

**Residential Revalue**

**2013 Assessment Roll**

# **North Bend/ Snoqualmie**

## **Area 80**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

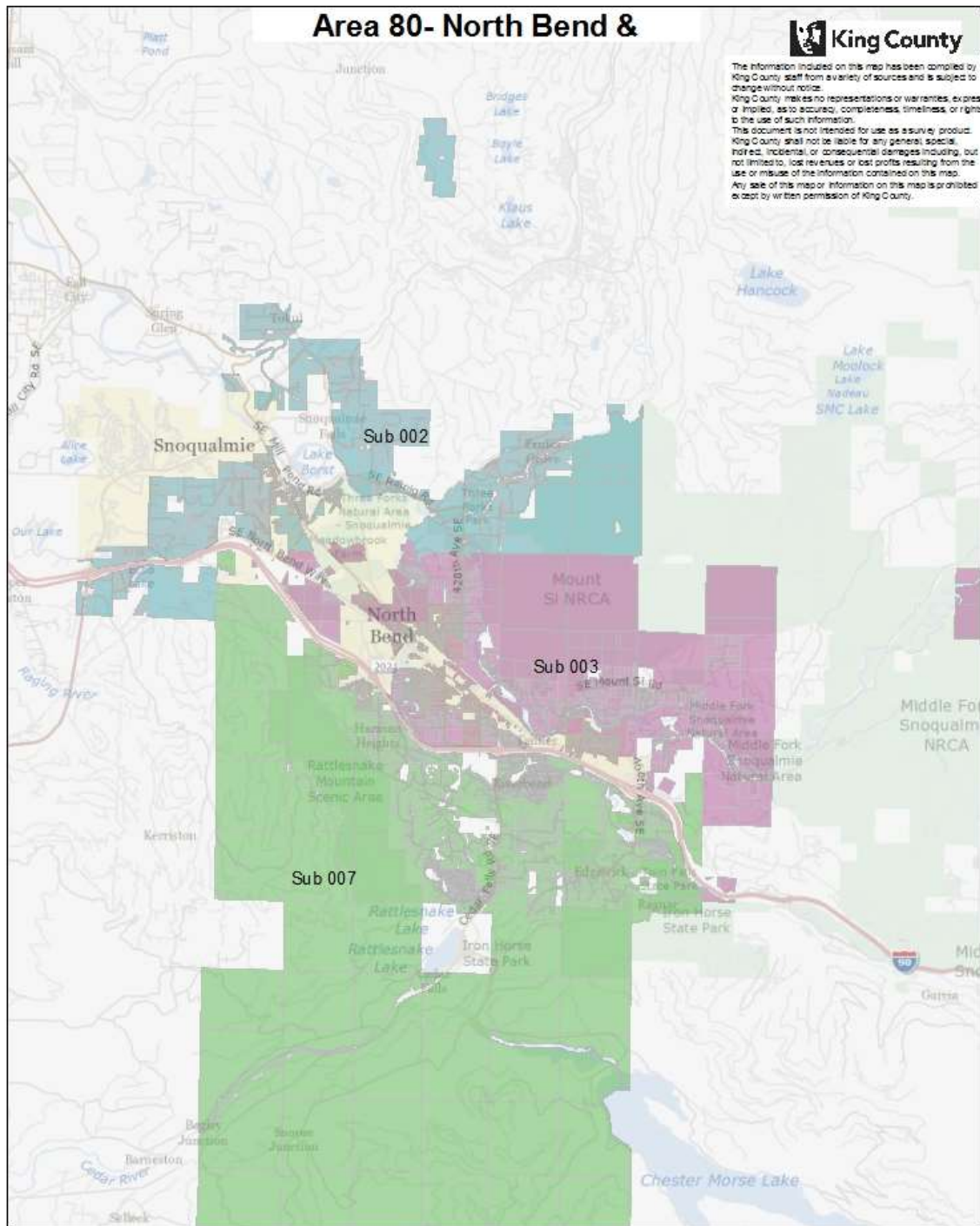
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

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

Sincerely,

Lloyd Hara  
Assessor



# North Bend/ Snoqualmie

## Housing



Grade 6/Year Built 1949/Total Living Area 1290



Grade 7/Year Built 1977/Total Living Area 1640



Grade 8/ Year Built 1998/ Total Living Area 1940



Grade 9/ Year Built 1989/ Total Living Area 3100



Grade 10/ Year Built 2000/Total Living Area 3890



Grade 11/ Year Built 2000/ Total Living Area 4220

## ***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:** Area 80 - North Bend & Snoqualmie

**Previous Physical Inspection:** 2009

**Number of Improved Sales:** 432

**Range of Sale Dates:** 1/1/2010 – 1/1/2013

| Sales – Average Improved Valuation Change Summary |           |           |           |             |       |        |
|---------------------------------------------------|-----------|-----------|-----------|-------------|-------|--------|
|                                                   | Land      | Imps      | Total     | Sale Price* | Ratio | COD    |
| <b>2012 Value</b>                                 | \$136,600 | \$176,900 | \$313,500 |             |       |        |
| <b>2013 Value</b>                                 | \$132,700 | \$173,500 | \$306,200 | \$339,000   | 90.3% | 11.40% |
| <b>Change</b>                                     | -\$3,900  | -\$3,400  | -\$7,300  |             |       |        |
| <b>% Change</b>                                   | -2.9%     | -1.9%     | -2.3%     |             |       |        |

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| <b>2012 Value</b>                     | \$141,500 | \$160,900 | \$302,400 |
| <b>2013 Value</b>                     | \$137,400 | \$157,400 | \$294,800 |
| <b>Percent Change</b>                 | -2.9%     | -2.2%     | -2.5%     |

Number of one to three unit residences in the population: 5,348

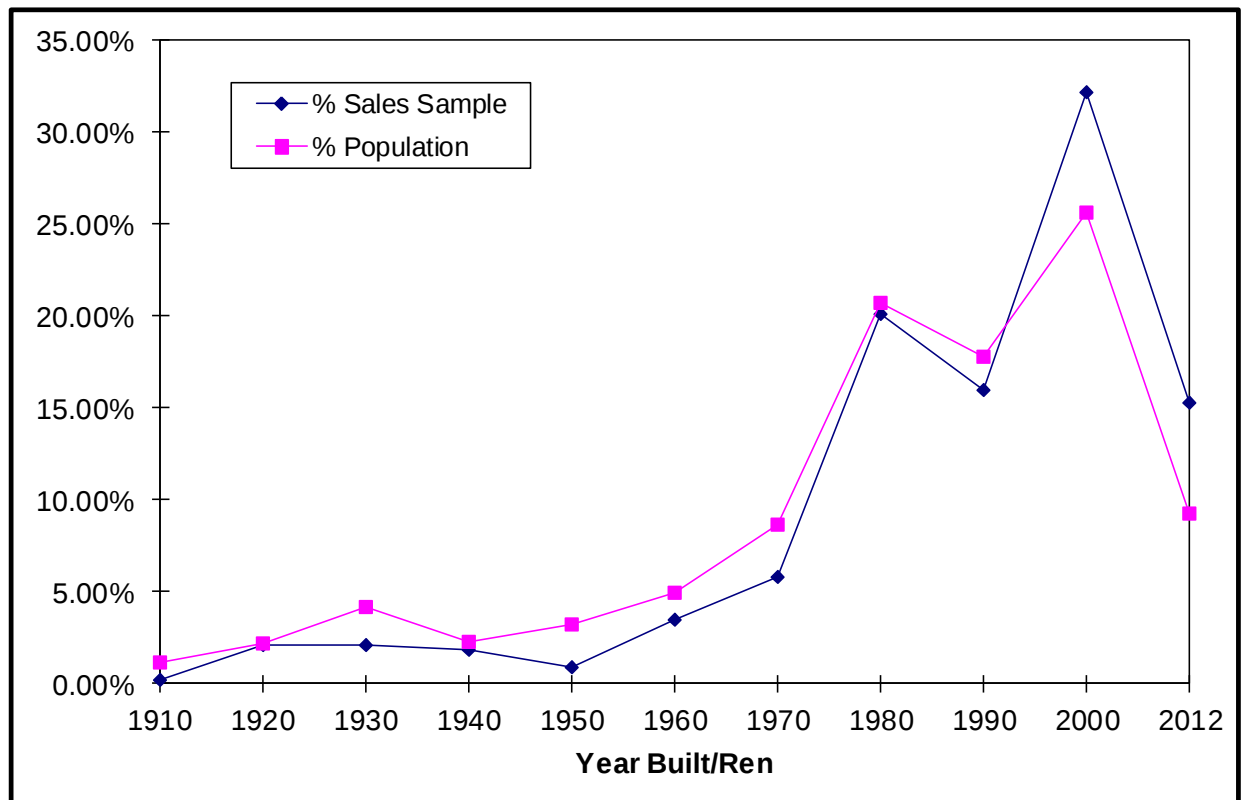
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several plat based, and one characteristic based variable, needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

Generally, parcels in the Riverbend plats (733440 to 733480) and Wilderness Rim plats (940700 to 940712) were at a higher assessment level than the rest of the population. The opposite was true of parcels located on waterfront, or in the Si View plat (778710 to 778712), which were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

### ***Sales Sample Representation of Population - Year Built / Renovated***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 1         | 0.23%          |
| 1920                | 9         | 2.08%          |
| 1930                | 9         | 2.08%          |
| 1940                | 8         | 1.85%          |
| 1950                | 4         | 0.93%          |
| 1960                | 15        | 3.47%          |
| 1970                | 25        | 5.79%          |
| 1980                | 87        | 20.14%         |
| 1990                | 69        | 15.97%         |
| 2000                | 139       | 32.18%         |
| 2012                | 66        | 15.28%         |
|                     | 432       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 60        | 1.12%        |
| 1920              | 119       | 2.23%        |
| 1930              | 224       | 4.19%        |
| 1940              | 122       | 2.28%        |
| 1950              | 173       | 3.23%        |
| 1960              | 264       | 4.94%        |
| 1970              | 463       | 8.66%        |
| 1980              | 1108      | 20.72%       |
| 1990              | 953       | 17.82%       |
| 2000              | 1368      | 25.58%       |
| 2012              | 494       | 9.24%        |
|                   | 5348      |              |

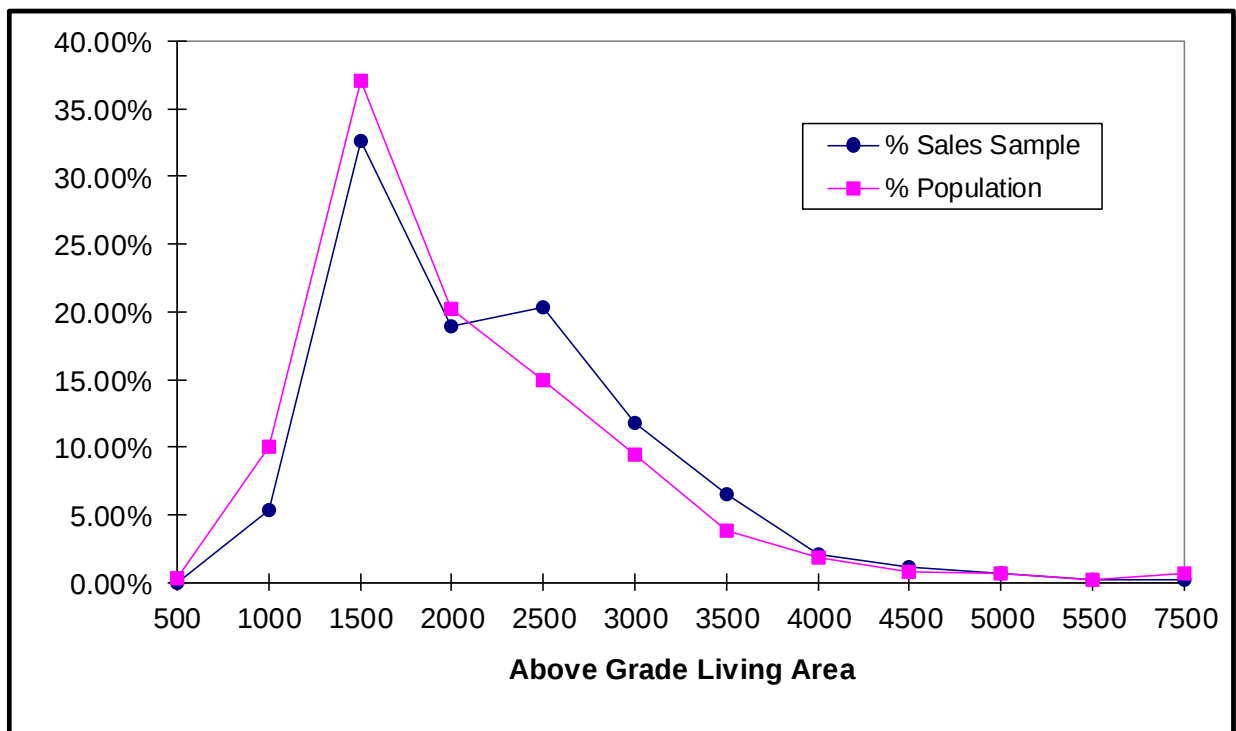


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Above Grade Living Area***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 0         | 0.00%          |
| 1000                | 23        | 5.32%          |
| 1500                | 141       | 32.64%         |
| 2000                | 82        | 18.98%         |
| 2500                | 88        | 20.37%         |
| 3000                | 51        | 11.81%         |
| 3500                | 28        | 6.48%          |
| 4000                | 9         | 2.08%          |
| 4500                | 5         | 1.16%          |
| 5000                | 3         | 0.69%          |
| 5500                | 1         | 0.23%          |
| 7500                | 1         | 0.23%          |
|                     | 432       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 14        | 0.26%        |
| 1000              | 538       | 10.06%       |
| 1500              | 1983      | 37.08%       |
| 2000              | 1084      | 20.27%       |
| 2500              | 800       | 14.96%       |
| 3000              | 508       | 9.50%        |
| 3500              | 203       | 3.80%        |
| 4000              | 95        | 1.78%        |
| 4500              | 43        | 0.80%        |
| 5000              | 33        | 0.62%        |
| 5500              | 13        | 0.24%        |
| 14000             | 34        | 0.64%        |
|                   | 5348      |              |

