

Residential Revalue

2013 Assessment Roll

Beacon Hill

Area 79

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.

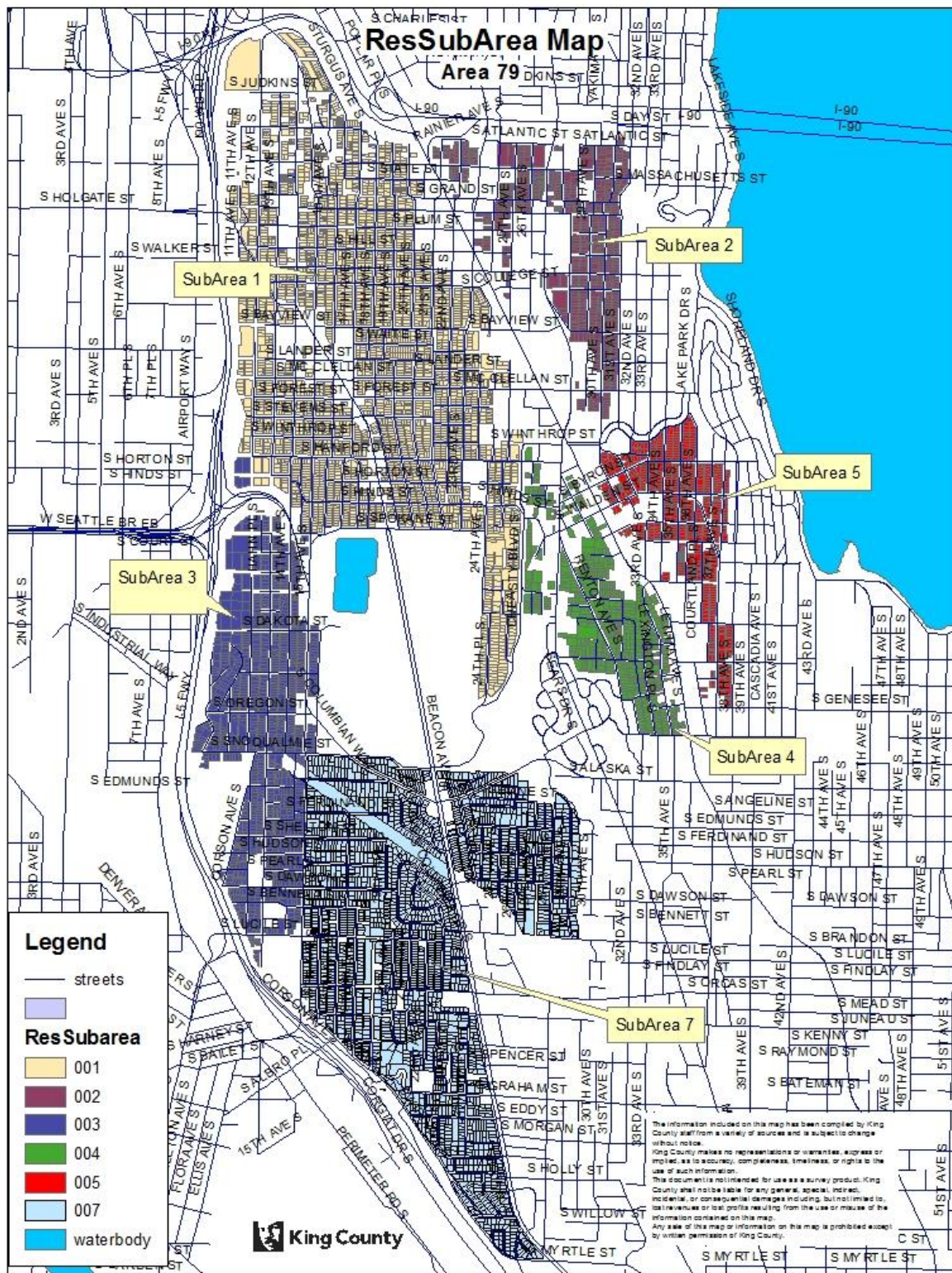
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Beacon Hill's Housing



Grade 5/ Year Built 1918/ Total Living Area 940



Grade 6/ Year Built 1941/ Total Living Area 1240



Grade 7/ Year Built 1952/ Total Living Area 1790



Grade 8/ Year Built 1996/ Total Living Area 2240



Grade 9/ Year Built 1996/ Total Living Area 2440
50



Grade 10/ Year Built 2012/ Total Living Area 2820

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: Beacon Hill / Area 79

Previous Physical Inspection: 2008

Number of Improved Sales: 549

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	\$115,400	\$150,900	\$266,300			
2013 Value	\$126,500	\$171,300	\$297,800	\$330,300	90.5%	11.83%
Change	+\$11,100	+\$20,400	+\$31,500			
% Change	+9.6%	+13.5%	+11.8%			

*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. *No characteristic based variables were found, therefore there is no change to the COD.* 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	\$130,400	\$133,300	\$263,700
2013 Value	\$143,000	\$151,900	\$294,900
Percent Change	+9.7%	+14.0%	+11.8%

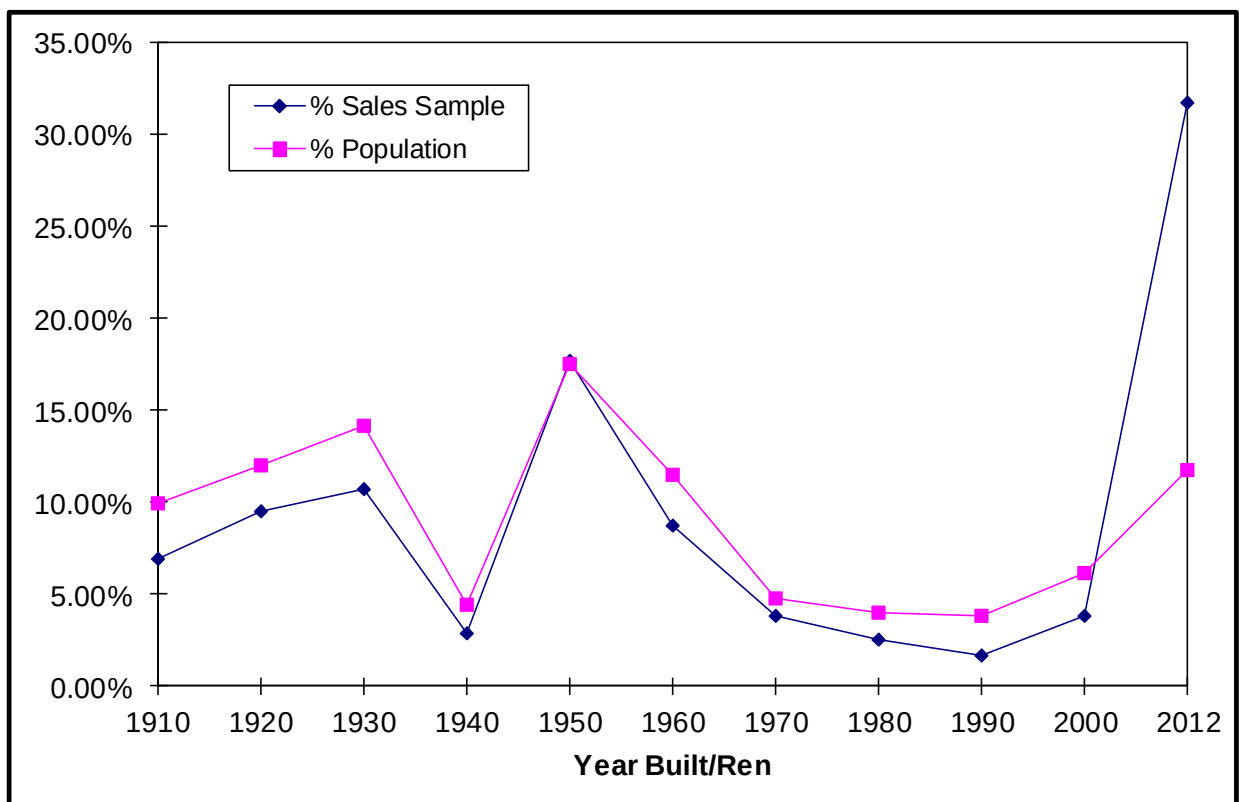
Number of one to three unit residences in the population: 6944

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 several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in sub areas 4 and 7 were at higher assessment ratios than the population and required less of an upward adjustment than the population. The remainder of the population received the single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	38	6.92%
1920	52	9.47%
1930	59	10.75%
1940	16	2.91%
1950	97	17.67%
1960	48	8.74%
1970	21	3.83%
1980	14	2.55%
1990	9	1.64%
2000	21	3.83%
2012	174	31.69%
	549	

Population		
Year Built/Ren	Frequency	% Population
1910	691	9.95%
1920	833	12.00%
1930	982	14.14%
1940	310	4.46%
1950	1215	17.50%
1960	798	11.49%
1970	333	4.80%
1980	280	4.03%
1990	265	3.82%
2000	424	6.11%
2012	813	11.71%
	6944	

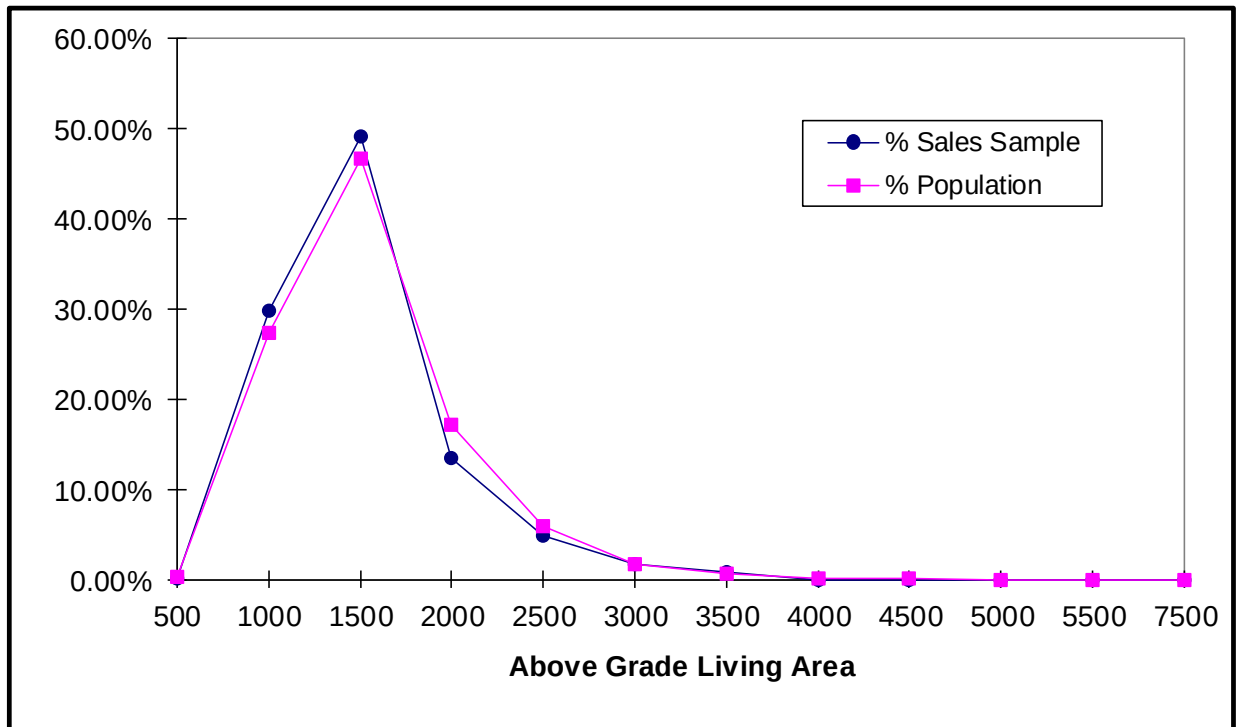


Sales of new homes built over the last few years are over represented in this sample.
 This is a common occurrence due to the fact that most new homes will sell shortly after completion.
 This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.18%
1000	164	29.87%
1500	270	49.18%
2000	74	13.48%
2500	27	4.92%
3000	9	1.64%
3500	4	0.73%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	549	

Population		
AGLA	Frequency	% Population
500	21	0.30%
1000	1897	27.32%
1500	3245	46.73%
2000	1191	17.15%
2500	415	5.98%
3000	123	1.77%
3500	40	0.58%
4000	9	0.13%
4500	3	0.04%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6944	

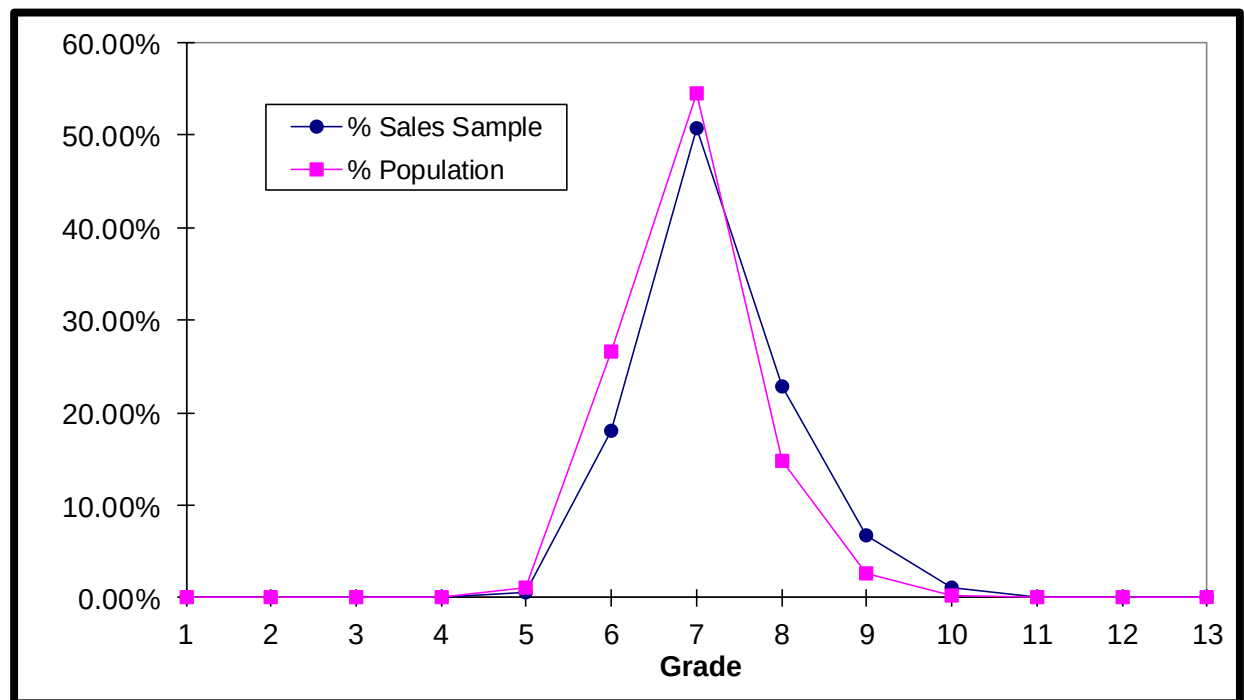


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	3	0.55%
6	99	18.03%
7	279	50.82%
8	125	22.77%
9	37	6.74%
10	6	1.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
549		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	78	1.12%
6	1849	26.63%
7	3788	54.55%
8	1031	14.85%
9	186	2.68%
10	11	0.16%
11	1	0.01%
12	0	0.00%
13	0	0.00%
6944		



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 8 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 9.7% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.10, 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 several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in sub areas 4 and 7 were at higher assessment ratios than the population and required less of an upward adjustment than the population. The remainder of the population received the single standard area adjustment.

