

Residential Revalue

2013 Assessment Roll

**East Auburn/
S.E. Kent**

Area 58

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

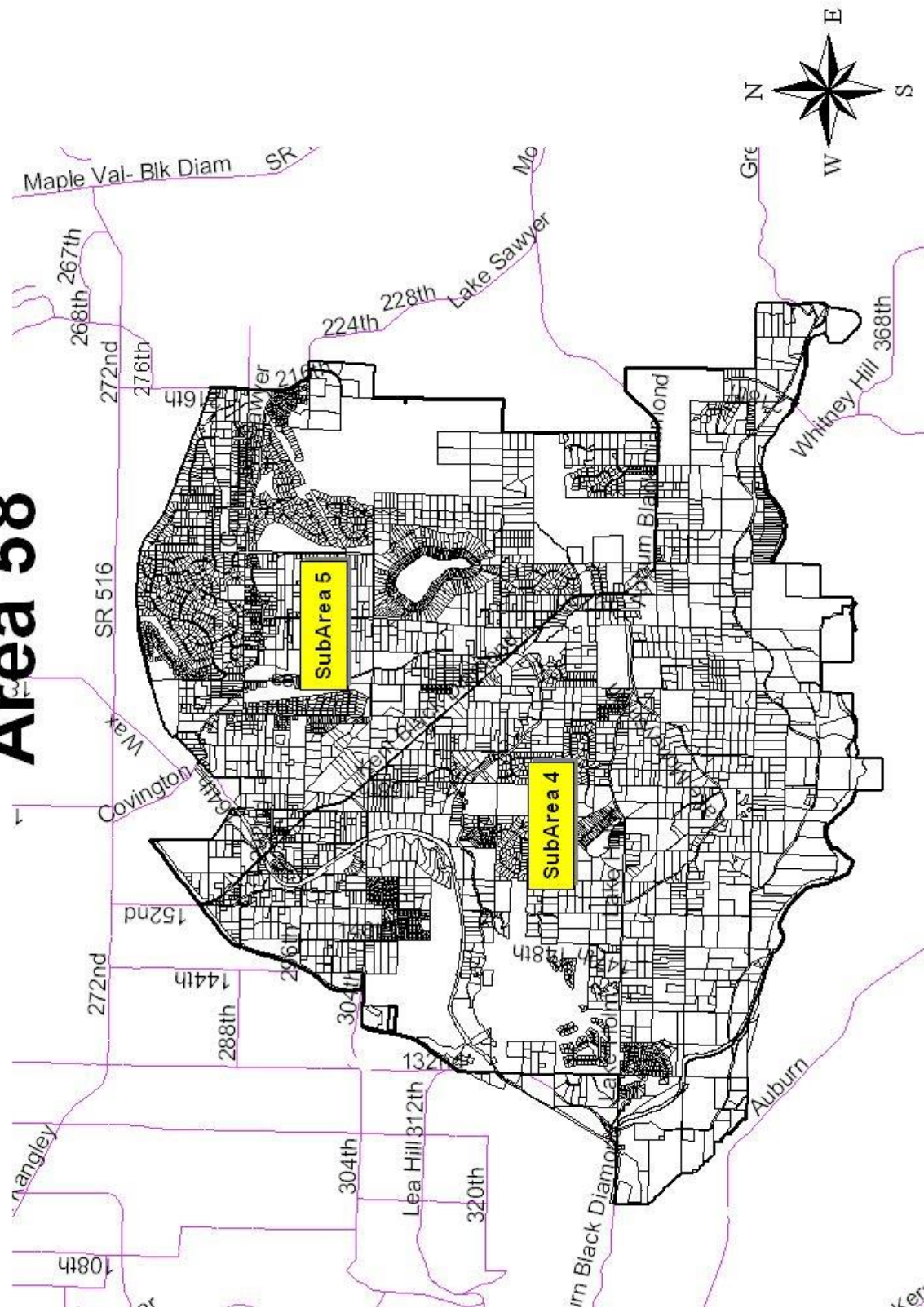
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 58



East Auburn/ S.E. Kent Housing



Grade 6/ Year Built 1969/ Total Living Area 1020



Grade 7/ Year Built 1972/Total Living Area 1360



Grade 8/ Year Built 1981/ Total Living Area 1980



Grade 9/ Year Built 1989/Total Living Area 2820



Grade 10/ Year Built 2002/ Total Living Area 3570



Grade 12/ Year Built 2001/Total Living Area 4670

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: East Auburn/S. E. Kent/58

Previous Physical Inspection: 2010

Number of Improved Sales: 336

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	\$111,000	\$167,500	\$278,500			
2013 Value	\$115,400	\$173,500	\$288,900	\$316,000	91.4%	7.74%
Change	+\$4,400	+\$6,000	+\$10,400			
% Change	+4.0%	+3.6%	+3.7%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 7.74% is an improvement from the previous COD of 7.82%.*

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	\$117,200	\$158,300	\$275,500
2013 Value	\$121,900	\$164,900	\$286,800
Percent Change	+4.0%	+4.2%	+4.1%

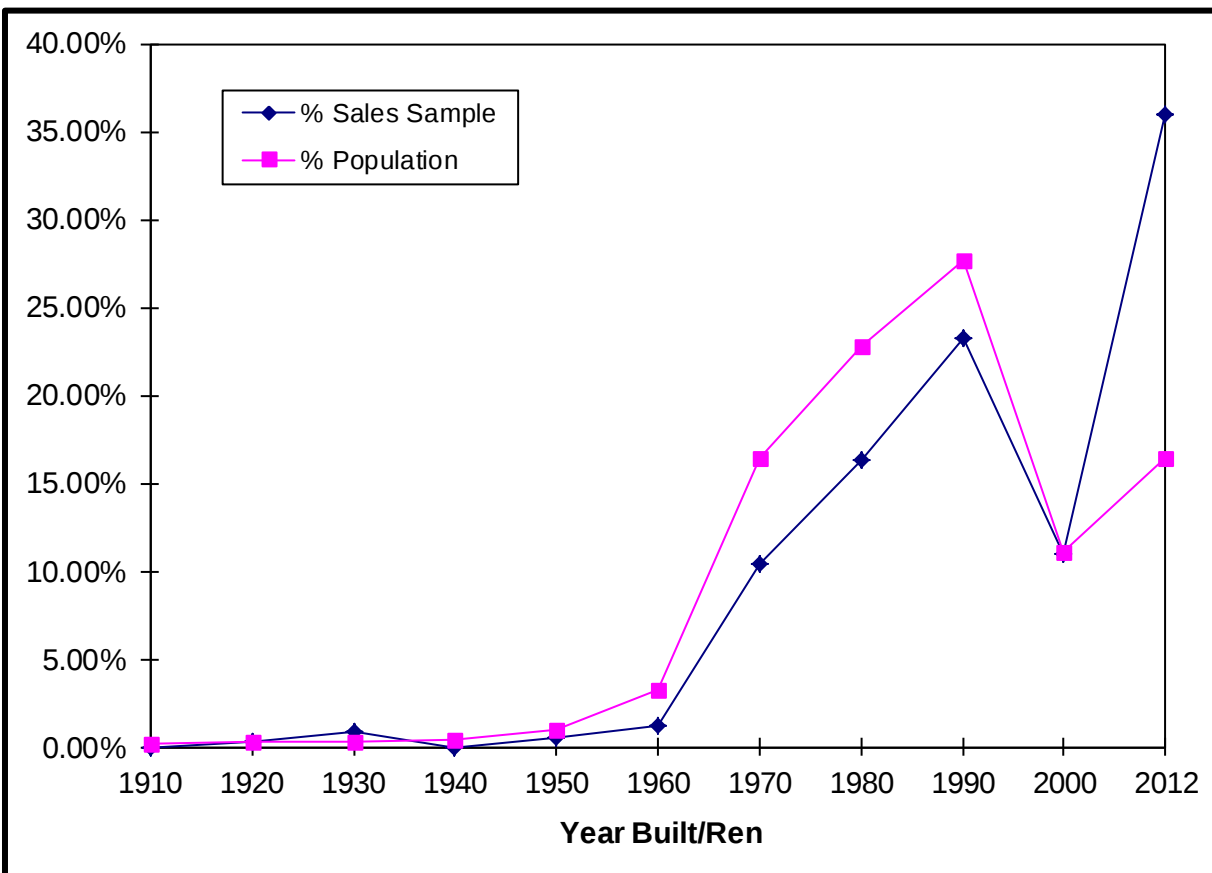
Number of one to three unit residences in the population: 4722

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 5 was at a higher assessment level than the rest of the population, which resulted in a slight upward adjustment. The remaining improved properties in the population will receive a single upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.30%
1930	3	0.89%
1940	0	0.00%
1950	2	0.60%
1960	4	1.19%
1970	35	10.42%
1980	55	16.37%
1990	78	23.21%
2000	37	11.01%
2012	121	36.01%
	336	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.17%
1920	16	0.34%
1930	16	0.34%
1940	22	0.47%
1950	45	0.95%
1960	156	3.30%
1970	774	16.39%
1980	1079	22.85%
1990	1307	27.68%
2000	524	11.10%
2012	775	16.41%
	4722	