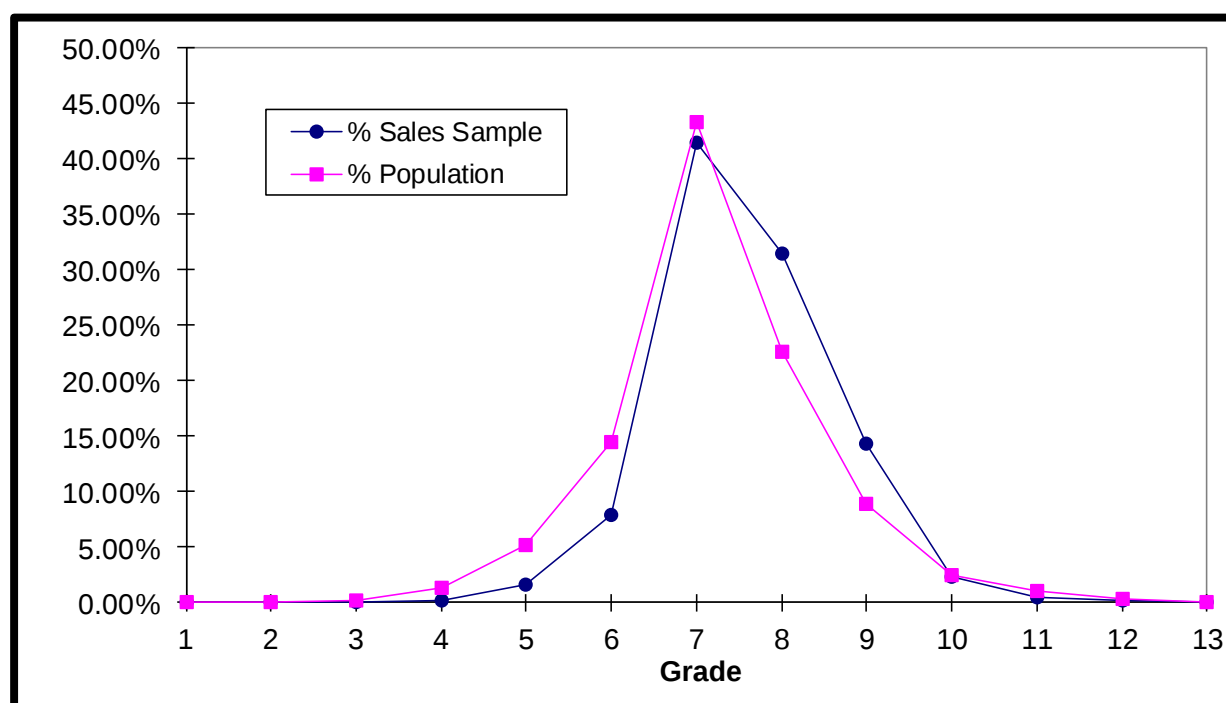


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Grade               | Frequency | % Sales Sample |
| 1                   | 0         | 0.00%          |
| 2                   | 0         | 0.00%          |
| 3                   | 0         | 0.00%          |
| 4                   | 1         | 0.23%          |
| 5                   | 7         | 1.62%          |
| 6                   | 34        | 7.87%          |
| 7                   | 179       | 41.44%         |
| 8                   | 136       | 31.48%         |
| 9                   | 62        | 14.35%         |
| 10                  | 10        | 2.31%          |
| 11                  | 2         | 0.46%          |
| 12                  | 1         | 0.23%          |
| 13                  | 0         | 0.00%          |
| 432                 |           |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Grade             | Frequency | % Population |
| 1                 | 0         | 0.00%        |
| 2                 | 4         | 0.07%        |
| 3                 | 10        | 0.19%        |
| 4                 | 72        | 1.35%        |
| 5                 | 278       | 5.20%        |
| 6                 | 772       | 14.44%       |
| 7                 | 2319      | 43.36%       |
| 8                 | 1206      | 22.55%       |
| 9                 | 475       | 8.88%        |
| 10                | 134       | 2.51%        |
| 11                | 54        | 1.01%        |
| 12                | 20        | 0.37%        |
| 13                | 4         | 0.07%        |
| 5348              |           |              |



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

## ***Sales Screening for Improved Parcel Analysis***

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

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

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

## ***Land Update***

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 15 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 2.50% overall decrease (based on truncation) was made to the land assessment for the 2013 Assessment Year.

2013 Land Value = 2012 Land Value x 0.975, 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 plat based, and one characteristic based variable, needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

Generally, parcels in the Riverbend plats (733440 to 733480) and Wilderness Rim plats (940700 to 940712) were at a higher assessment level than the rest of the population. The opposite was true of parcels located on waterfront, or in the Si View plat (778710 to 778712), which were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

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 432 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***

Mobile Homes received the Total % Change indicated by the sales sample. Sales of Mobile Homes in Area 80 support applying the Total % Change indicated by the sales sample.

### ***Results***

The resulting assessment level is 90.3%. 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 -2.50%. This decrease is due partly to market changes over time and the previous assessment levels.

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

## Area 80 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

-2.50%

|                                               |            |
|-----------------------------------------------|------------|
| <b>Plat 733440 to 733480 (Riverbend)</b>      | <b>Yes</b> |
| % Adjustment                                  | -7.65%     |
| <b>Plat 940700 to 940712 (Wilderness Rim)</b> | <b>Yes</b> |
| % Adjustment                                  | -9.78%     |
| <b>Plat 778710 to 778712 (Si View)</b>        | <b>Yes</b> |
| % Adjustment                                  | 4.60%      |
| <b>Waterfront</b>                             | <b>Yes</b> |
| % Adjustment                                  | 5.42%      |

#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in one of the Riverbend plats (733440 to 733480) would *approximately* receive a -7.65% downward adjustment. 494 parcels in the improved population would receive this adjustment. There were 39 sales.

Parcels in the Wilderness Rim plat (940700 to 940712) would *approximately* receive a -9.78% downward adjustment. 625 parcels in the improved population would receive this adjustment. There were 52 sales.

An improved parcel located in one of the Si View plats (778710 to 778712) would *approximately* receive a +4.60% upward adjustment. 255 parcels in the improved population would receive this adjustment. There were 40 sales.

Parcels possessing a waterfront location would *approximately* receive a +5.42% upward adjustment. 351 parcels in the improved population would receive this adjustment. There were 21 sales.

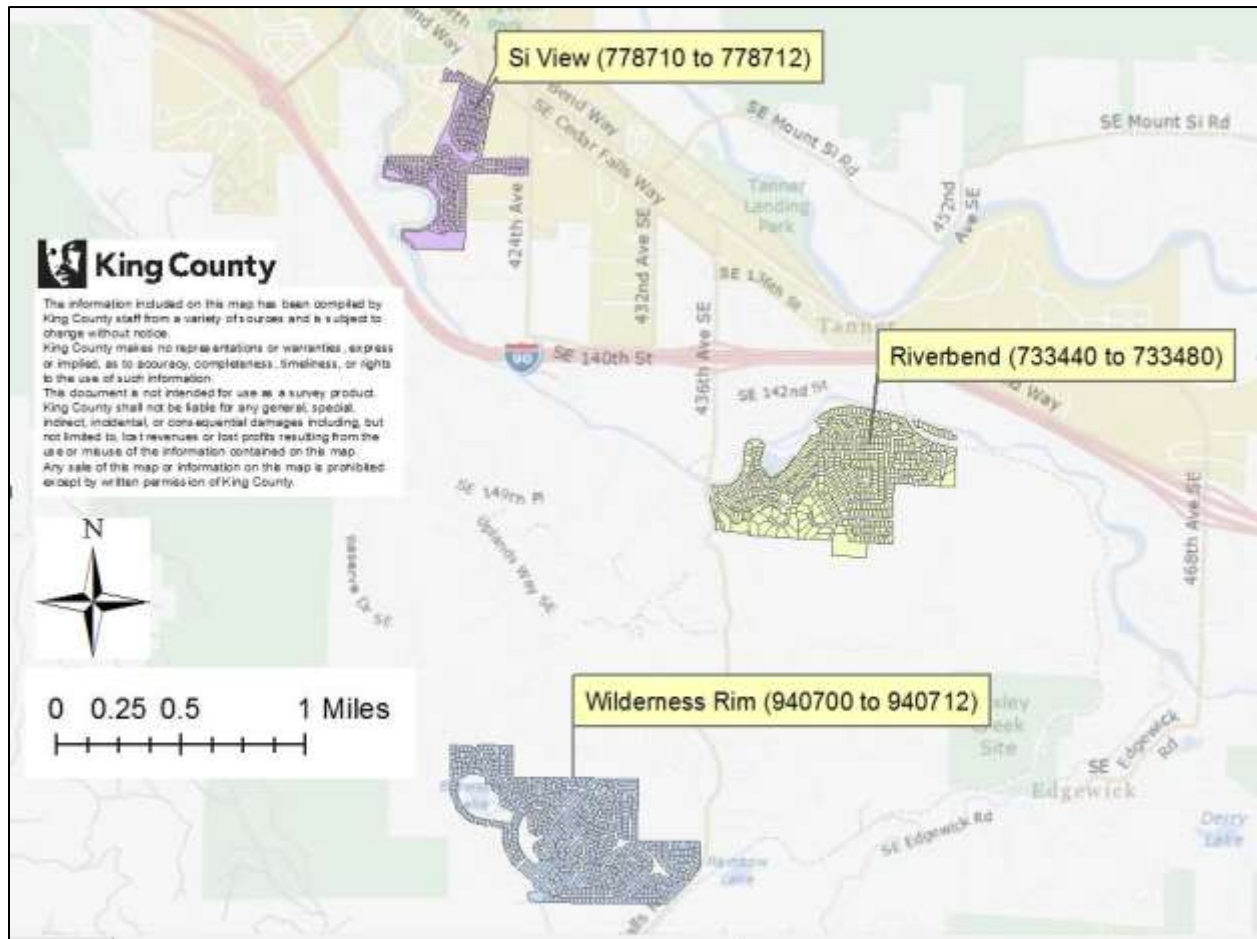
Waterfront parcels in the Riverbend Plats (733440 to 733480) would receive multiple variable adjustments that nearly offset each other as they would *approximately* receive a +0.27% upward adjustment. 78 parcels in the improved population would receive this adjustment. There were 8 sales.