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 549 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +11.8%. 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 79 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

13.95%

ResSubArea 4	Yes
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% Adjustment	4.13%
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ResSubArea 7	Yes
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% Adjustment	8.80%
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Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in ResSubArea 4 would *approximately* receive a 4.13% upward adjustment. 404 parcels in the improved population would receive this adjustment. There were 33 sales.

Additionally, parcels located in ResSubArea 7 would *approximately* receive a 8.80% upward adjustment. 1982 parcels in the improved population would receive this adjustment. There were 148 sales.

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

Generally parcels in ResSubAreas 4 and 7 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

66% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 79 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.109, resulting in an adjusted value of \$582,000 (\$525,000 X 1.109=\$582,225) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.914	-8.6%
2/1/2010	0.933	-6.7%
3/1/2010	0.950	-5.0%
4/1/2010	0.967	-3.3%
5/1/2010	0.982	-1.8%
6/1/2010	0.998	-0.2%
7/1/2010	1.011	1.1%
8/1/2010	1.025	2.5%
9/1/2010	1.037	3.7%
10/1/2010	1.048	4.8%
11/1/2010	1.059	5.9%
12/1/2010	1.068	6.8%
1/1/2011	1.076	7.6%
2/1/2011	1.084	8.4%
3/1/2011	1.090	9.0%
4/1/2011	1.096	9.6%
5/1/2011	1.101	10.1%
6/1/2011	1.105	10.5%
7/1/2011	1.107	10.7%
8/1/2011	1.109	10.9%
9/1/2011	1.110	11.0%
10/1/2011	1.111	11.1%
11/1/2011	1.110	11.0%
12/1/2011	1.108	10.8%
1/1/2012	1.105	10.5%
2/1/2012	1.101	10.1%
3/1/2012	1.097	9.7%
4/1/2012	1.092	9.2%
5/1/2012	1.085	8.5%
6/1/2012	1.078	7.8%
7/1/2012	1.070	7.0%
8/1/2012	1.060	6.0%
9/1/2012	1.050	5.0%
10/1/2012	1.039	3.9%
11/1/2012	1.027	2.7%
12/1/2012	1.014	1.4%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 79
(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	149830	0525	6/13/12	\$150,000	\$161,000	500	5	1920	Avg	6500	N	N	1910 11TH AVE S
001	059700	0050	4/28/11	\$300,000	\$330,000	640	6	1919	Good	3800	N	N	2001 S STEVENS ST
001	426320	0015	4/16/10	\$181,000	\$176,000	680	6	1903	Avg	4204	N	N	3409 25TH AVE S
001	732090	0015	2/24/10	\$320,000	\$303,000	700	6	1903	Avg	5760	N	N	2812 19TH AVE S
001	325350	0086	12/14/10	\$223,000	\$239,000	710	6	1925	Avg	3741	N	N	2207 S HANFORD ST
001	396440	0405	5/1/12	\$310,000	\$336,000	720	6	1921	Avg	4000	N	N	3321 LAFAYETTE AVE S
001	816160	0155	4/24/12	\$275,000	\$299,000	720	6	1920	Avg	4000	Y	N	3204 19TH AVE S
001	059700	0370	3/8/12	\$295,000	\$323,000	780	6	1941	Avg	4000	N	N	1815 S STEVENS ST
001	310150	0020	6/13/12	\$325,000	\$349,000	820	6	1919	Avg	4000	N	N	3412 16TH AVE S
001	372680	0335	6/22/10	\$320,000	\$322,000	820	6	1922	Avg	3600	N	N	3412 18TH AVE S
001	059700	0295	6/26/12	\$247,500	\$265,000	820	6	1940	Avg	4000	Y	N	3053 20TH AVE S
001	308300	0135	12/7/10	\$220,000	\$235,000	840	6	1927	Avg	4000	N	N	2912 21ST AVE S
001	059700	0330	3/14/11	\$285,000	\$311,000	880	6	1915	Avg	4000	N	N	3025 20TH AVE S
001	912200	0625	11/29/12	\$245,000	\$249,000	900	6	1927	Avg	6000	N	N	2356 18TH AVE S
001	539360	0810	11/5/12	\$155,000	\$159,000	930	6	1930	Avg	3150	N	N	2301 19TH AVE S
001	754830	0440	12/14/10	\$247,800	\$266,000	930	6	1913	Avg	3001	N	N	1757 17TH AVE S
001	059700	0390	10/22/12	\$316,000	\$326,000	950	6	1921	Avg	4210	N	N	3014 18TH AVE S
001	372680	0005	8/24/12	\$254,700	\$268,000	970	6	1938	Good	3857	N	N	3401 LAFAYETTE AVE S
001	149830	1665	5/29/12	\$200,000	\$216,000	980	6	1960	Avg	6000	N	N	1907 19TH AVE S
001	060600	0110	2/2/11	\$242,300	\$263,000	990	6	1911	Avg	3983	N	N	3227 19TH AVE S
001	149830	0700	8/29/11	\$225,000	\$250,000	1010	6	1910	Avg	6000	N	N	2114 12TH AVE S
001	308600	2770	12/3/12	\$260,000	\$263,000	1060	6	1911	Good	4800	N	N	3114 14TH AVE S
001	388190	0250	2/21/10	\$220,000	\$208,000	1070	6	1916	Avg	3600	N	N	1510 S HOLGATE ST
001	308300	1070	1/19/11	\$150,000	\$162,000	1100	6	1921	Avg	4000	N	N	2912 23RD AVE S
001	912200	0385	5/6/11	\$290,000	\$319,000	1110	6	1909	Avg	4200	N	N	2355 16TH AVE S
001	308600	2760	12/17/12	\$349,500	\$352,000	1150	6	1920	Good	3200	N	N	3122 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	388190	0400	3/24/11	\$245,000	\$268,000	1190	6	1906	Avg	5379	N	N	1803 19TH AVE S
001	059700	0740	4/13/11	\$276,880	\$304,000	1200	6	1918	Good	5034	N	N	3110 17TH AVE S
001	149830	1275	4/7/10	\$300,000	\$291,000	1310	6	1927	Avg	6120	Y	N	1900 16TH AVE S
001	159460	0200	7/31/12	\$265,000	\$281,000	1310	6	1905	Avg	4123	N	N	2301 24TH AVE S
001	912200	0485	10/12/12	\$220,000	\$228,000	1310	6	1909	Avg	6000	N	N	2347 17TH AVE S
001	539360	0770	9/28/11	\$351,000	\$390,000	1360	6	1914	Avg	6000	N	N	2327 18TH AVE S
001	116600	0155	3/9/10	\$322,700	\$308,000	1500	6	1905	Avg	4000	N	N	1910 S LANDER ST
001	539360	0425	4/14/11	\$373,000	\$410,000	1510	6	1915	Avg	6000	N	N	2306 13TH AVE S
001	138980	0066	1/24/11	\$175,000	\$189,000	740	7	2004	Avg	1200	N	N	1412 S LANDER ST
001	138980	0067	10/27/10	\$170,000	\$180,000	740	7	2004	Avg	1442	N	N	1414 S LANDER ST
001	912200	0756	3/31/11	\$323,000	\$354,000	780	7	1949	Avg	4000	N	N	2360 20TH AVE S
001	912200	0815	9/29/11	\$205,000	\$228,000	800	7	1951	Avg	6000	N	N	2108 S BAYVIEW ST
001	912200	0590	4/7/10	\$390,000	\$378,000	810	7	1942	VGood	6000	N	N	2347 18TH AVE S
001	368040	0050	5/23/12	\$400,000	\$432,000	860	7	1948	Avg	5000	Y	N	4053 24TH PL S
001	372680	0330	8/16/12	\$327,000	\$345,000	860	7	1915	Avg	3600	N	N	3408 18TH AVE S
001	308600	2476	6/5/12	\$308,000	\$332,000	930	7	2012	Avg	940	N	N	2706 B 14TH AVE S
001	308600	2477	9/21/12	\$299,000	\$312,000	930	7	2012	Avg	1462	N	N	2708 B 14TH AVE S
001	372680	0235	5/26/11	\$284,000	\$313,000	940	7	1927	Avg	4009	N	N	3415 BEACON AVE S
001	308300	0110	5/15/12	\$320,000	\$346,000	940	7	2011	Avg	4000	N	N	3013 22ND AVE S
001	308300	0446	9/26/12	\$408,000	\$425,000	960	7	1956	Avg	5200	N	N	2523 22ND AVE S
001	308300	0790	4/29/10	\$265,000	\$260,000	960	7	1956	Avg	4000	N	N	2917 23RD AVE S
001	308400	1501	8/3/11	\$201,000	\$223,000	960	7	1953	Avg	6000	N	N	2352 S MCCLELLAN ST
001	307650	0770	8/15/12	\$346,000	\$365,000	980	7	1953	Avg	4800	N	N	3014 12TH AVE S
001	307950	0040	7/20/11	\$330,000	\$366,000	990	7	1936	Avg	4000	N	N	2609 18TH AVE S
001	732090	0065	6/7/12	\$303,000	\$326,000	990	7	1949	Avg	5760	N	N	2710 19TH AVE S
001	308600	2780	11/2/11	\$360,000	\$399,000	1010	7	1909	VGood	4200	N	N	3104 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	308300	1287	3/18/10	\$372,000	\$357,000	1010	7	1971	Avg	6000	N	N	2312 S LANDER ST
001	798190	0135	11/12/10	\$300,000	\$319,000	1010	7	1954	Avg	3175	N	N	3311 21ST AVE S
001	149830	2145	12/21/11	\$249,000	\$275,000	1020	7	1964	Avg	6000	N	N	2001 S HILL ST
001	912200	0636	6/15/12	\$210,000	\$226,000	1020	7	1942	Avg	3000	N	N	1818 S BAYVIEW ST
001	669650	0030	9/11/12	\$318,750	\$334,000	1030	7	1977	Avg	6513	N	N	3400 25TH AVE S
001	308600	2478	7/31/12	\$310,000	\$329,000	1040	7	2012	Avg	1462	N	N	2708 A 14TH AVE S
001	367890	0225	10/7/10	\$327,000	\$343,000	1040	7	1928	Avg	3384	N	N	3434 15TH AVE S
001	308600	2475	4/26/12	\$300,000	\$326,000	1040	7	2012	Avg	940	N	N	2706 A 14TH AVE S
001	308600	2805	6/16/11	\$250,000	\$277,000	1040	7	1910	Avg	4800	N	N	3105 15TH AVE S
001	308300	1090	6/22/12	\$380,000	\$407,000	1040	7	1923	Avg	3520	N	N	2901 HARRIS PL S
001	308600	3405	10/23/12	\$310,000	\$319,000	1060	7	1910	Avg	2400	N	N	1610 S WINTHROP ST
001	308300	1255	5/4/10	\$310,000	\$305,000	1080	7	1949	Avg	6000	N	N	2608 23RD AVE S
001	116600	0145	11/1/11	\$275,000	\$305,000	1080	7	1977	Avg	4000	N	N	1915 S WAITE ST
001	754830	0772	5/22/12	\$249,800	\$270,000	1080	7	2007	Avg	1391	N	N	1760 A 19TH AVE S
001	308600	3000	6/6/11	\$320,000	\$354,000	1100	7	1921	Avg	4800	N	N	3011 16TH AVE S
001	308600	3000	2/14/12	\$315,500	\$347,000	1100	7	1921	Avg	4800	N	N	3011 16TH AVE S
001	308600	3080	11/23/11	\$370,000	\$410,000	1100	7	1949	Avg	7200	N	N	2921 16TH AVE S
001	754830	0162	4/17/12	\$250,000	\$272,000	1100	7	2007	Avg	2660	N	N	1540 C 15TH AVE S
001	754830	0105	1/20/10	\$275,000	\$255,000	1110	7	2003	Avg	1912	N	N	1535 A 15TH AVE S
001	142630	0850	6/1/12	\$302,000	\$325,000	1120	7	1965	Avg	7200	N	N	3920 25TH AVE S
001	388190	0135	10/4/12	\$345,000	\$358,000	1120	7	1930	Avg	4320	N	N	1805 12TH AVE S
001	142630	0860	11/19/10	\$231,500	\$246,000	1150	7	1965	Avg	8160	N	N	3914 25TH AVE S
001	731990	0210	5/12/11	\$332,000	\$366,000	1160	7	1946	Avg	6144	Y	N	2816 18TH AVE S
001	731990	0365	6/21/12	\$300,000	\$322,000	1190	7	1952	Avg	6400	N	N	2910 20TH AVE S
001	308600	3525	11/19/10	\$291,000	\$310,000	1200	7	1909	Avg	3200	N	N	3115 17TH AVE S
001	149830	1160	2/12/10	\$379,000	\$356,000	1200	7	1966	Avg	3078	N	N	2006 15TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	059700	0480	12/20/11	\$393,000	\$435,000	1230	7	1971	Avg	4000	Y	N	3053 19TH AVE S
001	669650	0015	8/22/11	\$335,000	\$372,000	1250	7	1965	VGood	6940	N	N	3411 CHEASTY BLVD S
001	539360	0790	12/10/12	\$381,000	\$385,000	1250	7	1951	Avg	6000	N	N	2312 18TH AVE S
001	308300	0975	5/7/12	\$367,500	\$398,000	1250	7	1988	Avg	4000	N	N	3111 HARRIS PL S
001	308500	1770	7/18/12	\$270,000	\$287,000	1250	7	1963	Avg	8000	N	N	3111 24TH AVE S
001	162404	9170	3/8/12	\$298,000	\$327,000	1260	7	1958	Avg	8712	N	N	2331 S HINDS ST
001	368090	0130	4/19/11	\$363,000	\$399,000	1270	7	1959	Avg	7503	N	N	4020 25TH AVE S
001	272920	0085	10/29/12	\$278,500	\$286,000	1280	7	1999	Avg	4975	N	N	2215 S HORTON ST
001	059700	0200	11/14/11	\$423,000	\$469,000	1290	7	1929	Good	4000	Y	N	1911 S STEVENS ST
001	558620	0050	6/16/10	\$500,000	\$502,000	1300	7	1948	Avg	6000	Y	N	2812 12TH AVE S
001	310150	0005	5/14/10	\$338,000	\$334,000	1300	7	1914	Avg	4000	N	N	3400 16TH AVE S
001	425340	0045	10/25/10	\$350,000	\$370,000	1300	7	1951	Avg	6000	N	N	2812 13TH AVE S
001	308600	2895	8/8/11	\$253,000	\$281,000	1300	7	1919	Avg	3420	N	N	1515 S WINTHROP ST
001	162404	9153	2/9/10	\$425,000	\$399,000	1310	7	1940	Avg	8931	Y	N	2320 S SPOKANE ST
001	308300	1100	6/25/10	\$400,000	\$404,000	1310	7	1966	Avg	5000	N	N	2915 HARRIS PL S
001	308300	0905	4/21/10	\$328,000	\$321,000	1320	7	1916	Good	6000	N	N	3115 23RD AVE S
001	753980	0020	11/14/12	\$435,000	\$444,000	1340	7	1947	Avg	4414	Y	N	3422 19TH AVE S
001	396440	0425	12/6/11	\$320,000	\$354,000	1350	7	1913	Avg	4000	N	N	3307 LAFAYETTE AVE S
001	388190	0330	10/23/12	\$365,000	\$376,000	1360	7	1913	Avg	5402	N	N	1811 17TH AVE S
001	539360	0785	6/29/11	\$475,000	\$526,000	1380	7	1967	Avg	6000	N	N	2318 18TH AVE S
001	308300	0045	4/5/10	\$382,000	\$370,000	1380	7	1950	Avg	4000	N	N	3111 22ND AVE S
001	396440	0495	1/10/12	\$240,000	\$265,000	1400	7	1927	Good	4000	N	N	3315 17TH AVE S
001	367890	0105	11/5/12	\$330,000	\$338,000	1400	7	1926	Avg	3585	N	N	3246 15TH AVE S
001	310150	0040	6/20/12	\$351,000	\$377,000	1400	7	1927	Avg	4000	N	N	3430 16TH AVE S
001	149830	1539	1/9/12	\$375,000	\$414,000	1400	7	1910	Avg	6120	N	N	2013 18TH AVE S
001	059700	0510	4/4/11	\$345,000	\$378,000	1460	7	1913	Avg	4000	Y	N	3029 19TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	308300	0180	5/29/12	\$230,000	\$248,000	1470	7	1929	Avg	4000	N	N	2921 22ND AVE S
001	367890	0185	8/26/11	\$400,000	\$444,000	1480	7	1926	Avg	4056	N	N	3401 16TH AVE S
001	308300	0680	7/1/10	\$345,000	\$349,000	1480	7	1929	Avg	4000	N	N	2202 S FOREST ST
001	308600	3005	9/29/10	\$455,000	\$477,000	1520	7	1927	Good	4800	N	N	3013 16TH AVE S
001	367890	0085	11/16/10	\$275,000	\$292,000	1540	7	1925	Avg	4778	N	N	3262 15TH AVE S
001	558620	0010	4/1/10	\$405,000	\$392,000	1550	7	1941	Avg	5400	N	N	2807 13TH AVE S
001	308600	3050	6/14/10	\$480,000	\$482,000	1570	7	1922	Avg	7200	N	N	2903 16TH AVE S
001	731990	0166	7/29/11	\$447,000	\$496,000	1670	7	1914	Good	4800	N	N	1809 S LANDER ST
001	396440	0160	4/3/12	\$427,000	\$466,000	1680	7	1926	Avg	4240	N	N	3217 LAFAYETTE AVE S
001	059700	0485	3/30/12	\$435,000	\$475,000	1710	7	1910	Avg	4000	Y	N	3049 19TH AVE S
001	168340	0075	3/8/12	\$240,000	\$263,000	1740	7	1900	Avg	4800	N	N	2202 13TH AVE S
001	307650	0871	7/6/12	\$318,250	\$340,000	1770	7	1906	Good	4800	N	N	3123 14TH AVE S
001	308300	0631	4/12/12	\$349,500	\$381,000	1790	7	2004	Avg	5000	N	N	2710 22ND AVE S
001	388190	0275	8/21/12	\$350,000	\$369,000	1870	7	1905	Avg	5924	N	N	1800 15TH AVE S
001	732090	0040	11/4/10	\$265,000	\$281,000	1900	7	1923	Avg	5760	N	N	2811 20TH AVE S
001	396440	0490	12/8/10	\$280,000	\$300,000	2150	7	1925	Avg	4000	N	N	3319 17TH AVE S
001	713330	0125	6/15/12	\$270,000	\$290,000	2580	7	1969	Avg	3560	N	N	1310 15TH AVE S
001	149830	1195	7/29/10	\$354,000	\$362,000	2740	7	1992	Avg	6000	N	N	2027 16TH AVE S
001	149830	0773	10/18/12	\$324,000	\$335,000	640	8	2008	Avg	1027	N	N	1301 S HILL ST