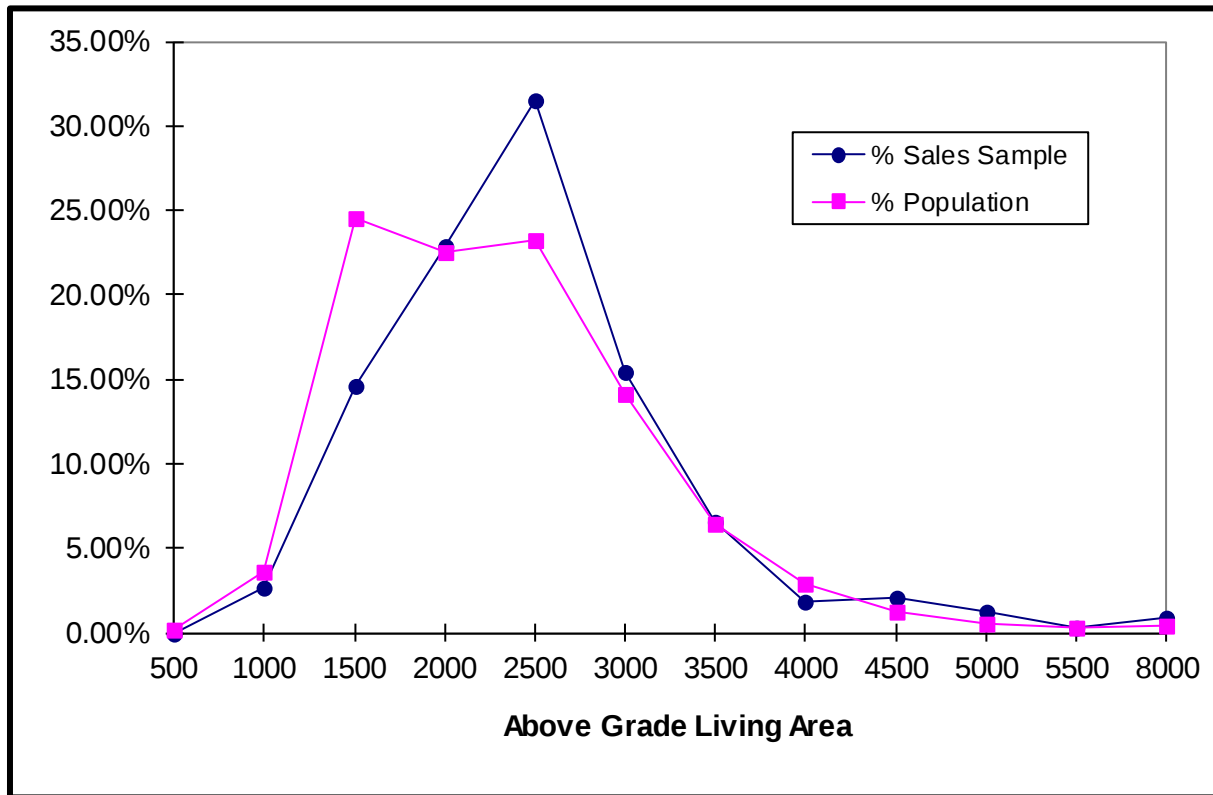


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	9	2.68%
1500	49	14.58%
2000	77	22.92%
2500	106	31.55%
3000	52	15.48%
3500	22	6.55%
4000	6	1.79%
4500	7	2.08%
5000	4	1.19%
5500	1	0.30%
8000	3	0.89%
	336	

Population		
AGLA	Frequency	% Population
500	8	0.17%
1000	169	3.58%
1500	1160	24.57%
2000	1066	22.58%
2500	1097	23.23%
3000	666	14.10%
3500	304	6.44%
4000	139	2.94%
4500	57	1.21%
5000	25	0.53%
5500	12	0.25%
8000	19	0.40%
	4722	

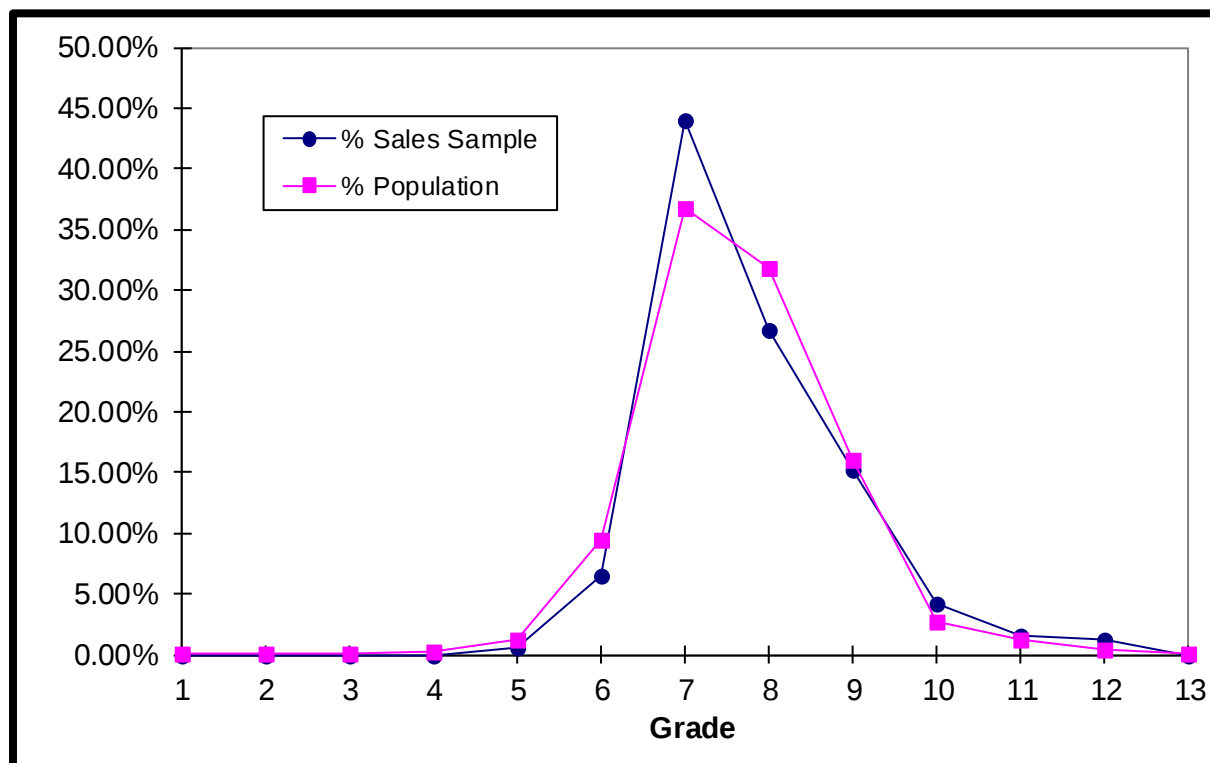


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.60%
6	22	6.55%
7	148	44.05%
8	90	26.79%
9	51	15.18%
10	14	4.17%
11	5	1.49%
12	4	1.19%
13	0	0.00%
336		

Population		
Grade	Frequency	% Population
1	1	0.02%
2	2	0.04%
3	2	0.04%
4	12	0.25%
5	61	1.29%
6	444	9.40%
7	1738	36.81%
8	1501	31.79%
9	758	16.05%
10	125	2.65%
11	55	1.16%
12	22	0.47%
13	1	0.02%
4722		



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 18 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 4.0% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.045, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 5 was at a higher assessment level than the rest of the population, which resulted in a slight upward adjustment. The remaining improved properties in the population will receive a single 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 4722 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 18 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 91.4%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +4.1%. 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 58 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

6.28%

Sub Area 5	Yes
% Adjustment	2.84%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel Sub Area 5 would *approximately* receive a +2.84% upward adjustment. 2783 parcels in the improved population would receive this adjustment. There were 254 sales.

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

Generally parcels in Sub Area 5 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

41% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 58 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 1.002, resulting in an adjusted value of \$526000 (\$525000 X 1.002 = \$526050) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.846	-15.4%
2/1/2010	0.859	-14.1%
3/1/2010	0.870	-13.0%
4/1/2010	0.882	-11.8%
5/1/2010	0.892	-10.8%
6/1/2010	0.903	-9.7%
7/1/2010	0.913	-8.7%
8/1/2010	0.923	-7.7%
9/1/2010	0.932	-6.8%
10/1/2010	0.941	-5.9%
11/1/2010	0.949	-5.1%
12/1/2010	0.957	-4.3%
1/1/2011	0.964	-3.6%
2/1/2011	0.971	-2.9%
3/1/2011	0.977	-2.3%
4/1/2011	0.983	-1.7%
5/1/2011	0.988	-1.2%
6/1/2011	0.993	-0.7%
7/1/2011	0.998	-0.2%
8/1/2011	1.002	0.2%
9/1/2011	1.006	0.6%
10/1/2011	1.009	0.9%
11/1/2011	1.011	1.1%
12/1/2011	1.014	1.4%
1/1/2012	1.015	1.5%
2/1/2012	1.017	1.7%
3/1/2012	1.017	1.7%
4/1/2012	1.018	1.8%
5/1/2012	1.018	1.8%
6/1/2012	1.017	1.7%
7/1/2012	1.016	1.6%
8/1/2012	1.015	1.5%
9/1/2012	1.013	1.3%
10/1/2012	1.010	1.0%
11/1/2012	1.007	0.7%
12/1/2012	1.004	0.4%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 58
(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	397763	0090	7/9/12	\$140,000	\$142,000	580	5	1978	Good	6760	N	N	31813 160TH PL SE
004	202106	9031	7/23/12	\$196,500	\$199,000	800	6	1970	Good	54450	N	N	19615 SE 342ND ST
004	222105	9043	9/25/12	\$211,000	\$213,000	840	6	1970	Avg	99752	N	N	34729 144TH AVE SE
004	192106	9019	10/31/12	\$122,000	\$123,000	850	6	1926	Good	14840	N	N	18736 SE GREEN VALLEY RD
004	192106	9019	5/2/12	\$115,000	\$117,000	850	6	1926	Good	14840	N	N	18736 SE GREEN VALLEY RD
004	431270	0150	8/17/12	\$155,000	\$157,000	1010	6	1970	Good	9422	N	N	33116 177TH PL SE
004	431270	0280	9/30/10	\$173,000	\$163,000	1010	6	1975	Good	10350	N	N	33212 176TH PL SE
004	431270	0330	8/22/11	\$140,000	\$141,000	1010	6	1970	VGood	11880	N	N	33225 177TH PL SE
004	122105	9124	9/20/11	\$155,750	\$157,000	1020	6	1971	Good	15357	N	N	30825 168TH AVE SE
004	397763	0180	8/18/10	\$180,000	\$167,000	1200	6	1975	Good	9800	N	N	31906 160TH PL SE
004	397763	0510	11/3/10	\$219,000	\$208,000	1200	6	1975	VGood	9666	N	N	31916 162ND AVE SE
004	397763	0020	4/18/12	\$165,000	\$168,000	1290	6	1975	Good	10500	N	N	31707 160TH PL SE
004	397763	0080	9/22/11	\$189,950	\$191,000	1440	6	1971	Good	12870	N	N	31807 160TH PL SE
004	660041	0420	3/12/10	\$199,950	\$175,000	1520	6	1977	Good	10502	N	N	31129 151ST AVE SE
004	102105	9060	7/18/11	\$274,500	\$275,000	1560	6	1961	Good	30500	N	Y	14414 SE 318TH ST
004	132105	9114	6/24/11	\$350,000	\$349,000	1030	7	2000	Good	137214	N	N	17831 SE AUBURN-BLACK DIAMOND RD
004	242105	9075	2/3/12	\$368,000	\$374,000	1170	7	1976	Good	142005	N	N	34020 170TH AVE SE
004	796846	0300	9/13/11	\$224,900	\$226,000	1190	7	1988	Avg	36595	N	N	32225 159TH AVE SE
004	221290	0380	4/27/10	\$206,000	\$184,000	1200	7	1968	Good	9940	N	N	15411 SE 306TH ST
004	221290	0480	10/23/10	\$191,500	\$181,000	1230	7	1969	VGood	9800	N	N	15426 SE 308TH ST
004	221290	0710	7/25/12	\$158,000	\$160,000	1230	7	1969	Good	9636	N	N	15310 SE 307TH ST
004	221290	1130	2/24/10	\$187,000	\$162,000	1230	7	1969	Avg	12201	N	N	30412 155TH PL SE
004	660040	0560	10/20/11	\$151,950	\$154,000	1240	7	1968	Good	9702	N	N	30812 151ST AVE SE
004	122105	9091	8/19/11	\$254,100	\$255,000	1290	7	1964	VGood	60112	N	N	30455 KENT-BLACK DIAMOND RD SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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	202581	0090	6/15/12	\$215,000	\$219,000	1290	7	1969	Good	27090	N	N	21405 SE 351ST ST
004	796846	0090	5/2/12	\$240,000	\$244,000	1300	7	1990	Avg	43854	N	N	15614 SE 322ND PL
004	796846	0050	4/26/12	\$215,800	\$220,000	1330	7	1989	Good	35061	N	N	15804 SE 322ND ST
004	796846	0060	6/27/12	\$185,000	\$188,000	1330	7	1990	Avg	40015	N	N	32201 157TH AVE SE
004	796846	0340	11/5/12	\$274,500	\$276,000	1390	7	1988	Good	30400	N	N	15722 SE 323RD ST
004	115600	0150	10/30/12	\$170,000	\$171,000	1510	7	1967	Avg	15725	N	N	29261 157TH AVE SE
004	182106	9074	5/14/10	\$300,000	\$269,000	1550	7	1980	Avg	38400	N	N	32845 183RD AVE SE
004	115600	0100	8/29/11	\$236,000	\$237,000	1610	7	1967	Good	13309	N	N	29217 157TH AVE SE
004	179600	0110	3/29/12	\$219,950	\$224,000	1710	7	1960	Good	118483	N	N	32853 192ND AVE SE
004	102105	9049	4/12/12	\$275,000	\$280,000	1740	7	1980	Good	222156	N	Y	13606 SE AUBURN-BLACK DIAMOND RD
004	221290	0310	4/21/10	\$210,000	\$187,000	1800	7	1968	Good	9800	N	N	15313 SE 306TH ST
004	796846	0430	7/25/12	\$267,000	\$271,000	1800	7	2003	Avg	35070	N	N	15929 SE 322ND ST
004	132105	9099	7/5/12	\$340,000	\$345,000	1910	7	1977	Good	141570	N	N	33516 170TH AVE SE
004	022105	9091	3/31/10	\$323,450	\$285,000	2030	7	1962	VGood	99316	N	N	15204 SE 300TH ST
004	341060	0130	10/29/12	\$300,000	\$302,000	1030	8	1982	Avg	22486	Y	Y	33315 E LAKE HOLM DR SE
004	570921	0070	8/11/10	\$332,500	\$308,000	1510	8	1979	Good	33213	Y	N	33651 130TH AVE SE
004	202580	0040	12/9/10	\$250,000	\$240,000	1600	8	1973	Good	45807	N	N	34833 215TH AVE SE
004	329860	0190	8/1/11	\$275,000	\$276,000	1610	8	1977	Good	14475	N	N	13426 SE 339TH ST
004	329861	0190	4/28/11	\$225,000	\$222,000	1780	8	1979	Good	15200	N	N	13516 SE 340TH ST
004	281790	0140	10/21/10	\$385,000	\$364,000	1880	8	1989	Avg	35000	N	N	18111 SE 327TH PL
004	570921	0120	8/24/11	\$325,000	\$327,000	2080	8	1978	Good	16998	N	N	33664 130TH AVE SE
004	252105	9033	6/2/10	\$372,000	\$336,000	2180	8	1959	Good	138956	N	N	17904 SE GREEN VALLEY RD
004	202106	9043	6/21/12	\$430,000	\$437,000	2290	8	1992	Avg	99316	Y	N	19816 SE 344TH ST
004	212105	9024	12/29/12	\$345,000	\$345,000	2300	8	1919	Good	485585	N	N	12663 SE GREEN VALLEY RD
004	112105	9068	3/9/12	\$360,000	\$366,000	2330	8	1978	Good	67475	N	N	16325 SE AUBURN-BLACK DIAMOND RD

Improved Sales Used in this Annual Update Analysis
Area 58
(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	202580	0070	6/11/10	\$384,500	\$349,000	2355	8	1977	Good	34200	N	N	34808 215TH AVE SE
004	102105	9057	10/25/12	\$422,500	\$426,000	2370	8	1962	Good	72309	N	Y	14508 SE 318TH ST
004	329861	0120	3/3/10	\$369,500	\$322,000	2570	8	1978	Good	16160	N	N	33720 135TH AVE SE
004	142105	9084	3/16/11	\$500,000	\$490,000	2670	8	2002	Avg	188179	N	N	32505 162ND AVE SE
004	321123	0020	10/25/11	\$355,000	\$359,000	2960	8	1989	Avg	48351	N	N	32032 170TH PL SE
004	132105	9118	7/13/12	\$320,000	\$325,000	3010	8	1982	Good	70131	N	N	17303 SE 324TH ST
004	321123	0140	4/5/12	\$385,000	\$392,000	1540	9	1985	Avg	40710	N	N	32049 169TH AVE SE
004	321123	0370	10/25/12	\$337,000	\$340,000	1760	9	1984	Avg	30552	N	N	32130 171ST AVE SE
004	321123	0070	5/13/10	\$380,000	\$341,000	1930	9	1984	Good	33900	N	N	32052 169TH AVE SE
004	122105	9172	12/20/11	\$290,000	\$294,000	2080	9	1987	Avg	54014	N	N	16705 SE 311TH ST
004	321123	0320	5/13/10	\$389,000	\$349,000	2210	9	1984	Good	33889	N	N	17023 SE 323RD PL
004	321123	0290	2/22/12	\$423,500	\$431,000	2280	9	1985	Avg	39866	N	N	17020 SE 323RD PL
004	122105	9189	8/28/12	\$565,000	\$572,000	2490	9	1990	Avg	219978	N	N	31613 176TH AVE SE
004	242105	9091	9/24/10	\$408,200	\$383,000	2600	9	1979	VGood	215186	N	N	34099 170TH AVE SE
004	242105	9048	12/6/11	\$530,000	\$537,000	2610	9	1992	Avg	269200	N	N	17318 SE LAKE MONEYSMITH RD
004	321124	0250	10/22/10	\$440,000	\$416,000	2640	9	1987	Avg	35100	N	N	32425 171ST AVE SE
004	321124	0370	5/7/12	\$380,000	\$387,000	2690	9	1986	Avg	36114	N	N	16918 SE 325TH PL
004	321124	0240	10/19/11	\$395,000	\$399,000	2780	9	1988	Avg	35101	N	N	32407 171ST AVE SE
004	321124	0360	12/2/10	\$429,000	\$411,000	2780	9	1986	Avg	33889	N	N	16928 SE 325TH PL
004	321124	0080	8/31/12	\$400,000	\$405,000	2830	9	1987	Avg	38669	N	N	16930 SE 327TH PL
004	321123	0180	5/11/10	\$455,000	\$408,000	3020	9	1986	Avg	36400	N	N	32309 169TH AVE SE
004	321127	0390	5/15/12	\$388,000	\$395,000	3240	9	1989	Avg	35049	N	N	33010 172ND CT SE
004	321127	0340	5/20/10	\$481,500	\$433,000	3330	9	1988	Avg	35043	N	N	32917 174TH PL SE
004	341060	0280	1/12/11	\$590,000	\$570,000	3750	9	1980	VGood	56012	Y	Y	33433 E LAKE HOLM DR SE
004	341060	0280	8/15/12	\$552,613	\$560,000	3750	9	1980	VGood	56012	Y	Y	33433 E LAKE HOLM DR SE