Generally, parcels in the Riverbend plats (733440 to 733480) and Wilderness Rim plats (940700 to 940712) were at a higher assessment level than the rest of the population. The opposite was true of parcels located on waterfront, or in the Si View plat (778710 to 778712), which were at a lower 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 80 Summary of Neighborhood Plat Variables

| Plat Number              | Plat Name      | # Sales | # Pop | % of Pop | QSTR       | Sub | Range of Building Grades | Range of Year Built | Nearest Major Roadway                                |
|--------------------------|----------------|---------|-------|----------|------------|-----|--------------------------|---------------------|------------------------------------------------------|
| 733440<br>thru<br>733480 | Riverbend      | 39      | 494   | 7.9%     | NW-23-23-8 | 7   | 4 thru 9                 | 1962 thru 2008      | 436 <sup>th</sup> Ave SE and SE 152 <sup>nd</sup> St |
| 940700<br>thru<br>940712 | Wilderness Rim | 52      | 625   | 8.3%     | SE-27-23-8 | 7   | 5 thru 8                 | 1967 thru 2013      | Cedar Falls Rd SE and SE 173 <sup>rd</sup> St        |
| 778710<br>thru<br>778712 | Si View        | 40      | 255   | 15.7%    | NW-31-24-8 | 3   | 8                        | 1995 thru 1999      | SE Cedar Falls Way and Mountain View Blvd            |



### **Area 80 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 \$289,000 which occurred on July 1, 2011 would be adjusted by the time trend factor of 0.96, resulting in an adjusted value of \$277,000 (\$289,000 X .960=\$277,000) – rounded to the nearest \$1000.*

