

Residential Revalue

2013 Assessment Roll

Maple Valley

Area 56

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

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

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

Sincerely,

Lloyd Hara
Assessor

The map displays the City of Jacksonville, Florida, divided into four subareas for the 2010 Census. The subareas are color-coded and labeled as follows:

- Subarea 1 (South):** Shaded in light blue, covering the southern portion of the city.
- Subarea 2 (West):** Shaded in light green, covering the western portion of the city.
- Subarea 3 (North):** Shaded in light orange, covering the northern portion of the city.
- Subarea 4 (East):** Shaded in light purple, covering the eastern portion of the city.

The map includes a grid of streets, major roads, and water bodies. Key features include:

- Streets:** Numerous streets are labeled, including SE 224th St, SE 228th St, SE 232nd St, SE 236th St, SE 240th St, SE 244th St, SE 248th St, SE 252nd St, SE 256th St, SE 260th St, SE 264th St, SE 268th St, SE 272nd St, SE 276th St, SE 280th St, SE 284th St, SE 288th St, SE 292nd St, SE 296th St, SE 300th St, SE 304th St, SE 308th St, SE 312th St, SE 316th St, SE 320th St, SE 324th St, SE 328th St, SE 332nd St, SE 336th St, SE 340th St, SE 344th St, SE 348th St, SE 352nd St, SE 356th St, SE 360th St, SE 364th St, SE 368th St, SE 372nd St, SE 376th St, SE 380th St, SE 384th St, SE 388th St, SE 392nd St, SE 396th St, SE 400th St, SE 404th St, SE 408th St, SE 412th St, SE 416th St, SE 420th St, SE 424th St, SE 428th St, SE 432nd St, SE 436th St, SE 440th St, SE 444th St, SE 448th St, SE 452nd St, SE 456th St, SE 460th St, SE 464th St, SE 468th St, SE 472nd St, SE 476th St, SE 480th St, SE 484th St, SE 488th St, SE 492nd St, SE 496th St, SE 500th St, SE 504th St, SE 508th St, SE 512th St, SE 516th St, SE 520th St, SE 524th St, SE 528th St, SE 532nd St, SE 536th St, SE 540th St, SE 544th St, SE 548th St, SE 552nd St, SE 556th St, SE 560th St, SE 564th St, SE 568th St, SE 572nd St, SE 576th St, SE 580th St, SE 584th St, SE 588th St, SE 592nd St, SE 596th St, SE 600th St, SE 604th St, SE 608th St, SE 612th St, SE 616th St, SE 620th St, SE 624th St, SE 628th St, SE 632nd St, SE 636th St, SE 640th St, SE 644th St, SE 648th St, SE 652nd St, SE 656th St, SE 660th St, SE 664th St, SE 668th St, SE 672nd St, SE 676th St, SE 680th St, SE 684th St, SE 688th St, SE 692nd St, SE 696th St, SE 700th St, SE 704th St, SE 708th St, SE 712th St, SE 716th St, SE 720th St, SE 724th St, SE 728th St, SE 732nd St, SE 736th St, SE 740th St, SE 744th St, SE 748th St, SE 752nd St, SE 756th St, SE 760th St, SE 764th St, SE 768th St, SE 772nd St, SE 776th St, SE 780th St, SE 784th St, SE 788th St, SE 792nd St, SE 796th St, SE 800th St, SE 804th St, SE 808th St, SE 812th St, SE 816th St, SE 820th St, SE 824th St, SE 828th St, SE 832nd St, SE 836th St, SE 840th St, SE 844th St, SE 848th St, SE 852nd St, SE 856th St, SE 860th St, SE 864th St, SE 868th St, SE 872nd St, SE 876th St, SE 880th St, SE 884th St, SE 888th St, SE 892nd St, SE 896th St, SE 900th St, SE 904th St, SE 908th St, SE 912th St, SE 916th St, SE 920th St, SE 924th St, SE 928th St, SE 932nd St, SE 936th St, SE 940th St, SE 944th St, SE 948th St, SE 952nd St, SE 956th St, SE 960th St, SE 964th St, SE 968th St, SE 972nd St, SE 976th St, SE 980th St, SE 984th St, SE 988th St, SE 992nd St, SE 996th St, SE 1000th St.
- Water Bodies:** Shadow Lake, Lake Wilder, Lake Lucerne, Lake Sawyer, and Lake Green are labeled.
- Major Roads:** I-95, I-10, and US-1 are shown.
- North Arrow:** Located in the bottom right corner.

Maple Valley's Housing



Grade 5/ Year Built 1939/ Total Living Area 940



Grade 6/ Year Built 1969/Total Living Area 1160



Grade 7/ Year Built 2010/ Total Living Area 1950



Grade 8/ Year Built 2011/Total Living Area 2460



Grade 9/ Year Built 1990/ Total Living Area 2610



Grade 10/ Year Built 1990/Total Living Area 3380

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: Maple Valley/56

Previous Physical Inspection: 2012

Number of Improved Sales: 912

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	\$85,700	\$156,400	\$242,100			
2013 Value	\$89,500	\$163,800	\$253,300	\$277,000	91.7%	6.72%
Change	+\$3,800	+\$7,400	+\$11,200			
% Change	+4.4%	+4.7%	+4.6%			

*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. *The 2013 COD of 6.72% is an improvement from the previous COD of 6.91%.*

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	\$87,900	\$145,000	\$232,900
2013 Value	\$91,900	\$151,800	\$243,700
Percent Change	+4.6%	+4.7%	+4.6%

Number of one to three unit residences in the population: 6665

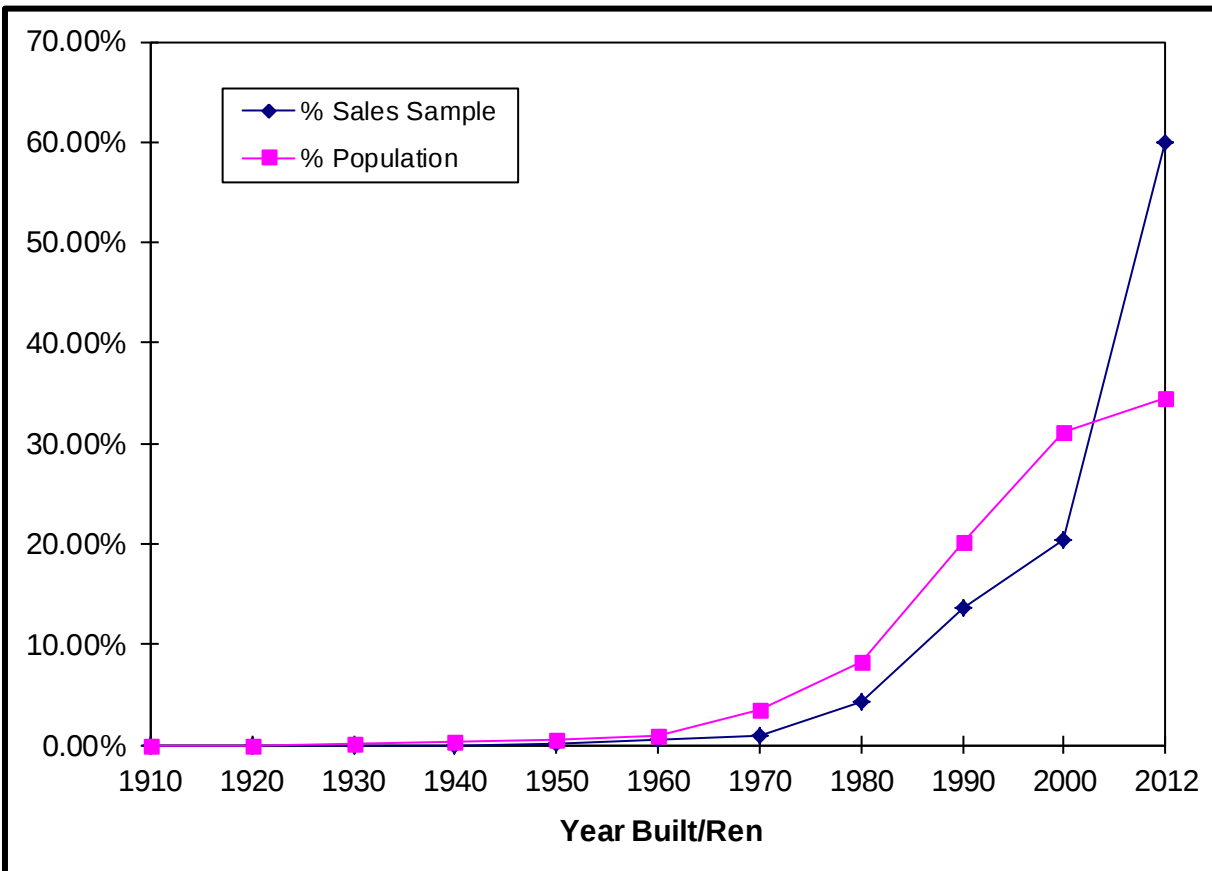
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic based and three neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Major 186470 (Crystal Firs), Major 934730 (Whispering Meadows), and Townhouse Plats were at a higher ratio compared to the rest of the population, which resulted in downward adjustments, or staying at previous assessed value. Sub Area 4, without Townhouse Plats, was at a lower ratio than the rest of the population, which resulted in a larger upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.11%
1960	5	0.55%
1970	8	0.88%
1980	40	4.39%
1990	124	13.60%
2000	187	20.50%
2012	547	59.98%
	912	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.02%
1930	17	0.26%
1940	24	0.36%
1950	38	0.57%
1960	63	0.95%
1970	230	3.45%
1980	559	8.39%
1990	1346	20.20%
2000	2080	31.21%
2012	2307	34.61%
	6665	

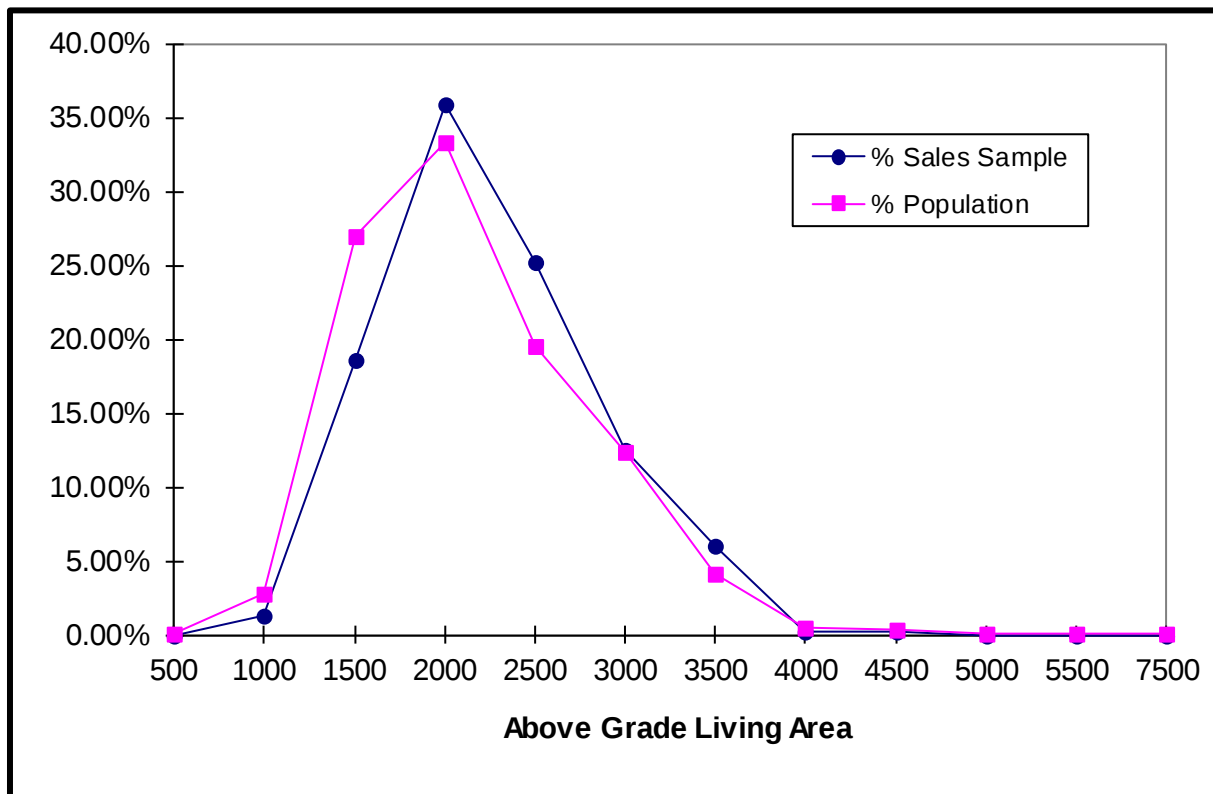


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	1.32%
1500	170	18.64%
2000	327	35.86%
2500	230	25.22%
3000	114	12.50%
3500	55	6.03%
4000	2	0.22%
4500	2	0.22%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	912	

Population		
AGLA	Frequency	% Population
500	6	0.09%
1000	189	2.84%
1500	1796	26.95%
2000	2218	33.28%
2500	1299	19.49%
3000	825	12.38%
3500	275	4.13%
4000	31	0.47%
4500	22	0.33%
5000	2	0.03%
5500	1	0.02%
7500	1	0.02%
	6665	

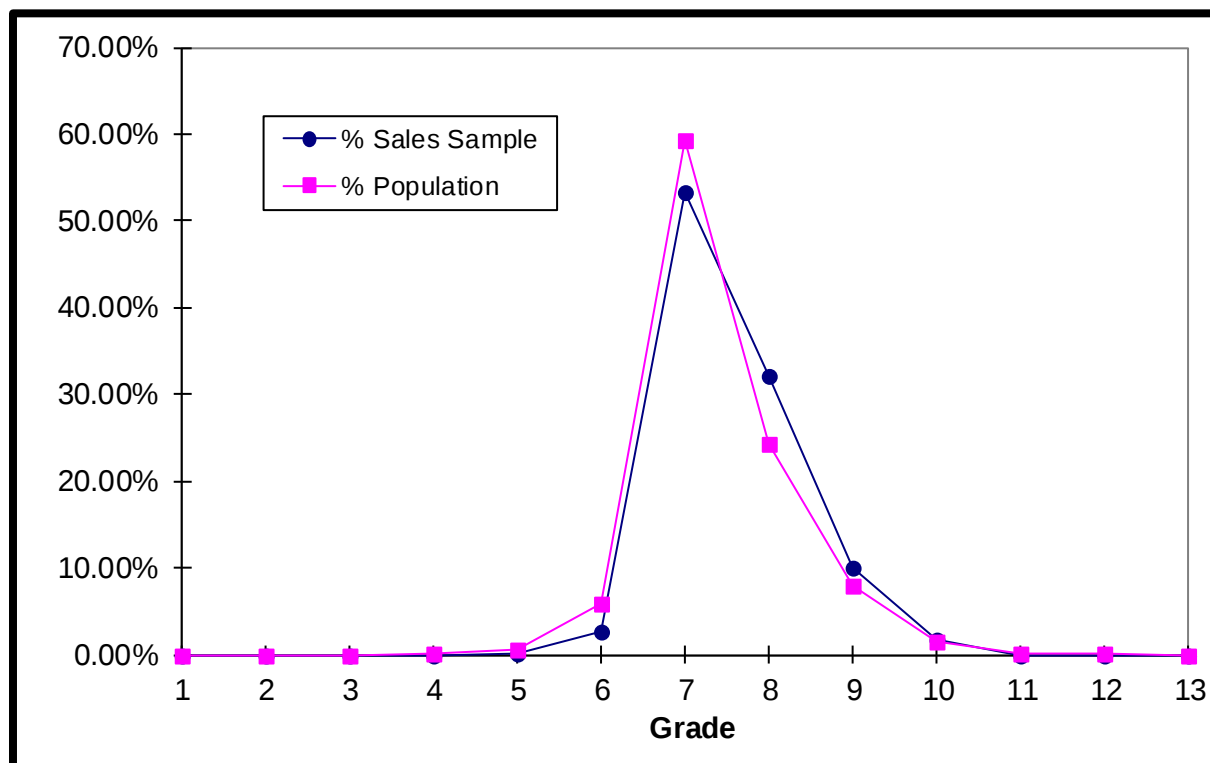


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.11%
6	25	2.74%
7	486	53.29%
8	294	32.24%
9	91	9.98%
10	15	1.64%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	912	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.15%
5	40	0.60%
6	399	5.99%
7	3949	59.25%
8	1619	24.29%
9	535	8.03%
10	103	1.55%
11	9	0.14%
12	1	0.02%
13	0	0.00%
	6665	



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 20 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.6% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.05, 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 three neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Major 186470 (Crystal Firs), Major 934730 (Whispering Meadows), and Townhouse Plats were at a higher ratio compared to the rest of the population, which resulted in downward adjustments, or staying at previous assessed value. Sub Area 4, without Townhouse Plats, was at a lower ratio than the rest of the population, which resulted in a larger upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 912 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 5 sales of Mobile Homes within this area, which also supported the Mobile Homes receiving the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

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

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +4.6%. 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 56 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

4.69%

**Sub 4 without
Townhouse
Plats**

Yes

% Adjustment 6.10%

**Major 186470
Crystal Firs**

Yes

% Adjustment -5.07%

**Major 934730
Whispering
Meadows**

Yes

% Adjustment -1.94%

Townhouse Plat

Yes

% Adjustment 0.00%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub 4, but not a townhome would *approximately* receive a +6.10% upward adjustment. 1754 parcels in the improved population would receive this adjustment. There were 309 sales.

For instance, a parcel in Major 186470 (Crystal Firs) would *approximately* receive a -5.07% downward adjustment. 47 parcels in the improved population would receive this adjustment. There were 8 sales.

For instance, a parcel in Major 934730 (Whispering Meadows) would *approximately* receive a -1.94% downward adjustment. 22 parcels in the improved population would receive this adjustment. There were 16 sales.

For instance, a Townhouse Plat parcel would receive no adjustment. 333 parcels in the improved population would receive this adjustment. There were 31 sales.

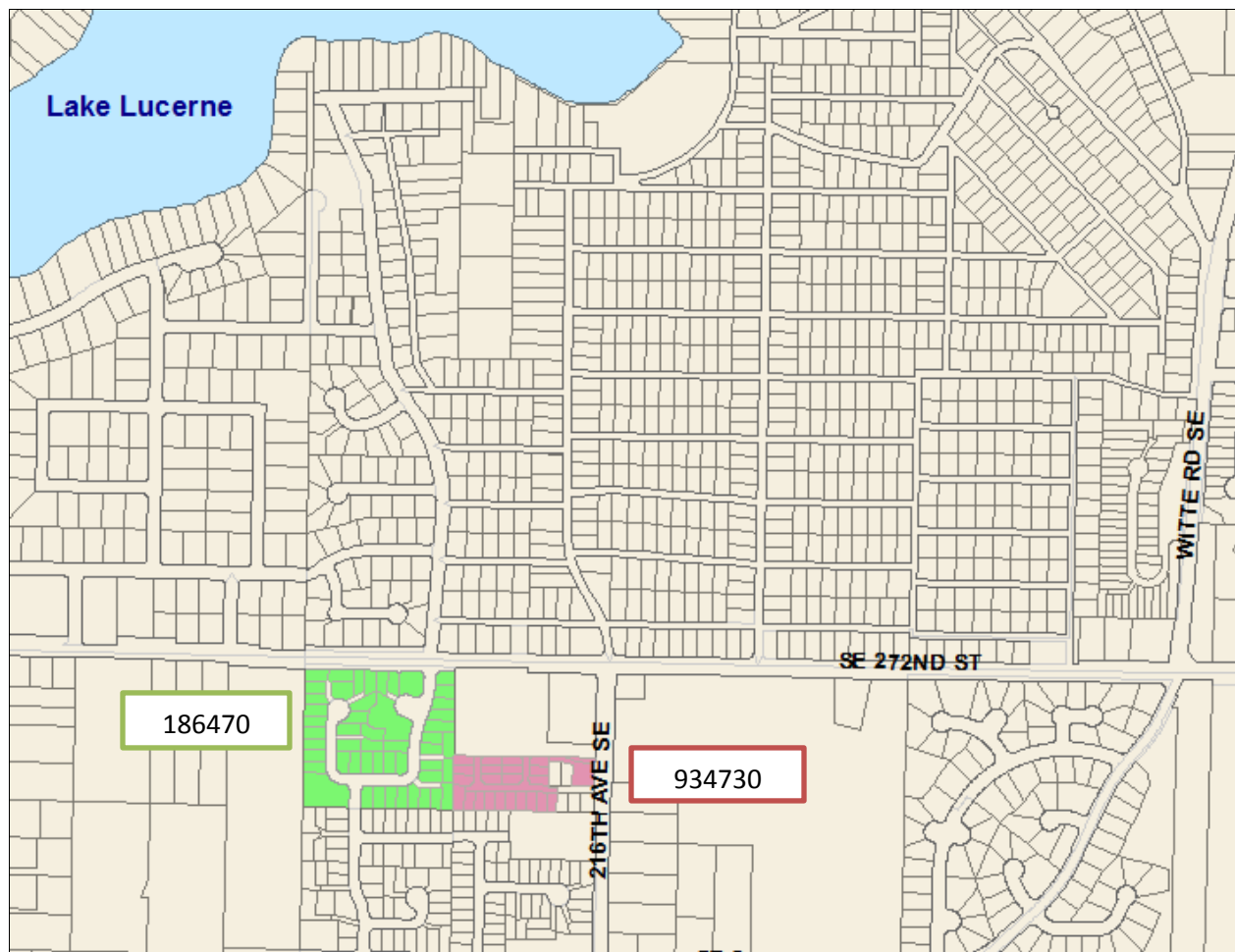
There were no properties that would receive a multiple variable adjustment.