Improved Sales Used in this Annual Update Analysis
Area 58
(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	202576	0250	7/12/10	\$650,000	\$596,000	2080	10	2003	Avg	22093	N	N	14009 SE HUSKY WAY
004	281791	0200	1/21/11	\$339,950	\$329,000	2280	10	1990	Avg	39389	N	N	32817 181ST AVE SE
004	122105	9196	10/8/10	\$515,000	\$485,000	3250	10	1996	Avg	209088	N	N	31516 176TH AVE SE
004	162105	9044	8/26/12	\$550,000	\$557,000	3440	10	2001	Avg	207781	N	N	33009 129TH WAY SE
004	122105	9192	2/3/12	\$620,000	\$630,000	3460	10	1992	Avg	219978	N	N	31620 176TH AVE SE
004	202576	0080	6/20/12	\$500,000	\$508,000	3570	10	2002	Avg	25656	N	N	32722 145TH PL SE
004	202577	0330	8/23/10	\$630,000	\$586,000	4060	10	2007	Avg	22069	N	N	13523 SE 333RD PL
004	202577	0090	1/11/10	\$609,480	\$518,000	4080	10	2005	Avg	24480	N	N	33103 134TH AVE SE
004	202577	0420	4/20/12	\$672,250	\$684,000	4190	10	2004	Avg	21804	N	N	13417 SE 330TH PL
004	142105	9043	7/27/12	\$660,000	\$670,000	4400	10	2007	Avg	411642	N	N	16007 SE 326TH ST
004	202577	0480	4/22/10	\$600,000	\$534,000	4640	10	2006	Avg	22454	N	N	33035 138TH PL SE
004	202577	0390	9/16/10	\$750,000	\$702,000	3530	11	2004	Avg	23949	N	N	33108 134TH AVE SE
004	142105	9016	2/27/12	\$550,000	\$560,000	4410	11	2002	Avg	253519	N	N	15522 SE LAKE HOLM RD
004	202576	0380	7/13/12	\$733,000	\$744,000	4640	11	2003	Avg	21914	N	N	33422 135TH PL SE
004	202577	0290	1/28/10	\$778,501	\$667,000	6150	11	2007	Avg	21796	N	N	13514 SE 333RD PL
004	202576	0320	3/2/12	\$600,000	\$610,000	4690	12	2001	Avg	23670	N	N	33242 139TH TER SE
004	574700	0050	4/5/10	\$1,124,000	\$993,000	5280	12	2005	Avg	88455	Y	N	33510 143RD PL SE
004	202577	0280	3/25/10	\$800,000	\$703,000	5560	12	2007	Avg	21965	N	N	33118 135TH PL SE
004	202577	0160	5/17/11	\$900,000	\$892,000	5710	12	2007	Avg	25106	N	N	32930 134TH CT SE
005	072106	9023	6/23/10	\$205,000	\$187,000	1200	5	1926	Avg	41257	N	N	31660 THOMAS RD SE
005	405320	0220	7/26/11	\$305,000	\$305,000	770	6	1975	Good	22302	Y	Y	31069 E LAKE MORTON DR SE
005	344400	0050	8/16/11	\$180,000	\$181,000	950	6	1964	VGood	37986	N	N	20007 SE 284TH ST
005	062106	9120	7/27/10	\$189,950	\$175,000	1000	6	1963	VGood	10125	N	N	28830 187TH PL SE
005	062106	9121	5/24/12	\$167,500	\$170,000	1350	6	1962	Good	9964	N	N	19517 SE COVINGTON-SAWYER RD
005	062106	9019	3/28/12	\$315,000	\$321,000	1440	6	1945	VGood	361112	N	N	30249 196TH AVE SE

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Area 58
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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
005	062106	9022	5/26/11	\$315,000	\$313,000	1520	6	1978	Good	78843	N	N	29830 188TH AVE SE
005	322206	9155	9/19/12	\$290,000	\$293,000	1610	6	1974	Good	48563	N	N	19814 SE COVINGTON-SAWYER RD
005	405320	0823	6/21/11	\$234,000	\$233,000	1780	6	1980	Good	51400	N	N	31052 E LAKE MORTON DR SE
005	344400	0252	7/10/12	\$285,000	\$289,000	940	7	1967	Good	41622	N	N	20312 SE 281ST ST
005	436670	0010	5/7/10	\$220,000	\$197,000	1080	7	1989	Good	9941	N	N	33920 207TH PL SE
005	344400	0095	9/20/10	\$248,500	\$233,000	1100	7	1966	VGood	22316	N	N	20204 SE 284TH ST
005	072106	9008	12/7/11	\$329,340	\$334,000	1150	7	1965	VGood	335412	N	N	31025 186TH PL SE
005	344410	0190	12/30/11	\$298,000	\$303,000	1150	7	1966	Avg	92783	N	N	19758 SE 281ST ST
005	362205	9158	1/30/12	\$257,500	\$262,000	1180	7	1975	Good	62726	N	N	17431 SE COVINGTON-SAWYER RD
005	795060	0110	2/15/10	\$195,000	\$169,000	1240	7	1969	Good	12377	N	N	31317 179TH PL SE
005	237700	0200	5/11/11	\$226,900	\$225,000	1260	7	1961	Good	23625	N	N	18035 SE 317TH ST
005	405320	0975	6/8/11	\$289,950	\$288,000	1280	7	1978	Good	52707	N	N	31443 W LAKE MORTON DR SE
005	076670	0020	9/7/12	\$215,000	\$218,000	1290	7	1984	Avg	10117	N	N	28811 184TH PL SE
005	894420	0090	12/29/11	\$170,000	\$173,000	1320	7	1973	Good	12343	N	N	29244 161ST PL SE
005	795060	0030	11/4/11	\$148,500	\$150,000	1380	7	1968	Good	10125	N	N	31210 179TH PL SE
005	405320	0255	11/9/11	\$355,000	\$359,000	1410	7	1958	Good	25600	Y	Y	31117 E LAKE MORTON DR SE
005	322206	9153	1/29/10	\$220,000	\$189,000	1440	7	1974	Good	17235	N	N	28728 202ND AVE SE
005	405320	0978	6/21/12	\$282,000	\$287,000	1500	7	1978	Good	22875	N	N	31441 W LAKE MORTON DR SE
005	383205	0080	5/25/10	\$226,910	\$204,000	1540	7	2010	Avg	5010	N	N	29744 218TH PL SE
005	383208	0130	5/18/10	\$236,365	\$212,000	1540	7	2010	Avg	4814	N	N	21630 SE 297TH ST
005	062106	9011	11/18/10	\$332,000	\$317,000	1570	7	1962	Avg	393346	N	N	30211 THOMAS RD SE
005	012105	9038	9/15/10	\$357,000	\$334,000	1580	7	2000	Avg	35245	N	N	29022 168TH AVE SE
005	005350	0010	10/20/11	\$189,950	\$192,000	1600	7	2010	Avg	4029	N	N	21293 SE 289TH WAY
005	005350	0490	10/7/11	\$189,950	\$192,000	1600	7	2010	Avg	6000	N	N	21409 SE 289TH WAY
005	005350	0930	4/12/10	\$234,950	\$208,000	1600	7	2010	Avg	3819	N	N	29028 215TH PL SE

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Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	344411	0020	7/27/12	\$250,000	\$254,000	1600	7	1974	Avg	69260	N	N	20527 SE 281ST ST
005	362205	9077	3/8/12	\$175,000	\$178,000	1630	7	1958	Good	10890	N	N	17726 SE COVINGTON-SAWYER RD
005	383208	0620	4/26/10	\$234,900	\$209,000	1630	7	2010	Avg	5570	N	N	29746 217TH PL SE
005	005350	0500	4/15/11	\$202,000	\$199,000	1650	7	2010	Avg	4800	N	N	21403 SE 289TH WAY
005	062106	9165	8/17/10	\$277,000	\$257,000	1650	7	1965	VGood	71438	N	N	29608 188TH AVE SE
005	859440	0010	1/4/10	\$370,000	\$314,000	1670	7	1987	Good	37780	N	N	20711 SE 335TH ST
005	237700	0130	8/21/12	\$248,000	\$251,000	1690	7	1964	Avg	40500	N	N	18231 SE 315TH ST
005	383208	0610	5/18/10	\$235,905	\$212,000	1780	7	2010	Avg	5015	N	N	29752 217TH PL SE
005	859440	0450	2/21/12	\$244,900	\$249,000	1810	7	1988	Good	35168	N	N	33435 206TH AVE SE
005	147150	0050	12/26/12	\$280,000	\$280,000	1850	7	1967	Good	24647	N	N	28841 180TH AVE SE
005	383207	0050	12/28/10	\$209,000	\$201,000	1850	7	2009	Avg	4880	N	N	29702 218TH PL SE
005	383208	0560	3/1/10	\$242,890	\$211,000	1850	7	2009	Avg	4921	N	N	21645 SE 297TH TER
005	383208	0010	3/15/10	\$242,915	\$213,000	1853	7	2009	Avg	5434	N	N	29728 217TH PL SE
005	005350	0020	10/9/12	\$222,500	\$225,000	1870	7	2007	Avg	4046	N	N	21287 SE 289TH WAY
005	179610	0110	8/16/11	\$245,000	\$246,000	1880	7	1969	Good	52272	N	N	32215 190TH AVE SE
005	383208	0160	1/7/10	\$243,820	\$207,000	1880	7	2009	Avg	4806	N	N	21606 SE 297TH ST
005	383208	0290	3/31/10	\$244,355	\$215,000	1880	7	2009	Avg	5297	N	N	29735 217TH PL SE
005	383208	0440	3/8/10	\$247,175	\$216,000	1880	7	2010	Avg	5000	N	N	29725 216TH PL SE
005	383208	0440	8/25/11	\$222,000	\$223,000	1880	7	2010	Avg	5000	N	N	29725 216TH PL SE
005	383205	0310	5/1/10	\$214,888	\$192,000	1890	7	2006	Avg	5000	N	N	21636 SE 298TH PL
005	062106	9227	8/10/11	\$317,500	\$318,000	1930	7	1977	Good	40510	N	N	29028 188TH AVE SE
005	383206	0610	12/4/12	\$201,000	\$202,000	1930	7	2007	Avg	4816	N	N	21371 SE 297TH ST
005	383205	0770	4/1/11	\$216,700	\$213,000	1940	7	2006	Avg	5757	N	N	21543 SE 299TH WAY
005	062106	9265	2/24/10	\$278,000	\$241,000	1980	7	2002	Avg	35719	N	N	18202 SE COVINGTON-SAWYER RD
005	795070	0120	9/27/11	\$253,500	\$256,000	1980	7	2003	Avg	10051	N	N	17906 SE 311TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	383205	0200	2/5/10	\$249,640	\$215,000	2000	7	2010	Avg	7596	N	N	29763 218TH PL SE
005	383208	0180	3/23/10	\$258,410	\$227,000	2000	7	2009	Avg	4857	N	N	21544 SE 297TH ST
005	383208	0630	4/14/10	\$256,110	\$227,000	2000	7	2010	Avg	5622	N	N	29740 217TH PL SE
005	383205	0020	2/19/10	\$250,000	\$217,000	2010	7	2005	Avg	5269	N	N	29780 218TH PL SE
005	383205	0680	12/20/12	\$210,000	\$210,000	2010	7	2006	Avg	6144	N	N	21537 SE 298TH PL
005	383206	0340	3/7/12	\$219,000	\$223,000	2010	7	2008	Avg	5807	N	N	21438 SE 298TH PL
005	383206	1230	4/5/11	\$210,000	\$207,000	2010	7	2008	Avg	5947	N	N	21206 SE FALCON WAY
005	383208	0460	4/27/10	\$267,070	\$238,000	2010	7	2009	Avg	5000	N	N	29737 216TH PL SE
005	383208	0600	5/26/10	\$275,400	\$248,000	2010	7	2010	Avg	6592	N	N	29758 217TH PL SE
005	383205	1090	8/23/10	\$245,950	\$229,000	2040	7	2006	Avg	5000	N	N	21640 SE 299TH WAY
005	005350	0630	12/15/10	\$215,000	\$206,000	2060	7	2007	Avg	8475	N	N	29035 215TH PL SE
005	383206	0880	6/22/12	\$245,000	\$249,000	2080	7	2007	Avg	5750	N	N	21350 SE 297TH CT
005	362205	9108	9/18/12	\$327,500	\$331,000	2090	7	1975	Avg	104979	N	N	28056 179TH AVE SE
005	383208	0500	12/27/12	\$225,000	\$225,000	2110	7	2008	Avg	6737	N	N	29761 216TH PL SE
005	005350	0050	12/28/12	\$224,900	\$225,000	2150	7	2007	Avg	4022	N	N	21269 SE 289TH WAY
005	005350	0460	5/11/10	\$239,950	\$215,000	2150	7	2010	Avg	4750	N	N	21427 SE 289TH WAY
005	005350	0830	3/15/10	\$239,950	\$210,000	2150	7	2009	Avg	3806	N	N	29088 215TH PL SE
005	005350	0920	4/21/10	\$237,500	\$211,000	2150	7	2009	Avg	3817	N	N	29034 215TH PL SE
005	383206	0280	6/22/12	\$228,000	\$232,000	2170	7	2007	Avg	5621	N	N	21441 SE 298TH PL
005	383208	0090	6/2/10	\$275,215	\$249,000	2170	7	2010	Avg	4951	N	N	21662 SE 297TH ST
005	383205	0120	5/8/12	\$186,600	\$190,000	2180	7	2008	Avg	6623	N	N	29727 218TH PL SE
005	383205	0160	2/12/10	\$256,453	\$221,000	2180	7	2010	Avg	5250	N	N	21747 SE 297TH PL
005	383205	0210	1/13/10	\$268,545	\$229,000	2180	7	2009	Avg	7596	N	N	29775 218TH PL SE
005	383206	0260	6/4/10	\$230,000	\$208,000	2180	7	2008	Avg	5000	N	N	21425 SE 298TH PL
005	383208	0320	2/19/10	\$269,908	\$234,000	2180	7	2010	Avg	4829	N	N	21642 SE 297TH TER