| <b>Market Adjustment to 1/1/2013</b> |                     |                    |
|--------------------------------------|---------------------|--------------------|
| Sale Date                            | Adjustment (Factor) | Equivalent Percent |
| 1/1/2010                             | 0.840               | -16.0%             |
| 2/1/2010                             | 0.849               | -15.1%             |
| 3/1/2010                             | 0.857               | -14.3%             |
| 4/1/2010                             | 0.865               | -13.5%             |
| 5/1/2010                             | 0.873               | -12.7%             |
| 6/1/2010                             | 0.881               | -11.9%             |
| 7/1/2010                             | 0.889               | -11.1%             |
| 8/1/2010                             | 0.896               | -10.4%             |
| 9/1/2010                             | 0.903               | -9.7%              |
| 10/1/2010                            | 0.910               | -9.0%              |
| 11/1/2010                            | 0.916               | -8.4%              |
| 12/1/2010                            | 0.923               | -7.7%              |
| 1/1/2011                             | 0.929               | -7.1%              |
| 2/1/2011                             | 0.935               | -6.5%              |
| 3/1/2011                             | 0.940               | -6.0%              |
| 4/1/2011                             | 0.945               | -5.5%              |
| 5/1/2011                             | 0.950               | -5.0%              |
| 6/1/2011                             | 0.955               | -4.5%              |
| 7/1/2011                             | 0.960               | -4.0%              |
| 8/1/2011                             | 0.964               | -3.6%              |
| 9/1/2011                             | 0.968               | -3.2%              |
| 10/1/2011                            | 0.972               | -2.8%              |
| 11/1/2011                            | 0.976               | -2.4%              |
| 12/1/2011                            | 0.979               | -2.1%              |
| 1/1/2012                             | 0.982               | -1.8%              |
| 2/1/2012                             | 0.985               | -1.5%              |
| 3/1/2012                             | 0.988               | -1.2%              |
| 4/1/2012                             | 0.990               | -1.0%              |
| 5/1/2012                             | 0.992               | -0.8%              |
| 6/1/2012                             | 0.994               | -0.6%              |
| 7/1/2012                             | 0.995               | -0.5%              |
| 8/1/2012                             | 0.997               | -0.3%              |
| 9/1/2012                             | 0.998               | -0.2%              |
| 10/1/2012                            | 0.999               | -0.1%              |
| 11/1/2012                            | 1.000               | 0.0%               |
| 12/1/2012                            | 1.000               | 0.0%               |
| 1/1/2013                             | 1.000               | 0.0%               |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 312408 | 9084  | 11/30/11  | \$199,000  | \$195,000      | 770                | 5         | 1950            | Good  | 42852    | N    | N           | 38316 SE 92ND ST        |
| 002      | 799470 | 0035  | 9/19/12   | \$178,000  | \$178,000      | 895                | 5         | 1924            | Avg   | 77972    | N    | N           | 37724 SE 80TH ST        |
| 002      | 541760 | 0130  | 4/22/10   | \$165,500  | \$144,000      | 910                | 5         | 1923            | Avg   | 9000     | N    | N           | 39801 SE WALNUT ST      |
| 002      | 312408 | 9102  | 8/20/12   | \$170,000  | \$170,000      | 920                | 5         | 1961            | Avg   | 17859    | N    | N           | 8209 384TH AVE SE       |
| 002      | 942380 | 0260  | 11/24/10  | \$180,000  | \$166,000      | 940                | 5         | 1917            | Good  | 7000     | N    | N           | 8519 382ND AVE SE       |
| 002      | 942380 | 0030  | 7/12/10   | \$220,000  | \$196,000      | 1100               | 5         | 1917            | Good  | 7470     | N    | N           | 8506 382ND AVE SE       |
| 002      | 182408 | 9023  | 11/1/10   | \$275,000  | \$252,000      | 800                | 6         | 1930            | Good  | 138085   | N    | N           | 38426 SE 45TH PL        |
| 002      | 942380 | 0005  | 2/24/12   | \$140,000  | \$138,000      | 890                | 6         | 1917            | Good  | 7470     | N    | N           | 38243 SE 85TH ST        |
| 002      | 947470 | 0020  | 9/27/12   | \$235,000  | \$235,000      | 1010               | 6         | 1973            | Good  | 9945     | N    | N           | 7532 NORTH FORK RD SE   |
| 002      | 784920 | 2275  | 8/18/11   | \$194,000  | \$187,000      | 1190               | 6         | 1938            | VGood | 5400     | N    | N           | 8397 SILVA AVE SE       |
| 002      | 784920 | 0885  | 10/23/12  | \$220,000  | \$220,000      | 1250               | 6         | 1977            | VGood | 7200     | N    | N           | 39172 SE GAMMA ST       |
| 002      | 312408 | 9056  | 5/6/10    | \$300,000  | \$262,000      | 1310               | 6         | 1936            | Good  | 27460    | N    | N           | 9509 384TH AVE SE       |
| 002      | 942380 | 0235  | 7/3/12    | \$305,000  | \$304,000      | 1330               | 6         | 1987            | Good  | 24360    | N    | N           | 8709 382ND AVE SE       |
| 002      | 785120 | 0045  | 11/2/11   | \$281,000  | \$274,000      | 1380               | 6         | 1918            | Good  | 7380     | N    | Y           | 39390 SE PARK ST        |
| 002      | 785020 | 0060  | 3/8/11    | \$270,000  | \$254,000      | 1490               | 6         | 1922            | Good  | 16155    | N    | Y           | 39112 SE PARK ST        |
| 002      | 282408 | 9058  | 2/24/10   | \$405,000  | \$346,000      | 1510               | 6         | 1980            | Avg   | 220413   | N    | N           | 41916 SE 66TH ST        |
| 002      | 942380 | 0035  | 11/2/11   | \$217,500  | \$212,000      | 1650               | 6         | 1917            | Good  | 7700     | N    | N           | 8514 382ND AVE SE       |
| 002      | 942380 | 0130  | 6/20/12   | \$220,000  | \$219,000      | 1910               | 6         | 1917            | Good  | 7000     | N    | N           | 38200 SE 85TH ST        |
| 002      | 784920 | 1335  | 4/8/10    | \$280,000  | \$243,000      | 2010               | 6         | 1962            | Good  | 7200     | N    | N           | 8328 MAPLE AVE SE       |
| 002      | 784920 | 2090  | 9/1/11    | \$290,000  | \$281,000      | 2440               | 6         | 1955            | Avg   | 8280     | N    | N           | 8075 SILVA AVE SE       |
| 002      | 780290 | 0045  | 9/27/12   | \$209,950  | \$210,000      | 1110               | 7         | 1959            | Fair  | 14340    | N    | N           | 8120 382ND AVE SE       |
| 002      | 362407 | 9072  | 12/20/10  | \$374,000  | \$347,000      | 1120               | 7         | 1968            | Good  | 217800   | N    | N           | 36132 SE 94TH ST        |
| 002      | 322408 | 9030  | 3/23/12   | \$215,000  | \$213,000      | 1160               | 7         | 1931            | VGood | 7405     | N    | N           | 8498 MEADOWBROOK WAY SE |
| 002      | 362407 | 9061  | 9/1/10    | \$272,500  | \$246,000      | 1160               | 7         | 1983            | Avg   | 21773    | N    | N           | 8311 372ND PL SE        |
| 002      | 242441 | 0080  | 5/3/11    | \$276,800  | \$263,000      | 1270               | 7         | 1987            | Avg   | 14025    | N    | N           | 43327 SE 77TH ST        |
| 002      | 242440 | 0100  | 11/8/12   | \$227,000  | \$227,000      | 1340               | 7         | 1965            | Avg   | 21850    | N    | N           | 43420 SE 76TH ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 322408 | 9038  | 9/26/12   | \$220,000  | \$220,000      | 1350               | 7         | 1929            | Avg   | 6969     | N    | N           | 8552 MEADOWBROOK WAY SE |
| 002      | 784920 | 2535  | 10/16/12  | \$245,000  | \$245,000      | 1360               | 7         | 1996            | Good  | 4800     | N    | N           | 8311 DOONE AVE SE       |
| 002      | 282408 | 9024  | 3/16/11   | \$253,500  | \$239,000      | 1380               | 7         | 1980            | Avg   | 96703    | N    | N           | 40901 SE 71ST ST        |
| 002      | 322408 | 9028  | 6/23/10   | \$215,000  | \$191,000      | 1400               | 7         | 1924            | VGood | 9010     | N    | N           | 39165 SE EPSILON ST     |
| 002      | 362407 | 9046  | 3/1/10    | \$384,000  | \$329,000      | 1410               | 7         | 1978            | Avg   | 108900   | N    | N           | 8909 372ND AVE SE       |
| 002      | 784920 | 2630  | 4/29/10   | \$222,000  | \$194,000      | 1460               | 7         | 1999            | Avg   | 5725     | N    | N           | 8305 OLMSTEAD PL SE     |
| 002      | 784920 | 2238  | 4/30/11   | \$290,000  | \$276,000      | 1460               | 7         | 1999            | Avg   | 5727     | N    | N           | 8325 OLMSTEAD PL SE     |
| 002      | 784920 | 2291  | 5/16/12   | \$183,000  | \$182,000      | 1510               | 7         | 1999            | Avg   | 5122     | N    | N           | 8329 PEGGY'S PL SE      |
| 002      | 282408 | 9073  | 9/22/10   | \$409,000  | \$371,000      | 1550               | 7         | 1993            | Good  | 90605    | N    | N           | 7235 408TH AVE SE       |
| 002      | 780410 | 0030  | 10/12/11  | \$188,000  | \$183,000      | 1600               | 7         | 1964            | Good  | 7500     | N    | N           | 8474 REINIG PL SE       |
| 002      | 182408 | 9076  | 11/1/10   | \$412,500  | \$378,000      | 1605               | 7         | 2010            | Avg   | 41591    | N    | N           | 4729 383RD AVE SE       |
| 002      | 510390 | 0040  | 7/27/10   | \$320,000  | \$286,000      | 1628               | 7         | 2010            | Avg   | 11232    | N    | N           | 7675 HARDING PL SE      |
| 002      | 242441 | 0100  | 3/7/12    | \$235,000  | \$232,000      | 1690               | 7         | 1974            | Good  | 14831    | N    | N           | 43349 SE 77TH ST        |
| 002      | 312408 | 9003  | 3/22/12   | \$399,000  | \$395,000      | 1750               | 7         | 1931            | Good  | 750974   | N    | N           | 8702 384TH AVE SE       |
| 002      | 784920 | 2233  | 1/6/12    | \$180,000  | \$177,000      | 1810               | 7         | 1999            | Avg   | 4500     | N    | N           | 8320 OLMSTEAD PL SE     |
| 002      | 182408 | 9024  | 12/12/12  | \$396,500  | \$396,000      | 1910               | 7         | 1960            | Good  | 91476    | N    | N           | 4457 TOKUL RD SE        |
| 002      | 784920 | 2200  | 5/3/10    | \$265,000  | \$232,000      | 1930               | 7         | 1965            | Avg   | 7200     | N    | N           | 8263 SILVA AVE SE       |
| 002      | 784920 | 2742  | 6/14/12   | \$279,888  | \$278,000      | 1980               | 7         | 1990            | Good  | 7200     | N    | N           | 8365 MAPLE AVE SE       |
| 002      | 372830 | 0210  | 10/1/12   | \$375,000  | \$375,000      | 2000               | 7         | 1967            | Good  | 15951    | N    | N           | 38104 SE 91ST ST        |
| 002      | 012307 | 9019  | 3/18/11   | \$460,000  | \$434,000      | 2030               | 7         | 1984            | Avg   | 361112   | N    | N           | 36102 SE 96TH WAY       |
| 002      | 202408 | 9082  | 12/11/12  | \$335,000  | \$335,000      | 2300               | 7         | 1965            | Good  | 18600    | N    | N           | 5306 402ND PL SE        |
| 002      | 332408 | 9048  | 7/10/12   | \$366,000  | \$365,000      | 2390               | 7         | 1970            | Avg   | 40600    | N    | Y           | 40915 SE REINIG RD      |
| 002      | 342408 | 9119  | 11/28/12  | \$530,000  | \$530,000      | 3240               | 7         | 1997            | Avg   | 60840    | N    | N           | 9116 432ND AVE SE       |
| 002      | 760620 | 0095  | 9/11/12   | \$293,900  | \$293,000      | 1540               | 8         | 2009            | Avg   | 5750     | N    | N           | 38362 SE NORTHERN ST    |
| 002      | 262408 | 9176  | 10/4/12   | \$350,000  | \$350,000      | 1710               | 8         | 1994            | Avg   | 68413    | N    | N           | 7432 MOON VALLEY RD SE  |
| 002      | 784920 | 1910  | 9/4/12    | \$340,000  | \$339,000      | 2050               | 8         | 2001            | Avg   | 4591     | N    | N           | 7821 MAPLE AVE SE       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 602850 | 0070  | 7/21/10   | \$525,000  | \$469,000      | 2260               | 8         | 1997            | Avg   | 8600     | Y    | Y           | 7602 442ND PL SE          |
| 002      | 282408 | 9046  | 8/13/12   | \$360,000  | \$359,000      | 2300               | 8         | 1989            | Avg   | 121968   | N    | N           | 7031 411TH AVE SE         |
| 002      | 746290 | 0084  | 7/22/10   | \$435,000  | \$389,000      | 2380               | 8         | 1990            | Avg   | 47916    | N    | N           | 9734 351ST AVE SE         |
| 002      | 760620 | 0230  | 1/25/12   | \$367,000  | \$361,000      | 2405               | 8         | 2012            | Avg   | 6000     | N    | N           | 38202 CEDAR ST            |
| 002      | 262408 | 9097  | 9/28/10   | \$629,250  | \$572,000      | 2840               | 8         | 2008            | Avg   | 33541    | N    | Y           | 7131 MOON VALLEY RD SE    |
| 002      | 192408 | 9039  | 10/14/11  | \$419,900  | \$409,000      | 3338               | 8         | 2004            | Avg   | 156816   | N    | N           | 37456 SE FISH HATCHERY RD |
| 002      | 362407 | 9149  | 3/14/12   | \$457,000  | \$452,000      | 3350               | 8         | 1995            | Avg   | 44727    | N    | N           | 37130 SE 92ND ST          |
| 002      | 262408 | 9172  | 3/5/12    | \$440,000  | \$435,000      | 2720               | 9         | 1987            | Avg   | 53578    | N    | N           | 7111 440TH AVE SE         |
| 002      | 182408 | 9013  | 6/7/10    | \$552,250  | \$487,000      | 2830               | 9         | 2008            | Avg   | 212137   | N    | N           | 38612 SE 47TH ST          |