Generally parcels in Major 18647, Major 934730, and Townhouse Plats were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

72.2% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 56 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
186470	Crystal Firs	8	47	17.0%	NW-33-22-6	001	7	2007	SE 273rd Pl and 212th Ave SE
934730	Whispering Meadows	16	22	72.7%	NW-33-22-6	001	8	2011 thru 2012	SE 273rd Ct and 214th Terrace SE



Area 56 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 \$525000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.025, resulting in an adjusted value of \$538000 (\$525000 X 1.025 = \$538125) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.851	-14.9%
2/1/2010	0.866	-13.4%
3/1/2010	0.879	-12.1%
4/1/2010	0.892	-10.8%
5/1/2010	0.905	-9.5%
6/1/2010	0.917	-8.3%
7/1/2010	0.929	-7.1%
8/1/2010	0.940	-6.0%
9/1/2010	0.950	-5.0%
10/1/2010	0.960	-4.0%
11/1/2010	0.969	-3.1%
12/1/2010	0.978	-2.2%
1/1/2011	0.986	-1.4%
2/1/2011	0.993	-0.7%
3/1/2011	1.000	0.0%
4/1/2011	1.006	0.6%
5/1/2011	1.011	1.1%
6/1/2011	1.017	1.7%
7/1/2011	1.021	2.1%
8/1/2011	1.025	2.5%
9/1/2011	1.028	2.8%
10/1/2011	1.031	3.1%
11/1/2011	1.033	3.3%
12/1/2011	1.034	3.4%
1/1/2012	1.035	3.5%
2/1/2012	1.036	3.6%
3/1/2012	1.035	3.5%
4/1/2012	1.035	3.5%
5/1/2012	1.033	3.3%
6/1/2012	1.031	3.1%
7/1/2012	1.028	2.8%
8/1/2012	1.025	2.5%
9/1/2012	1.021	2.1%
10/1/2012	1.017	1.7%
11/1/2012	1.012	1.2%
12/1/2012	1.006	0.6%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 56
(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	278125	0580	12/16/11	\$144,950	\$150,000	910	6	2003	Avg	2786	N	N	23805 SE 282ND ST
001	278125	0620	2/17/10	\$183,000	\$160,000	910	6	2003	Avg	2835	N	N	23821 SE 282ND ST
001	278127	0350	9/5/12	\$150,000	\$153,000	910	6	2005	Avg	2988	N	N	28254 241ST AVE SE
001	278127	0370	8/1/12	\$150,000	\$154,000	910	6	2005	Avg	2579	N	N	28233 241ST AVE SE
001	278125	0740	6/21/11	\$152,800	\$156,000	1180	6	2004	Avg	3300	N	N	28218 239TH PL SE
001	278127	0780	1/21/12	\$145,000	\$150,000	1180	6	2005	Avg	2841	N	N	24009 SE 281ST PL
001	278127	0210	7/26/11	\$135,600	\$139,000	1180	6	2005	Avg	3003	N	N	28158 241ST AVE SE
001	278125	0590	11/3/11	\$174,900	\$181,000	1360	6	2003	Avg	2738	N	N	23809 SE 282ND ST
001	278125	0750	9/14/10	\$185,000	\$177,000	1360	6	2004	Avg	3300	N	N	28214 239TH PL SE
001	278127	0680	10/18/11	\$159,000	\$164,000	1360	6	2005	Avg	2550	N	N	24028 282ND AVE SE
001	278125	0490	6/15/11	\$175,700	\$179,000	1430	6	2003	Avg	2693	N	N	28131 238TH AVE SE
001	278127	0040	3/29/10	\$229,000	\$204,000	1430	6	2005	Avg	2727	N	N	24110 SE 281ST ST
001	278127	0520	8/28/12	\$175,000	\$179,000	1430	6	2004	Avg	2550	N	N	28147 240TH AVE SE
001	202570	0800	10/17/12	\$179,950	\$183,000	1050	7	1993	Good	7666	N	N	23032 SE 282ND CT
001	337000	0090	4/12/10	\$215,000	\$193,000	1100	7	1975	Good	13587	N	N	20827 SE 272ND ST
001	337000	0025	11/8/11	\$205,000	\$212,000	1150	7	2002	Avg	12566	N	N	27219 208TH AVE SE
001	202570	0660	5/15/12	\$195,000	\$201,000	1170	7	1992	Good	13273	N	N	23027 SE 280TH CT
001	202570	1190	9/22/10	\$239,500	\$229,000	1170	7	1992	Good	6559	N	N	22907 SE 280TH PL
001	231001	0050	10/1/12	\$188,100	\$191,000	1180	7	1990	Avg	8767	N	N	27338 227TH PL SE
001	231001	0120	3/5/10	\$255,000	\$225,000	1180	7	1990	Good	7204	N	N	27430 227TH PL SE
001	231001	0140	4/3/12	\$200,000	\$207,000	1180	7	1990	Good	7253	N	N	27440 227TH PL SE
001	231000	0250	11/1/12	\$200,000	\$202,000	1220	7	1989	Good	7730	N	N	22716 SE 273RD ST
001	202570	0810	10/10/11	\$188,950	\$195,000	1240	7	1992	Good	7846	N	N	23024 SE 282ND CT
001	221590	0360	8/15/12	\$227,000	\$232,000	1240	7	1992	Good	7382	N	N	21206 SE 279TH PL
001	259173	0150	8/13/12	\$215,000	\$220,000	1300	7	1994	Avg	6865	N	N	21108 SE 278TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	231000	0440	4/11/11	\$230,000	\$232,000	1340	7	1989	Good	7202	N	N	22622 SE 274TH ST
001	231001	0190	4/19/11	\$215,000	\$217,000	1340	7	1990	Good	7467	N	N	22712 SE 275TH ST
001	278125	0970	7/22/11	\$199,000	\$204,000	1350	7	2005	Avg	4023	N	N	23924 SE 282ND ST
001	202570	0950	8/16/11	\$215,000	\$221,000	1380	7	1992	Good	6000	N	N	28206 230TH AVE SE
001	231001	0210	2/1/12	\$180,000	\$186,000	1380	7	1990	Good	7245	N	N	27427 227TH PL SE
001	221590	0320	2/18/10	\$225,000	\$197,000	1410	7	1992	Good	7595	N	N	27909 212TH PL SE
001	221590	1760	5/11/10	\$240,000	\$218,000	1410	7	1992	Good	7000	N	N	27738 212TH PL SE
001	231000	0290	9/25/12	\$205,000	\$209,000	1420	7	1989	Good	9904	N	N	22740 SE 273RD ST
001	743710	0990	3/19/12	\$210,000	\$217,000	1430	7	1992	Avg	6118	N	N	28023 236TH AVE SE
001	231000	0140	4/27/11	\$222,600	\$225,000	1450	7	1990	Good	7413	N	N	27325 226TH AVE SE
001	231000	0190	6/6/12	\$199,900	\$206,000	1450	7	1990	Avg	8286	N	N	22600 SE 273RD ST
001	332206	9067	7/23/12	\$240,000	\$246,000	1460	7	1990	Avg	53637	N	N	22729 SE 283RD ST
001	337000	0115	10/17/12	\$285,000	\$289,000	1460	7	1965	Good	50529	N	N	27254 208TH AVE SE
001	743710	0880	5/20/10	\$235,000	\$214,000	1520	7	1992	Good	6186	N	N	28110 235TH AVE SE
001	743710	0880	2/15/12	\$199,950	\$207,000	1520	7	1992	Good	6186	N	N	28110 235TH AVE SE
001	202570	1050	6/25/10	\$240,000	\$222,000	1560	7	1991	Good	8475	N	N	28002 230TH AVE SE
001	221590	1220	10/31/11	\$170,000	\$176,000	1580	7	1992	Good	8378	N	N	21462 SE 277TH ST
001	221590	1010	8/20/10	\$235,500	\$223,000	1590	7	1992	Good	6900	N	N	27731 212TH PL SE
001	221590	1660	3/26/12	\$227,500	\$235,000	1590	7	1994	Good	6884	N	N	21341 SE 277TH PL
001	221590	0030	5/12/11	\$191,000	\$194,000	1610	7	1992	Avg	7810	N	N	27818 215TH PL SE
001	231000	0590	6/12/12	\$172,000	\$177,000	1610	7	1990	Avg	8018	N	N	27413 227TH AVE SE
001	231000	0410	8/8/12	\$192,000	\$197,000	1620	7	1989	Good	7238	N	N	27328 226TH AVE SE
001	221590	0310	3/24/10	\$219,000	\$195,000	1630	7	1992	Good	6686	N	N	27917 212TH PL SE
001	743710	0710	12/8/10	\$262,500	\$257,000	1640	7	1992	Good	6405	N	N	28108 234TH AVE SE
001	221590	0420	6/1/12	\$210,000	\$217,000	1660	7	1992	Good	8566	N	N	27934 212TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	221590	0510	8/2/11	\$247,900	\$254,000	1660	7	1992	Good	7000	N	N	21330 SE 280TH ST
001	202570	0790	10/5/10	\$249,000	\$239,000	1670	7	1992	Good	6666	N	N	28127 231ST PL SE
001	202570	0230	4/23/10	\$275,000	\$248,000	1690	7	1992	Good	6603	N	N	28321 229TH AVE SE
001	221590	0180	5/16/12	\$225,000	\$232,000	1690	7	1992	Good	7165	N	N	21163 SE 280TH PL
001	743710	0700	12/19/11	\$239,900	\$248,000	1690	7	1992	Good	6405	N	N	28028 234TH AVE SE
001	743710	1150	9/12/12	\$235,000	\$240,000	1690	7	1991	Good	7200	N	N	23509 SE 282ND PL
001	202570	0900	3/22/10	\$250,000	\$222,000	1700	7	1993	Good	6200	N	N	23022 SE 283RD PL
001	221590	0790	2/12/10	\$229,000	\$200,000	1710	7	1993	Good	7079	N	N	27952 214TH AVE SE
001	221590	0770	5/7/10	\$220,000	\$200,000	1720	7	1993	Good	6000	N	N	27938 214TH AVE SE
001	202570	0420	6/24/10	\$240,000	\$222,000	1730	7	1992	Good	7180	N	N	28306 229TH PL SE
001	278090	0250	11/10/11	\$219,950	\$227,000	1770	7	2004	Avg	4884	N	N	27623 240TH AVE SE
001	278125	0280	6/8/11	\$250,000	\$254,000	1770	7	2003	Avg	5400	N	N	28117 237TH AVE SE
001	500960	0080	2/24/12	\$215,000	\$223,000	1790	7	2003	Avg	5989	N	N	21656 SE 283RD ST
001	500960	0120	2/23/10	\$240,000	\$210,000	1790	7	2003	Avg	9356	N	N	21680 SE 283RD ST
001	561600	0050	5/29/12	\$200,000	\$206,000	1800	7	2004	Avg	4878	N	N	28145 226TH PL SE
001	231006	0210	10/12/12	\$228,000	\$231,000	1800	7	2003	Avg	5550	N	N	21642 SE 281ST ST
001	561600	0130	2/2/11	\$220,000	\$219,000	1800	7	2004	Avg	4849	N	N	28107 225TH PL SE
001	186470	0470	4/12/12	\$202,500	\$209,000	1830	7	2007	Avg	5011	N	N	27217 213TH PL SE
001	231005	0070	7/10/12	\$234,950	\$241,000	1850	7	2003	Avg	7334	N	N	22512 SE 277TH PL
001	231005	0120	2/22/12	\$200,000	\$207,000	1850	7	2003	Avg	7237	N	N	22501 SE 277TH PL
001	743710	0950	1/17/12	\$215,000	\$223,000	1860	7	1992	Avg	7258	N	N	23516 SE 282ND PL
001	025537	0130	2/14/12	\$284,900	\$295,000	1890	7	2011	Avg	6653	N	N	27836 242ND PL SE
001	561600	0010	6/28/12	\$233,000	\$240,000	1910	7	2005	Avg	5047	N	N	28106 226TH PL SE
001	186470	0020	9/13/12	\$222,000	\$226,000	1970	7	2007	Avg	5037	N	N	27216 213TH PL SE
001	186470	0170	10/10/11	\$227,000	\$234,000	1970	7	2007	Avg	5000	N	N	21235 SE 273RD PL

Improved Sales Used in this Annual Update Analysis
Area 56
(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	186470	0300	10/29/10	\$269,977	\$261,000	1970	7	2007	Avg	7098	N	N	27210 212TH AVE SE
001	231006	0030	10/24/11	\$212,000	\$219,000	1970	7	2003	Avg	5679	N	N	21615 SE 281ST ST
001	025537	0420	6/22/10	\$292,875	\$271,000	1990	7	2010	Avg	3644	N	N	24228 SE 278TH ST
001	221590	0520	8/15/11	\$250,000	\$257,000	2000	7	1992	Avg	7000	N	N	21504 SE 280TH ST
001	221590	0580	12/12/12	\$260,400	\$261,000	2000	7	1992	Avg	10648	N	N	21511 SE 279TH CT
001	221590	0730	12/28/12	\$210,000	\$210,000	2000	7	1993	Good	8315	N	N	27906 214TH AVE SE
001	221590	0760	12/14/12	\$249,000	\$250,000	2000	7	1993	Avg	6503	N	N	27930 214TH AVE SE
001	221590	0880	8/15/11	\$204,000	\$209,000	2000	7	1993	Good	7000	N	N	27809 214TH AVE SE
001	053800	0020	1/4/10	\$315,000	\$269,000	2010	7	1998	Avg	6250	N	N	27609 237TH PL SE
001	025537	0030	1/25/11	\$250,000	\$248,000	2020	7	2008	Avg	3600	N	N	27710 243RD PL SE
001	025537	0520	6/13/11	\$234,500	\$239,000	2020	7	2008	Avg	4812	N	N	24202 SE 277TH ST
001	186470	0130	1/30/12	\$215,000	\$223,000	2080	7	2007	Avg	4700	N	N	21309 SE 273RD PL
001	053800	0300	1/11/10	\$309,900	\$265,000	2090	7	1999	Avg	4707	N	N	27641 238TH PL SE
001	278125	1300	8/15/12	\$238,000	\$244,000	2170	7	2005	Avg	4643	N	N	24026 SE 281ST ST
001	561600	0070	4/9/10	\$285,000	\$255,000	2170	7	2004	Avg	4497	N	N	28137 225TH PL SE
001	025537	0010	6/7/10	\$285,030	\$262,000	2210	7	2010	Avg	3600	N	N	27702 243RD PL SE
001	156050	0030	11/8/12	\$220,000	\$222,000	2340	7	2002	Avg	5000	N	N	24020 SE 279TH ST
001	025537	0140	1/20/10	\$299,990	\$258,000	2350	7	2009	Avg	6356	N	N	27844 242ND PL SE
001	278091	0080	7/31/12	\$295,500	\$303,000	2370	7	2004	Avg	4379	N	N	24018 SE 277TH PL
001	186470	0150	3/17/10	\$281,000	\$249,000	2490	7	2007	Avg	5386	N	N	21243 SE 273RD PL
001	156050	0120	5/31/12	\$235,000	\$242,000	2560	7	2002	Avg	4746	N	N	24029 SE 279TH ST
001	025537	0300	12/30/11	\$240,000	\$248,000	2580	7	2008	Avg	4129	N	N	27715 242ND PL SE
001	025537	0590	6/16/10	\$353,000	\$326,000	2580	7	2007	Avg	4046	N	N	24230 SE 277TH ST
001	025537	0360	12/28/11	\$242,860	\$251,000	2690	7	2007	Avg	4615	N	N	24204 SE 278TH ST
001	278091	0040	5/10/11	\$260,000	\$263,000	2690	7	2004	Avg	4370	N	N	24035 SE 277TH PL

Improved Sales Used in this Annual Update Analysis
Area 56
(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	025537	0510	6/9/11	\$249,500	\$254,000	2710	7	2008	Avg	4522	N	N	24203 SE 277TH ST
001	278125	0330	3/23/11	\$275,000	\$276,000	2760	7	2004	Avg	5639	N	N	23630 SE 282ND ST
001	278125	0430	8/1/12	\$265,000	\$272,000	2760	7	2003	Avg	4950	N	N	23715 SE 281ST ST
001	186470	0220	2/1/12	\$257,235	\$266,000	2960	7	2007	Avg	5000	N	N	27239 212TH AVE SE
001	186470	0400	5/2/11	\$260,400	\$263,000	2960	7	2007	Avg	5000	N	N	21222 SE 273RD PL
001	278125	1220	11/21/11	\$285,000	\$295,000	2990	7	2004	Avg	5093	N	N	23910 SE 281ST ST
001	278125	0270	6/18/12	\$348,500	\$359,000	2990	7	2003	Avg	5266	N	N	28111 237TH AVE SE
001	278090	0170	8/14/12	\$320,000	\$328,000	3080	7	2004	Avg	5519	N	N	27634 239TH PL SE
001	221590	1730	9/28/11	\$265,000	\$273,000	1330	8	1993	Good	7840	N	N	21223 SE 277TH ST
001	278124	0070	3/11/10	\$259,950	\$230,000	1430	8	2010	Avg	4975	N	N	27644 241ST AVE SE
001	221590	1520	11/30/12	\$227,000	\$228,000	1490	8	1992	Avg	6900	N	N	21421 SE 277TH ST
001	365690	0010	3/5/10	\$316,455	\$279,000	1520	8	2009	Avg	5246	N	N	21572 SE 273RD CT
001	365690	0020	12/19/12	\$268,000	\$269,000	1520	8	2010	Avg	4841	N	N	21580 SE 273RD CT
001	809167	0460	1/23/12	\$300,000	\$311,000	1570	8	2011	Avg	4982	N	N	28116 224TH PL SE
001	278124	0040	3/25/10	\$301,000	\$268,000	1640	8	2010	Avg	4802	N	N	27671 241ST AVE SE
001	278124	0080	6/8/10	\$299,950	\$276,000	1640	8	2010	Avg	4508	N	N	27650 241ST AVE SE
001	278124	0160	1/7/10	\$295,000	\$252,000	1640	8	2009	Avg	4106	N	N	27698 241ST AVE SE
001	231002	0090	9/2/10	\$258,000	\$245,000	1650	8	1995	Avg	7055	N	N	22739 SE 277TH PL
001	315850	0260	9/26/11	\$259,990	\$268,000	1650	8	2011	Avg	4793	N	N	21560 SE 275TH CT
001	315850	0340	3/22/12	\$239,990	\$248,000	1650	8	2011	Avg	4725	N	N	21555 SE 275TH CT
001	315850	0350	12/14/11	\$249,990	\$259,000	1650	8	2011	Avg	4248	N	N	21553 SE 275TH CT
001	934730	0100	10/15/12	\$235,373	\$239,000	1650	8	2011	Avg	3825	N	N	21439 SE 273RD CT
001	934730	0220	4/24/12	\$239,245	\$247,000	1690	8	2011	Avg	3540	N	N	27345 215TH PL SE
001	302300	0080	6/15/11	\$279,995	\$285,000	1720	8	2011	Avg	5031	N	N	27446 212TH PL SE
001	302300	0160	1/17/12	\$277,495	\$287,000	1720	8	2011	Avg	5550	N	N	27430 212TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	302300	0180	6/19/12	\$289,995	\$299,000	1720	8	2012	Avg	5306	N	N	21204 SE 274TH PL
001	302300	0350	4/4/11	\$289,995	\$292,000	1720	8	2011	Avg	5696	N	N	21272 SE 275TH CT
001	302300	0480	11/9/11	\$274,995	\$284,000	1720	8	2011	Avg	5139	N	N	21367 SE 275TH CT
001	365690	0050	8/10/11	\$252,000	\$259,000	1720	8	2010	Avg	5361	N	N	21591 SE 273RD CT
001	302300	0050	6/24/10	\$260,000	\$241,000	1760	8	2010	Avg	10137	N	N	27556 212TH PL SE
001	302300	0150	2/13/12	\$226,450	\$235,000	1760	8	2009	Avg	5061	N	N	27432 212TH PL SE
001	302300	0440	3/25/11	\$269,900	\$271,000	1760	8	2010	Avg	5000	N	N	21253 SE 275TH CT
001	302300	0450	7/5/11	\$262,000	\$268,000	1760	8	2010	Avg	5000	N	N	21255 SE 275TH CT
001	315850	0310	7/1/11	\$253,500	\$259,000	1780	8	2011	Avg	5176	N	N	21561 SE 275TH CT
001	934730	0140	6/7/11	\$265,538	\$270,000	1780	8	2011	Avg	4061	N	N	27337 214TH TER SE
001	934730	0160	5/5/11	\$268,114	\$271,000	1780	8	2011	Avg	4077	N	N	27321 214TH TER SE
001	302300	0100	9/17/11	\$287,099	\$296,000	1790	8	2011	Avg	5500	N	N	27442 212TH PL SE
001	302300	0140	10/12/11	\$282,995	\$292,000	1790	8	2011	Avg	6935	N	N	27434 SE 274TH PL
001	231003	0240	6/10/11	\$250,000	\$254,000	1800	8	1993	Good	6464	N	N	22041 SE 277TH ST
001	809167	0010	10/27/10	\$327,700	\$317,000	1820	8	2011	Avg	5972	N	N	28106 224TH PL SE
001	365690	0040	4/25/11	\$255,000	\$258,000	1830	8	2010	Avg	4250	N	N	21583 SE 273RD CT
001	278124	0090	4/22/10	\$289,000	\$260,000	1840	8	2010	Avg	5290	N	N	27656 241ST AVE SE
001	278124	0150	5/7/10	\$290,000	\$263,000	1840	8	2010	Avg	3608	N	N	27692 241ST AVE SE
001	278124	0150	7/25/12	\$274,000	\$281,000	1840	8	2010	Avg	3608	N	N	27692 241ST AVE SE
001	315850	0230	8/31/12	\$261,414	\$267,000	1840	8	2012	Avg	4680	N	N	21554 SE 275TH CT
001	315850	0250	11/8/12	\$259,990	\$263,000	1840	8	2012	Avg	5011	N	N	21558 SE 275TH CT
001	315850	0360	5/14/12	\$256,990	\$265,000	1840	8	2011	Avg	4950	N	N	21551 SE 275TH CT
001	315850	0400	10/6/11	\$293,631	\$303,000	1840	8	2011	Avg	4500	N	N	21443 SE 272ND CT
001	934730	0090	6/19/12	\$250,000	\$257,000	1840	8	2011	Avg	3825	N	N	21447 SE 273RD CT
001	934730	0170	3/12/12	\$239,990	\$248,000	1840	8	2011	Avg	3540	N	N	27326 214TH TER SE