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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
005	383205	0010	4/28/10	\$271,220	\$242,000	2190	7	2010	Avg	5249	N	N	29786 218TH PL SE
005	082106	9094	10/15/12	\$359,000	\$362,000	2200	7	1990	Avg	95580	N	N	30840 202ND AVE SE
005	005350	0720	9/16/10	\$229,950	\$215,000	2210	7	2010	Avg	5968	N	N	21512 SE 290TH PL
005	005350	0820	10/18/11	\$205,000	\$207,000	2210	7	2010	Avg	3804	N	N	29094 215TH PL SE
005	005350	0910	5/12/10	\$244,950	\$220,000	2210	7	2010	Avg	3816	N	N	29040 215TH PL SE
005	352205	9085	7/8/12	\$350,000	\$356,000	2210	7	1947	VGood	347609	N	N	15227 SE 283RD PL
005	012105	9019	5/22/12	\$392,000	\$399,000	2220	7	1993	Avg	317988	N	N	29010 168TH AVE SE
005	383206	0570	2/2/11	\$207,000	\$201,000	2230	7	2007	Avg	4999	N	N	29736 213TH WAY SE
005	383206	0960	5/14/12	\$215,000	\$219,000	2230	7	2007	Avg	5909	N	N	29749 213TH WAY SE
005	383206	0970	1/27/11	\$218,000	\$211,000	2230	7	2007	Avg	4946	N	N	29755 213TH WAY SE
005	383208	0310	3/16/10	\$285,428	\$250,000	2240	7	2010	Avg	4789	N	N	21658 SE 297TH TER
005	383208	0450	1/25/10	\$263,136	\$225,000	2250	7	2009	Avg	5000	N	N	29731 216TH PL SE
005	383208	0470	3/17/10	\$287,318	\$252,000	2260	7	2009	Avg	5016	N	N	29743 216TH PL SE
005	383205	0970	5/18/12	\$206,000	\$210,000	2270	7	2006	Avg	5000	N	N	21707 SE 298TH PL
005	383205	0440	4/24/12	\$184,900	\$188,000	2280	7	2006	Avg	4800	N	N	29746 215TH TER SE
005	383205	0930	2/27/12	\$201,000	\$204,000	2280	7	2006	Avg	5399	N	N	21761 SE 299TH WAY
005	383206	0290	1/5/10	\$259,900	\$220,000	2280	7	2010	Avg	5733	N	N	21449 SE 298TH PL
005	383206	0940	5/3/12	\$205,000	\$209,000	2320	7	2007	Avg	4683	N	N	21345 SE 297TH CT
005	383205	0420	11/19/12	\$195,000	\$196,000	2330	7	2006	Avg	4800	N	N	29758 215TH TER SE
005	082106	9048	8/26/11	\$365,000	\$367,000	2340	7	1984	Avg	214315	N	N	31416 202ND AVE SE
005	383208	0020	2/16/10	\$305,453	\$264,000	2350	7	2010	Avg	5000	N	N	29728 217TH PL SE
005	383208	0300	3/16/10	\$279,778	\$245,000	2350	7	2010	Avg	4973	N	N	21664 SE 297TH TER
005	383206	1180	9/3/10	\$257,000	\$240,000	2380	7	2008	Avg	7915	N	N	21236 SE FALCON WAY
005	005350	0510	5/20/11	\$224,950	\$223,000	2390	7	2010	Avg	4800	N	N	21371 SE 289TH WAY
005	005350	0560	5/10/11	\$222,500	\$220,000	2390	7	2009	Avg	4800	N	N	21347 SE 289TH WAY

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	005350	0590	4/19/10	\$245,000	\$218,000	2390	7	2010	Avg	4800	N	N	21329 SE 289TH WAY
005	005350	0700	7/20/10	\$242,500	\$223,000	2390	7	2010	Avg	4866	N	N	21524 SE 290TH PL
005	005350	0750	5/18/11	\$229,950	\$228,000	2390	7	2010	Avg	4558	N	N	21537 SE 290TH PL
005	005350	0780	9/2/10	\$242,500	\$226,000	2390	7	2010	Avg	4019	N	N	21555 SE 290TH PL
005	383206	0140	8/7/12	\$235,050	\$238,000	2400	7	2007	Avg	5913	N	N	21527 SE 299TH WAY
005	383208	0380	5/18/12	\$190,000	\$193,000	2400	7	2008	Avg	4967	N	N	29736 216TH PL SE
005	005350	0260	1/5/10	\$231,600	\$196,000	2410	7	2007	Avg	4923	N	N	28878 213TH CT SE
005	005350	0710	8/18/10	\$249,950	\$232,000	2460	7	2010	Avg	4864	N	N	21518 SE 290TH PL
005	383205	0500	7/30/12	\$210,000	\$213,000	2480	7	2006	Avg	4907	N	N	21538 SE 297TH ST
005	383205	0050	4/30/10	\$295,000	\$263,000	2540	7	2006	Avg	5000	N	N	29762 218TH PL SE
005	383205	0460	7/12/12	\$210,000	\$213,000	2540	7	2006	Avg	4800	N	N	29734 215TH TER SE
005	383206	0440	11/10/10	\$261,000	\$248,000	2540	7	2008	Avg	4844	N	N	29745 214TH AVE SE
005	005350	0470	4/26/11	\$233,000	\$230,000	2580	7	2010	Avg	4800	N	N	21421 SE 289TH WAY
005	005350	0520	7/23/10	\$235,000	\$216,000	2580	7	2009	Avg	4800	N	N	21371 SE 289TH WAY
005	005350	0570	12/14/10	\$233,000	\$224,000	2580	7	2009	Avg	4800	N	N	21341 SE 289TH WAY
005	005350	0800	6/21/10	\$254,950	\$232,000	2580	7	2010	Avg	6627	N	N	21567 SE 290TH PL
005	383205	0690	6/21/11	\$210,000	\$209,000	2650	7	2006	Avg	5238	N	N	21545 SE 298TH PL
005	005350	0480	12/20/10	\$246,500	\$237,000	2660	7	2010	Avg	4800	N	N	21413 SE 289TH WAY
005	005350	0730	5/25/10	\$259,950	\$234,000	2660	7	2010	Avg	9770	N	N	21506 SE 290TH PL
005	005350	0760	1/27/11	\$233,000	\$226,000	2660	7	2010	Avg	4082	N	N	21543 SE 290TH PL
005	005350	0810	6/21/11	\$234,000	\$233,000	2660	7	2010	Avg	6305	N	N	29098 215TH PL SE
005	005350	0850	7/28/10	\$250,000	\$230,000	2660	7	2010	Avg	4091	N	N	29076 215TH PL SE
005	005350	0940	3/17/10	\$261,950	\$229,000	2660	7	2010	Avg	5167	N	N	29022 215TH PL SE
005	383206	0890	10/10/12	\$255,000	\$257,000	2950	7	2007	Avg	8987	N	N	21330 SE 297TH CT
005	383206	1040	12/30/10	\$259,000	\$250,000	2960	7	2007	Avg	7303	N	N	21364 SE 299TH WAY