| 002      | 202408 | 9084  | 2/9/10    | \$625,000  | \$532,000      | 2990               | 9         | 2008            | Avg   | 108900   | N    | N           | 6230 402ND AVE SE         |
| 002      | 182408 | 9073  | 4/25/12   | \$520,000  | \$516,000      | 3000               | 9         | 2008            | Avg   | 60450    | N    | N           | 4731 383RD AVE SE         |
| 002      | 182408 | 9036  | 8/23/10   | \$569,000  | \$513,000      | 3440               | 9         | 1984            | Avg   | 211701   | Y    | N           | 4407 382ND AVE SE         |
| 002      | 262408 | 9173  | 3/28/12   | \$590,000  | \$584,000      | 4190               | 9         | 2005            | Avg   | 35438    | N    | N           | 7147 NORTH FORK RD SE     |
| 002      | 282408 | 9043  | 7/11/12   | \$700,000  | \$697,000      | 4530               | 10        | 2000            | Avg   | 354142   | N    | N           | 6604 413TH AVE SE         |
| 002      | 352408 | 9068  | 8/10/11   | \$884,000  | \$853,000      | 4640               | 10        | 2002            | Avg   | 218236   | N    | N           | 8122 438TH AVE SE         |
| 003      | 380800 | 0225  | 9/23/10   | \$226,000  | \$205,000      | 740                | 5         | 1939            | Good  | 4051     | N    | N           | 132 4TH ST                |
| 003      | 857090 | 0321  | 4/1/10    | \$256,450  | \$222,000      | 980                | 6         | 1912            | VGood | 11295    | N    | N           | 610 BALLARAT AVE N        |
| 003      | 102308 | 9106  | 9/12/11   | \$325,000  | \$315,000      | 1010               | 6         | 1948            | Avg   | 34200    | N    | Y           | 11204 432ND AVE SE        |
| 003      | 142308 | 9179  | 2/7/12    | \$165,000  | \$163,000      | 1010               | 6         | 1945            | Avg   | 11000    | N    | N           | 43715 SE TANNER RD        |
| 003      | 857090 | 0187  | 10/23/12  | \$245,000  | \$245,000      | 1010               | 6         | 1938            | Good  | 6525     | N    | N           | 328 W 2ND ST              |
| 003      | 380800 | 0215  | 7/13/10   | \$220,000  | \$196,000      | 1070               | 6         | 1919            | Good  | 7385     | N    | N           | 421 BALLARAT AVE N        |
| 003      | 102308 | 9164  | 9/12/11   | \$240,000  | \$233,000      | 1080               | 6         | 1980            | Avg   | 9602     | Y    | N           | 616 MALONEY PL NE         |
| 003      | 862170 | 0060  | 7/27/12   | \$225,000  | \$224,000      | 1290               | 6         | 1921            | Good  | 10332    | N    | N           | 43326 SE 128TH PL         |
| 003      | 102308 | 9175  | 9/7/10    | \$285,000  | \$258,000      | 1310               | 6         | 1999            | Avg   | 13135    | N    | N           | 505 MALONEY GROVE AVE SE  |
| 003      | 052308 | 9033  | 4/25/11   | \$235,000  | \$223,000      | 1370               | 6         | 1966            | Avg   | 35027    | Y    | N           | 10221 394TH PL SE         |
| 003      | 857090 | 0021  | 3/12/10   | \$250,000  | \$215,000      | 1390               | 6         | 1911            | VGood | 10500    | N    | N           | 611 BALLARAT AVE N        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 102308 | 9075  | 10/15/12  | \$265,000  | \$265,000      | 1410               | 6         | 1948            | VGood | 25500    | Y    | N           | 317 NE 8TH ST            |
| 003      | 152308 | 9118  | 6/21/11   | \$350,000  | \$335,000      | 1450               | 6         | 1953            | Good  | 20850    | N    | N           | 13715 424TH AVE SE       |
| 003      | 380800 | 0155  | 6/20/11   | \$255,000  | \$244,000      | 1490               | 6         | 1932            | Avg   | 7250     | N    | N           | 429 MAIN AVE N           |
| 003      | 857090 | 0163  | 3/13/12   | \$151,500  | \$150,000      | 1500               | 6         | 1924            | Avg   | 14700    | N    | N           | 329 SYDNEY AVE N         |
| 003      | 077660 | 0160  | 2/24/12   | \$234,000  | \$231,000      | 1680               | 6         | 1983            | Avg   | 9600     | N    | N           | 41406 SE 125TH ST        |
| 003      | 152308 | 9096  | 9/3/10    | \$425,000  | \$384,000      | 1990               | 6         | 1996            | Avg   | 59193    | N    | N           | 13717 432ND AVE SE       |
| 003      | 857090 | 0183  | 4/21/10   | \$285,000  | \$248,000      | 2190               | 6         | 1903            | Good  | 8125     | N    | N           | 223 SYDNEY AVE N         |
| 003      | 803990 | 0009  | 5/25/12   | \$191,000  | \$190,000      | 1060               | 7         | 1962            | Avg   | 10260    | Y    | N           | 537 MEADOW DR SE         |
| 003      | 115110 | 0135  | 9/28/12   | \$195,000  | \$195,000      | 1070               | 7         | 1956            | Avg   | 32932    | N    | N           | 13504 421ST AVE SE       |
| 003      | 570350 | 0320  | 2/11/10   | \$295,000  | \$251,000      | 1080               | 7         | 1980            | Avg   | 10000    | N    | N           | 13518 433RD PL SE        |
| 003      | 115110 | 0022  | 4/21/11   | \$295,000  | \$280,000      | 1090               | 7         | 1962            | Avg   | 14899    | N    | N           | 13430 423RD AVE SE       |
| 003      | 082309 | 9044  | 4/7/11    | \$310,000  | \$293,000      | 1100               | 7         | 1985            | Fair  | 217364   | N    | N           | 49114 SE 115TH ST        |
| 003      | 770830 | 0030  | 8/28/12   | \$246,900  | \$246,000      | 1140               | 7         | 1977            | Avg   | 11560    | N    | N           | 41219 SE 123RD ST        |
| 003      | 816860 | 0150  | 7/15/11   | \$242,000  | \$233,000      | 1180               | 7         | 1982            | Avg   | 15580    | N    | N           | 1100 SE SYMMONS PL       |
| 003      | 732750 | 0270  | 11/15/12  | \$334,950  | \$335,000      | 1190               | 7         | 1984            | Avg   | 13630    | Y    | Y           | 45338 SE TANNER RD       |
| 003      | 019245 | 0350  | 5/12/10   | \$235,000  | \$206,000      | 1200               | 7         | 1984            | Avg   | 14770    | N    | N           | 13820 439TH PL SE        |
| 003      | 779540 | 0140  | 8/23/12   | \$234,000  | \$233,000      | 1200               | 7         | 1966            | Avg   | 10094    | Y    | N           | 413 THRASHER AVE NE      |
| 003      | 019246 | 0190  | 5/29/12   | \$234,000  | \$233,000      | 1220               | 7         | 1985            | Avg   | 14986    | N    | N           | 43719 SE 136TH ST        |
| 003      | 152308 | 9140  | 4/19/11   | \$240,000  | \$228,000      | 1220               | 7         | 1959            | Avg   | 43140    | N    | N           | 1275 STILSON AVE SE      |
| 003      | 102308 | 9228  | 2/18/10   | \$247,500  | \$211,000      | 1250               | 7         | 1990            | Avg   | 13775    | N    | N           | 619 MALONEY PL NE        |
| 003      | 779540 | 0251  | 7/25/12   | \$240,000  | \$239,000      | 1250               | 7         | 1959            | Good  | 10097    | N    | N           | 715 OGLE AVE NE          |
| 003      | 779540 | 0141  | 10/19/10  | \$235,000  | \$215,000      | 1260               | 7         | 1959            | VGood | 14129    | Y    | N           | 401 THRASHER AVE NE      |
| 003      | 032308 | 9132  | 10/24/11  | \$250,500  | \$244,000      | 1280               | 7         | 1978            | Avg   | 12198    | N    | N           | 1018 BORST AVE NE        |
| 003      | 152308 | 9238  | 3/16/10   | \$260,000  | \$224,000      | 1290               | 7         | 1995            | Avg   | 6375     | N    | N           | 43321 SE CEDAR FALLS WAY |
| 003      | 152308 | 9232  | 12/13/11  | \$242,000  | \$237,000      | 1310               | 7         | 1995            | Avg   | 14450    | N    | N           | 43309 SE CEDAR FALLS WAY |
| 003      | 115110 | 0092  | 9/6/11    | \$230,000  | \$223,000      | 1340               | 7         | 1980            | Avg   | 16866    | N    | N           | 42205 SE 133RD ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 115110 | 0049  | 2/21/12   | \$264,000  | \$261,000      | 1350               | 7         | 1960            | Avg  | 15203    | N    | N           | 13220 423RD AVE SE     |
| 003      | 779582 | 0010  | 6/13/12   | \$246,400  | \$245,000      | 1360               | 7         | 1975            | Avg  | 15667    | Y    | N           | 403 TAYLOR PL NE       |
| 003      | 122308 | 9034  | 7/17/12   | \$550,000  | \$548,000      | 1370               | 7         | 1987            | Good | 200811   | N    | N           | 46226 SE 128TH ST      |
| 003      | 256139 | 0030  | 6/28/12   | \$247,000  | \$246,000      | 1380               | 7         | 1974            | Avg  | 9660     | N    | N           | 1111 PICKETT AVE NE    |
| 003      | 102308 | 9195  | 5/21/10   | \$369,950  | \$325,000      | 1400               | 7         | 1968            | Good | 12183    | N    | N           | 129 424TH AVE SE       |
| 003      | 142308 | 9151  | 5/15/12   | \$314,000  | \$312,000      | 1400               | 7         | 1987            | Good | 45302    | N    | N           | 44708 SE MOUNT SI RD   |
| 003      | 570245 | 0030  | 12/26/12  | \$292,500  | \$292,000      | 1410               | 7         | 1989            | Avg  | 9674     | Y    | N           | 230 NE 4TH ST          |
| 003      | 803990 | 0260  | 6/1/12    | \$221,500  | \$220,000      | 1430               | 7         | 1967            | Avg  | 10247    | N    | N           | 630 MEADOW DR SE       |
| 003      | 142308 | 9045  | 9/20/10   | \$250,000  | \$227,000      | 1460               | 7         | 1987            | Avg  | 14856    | N    | N           | 44119 SE TANNER RD     |
| 003      | 256139 | 0040  | 8/9/10    | \$290,000  | \$260,000      | 1460               | 7         | 1974            | Good | 10488    | N    | N           | 1121 PICKETT AVE NE    |
| 003      | 779581 | 0070  | 3/11/11   | \$295,000  | \$278,000      | 1490               | 7         | 1974            | Good | 9349     | Y    | N           | 433 TAYLOR PL NE       |
| 003      | 032308 | 9067  | 10/19/11  | \$250,000  | \$244,000      | 1520               | 7         | 1959            | Good | 34817    | N    | N           | 1110 BALLARAT AVE NE   |
| 003      | 554331 | 0050  | 5/6/11    | \$245,000  | \$233,000      | 1520               | 7         | 1980            | Avg  | 13694    | N    | N           | 730 NE 8TH ST          |
| 003      | 803990 | 0290  | 12/21/11  | \$195,000  | \$191,000      | 1570               | 7         | 1965            | Avg  | 11875    | N    | N           | 480 SI VIEW PL         |
| 003      | 032308 | 9015  | 3/27/12   | \$390,000  | \$386,000      | 1660               | 7         | 1959            | Good | 83635    | N    | N           | 10606 428TH AVE SE     |
| 003      | 019245 | 0210  | 12/1/11   | \$250,000  | \$245,000      | 1690               | 7         | 1984            | Avg  | 14378    | N    | N           | 13803 437TH PL SE      |
| 003      | 570245 | 0070  | 10/29/12  | \$295,000  | \$295,000      | 1700               | 7         | 1989            | Avg  | 9637     | Y    | N           | 310 NE 4TH ST          |
| 003      | 732750 | 0130  | 8/12/11   | \$275,000  | \$266,000      | 1700               | 7         | 1980            | Good | 19490    | N    | N           | 13120 455TH PL SE      |
| 003      | 803990 | 0080  | 2/10/12   | \$324,000  | \$319,000      | 1700               | 7         | 1987            | Avg  | 10298    | N    | N           | 542 MEADOW DR SE       |
| 003      | 803990 | 0275  | 4/7/10    | \$390,000  | \$338,000      | 1700               | 7         | 1987            | Avg  | 12171    | N    | N           | 610 MEADOW DR SE       |
| 003      | 072309 | 9064  | 5/18/11   | \$329,800  | \$314,000      | 1760               | 7         | 2004            | Avg  | 31879    | N    | N           | 12604 473RD AVE SE     |
| 003      | 132308 | 9076  | 6/22/10   | \$474,000  | \$420,000      | 1800               | 7         | 2006            | Avg  | 58395    | Y    | Y           | 46723 SE 129TH ST      |
| 003      | 570245 | 0230  | 8/30/12   | \$336,000  | \$335,000      | 1850               | 7         | 1991            | Avg  | 25162    | Y    | N           | 355 MERRITT PL NE      |
| 003      | 102308 | 9257  | 3/3/10    | \$385,000  | \$330,000      | 1870               | 7         | 1991            | Avg  | 22325    | N    | N           | 728 SE CEDAR FALLS WAY |
| 003      | 770830 | 0140  | 4/22/10   | \$252,000  | \$219,000      | 1910               | 7         | 1977            | Avg  | 10720    | N    | N           | 12312 415TH AVE SE     |
| 003      | 102308 | 9197  | 7/27/11   | \$285,000  | \$275,000      | 1930               | 7         | 1969            | Avg  | 12443    | N    | N           | 137 424TH AVE SE       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 182309 | 9032  | 9/12/11   | \$299,000  | \$290,000      | 2010               | 7         | 1997            | Avg  | 30000    | Y    | N           | 12822 480TH AVE SE         |
| 003      | 779540 | 0125  | 12/28/11  | \$310,000  | \$304,000      | 2010               | 7         | 2011            | Avg  | 10097    | Y    | N           | 428 MERRITT AVE NE         |
| 003      | 132308 | 9134  | 1/8/10    | \$355,000  | \$299,000      | 2040               | 7         | 1989            | Avg  | 21688    | N    | N           | 12910 464TH AVE SE         |
| 003      | 736640 | 0070  | 7/11/11   | \$360,500  | \$347,000      | 2180               | 7         | 1967            | Good | 11729    | Y    | N           | 618 BORST AVE NE           |
| 003      | 159300 | 0400  | 5/31/11   | \$500,000  | \$478,000      | 2630               | 7         | 1993            | Avg  | 34963    | Y    | Y           | 10131 416TH AVE SE         |
| 003      | 779540 | 0127  | 9/18/12   | \$370,000  | \$369,000      | 3150               | 7         | 1965            | Avg  | 10095    | Y    | N           | 414 MERRITT DR             |
| 003      | 550650 | 0240  | 2/9/12    | \$317,000  | \$312,000      | 1160               | 8         | 1989            | Avg  | 32229    | N    | N           | 45910 SE 130TH PL          |
| 003      | 803990 | 0295  | 7/2/12    | \$215,000  | \$214,000      | 1560               | 8         | 1988            | Avg  | 12914    | N    | N           | 460 SI VIEW PL             |
| 003      | 132308 | 9116  | 11/6/12   | \$310,000  | \$310,000      | 1740               | 8         | 1985            | Avg  | 33945    | Y    | Y           | 46121 SE 134TH ST          |
| 003      | 803880 | 0230  | 7/30/11   | \$328,900  | \$317,000      | 1800               | 8         | 1987            | Avg  | 20625    | N    | N           | 900 MEADOW DR SE           |