001	766010	0309	3/10/11	\$235,000	\$257,000	840	8	2008	Avg	972	N	N	1743 C 13TH AVE S
001	766010	0311	4/29/11	\$219,000	\$241,000	840	8	2008	Avg	696	N	N	1743 B 13TH AVE S
001	766010	0313	3/18/10	\$315,000	\$302,000	850	8	2008	Avg	1694	N	N	1743 A 13TH AVE S
001	766010	0236	4/13/10	\$264,500	\$257,000	880	8	2008	Avg	1362	N	N	1524 A 12TH AVE S
001	766010	0249	7/8/10	\$264,500	\$268,000	880	8	2008	Avg	1363	N	N	1504 B 12TH AVE S
001	766010	0251	4/16/10	\$264,500	\$258,000	880	8	2008	Avg	813	N	N	1506 A 12TH AVE S
001	766010	0234	7/6/10	\$264,500	\$268,000	880	8	2008	Avg	1363	N	N	1524 B 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	766010	0247	10/27/10	\$258,750	\$274,000	880	8	2008	Avg	1363	N	N	1504 A 12TH AVE S
001	766010	0232	11/12/10	\$258,500	\$275,000	880	8	2008	Avg	813	N	N	1522 B 12TH AVE S
001	766010	0228	3/10/11	\$255,950	\$279,000	880	8	2008	Avg	824	N	N	1520 A 12TH AVE S
001	766010	0230	4/19/11	\$254,500	\$280,000	880	8	2008	Avg	824	N	N	1520 B 12TH AVE S
001	766010	0300	3/12/12	\$230,000	\$252,000	880	8	2009	Avg	925	N	N	1739 A 13TH AVE S
001	766010	0301	12/7/11	\$249,000	\$276,000	880	8	2009	Avg	925	N	N	1739 B 13TH AVE S
001	766010	0241	2/24/11	\$245,000	\$267,000	880	8	2008	Avg	813	N	N	1506 B 12TH AVE S
001	766010	0302	3/28/12	\$230,000	\$251,000	880	8	2009	Avg	825	N	N	1737 B 13TH AVE S
001	766010	0306	3/28/12	\$229,000	\$250,000	880	8	2009	Avg	825	N	N	1737 A 13TH AVE S
001	766010	0304	1/19/12	\$224,500	\$248,000	880	8	2009	Avg	1249	N	N	1735 A 13TH AVE S
001	766010	0303	2/24/12	\$220,000	\$242,000	880	8	2009	Avg	1249	N	N	1735 B 13TH AVE S
001	149830	1055	3/19/10	\$378,000	\$363,000	1050	8	2009	Avg	1193	N	N	2111 A 15TH AVE S
001	259766	0050	11/3/11	\$245,000	\$272,000	1050	8	2007	Avg	1450	N	N	2809 24TH AVE S
001	149830	0873	8/24/10	\$299,000	\$309,000	1060	8	2006	Avg	1404	N	N	1924 14TH AVE S
001	754880	0052	3/21/11	\$355,000	\$388,000	1060	8	2010	Avg	1294	N	N	1757 A 14TH AVE S
001	308300	0345	11/1/11	\$365,500	\$406,000	1080	8	1926	Avg	4000	N	N	2606 21ST AVE S
001	754880	0051	8/9/11	\$326,500	\$362,000	1080	8	2010	Avg	1110	N	N	1755 A 14TH AVE S
001	885000	0316	12/15/10	\$307,500	\$330,000	1120	8	2008	Avg	1568	N	N	1537 17TH AVE S
001	885000	0275	10/28/10	\$260,000	\$275,000	1160	8	2007	Avg	1400	N	N	1520 B STURGUS AVE S
001	885000	0270	12/8/10	\$260,000	\$278,000	1160	8	2007	Avg	1119	N	N	1518 B STURGUS AVE S
001	368090	0050	7/19/11	\$350,000	\$388,000	1170	8	1971	Avg	5600	N	N	4055 25TH AVE S
001	308300	0465	10/11/10	\$348,500	\$367,000	1220	8	1954	Avg	8000	N	N	2200 S WAITE ST
001	308300	0725	8/22/11	\$300,000	\$333,000	1220	8	1971	Avg	4000	N	N	2815 23RD AVE S
001	154110	0076	10/1/12	\$322,000	\$335,000	1300	8	1954	Avg	5520	N	N	3211 25TH AVE S
001	754880	0050	3/21/11	\$375,000	\$410,000	1340	8	2010	Avg	1303	N	N	1755 B 14TH AVE S
001	885000	0265	12/18/12	\$334,000	\$336,000	1390	8	2007	Avg	2133	N	N	1522 STURGUS AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	388190	0175	4/21/11	\$357,000	\$392,000	1440	8	2009	Avg	1035	N	N	1804 12TH AVE S
001	388190	0176	10/29/10	\$370,000	\$391,000	1440	8	2009	Avg	757	N	N	1802 12TH AVE S
001	259766	0120	12/17/12	\$290,000	\$292,000	1475	8	2007	Avg	2757	N	N	2367 24TH AVE S
001	308300	0475	1/19/11	\$359,000	\$388,000	1510	8	1993	Avg	4000	N	N	2520 22ND AVE S
001	713330	0175	2/23/11	\$387,000	\$421,000	1530	8	2010	Avg	1990	Y	N	1311 A 16TH AVE S
001	754880	0045	11/17/11	\$364,950	\$405,000	1590	8	2009	Avg	1309	N	N	1751 14TH AVE S
001	388190	0179	6/4/10	\$407,000	\$407,000	1590	8	2009	Avg	888	N	N	1211 S GRAND ST
001	754880	0047	11/17/11	\$359,950	\$399,000	1590	8	2009	Avg	1314	N	N	1317 S STATE ST
001	754880	0048	12/1/11	\$350,000	\$388,000	1590	8	2009	Avg	1138	N	N	1321 S STATE ST
001	754880	0049	11/8/11	\$339,500	\$377,000	1590	8	2009	Avg	1237	N	N	1319 S STATE ST
001	388190	0178	7/10/12	\$350,000	\$373,000	1590	8	2009	Avg	1182	N	N	1209 S GRAND ST
001	365010	0090	5/24/11	\$529,000	\$584,000	2020	8	2010	Avg	4125	N	N	3325 19TH AVE S
001	116600	0075	10/28/10	\$463,000	\$490,000	2050	8	2010	Avg	4000	N	N	1934 S WAITE ST
001	116600	0071	12/10/10	\$455,000	\$487,000	2050	8	2010	Avg	4000	N	N	1930 S WAITE ST
001	116600	0085	3/1/10	\$520,000	\$494,000	2200	8	2007	Avg	4000	N	N	1938 S WAITE ST
001	162404	9132	8/3/10	\$642,500	\$659,000	2370	8	1956	Avg	71002	Y	N	3632 24TH AVE S
001	149830	1062	4/12/10	\$375,000	\$365,000	1050	9	2009	Avg	1193	N	N	2119 C 15TH AVE S
001	149830	1060	4/12/10	\$373,500	\$363,000	1050	9	2009	Avg	1193	N	N	2119 A 15TH AVE S
001	149830	1061	5/17/10	\$358,500	\$355,000	1070	9	2009	Avg	867	N	N	2119 B 15TH AVE S
001	149830	1058	3/1/10	\$389,000	\$369,000	1180	9	2009	Avg	1404	N	N	2113 B 15TH AVE S
001	149830	1064	1/21/10	\$382,500	\$355,000	1180	9	2009	Avg	1403	N	N	2117 A 15TH AVE S
001	885000	0019	5/26/11	\$316,500	\$349,000	1200	9	2010	Avg	1113	N	N	1519 A 14TH AVE S
001	885000	0018	4/21/11	\$295,000	\$324,000	1200	9	2010	Avg	813	N	N	1519 B 14TH AVE S
001	754880	0059	11/5/12	\$485,000	\$497,000	1260	9	2008	Avg	1312	N	N	1765 14TH AVE S
001	885000	0015	3/8/11	\$320,000	\$349,000	1260	9	2010	Avg	1412	N	N	1517 14TH AVE
001	885000	0016	5/26/11	\$320,000	\$353,000	1260	9	2010	Avg	1407	N	N	1521 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	885000	0017	8/8/11	\$315,500	\$350,000	1290	9	2010	Avg	1121	N	N	1519 C 14TH AVE S
001	308300	0375	9/9/12	\$530,000	\$555,000	2150	9	2012	Avg	4000	N	N	2617 22ND AVE S
001	308300	0780	9/15/11	\$575,000	\$639,000	3100	9	2008	Avg	4000	N	N	2909 23RD AVE S
001	308300	0780	6/27/12	\$549,000	\$588,000	3100	9	2008	Avg	4000	N	N	2909 23RD AVE S
001	057000	0270	5/13/10	\$397,500	\$393,000	920	10	2009	Avg	3329	N	N	2523 13TH AVE S
001	057000	0270	12/13/11	\$380,000	\$421,000	920	10	2009	Avg	3329	N	N	2523 13TH AVE S
001	057000	0271	10/27/10	\$364,500	\$385,000	920	10	2009	Avg	2430	N	N	2525 13TH AVE S
001	057000	0276	3/1/10	\$565,000	\$537,000	1540	10	2009	Avg	1348	N	N	2519 13TH AVE S
002	690970	0385	11/2/11	\$287,000	\$318,000	940	5	1918	Avg	5500	Y	N	1542 30TH AVE S
002	673870	0006	11/24/10	\$296,950	\$317,000	740	6	1912	Avg	2210	N	N	3007 S PLUM ST
002	672570	0065	6/7/12	\$299,000	\$322,000	880	6	1928	VGood	5279	N	N	2817 29TH AVE S
002	169590	0125	2/22/12	\$325,000	\$357,000	940	6	1925	Avg	3870	N	N	1902 30TH AVE S
002	149830	4070	10/17/12	\$346,500	\$358,000	1200	6	1923	Good	5000	N	N	2915 S HOLGATE ST
002	169590	0025	5/24/11	\$324,950	\$359,000	1010	7	1924	Avg	3627	Y	N	1723 30TH AVE S
002	811110	0050	2/14/12	\$305,000	\$335,000	1020	7	1920	Good	3960	N	N	1814 29TH AVE S
002	570000	0105	3/22/11	\$400,000	\$438,000	1040	7	1921	VGood	5000	N	N	2327 31ST AVE S
002	066900	0015	11/2/12	\$395,000	\$405,000	1050	7	1921	Good	3700	N	N	1928 30TH AVE S
002	027200	0420	7/25/12	\$216,000	\$229,000	1056	7	1998	Avg	1309	N	N	1721 MARTIN LUTHER KING JR WAY S
002	690970	0437	8/1/10	\$285,000	\$292,000	1060	7	1979	Avg	1600	N	N	1523 30TH AVE S
002	027200	0430	2/9/12	\$259,000	\$285,000	1100	7	1998	Avg	1773	N	N	1717 MARTIN LUTHER KING JR WAY S
002	811110	0040	4/25/12	\$450,000	\$489,000	1120	7	1908	Good	3960	N	N	1806 29TH AVE S
002	000360	0072	12/14/12	\$320,000	\$323,000	1170	7	1951	Avg	5310	N	N	2531 30TH AVE S
002	027200	0320	3/12/12	\$290,000	\$318,000	1310	7	1998	Avg	2996	N	N	1712 26TH AVE S
002	027200	0340	4/11/12	\$267,000	\$291,000	1310	7	1998	Avg	2997	N	N	1726 26TH AVE S
002	149830	4045	2/13/12	\$437,000	\$481,000	1380	7	1926	Good	5000	N	N	1912 29TH AVE S
002	027200	0460	10/19/12	\$242,000	\$250,000	1439	7	1998	Avg	3241	N	N	1701 MARTIN LUTHER KING JR WAY S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	912200	1276	8/6/12	\$482,000	\$510,000	1460	7	1947	Good	6000	Y	N	2343 29TH AVE S
002	388190	0630	2/19/10	\$335,000	\$316,000	1470	7	1908	Good	3375	N	N	1803 25TH AVE S
002	885000	0960	2/8/11	\$289,000	\$314,000	1470	7	2010	Avg	5580	N	N	1514 21ST AVE S
002	570000	0030	7/28/10	\$394,000	\$403,000	1520	7	1925	Good	3960	N	N	2336 30TH AVE S
002	570000	0025	6/19/12	\$415,000	\$445,000	1530	7	1922	Good	3920	N	N	2334 30TH AVE S
002	000360	0057	9/27/12	\$576,000	\$599,000	1820	7	1951	Avg	14388	N	N	2525 30TH AVE S
002	169590	0085	12/30/11	\$340,000	\$376,000	1860	7	1925	Avg	4838	Y	N	1815 31ST AVE S
002	000360	0090	9/7/12	\$359,950	\$377,000	930	8	2008	Avg	1012	N	N	2519 B 30TH AVE S
002	000360	0088	4/14/10	\$335,000	\$326,000	930	8	2008	Avg	1230	N	N	2521 B 30TH AVE S
002	149830	2874	2/23/10	\$317,000	\$300,000	1190	8	2003	Avg	1050	N	N	1915 B 24TH AVE S
002	149830	2866	10/22/10	\$295,000	\$311,000	1190	8	2003	Avg	1049	N	N	1913 A 24TH AVE S
002	539360	1700	3/18/11	\$449,000	\$491,000	1260	8	1953	Good	6000	N	N	2312 29TH AVE S
002	690970	0340	11/23/10	\$439,000	\$468,000	1430	8	1927	VGood	3000	Y	N	1510 30TH AVE S
002	539360	1625	7/9/12	\$505,000	\$539,000	1440	8	1944	Good	6000	N	N	2311 29TH AVE S
002	690970	0480	6/1/12	\$600,000	\$647,000	1510	8	1996	Avg	3360	Y	N	1547 30TH AVE S
002	029900	0041	9/10/12	\$345,000	\$361,000	1520	8	2006	Avg	1634	N	N	1509 B 23RD AVE S
002	066900	0095	4/6/12	\$439,000	\$479,000	1600	8	1953	Avg	5060	N	N	1927 31ST AVE S
002	239460	0125	8/23/11	\$287,950	\$320,000	1650	8	2007	Avg	1430	N	N	1733 25TH AVE S
002	673870	0065	3/20/12	\$664,000	\$726,000	1750	8	1919	VGood	3600	N	N	2109 31ST AVE S
002	027200	0050	12/12/11	\$499,950	\$553,000	1770	8	1914	Good	4000	N	N	1734 25TH AVE S
002	388190	0620	4/18/11	\$405,000	\$445,000	1800	8	2011	Avg	1601	N	N	1808 24TH AVE S
002	388190	0621	5/12/11	\$399,950	\$441,000	1840	8	2011	Avg	2154	N	N	1806 24TH AVE S
002	209020	0035	4/7/11	\$500,000	\$548,000	1850	8	1908	Good	4000	N	N	2113 31ST AVE S
002	570000	0045	7/19/11	\$429,500	\$476,000	2040	8	1925	VGood	4080	N	N	2348 30TH AVE S
002	149830	3920	10/26/12	\$545,000	\$561,000	1900	9	1930	Avg	4050	N	N	2121 30TH AVE S
002	149830	3820	2/12/10	\$652,000	\$613,000	1960	9	2005	Avg	6000	N	N	2103 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	570000	0205	3/16/12	\$616,800	\$675,000	2550	9	1911	Avg	5000	N	N	2519 31ST AVE S
003	274110	0560	5/17/10	\$170,000	\$168,000	540	6	1920	Avg	2564	N	N	5006 CORSON AVE S
003	568000	0805	1/17/12	\$141,000	\$156,000	740	6	1942	Avg	4800	N	N	3807 14TH AVE S
003	060000	0053	9/24/10	\$198,395	\$207,000	750	6	1949	Avg	4380	N	N	1324 S FERDINAND ST
003	060000	0054	2/2/11	\$260,000	\$282,000	770	6	1949	Avg	4438	N	N	1330 S FERDINAND ST
003	060000	0054	4/21/11	\$255,000	\$280,000	770	6	1949	Avg	4438	N	N	1330 S FERDINAND ST
003	395940	1735	7/8/10	\$304,950	\$309,000	840	6	1941	Avg	4420	N	N	4526 10TH AVE S
003	395940	0810	7/27/11	\$185,000	\$205,000	880	6	1943	Avg	4800	N	N	4527 13TH AVE S
003	395940	1080	11/19/12	\$215,000	\$219,000	910	6	1943	Good	5520	N	N	4552 11TH AVE S
003	514100	0150	5/25/11	\$285,000	\$315,000	970	6	1919	Avg	6000	N	N	4871 13TH AVE S
003	395940	1750	3/6/12	\$155,000	\$170,000	980	6	1941	Avg	5335	N	N	4532 10TH AVE S
003	792510	0485	6/20/12	\$269,000	\$289,000	1050	6	1918	Good	5400	N	N	5411 13TH AVE S
003	274110	0455	12/14/11	\$235,000	\$260,000	1290	6	1909	Avg	4937	N	N	5118 CORSON AVE S
003	514100	0490	5/11/11	\$275,000	\$303,000	1580	6	1918	Good	4650	N	N	4962 13TH AVE S
003	367940	0485	3/22/12	\$212,500	\$232,000	620	7	1948	VGood	1332	N	N	3930 14TH AVE S
003	367940	0486	3/28/12	\$212,500	\$232,000	620	7	1948	VGood	1338	N	N	3932 14TH AVE S
003	367940	0500	6/28/11	\$214,000	\$237,000	670	7	1948	VGood	1446	N	N	4008 A 14TH AVE S
003	367940	0501	8/15/11	\$208,000	\$231,000	670	7	1948	VGood	1463	N	N	4008 B 14TH AVE S
003	367940	0480	12/16/11	\$210,300	\$233,000	670	7	1948	VGood	1454	N	N	3924 14TH AVE S
003	367940	0511	5/19/11	\$210,000	\$232,000	670	7	1948	VGood	1463	N	N	4016 14TH AVE S
003	367940	0481	2/23/12	\$210,000	\$231,000	670	7	1948	VGood	1454	N	N	3926 14TH AVE S
003	367940	0471	2/10/12	\$209,800	\$231,000	670	7	1948	VGood	1459	N	N	3920 14TH AVE S
003	367940	0470	2/23/12	\$207,000	\$227,000	670	7	1948	VGood	1449	N	N	3918 14TH AVE S
003	367940	0510	6/19/11	\$199,000	\$220,000	670	7	1948	VGood	1445	N	N	4014 14TH AVE S
003	367940	0496	9/26/11	\$210,000	\$233,000	670	7	1948	VGood	1461	N	N	4004 14TH AVE S
003	367940	0464	8/29/12	\$167,000	\$176,000	680	7	2006	Avg	815	N	N	3906 B 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	792510	0365	8/16/12	\$324,999	\$343,000	770	7	2007	Avg	4000	N	N	5201 13TH AVE S
003	367940	0512	3/6/12	\$233,500	\$256,000	840	7	2011	Avg	1170	N	N	4012 C 14TH AVE S
003	367940	0503	5/9/12	\$230,000	\$249,000	840	7	2011	Avg	958	N	N	4010 B 14TH AVE S
003	367940	0513	7/6/12	\$228,000	\$244,000	840	7	2011	Avg	949	N	N	4012 B 14TH AVE S
003	367940	0504	4/19/12	\$230,000	\$250,000	840	7	2011	Avg	1225	N	N	4010 A 14TH AVE S
003	367940	0514	6/27/12	\$230,000	\$246,000	840	7	2011	Avg	1200	N	N	4012 A 14TH AVE S
003	367940	0502	3/27/12	\$229,950	\$251,000	840	7	2011	Avg	1219	N	N	4010 C 14TH AVE S
003	395940	0390	11/15/11	\$253,750	\$281,000	890	7	1941	Avg	4800	N	N	4125 14TH AVE S
003	395940	1225	8/30/11	\$265,000	\$294,000	900	7	1940	Avg	5760	N	N	4336 11TH AVE S
003	367940	0750	6/1/12	\$230,000	\$248,000	900	7	1943	Avg	4800	N	N	4109 15TH AVE S