Improved Sales Used in this Annual Update Analysis
Area 56
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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
001	934730	0190	4/18/12	\$239,990	\$248,000	1840	8	2011	Avg	3916	N	N	27340 214TH TER SE
001	934730	0210	7/16/12	\$239,990	\$246,000	1840	8	2011	Avg	3600	N	N	27353 215TH PL SE
001	809167	0070	3/24/10	\$313,000	\$278,000	1850	8	2009	Avg	5388	N	N	22451 SE 281ST CT
001	809167	0130	8/24/12	\$284,900	\$291,000	1850	8	2010	Avg	5533	N	N	28202 224TH PL SE
001	302300	0420	6/16/11	\$281,000	\$286,000	1860	8	2009	Avg	6241	N	N	21250 SE 275TH CT
001	302300	0460	6/18/10	\$314,680	\$291,000	1860	8	2010	Avg	5045	N	N	21363 SE 275TH CT
001	315850	0210	10/16/12	\$260,215	\$264,000	1880	8	2012	Avg	4680	N	N	21548 SE 275TH CT
001	934730	0070	9/26/12	\$249,990	\$254,000	1880	8	2012	Avg	3825	N	N	21463 SE 273RD CT
001	934730	0110	8/10/11	\$281,060	\$288,000	1880	8	2011	Avg	3825	N	N	21431 SE 273RD CT
001	934730	0150	8/30/11	\$274,990	\$283,000	1880	8	2011	Avg	3605	N	N	27329 214TH TER SE
001	231002	0170	9/22/10	\$272,000	\$260,000	1890	8	1994	Avg	5992	N	N	22781 SE 277TH PL
001	365690	0030	4/5/11	\$292,000	\$294,000	1890	8	2010	Avg	4250	N	N	21575 SE 273RD CT
001	221590	1400	6/14/10	\$269,950	\$249,000	1900	8	1992	Avg	8149	N	N	27720 215TH AVE SE
001	231003	0140	2/23/12	\$220,000	\$228,000	1910	8	1993	Avg	7729	N	N	22139 SE 277TH ST
001	231002	0130	2/12/10	\$300,000	\$261,000	1920	8	1995	Good	7420	N	N	22759 SE 277TH PL
001	809167	0040	3/10/10	\$309,000	\$273,000	1980	8	2009	Avg	5561	N	N	22442 SE 281ST CT
001	809167	0110	7/13/11	\$289,900	\$296,000	1990	8	2010	Avg	5790	N	N	22435 SE 281ST CT
001	302300	0130	5/25/10	\$301,000	\$275,000	2000	8	2010	Avg	7167	N	N	27436 212TH PL SE
001	302300	0430	2/18/10	\$289,000	\$253,000	2000	8	2009	Avg	5232	N	N	21251 SE 275TH CT
001	315850	0280	5/19/11	\$286,990	\$291,000	2000	8	2011	Avg	5409	N	N	21563 SE 275TH CT
001	315850	0320	6/9/11	\$300,000	\$305,000	2000	8	2011	Avg	5194	N	N	21559 SE 275TH CT
001	315850	0330	1/9/12	\$276,990	\$287,000	2000	8	2011	Avg	5492	N	N	21557 SE 275TH CT
001	934730	0120	1/20/12	\$269,990	\$280,000	2000	8	2011	Avg	3825	N	N	21423 SE 273RD CT
001	315850	0220	9/13/12	\$273,843	\$279,000	2010	8	2012	Avg	4680	N	N	21552 SE 275TH CT
001	278124	0030	6/8/11	\$262,000	\$267,000	2070	8	1994	Good	8745	N	N	27683 241ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 56
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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
001	315850	0240	9/4/12	\$269,990	\$276,000	2070	8	2012	Avg	4680	N	N	21556 SE 275TH CT
001	315850	0390	6/5/12	\$275,000	\$283,000	2070	8	2011	Avg	4500	N	N	21445 SE 275TH CT
001	934730	0080	4/17/12	\$249,990	\$258,000	2070	8	2011	Avg	3825	N	N	21455 SE 273RD CT
001	934730	0180	4/23/12	\$249,990	\$258,000	2070	8	2011	Avg	3600	N	N	27332 214TH TER SE
001	934730	0200	12/19/11	\$277,000	\$287,000	2070	8	2011	Avg	3916	N	N	27361 215TH PL SE
001	315850	0370	8/31/12	\$279,990	\$286,000	2073	8	2011	Avg	4950	N	N	21549 SE 275TH CT
001	302300	0020	6/6/11	\$297,995	\$303,000	2110	8	2011	Avg	5396	N	N	27558 212TH PL SE
001	302300	0060	6/10/11	\$297,850	\$303,000	2110	8	2011	Avg	8014	N	N	27450 212TH PL SE
001	302300	0110	6/19/12	\$300,110	\$309,000	2110	8	2011	Avg	5550	N	N	27440 212TH PL SE
001	302300	0200	8/16/12	\$289,995	\$297,000	2110	8	2012	Avg	5306	N	N	21208 SE 274TH PL
001	302300	0300	6/8/12	\$292,995	\$302,000	2110	8	2011	Avg	5200	N	N	21207 SE 274TH PL
001	302300	0370	3/8/11	\$297,995	\$298,000	2110	8	2011	Avg	4970	N	N	21373 SE 275TH CT
001	302300	0470	11/9/11	\$279,995	\$289,000	2110	8	2011	Avg	5655	N	N	21365 SE 275TH CT
001	231010	0260	7/26/12	\$245,900	\$252,000	2120	8	2002	Avg	5574	N	N	22431 SE 280TH PL
001	231010	0290	8/28/12	\$234,000	\$239,000	2120	8	2002	Avg	6097	N	N	22519 SE 280TH PL
001	809167	0030	1/18/10	\$353,550	\$304,000	2160	8	2010	Avg	6223	N	N	28114 224TH PL SE
001	809167	0120	4/21/11	\$314,900	\$318,000	2160	8	2010	Avg	5555	N	N	22431 SE 281ST CT
001	302300	0070	3/15/12	\$289,995	\$300,000	2200	8	2011	Avg	5775	N	N	27448 212TH PL SE
001	302300	0280	7/5/11	\$307,856	\$314,000	2200	8	2011	Avg	5707	N	N	21211 SE 274TH PL
001	302300	0330	12/15/11	\$275,000	\$285,000	2200	8	2011	Avg	5621	N	N	27549 212TH PL SE
001	302300	0490	8/3/11	\$290,000	\$297,000	2200	8	2011	Avg	5981	N	N	21369 SE 275TH CT
001	221590	1140	8/14/12	\$249,900	\$256,000	2220	8	1992	Avg	7480	N	N	21344 SE 277TH ST
001	231004	0050	6/9/11	\$275,000	\$280,000	2220	8	1999	Avg	6425	N	N	22626 S 279TH ST
001	231010	0300	6/30/11	\$265,000	\$271,000	2240	8	2003	Avg	5637	N	N	22418 SE 281ST ST
001	231010	0340	9/29/11	\$256,000	\$264,000	2240	8	2002	Avg	5086	N	N	22512 SE 281ST ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	231010	0130	8/26/10	\$299,900	\$284,000	2250	8	2003	Avg	5537	N	N	22416 SE 280TH PL
001	231010	0320	6/24/10	\$297,500	\$276,000	2250	8	2004	Avg	5086	N	N	22432 SE 281ST ST
001	302300	0030	3/9/11	\$309,995	\$310,000	2250	8	2011	Avg	10628	N	N	27552 212TH PL SE
001	302300	0090	5/7/12	\$295,000	\$305,000	2250	8	2011	Avg	4500	N	N	27444 212TH PL SE
001	302300	0170	4/13/12	\$304,995	\$315,000	2250	8	2011	Avg	5061	N	N	27428 212TH PL SE
001	302300	0210	8/16/12	\$309,147	\$316,000	2250	8	2012	Avg	5306	N	N	21210 SE 274TH PL
001	302300	0240	7/10/12	\$312,470	\$321,000	2250	8	2012	Avg	5305	N	N	21316 SE 274TH PL
001	302300	0260	9/28/12	\$283,000	\$288,000	2250	8	2012	Avg	4295	N	N	21317 SE 274TH PL
001	302300	0310	8/4/11	\$303,695	\$311,000	2250	8	2011	Avg	5586	N	N	27445 212TH PL SE
001	302300	0340	1/4/11	\$309,995	\$306,000	2250	8	2011	Avg	7698	N	N	21270 SE 275TH CT
001	302300	0390	7/20/11	\$304,995	\$312,000	2250	8	2011	Avg	5119	N	N	21377 SE 275TH CT
001	302300	0400	3/2/12	\$310,000	\$321,000	2250	8	2011	Avg	7304	N	N	21254 SE 275TH CT
001	231004	0110	2/22/11	\$261,500	\$261,000	2260	8	1999	Good	5779	N	N	22522 SE 279TH ST
001	809167	0020	12/7/11	\$315,000	\$326,000	2260	8	2011	Avg	5824	N	N	28110 224TH PL SE
001	809167	0080	6/25/10	\$333,300	\$309,000	2260	8	2010	Avg	5650	N	N	22447 SE 281ST CT
001	302300	0040	1/24/12	\$259,000	\$268,000	2280	8	2009	Avg	9123	N	N	27554 212TH PL SE
001	809167	0090	5/16/11	\$307,000	\$311,000	2310	8	2010	Avg	5394	N	N	22443 SE 281ST CT
001	231010	0310	8/16/10	\$314,950	\$298,000	2330	8	2004	Avg	5086	N	N	22426 SE 281ST ST
001	315850	0270	9/25/11	\$295,000	\$304,000	2360	8	2011	Avg	5994	N	N	21564 SE 275TH CT
001	315850	0300	8/3/11	\$286,990	\$294,000	2360	8	2011	Avg	5075	N	N	21567 SE 275TH CT
001	809167	0100	5/3/10	\$326,700	\$296,000	2360	8	2010	Avg	5961	N	N	22439 SE 281ST CT
001	231011	0060	1/27/11	\$274,000	\$272,000	2370	8	2004	Avg	5165	N	N	22618 SE 280TH PL
001	231015	0060	3/7/11	\$263,000	\$263,000	2380	8	2005	Avg	5648	N	N	28132 227TH PL SE
001	231004	0170	4/13/12	\$237,500	\$246,000	2390	8	2008	Avg	6001	N	N	22424 SE 279TH ST
001	302300	0190	5/2/12	\$314,995	\$325,000	2400	8	2011	Avg	5306	N	N	21206 SE 274TH PL

Improved Sales Used in this Annual Update Analysis
Area 56
(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	302300	0220	5/12/12	\$311,045	\$321,000	2400	8	2012	Avg	5306	N	N	21312 SE 274TH PL
001	302300	0320	5/11/11	\$320,495	\$325,000	2400	8	2011	Avg	7676	N	N	27445 212TH PL SE
001	302300	0360	1/5/11	\$322,250	\$318,000	2400	8	2011	Avg	10556	N	N	21371 SE 275TH CT
001	302300	0380	2/28/12	\$284,995	\$295,000	2400	8	2011	Avg	5001	N	N	21375 SE 275TH CT
001	302300	0410	9/26/11	\$303,000	\$312,000	2400	8	2011	Avg	4900	N	N	21252 SE 275TH CT
001	885651	0230	7/12/10	\$323,000	\$301,000	2460	8	2006	Avg	4981	N	N	27441 238TH PL SE
001	885651	0240	3/21/11	\$275,500	\$277,000	2460	8	2006	Avg	4964	N	N	27443 238TH PL SE
001	809167	0520	4/2/12	\$336,900	\$349,000	2470	8	2012	Avg	7938	N	N	22414 SE 282ND CT
001	278124	0120	2/10/10	\$335,000	\$292,000	2490	8	2010	Avg	4144	N	N	27674 241ST AVE SE
001	278124	0140	11/18/10	\$300,000	\$292,000	2490	8	2010	Avg	4016	N	N	27686 241ST AVE SE
001	809167	0440	8/15/11	\$329,900	\$339,000	2490	8	2011	Avg	4956	N	N	28108 224TH AVE SE
001	322206	9106	8/8/12	\$562,000	\$576,000	2580	8	1980	Good	140698	N	N	20717 SE 276TH ST
001	315850	0120	12/28/11	\$319,990	\$331,000	2640	8	2011	Avg	4500	N	N	21322 SE 274TH PL
001	315850	0290	5/25/11	\$317,990	\$323,000	2640	8	2011	Avg	5595	N	N	21565 SE 275TH CT
001	315850	0380	9/19/11	\$340,218	\$350,000	2640	8	2011	Avg	4360	N	N	21447 SE 275TH CT
001	934730	0130	6/6/11	\$318,642	\$324,000	2640	8	2011	Avg	5435	N	N	21415 SE 273RD CT
001	315850	0130	1/11/12	\$339,000	\$351,000	2680	8	2011	Avg	4500	N	N	21424 SE 214TH PL
001	315850	0110	5/2/12	\$336,990	\$348,000	2681	8	2011	Avg	4633	N	N	21320 SE 274TH PL
001	885651	0210	4/13/12	\$299,000	\$309,000	2720	8	2006	Avg	5358	N	N	27433 238TH PL SE
001	771400	0270	5/15/12	\$373,500	\$386,000	2790	8	2004	Avg	4650	N	N	27426 236TH PL SE
001	771400	0240	6/18/10	\$349,000	\$322,000	2850	8	2004	Avg	4650	N	N	27442 236TH PL SE
001	771400	0340	3/8/12	\$312,500	\$324,000	2850	8	2004	Avg	4650	N	N	27437 237TH AVE SE
001	342206	9065	5/11/10	\$596,000	\$542,000	2850	8	2004	Avg	144832	N	N	28001 243RD AVE SE
001	885651	0060	2/21/12	\$250,000	\$259,000	2870	8	2006	Avg	4508	N	N	27420 238TH PL SE
001	885651	0220	4/26/12	\$285,000	\$295,000	2870	8	2006	Avg	6078	N	N	27439 238TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	809167	0730	2/15/11	\$369,900	\$369,000	2890	8	2011	Avg	6322	N	N	28123 224TH AVE SE
001	771400	0060	11/5/12	\$369,950	\$374,000	3030	8	2004	Avg	4650	N	N	27428 237TH AVE SE
001	510890	0040	7/29/10	\$350,000	\$329,000	3110	8	2004	Avg	6849	N	N	27450 237TH PL SE
001	510890	0090	10/14/11	\$265,000	\$273,000	3110	8	2004	Avg	5600	N	N	27426 237TH PL SE
001	771400	0150	3/31/11	\$349,950	\$352,000	3430	8	2004	Avg	8614	N	N	27407 236TH PL SE
001	278110	0140	1/27/11	\$314,900	\$312,000	2560	9	2006	Avg	4749	N	N	27668 236TH CT SE
001	278120	0070	1/18/10	\$375,000	\$322,000	2560	9	2006	Avg	4021	N	N	27635 236TH CT SE
001	278120	0140	3/21/12	\$317,500	\$329,000	2560	9	2006	Avg	5709	N	N	27669 236TH CT SE
001	278110	0040	5/27/11	\$362,000	\$368,000	3010	9	2006	Avg	5461	N	N	27624 236TH CT SE
001	278120	0010	11/12/10	\$400,000	\$389,000	3010	9	2005	Avg	9155	N	N	27617 236TH CT SE
001	278110	0100	11/16/10	\$340,000	\$331,000	3100	9	2006	Avg	5602	N	N	27650 236TH CT SE
001	278110	0120	5/13/11	\$320,000	\$324,000	3100	9	2005	Avg	7738	N	N	27660 236TH CT SE
001	278120	0150	8/24/12	\$379,900	\$388,000	3100	9	2006	Avg	5281	N	N	27673 236TH CT SE
001	278120	0110	9/10/12	\$300,000	\$306,000	3110	9	2006	Avg	4671	N	N	27655 236TH CT SE
002	415630	0490	5/10/10	\$195,000	\$177,000	910	6	1980	Good	9613	N	N	21205 SE 268TH PL
002	154580	4440	4/18/12	\$156,000	\$161,000	1400	6	1960	Avg	13647	N	N	21862 SE 265TH WAY
002	154580	1080	11/18/10	\$215,000	\$209,000	900	7	1959	VGood	7686	N	N	21650 SE 267TH ST
002	415630	0160	2/23/12	\$215,000	\$223,000	920	7	1980	VGood	9767	N	N	27125 212TH PL SE
002	154580	1970	1/21/11	\$199,000	\$197,000	950	7	1966	VGood	6660	N	N	27022 216TH AVE SE
002	154580	0860	5/3/12	\$178,000	\$184,000	1060	7	1996	Good	8348	N	N	21620 SE 266TH PL
002	154580	5820	6/7/10	\$232,000	\$213,000	1090	7	1984	Good	7620	N	N	26339 220TH PL SE
002	025200	0050	6/1/12	\$229,950	\$237,000	1120	7	1989	Good	18216	N	N	27013 211TH AVE SE
002	154580	0240	12/13/12	\$223,180	\$224,000	1120	7	1984	Avg	7584	N	N	26571 218TH AVE SE
002	154580	1510	7/10/12	\$185,000	\$190,000	1140	7	1985	Avg	7686	N	N	21647 SE 268TH ST
002	154580	1640	6/12/12	\$170,000	\$175,000	1140	7	1986	Avg	7686	N	N	21636 SE 269TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	154580	1830	10/10/11	\$174,000	\$179,000	1140	7	1985	Good	7176	N	N	26917 218TH AVE SE
002	154580	6170	1/25/11	\$268,000	\$266,000	1150	7	1983	Good	18238	N	N	26342 222ND AVE SE
002	154580	0470	1/20/11	\$192,000	\$190,000	1160	7	1988	Good	8058	N	N	26815 216TH AVE SE
002	154580	1180	5/18/11	\$180,000	\$183,000	1160	7	1997	Avg	7721	N	N	26714 216TH AVE SE
002	154580	0600	10/11/10	\$225,000	\$217,000	1170	7	1978	Avg	8520	N	N	21338 SE 271ST PL
002	154580	7530	5/5/10	\$279,500	\$253,000	1170	7	1978	VGood	7848	N	N	21409 SE 268TH PL
002	154580	7540	3/16/12	\$195,000	\$202,000	1170	7	1989	Avg	7848	N	N	21415 SE 268TH PL
002	154580	5850	10/10/12	\$180,000	\$183,000	1180	7	1997	Avg	7620	N	N	26323 220TH PL SE
002	154580	8480	1/29/10	\$206,000	\$178,000	1180	7	1983	Avg	8500	N	N	22005 SE 270TH ST
002	154580	6410	4/11/11	\$230,000	\$232,000	1190	7	1979	Avg	12390	N	N	26221 222ND PL SE
002	154580	6410	5/18/10	\$217,800	\$199,000	1190	7	1979	Avg	12390	N	N	26221 222ND PL SE
002	154580	7370	6/21/10	\$240,000	\$222,000	1190	7	1983	Avg	10309	N	N	21307 SE 265TH PL
002	154580	2280	9/20/10	\$223,000	\$213,000	1230	7	1984	Avg	8272	N	N	21653 SE 271ST ST
002	154580	8930	1/11/12	\$220,000	\$228,000	1230	7	1979	Avg	8214	N	N	26950 222ND AVE SE
002	729660	0015	7/22/10	\$425,000	\$398,000	1230	7	1958	Good	21701	Y	Y	21744 SE 262ND PL
002	154580	0900	11/17/12	\$179,000	\$181,000	1250	7	1972	Avg	8024	N	N	21603 SE 266TH PL
002	154580	7110	12/21/12	\$237,000	\$238,000	1250	7	1980	Good	7436	N	N	22042 SE 261ST PL
002	154580	2930	1/4/12	\$205,000	\$212,000	1260	7	2001	Avg	7930	N	N	21820 SE 271ST ST
002	154580	1210	5/10/10	\$250,000	\$227,000	1270	7	1985	VGood	8404	N	N	21621 SE 267TH ST
002	154580	1490	9/13/10	\$180,000	\$172,000	1270	7	1985	Avg	7686	N	N	21635 SE 268TH ST
002	154580	3660	3/9/10	\$215,000	\$190,000	1290	7	1987	Avg	7930	N	N	21821 SE 267TH ST
002	154580	3440	4/14/10	\$224,000	\$201,000	1300	7	1986	Good	7930	N	N	21833 SE 268TH ST
002	729660	0150	5/19/10	\$289,000	\$264,000	1300	7	1980	Avg	17686	N	N	21746 SE 259TH ST
002	154580	3180	5/3/10	\$248,872	\$225,000	1310	7	1999	Good	7930	N	N	21854 SE 270TH ST
002	154580	7960	2/19/10	\$222,500	\$195,000	1310	7	1990	Good	9625	N	N	21323 SE 271ST PL