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	383205	0070	2/9/10	\$326,000	\$281,000	3210	7	2006	Avg	5000	N	N	29750 218TH PL SE
005	362205	9118	10/25/12	\$339,950	\$343,000	3250	7	1995	Avg	45302	N	N	17816 SE COVINGTON-SAWYER RD
005	383205	0170	4/28/10	\$324,900	\$290,000	3530	7	2008	Avg	5494	N	N	29751 218TH PL SE
005	784350	0630	6/4/10	\$277,500	\$251,000	1270	8	1987	Avg	12100	N	N	21533 SE 292ND CT
005	948590	0180	9/1/10	\$280,000	\$261,000	1270	8	1977	Good	36110	N	N	18120 SE 284TH ST
005	405320	0550	8/22/12	\$440,000	\$446,000	1290	8	1983	Good	17608	Y	Y	31246 W LAKE MORTON DR SE
005	784350	0600	12/21/12	\$220,000	\$220,000	1290	8	1986	Avg	12115	N	N	21519 SE 292ND CT
005	948590	0150	5/4/12	\$322,675	\$328,000	1370	8	1977	Good	35100	N	N	28301 183RD AVE SE
005	948594	0010	10/11/11	\$242,000	\$244,000	1450	8	1981	Avg	63487	N	N	19303 SE 284TH ST
005	405320	0585	5/3/10	\$545,000	\$487,000	1490	8	1967	Good	17918	Y	Y	31206 W LAKE MORTON DR SE
005	948593	0400	1/11/10	\$373,000	\$317,000	1490	8	1980	Good	37376	N	N	18809 SE 287TH ST
005	784350	0260	3/11/11	\$185,900	\$182,000	1500	8	1988	Avg	12089	N	N	21436 SE 293RD ST
005	911350	0340	6/9/11	\$297,000	\$295,000	1570	8	1966	Good	49658	N	N	19509 SE 320TH ST
005	948593	0420	3/23/11	\$317,500	\$312,000	1570	8	1981	Good	26394	N	N	28715 189TH PL SE
005	344410	0120	2/25/11	\$389,000	\$380,000	1600	8	1976	VGood	101494	N	N	28208 199TH AVE SE
005	344412	0130	5/11/10	\$425,000	\$381,000	1610	8	1989	Good	41689	N	N	20914 SE 281ST ST
005	184261	0090	4/13/10	\$292,950	\$260,000	1700	8	1981	Avg	13757	N	N	17425 SE 293RD PL
005	948593	0410	1/23/12	\$340,000	\$346,000	1720	8	1981	Avg	24585	N	N	18819 SE 287TH ST
005	072106	9055	10/19/12	\$422,000	\$426,000	1730	8	2011	Avg	91968	N	N	30820 182ND AVE SE
005	948593	0190	2/26/10	\$387,000	\$336,000	1730	8	1980	Good	45738	N	N	18223 SE 286TH CT
005	052106	9026	12/21/12	\$282,000	\$282,000	1780	8	1993	Avg	35048	N	N	28735 202ND AVE SE
005	948593	0150	9/25/12	\$379,000	\$383,000	1790	8	1982	Good	82328	N	N	18424 SE 286TH ST
005	012105	9134	6/5/12	\$325,000	\$331,000	1820	8	1985	Good	21765	N	N	17424 SE 290TH ST
005	179610	0087	11/9/11	\$400,000	\$405,000	1830	8	1990	Avg	66811	N	N	19027 SE 320TH ST
005	344410	0145	12/10/12	\$244,200	\$245,000	1830	8	1972	Avg	23044	N	N	19807 SE 281ST ST

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	784350	0150	8/28/12	\$262,000	\$265,000	1870	8	1987	Good	14443	N	N	21414 SE 292ND PL
005	784350	0270	5/21/10	\$275,000	\$247,000	1870	8	1986	Good	12035	N	N	21430 SE 293RD ST
005	948591	0220	6/20/11	\$250,000	\$249,000	1870	8	1977	Good	42000	N	N	19418 SE 286TH ST
005	062106	9174	5/24/11	\$348,000	\$345,000	1940	8	1976	VGood	69696	N	N	18908 SE COVINGTON-SAWYER RD
005	405320	0955	6/10/10	\$325,000	\$295,000	1950	8	1961	VGood	77972	N	N	31611 W LAKE MORTON DR SE
005	192106	9029	9/20/12	\$375,000	\$379,000	1990	8	1974	Avg	66144	N	N	19431 SE 336TH ST
005	192106	9029	3/7/11	\$355,000	\$347,000	1990	8	1974	Avg	66144	N	N	19431 SE 336TH ST
005	082106	9098	7/27/11	\$385,000	\$385,000	2020	8	1991	Avg	108966	N	N	31331 202ND AVE SE
005	721542	0740	11/15/12	\$340,000	\$342,000	2050	8	1994	Avg	35798	N	N	20706 SE 293RD ST
005	721542	0150	5/6/11	\$328,950	\$325,000	2060	8	1994	Avg	52630	N	N	20017 SE 290TH PL
005	258790	0080	2/14/11	\$418,000	\$407,000	2070	8	1975	Good	24798	N	N	29648 179TH PL SE
005	172106	9041	12/3/12	\$315,000	\$316,000	2100	8	1981	Avg	91911	N	N	32121 197TH AVE SE
005	948594	0620	3/27/12	\$319,000	\$325,000	2100	8	1985	Good	35456	N	N	27703 193RD AVE SE
005	948591	0010	9/28/10	\$325,000	\$305,000	2110	8	1977	Good	69260	N	N	28725 196TH AVE SE
005	745981	0120	5/16/12	\$263,000	\$268,000	2120	8	1977	Avg	37720	N	N	28804 210TH AVE SE
005	721541	0500	6/7/11	\$339,000	\$337,000	2130	8	1994	Avg	63089	N	N	20048 SE 299TH CT
005	948595	1000	11/16/12	\$370,000	\$372,000	2140	8	1987	Avg	45161	N	N	28201 183RD AVE SE
005	721540	0710	8/18/11	\$315,000	\$316,000	2150	8	1989	Avg	37540	N	N	29415 201ST PL SE
005	948591	0160	6/10/10	\$329,000	\$298,000	2160	8	1978	Good	131551	N	N	28621 192ND PL SE
005	948593	0430	5/21/10	\$369,900	\$333,000	2180	8	1981	Good	23940	N	N	28721 189TH PL SE
005	948595	0330	2/11/12	\$250,000	\$254,000	2190	8	1984	Good	35151	N	N	18840 SE 281ST ST
005	721542	0300	3/23/11	\$345,000	\$339,000	2190	8	1994	Avg	34891	N	N	20233 SE 290TH PL
005	082106	9038	11/5/12	\$399,000	\$402,000	2210	8	2005	Avg	210394	N	N	20005 SE 308TH ST
005	344412	0050	1/20/11	\$417,000	\$404,000	2210	8	1984	Avg	62536	N	N	20805 SE 281ST ST
005	362205	9193	5/29/12	\$330,000	\$336,000	2220	8	1999	Avg	40529	N	N	17134 SE COVINGTON-SAWYER RD

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	948595	0970	10/20/11	\$430,000	\$434,000	2230	8	1985	Good	36102	N	N	18330 SE 280TH ST
005	745981	0060	6/15/11	\$320,000	\$319,000	2250	8	1977	Good	29586	N	N	28931 211TH AVE SE
005	179615	0140	6/23/11	\$385,000	\$384,000	2280	8	1988	Good	41515	N	N	19306 SE 332ND PL
005	405320	0807	6/24/10	\$350,000	\$319,000	2300	8	1986	Good	34485	N	N	19620 SE 310TH PL
005	124940	0100	2/13/12	\$265,000	\$270,000	2340	8	1988	Avg	15647	N	N	29712 174TH AVE SE
005	012105	9115	7/3/12	\$380,000	\$386,000	2350	8	1986	Avg	223898	N	N	30130 170TH PL SE
005	258791	0200	2/26/10	\$428,000	\$372,000	2350	8	1986	Avg	29480	N	N	17644 SE 299TH PL
005	721542	1000	6/7/12	\$395,000	\$402,000	2390	8	1995	Avg	40515	N	N	20727 SE 295TH ST
005	948590	0080	1/28/11	\$279,000	\$271,000	2390	8	1977	Good	60984	N	N	18309 SE 284TH ST
005	258790	0130	11/30/12	\$325,000	\$326,000	2410	8	1979	Avg	37810	N	N	29604 179TH PL SE
005	948593	0460	11/17/11	\$259,900	\$263,000	2430	8	1981	Good	35090	N	N	18931 SE 287TH ST
005	721540	0160	6/8/12	\$332,300	\$338,000	2480	8	1989	Avg	36236	N	N	29507 199TH AVE SE
005	721540	0680	4/6/11	\$304,400	\$299,000	2480	8	1989	Avg	37517	N	N	29305 202ND AVE SE
005	721541	0780	9/9/10	\$400,000	\$374,000	2480	8	1992	Avg	35100	N	N	20015 SE 300TH ST
005	948592	0110	5/21/10	\$375,000	\$337,000	2480	8	1978	Good	43560	N	N	18755 SE 284TH PL
005	721541	0390	10/11/11	\$359,000	\$362,000	2500	8	1993	Avg	42654	N	N	29933 200TH CT SE
005	721542	0840	5/11/11	\$369,000	\$365,000	2550	8	1996	Avg	28039	N	N	20818 SE 293RD ST
005	721542	0320	10/18/10	\$420,000	\$397,000	2600	8	1994	Avg	42334	N	N	20221 SE 290TH PL
005	721542	0050	10/7/12	\$360,000	\$363,000	2620	8	1994	Avg	32800	N	N	29021 200TH PL SE
005	124940	0170	4/19/10	\$365,000	\$324,000	2630	8	1987	Avg	18700	N	N	29725 174TH AVE SE
005	721542	0350	1/20/10	\$420,000	\$359,000	2670	8	1994	Avg	36611	N	N	20203 SE 290TH PL
005	172106	9062	12/9/10	\$311,000	\$298,000	2770	8	1993	Avg	52272	N	N	32107 197TH AVE SE
005	948594	0040	7/26/12	\$350,000	\$355,000	2820	8	1981	Good	49878	N	N	19335 SE 284TH ST
005	948595	0280	4/2/12	\$322,500	\$328,000	2910	8	1984	Avg	30810	N	N	28006 189TH AVE SE
005	911360	0220	6/15/11	\$400,000	\$398,000	3350	8	1979	Avg	55756	N	N	19500 SE 324TH ST

