,000	2130	7	1910	Good	9000	N	N	1408 PORTER ST
003	814131	0130	8/20/10	\$266,040	\$227,000	2190	7	2010	Avg	4622	Y	N	430 PETERSEN DR E
003	230971	0020	10/8/10	\$260,000	\$224,000	2240	7	2010	Avg	4680	N	N	221 RIGGS DR E
003	379731	0070	9/10/10	\$319,000	\$273,000	2270	7	1995	Avg	9240	N	N	3335 WYNALDA DR
003	379731	0070	2/22/12	\$295,500	\$280,000	2270	7	1995	Avg	9240	N	N	3335 WYNALDA DR
003	230971	0160	6/13/11	\$263,118	\$238,000	2280	7	2011	Avg	5095	N	N	278 BRUHN LN N
003	809160	0220	4/26/11	\$325,000	\$291,000	2290	7	1987	Good	8597	N	N	1351 FARRELLY ST
003	230971	0080	6/7/10	\$255,000	\$214,000	2380	7	2010	Avg	5639	Y	N	297 BRUHN LN N
003	230971	0140	7/9/10	\$257,500	\$218,000	2380	7	2010	Avg	6185	Y	N	224 BRUHN LN N

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	230971	0240	11/5/10	\$262,350	\$227,000	2380	7	2010	Avg	5847	N	N	336 ASMUNDSON LN N
003	771590	0060	5/16/12	\$320,000	\$308,000	2410	7	2003	Avg	12590	N	N	1821 SHANON LN
003	713820	0130	3/1/11	\$266,350	\$236,000	2450	7	1994	Avg	8400	N	N	3426 GARLAND PL
003	242006	9427	10/19/12	\$285,000	\$281,000	2500	7	1981	Avg	19858	N	N	1725 LOWELL AVE
003	379731	0270	5/4/12	\$305,000	\$292,000	2510	7	1995	Avg	8875	N	N	3368 WYNALDA DR
003	248210	0130	10/25/12	\$250,000	\$247,000	2560	7	1993	Avg	19055	N	N	42830 283RD AVE SE
003	814131	0120	11/24/10	\$273,888	\$238,000	2580	7	2010	Avg	4622	Y	N	418 PETERSEN DR E
003	814131	0110	5/20/10	\$250,950	\$210,000	2620	7	2010	Avg	5116	Y	N	406 PETERSEN DR E
003	814131	0180	5/20/10	\$260,881	\$219,000	2620	7	2010	Avg	4558	Y	N	484 PETERSEN DR E
003	230971	0050	8/6/12	\$250,000	\$244,000	2660	7	2010	Avg	4681	N	N	277 RIGGS DR E
003	230971	0060	9/2/11	\$284,950	\$261,000	2770	7	2010	Avg	5093	N	N	285 RIGGS DR E
003	230971	0150	9/6/11	\$269,950	\$248,000	2800	7	2011	Avg	5291	N	N	256 BRUHN LN N
003	230971	0120	5/20/10	\$284,950	\$239,000	2900	7	2010	Avg	6014	Y	N	314 SIGRIST DR E
003	164500	0270	11/26/12	\$200,000	\$199,000	3120	7	1966	Good	7700	N	N	1774 MCKINLEY ST
003	614210	0090	5/26/10	\$281,108	\$236,000	1470	8	1977	Good	13000	N	N	26104 SE 425TH ST
003	814130	0160	2/1/12	\$265,000	\$250,000	1580	8	2011	Avg	5975	N	N	467 BONDGARD AVE E
003	246880	0120	5/11/11	\$359,500	\$323,000	1660	8	1979	Good	16322	Y	N	28700 SE 462ND PL
003	800610	0335	1/20/11	\$250,000	\$220,000	1660	8	1948	Good	6500	N	N	1155 WELLS ST
003	192007	9138	3/23/10	\$279,000	\$231,000	1670	8	1953	Avg	19166	N	N	1509 ROOSEVELT AVE E
003	779200	0005	7/13/12	\$190,000	\$184,000	1680	8	1960	Avg	38896	N	N	44830 283RD AVE SE
003	779200	0125	10/11/11	\$280,000	\$259,000	1700	8	1959	Good	25449	N	N	44932 281ST AVE SE
003	192007	9060	10/12/10	\$235,000	\$203,000	1730	8	1961	Good	80586	N	N	43616 284TH AVE SE
003	257190	0090	9/30/11	\$234,500	\$216,000	1730	8	1991	Avg	9210	N	N	555 BURGER PL
003	779200	0175	2/1/11	\$240,000	\$211,000	1730	8	1968	Good	30208	N	N	45004 283RD AVE SE
003	807849	0280	9/17/12	\$264,950	\$260,000	1730	8	1992	Avg	10002	N	N	3310 SPRING PL

Improved Sales Used in this Annual Update Analysis
Area 41
(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	257190	0190	12/8/11	\$212,300	\$198,000	1750	8	1990	Avg	9234	N	N	429 FARRELLY ST
003	814130	0110	9/23/11	\$265,000	\$244,000	1770	8	2011	Avg	4800	Y	N	BONDGARD AVE E