Improved Sales Used in this Annual Update Analysis
Area 56
(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	154580	2110	8/30/12	\$222,800	\$228,000	1330	7	1990	Avg	7698	N	N	21666 SE 271ST ST
002	154580	2590	10/3/12	\$201,000	\$204,000	1330	7	1989	Avg	8000	N	N	21807 SE 271ST PL
002	154580	4550	5/11/12	\$185,000	\$191,000	1340	7	1984	Avg	8125	N	N	21828 SE 265TH ST
002	154580	5360	11/12/10	\$220,000	\$214,000	1340	7	1989	Good	8892	N	N	26727 223RD PL SE
002	154580	1860	4/10/12	\$186,500	\$193,000	1350	7	1988	Avg	7238	N	N	21660 SE 270TH ST
002	154580	4330	3/10/11	\$245,000	\$245,000	1360	7	1986	VGood	9166	N	N	21806 SE 265TH WAY
002	729660	0075	5/11/12	\$316,800	\$327,000	1360	7	1963	Avg	15175	Y	Y	21771 SE 259TH ST
002	154580	4830	11/4/11	\$185,000	\$191,000	1380	7	1986	Good	7500	N	N	26616 221ST AVE SE
002	154580	2780	5/15/12	\$181,000	\$187,000	1390	7	1989	Avg	7930	N	N	21850 SE 271ST PL
002	729660	0010	6/13/12	\$425,000	\$438,000	1390	7	1978	Good	25010	Y	Y	21738 SE 262ND PL
002	154580	3680	6/30/10	\$249,900	\$232,000	1410	7	1984	Good	7564	N	N	21865 SE 267TH ST
002	154580	6530	6/14/12	\$183,000	\$188,000	1410	7	1983	Good	8000	N	N	26244 222ND PL SE
002	154580	2170	10/21/10	\$227,000	\$219,000	1420	7	1989	VGood	7698	N	N	21628 SE 271ST ST
002	154580	0670	3/13/12	\$210,000	\$217,000	1440	7	1985	Avg	8378	N	N	21621 SE 266TH ST
002	154580	3480	10/1/12	\$185,000	\$188,000	1440	7	1988	Avg	7625	N	N	21805 SE 267TH ST
002	154580	6140	8/19/10	\$246,000	\$233,000	1470	7	1988	Good	11350	N	N	26506 222ND AVE SE
002	154580	7160	4/11/12	\$174,300	\$180,000	1470	7	1978	Good	8276	N	N	21418 SE 268TH PL
002	769700	0300	12/1/11	\$322,287	\$333,000	1480	7	2011	Avg	9529	Y	N	26818 223RD LN SE
002	769700	0370	9/7/12	\$319,990	\$327,000	1480	7	2012	Avg	4634	Y	N	26918 223RD LN SE
002	769700	0380	5/1/12	\$299,990	\$310,000	1480	7	2011	Avg	4634	N	N	26926 223RD LN SE
002	154580	8530	5/16/12	\$192,000	\$198,000	1490	7	1996	Avg	8100	N	N	22045 SE 270TH ST
002	154580	3640	3/28/12	\$160,000	\$166,000	1500	7	1987	Avg	7930	N	N	21833 SE 267TH ST
002	154580	5290	7/18/12	\$167,500	\$172,000	1510	7	1990	Avg	9750	N	N	26609 223RD PL SE
002	154580	1050	12/6/12	\$180,000	\$181,000	1530	7	1987	Avg	7686	N	N	21666 SE 267TH ST
002	154580	3340	9/1/10	\$224,500	\$213,000	1530	7	1986	VGood	7930	N	N	21828 SE 269TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	154580	3790	6/2/10	\$220,000	\$202,000	1530	7	1987	Good	7931	N	N	21842 SE 267TH ST
002	025200	0230	3/25/10	\$275,000	\$245,000	1570	7	1967	VGood	18810	N	N	26908 211TH AVE SE
002	025200	0020	12/12/12	\$284,000	\$285,000	1580	7	1989	Good	14652	N	N	21014 SE 271ST ST
002	154580	8905	11/26/12	\$267,000	\$269,000	1590	7	1998	Avg	7400	N	N	27020 222ND AVE SE
002	144130	0060	5/19/12	\$267,000	\$276,000	1600	7	1994	Avg	7776	N	N	21644 SE 258TH ST
002	154580	7230	12/14/10	\$213,500	\$209,000	1600	7	1979	Good	8430	N	N	26608 214TH AVE SE
002	415630	0380	9/4/12	\$222,500	\$227,000	1610	7	1983	Avg	9601	N	N	21238 SE 270TH ST
002	154580	3520	12/6/11	\$185,000	\$191,000	1650	7	1989	Good	7930	N	N	21816 SE 268TH ST
002	769700	0020	10/7/11	\$239,900	\$247,000	1660	7	2011	Avg	4898	N	N	22273 SE 270TH LN
002	769700	0090	9/12/12	\$249,950	\$255,000	1660	7	2012	Avg	4538	N	N	22231 SE 270TH LN
002	025200	0030	4/27/12	\$185,000	\$191,000	1670	7	1967	Avg	14652	N	N	21030 SE 271ST ST
002	154580	3030	6/30/10	\$235,000	\$218,000	1680	7	1990	Avg	7930	N	N	21841 SE 270TH ST
002	154580	4130	4/13/12	\$199,920	\$207,000	1680	7	1972	Good	7800	N	N	21821 SE 266TH ST
002	154580	0870	11/1/10	\$249,000	\$241,000	1690	7	1980	Avg	7181	N	N	21616 SE 266TH PL
002	415630	0350	8/2/12	\$165,000	\$169,000	1720	7	1983	Avg	9601	N	N	21214 SE 270TH ST
002	769700	0140	11/21/11	\$255,990	\$265,000	1720	7	2011	Avg	4087	N	N	27009 223RD LN SE
002	769700	0100	8/16/12	\$262,990	\$269,000	1730	7	2012	Avg	4632	N	N	22254 SE 270TH LN
002	154580	4840	1/20/11	\$205,000	\$203,000	1740	7	1989	Avg	7500	N	N	26622 221ST AVE SE
002	769700	0030	7/26/12	\$264,490	\$271,000	1740	7	2012	Avg	4599	N	N	22267 SE 270TH LN
002	154580	7720	11/17/11	\$216,000	\$223,000	1770	7	2001	Avg	7630	N	N	21318 SE 270TH ST
002	154580	2100	5/7/12	\$187,500	\$194,000	1780	7	1987	Avg	7332	N	N	27023 218TH AVE SE
002	154580	6790	11/22/11	\$199,000	\$206,000	1780	7	1989	Avg	7320	N	N	22003 SE 267TH ST
002	154580	2950	12/12/11	\$200,000	\$207,000	1800	7	1998	Avg	7930	N	N	21834 SE 271ST ST
002	154580	3770	4/13/12	\$175,000	\$181,000	1800	7	1989	Avg	7931	N	N	21828 SE 267TH ST
002	154580	3040	10/23/12	\$206,000	\$209,000	1810	7	1999	Avg	7930	N	N	21835 SE 270TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	154580	3060	6/22/11	\$194,000	\$198,000	1810	7	1989	Avg	7930	N	N	21821 SE 270TH ST
002	154580	2130	3/13/12	\$186,600	\$193,000	1820	7	1998	Avg	7698	N	N	21654 SE 271ST ST
002	769700	0040	1/17/12	\$265,000	\$274,000	1820	7	2011	Avg	4738	N	N	22261 SE 270TH LN
002	769700	0110	6/1/12	\$271,958	\$280,000	1820	7	2012	Avg	4669	N	N	27021 223RD LN SE
002	144130	0120	4/6/11	\$275,000	\$277,000	1840	7	1994	Avg	6552	N	N	21611 SE 257TH PL
002	144130	0250	1/25/10	\$250,000	\$216,000	1840	7	1994	Avg	9676	N	N	21613 SE 256TH PL
002	769700	0010	1/26/12	\$259,990	\$269,000	1840	7	2011	Avg	5862	N	N	22279 SE 270TH LN
002	154580	2460	10/29/12	\$220,000	\$223,000	1860	7	1989	Avg	7875	N	N	21625 SE 271ST PL
002	154580	5960	6/19/12	\$180,000	\$185,000	1880	7	1988	Good	8820	N	N	26101 220TH PL SE
002	154580	5090	6/14/12	\$225,000	\$232,000	1900	7	1990	Avg	7500	N	N	26544 221ST PL SE
002	144131	0020	10/23/11	\$299,000	\$309,000	1920	7	1995	Good	12909	N	N	21614 SE 256TH PL
002	769700	0250	6/1/12	\$284,990	\$294,000	1930	7	2012	Avg	4907	N	N	26835 223RD LN SE
002	769700	0260	1/17/12	\$283,990	\$294,000	1930	7	2011	Avg	7227	N	N	26831 223RD LN SE
002	769700	0270	7/3/12	\$297,390	\$306,000	1930	7	2012	Avg	7874	N	N	26827 223RD LN SE
002	769700	0280	11/7/12	\$292,490	\$296,000	1930	7	2012	Avg	8301	N	N	26823 223RD LN SE
002	769700	0290	4/20/12	\$280,000	\$289,000	1930	7	2012	Avg	11538	N	N	26919 223RD LN SE
002	025200	0720	7/28/11	\$285,500	\$292,000	1980	7	1990	Good	19182	N	N	26935 209TH AVE SE
002	154580	6320	7/27/11	\$205,000	\$210,000	1980	7	1989	Avg	13510	N	N	22041 SE 261ST PL
002	031830	0070	11/21/12	\$247,500	\$250,000	2000	7	1988	Avg	12966	N	N	21039 SE 268TH CT
002	769700	0390	9/22/11	\$314,990	\$324,000	2030	7	2011	Avg	3707	N	N	26930 223RD LN SE
002	769700	0400	2/15/12	\$317,990	\$329,000	2030	7	2011	Avg	3707	N	N	26934 223RD LN SE
002	144131	0040	6/13/11	\$325,000	\$331,000	2130	7	1994	Avg	10669	N	N	21628 SE 256TH PL
002	769700	0410	7/7/11	\$314,900	\$322,000	2150	7	2011	Avg	3707	N	N	27006 223RD LN SE
002	025200	0880	7/23/12	\$220,500	\$226,000	2160	7	2006	Avg	13288	N	N	20930 SE 270TH ST
002	680700	0195	3/18/10	\$399,000	\$354,000	2250	7	1948	VGood	17200	Y	Y	25924 216TH PL SE

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Area 56
(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	144280	0130	5/27/11	\$135,000	\$137,000	1070	8	1986	Avg	3607	N	N	25422 213TH PL SE
002	144280	0430	12/21/10	\$188,000	\$185,000	1240	8	1980	Avg	3680	N	N	25431 213TH AVE SE
002	256400	0100	9/5/12	\$290,000	\$296,000	1280	8	1987	Avg	34425	N	N	20406 SE 269TH ST
002	144272	0110	4/26/11	\$340,000	\$344,000	1510	8	1987	Good	13500	N	N	25935 210TH AVE SE
002	144280	0450	9/7/10	\$209,950	\$200,000	1520	8	1980	Good	4654	N	N	25433 213TH AVE SE
002	144270	0140	12/20/12	\$289,000	\$290,000	1610	8	1977	Good	14250	N	N	25605 214TH AVE SE
002	144270	0030	12/14/11	\$439,950	\$455,000	1640	8	1988	VGood	25057	N	N	21836 SE 254TH PL
002	025200	0600	7/13/10	\$274,000	\$256,000	1700	8	1980	Good	14130	N	N	26803 210TH AVE SE
002	144280	0100	11/5/12	\$170,000	\$172,000	1740	8	1986	Avg	3640	N	N	25422 213TH PL SE
002	144270	0510	7/5/12	\$339,950	\$349,000	1760	8	1978	Good	13584	N	N	25412 217TH AVE SE
002	154580	0680	7/22/12	\$234,000	\$240,000	1820	8	1999	Avg	7540	N	N	21627 SE 266TH ST
002	144273	0220	7/9/12	\$265,000	\$272,000	1850	8	1985	Good	13775	N	N	25411 212TH PL SE
002	144280	0070	2/10/12	\$169,000	\$175,000	1890	8	1993	Avg	3378	N	N	25424 213TH PL SE
002	025200	0510	6/23/10	\$608,000	\$563,000	2020	8	1981	VGood	17582	Y	Y	20812 SE 268TH ST
002	031830	0100	11/6/12	\$298,000	\$301,000	2070	8	1988	Avg	7738	N	N	21025 SE 268TH CT
002	282206	9025	6/29/11	\$286,000	\$292,000	2080	8	1992	Avg	51314	N	N	26642 214TH PL SE
002	031830	0130	12/15/11	\$329,000	\$340,000	2170	8	1993	VGood	7443	N	N	21007 SE 268TH CT
002	940660	0180	5/23/12	\$310,000	\$320,000	2170	8	1987	Avg	13007	N	N	21710 SE 255TH PL
002	144270	0380	1/30/12	\$277,500	\$287,000	2270	8	1976	Good	15000	N	N	25606 214TH AVE SE
002	144274	0320	8/5/12	\$345,000	\$354,000	2450	8	1988	Avg	13200	N	N	21021 SE 257TH PL
002	144271	0030	6/14/10	\$350,000	\$323,000	2570	8	1981	Good	17134	N	N	25222 215TH PL SE
002	144270	0190	5/10/12	\$295,000	\$305,000	1410	9	1977	Good	16500	N	N	21238 SE 258TH ST
002	508850	0070	9/19/11	\$277,000	\$285,000	1860	9	1989	Avg	14740	N	N	25744 215TH CT SE
002	508850	0120	4/14/10	\$435,000	\$391,000	2400	9	1989	VGood	14621	N	N	25737 215TH CT SE
002	144276	0030	11/10/11	\$344,000	\$356,000	2440	9	1990	VGood	15393	N	N	25310 217TH PL SE

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Area 56
(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	330386	0160	6/30/10	\$395,517	\$367,000	2670	9	2010	Avg	12806	N	N	21201 SE 260TH ST
002	378310	0180	12/10/12	\$435,000	\$437,000	2710	9	2005	Avg	32562	N	N	20514 SE 269TH ST
002	330386	0470	1/28/11	\$325,000	\$323,000	2720	9	2007	Avg	6883	N	N	21211 SE 259TH ST
002	330386	0540	10/12/11	\$340,000	\$351,000	2720	9	2007	Avg	5000	N	N	21305 SE 259TH ST
002	144276	0170	8/8/12	\$350,000	\$359,000	2730	9	1990	Avg	15001	N	N	21625 SE 253RD PL
002	330386	0440	3/14/12	\$361,675	\$374,000	2730	9	2011	Avg	6000	N	N	21216 SE 259TH ST
002	330386	0260	8/21/12	\$362,950	\$371,000	2740	9	2012	Avg	4514	N	N	21216 SE 258TH PL
002	330386	0360	1/26/11	\$329,000	\$326,000	2790	9	2007	Avg	6600	N	N	21310 SE 259TH ST
002	330386	0630	2/23/10	\$351,000	\$308,000	2810	9	2007	Avg	6000	N	N	21242 SE 260TH ST
002	330386	0130	2/22/10	\$400,000	\$350,000	2811	9	2009	Avg	7251	N	N	21211 SE 260TH ST
002	330386	0250	8/3/12	\$389,000	\$399,000	3040	9	2012	Avg	6472	N	N	21212 SE 258TH PL
002	330386	0270	8/3/12	\$377,450	\$387,000	3040	9	2012	Avg	4500	N	N	21220 SE 258TH PL
002	330386	0150	6/17/10	\$412,221	\$381,000	3050	9	2010	Avg	7526	N	N	21205 SE 260TH ST
002	330386	0170	12/18/10	\$365,000	\$358,000	3060	9	2008	Avg	6553	N	N	25925 212TH AVE SE
002	330386	0370	1/30/12	\$375,950	\$389,000	3060	9	2011	Avg	7078	N	N	21304 SE 259TH ST
002	330386	0430	5/7/12	\$386,913	\$400,000	3060	9	2012	Avg	7389	N	N	21210 SE 259TH ST
002	330386	0650	3/12/10	\$357,000	\$316,000	3060	9	2007	Avg	6272	N	N	21252 SE 260TH ST
002	330386	0280	7/9/12	\$387,450	\$398,000	3070	9	2012	Avg	7919	N	N	21224 SE 258TH PL
002	330386	0460	7/9/12	\$383,450	\$394,000	3100	9	2011	Avg	5700	N	N	21226 SE 259TH ST
002	144272	0180	7/24/12	\$396,000	\$406,000	3120	9	1979	Avg	15200	N	N	25912 210TH AVE SE
002	330386	0240	6/5/12	\$387,368	\$399,000	3190	9	2012	Avg	6912	N	N	21208 258TH AVE NE
002	330386	0450	3/12/12	\$377,450	\$391,000	3190	9	2011	Avg	6000	N	N	21222 SE 259TH ST
002	330386	0500	1/11/12	\$369,950	\$383,000	3190	9	2011	Avg	5000	N	N	21223 SE 259TH ST
002	330386	0380	7/9/12	\$392,950	\$404,000	3220	9	2012	Avg	7195	N	N	25818 213TH AVE SE
002	144270	0260	8/26/10	\$560,000	\$531,000	3320	9	1976	VGood	17977	N	N	21114 SE 258TH ST

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Area 56
(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	025200	0515	6/1/12	\$599,950	\$619,000	2040	10	1999	Avg	18096	Y	Y	20906 SE 268TH ST
003	212206	9131	6/14/10	\$225,000	\$208,000	1100	5	1983	Good	17166	N	N	22414 SE 250TH PL
003	252530	0510	1/7/11	\$165,000	\$163,000	860	6	1977	Good	11340	N	N	23417 SE 267TH PL
003	252530	0600	9/6/12	\$170,000	\$173,000	860	6	1977	Good	6539	N	N	26755 234TH AVE SE
003	412700	0090	9/28/10	\$325,000	\$312,000	900	6	1952	Good	9473	Y	Y	25608 LAKE WILDERNESS LN
003	252530	0500	3/11/10	\$210,000	\$186,000	1120	6	1978	Good	10209	N	N	23409 SE 267TH PL
003	202206	9146	2/21/12	\$312,000	\$323,000	1150	6	1984	Good	217800	N	N	24610 208TH AVE SE
003	252530	0320	9/8/12	\$203,500	\$208,000	1160	6	1969	Good	11223	N	N	26506 234TH CT SE
003	252531	0230	8/5/12	\$233,200	\$239,000	1190	6	1981	VGood	14190	N	N	23208 SE 267TH PL
003	412700	0125	8/25/10	\$284,999	\$270,000	1360	6	1954	Good	11849	Y	Y	25624 LAKE WILDERNESS LN
003	252530	0040	8/19/11	\$167,500	\$172,000	1400	6	1975	Good	10197	N	N	23403 SE 267TH ST
003	252530	0050	2/17/11	\$175,000	\$174,000	1400	6	1976	Good	10098	N	N	23415 SE 267TH ST
003	212206	9082	10/22/12	\$175,000	\$177,000	850	7	1968	Avg	15899	N	N	21240 SE 248TH ST
003	252531	0080	5/18/10	\$256,000	\$233,000	1060	7	1980	Good	9545	N	N	23404 SE 264TH ST
003	252531	0300	4/28/11	\$193,000	\$195,000	1060	7	1981	Good	11567	N	N	23209 SE 267TH PL
003	252531	0540	12/5/11	\$216,000	\$223,000	1130	7	1981	Avg	9660	N	N	23317 SE 264TH ST
003	252531	0310	7/20/11	\$215,000	\$220,000	1160	7	1980	Good	12600	N	N	26707 233RD CT SE
003	252531	0400	10/5/11	\$210,000	\$217,000	1160	7	1980	Avg	12444	N	N	23301 SE 266TH ST
003	940655	0070	3/2/10	\$249,950	\$220,000	1210	7	1994	Avg	9905	N	N	26418 227TH CT SE
003	940655	0150	11/6/12	\$239,950	\$243,000	1300	7	1993	Avg	10326	N	N	22758 SE 264TH PL
003	940655	0200	12/10/12	\$215,000	\$216,000	1300	7	1993	Avg	9492	N	N	22728 SE 264TH PL
003	212206	9043	10/31/12	\$245,000	\$248,000	1380	7	1977	Good	16985	N	N	21625 SE 248TH ST
003	940656	0140	6/26/12	\$205,000	\$211,000	1390	7	1996	Avg	8151	N	N	22725 SE 266TH ST
003	212206	9064	8/17/12	\$320,000	\$327,000	1400	7	1986	Avg	218000	N	N	21231 SE 248TH ST
003	541650	0210	8/10/12	\$217,500	\$223,000	1440	7	2005	Avg	4000	N	N	22540 SE 268TH PL