003	367940	0820	6/1/12	\$205,000	\$221,000	940	7	1941	Avg	6603	N	N	4156 15TH AVE S
003	395940	0350	9/27/11	\$320,000	\$355,000	970	7	1942	Good	4800	N	N	4155 14TH AVE S
003	395940	1145	5/12/10	\$350,000	\$346,000	970	7	1940	Avg	5520	N	N	4321 12TH AVE S
003	274110	0765	6/9/11	\$368,000	\$407,000	980	7	1929	Good	3755	N	N	4915 12TH AVE S
003	568000	0939	3/30/10	\$340,000	\$328,000	980	7	1948	Good	5400	N	N	3610 13TH AVE S
003	568000	0530	1/14/10	\$319,950	\$295,000	990	7	1947	Avg	6003	Y	N	4002 12TH AVE S
003	367940	0740	6/18/10	\$295,000	\$297,000	1010	7	1942	Avg	4800	N	N	4117 15TH AVE S
003	395940	0700	4/22/11	\$277,500	\$305,000	1020	7	1940	Avg	6000	N	N	4318 12TH AVE S
003	792510	0310	12/2/11	\$360,000	\$399,000	1050	7	1909	VGood	6000	N	N	1317 S DAWSON ST
003	395940	0490	3/30/12	\$340,000	\$371,000	1050	7	1940	Avg	6000	Y	N	4137 13TH AVE S
003	567950	1300	11/17/11	\$273,000	\$303,000	1060	7	1909	Good	4800	N	N	4113 12TH AVE S
003	568000	0889	8/30/10	\$385,000	\$399,000	1070	7	1946	Avg	7800	N	N	3718 13TH AVE S
003	367940	0695	3/23/11	\$280,000	\$306,000	1110	7	1940	Avg	6600	N	N	4145 15TH AVE S
003	274110	0150	3/7/11	\$286,000	\$312,000	1160	7	1955	Avg	5000	N	N	4826 12TH AVE S
003	373280	0075	10/10/12	\$259,000	\$268,000	1210	7	1945	Avg	6512	N	N	1342 S HUDSON ST
003	395940	0534	5/21/10	\$386,000	\$383,000	1220	7	1950	Avg	6522	N	N	4120 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	395940	1610	11/11/10	\$330,000	\$350,000	1240	7	2000	Avg	4176	N	N	4411 11TH AVE S
003	373280	0045	2/1/11	\$272,000	\$295,000	1270	7	1957	Avg	6512	N	N	1339 S SHELTON ST
003	367940	0675	12/19/12	\$237,000	\$238,000	1280	7	1940	Avg	4886	N	N	1420 S NEVADA ST
003	568000	0385	7/12/10	\$300,000	\$305,000	1290	7	1948	Avg	4800	Y	N	1217 S CHARLESTOWN ST
003	395940	0145	10/24/12	\$320,000	\$330,000	1380	7	1953	Avg	4800	Y	N	4542 13TH AVE S
003	395940	0140	7/16/12	\$282,000	\$300,000	1390	7	1951	Avg	4800	N	N	4536 13TH AVE S
003	060000	0048	6/23/10	\$345,000	\$348,000	1410	7	1973	Avg	5863	N	N	4831 14TH AVE S
003	514100	0720	8/16/11	\$315,000	\$350,000	1450	7	2004	Avg	3797	N	N	1314 S EDMUNDS ST
003	568000	0770	9/14/10	\$400,000	\$417,000	1470	7	1948	Avg	4800	N	N	3914 13TH AVE S
003	274110	0820	8/30/10	\$370,000	\$383,000	2000	7	1997	Avg	2491	N	N	4830 CORSON AVE S
003	568000	0955	9/12/11	\$385,000	\$428,000	2040	7	1964	Avg	4800	N	N	3616 13TH AVE S
003	792510	0475	10/30/12	\$320,000	\$329,000	2230	7	1905	Avg	6000	N	N	5407 13TH AVE S
003	880690	0090	8/15/11	\$185,000	\$205,000	820	8	2009	Avg	1283	N	N	1207 C S LUCILE ST
003	880690	0077	9/15/11	\$175,000	\$194,000	840	8	2009	Avg	1127	N	N	1205 S LUCILE ST
003	880690	0083	9/21/11	\$194,000	\$215,000	890	8	2009	Avg	1013	N	N	1211 C S LUCILE ST
003	880690	0085	8/29/11	\$180,000	\$200,000	890	8	2009	Avg	1913	N	N	1211 A S LUCILE ST
003	880690	0081	8/17/11	\$197,500	\$219,000	900	8	2009	Avg	1081	N	N	1201 S LUCILE ST
003	983420	1371	6/22/10	\$289,950	\$292,000	940	8	2009	Avg	1078	N	N	3648 A 36TH AVE S
003	983420	1372	4/26/10	\$289,950	\$284,000	940	8	2009	Avg	1078	N	N	3648 B 36TH AVE S
003	983420	1376	5/3/11	\$266,200	\$293,000	940	8	2009	Avg	1230	N	N	3644 B 36TH AVE S
003	983420	1378	5/24/11	\$230,000	\$254,000	940	8	2009	Avg	1230	N	N	3646 A 36TH AVE S
003	983420	1377	6/6/11	\$223,875	\$247,000	940	8	2009	Avg	1230	N	N	3646 B 36TH AVE S
003	880690	0079	4/13/10	\$260,000	\$253,000	1000	8	2009	Avg	787	N	N	1203 S LUCILE ST
003	880690	0087	8/25/11	\$212,750	\$236,000	1180	8	2009	Avg	900	N	N	1211 B S LUCILE ST
003	880690	0092	8/8/11	\$220,000	\$244,000	1190	8	2009	Avg	993	N	N	1207 B S LUCILE ST
003	395940	1284	3/31/11	\$383,150	\$420,000	1220	8	1949	Avg	6290	N	N	4145 12TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	567950	1315	11/16/11	\$301,000	\$334,000	1240	8	1954	Avg	4800	Y	N	4101 12TH AVE S
003	880690	0094	11/1/10	\$270,000	\$286,000	1250	8	2009	Avg	1278	N	N	1207 A S LUCILE ST
003	395940	0070	3/26/10	\$310,000	\$299,000	1260	8	1950	Avg	4800	N	N	4511 14TH AVE S
003	367940	1010	6/3/11	\$305,000	\$337,000	1330	8	1955	Avg	4800	N	N	4327 15TH AVE S
003	395940	0185	12/21/12	\$400,000	\$402,000	1410	8	1930	Avg	4800	N	N	4343 14TH AVE S
003	568000	0780	12/18/12	\$322,800	\$325,000	1560	8	1996	Avg	4827	N	N	3901 14TH AVE S
003	568000	0745	10/4/11	\$338,000	\$375,000	1560	8	1999	Avg	4810	N	N	3907 14TH AVE S
003	367940	1080	10/23/12	\$390,000	\$402,000	1590	8	1930	Avg	4676	N	N	4530 14TH AVE S
003	514100	0211	5/18/12	\$475,000	\$514,000	2490	8	2011	Avg	4000	Y	N	4975 13TH AVE S
003	514100	0210	6/6/11	\$447,500	\$495,000	2490	8	2011	Avg	4000	Y	N	4971 13TH AVE S
003	367940	0517	1/29/10	\$365,000	\$340,000	1240	9	2008	Avg	1203	N	N	1402 S DAKOTA ST
003	983420	1885	9/3/10	\$449,950	\$467,000	2060	9	2010	Avg	4080	N	N	3814 COURTLAND PL S
003	568000	0455	9/28/12	\$480,000	\$499,000	2870	9	2008	Avg	7200	N	N	3900 12TH AVE S
004	811610	0135	5/21/12	\$200,000	\$216,000	780	6	1982	Avg	4000	N	N	3222 MORSE AVE S
004	160710	0043	8/24/11	\$185,000	\$205,000	910	6	1955	Good	5460	N	N	3019 S ANDOVER ST
004	160710	0023	4/21/11	\$185,000	\$203,000	970	6	1964	Avg	5000	N	N	3012 S DAKOTA ST
004	160460	2020	5/30/11	\$186,000	\$205,000	1020	6	1970	Avg	6098	N	N	4005 34TH AVE S
004	160460	0880	8/23/12	\$350,000	\$369,000	1060	6	1907	VGood	5000	Y	N	4407 LETITIA AVE S
004	160460	2150	12/26/12	\$285,000	\$286,000	1300	6	2005	Avg	6693	N	N	4008 LETITIA AVE S
004	160460	0830	6/22/11	\$350,000	\$387,000	720	7	1947	Good	5000	Y	N	4420 34TH AVE S
004	162404	9114	11/23/11	\$193,800	\$215,000	840	7	1931	Avg	6300	N	N	3005 S BRADFORD ST
004	162404	9094	2/24/10	\$399,000	\$378,000	940	7	2009	Avg	7650	N	N	3015 S BRADFORD ST
004	162404	9233	2/23/11	\$235,000	\$256,000	1020	7	1958	Avg	10260	N	N	3922 31ST AVE S
004	393790	0115	10/10/12	\$217,000	\$225,000	1030	7	1992	Avg	5000	N	N	3032 S BRADFORD ST
004	560900	0120	2/24/12	\$180,000	\$198,000	1173	7	1911	Good	2418	N	N	3867 RAINIER AVE S
004	560900	0290	8/24/12	\$309,175	\$325,000	1200	7	1966	Avg	5340	N	N	3831 LETITIA AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	160460	1375	2/2/12	\$285,000	\$314,000	1260	7	2011	Avg	3000	N	N	3508 S GENESEE ST
004	160710	0167	6/11/10	\$282,500	\$283,000	1340	7	1966	Avg	6864	N	N	4128 RENTON AVE S
004	162404	9276	8/15/12	\$350,000	\$370,000	1380	7	2008	Avg	5253	N	N	2900 S COURT ST
004	162404	9110	2/25/11	\$324,950	\$354,000	1510	7	1925	Good	8700	N	N	3862 RENTON AVE S
004	160710	0132	3/23/10	\$410,000	\$394,000	1810	7	2009	Avg	4323	N	N	3103 S DAKOTA ST
004	160710	0044	7/6/10	\$272,900	\$277,000	2300	7	2004	Avg	5460	N	N	3011 S ANDOVER ST
004	128230	0713	8/17/10	\$292,000	\$301,000	1020	8	2010	Avg	1188	N	N	3314 A CLAREMONT AVE S
004	919795	0100	6/10/11	\$255,000	\$282,000	1220	8	1999	Avg	5046	N	N	2932 S CHARLESTOWN ST
004	160710	0055	10/20/10	\$290,000	\$306,000	1440	8	2003	Avg	2500	N	N	4019 31ST AVE S
004	142630	0555	5/8/12	\$358,000	\$388,000	1510	8	2003	Avg	2280	N	N	3524 CHEASTY BLVD S
004	160460	1573	1/11/10	\$310,000	\$285,000	1040	9	2009	Avg	957	N	N	4070 A LETITIA AVE S
004	160460	2050	3/29/11	\$415,000	\$455,000	1080	9	2005	Avg	2527	N	N	4011 LETITIA AVE S
004	160460	1801	9/8/11	\$340,000	\$378,000	1080	9	2010	Avg	1400	N	N	4077 LETITIA AVE S
004	160460	1803	10/24/11	\$338,000	\$375,000	1080	9	2010	Avg	1400	N	N	4081 LETITIA AVE S
004	160460	1802	11/15/11	\$315,000	\$349,000	1090	9	2010	Avg	1400	N	N	4079 LETITIA AVE S
004	160460	1570	1/19/10	\$315,000	\$292,000	1100	9	2009	Avg	1695	N	N	4068 LETITIA AVE S
004	160460	1800	8/29/11	\$369,950	\$411,000	1170	9	2010	Avg	2250	N	N	4075 LETITIA AVE S
004	160460	1804	6/24/11	\$356,000	\$394,000	1170	9	2010	Avg	2050	N	N	4083 LETITIA AVE S
004	160460	1686	5/19/10	\$550,000	\$545,000	1630	9	2009	Avg	4126	Y	N	4114 34TH AVE S
004	160460	2030	9/28/10	\$485,000	\$508,000	2260	9	2000	Avg	5900	Y	N	4028 34TH AVE S
005	983420	0790	12/1/10	\$268,000	\$286,000	600	6	1909	Avg	4080	N	N	3318 34TH AVE S
005	795030	1965	6/19/12	\$260,000	\$279,000	720	6	1914	Avg	4080	N	N	4135 38TH AVE S
005	983420	1010	3/31/11	\$175,000	\$192,000	800	6	1947	Avg	4080	N	N	3415 36TH AVE S
005	128230	0005	8/14/12	\$265,000	\$280,000	840	6	1922	Avg	3073	N	N	3218 S BYRON ST
005	795030	1010	9/20/11	\$228,000	\$253,000	870	6	1912	Avg	3000	N	N	4035 37TH AVE S
005	128230	0080	7/7/11	\$293,500	\$325,000	900	6	1931	Avg	5400	N	N	3213 MCCLINTOCK AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	983420	0740	4/11/11	\$264,950	\$291,000	960	6	1948	Avg	4080	N	N	3321 35TH AVE S
005	983470	0080	11/9/12	\$360,000	\$368,000	990	6	1919	Avg	3000	N	N	3239 37TH AVE S
005	983420	0335	10/16/10	\$475,000	\$500,000	1010	6	1920	VGood	4080	N	N	3229 36TH AVE S
005	983420	0780	8/12/10	\$259,000	\$267,000	1020	6	1914	Avg	4080	N	N	3326 34TH AVE S
005	128230	0795	8/20/12	\$180,000	\$190,000	1030	6	1936	Good	2214	N	N	3319 WETMORE AVE S
005	570000	1345	8/9/12	\$287,900	\$305,000	1120	6	1909	Good	5100	N	N	3233 S HANFORD ST
005	795030	0870	5/19/11	\$257,000	\$283,000	1360	6	1910	Avg	6120	N	N	4048 37TH AVE S
005	983420	1216	3/15/10	\$233,500	\$224,000	620	7	2005	Avg	886	N	N	3644 A COURTLAND PL S
005	795030	2125	10/25/12	\$250,000	\$257,000	860	7	2007	Avg	1002	N	N	4110 C 37TH AVE S
005	128230	0010	5/30/12	\$348,000	\$375,000	870	7	1921	Avg	3559	N	N	3214 S BYRON ST
005	983420	0015	9/13/11	\$275,000	\$305,000	940	7	1912	Avg	4080	N	N	3211 33RD AVE S
005	983420	1155	7/9/12	\$492,900	\$526,000	1030	7	1978	VGood	6120	N	N	3625 37TH AVE S
005	983420	0020	3/26/10	\$336,000	\$324,000	1030	7	1911	Avg	4080	N	N	3215 33RD AVE S
005	128230	1009	6/8/11	\$302,000	\$334,000	1180	7	2007	Avg	1386	N	N	3318 E WETMORE AVE S
005	128230	1010	7/25/11	\$269,000	\$298,000	1180	7	2007	Avg	1056	N	N	3318 D WETMORE AVE S
005	983420	0860	7/7/11	\$280,000	\$310,000	1200	7	1989	Avg	4080	N	N	3419 33RD AVE S
005	983420	1331	4/12/11	\$215,000	\$236,000	1210	7	2006	Avg	1303	N	N	3639 B COURTLAND PL S
005	983420	1494	4/12/10	\$325,000	\$316,000	1272	7	1998	Avg	2222	N	N	3639 36TH AVE S
005	983420	1100	6/17/11	\$282,500	\$312,000	1440	7	1972	Avg	4855	N	N	3422 36TH AVE S
005	983420	1880	4/26/10	\$299,000	\$293,000	1460	7	1919	Avg	4080	N	N	3816 COURTLAND PL S
005	983420	1341	5/21/10	\$303,950	\$302,000	1470	7	2002	Avg	2001	N	N	3649 COURTLAND PL S
005	570000	2090	12/6/12	\$375,000	\$379,000	1480	7	1909	Avg	4322	N	N	3138 34TH AVE S
005	983470	0005	6/22/10	\$445,230	\$449,000	1550	7	1918	Avg	4000	N	N	3203 37TH AVE S
005	570000	2150	5/6/10	\$587,000	\$578,000	1950	7	1921	Good	4322	N	N	3129 35TH AVE S
005	983420	0265	10/9/12	\$450,000	\$466,000	2060	7	1914	Avg	4080	N	N	3214 34TH AVE S
005	983420	0795	3/9/12	\$400,000	\$438,000	800	8	2011	Avg	4080	N	N	3312 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(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	983420	1370	5/17/10	\$354,950	\$352,000	940	8	2009	Avg	1078	N	N	3650 36TH AVE S
005	983420	1375	4/8/10	\$350,000	\$340,000	940	8	2009	Avg	1230	N	N	3644 a 36TH AVE S
005	983420	1064	3/27/12	\$529,000	\$578,000	980	8	2012	Avg	3022	N	N	3403 YORK RD S
005	983420	1242	6/18/12	\$169,900	\$182,000	1820	8	2003	Avg	2034	N	N	3632 COURTLAND PL S
005	795030	1018	6/20/12	\$395,799	\$425,000	1840	8	2012	Avg	3000	N	N	4041 37TH AVE S
005	570000	1390	7/1/11	\$520,000	\$576,000	2170	8	1914	Avg	4345	N	N	3110 33RD AVE S
005	983420	0300	1/19/11	\$554,000	\$599,000	2220	8	2002	Avg	3770	N	N	3201 36TH AVE S
005	983420	0405	5/26/10	\$499,950	\$497,000	2220	8	2010	Avg	4080	N	N	3208 35TH AVE S
005	983420	0095	1/27/10	\$535,000	\$498,000	2830	8	1909	VGood	6120	N	N	3231 34TH AVE S
005	983420	1188	4/16/12	\$641,450	\$698,000	2210	10	2012	Avg	4080	Y	N	3919 37TH AVE S
005	983420	1187	4/16/12	\$645,000	\$702,000	2300	10	2012	Avg	4080	Y	N	3715 37TH AVE S
007	524880	0015	2/27/12	\$120,000	\$132,000	610	5	1946	Avg	3330	N	N	2206 S LUCILE ST
007	524880	0490	3/15/11	\$180,000	\$197,000	620	6	1925	Avg	4000	N	N	5538 21ST AVE S
007	524880	0340	6/4/10	\$200,000	\$200,000	720	6	1942	Avg	4000	N	N	5570 20TH AVE S
007	524880	0475	6/4/12	\$202,000	\$218,000	720	6	1919	Avg	4000	N	N	5520 21ST AVE S
007	212404	9149	11/28/11	\$158,000	\$175,000	770	6	1942	Avg	6011	N	N	5435 BEACON AVE S
007	207010	0120	1/25/11	\$210,000	\$227,000	770	6	1944	Avg	6172	N	N	4934 26TH AVE S
007	524880	0760	6/9/10	\$248,000	\$248,000	780	6	1950	Avg	4000	N	N	5555 23RD AVE S
007	754980	1100	4/28/10	\$215,000	\$211,000	790	6	1949	Avg	6720	N	N	5528 18TH AVE S
007	754980	1110	8/18/10	\$205,000	\$212,000	800	6	1910	Avg	6720	N	N	5532 18TH AVE S
007	367740	0135	2/10/12	\$168,000	\$185,000	810	6	1943	Avg	4816	N	N	2324 S COLUMBIAN WAY
007	367790	0095	10/3/11	\$183,000	\$203,000	810	6	1944	Avg	5600	N	N	2002 S COLUMBIAN WAY
007	367740	0135	11/16/11	\$135,000	\$150,000	810	6	1943	Avg	4816	N	N	2324 S COLUMBIAN WAY
007	373280	0510	4/18/12	\$150,000	\$163,000	860	6	1954	Avg	8500	N	N	1730 S PEARL ST
007	944830	0055	7/22/10	\$172,000	\$176,000	920	6	1911	Avg	6900	N	N	5117 17TH AVE S
007	055500	0090	9/10/12	\$237,000	\$248,000	950	6	1909	Avg	8684	N	N	2211 S GRAHAM ST