| 003      | 142308 | 9158  | 9/7/12    | \$425,000  | \$424,000      | 1870               | 8         | 1987            | Avg  | 44431    | Y    | Y           | 45126 SE TANNER RD         |
| 003      | 779540 | 0006  | 7/16/10   | \$330,000  | \$294,000      | 1990               | 8         | 2006            | Avg  | 9824     | N    | N           | 209 NE 6TH ST              |
| 003      | 778710 | 0790  | 6/25/10   | \$375,000  | \$333,000      | 1990               | 8         | 1997            | Avg  | 7494     | N    | N           | 515 SE 9TH ST              |
| 003      | 778710 | 0540  | 7/1/10    | \$392,000  | \$348,000      | 2000               | 8         | 1996            | Avg  | 7630     | N    | N           | 505 SE 7TH ST              |
| 003      | 778710 | 0630  | 12/7/11   | \$338,000  | \$331,000      | 2010               | 8         | 1996            | Avg  | 7127     | N    | N           | 540 SE 8TH ST              |
| 003      | 115110 | 0130  | 8/22/10   | \$335,000  | \$302,000      | 2020               | 8         | 1958            | Good | 40084    | N    | N           | 13520 421ST AVE SE         |
| 003      | 778710 | 0280  | 3/22/10   | \$389,800  | \$336,000      | 2030               | 8         | 1996            | Avg  | 7317     | N    | N           | 560 SE 6TH ST              |
| 003      | 778710 | 0660  | 5/23/11   | \$335,000  | \$320,000      | 2030               | 8         | 1996            | Avg  | 7623     | N    | N           | 480 SE 8TH ST              |
| 003      | 816860 | 0140  | 7/27/11   | \$329,950  | \$318,000      | 2040               | 8         | 1987            | Good | 15470    | N    | N           | 1060 SE SYMMONS PL         |
| 003      | 803880 | 0250  | 7/26/12   | \$315,000  | \$314,000      | 2100               | 8         | 1972            | Good | 12150    | N    | N           | 830 MEADOW DR SE           |
| 003      | 144287 | 0540  | 9/16/12   | \$349,990  | \$349,000      | 2130               | 8         | 2012            | Avg  | 5021     | N    | N           | 1125 PATKANIM AVE SE       |
| 003      | 144287 | 0660  | 7/30/12   | \$384,319  | \$383,000      | 2130               | 8         | 2012            | Avg  | 5941     | N    | N           | 1102 MALONEY GROVE AVE SE  |
| 003      | 778710 | 0610  | 2/29/12   | \$280,000  | \$276,000      | 2150               | 8         | 1997            | Avg  | 7264     | N    | N           | 580 SE 8TH ST              |
| 003      | 778710 | 0090  | 3/25/11   | \$423,500  | \$400,000      | 2180               | 8         | 1996            | Avg  | 10571    | N    | N           | 460 SE 5TH ST              |
| 003      | 152308 | 9251  | 5/25/12   | \$510,000  | \$507,000      | 2190               | 8         | 1987            | Avg  | 37196    | N    | N           | 565 SE 10TH PL             |
| 003      | 778712 | 0420  | 7/8/11    | \$385,000  | \$370,000      | 2200               | 8         | 1998            | Avg  | 9750     | N    | N           | 1220 MOUNTAIN VIEW BLVD SE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 778711 | 0360  | 5/17/11   | \$352,500  | \$336,000      | 2210               | 8         | 1997            | Avg  | 7390     | N    | N           | 1130 SE 11TH PL            |
| 003      | 778711 | 0520  | 11/7/11   | \$338,000  | \$330,000      | 2210               | 8         | 1998            | Avg  | 9810     | N    | N           | 980 MOUNTAIN VIEW BLVD SE  |
| 003      | 142308 | 9031  | 4/23/12   | \$435,000  | \$431,000      | 2220               | 8         | 1988            | Avg  | 111513   | N    | Y           | 45012 SE TANNER RD         |
| 003      | 144287 | 0530  | 9/7/12    | \$384,938  | \$384,000      | 2250               | 8         | 2012            | Avg  | 5966     | N    | N           | 1101 PATKANIM AVE SE       |
| 003      | 132308 | 9067  | 1/21/10   | \$345,500  | \$292,000      | 2320               | 8         | 2003            | Avg  | 18941    | N    | N           | 45502 SE 141ST ST          |
| 003      | 778712 | 0330  | 7/17/12   | \$402,500  | \$401,000      | 2320               | 8         | 1998            | Avg  | 9117     | N    | N           | 220 SE 10TH CIR            |
| 003      | 778710 | 0180  | 2/1/12    | \$362,000  | \$357,000      | 2340               | 8         | 1996            | Avg  | 7578     | N    | N           | 505 SE 5TH ST              |
| 003      | 778710 | 0550  | 10/5/11   | \$360,000  | \$350,000      | 2340               | 8         | 1996            | Avg  | 7754     | N    | N           | 525 SE 7TH ST              |
| 003      | 778712 | 0430  | 5/11/12   | \$385,000  | \$382,000      | 2340               | 8         | 1998            | Avg  | 9750     | N    | N           | 1240 MOUNTAIN VIEW BLVD SE |
| 003      | 144287 | 0100  | 7/18/12   | \$395,379  | \$394,000      | 2340               | 8         | 2012            | Avg  | 5803     | N    | N           | 1136 SALISH AVE SE         |
| 003      | 778710 | 0440  | 2/4/11    | \$372,000  | \$348,000      | 2350               | 8         | 1996            | Avg  | 7281     | N    | N           | 560 SE 7TH ST              |
| 003      | 778710 | 0900  | 3/24/10   | \$403,500  | \$348,000      | 2360               | 8         | 1997            | Avg  | 8261     | N    | N           | 485 SE 8TH ST              |
| 003      | 778711 | 0110  | 6/23/12   | \$352,900  | \$351,000      | 2370               | 8         | 1998            | Avg  | 8989     | N    | N           | 355 10TH PL SE             |
| 003      | 778711 | 0110  | 2/15/10   | \$412,000  | \$351,000      | 2370               | 8         | 1998            | Avg  | 8989     | N    | N           | 355 10TH PL SE             |
| 003      | 778712 | 0560  | 4/19/10   | \$415,000  | \$361,000      | 2370               | 8         | 1999            | Avg  | 8752     | N    | N           | 350 SE 13TH PL             |
| 003      | 778711 | 0440  | 6/14/12   | \$405,000  | \$403,000      | 2400               | 8         | 1997            | Avg  | 7667     | N    | N           | 1011 SE 11TH PL            |
| 003      | 778712 | 0340  | 2/19/10   | \$405,000  | \$346,000      | 2400               | 8         | 1998            | Avg  | 9100     | N    | N           | 200 SE 10TH CIR            |
| 003      | 778711 | 0070  | 10/9/12   | \$347,900  | \$348,000      | 2410               | 8         | 1998            | Avg  | 9315     | N    | N           | 380 10TH PL SE             |
| 003      | 778711 | 0200  | 4/27/10   | \$410,000  | \$358,000      | 2410               | 8         | 1998            | Avg  | 7785     | N    | N           | 485 SE 10TH ST             |
| 003      | 778710 | 0620  | 3/2/10    | \$430,000  | \$369,000      | 2420               | 8         | 1997            | Avg  | 7312     | N    | N           | 560 SE 8TH ST              |
| 003      | 778711 | 0270  | 3/13/12   | \$367,000  | \$363,000      | 2430               | 8         | 1998            | Good | 7037     | N    | N           | 1040 SE 11TH PL            |
| 003      | 778711 | 0290  | 7/17/12   | \$410,000  | \$408,000      | 2430               | 8         | 1997            | Avg  | 7855     | N    | N           | 1080 SE 11TH PL            |
| 003      | 778711 | 0420  | 11/18/10  | \$430,700  | \$396,000      | 2430               | 8         | 1998            | Avg  | 8990     | N    | N           | 1015 SE 11TH PL            |
| 003      | 778711 | 0740  | 8/22/11   | \$415,000  | \$401,000      | 2430               | 8         | 1997            | Avg  | 9609     | N    | N           | 700 SE 10TH ST             |
| 003      | 778712 | 0200  | 7/2/10    | \$444,000  | \$395,000      | 2430               | 8         | 1999            | Avg  | 7456     | N    | N           | 215 SE 10TH CIR            |
| 003      | 152308 | 9038  | 6/15/10   | \$490,000  | \$433,000      | 2435               | 8         | 2002            | Avg  | 24261    | N    | N           | 13512 436TH AVE SE         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 380800 | 0190  | 8/14/12   | \$458,000  | \$457,000      | 2450               | 8         | 2011            | Avg   | 6307     | N    | N           | 123 E 5TH ST               |
| 003      | 778710 | 0640  | 6/24/11   | \$359,000  | \$344,000      | 2450               | 8         | 1997            | Avg   | 7085     | N    | N           | 520 SE 8TH ST              |
| 003      | 550650 | 0220  | 10/8/12   | \$400,000  | \$400,000      | 2460               | 8         | 1991            | Avg   | 32863    | N    | N           | 45925 SE 130TH PL          |
| 003      | 778712 | 0540  | 11/17/11  | \$369,000  | \$361,000      | 2480               | 8         | 1998            | Avg   | 10303    | N    | N           | 310 SE 13TH PL             |
| 003      | 778712 | 0010  | 11/16/11  | \$392,000  | \$383,000      | 2500               | 8         | 1998            | Avg   | 9999     | N    | N           | 320 SE 10TH ST             |
| 003      | 778712 | 0040  | 6/17/11   | \$405,000  | \$388,000      | 2510               | 8         | 1998            | Avg   | 11670    | N    | N           | 230 SE 10TH ST             |
| 003      | 778710 | 0520  | 8/16/11   | \$350,000  | \$338,000      | 2530               | 8         | 1996            | Avg   | 7863     | N    | N           | 465 SE 7TH ST              |
| 003      | 778712 | 0530  | 3/31/10   | \$423,000  | \$366,000      | 2530               | 8         | 1998            | Avg   | 11835    | N    | N           | 325 SE 13TH PL             |
| 003      | 778711 | 0720  | 6/1/12    | \$403,000  | \$401,000      | 2570               | 8         | 1997            | Good  | 8229     | N    | N           | 750 SE 10TH ST             |
| 003      | 778712 | 0410  | 1/15/10   | \$421,450  | \$356,000      | 2570               | 8         | 1998            | Avg   | 9750     | N    | N           | 1200 MOUNTAIN VIEW BLVD SE |
| 003      | 778711 | 0280  | 9/11/12   | \$425,000  | \$424,000      | 2590               | 8         | 1998            | Avg   | 7749     | N    | N           | 1060 SE 11TH PL            |
| 003      | 144287 | 0080  | 11/28/12  | \$364,990  | \$365,000      | 2620               | 8         | 2012            | Avg   | 5803     | N    | N           | 1112 SALISH AVE SE         |
| 003      | 778710 | 0710  | 12/9/11   | \$395,000  | \$387,000      | 2690               | 8         | 1996            | Avg   | 7828     | N    | N           | 425 SE 9TH ST              |
| 003      | 778711 | 0180  | 9/27/10   | \$435,000  | \$395,000      | 2690               | 8         | 1997            | Avg   | 7674     | N    | N           | 445 SE 10TH ST             |
| 003      | 778711 | 0620  | 8/13/10   | \$445,000  | \$400,000      | 2690               | 8         | 1997            | Avg   | 9600     | N    | N           | 755 SE 10TH ST             |
| 003      | 159300 | 0680  | 12/29/11  | \$450,000  | \$442,000      | 2710               | 8         | 2000            | Avg   | 55321    | N    | N           | 10020 416TH AVE SE         |
| 003      | 778710 | 0500  | 6/25/12   | \$417,000  | \$415,000      | 2710               | 8         | 1996            | Avg   | 8973     | N    | N           | 425 SE 7TH ST              |
| 003      | 152308 | 9192  | 10/26/10  | \$629,000  | \$576,000      | 2780               | 8         | 1997            | Avg   | 82328    | N    | N           | 13635 424TH AVE SE         |
| 003      | 144287 | 0070  | 9/12/12   | \$407,391  | \$407,000      | 2790               | 8         | 2012            | Avg   | 5895     | N    | N           | 1100 SALISH AVE SE         |
| 003      | 144287 | 0520  | 7/27/12   | \$438,624  | \$437,000      | 2790               | 8         | 2012            | Avg   | 6651     | N    | N           | 1127 SALISH AVE SE         |
| 003      | 072309 | 9007  | 1/12/10   | \$510,000  | \$430,000      | 2840               | 8         | 2000            | Avg   | 167706   | N    | N           | 47609 SE MOUNT SI RD       |
| 003      | 102308 | 9070  | 6/7/12    | \$430,000  | \$428,000      | 2850               | 8         | 1994            | Good  | 62322    | N    | N           | 775 MALONEY GROVE AVE SE   |
| 003      | 202309 | 9028  | 11/1/12   | \$535,000  | \$535,000      | 2910               | 8         | 1989            | Avg   | 133095   | N    | N           | 49624 SE MIDDLE FORK RD    |
| 003      | 182309 | 9040  | 6/17/12   | \$457,500  | \$455,000      | 2920               | 8         | 1999            | Avg   | 247856   | Y    | N           | 48122 SE 130TH ST          |
| 003      | 570245 | 0350  | 8/4/12    | \$624,000  | \$622,000      | 3690               | 8         | 1989            | VGood | 33451    | Y    | N           | 345 OGLE PL NE             |
| 003      | 733820 | 0210  | 5/4/12    | \$388,000  | \$385,000      | 1880               | 9         | 1993            | Avg   | 35001    | Y    | N           | 12808 469TH PL SE          |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 733820 | 0430  | 3/11/10   | \$475,000  | \$408,000      | 1900               | 9         | 1993            | Avg  | 44904    | Y    | N           | 12712 471ST AVE SE     |
| 003      | 951030 | 0230  | 10/19/12  | \$377,000  | \$377,000      | 2040               | 9         | 1994            | Avg  | 32072    | N    | N           | 13729 463RD AVE SE     |
| 003      | 733820 | 0370  | 8/1/11    | \$460,000  | \$444,000      | 2280               | 9         | 1993            | Avg  | 35127    | Y    | N           | 47106 SE 129TH ST      |
| 003      | 733820 | 0480  | 8/10/11   | \$380,000  | \$367,000      | 2290               | 9         | 1992            | Avg  | 35000    | Y    | N           | 47022 SE 126TH ST      |
| 003      | 132308 | 9124  | 4/12/12   | \$450,000  | \$446,000      | 2350               | 9         | 1999            | Avg  | 31875    | Y    | Y           | 46205 SE 134TH ST      |
| 003      | 112308 | 9028  | 7/19/11   | \$500,000  | \$481,000      | 2410               | 9         | 1999            | Avg  | 53143    | N    | N           | 44129 SE MOUNT SI RD   |
| 003      | 856485 | 0250  | 9/7/11    | \$471,962  | \$457,000      | 2480               | 9         | 2011            | Avg  | 5978     | N    | N           | 2954 SE 17TH ST        |
| 003      | 951032 | 0150  | 12/21/10  | \$410,000  | \$380,000      | 2500               | 9         | 1997            | Avg  | 50595    | N    | N           | 13905 457TH AVE SE     |
| 003      | 951031 | 0220  | 12/12/12  | \$448,375  | \$448,000      | 2510               | 9         | 1995            | Avg  | 36309    | N    | N           | 13724 457TH AVE SE     |
| 003      | 951032 | 0100  | 6/9/10    | \$510,000  | \$450,000      | 2510               | 9         | 1996            | Avg  | 34873    | N    | N           | 13803 457TH AVE SE     |
| 003      | 951030 | 0050  | 11/15/11  | \$425,000  | \$415,000      | 2530               | 9         | 1994            | Avg  | 32728    | N    | N           | 13906 463RD AVE SE     |