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Area 56
(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	541650	0430	9/22/10	\$220,000	\$211,000	1440	7	2005	Avg	3720	N	N	22537 SE 269TH PL
003	541650	0470	2/22/11	\$214,900	\$214,000	1440	7	2005	Avg	4049	N	N	22546 SE 269TH PL
003	252531	0350	8/21/12	\$224,900	\$230,000	1470	7	1980	Avg	12500	N	N	26708 233RD CT SE
003	202206	9122	7/31/12	\$190,000	\$195,000	1560	7	1976	Avg	40250	N	N	20524 SE 245TH PL
003	940655	0190	3/18/10	\$269,500	\$239,000	1560	7	1993	Avg	9500	N	N	22734 SE 264TH PL
003	940656	0090	8/16/12	\$264,000	\$270,000	1564	7	1996	Avg	8507	N	N	22765 SE 266TH ST
003	940656	0030	9/2/11	\$190,000	\$195,000	1580	7	1996	Avg	6000	N	N	22730 SE 266TH ST
003	940656	0180	10/20/11	\$195,000	\$201,000	1580	7	1996	Avg	8397	N	N	22719 SE 266TH ST
003	412380	0050	10/19/11	\$213,700	\$221,000	1600	7	1986	Avg	7202	N	N	25021 LAKE WILDERNESS COUNTRY C DR SE
003	252540	0040	5/11/11	\$220,000	\$223,000	1610	7	2005	Avg	6215	N	N	26809 233RD CT SE
003	212206	9071	7/27/12	\$203,000	\$208,000	1620	7	1978	Avg	16829	N	N	21725 SE 248TH ST
003	940652	0040	3/11/10	\$259,000	\$229,000	1646	7	1996	Avg	8479	N	N	26626 231ST PL SE
003	940652	0060	3/19/10	\$262,000	\$232,000	1646	7	1996	Avg	13317	N	N	26618 231ST PL SE
003	940652	1110	3/29/12	\$236,000	\$244,000	1646	7	1996	Avg	8887	N	N	26773 231ST PL SE
003	885694	0070	12/6/12	\$287,000	\$289,000	1650	7	2005	Avg	6004	N	N	26837 224TH AVE SE
003	940652	0160	4/6/10	\$292,000	\$261,000	1654	7	1996	Good	11464	N	N	26437 231ST PL SE
003	940652	0220	8/22/12	\$224,950	\$230,000	1654	7	1996	Avg	8489	N	N	26625 231ST PL SE
003	940652	0860	1/20/12	\$210,000	\$217,000	1654	7	1995	Avg	7025	N	N	26706 227TH AVE SE
003	940652	0990	12/3/12	\$230,100	\$231,000	1654	7	1996	Avg	20979	N	N	22919 SE 267TH PL
003	940652	1190	11/3/11	\$237,500	\$245,000	1654	7	1995	Avg	6666	N	N	26758 231ST PL SE
003	212206	9069	4/23/12	\$215,000	\$222,000	1660	7	1965	Good	16944	N	N	21805 SE 248TH ST
003	808165	0100	10/11/11	\$217,500	\$224,000	1710	7	1997	Avg	6929	N	N	26549 236TH PL SE
003	412380	0160	7/23/12	\$245,000	\$251,000	1750	7	1988	Avg	6496	N	N	22107 SE 251ST CT
003	252540	0010	8/17/11	\$216,000	\$222,000	1870	7	2004	Avg	5634	N	N	26828 233RD CT SE
003	379350	1260	8/6/12	\$215,000	\$220,000	1890	7	2002	Avg	8251	N	N	23416 SE 261ST CT

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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	541650	0260	8/4/11	\$215,000	\$220,000	1890	7	2005	Avg	3629	N	N	26811 225TH PL SE
003	541650	0350	12/26/12	\$216,500	\$217,000	1890	7	2005	Avg	4089	N	N	26847 225TH PL SE
003	541651	0370	8/4/10	\$259,950	\$245,000	1910	7	2006	Avg	5000	N	N	22838 SE 268TH PL
003	940652	0250	7/26/11	\$248,000	\$254,000	1975	7	1996	Avg	8189	N	N	23030 SE 267TH PL
003	940652	0450	6/16/10	\$260,000	\$240,000	1975	7	1997	Avg	11069	N	N	22847 SE 265TH PL
003	940652	0590	6/21/12	\$249,700	\$257,000	1975	7	1994	Avg	8811	N	N	22835 SE 264TH CT
003	940652	0740	4/9/10	\$299,950	\$269,000	1975	7	1995	Avg	8468	N	N	22911 SE 266TH ST
003	940652	0980	9/17/12	\$225,600	\$230,000	1975	7	1996	Avg	14347	N	N	26771 230TH PL SE
003	940652	1130	6/20/12	\$262,500	\$270,000	1975	7	1995	Avg	7810	N	N	26785 231ST PL SE
003	940652	1140	11/1/11	\$270,000	\$279,000	1975	7	1995	Avg	10197	N	N	26787 231ST PL SE
003	541650	0250	4/29/11	\$210,000	\$212,000	1980	7	2005	Avg	6652	N	N	26807 225TH PL SE
003	541650	0340	3/1/12	\$208,000	\$215,000	1980	7	2005	Avg	4000	N	N	26843 225TH PL SE
003	541650	0110	11/30/12	\$220,000	\$221,000	1990	7	2005	Avg	3800	N	N	26826 226TH PL SE
003	541651	0610	7/29/10	\$255,000	\$239,000	2010	7	2005	Avg	5060	N	N	22918 SE 269TH ST
003	541651	0770	5/28/10	\$240,000	\$220,000	2010	7	2005	Avg	5117	N	N	26800 230TH PL SE
003	541650	0100	6/28/12	\$200,000	\$206,000	2020	7	2005	Avg	3800	N	N	26830 226TH PL SE
003	541650	0560	9/27/10	\$252,500	\$242,000	2020	7	2005	Avg	3800	N	N	22535 SE 268TH PL
003	541651	0010	6/28/10	\$284,950	\$264,000	2020	7	2005	Avg	5376	N	N	22731 SE 269TH ST
003	202206	9192	3/14/12	\$340,500	\$352,000	2120	7	1988	Avg	63581	N	N	20225 SE 248TH ST
003	379350	0040	5/7/12	\$275,000	\$284,000	2130	7	2003	Avg	7157	N	N	23322 SE 262ND ST
003	379350	0400	5/30/12	\$292,000	\$301,000	2180	7	2002	Avg	6976	N	N	23235 SE 262ND CT
003	202206	9193	7/6/11	\$333,000	\$340,000	2360	7	1986	Good	54853	N	N	20307 SE 248TH ST
003	885694	0220	10/20/10	\$234,340	\$226,000	2460	7	2005	Avg	5000	N	N	26810 224TH AVE SE
003	379350	0770	8/26/10	\$329,950	\$313,000	2590	7	2003	Avg	12894	N	N	26316 235TH AVE SE
003	379350	1480	5/7/10	\$379,000	\$344,000	2590	7	2003	Avg	8219	N	N	25933 232ND CT SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	379350	0170	7/30/12	\$359,950	\$369,000	2610	7	2002	Avg	9758	N	N	26011 232ND PL SE
003	379350	1290	8/5/11	\$280,000	\$287,000	2610	7	2003	Avg	6919	N	N	23403 SE 260TH CT
003	542295	0070	3/18/11	\$282,000	\$283,000	2630	7	2006	Avg	5843	N	N	22822 SE 271ST PL
003	542295	0340	12/20/11	\$230,250	\$238,000	2630	7	2006	Avg	4011	N	N	22829 SE 271ST PL
003	379350	1430	9/16/11	\$330,000	\$340,000	2750	7	2003	Avg	17166	N	N	25911 232ND CT SE
003	379350	1450	8/29/11	\$380,000	\$391,000	3860	7	2003	Avg	6901	N	N	25919 232ND CT SE
003	379350	0140	2/9/11	\$367,000	\$365,000	4130	7	2002	Avg	9430	N	N	23314 SE 261ST CT
003	379350	1100	3/18/11	\$380,000	\$381,000	4130	7	2003	Avg	7999	N	N	23427 SE 262ND ST
003	212206	9117	12/8/11	\$319,000	\$330,000	1090	8	1977	Avg	57350	N	N	24811 214TH AVE SE
003	212206	9118	5/28/10	\$360,000	\$330,000	1380	8	1978	Good	57350	N	N	24821 214TH AVE SE
003	412380	0420	7/12/12	\$265,000	\$272,000	1550	8	1988	Avg	9445	N	N	22232 SE 250TH ST
003	412383	0300	7/3/12	\$258,000	\$265,000	1600	8	1991	Avg	8514	N	N	22619 SE 263RD PL
003	412384	0320	3/13/12	\$258,000	\$267,000	1670	8	1993	Avg	5565	N	N	25512 224TH CT SE
003	412382	0460	11/28/12	\$245,800	\$247,000	1700	8	1988	Avg	10063	N	N	25402 LAKE WILDERNESS COUNTRY C DR SE
003	412382	0020	6/22/11	\$270,000	\$275,000	1740	8	1987	Good	6900	N	N	25319 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0200	6/25/12	\$249,950	\$257,000	1740	8	1993	Avg	6820	N	N	25532 223RD CT SE
003	940671	0070	3/3/11	\$258,300	\$258,000	1830	8	2011	Avg	6368	N	N	22858 SE 263RD ST
003	412382	0320	5/31/11	\$350,000	\$356,000	1840	8	1990	Avg	7502	N	N	25612 LAKE WILDERNESS COUNTRY C DR SE
003	412381	0250	7/27/10	\$295,000	\$277,000	1880	8	1987	Avg	11298	N	N	25222 LAKE WILDERNESS COUNTRY C DR SE
003	541651	1230	10/19/10	\$240,000	\$232,000	1890	8	2010	Avg	4339	N	N	22803 SE 271ST PL
003	412383	0360	10/21/12	\$279,000	\$283,000	1940	8	1990	Avg	6501	N	N	26104 LAKE WILDERNESS COUNTRY C DR SE
003	412383	0090	1/21/10	\$379,000	\$326,000	1970	8	1990	Good	6969	N	N	25919 LAKE WILDERNESS COUNTRY C DR SE
003	940671	0090	6/14/11	\$288,200	\$294,000	1980	8	2011	Avg	9282	N	N	22884 SE 263RD ST
003	541651	0500	12/15/11	\$250,000	\$259,000	1990	8	2005	Avg	6258	N	N	26817 227TH PL SE
003	412384	0030	9/7/11	\$385,000	\$396,000	2000	8	1992	Avg	7284	N	N	22340 SE 255TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	940671	0040	8/11/11	\$260,945	\$268,000	2030	8	2011	Avg	6395	N	N	26428 228TH AVE SE
003	940671	0080	11/29/11	\$272,838	\$282,000	2030	8	2011	Avg	7897	N	N	22884 SE 263RD ST
003	412381	0070	4/7/11	\$350,000	\$352,000	2040	8	1987	Good	11349	N	N	25237 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0070	8/25/10	\$320,000	\$303,000	2110	8	1992	Avg	9302	N	N	22311 SE 255TH ST
003	412384	0170	6/21/12	\$323,000	\$332,000	2120	8	1991	Avg	7280	N	N	25533 223RD CT SE
003	412384	0350	5/31/12	\$348,500	\$359,000	2140	8	1990	Avg	7268	N	N	22568 SE 261ST ST
003	412700	0485	8/10/10	\$310,000	\$292,000	2150	8	1985	Good	20037	N	N	25739 W LAKE WILDERNESS DR SE
003	412381	0220	6/21/12	\$320,000	\$329,000	2190	8	1986	Avg	12033	N	N	25238 LAKE WILDERNESS COUNTRY C DR SE
003	940671	0110	3/14/12	\$277,900	\$288,000	2200	8	2011	Avg	6243	N	N	22831 SE 263RD ST
003	940671	0170	11/23/11	\$265,900	\$275,000	2200	8	2011	Avg	6435	N	N	22867 SE 263RD ST
003	940671	0200	12/8/11	\$288,150	\$298,000	2200	8	2011	Avg	5945	N	N	22885 SE 263RD ST
003	940671	0050	5/24/11	\$284,900	\$289,000	2210	8	2011	Avg	6100	N	N	22852 SE 263RD ST
003	940671	0140	9/9/11	\$300,000	\$309,000	2210	8	2011	Avg	6534	N	N	22855 SE 263RD ST
003	940671	0150	8/29/11	\$294,440	\$303,000	2210	8	2011	Avg	6235	N	N	22855 SE 263RD ST
003	940671	0190	10/31/11	\$307,755	\$318,000	2210	8	2011	Avg	5940	N	N	22879 SE 263RD ST
003	412384	0660	1/20/11	\$313,000	\$310,000	2220	8	1990	Avg	10358	N	N	22571 SE 261ST ST
003	212206	9005	10/7/11	\$301,000	\$310,000	2290	8	1988	Avg	94960	N	N	24230 218TH AVE SE
003	541650	0860	5/25/12	\$231,500	\$239,000	2300	8	2005	Avg	8843	N	N	27115 227TH PL SE
003	940653	0200	12/1/10	\$319,000	\$312,000	2400	8	2005	Avg	6537	N	N	26632 225TH AVE SE
003	940671	0010	7/8/11	\$288,965	\$295,000	2460	8	2011	Avg	6396	N	N	22856 SE 263RD ST
003	940671	0020	5/27/11	\$281,140	\$286,000	2460	8	2011	Avg	6448	N	N	26440 228TH AVE SE
003	940671	0030	8/15/11	\$277,900	\$285,000	2460	8	2011	Avg	6448	N	N	26434 228TH AVE SE
003	940671	0060	7/27/11	\$290,275	\$297,000	2460	8	2011	Avg	5604	N	N	22854 SE 263RD ST
003	940671	0100	1/9/12	\$306,930	\$318,000	2460	8	2011	Avg	9091	N	N	22894 SE 263RD ST
003	940671	0120	1/25/12	\$299,990	\$311,000	2460	8	2011	Avg	5049	N	N	22837 SE 263RD ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	940671	0130	3/1/12	\$264,900	\$274,000	2460	8	2011	Avg	5049	N	N	22843 SE 263RD ST
003	940671	0160	8/11/11	\$307,189	\$315,000	2460	8	2011	Avg	6781	N	N	22861 SE 263RD ST
003	940671	0180	12/13/11	\$284,900	\$295,000	2460	8	2011	Avg	5990	N	N	22873 SE 263RD ST
003	940671	0210	12/13/11	\$290,412	\$301,000	2460	8	2011	Avg	6235	N	N	22891 SE 263RD ST
003	940671	0220	5/12/11	\$312,393	\$317,000	2460	8	2011	Avg	7322	N	N	22897 SE 263RD ST
003	212206	9147	3/22/10	\$460,000	\$409,000	2560	8	1985	Good	57499	N	N	21512 SE 245TH ST
003	412384	0050	1/17/12	\$340,000	\$352,000	2570	8	1992	Avg	7859	N	N	22322 SE 255TH ST
003	541650	0780	1/25/10	\$280,950	\$242,000	2570	8	2005	Avg	4750	N	N	22619 SE 271ST ST
003	541651	0160	11/17/11	\$254,900	\$264,000	2570	8	2006	Avg	5000	N	N	22820 SE 269TH ST
003	541650	1100	6/22/11	\$257,500	\$263,000	2580	8	2005	Avg	4750	N	N	22628 SE 271ST ST
003	541651	0530	3/2/10	\$339,500	\$299,000	2580	8	2005	Avg	4818	N	N	26829 227TH PL SE
003	541651	0560	9/7/11	\$289,950	\$298,000	2580	8	2005	Avg	5972	N	N	26841 227TH PL SE
003	412384	0060	8/19/12	\$351,100	\$359,000	2630	8	1990	Avg	8924	N	N	22307 SE 255TH ST
003	412384	0090	5/28/10	\$400,000	\$366,000	2630	8	1990	Good	7678	N	N	22319 SE 255TH ST
003	412383	0340	9/7/10	\$350,000	\$333,000	2640	8	1991	Avg	7003	N	N	26116 LAKE WILDERNESS COUNTRY C DR SE
003	347050	0050	7/13/12	\$250,000	\$257,000	2820	8	2005	Avg	5250	N	N	26028 231ST PL SE
003	541650	0880	5/25/11	\$279,900	\$284,000	3000	8	2005	Avg	5021	N	N	27127 227TH PL SE
003	541651	0240	1/18/12	\$255,000	\$264,000	3000	8	2005	Avg	5311	N	N	22217 SE 268TH PL
003	541651	0490	2/14/12	\$284,900	\$295,000	3000	8	2005	Avg	5470	N	N	22702 SE 268TH PL
003	541651	0520	5/3/12	\$286,000	\$295,000	3000	8	2005	Avg	4756	N	N	26825 227TH PL SE
003	347050	0010	3/13/12	\$330,000	\$342,000	3300	8	2005	Avg	5206	N	N	26052 231ST PL SE
003	940670	0070	7/26/11	\$319,000	\$327,000	2483	9	2004	Avg	6844	N	N	23043 SE 263RD ST
003	178620	0110	10/2/12	\$389,900	\$396,000	2580	9	2003	Avg	9957	N	N	22723 SE 263RD CT
003	541651	1020	8/31/10	\$374,950	\$356,000	2610	9	2006	Avg	5692	N	N	22821 SE 270TH ST
003	412700	0285	7/29/12	\$428,000	\$439,000	2680	9	1990	Avg	27268	N	N	25706 226TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	541650	1040	11/4/10	\$349,950	\$339,000	2750	9	2005	Avg	4750	N	N	22621 SE 270TH PL
003	940670	0120	7/28/10	\$339,950	\$319,000	2750	9	2005	Avg	7422	N	N	26312 230TH CT SE
003	541650	0010	12/18/12	\$275,000	\$276,000	2800	9	2005	Avg	5030	N	N	2650 SE 270TH PL
003	940670	0190	1/27/11	\$319,000	\$316,000	2830	9	2005	Avg	8523	N	N	23018 SE 263RD ST
003	412700	0380	12/20/11	\$450,000	\$466,000	2840	9	2006	Avg	25889	Y	N	23043 SE LAKE WILDERNESS DR S
003	940651	0080	2/16/11	\$475,000	\$473,000	2920	9	1997	Avg	24572	N	N	24514 214TH AVE SE
003	541651	1110	1/6/11	\$310,000	\$306,000	2960	9	2006	Avg	5361	N	N	22818 SE 270TH ST
003	541651	1180	12/23/11	\$300,000	\$311,000	2960	9	2006	Avg	5000	N	N	27025 228TH PL SE
003	412700	0100	11/15/10	\$501,000	\$488,000	3090	9	1998	Avg	10926	Y	Y	25612 LAKE WILDERNESS LN
003	541650	0890	3/22/12	\$311,000	\$322,000	3190	9	2005	Avg	5853	N	N	27121 227TH PL SE
003	541651	0930	12/15/12	\$378,500	\$380,000	3190	9	2006	Avg	4995	N	N	26924 229TH PL SE
003	541651	1130	8/15/12	\$315,000	\$322,000	3190	9	2006	Avg	5307	N	N	22808 SE 270TH ST
003	541651	1200	11/19/12	\$305,000	\$308,000	3190	9	2006	Avg	5000	N	N	27035 228TH PL SE
003	412700	0376	12/8/11	\$465,000	\$481,000	3170	10	2006	Avg	13798	Y	N	23059 SE LAKE WILDERNESS DR S
004	666120	0290	6/1/10	\$212,500	\$195,000	1030	7	1995	Avg	2850	N	N	22752 SE 242ND PL
004	666120	0370	9/20/11	\$146,500	\$151,000	1030	7	1995	Avg	3000	N	N	22750 SE 242ND ST
004	940760	0100	1/9/12	\$149,950	\$155,000	1060	7	1987	Avg	6054	N	N	21809 SE 237TH ST
004	070570	0970	7/28/10	\$225,000	\$211,000	1230	7	1994	Avg	9717	N	N	24501 234TH WAY SE
004	885695	0010	10/1/12	\$249,500	\$254,000	1260	7	1994	Avg	10201	N	N	24322 234TH WAY SE
004	885696	0490	5/9/11	\$236,000	\$239,000	1260	7	1995	Avg	8683	N	N	23934 232ND PL SE
004	511326	0500	11/18/12	\$180,000	\$182,000	1280	7	1992	Avg	6444	N	N	21816 SE 239TH ST
004	511326	0200	8/28/12	\$197,200	\$201,000	1300	7	1991	Avg	9017	N	N	21914 SE 239TH ST
004	511326	0350	8/19/11	\$243,500	\$250,000	1300	7	1991	Avg	7320	N	N	21615 SE 238TH ST
004	954284	0750	4/7/11	\$201,995	\$203,000	1300	7	2011	Avg	3780	N	N	24059 SE 262ND ST
004	954284	0780	5/14/11	\$204,475	\$207,000	1300	7	2011	Avg	3780	N	N	24041 SE 262ND ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	954284	0820	8/11/11	\$204,255	\$210,000	1300	7	2011	Avg	3780	N	N	24036 SE 262ND PL
004	954284	0850	8/11/11	\$201,965	\$207,000	1300	7	2011	Avg	3570	N	N	24054 SE 262ND PL
004	070571	0170	9/28/11	\$185,000	\$191,000	1310	7	1995	Avg	7328	N	N	23412 SE 247TH CT
004	511615	0040	3/9/11	\$236,500	\$237,000	1320	7	1996	Avg	5641	N	N	21651 SE 239TH PL
004	511615	0100	5/19/11	\$250,000	\$254,000	1340	7	1996	Avg	7122	N	N	21664 SE 239TH PL
004	511615	0120	7/26/10	\$230,000	\$216,000	1340	7	1996	Avg	6108	N	N	21658 SE 239TH PL
004	666120	0030	11/28/11	\$164,900	\$171,000	1340	7	1995	Avg	5054	N	N	22787 SE 242ND PL
004	666120	0080	3/3/10	\$230,500	\$203,000	1340	7	1995	Avg	3011	N	N	22767 SE 242ND PL
004	666120	0130	2/6/12	\$155,000	\$161,000	1340	7	1995	Avg	3000	N	N	22747 SE 242ND PL
004	666120	0430	10/19/11	\$185,000	\$191,000	1340	7	1996	Avg	3272	N	N	22774 SE 242ND ST
004	940760	0200	3/19/12	\$182,000	\$188,000	1350	7	1987	Avg	6957	N	N	21822 SE 237TH ST
004	954283	0670	12/12/11	\$224,995	\$233,000	1400	7	2011	Avg	3915	N	N	24228 SE 263RD PL
004	954284	0250	6/9/11	\$217,995	\$222,000	1400	7	2011	Avg	4548	N	N	24022 SE 262ND ST
004	667900	0320	4/29/10	\$245,000	\$222,000	1430	7	2002	Avg	4251	N	N	23524 SE 243RD PL
004	885696	0380	12/14/10	\$263,000	\$258,000	1440	7	1995	Avg	9727	N	N	23225 SE 241ST CT
004	954284	0740	4/7/11	\$217,995	\$220,000	1440	7	2011	Avg	3570	N	N	24065 SE 262ND ST
004	954284	0790	6/3/11	\$218,365	\$222,000	1440	7	2011	Avg	3780	N	N	24035 SE 262ND ST
004	954284	0830	9/7/11	\$220,737	\$227,000	1440	7	2011	Avg	3780	N	N	24042 SE 262ND PL
004	954284	0860	9/7/11	\$217,995	\$224,000	1440	7	2011	Avg	3780	N	N	24060 SE 262ND PL
004	954283	0550	5/9/11	\$239,995	\$243,000	1450	7	2011	Avg	4000	N	N	24223 SE 263RD PL
004	954283	0600	5/1/12	\$240,179	\$248,000	1450	7	2011	Avg	4106	N	N	24203 SE 263RD PL
004	954283	0640	2/10/10	\$249,995	\$218,000	1450	7	2010	Avg	3910	N	N	24216 SE 263RD PL
004	954283	0680	2/2/12	\$234,995	\$243,000	1450	7	2011	Avg	3818	N	N	24232 SE 263RD PL
004	954284	0100	3/29/11	\$249,995	\$251,000	1450	7	2010	Avg	3610	N	N	26232 241ST PL SE
004	954284	0120	10/20/10	\$249,995	\$241,000	1450	7	2010	Avg	4050	N	N	26220 241ST PL SE