Improved Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	033900	0040	10/14/10	\$210,000	\$221,000	980	6	1941	Avg	5235	N	N	2627 S AVON CREST PL
007	373280	0415	5/3/10	\$241,000	\$237,000	1010	6	1943	Avg	6834	N	N	1732 S SHELTON ST
007	305860	0065	4/12/10	\$163,500	\$159,000	1010	6	1905	Avg	5078	N	N	6434 23RD AVE S
007	055500	0075	8/26/10	\$240,000	\$248,000	1020	6	1919	Avg	5012	N	N	2210 S EDDY ST
007	171490	0525	7/25/11	\$245,000	\$272,000	1030	6	1906	Avg	10864	N	N	5932 18TH AVE S
007	175370	0090	12/10/12	\$247,000	\$249,000	1060	6	1950	Avg	4500	N	N	2461 S WARSAW ST
007	944830	0146	2/25/11	\$195,000	\$212,000	1060	6	1907	Avg	4540	N	N	1503 S DAWSON ST
007	754980	1890	5/18/11	\$188,000	\$207,000	1070	6	1922	Avg	1673	N	N	5538 15TH AVE S
007	785700	4010	8/14/12	\$220,000	\$232,000	1160	6	1949	Avg	8794	N	N	2425 S EDDY ST
007	524880	0445	6/25/12	\$264,950	\$284,000	1180	6	1942	Avg	4600	N	N	5501 21ST AVE S
007	373280	0525	10/7/11	\$229,950	\$255,000	1190	6	1926	Avg	5015	N	N	4980 17TH AVE S
007	754980	1460	12/29/10	\$165,500	\$178,000	1230	6	1913	Avg	6720	N	N	5547 18TH AVE S
007	754980	1415	11/29/10	\$180,000	\$192,000	1270	6	1902	Avg	5040	N	N	1708 S ORCAS ST
007	060000	0505	6/14/10	\$325,000	\$326,000	1300	6	1908	Avg	9867	N	N	1547 S ANGELINE ST
007	524880	0505	6/22/12	\$205,000	\$220,000	1330	6	1929	Avg	4000	N	N	5546 21ST AVE S
007	770760	0050	4/7/10	\$363,000	\$352,000	1950	6	1911	Avg	5326	N	N	6315 BEACON AVE S
007	170840	0290	10/17/11	\$230,000	\$255,000	780	7	1941	Avg	8473	N	N	4856 COLUMBIA DR S
007	170840	0495	4/8/10	\$217,000	\$211,000	800	7	1941	Avg	5712	N	N	2154 S PEARL ST
007	524880	0275	10/10/11	\$282,000	\$313,000	810	7	1930	Good	4000	N	N	5522 20TH AVE S
007	785700	3765	5/24/10	\$313,750	\$312,000	850	7	1954	Avg	5848	N	N	6016 24TH AVE S
007	785700	3767	6/3/11	\$265,000	\$293,000	850	7	1954	Avg	5848	N	N	6020 24TH AVE S
007	170840	0025	12/28/11	\$220,000	\$243,000	860	7	1941	Avg	5700	N	N	2006 S EDMUNDS ST
007	170840	0760	5/16/12	\$184,232	\$199,000	890	7	1941	Avg	6195	N	N	5213 COLUMBIA DR S
007	170840	0210	12/16/10	\$217,000	\$233,000	900	7	1941	Avg	5995	N	N	2014 S FERDINAND ST
007	171490	0125	12/13/11	\$222,500	\$246,000	960	7	1950	Avg	6720	N	N	5830 17TH AVE S
007	170840	0455	6/28/10	\$222,000	\$224,000	980	7	1941	Avg	5225	N	N	2112 S PEARL ST