| 003      | 733820 | 0450  | 6/3/11    | \$525,000  | \$502,000      | 2650               | 9         | 1992            | Avg  | 35000    | Y    | N           | 12608 471ST AVE SE     |
| 003      | 395610 | 0080  | 11/28/12  | \$428,000  | \$428,000      | 2690               | 9         | 1990            | Avg  | 21656    | N    | N           | 1141 LA FOREST DR SE   |
| 003      | 132308 | 9141  | 3/4/10    | \$569,000  | \$488,000      | 2740               | 9         | 2003            | Avg  | 66608    | N    | N           | 46726 SE 129TH ST      |
| 003      | 951030 | 0160  | 4/20/10   | \$526,000  | \$458,000      | 2760               | 9         | 1994            | Avg  | 33955    | N    | N           | 46106 SE 137TH ST      |
| 003      | 951030 | 0240  | 6/16/10   | \$565,000  | \$500,000      | 2760               | 9         | 1994            | Avg  | 39185    | N    | N           | 46238 SE 139TH PL      |
| 003      | 102308 | 9255  | 6/15/11   | \$425,000  | \$407,000      | 2830               | 9         | 1999            | Avg  | 44431    | N    | N           | 735 SE CEDAR FALLS WAY |
| 003      | 951032 | 0070  | 7/5/11    | \$565,000  | \$543,000      | 2860               | 9         | 1997            | Avg  | 35488    | N    | N           | 13465 456TH PL SE      |
| 003      | 856485 | 0120  | 9/12/12   | \$489,880  | \$489,000      | 2930               | 9         | 2012            | Avg  | 7865     | N    | N           | 1748 TANNERWOOD WAY SE |
| 003      | 951032 | 0360  | 5/24/10   | \$535,000  | \$470,000      | 2970               | 9         | 1997            | Avg  | 38125    | N    | N           | 45712 SE 138TH CT      |
| 003      | 951032 | 0260  | 1/4/11    | \$557,000  | \$518,000      | 3165               | 9         | 1996            | Avg  | 29073    | N    | N           | 45714 SE 139TH PL      |
| 003      | 856485 | 0190  | 6/1/12    | \$532,429  | \$529,000      | 3190               | 9         | 2011            | Avg  | 7099     | N    | N           | 1765 TANNERWOOD WAY SE |
| 003      | 132308 | 9175  | 10/22/12  | \$535,000  | \$535,000      | 3200               | 9         | 2000            | Avg  | 41200    | N    | N           | 13919 455TH AVE SE     |
| 003      | 856485 | 0240  | 3/2/11    | \$549,352  | \$516,000      | 3250               | 9         | 2011            | Avg  | 8983     | N    | N           | 1699 TANNERWOOD WAY SE |
| 003      | 856485 | 0150  | 4/10/12   | \$479,000  | \$474,000      | 3260               | 9         | 2011            | Avg  | 8872     | N    | N           | 1776 TANNERWOOD WAY SE |
| 003      | 122308 | 9086  | 2/2/11    | \$600,000  | \$561,000      | 3280               | 9         | 1999            | Avg  | 50631    | Y    | N           | 12726 456TH DR SE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 856485 | 0200  | 6/19/12   | \$520,465  | \$518,000      | 3280               | 9         | 2012            | Avg  | 6553     | N    | N           | 1749 TANNERWOOD WAY SE |
| 003      | 784620 | 0100  | 7/6/12    | \$517,000  | \$515,000      | 3330               | 9         | 2004            | Avg  | 8632     | Y    | N           | 895 SNOQUALM PL        |
| 003      | 784620 | 0110  | 7/27/10   | \$587,000  | \$525,000      | 3330               | 9         | 2004            | Avg  | 8846     | Y    | N           | 875 SNOQUALM PL        |
| 003      | 784620 | 0120  | 10/4/11   | \$505,000  | \$491,000      | 3340               | 9         | 2004            | Avg  | 9691     | Y    | N           | 855 SNOQUALM PL        |
| 003      | 856485 | 0130  | 8/22/12   | \$519,880  | \$519,000      | 3340               | 9         | 2012            | Avg  | 7730     | N    | N           | 1758 TANNERWOOD WAY SE |
| 003      | 733820 | 0320  | 11/2/12   | \$559,000  | \$559,000      | 3400               | 9         | 1993            | Avg  | 35100    | Y    | N           | 47113 SE 129TH ST      |
| 003      | 733830 | 0040  | 9/8/11    | \$665,000  | \$645,000      | 3410               | 9         | 1997            | Avg  | 31536    | N    | N           | 43935 SE 127TH PL      |
| 003      | 856485 | 0140  | 6/1/11    | \$539,880  | \$516,000      | 3440               | 9         | 2011            | Avg  | 8870     | N    | N           | 1768 TANNERWOOD WAY SE |
| 003      | 856485 | 0180  | 3/27/12   | \$535,082  | \$529,000      | 3440               | 9         | 2011            | Avg  | 6553     | N    | N           | 1735 TANNERWOOD WAY SE |
| 003      | 856485 | 0160  | 3/7/12    | \$486,298  | \$480,000      | 3480               | 9         | 2011            | Avg  | 7328     | N    | N           | 1788 TANNERWOOD WAY SE |
| 003      | 032308 | 9182  | 8/11/10   | \$629,950  | \$566,000      | 3530               | 9         | 2005            | Avg  | 15286    | N    | N           | 1165 RACHOR PL NE      |
| 003      | 856485 | 0210  | 11/30/11  | \$529,880  | \$519,000      | 3530               | 9         | 2012            | Avg  | 6553     | N    | N           | 1733 TANNERWOOD WAY SE |
| 003      | 159300 | 1260  | 6/8/12    | \$570,000  | \$567,000      | 3720               | 9         | 1989            | Avg  | 212572   | N    | N           | 42503 SE 102ND ST      |
| 003      | 803990 | 0240  | 7/31/12   | \$550,000  | \$548,000      | 4050               | 9         | 2002            | Avg  | 14850    | N    | N           | 730 MEADOW DR SE       |
| 003      | 784620 | 0140  | 2/23/10   | \$485,000  | \$415,000      | 3320               | 10        | 2000            | Avg  | 11596    | Y    | N           | 805 SNOQUALM PL        |
| 003      | 395610 | 0110  | 7/25/12   | \$530,000  | \$528,000      | 3490               | 10        | 1991            | Avg  | 21760    | N    | N           | 1031 LA FOREST DR SE   |
| 003      | 152308 | 9220  | 6/15/10   | \$736,000  | \$651,000      | 3560               | 10        | 1999            | Avg  | 65340    | N    | N           | 42905 SE 137TH PL      |
| 003      | 159300 | 0780  | 3/3/11    | \$655,000  | \$616,000      | 4160               | 10        | 2006            | Avg  | 46609    | N    | N           | 10220 416TH AVE SE     |
| 003      | 132308 | 9110  | 3/3/10    | \$710,000  | \$609,000      | 4210               | 10        | 2006            | Avg  | 91040    | N    | N           | 13028 461ST AVE SE     |
| 007      | 788050 | 0100  | 8/3/12    | \$160,000  | \$160,000      | 710                | 4         | 1928            | Good | 11790    | Y    | Y           | 47291 SE 160TH ST      |
| 007      | 733440 | 0850  | 12/14/11  | \$158,000  | \$155,000      | 730                | 6         | 1965            | Avg  | 12905    | N    | N           | 44531 SE 148TH ST      |
| 007      | 162308 | 9029  | 10/26/11  | \$181,000  | \$176,000      | 930                | 6         | 1951            | Avg  | 42438    | N    | N           | 13319 415TH WAY SE     |
| 007      | 272308 | 9087  | 8/22/12   | \$395,000  | \$394,000      | 1870               | 6         | 1989            | Avg  | 419218   | Y    | N           | 17230 423RD AVE SE     |
| 007      | 940711 | 0310  | 4/13/12   | \$177,000  | \$175,000      | 820                | 7         | 1978            | Avg  | 9600     | N    | N           | 16948 430TH PL SE      |
| 007      | 147163 | 0100  | 7/6/12    | \$275,000  | \$274,000      | 830                | 7         | 1982            | Avg  | 16066    | N    | N           | 44035 SE 143RD ST      |
| 007      | 940700 | 0740  | 9/23/11   | \$175,000  | \$170,000      | 910                | 7         | 1977            | Good | 9025     | N    | N           | 17204 429TH AVE SE     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 733460 | 0840  | 10/30/12  | \$208,000  | \$208,000      | 930                | 7         | 1980            | Good  | 10625    | N    | N           | 14410 444TH AVE SE |
| 007      | 940711 | 1140  | 10/7/10   | \$172,500  | \$157,000      | 930                | 7         | 1979            | Avg   | 9744     | N    | N           | 17015 430TH PL SE  |
| 007      | 940711 | 0230  | 7/24/12   | \$167,500  | \$167,000      | 940                | 7         | 1981            | Avg   | 11600    | N    | N           | 17033 431ST AVE SE |
| 007      | 940700 | 1700  | 7/27/10   | \$222,500  | \$199,000      | 960                | 7         | 1977            | Good  | 20954    | N    | N           | 16808 425TH AVE SE |
| 007      | 733450 | 0910  | 10/9/12   | \$164,950  | \$165,000      | 990                | 7         | 1977            | Fair  | 9750     | N    | N           | 14706 447TH AVE SE |
| 007      | 940700 | 1720  | 7/20/10   | \$242,000  | \$216,000      | 990                | 7         | 1977            | Avg   | 10710    | N    | N           | 16828 425TH AVE SE |
| 007      | 733460 | 1050  | 5/9/12    | \$169,000  | \$168,000      | 1000               | 7         | 1977            | Good  | 9750     | N    | N           | 44554 SE 146TH ST  |
| 007      | 733460 | 1680  | 9/11/12   | \$189,900  | \$190,000      | 1010               | 7         | 1977            | Good  | 9750     | N    | N           | 44756 SE 147TH ST  |
| 007      | 940700 | 1790  | 4/13/11   | \$239,950  | \$227,000      | 1010               | 7         | 1972            | Fair  | 10800    | N    | N           | 16820 426TH AVE SE |
| 007      | 940710 | 1260  | 2/11/12   | \$172,500  | \$170,000      | 1020               | 7         | 1987            | Avg   | 14600    | N    | N           | 16602 423RD PL SE  |
| 007      | 940711 | 1220  | 5/22/12   | \$221,500  | \$220,000      | 1020               | 7         | 1978            | Good  | 9200     | N    | N           | 42802 SE 170TH PL  |
| 007      | 733440 | 1050  | 8/15/12   | \$212,500  | \$212,000      | 1030               | 7         | 1995            | Avg   | 9576     | N    | N           | 14703 445TH AVE SE |
| 007      | 940711 | 1710  | 6/12/12   | \$254,950  | \$254,000      | 1030               | 7         | 1990            | VGood | 10650    | N    | N           | 17552 429TH AVE SE |
| 007      | 733440 | 1480  | 8/20/12   | \$204,995  | \$205,000      | 1040               | 7         | 1987            | Good  | 12931    | N    | N           | 43729 SE 149TH ST  |
| 007      | 940700 | 1060  | 11/15/12  | \$225,000  | \$225,000      | 1040               | 7         | 1979            | Good  | 9200     | N    | N           | 42735 SE 170TH PL  |
| 007      | 940710 | 1080  | 1/22/10   | \$256,900  | \$217,000      | 1040               | 7         | 1979            | Avg   | 10880    | N    | N           | 17118 424TH AVE SE |
| 007      | 733460 | 1750  | 11/9/11   | \$160,000  | \$156,000      | 1050               | 7         | 1977            | Avg   | 11904    | N    | N           | 14605 450TH AVE SE |
| 007      | 733440 | 0600  | 9/27/12   | \$185,000  | \$185,000      | 1060               | 7         | 1972            | Good  | 9750     | N    | N           | 44424 SE 146TH ST  |
| 007      | 940700 | 0860  | 5/4/11    | \$170,000  | \$162,000      | 1060               | 7         | 1978            | Avg   | 12300    | N    | N           | 17228 428TH PL SE  |
| 007      | 940710 | 0630  | 2/22/12   | \$189,000  | \$187,000      | 1060               | 7         | 1977            | Avg   | 11360    | N    | N           | 42850 SE 176TH ST  |
| 007      | 147163 | 0010  | 10/12/10  | \$257,000  | \$234,000      | 1070               | 7         | 1984            | Avg   | 15118    | N    | N           | 14212 442ND AVE SE |
| 007      | 940700 | 0770  | 8/16/11   | \$193,000  | \$186,000      | 1070               | 7         | 1978            | Avg   | 9450     | N    | N           | 17224 429TH AVE SE |
| 007      | 733450 | 1410  | 9/14/12   | \$279,100  | \$279,000      | 1080               | 7         | 1979            | Good  | 15312    | N    | N           | 44647 SE 151ST PL  |
| 007      | 940700 | 0540  | 12/12/10  | \$216,950  | \$201,000      | 1080               | 7         | 1978            | Avg   | 11570    | N    | N           | 17246 430TH AVE SE |
| 007      | 940700 | 0610  | 6/27/11   | \$205,000  | \$197,000      | 1100               | 7         | 1983            | Avg   | 10200    | N    | N           | 42845 SE 170TH PL  |
| 007      | 940710 | 1000  | 3/2/12    | \$249,000  | \$246,000      | 1110               | 7         | 1979            | Good  | 11800    | N    | N           | 42504 SE 175TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 940700 | 1600  | 7/31/12   | \$232,000  | \$231,000      | 1130               | 7         | 1979            | Good | 11500    | N    | N           | 42405 SE 169TH ST  |
| 007      | 733440 | 0110  | 6/23/11   | \$267,000  | \$256,000      | 1140               | 7         | 1978            | Good | 12375    | N    | Y           | 43724 SE 149TH ST  |
| 007      | 733450 | 1280  | 6/24/11   | \$255,000  | \$244,000      | 1140               | 7         | 1978            | Good | 10425    | N    | N           | 44603 SE 151ST ST  |
| 007      | 733450 | 1540  | 10/27/11  | \$257,650  | \$251,000      | 1140               | 7         | 1978            | Good | 11935    | N    | N           | 15105 445TH AVE SE |
| 007      | 733460 | 1440  | 1/1/12    | \$257,500  | \$253,000      | 1140               | 7         | 1978            | Good | 9600     | N    | N           | 14610 450TH AVE SE |
| 007      | 940711 | 0260  | 10/3/11   | \$265,000  | \$258,000      | 1140               | 7         | 1979            | Avg  | 10974    | N    | N           | 43034 SE 172ND ST  |
| 007      | 940711 | 0350  | 4/8/11    | \$265,000  | \$251,000      | 1140               | 7         | 1978            | Avg  | 10126    | N    | N           | 16912 430TH PL SE  |
| 007      | 733440 | 0310  | 6/18/10   | \$245,000  | \$217,000      | 1160               | 7         | 1963            | Avg  | 13345    | Y    | Y           | 14824 439TH PL SE  |
| 007      | 733460 | 1330  | 5/8/12    | \$148,100  | \$147,000      | 1160               | 7         | 1978            | Avg  | 10624    | N    | N           | 45016 SE 146TH ST  |
| 007      | 940711 | 1010  | 5/18/11   | \$169,200  | \$161,000      | 1160               | 7         | 1979            | Avg  | 10560    | N    | N           | 42956 SE 170TH CT  |
| 007      | 940711 | 1580  | 9/6/12    | \$169,950  | \$170,000      | 1190               | 7         | 1978            | Avg  | 10455    | N    | N           | 17310 428TH AVE SE |
| 007      | 262308 | 9047  | 6/2/10    | \$580,000  | \$511,000      | 1210               | 7         | 1971            | Avg  | 428194   | N    | N           | 45004 SE 161ST PL  |
| 007      | 262308 | 9103  | 8/15/10   | \$290,000  | \$261,000      | 1210               | 7         | 2008            | Avg  | 130244   | N    | N           | 44809 SE 161ST PL  |
| 007      | 940700 | 0410  | 11/26/12  | \$203,000  | \$203,000      | 1210               | 7         | 1980            | Avg  | 9880     | N    | N           | 43110 SE 173RD PL  |