003	302007	9097	5/1/12	\$292,000	\$280,000	1830	8	1991	Avg	211259	Y	N	46310 290TH AVE SE
003	272290	0080	12/11/12	\$197,950	\$197,000	1850	8	1968	Good	8925	N	N	1415 LORAIN ST
003	779200	0170	6/11/12	\$300,000	\$290,000	1850	8	1960	Good	24614	Y	N	44932 283RD AVE SE
003	192007	9115	8/6/10	\$470,000	\$400,000	1900	8	1993	Avg	224769	N	N	29020 SE 434TH ST
003	541610	0020	7/15/11	\$274,000	\$249,000	1910	8	2004	Avg	8329	N	N	3547 LARSEN AVE
003	232006	9141	9/27/12	\$330,000	\$325,000	1920	8	1985	Good	18778	Y	N	2986 GOSSARD PL
003	257190	0390	8/21/10	\$260,000	\$222,000	1920	8	1991	Avg	8400	N	N	530 FARRELLY ST
003	192007	9066	11/17/10	\$239,950	\$208,000	1930	8	1966	Good	80586	N	N	43524 284TH AVE SE
003	560200	0150	9/7/12	\$272,000	\$267,000	1930	8	1963	VGood	8981	N	N	2276 STEVENSON AVE
003	325750	0025	3/6/12	\$201,000	\$191,000	1950	8	1983	Good	8798	N	N	1471 FLORENCE ST
003	601850	0035	11/18/10	\$249,000	\$216,000	1950	8	1931	Good	16111	N	N	2063 ROOSEVELT AVE
003	807849	0350	9/20/10	\$309,000	\$265,000	1970	8	1991	Avg	9856	N	N	207 ALMADON ST
003	257190	0440	5/9/12	\$235,000	\$226,000	1990	8	1990	Avg	8004	N	N	404 FARRELLY ST
003	257192	0080	2/8/10	\$309,950	\$254,000	2090	8	1994	Avg	8873	N	N	2960 OLIE ANN PL
003	943290	0720	9/25/12	\$211,000	\$207,000	2140	8	1997	Avg	8741	N	N	3111 KIBLER AVE
003	257192	0100	6/26/12	\$205,000	\$198,000	2150	8	1993	Avg	9839	N	N	2940 OLIE ANN PL
003	943290	0780	6/3/10	\$255,000	\$214,000	2270	8	1997	Avg	8400	N	N	3025 HIGHPOINT ST
003	542281	0120	9/18/12	\$292,000	\$287,000	2400	8	2001	Avg	8837	Y	N	3213 LARSEN AVE
003	426600	0060	11/26/12	\$259,210	\$258,000	2420	8	1990	Avg	10762	N	N	2370 MCHUGH AVE
003	230970	0410	6/23/10	\$265,565	\$224,000	2430	8	2010	Avg	5640	Y	N	303 BRUHN LN N
003	943290	0510	7/1/10	\$329,500	\$278,000	2440	8	1992	Avg	8759	N	N	3048 CARBON RIDGE ST
003	257192	0070	6/7/12	\$275,000	\$265,000	2470	8	1995	Avg	13027	N	N	2965 OLIE ANN PL
003	932100	0200	4/5/11	\$380,000	\$339,000	2560	8	1969	VGood	13104	N	N	2755 LINCOLN AVE

Improved Sales Used in this Annual Update Analysis
Area 41
(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	230970	0140	4/26/12	\$236,500	\$226,000	2570	8	2008	Avg	5101	N	N	282 BONDGARD AVE E
003	230970	0300	6/14/10	\$276,500	\$233,000	2640	8	2008	Avg	4681	N	N	278 PETERSEN DR E
003	230970	0350	9/25/12	\$275,000	\$270,000	2640	8	2007	Avg	5647	N	N	404 ASMUNDSON LN N
003	542282	0060	5/26/11	\$276,500	\$249,000	2670	8	2004	Avg	9240	N	N	3285 PHILLIPS AVE
003	542281	0130	11/29/10	\$350,000	\$305,000	2690	8	2000	Avg	9927	Y	N	3390 PHILLIPS AVE
003	076400	0155	11/19/10	\$345,000	\$300,000	2700	8	1940	Good	14760	N	N	1020 FLORENCE ST
003	230970	0160	4/26/12	\$260,000	\$249,000	2800	8	2007	Avg	4681	N	N	258 BONDGARD AVE E
003	542281	0010	1/12/11	\$285,000	\$250,000	2810	8	2001	Avg	10433	N	N	3464 LARSEN AVE
003	369870	0140	3/19/12	\$270,000	\$257,000	3220	8	1973	Avg	9840	N	N	2914 OLYMPIC PL
003	542281	0020	9/17/12	\$307,000	\$301,000	3450	8	1999	Avg	11178	N	N	3427 PHILLIPS AVE
003	232006	9286	4/16/12	\$327,000	\$313,000	4180	8	1918	VGood	18000	N	N	2510 GRIFFIN AVE
003	302007	9100	7/7/10	\$400,000	\$338,000	2360	9	1991	Avg	215037	Y	N	46002 290TH AVE SE
003	855680	0110	5/26/10	\$408,000	\$342,000	2360	9	2004	Avg	13266	N	N	2758 PERRY CT