Improved Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	170840	0470	9/26/11	\$212,000	\$235,000	990	7	1941	Avg	5225	N	N	2130 S PEARL ST
007	186740	0095	2/2/12	\$215,000	\$237,000	1000	7	1948	Avg	8636	N	N	2321 S VERN CT
007	417460	0027	5/3/12	\$273,000	\$296,000	1000	7	1971	Avg	5319	N	N	2537 S AMERICUS ST
007	171490	0366	9/21/12	\$298,000	\$311,000	1010	7	1978	Avg	10323	N	N	1905 S ORCAS ST
007	367740	0625	6/20/12	\$280,000	\$300,000	1010	7	1947	Avg	4099	N	N	4924 24TH AVE S
007	754980	0105	9/13/12	\$287,500	\$301,000	1020	7	1948	Avg	6120	N	N	1526 S BENNETT ST
007	785700	3725	3/18/10	\$240,000	\$230,000	1020	7	1916	Avg	10747	N	N	6107 BEACON AVE S
007	170840	0580	7/2/10	\$205,000	\$207,000	1020	7	1941	Avg	5225	N	N	2125 S BRANDON ST
007	060000	0360	6/25/12	\$240,000	\$257,000	1060	7	1951	Avg	6100	N	N	4826 15TH AVE S
007	055500	0123	3/12/10	\$275,800	\$264,000	1060	7	1952	Avg	9508	N	N	6313 22ND AVE S
007	000180	0080	5/2/12	\$237,000	\$257,000	1070	7	1940	Avg	5662	N	N	1711 S SNOQUALMIE ST
007	944830	0063	12/12/10	\$265,000	\$284,000	1080	7	1955	Avg	8450	N	N	1716 S DAWSON ST
007	869280	0020	6/5/12	\$265,000	\$285,000	1080	7	1956	Avg	7176	N	N	5921 23RD AVE S
007	170840	0135	6/16/10	\$229,900	\$231,000	1100	7	1941	Avg	6930	N	N	2017 S EDMUNDS ST
007	944830	0101	10/29/11	\$270,000	\$300,000	1100	7	1918	Avg	7250	N	N	1723 S DAWSON ST
007	175370	0520	1/11/12	\$275,000	\$304,000	1110	7	1952	Avg	8400	N	N	2417 S MORGAN ST
007	170840	0800	4/16/10	\$210,000	\$205,000	1110	7	1941	Avg	6270	N	N	5224 21ST AVE S
007	785700	3450	3/2/10	\$427,500	\$406,000	1120	7	1952	Good	6175	N	N	6011 BEACON AVE S
007	754980	2535	7/10/12	\$355,000	\$379,000	1130	7	1920	VGood	6480	N	N	5802 16TH AVE S
007	754980	0666	12/4/12	\$265,000	\$268,000	1160	7	2008	Avg	1200	N	N	5346 16TH AVE S
007	171190	0270	6/24/11	\$229,950	\$255,000	1170	7	1955	Avg	8700	N	N	5310 29TH AVE S
007	170840	0360	4/17/10	\$274,000	\$267,000	1180	7	1941	Avg	6175	N	N	2016 S PEARL ST
007	754980	0543	3/14/12	\$265,000	\$290,000	1180	7	2008	Avg	1235	N	N	5337 16TH AVE S
007	754980	0537	5/29/12	\$261,500	\$282,000	1180	7	2008	Avg	1263	N	N	5343 16TH AVE S
007	212404	9222	9/13/10	\$238,000	\$248,000	1180	7	1959	Avg	6800	N	N	5961 23RD AVE S
007	869280	0086	7/19/10	\$280,000	\$285,000	1200	7	1964	Avg	7784	Y	N	5938 23RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	367790	0080	11/26/10	\$270,000	\$288,000	1210	7	1944	Avg	6570	N	N	2018 S COLUMBIAN WAY
007	754980	0540	5/28/10	\$330,000	\$329,000	1220	7	2008	Avg	1242	N	N	5333 16TH AVE S
007	170840	0730	4/15/11	\$235,000	\$258,000	1220	7	1941	Avg	5225	N	N	5220 COLUMBIA DR S
007	754980	0536	6/8/12	\$265,000	\$285,000	1220	7	2008	Avg	1215	N	N	5347 16TH AVE S
007	207010	0060	9/26/12	\$365,000	\$380,000	1230	7	1930	Avg	5271	N	N	4921 26TH AVE S
007	754980	0580	6/4/11	\$200,000	\$221,000	1250	7	1927	Avg	4860	N	N	5311 16TH AVE S
007	754980	0763	3/14/11	\$299,000	\$327,000	1250	7	1989	Avg	5040	N	N	5322 17TH AVE S
007	170840	0190	9/13/12	\$236,800	\$248,000	1250	7	1941	Avg	4970	N	N	2036 S FERDINAND ST
007	179570	0130	10/20/11	\$250,000	\$278,000	1250	7	1971	Avg	5000	N	N	7042 COVELLO DR S
007	373280	0220	8/3/12	\$365,000	\$387,000	1260	7	1950	Good	7221	N	N	1553 S PEARL ST
007	170840	0875	4/23/12	\$248,000	\$270,000	1270	7	1941	Good	8061	N	N	5243 21ST AVE S
007	417460	0046	12/17/12	\$278,000	\$280,000	1270	7	1961	Avg	10944	N	N	2530 S AMERICUS ST
007	417460	0046	11/27/12	\$218,500	\$222,000	1270	7	1961	Avg	10944	N	N	2530 S AMERICUS ST
007	212404	9092	10/26/12	\$275,000	\$283,000	1280	7	1948	Avg	6325	Y	N	4919 29TH AVE S
007	186740	0020	3/15/11	\$265,000	\$290,000	1280	7	1947	Avg	7813	N	N	5508 23RD AVE S
007	175370	0497	10/25/11	\$281,000	\$312,000	1290	7	1963	Avg	11330	N	N	2334 S WARSAW ST
007	373280	0501	10/15/12	\$295,000	\$305,000	1320	7	1974	Good	8120	Y	N	4983 19TH AVE S
007	329570	0005	3/4/10	\$402,500	\$383,000	1320	7	1967	Avg	5001	N	N	4801 28TH AVE S
007	417460	0047	4/18/11	\$245,000	\$269,000	1320	7	1961	Avg	7343	N	N	2522 S AMERICUS ST
007	186740	0040	6/10/10	\$345,000	\$346,000	1330	7	1947	Avg	6270	N	N	5532 23RD AVE S
007	896190	0070	9/25/11	\$380,000	\$422,000	1330	7	2010	Avg	5022	N	N	5935 21ST AVE S
007	896190	0050	12/28/11	\$374,000	\$413,000	1330	7	2010	Avg	5096	N	N	5923 21ST AVE S
007	896190	0060	12/18/11	\$370,000	\$409,000	1340	7	2010	Avg	4992	N	N	5929 21ST AVE S
007	896190	0080	12/1/11	\$360,000	\$399,000	1340	7	2010	Avg	5016	N	N	5941 21ST AVE S
007	896190	0020	3/12/10	\$289,000	\$276,000	1340	7	1987	Avg	5000	N	N	5907 21ST AVE S
007	754980	1517	6/24/11	\$277,000	\$307,000	1360	7	1964	Good	4961	N	N	5513 18TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	754980	0668	8/23/12	\$280,000	\$295,000	1360	7	2008	Avg	1370	N	N	5342 16TH AVE S
007	754980	0662	7/19/12	\$275,000	\$293,000	1360	7	2008	Avg	1346	N	N	5338 16TH AVE S
007	206960	0095	2/23/12	\$344,000	\$378,000	1360	7	1940	Avg	5505	N	N	5012 26TH AVE S
007	754980	0747	3/30/11	\$324,000	\$355,000	1370	7	1989	Avg	5040	N	N	5335 18TH AVE S
007	329570	0086	10/11/11	\$365,000	\$405,000	1380	7	1989	Avg	6013	N	N	2629 S ANGELINE ST
007	417460	0350	6/29/12	\$215,000	\$230,000	1440	7	1954	Avg	5564	N	N	5209 25TH AVE S
007	373280	0545	4/20/12	\$386,000	\$420,000	1450	7	1959	Good	12320	N	N	1725 S PEARL ST
007	274210	0146	11/11/10	\$360,000	\$382,000	1450	7	1955	Avg	8715	N	N	5212 28TH AVE S
007	212404	9325	4/30/12	\$406,000	\$441,000	1450	7	2012	Avg	5690	N	N	5934 21ST AVE S
007	212404	9326	8/8/12	\$395,000	\$418,000	1450	7	2011	Avg	5688	N	N	5938 21ST AVE S
007	212404	9083	1/26/11	\$325,000	\$352,000	1450	7	1909	Avg	5649	Y	N	1929 S ORCAS ST
007	373280	0397	9/12/11	\$425,000	\$472,000	1480	7	2010	Avg	5404	N	N	4926 17TH AVE S
007	754980	1465	3/10/11	\$270,000	\$295,000	1480	7	1996	Avg	3360	N	N	5543 18TH AVE S
007	754980	0655	12/16/11	\$180,000	\$199,000	1510	7	1990	Avg	6720	N	N	5324 16TH AVE S
007	060000	0280	7/3/12	\$190,000	\$203,000	1540	7	1954	Avg	7357	N	N	1552 S FERDINAND ST
007	170840	0595	11/5/10	\$210,000	\$223,000	1550	7	1941	Good	5225	N	N	2109 S BRANDON ST
007	175370	0066	7/5/12	\$305,000	\$326,000	1590	7	1930	Avg	3567	N	N	6617 BEACON AVE S
007	186740	0065	6/21/12	\$449,950	\$483,000	1630	7	2005	Avg	6160	N	N	5560 23RD AVE S
007	373280	0270	9/11/12	\$295,000	\$309,000	1640	7	1911	Avg	14525	N	N	1553 S SHELTON ST
007	207010	0095	12/20/12	\$372,950	\$375,000	1650	7	1941	Avg	5750	N	N	4916 26TH AVE S
007	417460	0285	5/12/11	\$299,500	\$330,000	1670	7	1954	Avg	4950	N	N	2615 S DAWSON ST
007	171490	0005	7/17/12	\$265,000	\$282,000	1900	7	1942	Avg	5687	N	N	5803 17TH AVE S
007	033900	0005	11/14/12	\$318,000	\$325,000	2000	7	1941	Good	8840	N	N	2606 S AVON CREST PL
007	171190	0390	6/3/10	\$235,000	\$235,000	2010	7	2010	Avg	3390	N	N	5326 28TH AVE S
007	944830	0091	9/21/10	\$323,000	\$337,000	2250	7	1993	Avg	7255	Y	N	1743 S DAWSON ST
007	754980	0758	4/11/12	\$275,000	\$300,000	2340	7	1989	Avg	5040	N	N	5330 17TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	170840	0835	1/27/11	\$230,000	\$249,000	2490	7	1941	Avg	7035	N	N	5203 21ST AVE S
007	417460	0142	8/20/12	\$445,000	\$469,000	3200	7	1947	Avg	10505	N	N	2618 S HUDSON ST
007	367740	0701	7/24/12	\$233,000	\$248,000	1060	8	1947	Avg	4050	N	N	2410 S FERDINAND ST
007	329570	0105	2/1/10	\$402,000	\$375,000	1110	8	1949	Avg	9954	N	N	4825 27TH AVE S
007	207010	0025	6/27/10	\$360,000	\$363,000	1210	8	1949	Avg	6898	N	N	4924 25TH AVE S
007	944830	0057	1/31/11	\$349,000	\$378,000	1390	8	1955	Avg	5000	N	N	5129 17TH AVE S
007	000180	0118	9/27/12	\$355,000	\$369,000	1400	8	1956	Avg	9950	N	N	1540 S ANGELINE ST
007	023500	0035	5/8/12	\$332,500	\$360,000	1450	8	1955	Avg	5336	N	N	2480 S EDMUNDS ST
007	000180	0075	12/29/10	\$333,500	\$359,000	1500	8	1930	Avg	7200	N	N	1539 S SNOQUALMIE ST
007	055500	0320	9/22/12	\$375,000	\$391,000	1560	8	1996	Avg	4266	N	N	2335 S EDDY ST
007	150780	0056	1/26/12	\$220,000	\$242,000	1800	8	2006	Avg	6100	N	N	6015 18TH AVE S
007	171490	0601	4/16/12	\$365,000	\$397,000	1800	8	2012	Avg	3360	N	N	6000 18TH AVE S
007	171490	0606	5/17/12	\$363,000	\$393,000	1800	8	2012	Avg	3360	N	N	6004 18TH AVE S
007	171490	0615	7/27/12	\$361,280	\$384,000	1800	8	2012	Avg	3360	N	N	6012 18TH AVE S
007	171490	0610	7/21/12	\$357,135	\$380,000	1800	8	2012	Avg	3360	N	N	6008 18TH AVE S
007	547320	0020	1/22/10	\$300,000	\$278,000	1810	8	1953	Avg	10672	N	N	1573 S SNOQUALMIE ST
007	367740	0040	2/24/10	\$406,000	\$384,000	1930	8	1940	Avg	12000	N	N	4310 CHEASTY BLVD S
007	329570	0116	6/15/10	\$580,000	\$582,000	2050	8	1959	Good	9948	N	N	2618 S FERDINAND ST
007	212404	9322	7/2/10	\$400,000	\$405,000	2190	8	2008	Avg	4107	N	N	2316 S JUNEAU ST
007	206960	0075	9/10/10	\$339,000	\$353,000	2560	8	1928	Avg	5502	N	N	5003 26TH AVE S
007	055500	0037	8/21/12	\$395,000	\$416,000	2750	8	1992	Avg	5250	Y	N	2333 S GRAHAM ST
007	754980	0637	2/19/10	\$480,000	\$453,000	2800	8	2009	Avg	3360	N	N	5318 16TH AVE S
007	932035	0130	8/16/11	\$360,000	\$400,000	1920	9	2004	Avg	4284	Y	N	1854 S BENNETT DR
007	932035	0030	5/18/11	\$349,000	\$385,000	1920	9	2003	Avg	3432	Y	N	1855 S BRANDON PL
007	932035	0100	8/17/11	\$330,000	\$366,000	1920	9	2003	Avg	3690	Y	N	1855 S BENNETT DR
007	932035	0060	10/3/11	\$340,000	\$378,000	1920	9	2003	Avg	6009	Y	N	1856 S BRANDON PL