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	948595	0790	1/27/10	\$445,000	\$381,000	3380	8	1983	Good	40649	N	N	27643 188TH PL SE
005	258792	0030	7/27/12	\$337,500	\$342,000	1900	9	1983	Avg	28210	N	N	17657 SE 299TH PL
005	948594	0290	10/17/11	\$349,000	\$353,000	2350	9	1983	Good	36116	N	N	27700 195TH AVE SE
005	398120	0740	12/19/12	\$425,000	\$426,000	2480	9	1994	Good	13659	N	N	18513 SE 277TH PL
005	398120	1050	3/6/12	\$362,000	\$368,000	2560	9	1990	Good	13095	N	N	17961 SE 281ST CT
005	172106	9073	6/20/12	\$537,000	\$546,000	2651	9	2000	Avg	232610	N	N	20620 SE 322ND ST
005	721540	0640	8/17/11	\$381,000	\$382,000	2680	9	1989	Avg	33874	N	N	20103 SE 292ND ST
005	405320	0926	4/27/12	\$315,000	\$321,000	2700	9	1988	Avg	43252	N	N	19748 SE 316TH PL
005	948594	0370	4/2/12	\$333,000	\$339,000	2700	9	1984	Good	35002	N	N	27629 195TH AVE SE
005	122105	9214	7/28/11	\$536,000	\$537,000	2730	9	2005	Avg	224334	N	N	30718 173RD PL SE
005	948592	0140	1/3/12	\$340,000	\$345,000	2770	9	1979	Good	85813	N	N	28232 188TH AVE SE
005	398120	0290	10/12/12	\$400,000	\$404,000	2890	9	1989	Good	21304	N	N	27922 181ST CT SE
005	721541	0460	7/16/10	\$415,000	\$381,000	2890	9	1994	Avg	36272	N	N	20049 SE 299TH CT
005	721541	0510	7/30/10	\$435,000	\$401,000	2890	9	1994	Good	29798	N	N	30101 201ST PL SE
005	721542	0670	4/20/12	\$385,000	\$392,000	2890	9	1996	Avg	29797	N	N	20620 SE 291ST PL
005	911361	0220	3/15/11	\$465,000	\$456,000	2910	9	2005	Avg	42900	N	N	32733 193RD AVE SE
005	172106	9056	10/6/10	\$500,000	\$471,000	2930	9	1992	Avg	196928	N	N	33310 210TH AVE SE
005	398120	0260	11/29/11	\$425,000	\$431,000	2940	9	1991	Avg	14332	N	N	18019 SE 279TH PL
005	721542	0580	4/20/10	\$480,000	\$426,000	2940	9	1995	Avg	39487	N	N	29308 206TH CT SE
005	721541	0100	5/27/11	\$386,000	\$383,000	2970	9	1994	Good	39415	N	N	20123 SE 301ST ST
005	405320	1040	3/21/11	\$419,000	\$411,000	2990	9	1991	Avg	81021	N	N	31005 W LAKE MORTON DR SE
005	122105	9179	6/7/10	\$655,000	\$593,000	3000	9	2005	Avg	657320	N	N	30928 177TH AVE SE
005	405310	0060	6/25/10	\$400,000	\$364,000	3030	9	1990	Avg	81112	N	N	19650 SE 310TH PL
005	062106	9042	9/19/12	\$525,000	\$531,000	3098	9	2001	Avg	217364	N	N	29206 192ND AVE SE
005	398120	0370	8/16/11	\$451,050	\$453,000	3100	9	1990	Good	19072	N	N	18331 SE 279TH PL

Improved Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	398120	0840	9/27/11	\$474,000	\$478,000	3260	9	1995	Good	15043	Y	N	18306 SE 279TH PL
005	398120	0900	7/28/10	\$547,000	\$504,000	3260	9	1997	Good	11542	Y	N	18122 SE 279TH PL
005	405320	0260	11/6/12	\$550,000	\$554,000	3300	9	1990	Avg	44528	Y	Y	31123 E LAKE MORTON DR SE
005	915840	0100	7/8/12	\$370,000	\$376,000	3360	9	1994	Avg	35516	N	N	20612 SE 331ST ST
005	172106	9002	6/15/11	\$485,000	\$483,000	3370	9	2000	Avg	217800	N	N	20926 SE 322ND ST
005	398120	0510	8/27/12	\$454,950	\$461,000	3370	9	1990	Good	22579	N	N	18635 SE 277TH PL
005	258791	0040	1/12/12	\$455,000	\$462,000	3690	9	1990	Avg	34300	N	N	29612 176TH AVE SE
005	948595	0440	9/12/12	\$483,500	\$489,000	4480	9	1986	Good	37881	N	N	18718 SE 281ST ST
005	172106	9083	7/27/11	\$560,000	\$561,000	3290	10	2005	Avg	167020	Y	N	33016 210TH AVE SE
005	012105	9025	8/1/11	\$585,000	\$586,000	3420	10	2008	Avg	108900	N	N	17310 SE 293RD PL
005	062106	9287	8/23/12	\$489,900	\$496,000	4250	10	2004	Avg	184694	N	N	29229 196TH AVE SE
005	122105	9149	7/13/10	\$840,000	\$770,000	4590	11	2007	Avg	359370	N	N	30536 173RD PL SE

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	022105	9065	2/22/12	\$62,500	DOR RATIO; EXEMPT EXCISE TAX; FINANCIAL INST SALE
004	022105	9143	5/20/10	\$299,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	022105	9150	4/17/12	\$347,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
004	022105	9179	7/25/12	\$585,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
004	022105	9179	2/1/12	\$293,500	IMP CHARACTERISTICS CHANGED SINCE SALE
004	072106	9079	5/16/12	\$475,703	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	102105	9042	7/9/10	\$350,000	IMP COUNT
004	112105	9077	8/23/11	\$81,533	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
004	122105	9029	11/16/12	\$150,000	DOR RATIO;PART INTEREST; RELATED PARTY
004	122105	9072	7/11/12	\$172,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	122105	9092	3/14/11	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	122105	9167	5/24/10	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	132105	9012	1/18/11	\$179,900	NON-REPRESENTATIVE SALE; SHORT SALE
004	132105	9071	3/12/12	\$319,950	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
004	132105	9091	9/7/10	\$117,374	DOR RATIO;QCD;PART INTEREST RELATED PARTY/FRIEND
004	132105	9124	10/25/10	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	132105	9130	12/6/12	\$950,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM THE SAMPLE SET
004	142105	9088	8/20/10	\$737,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	162105	9025	7/20/12	\$376,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	179600	0070	5/19/10	\$369,500	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
004	182106	9072	12/17/12	\$176,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	202106	9074	2/15/11	\$320,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
004	202576	0070	4/5/11	\$695,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	202576	0210	12/5/11	\$581,129	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	202576	0320	9/26/11	\$757,500	RELOCATION - SALE TO SERVICE
004	202577	0290	8/29/11	\$490,590	RELATED PARTY, FRIEND, OR NEIGHBOR
004	202577	0420	11/30/12	\$336,125	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	202580	0080	1/31/12	\$100,000	DOR RATIO; QUIT CLAIM DEED
004	215200	0079	7/24/12	\$240,000	ACCY ONLY
004	215200	0079	4/6/12	\$192,305	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	221290	0280	5/21/10	\$170,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
004	221290	0420	10/17/12	\$90,200	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
004	221290	0420	4/26/12	\$212,856	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	221290	0800	5/2/12	\$143,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	221290	0920	10/4/12	\$171,516	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	221290	1000	12/13/11	\$130,500	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	221290	1000	4/24/12	\$107,220	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	232105	9028	5/22/12	\$155,000	NON-REPRESENTATIVE SALE
004	242105	9032	11/22/10	\$250,000	NO MARKET EXPOSURE
004	262105	9022	8/21/12	\$760,000	OPEN SPACE/OPEN SPACE CONTINUED/OK'D AFTER SALE
004	262105	9039	12/2/10	\$65,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	282106	9070	8/15/12	\$425,000	IMP COUNT;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
004	302106	9023	12/23/10	\$280,000	PREVIMP<=25K;GOVERNMENT AGENCY
004	321124	0080	8/31/12	\$400,000	RELOCATION - SALE TO SERVICE
004	321126	0290	3/23/11	\$321,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	321127	0050	12/7/12	\$399,950	UNFINISHED AREA
004	321127	0390	12/21/11	\$305,000	NON-REPRESENTATIVE SALE
004	321127	0430	12/11/12	\$329,700	NON-REPRESENTATIVE SALE; ESTATE ADMIN
004	329860	0580	4/12/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	329860	0880	5/5/10	\$203,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
004	329860	1000	5/23/12	\$195,200	DIAGNOSTIC OUTLIER; EXCLUSION FROM THE SAMPLE SET
004	341060	0075	8/5/10	\$396,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	352205	9065	11/2/11	\$130,000	OBSOL; IMP. CHAR CHANGED SINCE SALE; EXEMPT EXC TAX
004	352205	9067	10/1/12	\$378,259	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	397763	0150	7/13/12	\$140,251	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	431260	0030	9/17/12	\$127,700	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	431270	0010	1/27/12	\$119,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	431270	0150	3/19/12	\$225,520	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	431270	0220	12/7/11	\$132,000	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	431270	0220	6/12/12	\$138,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
004	570921	0120	8/4/11	\$352,500	RELOCATION - SALE TO SERVICE
004	660040	0140	3/15/12	\$47,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	660040	0140	5/16/12	\$175,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
004	660040	0390	6/8/11	\$106,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
004	660041	0040	2/11/11	\$110,250	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
004	660041	0240	3/30/10	\$160,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
004	660041	0270	8/16/12	\$145,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
004	660041	0290	3/6/12	\$140,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
004	660041	0420	3/12/10	\$199,950	RELOCATION - SALE TO SERVICE
004	786100	0010	5/4/12	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	786100	0122	12/20/12	\$346,832	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	786150	0140	2/23/11	\$224,900	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
004	796845	0090	4/26/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
004	796846	0090	11/17/11	\$120,500	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
004	796846	0310	11/7/11	\$165,000	NON-REPRESENTATIVE SALE;FINANCIAL INSTITUTION SALE
004	796846	0340	10/31/12	\$274,500	RELOCATION - SALE TO SERVICE
004	923760	0050	5/10/12	\$90,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
004	923760	0100	3/21/12	\$109,900	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
004	957800	0120	11/28/12	\$249,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM THE SAMPLE SET
005	005350	0020	1/13/12	\$150,000	NON-REPRESENTATIVE SALE;FINANCIAL INSTITUTION SALE
005	005350	0050	10/4/12	\$380,046	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	005350	0200	1/30/12	\$229,731	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	005350	0660	10/7/11	\$169,050	NON-REPRESENTATIVE SALE; SHORT SALE
005	012105	9008	11/8/10	\$198,500	FULL SALES PRICE NOT REPORTED; RELATED PARTY
005	012105	9033	9/13/12	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	012105	9095	2/9/10	\$131,600	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST SALE
005	012105	9142	6/29/12	\$280,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
005	062106	9003	7/7/11	\$209,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	062106	9007	10/17/12	\$260,000	NON-REP SALE; GOV AGENCY; EXEMPT EXCISE TAX
005	062106	9014	10/19/12	\$325,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	062106	9039	12/19/12	\$211,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
005	062106	9059	1/19/11	\$102,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9086	1/28/11	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9105	5/5/11	\$90,000	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
005	062106	9111	7/22/10	\$130,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	062106	9121	1/19/12	\$76,125	DOR RATIO; EXEMPT EXCISE TAX; FINANCIAL INST SALE
005	062106	9126	11/18/10	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	062106	9138	12/31/10	\$63,000	DOR RATIO; NON-REP SALE; FINANCIAL INST SALE
005	062106	9154	6/24/12	\$70,000	DOR RATIO
005	062106	9280	2/23/12	\$335,000	MOBILE HOME
005	082106	9092	2/11/10	\$305,000	IMP. CHAR CHANGED SINCE SALE;EXEMPT EXCISE TAX
005	122105	9041	2/25/10	\$400,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM THE SAMPLE SET
005	172106	9056	10/6/10	\$500,000	RELOCATION - SALE TO SERVICE
005	179625	0200	8/31/12	\$189,900	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
005	179625	0200	12/27/11	\$192,315	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	179625	0210	10/25/11	\$213,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
005	184261	0060	2/17/11	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	237700	0160	12/2/11	\$170,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
005	258789	0420	3/21/12	\$270,120	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	258789	0500	1/9/12	\$425,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
005	258790	0090	7/20/11	\$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	258790	0120	5/13/10	\$263,550	NON-REP SALE; ESTATE ADMIN; NO MARKET EXPOSURE
005	286890	0040	3/20/12	\$137,000	DIAGNOSTIC OUTLIER; EXCLUSION FROM THE SAMPLE SET
005	286890	0110	5/16/11	\$202,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
005	322206	9051	4/28/11	\$162,500	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
005	344400	0252	2/29/12	\$132,300	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION
005	344410	0050	8/10/12	\$150,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
005	344410	0280	5/26/10	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	344410	0281	8/22/12	\$171,000	LACK OF REPRESENTATION FOR FAIR CONDITION
005	344411	0010	4/21/11	\$350,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	352205	9094	6/25/12	\$155,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
005	362205	9077	3/14/12	\$175,000	RELOCATION - SALE TO SERVICE
005	362205	9090	3/15/11	\$173,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
005	362205	9092	5/8/12	\$217,000	IMP CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
005	362205	9103	4/17/12	\$245,000	OBSOLESCENCE
005	362205	9128	11/17/10	\$227,515	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	362205	9148	4/18/12	\$65,000	DOR RATIO
005	362205	9148	12/29/11	\$82,425	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL INST SALE
005	383205	0340	6/15/12	\$259,362	RELATED PARTY, FRIEND, OR NEIGHBOR
005	383205	0390	2/22/10	\$85,667	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
005	383206	0140	3/5/12	\$300,963	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	383206	0490	9/8/10	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	383207	0100	1/10/12	\$386,528	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	398120	0060	4/22/10	\$379,000	NON-REPRESENTATIVE SALE
005	398120	0170	6/8/10	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	398120	0260	2/18/11	\$298,662	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	398120	0270	11/29/10	\$370,000	NON-REPRESENTATIVE SALE
005	398120	0450	8/11/11	\$340,000	NON-REPRESENTATIVE SALE
005	398120	1020	5/17/10	\$394,000	NON-REPRESENTATIVE SALE
005	405320	0190	8/13/12	\$140,000	NON-REPRESENTATIVE SALE; ESTATE ADMIN
005	405320	0933	10/6/11	\$135,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	405320	1040	12/13/10	\$307,500	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	436670	0080	8/17/12	\$108,734	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	436670	0080	9/25/12	\$139,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	436670	0260	6/10/11	\$135,000	NON-REP SALE; SHORT SALE; FINANCIAL INST SALE
005	721540	0370	5/19/10	\$352,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	721540	0640	8/17/11	\$381,000	RELOCATION - SALE TO SERVICE
005	757010	0070	1/28/10	\$190,155	REAL MH; NO MARKET EXPOSURE; BANKRUPTCY
005	784350	0040	12/26/12	\$224,744	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	784350	0140	11/14/12	\$177,400	NON-REPRESENTATIVE SALE; BANKRUPTCY; QCD
005	784350	0400	4/11/11	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	784350	0710	1/16/10	\$238,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	795060	0060	9/15/11	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	894420	0110	3/1/10	\$170,000	NON-REP SALE; BANKRUPTCY; EXEMPT EXCISE TAX;
005	894420	0110	7/28/10	\$169,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	911360	0220	6/7/11	\$400,000	RELOCATION - SALE TO SERVICE
005	911361	0100	5/28/10	\$260,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	911361	0280	6/4/10	\$270,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	948591	0230	6/28/10	\$228,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	948591	0240	6/5/12	\$185,950	DIAGNOSTIC OUTLIER; EXCLUSION FROM THE SAMPLE SET
005	948592	0250	7/18/11	\$228,500	NON-REP SALE; GOV AGENCY; EXEMPT EXCISE TAX
005	948593	0430	12/21/11	\$225,000	NON-REP SALE; GOV AGENCY; EXEMPT EXCISE TAX
005	948593	0430	11/8/11	\$362,159	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	948594	0700	9/18/12	\$234,950	ACTIVE PERMIT BEFORE SALE>25K; EXEMPT EXCISE TAX
005	948594	0700	1/10/12	\$276,809	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	948595	0310	10/15/12	\$348,842	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	948595	1300	12/5/12	\$420,384	NO MARKET EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	948595	1560	8/5/12	\$399,000	\$1,000 SALE OR LESS