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Area 56
(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	954284	0160	7/26/12	\$234,995	\$241,000	1450	7	2011	Avg	4419	N	N	24076 SE 262ND ST
004	954284	0240	3/8/11	\$239,995	\$240,000	1450	7	2011	Avg	4406	N	N	24028 SE 262ND ST
004	954284	0270	12/6/11	\$219,995	\$228,000	1450	7	2011	Avg	3449	N	N	24008 SE 262ND ST
004	954284	0290	11/3/11	\$221,596	\$229,000	1450	7	2011	Avg	4626	N	N	26209 240TH AVE SE
004	954284	0340	3/17/10	\$245,995	\$218,000	1450	7	2010	Avg	4040	N	N	26239 240TH AVE SE
004	954284	0450	6/7/11	\$229,995	\$234,000	1450	7	2011	Avg	4694	N	N	24033 SE 263RD PL
004	954284	0510	5/10/10	\$261,763	\$238,000	1450	7	2010	Avg	4194	N	N	24069 SE 263RD PL
004	954284	0540	4/16/10	\$249,995	\$225,000	1450	7	2010	Avg	3770	N	N	24087 SE 263RD PL
004	954284	0840	9/7/11	\$243,965	\$251,000	1450	7	2011	Avg	4200	N	N	24048 SE 262ND PL
004	940715	0190	4/25/11	\$223,950	\$226,000	1460	7	1996	Avg	7980	N	N	24230 SE 261ST PL
004	414245	0170	8/2/10	\$255,000	\$240,000	1520	7	2004	Avg	3606	N	N	22455 SE 244TH ST
004	885697	0230	11/6/12	\$230,000	\$233,000	1520	7	2001	Avg	3071	N	N	22915 SE 241ST PL
004	070570	0020	12/20/12	\$262,500	\$263,000	1540	7	1994	Good	7737	N	N	23408 SE 244TH CT
004	940645	0130	4/21/11	\$257,000	\$259,000	1557	7	1998	Good	9563	N	N	23801 216TH PL SE
004	414245	0320	1/29/12	\$215,000	\$223,000	1560	7	2004	Avg	4237	N	N	24316 226TH AVE SE
004	667900	0130	9/27/10	\$259,500	\$249,000	1560	7	2002	Avg	4244	N	N	23523 SE 243RD PL
004	667900	0270	12/4/12	\$194,800	\$196,000	1560	7	2002	Avg	4266	N	N	23504 SE 243RD PL
004	667900	1360	3/26/10	\$279,950	\$249,000	1560	7	2002	Avg	6974	N	N	23727 243RD CT SE
004	667900	1360	7/23/12	\$221,000	\$227,000	1560	7	2002	Avg	6974	N	N	23727 243RD CT SE
004	885697	0150	12/16/10	\$265,000	\$260,000	1560	7	2000	Avg	4439	N	N	22828 SE 240TH PL
004	885697	0160	10/8/12	\$230,000	\$234,000	1560	7	2000	Avg	3695	N	N	22829 SE 240TH PL
004	885697	0300	9/14/12	\$280,000	\$285,000	1560	7	2001	Avg	4335	N	N	22933 SE 241ST PL
004	885697	1090	6/21/12	\$235,000	\$242,000	1560	7	2001	Avg	3327	N	N	24105 230TH AVE SE
004	954283	0730	1/6/12	\$224,995	\$233,000	1560	7	2011	Avg	3802	N	N	24233 SE 262ND PL
004	954283	0140	10/14/11	\$233,183	\$241,000	1580	7	2011	Avg	3610	N	N	26133 242ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	954283	0160	4/4/12	\$230,145	\$238,000	1580	7	2011	Avg	3632	N	N	26123 242ND AVE SE
004	954283	0190	11/8/11	\$224,995	\$233,000	1580	7	2011	Avg	2720	N	N	26136 242ND AVE SE
004	954283	0560	5/11/11	\$224,995	\$228,000	1580	7	2011	Avg	3400	N	N	24219 SE 263RD PL
004	954284	0080	5/16/11	\$224,995	\$228,000	1580	7	2011	Avg	3230	N	N	26244 241ST PL SE
004	954284	0760	7/10/11	\$224,995	\$230,000	1580	7	2011	Avg	3570	N	N	24053 SE 262ND ST
004	954284	0810	7/20/11	\$241,010	\$247,000	1580	7	2011	Avg	4462	N	N	24030 SE 262ND PL
004	954284	0870	8/8/11	\$230,991	\$237,000	1580	7	2011	Avg	3570	N	N	24066 SE 262ND PL
004	414245	0040	11/4/10	\$235,000	\$228,000	1610	7	2004	Avg	5024	N	N	22407 SE 244TH ST
004	954283	0510	3/8/10	\$255,995	\$226,000	1610	7	2010	Avg	4002	N	N	24239 SE 263RD PL
004	954283	0510	5/9/12	\$241,400	\$249,000	1610	7	2010	Avg	4002	N	N	24239 SE 263RD PL
004	954283	0580	6/17/10	\$257,500	\$238,000	1610	7	2010	Avg	4000	N	N	24211 SE 263RD PL
004	954283	0650	1/21/10	\$263,620	\$227,000	1610	7	2010	Avg	3912	N	N	24220 SE 263RD PL
004	954284	0130	11/5/10	\$259,995	\$252,000	1610	7	2011	Avg	4032	N	N	26214 241ST PL SE
004	954284	0230	12/7/10	\$260,659	\$255,000	1610	7	2011	Avg	4380	N	N	24034 SE 262ND ST
004	954284	0280	9/19/11	\$231,082	\$238,000	1610	7	2011	Avg	4457	N	N	24002 SE 262ND ST
004	954284	0330	3/22/10	\$255,995	\$227,000	1610	7	2010	Avg	4040	N	N	26233 240TH AVE SE
004	954284	0500	5/17/10	\$259,995	\$237,000	1610	7	2010	Avg	4190	N	N	24063 SE 263RD PL
004	954284	0530	4/12/10	\$255,995	\$230,000	1610	7	2010	Avg	4049	N	N	24081 SE 263RD PL
004	954284	0730	8/3/10	\$259,995	\$245,000	1610	7	2010	Avg	3560	N	N	26225 241ST PL SE
004	954284	0770	9/19/11	\$244,995	\$252,000	1610	7	2011	Avg	4200	N	N	24047 SE 262ND ST
004	885696	0510	3/19/10	\$273,200	\$242,000	1630	7	1995	Avg	8800	N	N	23922 232ND PL SE
004	070570	0230	12/2/11	\$220,000	\$228,000	1660	7	1994	Good	7776	N	N	24421 236TH CT SE
004	070570	0550	5/9/12	\$208,500	\$215,000	1660	7	1995	Avg	8926	N	N	23843 SE 246TH ST
004	667900	0820	8/25/10	\$255,000	\$242,000	1660	7	2004	Avg	4755	N	N	23428 SE 240TH PL
004	954283	0150	5/7/12	\$258,679	\$267,000	1660	7	2011	Avg	3970	N	N	26127 242ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	954283	0210	4/5/12	\$249,995	\$259,000	1660	7	2011	Avg	3200	N	N	26144 242ND AVE SE
004	667900	0040	4/11/11	\$224,950	\$227,000	1670	7	2003	Avg	4412	N	N	23703 SE 243RD PL
004	667900	0810	5/1/12	\$215,000	\$222,000	1680	7	2003	Avg	6341	N	N	23424 SE 240TH PL
004	070571	0640	8/15/11	\$220,000	\$226,000	1700	7	1996	Avg	7000	N	N	23719 SE 248TH ST
004	070573	0330	5/23/12	\$206,000	\$213,000	1700	7	2000	Avg	5979	N	N	23806 SE 249TH ST
004	156593	0030	6/22/10	\$273,000	\$253,000	1720	7	2010	Avg	3835	N	N	24018 221ST LN SE
004	156593	0040	6/22/10	\$246,000	\$228,000	1720	7	2010	Avg	3848	N	N	24022 221ST LN SE
004	365480	0200	11/16/12	\$196,000	\$198,000	1720	7	1993	Avg	6271	N	N	23617 219TH PL SE
004	070573	0280	12/5/11	\$255,000	\$264,000	1740	7	1999	Avg	5267	N	N	23836 SE 249TH ST
004	156593	0010	9/27/11	\$234,000	\$241,000	1740	7	2011	Avg	4072	N	N	24010 221ST LN SE
004	156593	0020	10/11/11	\$235,000	\$242,000	1740	7	2011	Avg	3835	N	N	24014 221ST LN SE
004	954284	0010	5/24/10	\$269,995	\$247,000	1760	7	2010	Avg	5173	N	N	24093 SE 263RD PL
004	954284	0070	7/19/11	\$249,995	\$256,000	1760	7	2011	Avg	4140	N	N	26250 241ST PL SE
004	954284	0200	5/9/11	\$249,995	\$253,000	1760	7	2011	Avg	4380	N	N	24052 SE 262ND ST
004	954284	0260	9/22/11	\$249,995	\$258,000	1760	7	2011	Avg	3639	N	N	24028 SE 262ND ST
004	954284	0320	6/10/10	\$279,657	\$257,000	1760	7	2010	Avg	4040	N	N	26227 240TH AVE SE
004	954284	0520	6/10/10	\$272,995	\$251,000	1760	7	2010	Avg	4442	N	N	24075 SE 263RD PL
004	954284	0720	8/2/10	\$272,995	\$257,000	1760	7	2010	Avg	3400	N	N	26231 241ST PL SE
004	156593	0070	12/7/11	\$249,950	\$259,000	1780	7	2011	Avg	4650	N	N	24034 221ST LN SE
004	954283	0300	6/23/10	\$245,000	\$227,000	1780	7	2006	Avg	3559	N	N	26134 242ND CT SE
004	414245	0300	8/12/10	\$309,000	\$292,000	1790	7	2004	Avg	5095	N	N	24322 226TH AVE SE
004	885695	0250	7/2/10	\$301,000	\$280,000	1810	7	1994	Avg	9492	N	N	24227 232ND PL SE
004	885695	0480	10/16/12	\$242,050	\$246,000	1810	7	1994	Avg	9269	N	N	23353 SE 243RD PL
004	885697	0520	9/28/11	\$277,750	\$286,000	1830	7	2000	Avg	5994	N	N	24211 231ST PL SE
004	954283	0130	3/2/12	\$254,995	\$264,000	1830	7	2011	Avg	3800	N	N	26137 242ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	954283	0520	4/20/10	\$272,995	\$246,000	1830	7	2010	Avg	4000	N	N	24235 SE 263RD PL
004	954283	0570	7/10/11	\$249,995	\$256,000	1830	7	2011	Avg	4000	N	N	26250 241ST PL SE
004	954283	0660	1/17/12	\$247,500	\$256,000	1830	7	2011	Avg	3913	N	N	24224 SE 263RD PL
004	885697	0450	3/9/12	\$237,500	\$246,000	1850	7	2001	Avg	4924	N	N	24210 231ST AVE SE
004	667900	0540	6/3/11	\$249,950	\$254,000	1860	7	2003	Avg	4879	N	N	23425 SE 243RD ST
004	667900	0560	12/21/10	\$250,000	\$246,000	1860	7	2003	Avg	6359	N	N	23420 SE 243RD ST
004	885696	0110	6/14/11	\$272,000	\$277,000	1860	7	1994	Avg	7728	N	N	23420 SE 239TH CT
004	940659	0130	6/14/10	\$265,654	\$245,000	1870	7	2009	Avg	3881	N	N	24235 229TH AVE SE
004	940659	0230	2/25/10	\$254,950	\$224,000	1870	7	2009	Avg	4820	N	N	24214 229TH AVE SE
004	954283	0430	10/7/11	\$219,900	\$227,000	1880	7	2007	Avg	4200	N	N	26214 243RD PL SE
004	954283	0610	9/6/12	\$239,950	\$245,000	1880	7	2006	Avg	4259	N	N	24204 SE 263RD PL
004	414245	0030	10/5/12	\$200,000	\$203,000	1890	7	2004	Avg	3953	N	N	22405 SE 244TH ST
004	070571	0120	3/30/11	\$257,000	\$258,000	1950	7	1996	Avg	7291	N	N	23429 SE 246TH PL
004	070571	0150	8/23/11	\$227,500	\$234,000	1950	7	1996	Avg	7339	N	N	23405 SE 246TH PL
004	954283	0530	6/9/10	\$274,995	\$253,000	1950	7	2010	Avg	4000	N	N	24231 SE 263RD PL
004	954284	0040	2/8/10	\$295,995	\$257,000	1950	7	2010	Avg	4275	N	N	26268 241ST PL SE
004	954284	0150	9/19/11	\$280,758	\$289,000	1950	7	2011	Avg	5250	N	N	26202 241ST PL SE
004	954284	0190	9/7/11	\$279,995	\$288,000	1950	7	2011	Avg	4927	N	N	24058 SE 262ND ST
004	954284	0310	7/16/10	\$282,195	\$264,000	1950	7	2010	Avg	4059	N	N	26221 240TH AVE SE
004	954284	0480	6/25/10	\$279,995	\$259,000	1950	7	2010	Avg	4187	N	N	24051 SE 263RD PL
004	954284	0630	6/10/10	\$284,995	\$262,000	1950	7	2010	Avg	3600	N	N	24038 SE 263RD PL
004	954284	0690	6/10/10	\$284,995	\$262,000	1950	7	2010	Avg	3692	N	N	26249 241ST PL SE
004	954283	0200	10/20/11	\$226,000	\$233,000	1960	7	2011	Avg	3200	N	N	26140 242ND AVE SE
004	954284	0140	12/14/11	\$224,995	\$233,000	1960	7	2011	Avg	3216	N	N	26208 241ST PL SE
004	511326	0370	12/3/12	\$261,000	\$263,000	1980	7	1991	Avg	6575	N	N	21627 SE 238TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	414245	0430	5/12/10	\$269,950	\$245,000	1990	7	2004	Avg	4103	N	N	22428 SE 243RD ST
004	414245	0600	12/27/11	\$200,000	\$207,000	1990	7	2004	Avg	3600	N	N	22452 SE 244TH ST
004	511615	0010	10/12/12	\$264,950	\$269,000	2000	7	1995	Avg	5641	N	N	21639 SE 239TH PL
004	954283	0030	12/21/11	\$220,200	\$228,000	2000	7	2008	Avg	3600	N	N	26301 242ND AVE SE
004	070570	0090	9/14/10	\$309,000	\$295,000	2010	7	1993	Good	7700	N	N	24454 234TH WAY SE
004	070570	0250	4/22/11	\$230,000	\$232,000	2010	7	1994	Avg	7296	N	N	24432 236TH CT SE
004	070570	0260	6/1/10	\$297,500	\$273,000	2010	7	1994	Avg	8642	N	N	24438 236TH CT SE
004	070570	0810	5/12/11	\$240,000	\$243,000	2010	7	1994	Avg	8116	N	N	23722 SE 246TH ST
004	070570	0910	9/15/11	\$240,000	\$247,000	2010	7	1993	Avg	7036	N	N	23423 SE 245TH ST
004	070570	0010	4/20/10	\$320,000	\$288,000	2020	7	1997	Avg	9699	N	N	23404 SE 244TH CT
004	885697	0670	12/24/12	\$249,950	\$250,000	2020	7	2001	Avg	5703	N	N	24112 231ST PL SE
004	885697	0790	1/28/11	\$272,500	\$270,000	2020	7	2001	Avg	5700	N	N	24109 231ST PL SE
004	954283	0080	5/29/12	\$281,039	\$290,000	2020	7	2012	Avg	3915	N	N	26205 242ND AVE SE
004	954283	0690	3/11/12	\$278,640	\$288,000	2020	7	2012	Avg	4183	N	N	26225 243RD PL SE
004	954283	0760	7/18/12	\$275,910	\$283,000	2020	7	2012	Avg	3900	N	N	24221 SE 262ND PL
004	511615	0050	5/23/12	\$249,950	\$258,000	2050	7	1996	Avg	5641	N	N	21655 SE 239TH PL
004	954283	0330	6/18/12	\$245,000	\$252,000	2140	7	2007	Avg	3548	N	N	26152 242ND CT SE
004	954283	0050	8/3/12	\$284,995	\$292,000	2150	7	2010	Avg	3600	N	N	26217 242ND AVE SE
004	954283	0540	3/12/10	\$304,995	\$270,000	2150	7	2010	Avg	4000	N	N	24227 SE 263RD PL
004	954283	0700	4/12/12	\$289,575	\$299,000	2150	7	2011	Avg	4500	N	N	26219 243RD PL SE
004	954283	0750	7/18/12	\$277,000	\$284,000	2150	7	2011	Avg	3900	N	N	24225 SE 262ND PL
004	954283	0780	2/3/12	\$285,830	\$296,000	2150	7	2011	Avg	3900	N	N	24213 SE 262ND PL
004	954284	0050	2/11/10	\$304,995	\$266,000	2150	7	2010	Avg	4275	N	N	26262 241ST PL SE
004	954284	0090	7/1/10	\$294,995	\$274,000	2150	7	2010	Avg	3800	N	N	26238 241ST PL SE
004	954284	0220	2/17/11	\$279,995	\$279,000	2150	7	2011	Avg	4927	N	N	24040 SE 262ND ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	954284	0460	2/11/11	\$279,995	\$279,000	2150	7	2010	Avg	4184	N	N	24039 SE 263RD PL
004	954284	0650	11/30/10	\$288,343	\$282,000	2150	7	2010	Avg	3600	N	N	24050 SE 263RD PL
004	070570	0650	6/1/10	\$330,000	\$303,000	2170	7	1995	Avg	8378	N	N	23840 SE 247TH PL
004	070570	0660	10/3/12	\$281,000	\$286,000	2170	7	1995	Avg	7094	N	N	23846 SE 247TH PL
004	070573	0030	1/25/11	\$267,000	\$265,000	2180	7	1999	Avg	5000	N	N	23819 SE 249TH ST
004	070573	0240	11/28/12	\$265,000	\$267,000	2180	7	1999	Avg	5168	N	N	24815 239TH CT SE
004	667900	1440	11/30/11	\$235,000	\$243,000	2180	7	2004	Avg	5250	N	N	24222 237TH WAY SE
004	885697	0620	5/9/11	\$258,000	\$261,000	2180	7	2000	Avg	5705	N	N	24206 231ST PL SE
004	885697	0870	1/4/10	\$335,000	\$286,000	2180	7	2002	Avg	5700	N	N	24026 231ST AVE SE
004	070571	0110	7/7/11	\$298,000	\$304,000	2190	7	1996	Avg	7880	N	N	23435 SE 246TH PL
004	070571	0240	11/5/10	\$299,950	\$291,000	2190	7	1995	Avg	8009	N	N	23433 SE 247TH CT
004	070571	0530	9/28/10	\$315,000	\$302,000	2190	7	1996	Avg	7061	N	N	23834 SE 248TH ST
004	070571	0620	8/22/12	\$300,000	\$307,000	2200	7	1996	Avg	7000	N	N	23735 SE 248TH ST
004	667900	0120	6/24/11	\$281,000	\$287,000	2200	7	2002	Avg	4550	N	N	23527 SE 243RD PL
004	940659	0200	7/7/10	\$250,000	\$233,000	2200	7	2009	Avg	4166	N	N	24214 229TH AVE SE
004	940659	0220	3/9/10	\$275,950	\$244,000	2200	7	2009	Avg	3653	N	N	24222 229TH AVE SE
004	885697	0700	3/16/11	\$290,000	\$291,000	2250	7	2001	Avg	6032	N	N	24030 231ST PL SE
004	954283	0180	3/19/12	\$286,995	\$297,000	2290	7	2011	Avg	3680	N	N	26132 242ND AVE SE
004	954283	0040	9/5/12	\$294,580	\$301,000	2300	7	2009	Avg	3600	N	N	26221 242ND AVE SE
004	954283	0070	7/9/12	\$289,995	\$298,000	2300	7	2011	Avg	3600	N	N	26209 242ND AVE SE
004	954283	0590	8/6/12	\$305,699	\$313,000	2300	7	2009	Avg	4000	N	N	24207 SE 263RD PL
004	954283	0770	7/5/12	\$289,995	\$298,000	2300	7	2011	Avg	3900	N	N	24217 SE 262ND PL
004	954283	0710	6/5/12	\$294,000	\$303,000	2320	7	2011	Avg	4500	N	N	26215 243RD PL SE
004	954284	0020	6/9/10	\$306,995	\$283,000	2320	7	2010	Avg	4736	N	N	26280 241ST PL SE
004	954284	0060	2/11/10	\$318,995	\$278,000	2320	7	2010	Avg	4142	N	N	26256 241ST PL SE