003	814130	0070	6/3/11	\$329,000	\$297,000	2740	9	2007	Avg	4800	Y	N	444 BONDGARD AVE E
003	807849	0440	5/25/12	\$300,000	\$289,000	2790	9	1991	Avg	12480	Y	N	205 SUMMER PL
003	855680	0190	6/13/11	\$369,000	\$333,000	2880	9	2001	Avg	20279	N	N	2688 MCHUGH AVE
003	855680	0040	7/9/12	\$480,000	\$466,000	2980	9	2001	Avg	14999	N	N	3111 FLORENCE ST
003	085300	0140	11/26/12	\$362,500	\$360,000	3010	9	1952	VGood	10825	N	N	1532 GRIFFIN AVE
003	814130	0230	4/25/12	\$349,900	\$335,000	3260	9	2007	Avg	6040	Y	N	512 COOPER LN N
003	719580	0010	7/6/11	\$375,000	\$340,000	3350	9	1927	VGood	32900	N	N	1357 WASHINGTON AVE
003	855680	0240	9/27/10	\$425,000	\$365,000	3650	9	2003	Avg	10951	N	N	3276 FLORENCE ST

Improved Sales Removed in this Annual Update Analysis
Area 41
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	034940	0250	8/13/10	\$64,100	DOR RATIO;QCD;PART INTEREST;RELATED PARTY/FRIEND
003	089800	0125	11/1/12	\$250,642	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132006	9039	10/2/12	\$150,180	NO MARKET EXPOSURE;BANKRUPTCY;FINANCE INST SALE
003	132006	9066	10/26/12	\$90,000	PREVIMP<=25K
003	132006	9071	3/28/11	\$175,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	132006	9080	3/28/12	\$230,500	DOR RATIO; IMP CHAR CHANGED SINCE SALE
003	132006	9141	5/30/12	\$60,000	NON-REP SALE; NO MARKET EXPOSURE; DOR RATIO
003	132006	9194	10/23/12	\$95,000	BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION
003	132006	9273	1/27/10	\$251,000	OBSOLESCENCE
003	142006	9045	12/5/11	\$90,000	DIAGNOSTIC OUTLIER
003	142006	9128	9/7/12	\$420,000	DIAGNOSTIC OUTLIER
003	156590	0340	6/14/11	\$33,493	DOR RATIO;QCD; PARTIAL INTEREST
003	156590	0390	11/22/11	\$232,255	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	156590	0390	4/6/12	\$169,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	164500	0060	7/9/12	\$240,916	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	164500	0180	8/10/10	\$155,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	164500	0200	3/7/11	\$241,913	BANKRUPTCY; NO MARKET EXPOSURE
003	164500	0270	11/23/11	\$254,720	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
003	182007	9037	12/12/12	\$115,000	DIAGNOSTIC OUTLIER
003	188250	0005	2/22/12	\$120,000	COMMERCIALLY ZONED PROPERTY; ESTATE ADMIN
003	188250	0045	11/23/10	\$109,950	NON-REPRESENTATIVE SALE
003	188250	0055	10/8/10	\$147,600	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	191730	0005	8/30/10	\$92,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	191730	0044	9/23/10	\$277,640	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	192007	9003	12/15/10	\$100,873	DOR RATIO;REAL MH;RELATED PARTY/FRIEND/NEIGHBOR
003	192007	9033	11/16/12	\$126,668	NON-REP SALE;NO MRKT EXPOSURE;ESTATE ADMIN; QCD
003	192007	9143	9/14/11	\$429,000	OBSOLESCENCE
003	230970	0090	12/16/11	\$377,208	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	230970	0090	10/16/12	\$215,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	230971	0220	3/4/11	\$297,000	UNFINISHED AREA
003	232006	9046	8/17/10	\$349,950	IMP COUNT
003	232006	9129	2/22/11	\$130,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	232006	9144	3/3/10	\$485,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