Improved Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	754980	0050	4/25/12	\$365,000	\$397,000	1940	9	2006	Avg	3051	Y	N	1728 S BENNETT ST
007	000520	0123	1/20/10	\$520,000	\$482,000	2910	9	2008	Avg	5001	N	N	6809 BEACON AVE S
007	896190	0220	2/20/12	\$487,000	\$535,000	3330	9	2008	Avg	8050	N	N	5923 20TH AVE S

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	059700	0074	8/11/10	\$405,000	IMP CHARS DON'T MATCH SALES CHARS
001	059700	0295	1/31/12	\$191,076	FORCED SALE; NO MARKET EXPOSURE
001	060600	0105	6/10/10	\$489,950	%COMPL
001	061300	0015	4/22/11	\$170,000	IMP CHARS DON'T MATCH SALES CHARS
001	116600	0060	11/16/10	\$150,279	\$1,000 SALE OR LESS
001	116600	0175	9/6/12	\$390,000	IMP CHARS DON'T MATCH SALES CHARS
001	142630	0850	2/27/12	\$246,500	FORCED SALE; NO MARKET EXPOSURE
001	149830	0675	8/19/11	\$299,999	DOR RATIO;PREVIMP<=25K
001	149830	0675	3/15/11	\$170,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
001	149830	0770	7/16/10	\$395,000	PREVIMP<=25K
001	149830	0955	12/19/12	\$380,000	PREVIMP<=25K
001	149830	1110	8/20/12	\$169,900	IMP CHARS DON'T MATCH SALES CHARS
001	149830	1955	11/25/11	\$179,550	IMP CHARS DON'T MATCH SALES CHARS
001	154110	0095	12/11/12	\$436,000	IMP CHARS DON'T MATCH SALES CHARS
001	159660	0050	4/16/10	\$237,500	MODEL DEVELOPMENT EXCLUSION
001	168340	0075	1/13/12	\$419,083	FORCED SALE; NO MARKET EXPOSURE
001	168340	0110	8/18/10	\$280,000	PREVIMP<=25K
001	168340	0165	12/26/12	\$336,250	PREVIMP<=25K
001	307650	0546	1/24/11	\$405,000	NO MARKET EXPOSURE
001	307650	0720	6/29/12	\$300,000	IMP COUNT
001	307650	0845	2/04/10	\$127,571	QUIT CLAIM DEED
001	307650	0846	2/24/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	307650	0880	7/05/12	\$154,150	STATISCAL OUTLIER
001	307950	0080	5/27/10	\$349,000	IMP CHARS DON'T MATCH SALES CHARS
001	307950	0205	8/16/12	\$74,853	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
001	308000	0090	3/16/11	\$449,999	IMP CHARS DON'T MATCH SALES CHARS
001	308300	0110	2/22/10	\$244,392	IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EX. TAX
001	308300	0380	4/20/10	\$425,000	IMP CHARS DON'T MATCH SALES CHARS
001	308300	0650	12/12/12	\$316,903	FORCED SALE; NO MARKET EXPOSURE
001	308300	0775	1/07/10	\$475,000	IMP CHARS DON'T MATCH SALES CHARS
001	308300	1005	12/13/11	\$170,000	OBSERVATION OUTSIDE THE NORM
001	308300	1081	8/08/11	\$91,650	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN
001	308500	1745	3/11/11	\$159,900	RENTENTION EXCLUSION FOR THE SAMPLE SET
001	308600	2475	11/21/11	\$280,500	TEAR DOWN; SEGREGATION AND/OR MERGER
001	308600	2665	3/27/12	\$142,500	DOR RATIO;QUIT CLAIM DEED
001	308600	2810	12/18/12	\$165,000	NON-NORMAL DISTRIBUTION
001	308600	2976	10/04/12	\$26,000	DOR RATIO;QUIT CLAIM DEED
001	308600	3495	4/22/10	\$79,405	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
001	308600	3505	10/13/10	\$261,394	NO MARKET EXPOSURE
001	310150	0065	8/23/12	\$160,000	NO MARKET EXP; ESTATE ADMINISTRATOR, GUARDIAN

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	325350	0135	4/14/10	\$210,000	NO MARKET EXPOSURE
001	365010	0090	7/13/10	\$175,000	DOR RATIO;NO MARKET EXPOSURE
001	367890	0070	8/21/12	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	367890	0216	3/28/11	\$198,346	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	367890	0350	6/24/11	\$135,000	DOR RATIO
001	372680	0140	11/18/11	\$115,000	FORCED SALE; NO MARKET EXPOSURE
001	372680	0140	4/16/12	\$163,000	IMP CHARS DON'T MATCH SALES CHARS
001	372680	0235	2/09/11	\$130,000	DOR RATIO
001	372680	0290	10/05/12	\$155,000	FORCED SALE; NO MARKET EXPOSURE
001	372680	0340	3/10/10	\$430,000	IMP CHARS DON'T MATCH SALES CHARS
001	388190	0165	12/19/12	\$425,000	PREVIMP<=25K
001	388190	0177	5/19/10	\$459,500	IMP CHARS DON'T MATCH SALES CHARS
001	388190	0260	8/31/10	\$315,000	PREVIMP<=25K
001	388190	0315	11/28/12	\$75,000	DOR RATIO;FORCED SALE
001	396440	0035	9/13/10	\$207,500	ANOMOLY DETECTION
001	396440	0207	8/28/12	\$430,000	IMP CHARS DON'T MATCH SALES CHARS
001	396440	0425	6/09/11	\$364,310	FORCED SALE; NO MARKET EXPOSURE
001	396440	0460	3/02/10	\$313,000	NO MARKET EXPOSURE
001	426320	0040	1/05/10	\$575,000	IMP CHARS DON'T MATCH SALES CHARS
001	526030	0283	11/15/11	\$762,000	NO MARKET EXPOSURE
001	539360	0260	12/28/10	\$175,000	NON-REPRESENTATIVE SALE
001	539360	0505	9/18/12	\$128,982	DOR RATIO;QUIT CLAIM DEED
001	539360	0775	8/20/12	\$197,839	MODEL DEVELOPMENT EXCLUSION
001	539360	0870	7/09/12	\$377,000	IMP CHARS DON'T MATCH SALES CHARS
001	539360	1070	4/25/12	\$135,000	IMP CHARS DON'T MATCH SALES CHARS
001	539360	1220	5/02/12	\$100,000	PREVIMP<=25K;TEAR DOWN
001	539460	0070	11/25/11	\$117,047	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN
001	669650	0005	3/25/10	\$412,000	IMP CHARS DON'T MATCH SALES CHARS
001	669650	0015	3/10/11	\$233,306	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	713330	0176	7/19/11	\$355,000	IMP CHARS DON'T MATCH SALES CHARS
001	713330	0205	4/15/10	\$331,000	PREVIMP<=25K
001	713330	0210	1/12/10	\$282,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
001	731990	0040	7/09/12	\$426,500	PREVIMP<=25K
001	731990	0300	3/03/11	\$457,500	UNFIN AREA
001	731990	0300	4/27/10	\$278,000	UNFIN AREA;QUESTIONABLE PER SALES IDENTIFICATION
001	754830	0290	11/26/12	\$219,000	IMP CHARS DON'T MATCH SALES CHARS
001	754830	0495	8/31/11	\$126,500	%COMPL;FINANCIAL INSTITUTION RESALE
001	754880	0042	6/07/10	\$230,000	NO MARKET EXPOSURE
001	766010	0238	3/31/10	\$265,000	%COMPL

Improved Sales Removed in this Annual Update Analysis

Area 79

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	766010	0315	8/09/11	\$242,000	NO MARKET EXPOSURE
001	766060	0135	9/15/10	\$159,581	QUIT CLAIM DEED; STATEMENT TO DOR
001	798190	0020	2/09/10	\$495,000	IMP CHARS DON'T MATCH SALES CHARS
001	798190	0040	12/09/12	\$137,519	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN
001	798190	0050	4/25/12	\$144,118	DOR RATIO;STATEMENT TO DOR
001	816160	0031	3/23/11	\$189,754	FORCED SALE; NO MARKET EXPOSURE
001	885000	0345	1/05/11	\$130,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
001	885000	0485	9/25/12	\$369,950	DOR RATIO;%COMPL;PREVLAND<=25K;PREVIMP<=25K
001	885000	0486	9/24/12	\$355,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
001	885000	0487	11/26/12	\$310,000	DOR RATIO;%COMPL;PREVLAND<=25K;PREVIMP<=25K
001	885000	0560	6/07/12	\$190,000	PREVIMP<=25K
001	885000	0575	2/24/10	\$175,000	%COMPL;NO MARKET EXPOSURE;
001	885000	0585	11/03/11	\$185,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
001	885000	0600	7/26/10	\$284,000	IMP COUNT;PREVIMP<=25K
001	885000	0630	7/13/12	\$274,014	FORCED SALE; NO MARKET EXPOSURE
001	912200	0451	11/01/12	\$466,000	IMP CHARS DON'T MATCH SALES CHARS
001	912200	0825	3/08/12	\$99,819	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	912200	0826	8/15/12	\$97,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	027200	0025	10/21/10	\$72,945	DOR RATIO;PREVIMP<=25K;RELATED PARTY, FRIEND
002	027200	0115	8/17/12	\$287,900	PREVIMP<=25K
002	027200	0878	2/08/10	\$1,000,000	LACK OF REPRESENTATION GRADE 11
002	027200	0960	4/15/10	\$320,000	PREVIMP<=25K
002	149830	2854	12/21/12	\$148,210	PREVIMP<=25K
002	149830	3820	2/12/10	\$652,000	RELOCATION - SALE TO SERVICE
002	149830	3965	5/22/11	\$458,000	IMP CHARS DON'T MATCH SALES CHARS
002	149830	3980	8/20/10	\$454,000	IMP CHARS DON'T MATCH SALES CHARS
002	169590	0105	9/04/12	\$610,000	IMP CHARS DON'T MATCH SALES CHARS
002	182230	0040	5/28/10	\$225,000	PREVIMP<=25K
002	209020	0030	4/13/10	\$642,000	IMP CHARS DON'T MATCH SALES CHARS
002	209020	0046	4/20/10	\$700,000	IMP CHARS DON'T MATCH SALES CHARS
002	239460	0170	4/12/11	\$230,000	PREVIMP<=25K
002	239460	0170	6/09/10	\$207,000	PREVIMP<=25K
002	570000	0250	12/28/11	\$214,000	IMP CHARECTORISTICS CHANGED SINCE SALE
002	570000	0250	5/18/12	\$362,000	IMP CHARS DON'T MATCH SALES CHARS
002	690970	0265	7/03/12	\$500,000	ACTIVE PERMIT BEFORE SALE>25K
002	690970	0265	5/31/11	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	691020	0055	11/15/11	\$500,000	IMP CHARS DON'T MATCH SALES CHARS
002	811110	0065	3/02/12	\$150,500	DOR RATIO;GOVERNMENT AGENCY
002	912200	1325	10/22/12	\$487,942	FORCED SALE; NO MARKET EXPOSURE
003	060000	0053	4/27/10	\$13,785,275	DOR RATIO;EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	128230	0005	6/19/12	\$378,115	FORCED SALE; NO MARKET EXPOSURE
003	128230	0920	7/30/12	\$439,950	IMP CHARS DON'T MATCH SALES CHARS
003	128230	1258	12/10/12	\$260,000	IMP CHARS DON'T MATCH SALES CHARS
003	274060	0165	2/26/10	\$129,596	NO MARKET EXPOSURE
003	274110	0300	12/27/11	\$375,000	IMP CHARS DON'T MATCH SALES CHARS
003	274110	0765	3/01/10	\$183,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	274110	0776	8/01/11	\$40,000	DOR RATIO;QUIT CLAIM DEED
003	335740	0055	4/19/11	\$286,438	PREVIMP<=25K;GOV. AGENCY; EXEMPT FROM EXCISE TAX
003	367940	0495	11/30/11	\$212,000	ACTIVE PERMIT BEFORE SALE>25K
003	367940	0600	2/11/11	\$320,000	IMP CHARS DON'T MATCH SALES CHARS
003	373280	0020	10/31/12	\$200,000	STATISCAL OUTLIER
003	373280	0030	8/11/10	\$140,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
003	373280	0030	10/05/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	386940	0035	4/29/11	\$137,445	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	386940	0060	6/24/11	\$288,000	IMP CHARS DON'T MATCH SALES CHARS
003	395940	0445	4/20/10	\$424,950	IMP CHARS DON'T MATCH SALES CHARS
003	395940	0470	11/16/11	\$98,341	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	395940	0490	1/18/10	\$98,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	395940	0690	12/13/12	\$327,000	IMP CHARS DON'T MATCH SALES CHARS
003	395940	0720	4/04/11	\$168,593	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	395940	0855	4/22/10	\$375,000	IMP CHARS DON'T MATCH SALES CHARS
003	395940	1080	6/11/12	\$140,000	IMP CHARS DON'T MATCH SALES CHARS
003	395940	1120	1/18/10	\$5,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	395940	1130	2/01/11	\$375,000	IMP CHARS DON'T MATCH SALES CHARS
003	395940	1165	3/16/12	\$340,000	IMP CHARS DON'T MATCH SALES CHARS
003	514100	0015	10/09/12	\$120,000	OBSERVATION OUTSIDE THE NORM
003	514100	0450	8/01/12	\$163,000	IMP CHARECTORISTICS CHANGED SINCE SALE
003	514100	0450	11/23/12	\$250,000	IMP CHARS DON'T MATCH SALES CHARS
003	514100	0480	6/09/10	\$10,791	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	514100	0640	9/27/10	\$440,000	IMP CHARS DON'T MATCH SALES CHARS
003	514100	0770	6/22/10	\$210,000	NO MARKET EXPOSURE
003	568000	0230	5/04/10	\$475,000	IMP CHARS DON'T MATCH SALES CHARS
003	568000	0265	10/20/11	\$406,000	IMP CHARS DON'T MATCH SALES CHARS
003	568000	0500	1/22/10	\$295,000	OBSOL
003	568000	0580	12/10/12	\$520,500	NO MARKET EXPOSURE
003	568000	0630	7/16/10	\$319,950	IMP CHARS DON'T MATCH SALES CHARS
003	568000	0655	12/21/11	\$490,000	IMP CHARS DON'T MATCH SALES CHARS
003	568000	0775	10/12/10	\$245,333	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	570000	0445	3/10/12	\$90,000	DOR RATIO;PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis