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Area 56
(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	954284	0110	7/2/10	\$314,995	\$293,000	2320	7	2010	Avg	3823	N	N	26226 241ST PL SE
004	954284	0180	12/9/10	\$305,000	\$299,000	2320	7	2011	Avg	4927	N	N	24064 SE 262ND ST
004	954284	0300	9/10/10	\$303,985	\$290,000	2320	7	2010	Avg	4425	N	N	26215 240TH AVE SE
004	954284	0470	6/10/10	\$324,378	\$299,000	2320	7	2010	Avg	4186	N	N	24045 SE 263RD PL
004	954284	0660	10/21/10	\$294,827	\$285,000	2320	7	2010	Avg	3600	N	N	24056 SE 263RD PL
004	954284	0710	10/21/10	\$298,591	\$288,000	2320	7	2010	Avg	3400	N	N	26237 241ST PL SE
004	954284	0800	9/26/11	\$300,920	\$310,000	2320	7	2011	Avg	5771	N	N	24029 SE 262ND ST
004	954284	0030	2/9/10	\$324,995	\$283,000	2420	7	2010	Avg	4307	N	N	26274 241ST PL SE
004	954284	0170	6/9/11	\$289,995	\$295,000	2420	7	2011	Avg	4395	N	N	24070 SE 262ND ST
004	954284	0210	12/14/10	\$300,000	\$294,000	2420	7	2011	Avg	5475	N	N	24046 SE 262ND ST
004	954284	0490	4/8/11	\$299,595	\$302,000	2420	7	2010	Avg	4189	N	N	24057 SE 263RD PL
004	954284	0640	6/5/10	\$309,995	\$285,000	2420	7	2010	Avg	3600	N	N	24044 SE 263RD PL
004	954284	0700	10/19/10	\$299,995	\$290,000	2420	7	2010	Avg	3400	N	N	26243 241ST PL SE
004	940659	0160	7/28/10	\$279,808	\$263,000	2440	7	2010	Avg	3600	N	N	24227 229TH AVE SE
004	940659	0180	6/22/10	\$279,657	\$259,000	2440	7	2010	Avg	4069	N	N	24219 229TH AVE SE
004	940659	0210	1/11/10	\$270,750	\$232,000	2440	7	2009	Avg	3829	N	N	24219 229TH AVE SE
004	940659	0260	7/22/10	\$269,950	\$253,000	2440	7	2010	Avg	4502	N	N	24238 229TH AVE SE
004	954283	0060	10/16/12	\$289,995	\$294,000	2460	7	2012	Avg	3600	N	N	26213 242ND AVE SE
004	667900	0960	6/23/10	\$332,000	\$307,000	2500	7	2003	Avg	5264	N	N	24131 236TH AVE SE
004	070573	0190	8/17/12	\$277,000	\$283,000	2510	7	1999	Avg	5125	N	N	24824 239TH CT SE
004	954283	0110	1/24/12	\$238,000	\$246,000	2550	7	2007	Avg	3800	N	N	26145 242ND AVE SE
004	954283	0010	8/3/10	\$310,000	\$292,000	2680	7	2008	Avg	4739	N	N	26311 242ND AVE SE
004	667900	1380	4/2/10	\$360,000	\$321,000	2700	7	2002	Avg	7522	N	N	24314 237TH WAY SE
004	954283	0170	6/8/10	\$358,303	\$330,000	2710	7	2010	Avg	5032	N	N	26119 242ND AVE SE
004	667900	1480	2/26/10	\$350,000	\$307,000	2730	7	2003	Avg	6300	N	N	24213 237TH WAY SE

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Area 56
(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	412400	0140	8/25/10	\$253,000	\$240,000	1190	8	1987	Avg	15010	N	N	24408 222ND AVE SE
004	328801	0060	10/22/10	\$275,200	\$266,000	1260	8	1996	Avg	7698	N	N	25112 235TH WAY SE
004	412400	0330	7/29/11	\$317,000	\$325,000	1310	8	1986	VGood	15367	N	N	22329 SE 244TH PL
004	328801	0050	5/4/10	\$339,950	\$308,000	1380	8	1996	Avg	8050	N	N	25118 235TH WAY SE
004	549146	0400	4/26/10	\$279,000	\$252,000	1520	8	2003	Avg	4050	N	N	24704 232ND PL SE
004	549146	0420	4/25/12	\$255,000	\$264,000	1520	8	2003	Avg	4050	N	N	24714 232ND PL SE
004	270020	0010	12/17/12	\$312,000	\$313,000	1720	8	2012	Avg	5632	N	N	24305 229TH CT SE
004	549146	0020	1/13/10	\$238,000	\$204,000	1740	8	2002	Avg	3600	N	N	24711 232ND PL SE
004	549146	0280	6/30/11	\$305,000	\$311,000	1740	8	2003	Avg	8851	N	N	24528 232ND PL SE
004	549146	0220	10/11/11	\$255,000	\$263,000	1750	8	2002	Avg	4612	Y	N	24632 233RD PL SE
004	549146	0340	7/27/10	\$272,000	\$255,000	1750	8	2003	Avg	3600	N	N	24613 232ND PL SE
004	549146	0310	8/17/12	\$260,000	\$266,000	1760	8	2003	Avg	3600	N	N	24531 232ND PL SE
004	549146	0050	8/27/10	\$235,000	\$223,000	1840	8	2003	Avg	3600	N	N	24723 232ND PL SE
004	549146	0370	5/7/10	\$235,000	\$213,000	1840	8	2003	Avg	3865	N	N	24629 232ND PL SE
004	885695	0340	4/4/12	\$301,000	\$311,000	1850	8	1994	VGood	7017	N	N	23233 SE 242ND ST
004	549146	0380	7/14/10	\$319,900	\$299,000	1870	8	2003	Avg	5127	N	N	24627 232ND PL SE
004	549146	0030	6/14/11	\$230,000	\$234,000	1880	8	2002	Avg	3600	N	N	24715 232ND PL SE
004	330395	0870	9/23/11	\$265,000	\$273,000	1930	8	1994	Avg	9484	N	N	24610 231ST AVE SE
004	330395	0900	8/1/12	\$284,000	\$291,000	1940	8	1994	Avg	8501	N	N	23117 SE 246TH PL
004	330395	0080	8/15/12	\$289,900	\$297,000	1950	8	1996	Avg	7421	N	N	23044 SE 243RD PL
004	330395	0180	11/8/12	\$330,000	\$333,000	1980	8	1994	Avg	11098	N	N	24516 230TH CT SE
004	885764	0340	5/24/12	\$273,000	\$282,000	2000	8	2001	Avg	3194	N	N	23732 230TH PL SE
004	885764	0670	9/21/11	\$275,000	\$283,000	2090	8	2001	Avg	4408	N	N	23731 230TH PL SE
004	885764	0430	2/2/10	\$322,500	\$279,000	2200	8	2006	Avg	3449	N	N	23700 230TH PL SE
004	330395	1610	6/7/12	\$335,000	\$345,000	2210	8	1994	Avg	8270	N	N	23024 SE 247TH CT

Improved Sales Used in this Annual Update Analysis
Area 56
(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	156593	0080	4/15/10	\$335,000	\$301,000	2270	8	2010	Avg	3734	N	N	22025 240TH PL SE
004	156593	0090	2/8/11	\$288,000	\$287,000	2330	8	2010	Avg	3723	N	N	22021 240TH PL SE
004	156593	0190	2/2/10	\$349,950	\$303,000	2330	8	2008	Avg	3918	N	N	24020 220TH PL SE
004	156593	0180	8/3/10	\$305,000	\$287,000	2340	8	2008	Avg	4050	N	N	24012 220TH PL SE
004	156593	0200	6/25/10	\$319,300	\$296,000	2360	8	2008	Avg	4065	N	N	24019 221ST LN SE
004	156593	0210	5/12/11	\$330,000	\$334,000	2360	8	2008	Avg	3870	N	N	24015 221ST LN SE
004	156593	0220	7/15/10	\$314,950	\$294,000	2360	8	2007	Avg	3870	N	N	24011 221ST AVE SE
004	156593	0230	8/4/10	\$317,000	\$298,000	2360	8	2007	Avg	4098	N	N	24007 221ST AVE SE
004	885764	0800	6/15/11	\$350,000	\$357,000	2410	8	2000	Avg	6223	N	N	23011 SE 239TH PL
004	330395	1250	6/13/11	\$340,000	\$346,000	2420	8	1992	Avg	10576	N	N	24813 231ST AVE SE
004	330395	1560	1/4/10	\$355,000	\$303,000	2460	8	1994	Avg	9080	N	N	23017 SE 247TH CT
004	885764	0050	1/22/10	\$347,000	\$299,000	2460	8	2001	Avg	6251	N	N	23125 SE 239TH PL
004	885764	0810	12/1/10	\$359,000	\$351,000	2460	8	2000	Avg	6405	N	N	23017 SE 239TH PL
004	885764	0880	10/14/10	\$380,000	\$366,000	2460	8	2001	VGood	7123	N	N	23822 230TH PL SE
004	270020	0060	5/3/12	\$324,950	\$336,000	2480	8	2011	Avg	3998	N	N	24322 229TH CT SE
004	328800	0040	3/9/12	\$319,950	\$331,000	2500	8	1995	Avg	7257	N	N	23417 S 251ST PL
004	328800	0120	7/5/12	\$450,000	\$463,000	2520	8	1995	Avg	8000	N	N	25015 235TH WAY SE
004	330395	1520	5/20/11	\$335,000	\$340,000	2550	8	1994	Avg	7983	N	N	24726 230TH WAY SE
004	330395	1620	10/21/11	\$350,000	\$361,000	2550	8	1994	Avg	9037	N	N	23018 SE 247TH CT
004	330395	0810	12/4/12	\$375,000	\$377,000	2620	8	1992	Avg	8164	N	N	24724 231ST AVE SE
004	239571	0100	8/13/12	\$327,500	\$335,000	2630	8	2005	Avg	6630	N	N	23425 SE 250TH PL
004	330395	0360	1/19/12	\$390,000	\$404,000	2660	8	1996	Avg	13312	Y	N	22905 SE 246TH ST
004	156593	0060	8/4/10	\$335,000	\$315,000	2690	8	2010	Avg	3527	N	N	24030 221ST LN SE
004	156593	0140	2/24/11	\$325,000	\$324,000	2690	8	2007	Avg	4033	N	N	24021 220TH PL SE
004	156593	0160	1/12/12	\$315,000	\$326,000	2690	8	2007	Avg	4050	N	N	24013 220TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	330395	1200	9/11/12	\$375,000	\$382,000	2720	8	1992	Avg	7404	N	N	24709 231ST AVE SE
004	156593	0170	5/23/11	\$309,000	\$314,000	2730	8	2007	Avg	5804	N	N	24009 220TH PL SE
004	156593	0120	2/22/11	\$305,000	\$304,000	2760	8	2007	Avg	5204	N	N	24031 220TH PL SE
004	270020	0050	5/14/12	\$319,950	\$330,000	2880	8	2011	Avg	6305	N	N	24319 229TH CT SE
004	270020	0090	8/3/12	\$324,262	\$332,000	2880	8	2011	Avg	4475	N	N	24310 229TH CT SE
004	885764	0920	3/30/10	\$425,000	\$379,000	2890	8	2002	Avg	6500	N	N	23111 SE 238TH ST
004	940657	0220	7/15/11	\$320,000	\$327,000	2980	8	2003	Avg	9365	N	N	24827 234TH PL SE
004	940657	0240	6/18/12	\$370,000	\$381,000	2980	8	2003	Avg	12216	N	N	24903 234TH PL SE
004	940657	0260	9/1/10	\$350,000	\$333,000	2990	8	2003	Avg	6474	N	N	24911 234TH PL SE
004	885764	0960	2/22/11	\$429,000	\$428,000	3020	8	2001	Avg	7007	N	N	23901 231ST PL SE
004	885764	0120	1/20/11	\$399,950	\$396,000	3040	8	2002	Avg	6670	N	N	23830 231ST PL SE
004	885764	0840	5/28/10	\$434,000	\$397,000	3040	8	2000	Good	7077	N	N	23914 230TH PL SE
004	885764	0930	4/18/12	\$400,000	\$414,000	3040	8	2002	Avg	6862	N	N	23117 SE 238TH ST
004	330395	0970	5/18/10	\$385,000	\$351,000	2180	9	1992	Avg	9762	N	N	23107 SE 243RD PL
004	066244	0050	6/29/11	\$369,475	\$377,000	2190	9	2011	Avg	5345	N	N	23875 SE 249TH PL
004	066244	0060	3/5/12	\$334,000	\$346,000	2190	9	2011	Avg	4380	N	N	23869 SE 249TH PL
004	940654	0140	8/9/10	\$345,000	\$325,000	2210	9	2000	Avg	5993	N	N	25054 235TH CT SE
004	794128	0030	6/16/10	\$507,500	\$468,000	2390	9	1992	Good	25492	N	N	25622 243RD CT SE
004	066244	0090	4/25/11	\$349,000	\$353,000	2420	9	2011	Avg	5844	N	N	23850 SE 249TH PL
004	066244	0100	4/29/10	\$358,000	\$324,000	2420	9	2010	Avg	4537	N	N	23844 SE 249TH PL
004	066244	0100	6/18/12	\$310,000	\$319,000	2420	9	2010	Avg	4537	N	N	23844 SE 249TH PL
004	066244	0120	9/27/10	\$339,950	\$326,000	2450	9	2010	Avg	4993	N	N	23832 SE 249TH PL
004	330395	0340	1/25/11	\$345,000	\$342,000	2450	9	1992	Avg	9216	N	N	24511 229TH CT SE
004	328800	0110	6/29/10	\$439,950	\$408,000	2500	9	1996	Avg	7500	N	N	25023 235TH WAY SE
004	401705	0850	7/7/11	\$378,500	\$387,000	2510	9	1990	Good	19462	N	N	23618 SE 254TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(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	885764	0180	6/29/10	\$395,000	\$367,000	2620	9	2003	Avg	6346	N	N	23726 231ST PL SE
004	940654	0130	12/16/10	\$375,000	\$368,000	2710	9	2000	Avg	8442	N	N	25066 235TH CT SE
004	794128	0040	11/1/12	\$440,000	\$445,000	2720	9	1993	Avg	24265	N	N	25619 243RD CT SE
004	401705	1150	6/29/10	\$483,000	\$448,000	2770	9	1989	Good	13906	N	N	23406 SE 254TH ST
004	066244	0170	7/13/11	\$369,940	\$378,000	2830	9	2011	Avg	5014	N	N	23802 SE 249TH PL
004	330395	0600	2/17/10	\$459,900	\$402,000	2850	9	1995	Avg	8783	N	N	24961 230TH PL SE
004	066244	0010	12/19/10	\$380,000	\$373,000	2860	9	2011	Avg	6527	N	N	23899 SE 249TH PL
004	401705	0330	7/27/10	\$580,000	\$544,000	2880	9	1990	Avg	16953	Y	N	25124 234TH AVE SE
004	940659	0040	9/26/11	\$347,000	\$358,000	2920	9	2006	Avg	5094	N	N	24263 229TH AVE SE
004	259172	0220	7/14/10	\$510,000	\$476,000	2980	9	1990	Good	43565	N	N	25314 240TH CT SE
004	885764	0230	12/27/11	\$460,000	\$476,000	2980	9	2003	Avg	10178	N	N	23704 231ST CT SE
004	401705	0810	6/27/12	\$415,000	\$427,000	3050	9	1990	Avg	13924	N	N	23527 SE 254TH ST
004	940659	0320	2/23/12	\$330,000	\$342,000	3060	9	2006	Avg	5868	N	N	24262 229TH AVE SE
004	066244	0030	12/9/10	\$370,588	\$363,000	3100	9	2010	Avg	4699	N	N	23887 SE 249TH PL
004	066244	0070	5/24/10	\$393,290	\$360,000	3100	9	2010	Avg	5506	N	N	23862 SE 249TH PL
004	066244	0140	8/11/10	\$375,575	\$354,000	3100	9	2010	Avg	5000	N	N	23820 SE 249TH PL
004	940659	0330	3/12/12	\$360,000	\$373,000	3190	9	2006	Avg	6839	N	N	22910 SE 244TH ST
004	401705	0930	10/10/11	\$425,000	\$438,000	3220	9	1990	Avg	25404	N	N	25323 236TH CT SE
004	066244	0040	9/8/10	\$379,950	\$362,000	3230	9	2010	Avg	5307	N	N	23881 SE 249TH PL
004	066244	0080	9/27/10	\$389,950	\$374,000	3230	9	2010	Avg	5859	N	N	23856 SE 249TH PL
004	066244	0130	6/4/10	\$379,950	\$349,000	3230	9	2010	Avg	5000	N	N	23826 SE 249TH PL
004	066244	0150	1/26/11	\$397,500	\$394,000	3230	9	2011	Avg	5000	N	N	23814 SE 249TH PL
004	066244	0160	6/4/10	\$379,950	\$349,000	3230	9	2010	Avg	5000	N	N	23808 SE 249TH PL
004	401705	0790	12/1/10	\$547,500	\$535,000	3370	9	1991	Good	14010	N	N	23509 SE 254TH ST
004	957710	0050	3/23/10	\$433,000	\$385,000	2110	10	2010	Avg	9850	N	N	24907 235TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 56
(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	957710	0020	8/17/11	\$424,425	\$436,000	2250	10	2011	Avg	6638	N	N	24926 235TH WAY SE
004	401705	0190	7/9/12	\$437,000	\$449,000	2330	10	1990	Avg	16662	N	N	25233 235TH WAY SE
004	259172	0370	6/4/12	\$457,500	\$472,000	2590	10	1989	Good	36038	N	N	25345 237TH PL SE
004	401705	0080	7/23/12	\$439,000	\$450,000	2640	10	1990	Good	27726	N	N	23521 SE 252ND ST
004	401705	0090	6/11/10	\$465,000	\$428,000	2650	10	1990	Good	58860	N	N	23520 SE 252ND CT
004	259172	0230	8/9/11	\$420,000	\$431,000	2930	10	1989	Avg	36554	N	N	25326 240TH CT SE
004	401705	0510	6/16/10	\$760,000	\$702,000	3140	10	1992	Avg	22871	Y	N	25301 232ND AVE SE
004	957710	0030	9/13/10	\$490,736	\$468,000	3250	10	2010	Avg	8694	N	N	24920 235TH WAY SE
004	957710	0040	7/27/10	\$467,226	\$438,000	3250	10	2010	Avg	9570	N	N	24913 235TH WAY SE
004	401705	0280	10/20/11	\$539,900	\$557,000	3270	10	1990	Good	14910	N	N	25210 234TH AVE SE
004	729987	0040	5/18/11	\$422,500	\$429,000	3496	10	2008	Avg	7000	N	N	25064 235TH WAY SE
004	401705	0600	3/5/12	\$474,900	\$492,000	3600	10	1990	Avg	12605	N	N	25332 232ND AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	025537	0020	12/27/11	\$60,000	DOR RATIO;NON-REP SALE; FINANCIAL INSTITUTION SALE
001	025537	0020	10/10/12	\$289,995	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
001	025537	0430	10/10/12	\$289,995	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
001	025537	0510	1/6/11	\$257,350	RELOCATION - SALE TO SERVICE
001	053800	0110	10/13/11	\$203,500	NON-REP; FINANCIAL INSTITUTION RESALE
001	152670	0160	11/29/11	\$76,000	REAL MOBILE HOME; EXEMPT EXCISE TAX; SHORT SALE
001	156050	0120	2/15/12	\$212,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	186470	0130	8/30/11	\$250,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	186470	0220	9/13/11	\$273,986	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	186470	0300	10/29/10	\$269,977	RELOCATION - SALE TO SERVICE
001	202570	0020	7/10/12	\$193,687	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	202570	0020	10/30/12	\$185,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
001	202570	0150	5/23/11	\$185,000	DIAGNOSTIC OUTLIER
001	202570	0150	12/2/10	\$197,602	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	202570	0310	1/25/12	\$150,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
001	202570	0530	4/19/11	\$171,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	202570	0530	9/16/10	\$304,504	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	202570	0540	3/4/11	\$223,764	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	202570	0540	6/16/11	\$166,200	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	202570	0660	12/2/11	\$171,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	202570	0810	6/3/11	\$331,470	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	202570	1070	7/23/12	\$154,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	202570	1510	12/8/11	\$188,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	221590	0030	10/6/10	\$192,123	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	221590	0030	10/6/10	\$192,123	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	221590	0580	7/18/12	\$184,422	IMP CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	221590	0860	2/3/10	\$238,900	NON-REP; FINANCIAL INSTITUTION RESALE
001	221590	1540	11/1/12	\$210,000	DIAGNOSTIC OUTLIER
001	221590	2010	3/8/10	\$191,251	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL INST SALE
001	231000	0190	12/2/11	\$255,085	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	231000	0360	11/22/10	\$189,000	NON-REPRESENTATIVE SALE
001	231000	0410	4/24/12	\$318,564	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	231000	0580	6/27/12	\$150,000	DIAGNOSTIC OUTLIER
001	231001	0140	1/13/12	\$319,717	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	231001	0210	8/29/11	\$197,431	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	231001	0280	1/21/10	\$2,860	DOR RATIO;NO MRKT EXPOSURE; QCD;PART INTEREST
001	231002	0080	12/18/12	\$212,500	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	231003	0010	5/25/10	\$334,188	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	231003	0010	2/1/10	\$334,189	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	231003	0010	7/20/10	\$267,750	NON-REP SALE; EXEMPT FROM EXCISE TAX
001	231003	0140	9/28/11	\$238,000	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
001	231004	0220	8/19/11	\$310,000	NON-REPRESENTATIVE SALE
001	231004	0220	8/8/11	\$310,000	NON-REPRESENTATIVE SALE
001	231010	0340	8/1/11	\$268,797	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	231010	0340	9/1/11	\$268,797	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	231011	0060	10/26/10	\$289,180	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	231015	0060	9/21/10	\$245,528	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	278090	0170	10/1/10	\$265,000	NON-REPRESENTATIVE SALE
001	278091	0040	2/14/11	\$453,910	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	278091	0070	8/4/10	\$240,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	278110	0140	9/3/10	\$376,009	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	278120	0050	2/2/11	\$290,000	NON-REP; FINANCIAL INSTITUTION RESALE
001	278120	0150	8/22/12	\$379,900	RELOCATION - SALE TO SERVICE
001	278124	0060	7/2/10	\$267,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	278125	0270	6/19/12	\$348,500	RELOCATION - SALE TO SERVICE
001	278125	0280	6/8/11	\$250,000	RELOCATION - SALE TO SERVICE
001	278125	0720	10/17/11	\$180,000	NO MRKT EXPOSURE;RELATED PARTY/FRIEND/NGHBR
001	278125	1000	8/18/10	\$238,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
001	278127	0730	12/27/11	\$130,000	NON-REPRESENTATIVE SALE
001	278127	0880	11/29/11	\$143,500	NON-REPRESENTATIVE SALE; EXEMPT EXCISE TAX
001	302300	0250	8/8/12	\$325,360	DOR RATIO;PREVIMP<=25K
001	302300	0290	3/12/10	\$305,000	OBSOLESCENCE
001	312206	9085	10/21/10	\$211,500	DIAGNOSTIC OUTLIER
001	315850	0140	12/18/12	\$349,990	DOR RATIO;PREVIMP<=25K
001	315850	0150	10/5/12	\$264,990	PREVIMP<=25K
001	315850	0160	9/24/12	\$244,990	PREVIMP<=25K
001	332206	9105	11/5/12	\$375,721	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	337000	0150	1/27/12	\$325,793	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	337000	0150	7/31/12	\$355,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE;
001	500960	0010	2/28/12	\$183,000	NON-REP SALE; EXEMPT EXCISE TAX
001	561600	0130	8/27/10	\$281,289	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	743710	0600	8/6/10	\$205,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	743710	0700	9/15/11	\$157,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
001	743710	0950	9/18/11	\$263,683	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	743710	1170	7/12/11	\$195,000	NON-REPRESENTATIVE SALE
001	771400	0270	3/15/12	\$290,100	NON-REP SALE; IMP CHAR CHANGED SINCE SALE
001	809167	0530	9/17/12	\$339,500	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
001	809167	0560	8/29/12	\$306,400	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
001	809167	0570	8/15/12	\$348,500	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
001	809167	0750	9/13/12	\$368,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
002	025200	0430	11/28/12	\$462,144	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	031830	0070	7/17/12	\$384,556	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	144271	0080	11/16/11	\$315,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	144271	0100	11/18/10	\$300,000	NON-REPRESENTATIVE SALE
002	144274	0310	1/19/10	\$429,736	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	144274	0390	1/30/12	\$258,000	BOX PLOT;MODEL DEVELOPMENT EXCLUSION
002	144276	0030	8/24/11	\$357,500	RELOCATION - SALE TO SERVICE
002	144280	0060	8/10/10	\$190,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	144280	0100	7/9/12	\$142,301	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	144280	0580	8/3/12	\$175,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	144280	0580	12/18/12	\$133,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	154580	0720	4/12/11	\$127,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	154580	0980	8/6/10	\$197,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	154580	1660	4/21/11	\$175,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	154580	1900	9/11/10	\$251,080	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	2110	2/6/12	\$136,700	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	2310	12/13/10	\$175,000	NON-REPRESENTATIVE SALE
002	154580	2570	5/13/10	\$210,000	NON-REPRESENTATIVE SALE
002	154580	2650	12/5/11	\$158,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	2650	3/22/12	\$138,699	NON-REP; FINANCIAL INSTITUTION RESALE
002	154580	2750	6/22/12	\$149,000	DIAGNOSTIC OUTLIER
002	154580	2750	12/5/11	\$144,533	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	2840	1/25/12	\$145,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
002	154580	2850	4/26/12	\$160,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE;
002	154580	3040	2/3/12	\$171,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	3110	8/31/12	\$146,500	DIAGNOSTIC OUTLIER
002	154580	3170	3/20/12	\$149,900	NON-REPRESENTATIVE SALE; EXEMPT EXCISE TAX
002	154580	3320	12/11/12	\$153,257	IMP CHARACTERISTICS CHANGED SINCE SALE
002	154580	3330	12/4/12	\$293,770	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	3650	4/13/12	\$135,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	154580	3650	8/2/12	\$221,000	SALE CHARACTERISTICS DO NOT MARCH 2013 AV
002	154580	3770	3/12/12	\$175,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	3770	12/2/11	\$174,694	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	4330	2/24/10	\$110,800	DOR RATIO; QCD; IMP. CHAR CHANGED SINCE SALE
002	154580	4330	2/17/10	\$110,800	DOR RATIO; IMP CHAR CHANGED SINCE SALE
002	154580	4450	12/7/12	\$110,000	NON-REPRESENTATIVE SALE
002	154580	4910	2/8/11	\$156,449	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	5290	6/14/12	\$159,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	5310	12/19/12	\$144,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	5320	2/22/12	\$147,500	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	154580	5450	2/22/10	\$190,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	154580	5560	3/8/10	\$184,000	NON-REP SALE; EXEMPT FROM EXCISE TAX
002	154580	5640	6/28/11	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	154580	5850	12/6/11	\$172,525	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	5990	12/12/11	\$334,391	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	5990	6/6/12	\$275,000	SALE CHAR DO NOT MATCH PRESENT CHARACTERISTICS
002	154580	6170	12/10/10	\$268,000	RELOCATION - SALE TO SERVICE
002	154580	6420	5/2/12	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	154580	6530	3/1/12	\$146,000	NO MARKET EXPOSURE
002	154580	6530	9/22/11	\$135,000	NON-REPRESENTATIVE SALE
002	154580	6690	12/17/12	\$384,694	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	7080	12/18/12	\$190,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	7170	8/29/12	\$135,000	DIAGNOSTIC OUTLIER
002	154580	7440	6/30/11	\$164,810	NON-REPRESENTATIVE SALE; SHORT SALE
002	154580	7910	6/16/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	154580	8240	2/23/12	\$160,100	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	8270	11/5/10	\$168,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	8270	1/24/11	\$168,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
002	154580	8310	1/18/12	\$131,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	154580	8510	5/18/12	\$123,000	NON-REPRESENTATIVE SALE
002	154580	8905	6/28/12	\$255,236	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	154580	8915	12/30/11	\$185,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	154580	8920	6/28/10	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
002	212206	9133	4/11/12	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
002	282206	9053	11/29/12	\$685,000	IMP COUNT
002	282206	9081	7/27/11	\$104,141	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	292206	9036	6/24/10	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	330386	0350	5/24/10	\$299,950	NON-REPRESENTATIVE SALE; SHORT SALE
002	415630	0130	7/7/11	\$141,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
002	415630	0160	6/27/11	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	415630	0400	8/25/10	\$254,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	415630	0430	6/30/11	\$89,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	415630	0430	11/14/11	\$129,000	AFFORDABLE HOUSING SALE
002	415630	0450	9/25/12	\$115,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	415630	0600	12/14/11	\$257,995	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN
002	508850	0230	7/8/11	\$242,500	NON-REPRESENTATIVE SALE; SHORT SALE
002	680700	0055	4/5/11	\$390,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
002	680700	0085	8/9/12	\$125,200	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	680700	0106	3/9/12	\$97,000	NON-REPRESENTATIVE SALE; EXEMPT EXCISE TAX
002	680700	0230	11/6/12	\$349,950	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
002	857840	0050	8/24/10	\$88,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
002	857840	0120	12/20/10	\$205,000	NON-REPRESENTATIVE SALE
003	178620	0110	7/3/12	\$296,574	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	202206	9032	10/12/12	\$306,900	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	212206	9120	2/23/12	\$205,199	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	252530	0600	3/28/12	\$135,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	252530	0650	4/9/12	\$119,900	NON-REPRESENTATIVE SALE
003	252531	0280	4/24/11	\$114,019	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
003	252531	0570	10/24/12	\$142,200	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	272206	9116	10/24/12	\$512,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
003	379350	0170	7/30/12	\$359,950	RELOCATION - SALE TO SERVICE
003	379350	0400	4/23/12	\$292,000	RELOCATION - SALE TO SERVICE
003	379350	1060	8/17/10	\$430,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	379350	1060	11/17/10	\$340,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	412380	0190	2/16/11	\$200,000	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
003	412380	0210	3/1/10	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	412380	0300	6/21/11	\$240,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	412381	0030	3/10/10	\$265,900	DIAGNOSTIC OUTLIER
003	412383	0230	11/8/11	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	412383	0370	11/21/11	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	412384	0010	6/23/11	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	412384	0020	9/6/12	\$264,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
003	412384	0540	8/8/12	\$332,026	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	412700	0100	12/27/10	\$501,000	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
003	412700	0105	8/17/12	\$590,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
003	412700	0281	7/24/12	\$229,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
003	412700	0282	11/5/10	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	412700	0415	6/26/12	\$368,000	DIAGNOSTIC OUTLIER
003	412700	0550	7/29/11	\$175,000	PREVIMP<=25K
003	412700	0555	9/26/12	\$557,500	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
003	412700	0780	9/17/12	\$196,650	PREVIMP<=25K
003	541650	0210	4/26/12	\$174,100	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	541650	0250	6/13/11	\$210,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	541650	0310	12/19/12	\$318,421	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	541650	0520	12/13/10	\$228,001	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	541650	0820	7/11/12	\$234,406	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	541650	0830	9/10/12	\$272,383	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	541650	1040	10/16/10	\$349,950	RELOCATION - SALE TO SERVICE
003	541650	1120	8/25/10	\$279,900	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	541651	0490	10/27/11	\$321,266	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	541651	0520	9/8/10	\$525,450	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	541651	0870	6/22/11	\$214,950	NON-REPRESENTATIVE SALE; SHORT SALE
003	541651	1020	8/31/10	\$374,950	RELOCATION - SALE TO SERVICE
003	542295	0050	7/6/12	\$242,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
003	542295	0220	11/20/12	\$250,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE NORM
003	542295	0240	12/11/12	\$265,750	NON-REP SALE; BANKRUPTCY; QUIT CLAIM DEED
003	542295	0350	3/1/10	\$244,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	808165	0160	7/16/12	\$219,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	808165	0310	4/21/11	\$220,000	NON-REPRESENTATIVE SALE
003	808165	0430	2/7/12	\$201,721	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	808165	0430	4/19/12	\$225,000	NON-REPRESENTATIVE SALE
003	885694	0100	10/30/12	\$208,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
003	940652	0600	9/10/12	\$202,536	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	940652	0990	7/9/12	\$190,027	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
003	940652	1110	2/21/12	\$164,400	IMP CHARACTERISTICS CHANGED SINCE SALE
003	940655	0150	12/21/10	\$187,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	940670	0100	8/10/10	\$197,382	NO MARKET EXPOSURE; QUIT CLAIM DEED
004	070570	0140	7/23/12	\$205,950	DIAGNOSTIC OUTLIER
004	070573	0240	6/27/12	\$346,339	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	156593	0210	7/30/10	\$312,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162206	9016	9/7/12	\$152,900	BOX PLOT;MODEL DEVELOPMENT EXCLUSION
004	162206	9038	9/20/11	\$173,000	LACK OF REPRESENTATION FOR FAIR CONDITION
004	239571	0010	10/21/11	\$247,000	NON-REPRESENTATIVE SALE
004	259172	0030	11/13/12	\$387,500	RELOCATION - SALE TO SERVICE
004	259172	0040	4/11/12	\$305,783	BOX PLOT;MODEL DEVELOPMENT EXCLUSION