003	232006	9158	6/28/10	\$95,000	NON-REPRESENTATIVE SALE
003	232006	9160	1/30/12	\$73,300	NON-REP SALE;IMP CHAR CHANGED SINCE SALE
003	232006	9371	12/13/10	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	232006	9383	11/17/11	\$204,250	UNFINISHED AREA;FINANCIAL INSTITUTION RESALE
003	242006	9128	5/10/12	\$73,000	DOR RATIO; EXEMPT EXCISE TAX; FINANCIAL INST SALE
003	242006	9165	3/1/12	\$110,000	GOV AGENCY; EXEMPT EXCISE TAX; FINANCIAL INST SALE
003	242006	9234	6/20/12	\$116,405	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	242006	9234	10/31/12	\$115,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	242006	9353	5/24/12	\$148,750	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	242006	9363	1/28/10	\$110,000	PREVIMP<=25K
003	242006	9403	1/13/10	\$145,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE

Improved Sales Removed in this Annual Update Analysis
Area 41
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	242006	9412	2/1/12	\$315,340	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	242006	9420	12/6/11	\$134,427	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	242006	9446	3/21/12	\$106,000	BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION
003	242006	9446	11/28/11	\$246,958	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	246880	0180	3/1/11	\$224,900	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	252006	9007	12/15/10	\$400,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
003	257190	0440	12/16/11	\$299,475	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	257190	0500	9/22/11	\$420,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
003	262006	9007	12/14/12	\$540,000	BUILDER SALE; PLANS & PERMITS; FINANCIAL INST SALE
003	262006	9007	9/26/12	\$465,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	262006	9055	8/17/11	\$140,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	262006	9061	3/9/11	\$185,000	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	262006	9075	3/19/12	\$101,500	DIAGNOSTIC OUTLIER
003	262006	9077	6/24/12	\$98,900	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	262006	9126	9/13/10	\$160,000	NON-REPRESENTATIVE SALE
003	272290	0040	11/14/11	\$125,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	272290	0085	2/23/10	\$155,000	NON-REPRESENTATIVE SALE
003	370190	0015	1/10/11	\$116,500	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	371780	0070	1/27/12	\$30,000	NON-REP SALE; NO MARKET EXPOSURE; DOR RATIO
003	392501	0010	12/6/11	\$78,000	%COMPLETE
003	396690	0115	9/1/10	\$76,000	DOR RATIO; TEAR DOWN; NO MARKET EXPOSURE
003	543781	0040	2/10/10	\$207,156	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	543782	0070	9/16/11	\$168,604	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	543782	0070	12/27/11	\$160,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	559590	0100	4/5/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	559590	0200	4/10/12	\$95,000	LACK OF REPRESENTATION FOR GRADE 4'S
003	559590	0235	9/6/11	\$102,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	560200	0090	10/20/11	\$156,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
003	561510	0215	12/5/11	\$144,001	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	561510	0280	10/5/10	\$153,000	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	570238	0250	6/17/11	\$170,000	NO MARKET EXPOSURE