Vacant Sales Used in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	132105	9007	6/28/2010	\$190,000	217762	N	N
004	132105	9138	3/14/2012	\$189,500	120516	N	N
004	142105	9063	11/9/2012	\$195,000	212573	N	N
004	182106	9092	8/30/2012	\$125,000	255162	N	N
004	202576	0150	6/28/2012	\$135,000	21951	N	N
004	202577	0550	10/26/2012	\$129,000	24346	N	N
004	202577	0550	6/28/2012	\$120,000	24346	N	N
004	212105	9160	11/9/2010	\$290,000	502915	N	N
004	212106	9031	3/18/2010	\$15,000	86684	N	N
004	215200	0020	8/3/2012	\$115,000	118483	N	N
004	222105	9053	7/25/2011	\$125,000	98881	N	N
004	232105	9087	4/28/2010	\$350,000	433422	N	N
004	786100	0008	12/9/2011	\$92,000	200376	N	N
005	005350	0620	12/24/2012	\$59,950	4621	N	N
005	012105	9074	6/27/2012	\$109,000	218846	N	N
005	082106	9024	10/19/2011	\$160,000	90169	N	N
005	332206	9094	3/16/2011	\$80,000	43560	N	N
005	344412	0203	6/21/2010	\$8,550	54450	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 58
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	132105	9034	7/5/2012	\$8,900	SALE TO NEIGHBOR; NO MARKET EXPOSURE
004	132105	9144	3/1/2012	\$289,500	CUSTOM HOMES/CONTRACTOR SALE
004	142105	9053	6/17/2011	\$900,000	MULTI-PARCEL SALE
004	202577	0490	8/1/2012	\$90,000	NON-REPRESENTATIVE SALE
005	082106	9096	5/21/2012	\$65,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
005	237700	0260	1/28/2011	\$50,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
005	258792	0020	7/30/2012	\$100,000	MULTI-PARCEL SALE
005	352205	9017	6/22/2012	\$105,000	OPEN SPACE CONTINUED/OK'D AFTER SALE
005	352205	9112	1/9/2012	\$72,000	NON-REPRESENTATIVE SALE;
005	362205	9171	1/27/2012	\$11,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
005	405320	0750	7/5/2012	\$80,000	NON-REPRESENTATIVE SALE;
005	405320	0985	12/26/2012	\$56,250	NO MRKT EXPOSURE;BNKRPTCY;EXEMPT EXCISE TAX

Mobile Home Sales Used in this Annual Update Analysis
Area 58

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	022105	9140	6/14/2011	\$244,950	34680	N	N
004	152105	9022	7/21/2011	\$400,000	425146	N	N
004	192106	9064	11/15/2012	\$210,000	45089	N	N
004	192106	9139	4/27/2011	\$235,000	50203	N	N
004	192106	9145	11/26/2012	\$108,000	50791	N	N
004	262105	9044	2/10/2010	\$614,000	435600	N	N
004	570960	0220	11/10/2011	\$109,950	10182	N	N
004	796845	0120	5/23/2012	\$235,000	35001	N	N
005	062106	9001	2/29/2012	\$318,000	309276	N	N
005	082106	9093	5/11/2012	\$250,000	95586	N	N
005	082106	9102	4/25/2012	\$269,000	108028	N	N
005	122105	9209	8/6/2012	\$180,000	216983	N	N
005	322206	9043	4/27/2011	\$269,950	54885	N	N
005	344410	0430	4/27/2010	\$380,000	106722	N	N
005	362205	9177	9/19/2012	\$118,500	54014	N	N
005	405320	0135	2/14/2012	\$297,000	24750	Y	Y
005	405320	0755	4/28/2010	\$252,000	92347	N	N
005	406860	0130	4/13/2010	\$210,000	15001	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 58

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	179600	0030	2/17/2010	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	192106	9145	6/13/2012	\$126,386	NO MRKT EXPOSURE; BNKRPTCY; EXEMPT EXCISE TAX
004	341060	0370	10/26/2011	\$120,000	NON-REPRESENTATIVE SALE; MOBILE HOME
005	012105	9031	4/21/2011	\$117,498	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	062106	9064	3/27/2012	\$107,750	RELATED PARTY/FRIEND/NEIGHBOR; QUIT CLAIM DEED
005	322206	9108	3/1/2010	\$195,000	TEAR DOWN; MOBILE HOME
005	322206	9181	8/21/2012	\$242,672	NO MRKT EXPOSURE; BNKRPTCY; EXEMPT EXCISE TAX
005	332206	9090	11/19/2012	\$208,738	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
005	332206	9090	8/23/2012	\$208,737	CORRECTION DEED; EXEMPT FROM EXCISE TAX