Area 79

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	570000	1360	10/23/12	\$433,500	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	792510	0310	3/28/11	\$150,000	DOR RATIO
003	880690	0220	1/03/11	\$124,900	LACK OF REPRESENTATION FAIR CONDITION
003	983420	0085	5/10/12	\$422,500	IMP CHARS DON'T MATCH SALES CHARS
003	983420	0095	12/31/11	\$585,000	IMP CHARS DON'T MATCH SALES CHARS
003	983420	0095	12/31/11	\$585,000	NO MARKET EXPOSURE
003	983420	0250	4/29/11	\$84,945	DOR RATIO;QUIT CLAIM DEED
003	983420	0440	1/06/10	\$515,000	IMP CHARS DON'T MATCH SALES CHARS
003	983420	0730	8/24/12	\$400,000	OBSOL
003	983420	0730	5/28/10	\$350,000	OBSOL
003	983420	0795	8/04/11	\$160,000	DOR RATIO;QUIT CLAIM DEED; FIN. INSTITUTION RESALE
003	983420	0920	8/18/11	\$193,000	NO MARKET EXP.;FINANCIAL INSTITUTION RESALE
003	983420	1050	3/14/11	\$225,000	NO MARKET EXP.;FINANCIAL INSTITUTION RESALE
003	983420	1064	6/08/11	\$80,000	DOR RATIO
003	983420	1210	10/18/12	\$175,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
003	983420	1210	4/12/10	\$158,000	PREVIMP<=25K;NO MARKET EXP; FIN. INSTITUTION RESALE
003	983420	1242	6/18/12	\$65,000	DOR RATIO
003	983420	1329	7/06/12	\$362,353	FORCED SALE; NO MARKET EXPOSURE
003	983420	1330	11/04/11	\$161,638	PREVIMP<=25K;EXEMPT FROM EXCISE TAX;
003	983420	1365	6/24/12	\$195,000	PREVIMP<=25K;ESTATE ADMIN., GUARDIAN, OR EXECUTOR
003	983420	1366	11/08/12	\$161,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX;
003	983420	1400	5/18/12	\$195,000	IMP COUNT;PREVIMP<=25K;GOVERNMENT AGENCY
003	983420	1755	4/28/10	\$192,000	NO MARKET EXPOSURE
003	983420	1808	10/11/10	\$445,000	IMP COUNT
003	983420	1865	4/25/12	\$220,000	IMP CHARS DON'T MATCH SALES CHARS
003	983420	1900	12/19/11	\$375,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	983470	0160	6/26/12	\$520,000	IMP CHARS DON'T MATCH SALES CHARS
003	983470	0160	3/09/11	\$400,000	IMP CHARECTORISTICS CHANGED SINCE SALE
003	983470	0170	7/10/12	\$609,750	IMP CHARS DON'T MATCH SALES CHARS
004	128230	0480	1/27/10	\$150,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
004	128230	0480	2/11/11	\$215,000	PREVIMP<=25K
004	128230	0714	2/28/11	\$285,619	NO MARKET EXPOSURE
004	160460	0780	3/16/12	\$80,000	DOR RATIO;PREVIMP<=25K
004	160460	1335	7/11/12	\$303,000	PREVIMP<=25K
004	160460	1375	8/03/11	\$86,199	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	160460	1540	4/16/12	\$291,531	PREVIMP<=25K;GOV. AGENCY; EXEMPT FROM EXCISE TAX
004	160460	1600	12/07/11	\$179,292	PREVIMP<=25K;GOV. AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Annual Update Analysis

Area 79

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	160460	1845	7/06/12	\$232,000	IMP CHARECTORISTICS CHANGED SINCE SALE
004	160460	2150	4/20/12	\$212,100	FORCED SALE; NO MARKET EXPOSURE
004	160460	2165	4/05/11	\$129,900	NON-REPRESENTATIVE SALE
004	160510	0005	12/11/12	\$116,000	IMP CHARS DON'T MATCH SALES CHARS
004	160510	0005	4/09/12	\$100,000	IMP CHARS DON'T MATCH SALES CHARS
004	160710	0035	7/24/12	\$419,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	160710	0060	7/10/12	\$302,500	PREVIMP<=25K;ESTATE ADMIN., GUARDIAN, OR EXECUTOR
004	162404	9059	6/28/12	\$260,000	PREVIMP<=25K
004	162404	9192	1/19/10	\$292,349	IMP COUNT;PREVIMP<=25K;EXEMPT FROM EXCISE TAX
004	162404	9192	6/13/12	\$144,000	IMP COUNT;PREVIMP<=25K;FIN. INSTITUTION RESALE
004	393790	0090	11/06/12	\$240,000	RENTENTION EXCLUSION FOR THE SAMPLE SET
005	795030	0765	2/02/12	\$147,000	NON-NORMAL DISTRIBUTION
005	983420	1325	1/21/10	\$228,000	ANOMOLY DETECTION
005	983420	1865	12/05/11	\$175,000	MODEL DEVELOPMENT EXCLUSION
007	055500	0115	7/20/12	\$120,000	DOR RATIO;QUESTIONABLE PER SALES IDENTIFICATION
007	055500	0122	3/04/11	\$108,900	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
007	055500	0275	10/19/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	055500	0282	8/24/10	\$73,696	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
007	055500	0285	1/06/10	\$269,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	060000	0280	11/21/11	\$210,958	FORCED SALE; NO MARKET EXPOSURE
007	060000	0300	3/29/11	\$116,000	DOR RATIO;QUIT CLAIM DEED
007	060000	0495	11/09/12	\$373,000	ACTIVE PERMIT BEFORE SALE>25K;
007	060000	0495	6/06/12	\$158,834	FORCED SALE; NO MARKET EXPOSURE
007	150780	0020	6/20/11	\$133,000	STATISCAL OUTLIER
007	170840	0050	8/03/12	\$156,957	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
007	170840	0760	1/27/12	\$290,610	FORCED SALE; NO MARKET EXPOSURE
007	170840	0870	6/11/12	\$216,943	FORCED SALE; NO MARKET EXPOSURE
007	170840	0875	4/18/11	\$172,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTITUTION RESALE
007	171490	0495	4/16/12	\$444,000	IMP CHARS DON'T MATCH SALES CHARS
007	171490	0621	8/30/12	\$349,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	171490	0625	9/25/12	\$354,185	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	171490	0630	10/08/12	\$354,553	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	171490	0635	10/01/12	\$349,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	171490	0800	1/28/10	\$205,000	OBSERVATION OUTSIDE THE NORM
007	175370	0555	8/10/12	\$285,000	ACTIVE PERMIT BEFORE SALE>25K
007	186740	0065	6/21/12	\$449,950	RELOCATION - SALE TO SERVICE
007	206960	0005	8/26/11	\$108,418	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
007	206960	0005	8/26/11	\$108,418	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND

Improved Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	206960	0015	10/04/10	\$98,861	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
007	212404	9015	1/24/11	\$590,000	IMP CHARS DON'T MATCH SALES CHARS
007	212404	9149	5/11/12	\$220,000	RELATED PARTY, FRIEND, OR NEIGH; STATEMENT TO DOR
007	367790	0005	3/19/10	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	367790	0090	3/09/11	\$135,000	RENTENTION EXCLUSION FOR THE SAMPLE SET
007	373280	0226	10/15/12	\$434,000	NO MARKET EXPOSURE
007	373280	0270	6/27/12	\$373,138	NO MARKET EXP; FORCED SALE
007	373280	0480	2/07/12	\$115,000	IMP CHARS DON'T MATCH SALES CHARS
007	373280	0510	4/20/10	\$217,218	FORCED SALE; NO MARKET EXPOSURE
007	373280	0556	4/13/12	\$170,000	NON-NORMAL DISTRIBUTION
007	417460	0283	8/08/12	\$535,000	IMP CHARS DON'T MATCH SALES CHARS
007	417460	0387	3/19/12	\$139,900	ANOMOLY DETECTION
007	524880	0475	2/10/12	\$142,000	FORCED SALE; NO MARKET EXPOSURE
007	754980	0075	4/20/10	\$379,587	FORCED SALE; NO MARKET EXPOSURE
007	754980	0095	7/27/11	\$174,900	MODEL DEVELOPMENT EXCLUSION
007	754980	0169	3/15/10	\$148,050	NO MARKET EXPOSURE
007	754980	0605	2/09/11	\$408,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	754980	0655	12/16/11	\$70,000	DOR RATIO
007	754980	0663	12/07/12	\$280,300	IMP CHARS DON'T MATCH SALES CHARS
007	754980	0705	6/13/12	\$36,850	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN
007	754980	0758	2/23/12	\$229,000	NON REPRESENTITIVE SALE
007	754980	1100	3/02/10	\$110,000	IMP CHARECTORISTICS CHANGED SINCE SALE
007	754980	1385	10/29/10	\$186,105	STATISCAL OUTLIER
007	754980	1435	8/11/12	\$160,000	OBSERVATION OUTSIDE THE NORM
007	754980	1665	10/15/10	\$272,000	IMP. CHARS DON'T MATCH SALES CHARS
007	754980	1845	10/09/10	\$110,000	NON REPRESENTITIVE SALE; SHORT SALE
007	754980	1957	10/25/12	\$65,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
007	754980	2535	11/14/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	770760	0045	6/10/11	\$160,000	RENTENTION EXCLUSION FOR THE SAMPLE SET
007	869280	0010	6/24/11	\$284,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	932035	0030	3/18/10	\$328,000	QUIT CLAIM DEED
007	932035	0070	5/18/11	\$351,000	QUIT CLAIM DEED
007	932035	0070	3/18/10	\$330,000	QUIT CLAIM DEED
007	944830	0052	11/02/11	\$181,000	IMP CHARS DON'T MATCH SALES CHARS
007	944830	0052	8/05/10	\$125,000	IMP CHARS DON'T MATCH SALES CHARS
007	944830	0057	1/31/11	\$349,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
007	944830	0117	11/06/12	\$309,950	IMP CHARS DON'T MATCH SALES CHARS

Vacant Sales Used in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	059700	0140	6/8/2010	\$144,000	4120	N	N
001	149830	1920	3/28/2012	\$120,000	6000	N	N
001	308300	1075	3/19/2010	\$85,000	4000	N	N
001	308300	1210	5/16/2012	\$115,000	4800	N	N
002	149830	3745	7/23/2012	\$155,000	6000	Y	N
002	539360	1630	8/28/2012	\$226,500	6000	N	N
005	983470	0155	6/26/2012	\$165,000	3326	N	N
007	000180	0117	10/22/2010	\$128,000	10643	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	149830	1355	5/19/2010	\$53,500	NO MARKET EXPOSURE;
001	159460	0225	7/30/2010	\$196,500	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
001	272920	0005	2/7/2012	\$100,000	DOR RATIO;PREVIMP<=25K
001	307650	0485	5/17/2010	\$2,500	DOR RATIO
001	388190	0300	5/23/2012	\$105,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	388190	0305	5/23/2012	\$105,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	388190	0310	5/23/2012	\$105,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	539360	1220	5/2/2012	\$100,000	TEAR DOWN;
001	568000	1190	10/25/2012	\$220,000	MULTI-PARCEL SALE;
001	754830	0306	3/14/2012	\$111,875	QUIT CLAIM DEED; MULTI-PARCEL SALE;
001	754830	0307	3/14/2012	\$111,875	QUIT CLAIM DEED; MULTI-PARCEL SALE;
001	754830	0308	3/14/2012	\$111,875	QUIT CLAIM DEED; MULTI-PARCEL SALE;
001	754830	0309	3/14/2012	\$111,875	QUIT CLAIM DEED; MULTI-PARCEL SALE;
001	885000	0245	12/29/2011	\$200,000	NO MARKET EXPOSURE;
001	912200	0155	6/13/2012	\$257,000	MULTI-PARCEL SALE;
004	128230	0735	12/20/2011	\$80,000	FINANCIAL INSTITUTION RESALE;
004	160460	0945	10/4/2010	\$79,500	NO MARKET EXPOSURE;
004	160710	0136	5/12/2011	\$60,000	NO MARKET EXPOSURE;
004	160710	0184	12/27/2012	\$35,000	NO MARKET EXPOSURE;
004	194480	0034	1/10/2012	\$180,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
004	393790	0096	2/24/2012	\$77,250	NO MARKET EXPOSURE;
007	171190	0335	3/23/2010	\$222,000	MULTI-PARCEL SALE;
007	171190	0375	8/29/2011	\$288,000	MULTI-PARCEL SALE;
007	171190	0380	8/29/2011	\$288,000	MULTI-PARCEL SALE;
007	171490	0515	3/9/2011	\$107,000	DETACHED GARAGE
007	175370	0060	3/6/2012	\$255,000	MULTI-PARCEL SALE;
007	175370	0574	6/20/2012	\$3,000	RELATED PARTY, FRIEND OR NEIGHBOR
007	754980	2055	12/15/2010	\$200,000	MULTI-PARCEL SALE
007	770760	0047	6/22/2012	\$48,000	NO MARKET EXPOSURE;
007	896190	0230	3/5/2012	\$45,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;