003	570238	0550	8/18/10	\$258,688	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	570650	0110	5/2/12	\$117,000	DIAGNOSTIC OUTLIER
003	570650	0110	12/5/11	\$168,194	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	570650	0385	11/20/10	\$130,500	NON-REPRESENTATIVE SALE
003	570650	0560	7/6/11	\$150,000	NON-REPRESENTATIVE SALE
003	614210	0030	3/15/12	\$147,250	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	659900	0010	4/28/11	\$140,000	NON-REP SALE; EXEMPT EXCISE TAX;FINANCIAL INST SALE
003	680220	0150	1/5/10	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	680220	0240	4/2/10	\$73,320	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
003	680220	0310	4/12/11	\$150,000	NON-REPRESENTATIVE SALE
003	680221	0320	2/2/12	\$149,199	DIAGNOSTIC OUTLIER
003	680221	0450	3/29/12	\$150,000	DIAGNOSTIC OUTLIER
003	680221	0450	11/28/11	\$248,503	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 41
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	719580	0024	8/15/12	\$203,092	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	771010	0110	9/5/12	\$316,292	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	771010	0172	11/11/11	\$75,508	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
003	771010	0190	2/9/12	\$130,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	771010	0190	3/23/12	\$80,000	NON-REP SALE;IMP CHAR CHANGED SINCE SALE
003	779200	0110	5/3/12	\$106,050	IMP CHARACTERISTICS CHANGED SINCE SALE
003	800510	0345	9/12/11	\$412,000	IMP COUNT
003	800510	0850	8/23/12	\$74,800	BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION
003	802920	0270	5/15/12	\$115,000	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	809160	0270	8/27/10	\$15,316	DOR RATIO;ESTATE ADMIN; QCD; RELATED PARTY
003	814130	0190	7/29/10	\$280,811	NON-REPRESENTATIVE SALE
003	855680	0140	11/21/12	\$305,001	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	866100	0036	1/31/12	\$71,900	DIAGNOSTIC OUTLIER
003	866100	0148	1/4/10	\$193,797	BANKRUPTCY;EXEMPT EXCISE TAX;NO MRKT EXPOSURE
003	943290	0720	5/1/12	\$250,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	981470	0035	4/13/10	\$285,000	IMP COUNT; NO MARKET EXPOSURE; RELATED PARTY

Vacant Sales Used in this Annual Update Analysis
Area 41
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	142006	9149	9/6/2012	\$85,000	8501	N	N
003	232006	9032	5/5/2011	\$150,000	16950	N	N
003	232006	9385	5/24/2010	\$65,000	12660	N	N
003	814131	0120	9/21/2010	\$60,000	4622	Y	N
003	814131	0150	4/22/2010	\$70,000	4622	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 41
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	142006	9147	9/6/2012	\$52,500	NON-RESPRESENTATIVE SALE
003	230970	0410	3/9/2010	\$243,896	MULTI-PARCEL SALE; BUILDERS SALE
003	232006	9336	2/22/2010	\$65,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	232006	9387	2/17/2010	\$65,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
003	242006	9020	6/21/2012	\$60,000	IMPROVED PROPERTY
003	242006	9334	3/4/2011	\$105,000	IMPROVED PROPERTY; FINANCIAL INSTIT RESALE
003	814131	0120	9/20/2010	\$22,500	CORPORATE AFFILIATES
003	814131	0150	4/22/2010	\$25,000	CORPORATE AFFILIATES