Improved Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	272206	9082	3/30/11	\$69,900	NON-REPRESENTATIVE SALE
004	328800	0110	6/29/10	\$439,950	RELOCATION - SALE TO SERVICE
004	330395	0180	7/26/12	\$260,249	BANKRUPTCY;NO MRKT EXPOSURE;EXEMPT EXCISE TAX
004	330395	1050	4/13/10	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
004	330395	1090	10/10/12	\$261,100	DIAGNOSTIC OUTLIER
004	365480	0050	4/10/12	\$158,000	NON-REPRESENTATIVE SALE
004	365480	0200	5/7/12	\$170,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	401705	0180	7/25/12	\$399,900	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
004	401705	0190	7/9/12	\$437,000	RELOCATION - SALE TO SERVICE
004	401705	0810	12/9/11	\$430,278	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	401705	0850	7/7/11	\$378,500	RELOCATION - SALE TO SERVICE
004	401705	0860	6/28/12	\$313,500	NON-REPRESENTATIVE SALE; IMP CHANGED SINCE SALE
004	401705	0930	7/19/11	\$425,000	RELOCATION - SALE TO SERVICE
004	414245	0640	9/21/12	\$175,000	DIAGNOSTIC OUTLIER
004	511326	0120	6/18/12	\$175,000	DIAGNOSTIC OUTLIER
004	511326	0470	6/7/12	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	667900	0960	6/23/10	\$332,000	RELOCATION - SALE TO SERVICE
004	667900	1210	12/2/11	\$305,000	NON-REPRESENTATIVE SALE
004	667900	1480	2/15/10	\$350,000	RELOCATION - SALE TO SERVICE
004	729987	0050	6/11/10	\$70,000	DOR RATIO;IMP COUNT;NO MARKET EXPOSURE
004	858850	0040	1/13/12	\$170,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	858850	0040	5/22/12	\$136,199	PRESENT CHAR DO NOT MATCH SALE CHARACTERISTICS
004	885697	0700	11/28/12	\$235,000	NO MARKET EXPOSURE
004	885764	0050	1/22/10	\$322,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	885764	0180	6/24/10	\$395,000	RELOCATION - SALE TO SERVICE
004	885764	0800	6/3/11	\$350,000	RELOCATION - SALE TO SERVICE
004	885764	0810	12/2/10	\$359,000	RELOCATION - SALE TO SERVICE
004	885764	0880	6/25/10	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	885764	0930	4/18/12	\$400,000	RELOCATION - SALE TO SERVICE
004	940659	0010	10/27/11	\$366,335	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	940659	0010	2/7/12	\$265,000	NON-REPRESENTATIVE SALE; EXEMPT EXCISE TAX
004	940659	0040	9/9/11	\$347,000	RELOCATION - SALE TO SERVICE
004	940659	0050	4/25/12	\$183,427	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
004	940715	0240	9/17/10	\$212,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
004	954283	0230	2/10/12	\$205,000	NON-REPRESENTATIVE SALE
004	954283	0360	4/20/11	\$278,489	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	954283	0430	6/27/11	\$355,958	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX

Vacant Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	302300	0140	12/14/2010	\$75,000	6935	N	N
001	315850	0380	9/19/2011	\$83,516	4360	N	N
001	315850	0400	10/6/2011	\$83,516	4500	N	N
002	282206	9114	8/20/2012	\$200,000	21859	Y	Y
002	415630	0680	5/4/2012	\$67,000	9602	N	N
002	680760	0035	2/6/2012	\$155,000	16802	Y	Y
003	738345	0140	11/13/2012	\$85,000	4000	N	N
003	738345	0210	11/13/2012	\$85,000	4631	N	N
004	066244	0070	3/16/2010	\$85,000	5506	N	N
004	066244	0100	1/12/2010	\$85,000	4537	N	N
004	066244	0130	2/4/2010	\$85,000	5000	N	N
004	066244	0140	5/7/2010	\$85,000	5000	N	N
004	066244	0150	11/8/2010	\$85,000	5000	N	N
004	066244	0170	4/18/2011	\$85,000	5014	N	N
004	156593	0060	4/13/2010	\$81,000	3527	N	N
004	156593	0070	5/26/2011	\$60,000	4650	N	N
004	270020	0010	3/26/2012	\$85,000	5632	N	N
004	270020	0090	3/26/2012	\$85,000	4475	N	N
004	729987	0090	6/1/2012	\$75,000	11551	N	N
004	729987	0100	2/10/2010	\$130,000	7997	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	025537	0130	4/1/2011	\$49,950	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
001	025537	0430	12/27/2011	\$60,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
001	302300	0230	10/16/2012	\$285,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	302300	0460	3/12/2010	\$36,500	NON-REP SALE; CORPORATE AFFILIATES
001	315850	0070	12/21/2012	\$265,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	315850	0090	12/5/2012	\$365,137	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	315850	0170	9/19/2012	\$297,330	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	315850	0180	11/7/2012	\$311,169	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	681751	0270	4/14/2011	\$45,000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE; MH
001	738300	0270	11/15/2010	\$35,000	RELATED PARTY FRIEND/NGHBR; BANKRUPTCY; QCD
001	809167	0540	12/6/2012	\$345,500	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	885651	0320	12/18/2012	\$1,000	NO MARKET EXPOSURE; QCD; NEIGHBOR
001	934730	0010	11/14/2012	\$265,723	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	934730	0020	11/6/2012	\$244,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
001	934730	0030	11/7/2012	\$248,627	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0100	8/2/2012	\$394,793	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0110	7/9/2012	\$376,450	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0140	8/3/2012	\$389,579	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0180	6/6/2012	\$377,950	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0290	10/8/2012	\$387,950	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0300	10/4/2012	\$367,950	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0320	10/26/2012	\$435,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0390	8/21/2012	\$388,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0410	10/4/2012	\$385,450	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0420	10/26/2012	\$367,950	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0480	8/23/2012	\$376,217	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0580	7/1/2012	\$389,366	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0590	8/21/2012	\$388,530	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	330386	0600	8/6/2012	\$384,950	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	415630	0680	11/5/2012	\$415,000	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	680700	0076	1/25/2011	\$51,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	769700	0050	11/19/2012	\$274,490	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	769700	0060	11/28/2012	\$267,490	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	769700	0120	12/13/2012	\$270,243	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	769700	0310	10/18/2012	\$342,305	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	769700	0320	10/10/2012	\$350,035	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	769700	0330	9/20/2012	\$340,677	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	769700	0350	12/13/2012	\$337,500	IMPROVED SALE - IMP CHAR NOT PICKED UP
002	769700	0360	12/19/2012	\$331,990	IMPROVED SALE - IMP CHAR NOT PICKED UP
003	412700	0765	9/20/2012	\$10,000	NO MARKET EXPOSURE; QCD; NEIGHBOR
003	738345	0060	7/24/2012	\$311,785	IMPROVED SALE - IMP CHAR NOT PICKED UP
003	738345	0070	9/10/2012	\$285,013	IMPROVED SALE - IMP CHAR NOT PICKED UP
003	738345	0080	12/21/2012	\$280,124	IMPROVED SALE - IMP CHAR NOT PICKED UP
003	738345	0120	9/20/2012	\$311,107	IMPROVED SALE - IMP CHAR NOT PICKED UP
003	738345	0250	12/21/2012	\$283,485	IMPROVED SALE - IMP CHAR NOT PICKED UP

Vacant Sales Removed in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	738345	0260	10/24/2012	\$329,392	IMPROVED SALE - IMP CHAR NOT PICKED UP
003	738345	0280	9/23/2012	\$284,864	IMPROVED SALE - IMP CHAR NOT PICKED UP
004	066244	0110	12/16/2012	\$51,500	NON-REPRESENTATIVE SALE
004	156593	0070	11/3/2010	\$53,333	NON-REPRESENTATIVE SALE
004	162206	9170	10/12/2012	\$13,000,000	MULTI-PARCEL SALE
004	270020	0020	8/27/2012	\$327,271	IMPROVED SALE - IMP CHAR NOT PICKED UP
004	270020	0040	9/4/2012	\$330,950	IMPROVED SALE - IMP CHAR NOT PICKED UP
004	270020	0080	9/12/2012	\$334,946	IMPROVED SALE - IMP CHAR NOT PICKED UP
004	729987	0010	6/8/2011	\$82,000	RELATED PARTY/FRIEND/NGHBR;FINANCIAL RESALE
004	729987	0070	9/28/2010	\$85,000	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	681751	0250	10/1/2010	\$75,000	8750	N	N
001	681752	0220	9/26/2011	\$170,000	16444	N	N
001	738300	0330	5/27/2010	\$170,000	20866	N	N
003	212206	9038	6/6/2012	\$155,000	15090	N	N
003	272206	9060	6/25/2010	\$160,000	37360	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	152670	0030	10/27/2011	\$50,000	NO MARKET EXPOSURE; BANKRUPTCY
001	152670	0190	8/31/2012	\$138,000	NO MARKET EXPOSURE; BANKRUPTCY
001	312206	9083	4/26/2011	\$85,000	NON-REPRESENTATIVE SALE; MOBILE HOME;
001	681751	0240	11/9/2012	\$105,221	NO MARKET EXPOSURE; BANKRUPTCY
001	681752	0080	7/26/2010	\$50,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	681752	0080	6/30/2010	\$40,000	FORCED SALE;RELATED PARTY/FRIEND/NEIGHBOR
001	738300	0260	11/15/2010	\$103,885	BANKRUPTCY;RELATED PARTY/FRIEND/NEIGHBOR
002	282206	9071	11/19/2012	\$162,317	IMP. CHARACTERISTICS CHANGED SINCE SALE