| 007      | 940710 | 2020  | 12/18/12  | \$189,950  | \$190,000      | 1210               | 7         | 1979            | Avg  | 9600     | N    | N           | 16833 424TH AVE SE |
| 007      | 733460 | 1160  | 12/30/11  | \$219,000  | \$215,000      | 1220               | 7         | 1979            | Avg  | 9750     | N    | N           | 44717 SE 145TH ST  |
| 007      | 940700 | 0630  | 10/11/10  | \$180,000  | \$164,000      | 1220               | 7         | 1981            | Avg  | 9600     | N    | N           | 42831 SE 170TH PL  |
| 007      | 940700 | 1400  | 1/14/11   | \$225,000  | \$210,000      | 1230               | 7         | 1977            | Avg  | 9000     | N    | N           | 17007 426TH AVE SE |
| 007      | 940700 | 1450  | 5/28/10   | \$299,000  | \$263,000      | 1230               | 7         | 1979            | Avg  | 10800    | N    | N           | 42512 SE 170TH CT  |
| 007      | 940710 | 0250  | 2/15/10   | \$310,000  | \$264,000      | 1230               | 7         | 1979            | Good | 9600     | N    | N           | 43412 SE 172ND PL  |
| 007      | 940710 | 2970  | 6/12/12   | \$191,580  | \$191,000      | 1230               | 7         | 1978            | Avg  | 14093    | N    | N           | 43320 SE 176TH ST  |
| 007      | 940711 | 1240  | 6/4/12    | \$199,950  | \$199,000      | 1230               | 7         | 1978            | Avg  | 9200     | N    | N           | 42738 SE 170TH PL  |
| 007      | 733460 | 0700  | 2/3/12    | \$189,900  | \$187,000      | 1240               | 7         | 1979            | Good | 8550     | N    | N           | 14421 446TH AVE SE |
| 007      | 733450 | 1250  | 11/28/12  | \$297,500  | \$297,000      | 1250               | 7         | 1994            | Good | 9825     | N    | N           | 44627 SE 151ST ST  |
| 007      | 733450 | 1250  | 7/29/10   | \$308,000  | \$276,000      | 1250               | 7         | 1994            | Good | 9825     | N    | N           | 44627 SE 151ST ST  |
| 007      | 940700 | 1050  | 5/3/10    | \$279,000  | \$244,000      | 1250               | 7         | 1970            | Avg  | 9200     | N    | N           | 42741 SE 170TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 733460 | 0610  | 3/29/12   | \$230,000  | \$228,000      | 1260               | 7         | 1969            | Good  | 9750     | N    | N           | 44543 SE 144TH ST       |
| 007      | 733460 | 1890  | 4/16/12   | \$257,000  | \$255,000      | 1270               | 7         | 1977            | Good  | 10384    | N    | N           | 14624 448TH AVE SE      |
| 007      | 733450 | 0770  | 5/16/12   | \$175,000  | \$174,000      | 1280               | 7         | 1977            | Good  | 10296    | N    | N           | 44414 SE 150TH ST       |
| 007      | 733460 | 1180  | 12/19/12  | \$180,500  | \$180,000      | 1290               | 7         | 1977            | Good  | 9775     | N    | N           | 14514 447TH AVE SE      |
| 007      | 940711 | 1260  | 8/23/11   | \$225,000  | \$218,000      | 1290               | 7         | 1978            | Avg   | 9200     | N    | N           | 42722 SE 170TH PL       |
| 007      | 733460 | 0070  | 12/2/11   | \$187,000  | \$183,000      | 1300               | 7         | 1978            | Avg   | 16625    | N    | N           | 14417 444TH AVE SE      |
| 007      | 940710 | 2910  | 10/6/11   | \$269,000  | \$262,000      | 1310               | 7         | 1978            | Avg   | 10285    | N    | N           | 43305 SE 176TH ST       |
| 007      | 940700 | 1110  | 11/3/11   | \$256,000  | \$250,000      | 1330               | 7         | 1994            | Avg   | 9990     | N    | N           | 17014 427TH AVE SE      |
| 007      | 940710 | 2960  | 7/23/12   | \$229,950  | \$229,000      | 1330               | 7         | 1980            | Avg   | 12577    | N    | N           | 43306 SE 176TH ST       |
| 007      | 162308 | 9096  | 5/21/12   | \$215,000  | \$214,000      | 1340               | 7         | 1958            | Avg   | 71874    | N    | N           | 13011 409TH AVE SE      |
| 007      | 940700 | 1770  | 9/14/11   | \$185,000  | \$179,000      | 1350               | 7         | 1987            | Avg   | 9000     | N    | N           | 16806 426TH AVE SE      |
| 007      | 940710 | 2530  | 5/12/10   | \$324,000  | \$284,000      | 1380               | 7         | 1978            | Good  | 9545     | N    | N           | 42825 SE 176TH ST       |
| 007      | 733440 | 0230  | 3/29/12   | \$239,950  | \$237,000      | 1390               | 7         | 1978            | Avg   | 10881    | N    | N           | 14818 438TH AVE SE      |
| 007      | 940700 | 0760  | 9/21/11   | \$206,500  | \$200,000      | 1390               | 7         | 1978            | Avg   | 9828     | N    | N           | 17216 429TH AVE SE      |
| 007      | 940710 | 0720  | 4/13/12   | \$179,000  | \$177,000      | 1390               | 7         | 1979            | Avg   | 13200    | N    | N           | 17450 427TH AVE SE      |
| 007      | 940710 | 1990  | 9/4/12    | \$195,000  | \$195,000      | 1400               | 7         | 1980            | Good  | 9240     | N    | N           | 42300 SE 168TH CT       |
| 007      | 940711 | 0340  | 12/19/12  | \$284,000  | \$284,000      | 1410               | 7         | 1977            | Avg   | 9600     | N    | N           | 16922 430TH PL SE       |
| 007      | 940711 | 1490  | 10/19/11  | \$229,900  | \$224,000      | 1430               | 7         | 1980            | Avg   | 13750    | N    | N           | 42769 SE 173RD PL       |
| 007      | 940700 | 0460  | 4/12/11   | \$230,000  | \$218,000      | 1440               | 7         | 1980            | Avg   | 9600     | N    | N           | 43015 SE 172ND ST       |
| 007      | 940700 | 0870  | 12/1/11   | \$205,000  | \$201,000      | 1450               | 7         | 1980            | Avg   | 12000    | N    | N           | 17232 428TH PL SE       |
| 007      | 940711 | 0540  | 9/23/10   | \$270,000  | \$245,000      | 1490               | 7         | 1994            | Avg   | 13596    | N    | N           | 42738 SE 168TH PL       |
| 007      | 733440 | 0070  | 12/6/11   | \$285,000  | \$279,000      | 1500               | 7         | 1970            | Good  | 11975    | Y    | Y           | 14844 437TH PL SE       |
| 007      | 272308 | 9104  | 7/6/12    | \$270,000  | \$269,000      | 1540               | 7         | 1992            | Avg   | 17424    | N    | N           | 17354 CEDAR FALLS RD SE |
| 007      | 940711 | 1530  | 6/21/11   | \$176,000  | \$169,000      | 1540               | 7         | 1990            | Avg   | 9775     | N    | N           | 17345 428TH AVE SE      |
| 007      | 733460 | 1910  | 4/13/10   | \$389,000  | \$338,000      | 1560               | 7         | 1979            | VGood | 10880    | N    | N           | 14617 448TH AVE SE      |
| 007      | 733470 | 0130  | 3/29/10   | \$290,000  | \$251,000      | 1570               | 7         | 1973            | Good  | 15288    | N    | N           | 15009 443RD AVE SE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 733440 | 0360  | 12/27/12  | \$255,000  | \$255,000      | 1590               | 7         | 1984            | Avg  | 15939    | Y    | Y           | 43930 SE 149TH ST  |
| 007      | 940700 | 0620  | 4/27/12   | \$255,000  | \$253,000      | 1590               | 7         | 1975            | Good | 9600     | N    | N           | 42837 SE 170TH PL  |
| 007      | 733460 | 1970  | 2/27/12   | \$199,000  | \$196,000      | 1600               | 7         | 1980            | Avg  | 9750     | N    | N           | 14628 447TH AVE SE |
| 007      | 940711 | 1000  | 9/4/12    | \$200,000  | \$200,000      | 1600               | 7         | 1979            | Good | 10660    | N    | N           | 42976 SE 170TH CT  |
| 007      | 162308 | 9111  | 7/25/12   | \$269,500  | \$269,000      | 1620               | 7         | 1954            | Good | 57499    | N    | N           | 41802 SE 141ST ST  |
| 007      | 940700 | 1850  | 8/14/12   | \$213,000  | \$212,000      | 1630               | 7         | 1977            | Avg  | 9350     | N    | N           | 16803 426TH PL SE  |
| 007      | 733450 | 1110  | 10/29/10  | \$317,500  | \$291,000      | 1650               | 7         | 1990            | Avg  | 11325    | N    | N           | 44500 SE 151ST ST  |
| 007      | 142308 | 9082  | 1/26/11   | \$225,000  | \$210,000      | 1660               | 7         | 1985            | Avg  | 33268    | N    | N           | 43627 SE 143RD PL  |
| 007      | 733440 | 0790  | 10/4/12   | \$257,700  | \$257,000      | 1720               | 7         | 1977            | Good | 9360     | N    | N           | 14706 446TH AVE SE |
| 007      | 733440 | 1350  | 11/14/11  | \$215,000  | \$210,000      | 1730               | 7         | 1990            | Avg  | 9600     | N    | N           | 14742 442ND AVE SE |
| 007      | 162308 | 9028  | 4/16/12   | \$374,000  | \$371,000      | 1770               | 7         | 1938            | Good | 217800   | N    | N           | 13505 415TH WAY SE |
| 007      | 733450 | 1060  | 2/23/10   | \$303,000  | \$259,000      | 1780               | 7         | 1978            | Good | 11250    | N    | N           | 44501 SE 150TH ST  |
| 007      | 788050 | 0040  | 3/28/12   | \$342,500  | \$339,000      | 1890               | 7         | 2001            | Good | 17720    | Y    | Y           | 47507 SE 160TH ST  |
| 007      | 788050 | 0040  | 6/5/12    | \$350,000  | \$348,000      | 1890               | 7         | 2001            | Good | 17720    | Y    | Y           | 47507 SE 160TH ST  |
| 007      | 940711 | 1560  | 10/5/11   | \$279,500  | \$272,000      | 1920               | 7         | 1972            | Avg  | 10400    | N    | N           | 17326 428TH AVE SE |
| 007      | 733450 | 1690  | 4/8/11    | \$425,000  | \$402,000      | 2240               | 7         | 1988            | Good | 9525     | Y    | Y           | 14634 438TH AVE SE |
| 007      | 733450 | 1470  | 3/4/10    | \$375,000  | \$322,000      | 2300               | 7         | 2004            | Avg  | 10240    | N    | N           | 44601 SE 151ST PL  |
| 007      | 302309 | 9045  | 10/11/12  | \$550,000  | \$550,000      | 2510               | 7         | 2005            | Avg  | 49223    | Y    | Y           | 47206 SE 162ND ST  |
| 007      | 147161 | 0130  | 9/10/12   | \$267,500  | \$267,000      | 1000               | 8         | 1984            | Avg  | 15080    | N    | N           | 14212 439TH AVE SE |
| 007      | 147163 | 0390  | 9/29/11   | \$250,000  | \$243,000      | 1080               | 8         | 1983            | Avg  | 15027    | N    | N           | 44108 SE 143RD ST  |
| 007      | 222308 | 9027  | 5/3/12    | \$275,000  | \$273,000      | 1140               | 8         | 1961            | Avg  | 42079    | N    | N           | 43501 SE 149TH ST  |
| 007      | 262308 | 9120  | 5/9/11    | \$307,500  | \$293,000      | 1190               | 8         | 1989            | Avg  | 40489    | N    | N           | 44522 SE 166TH ST  |
| 007      | 147161 | 0010  | 12/1/10   | \$255,000  | \$235,000      | 1240               | 8         | 1984            | Avg  | 17403    | N    | N           | 43601 SE 142ND ST  |
| 007      | 147162 | 0150  | 8/15/11   | \$315,000  | \$304,000      | 1240               | 8         | 1987            | Avg  | 26017    | Y    | Y           | 44423 SE 142ND PL  |
| 007      | 147163 | 0200  | 8/30/10   | \$276,000  | \$249,000      | 1290               | 8         | 1984            | Avg  | 14224    | N    | N           | 43815 SE 143RD ST  |
| 007      | 788050 | 0015  | 6/8/10    | \$430,000  | \$380,000      | 1300               | 8         | 2002            | Avg  | 26770    | Y    | Y           | 47515 SE 160TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 260773 | 0480  | 8/1/12    | \$349,900  | \$349,000      | 1430               | 8         | 1993            | Avg  | 16707    | N    | N           | 940 SW 11TH PL       |
| 007      | 733440 | 0370  | 11/23/11  | \$300,000  | \$293,000      | 1470               | 8         | 1990            | Avg  | 16940    | Y    | Y           | 14749 442ND AVE SE   |
| 007      | 142230 | 0030  | 6/14/10   | \$333,000  | \$294,000      | 1510               | 8         | 1991            | Avg  | 36224    | N    | N           | 15223 472ND PL SE    |
| 007      | 142230 | 0040  | 7/5/11    | \$285,000  | \$274,000      | 1580               | 8         | 1991            | Avg  | 35508    | N    | N           | 15231 472ND PL SE    |
| 007      | 940710 | 2130  | 1/22/12   | \$278,000  | \$274,000      | 1580               | 8         | 1979            | Good | 9360     | Y    | N           | 17003 420TH AVE SE   |
| 007      | 147163 | 0400  | 4/9/10    | \$274,700  | \$238,000      | 1590               | 8         | 1983            | Avg  | 15032    | N    | N           | 14233 442ND AVE SE   |
| 007      | 733440 | 0340  | 11/6/12   | \$286,000  | \$286,000      | 1690               | 8         | 1996            | Avg  | 15169    | Y    | Y           | 43916 SE 149TH ST    |
| 007      | 260773 | 0040  | 5/24/10   | \$355,000  | \$312,000      | 1700               | 8         | 1993            | Avg  | 9785     | Y    | N           | 1040 SW 10TH ST      |
| 007      | 142230 | 0180  | 3/21/10   | \$347,000  | \$299,000      | 1740               | 8         | 1991            | Avg  | 39133    | N    | N           | 47533 SE 153RD ST    |
| 007      | 260773 | 0070  | 3/4/11    | \$282,500  | \$266,000      | 1810               | 8         | 1993            | Avg  | 9728     | Y    | N           | 980 11TH CT SW       |
| 007      | 260772 | 0050  | 4/12/10   | \$345,950  | \$300,000      | 1830               | 8         | 1995            | Avg  | 9606     | Y    | N           | 1260 SW 10TH ST      |
| 007      | 260773 | 0490  | 3/13/12   | \$302,640  | \$299,000      | 1840               | 8         | 1993            | Avg  | 11403    | N    | N           | 930 SW 11TH PL       |
| 007      | 162308 | 9142  | 3/19/10   | \$385,000  | \$332,000      | 1880               | 8         | 1986            | Avg  | 41250    | Y    | N           | 40911 SE 133RD PL    |
| 007      | 260773 | 0190  | 3/29/12   | \$290,000  | \$287,000      | 1890               | 8         | 1993            | Avg  | 10718    | Y    | N           | 1185 SW HEMLOCK CT   |
| 007      | 260773 | 0330  | 6/12/12   | \$330,000  | \$328,000      | 1920               | 8         | 1993            | Avg  | 10578    | Y    | N           | 1181 FORSTER BLVD SW |
| 007      | 260776 | 0460  | 12/8/10   | \$324,000  | \$299,000      | 1930               | 8         | 1995            | Avg  | 19976    | N    | N           | 1500 SW 15TH PL      |
| 007      | 260773 | 0500  | 6/1/12    | \$328,950  | \$327,000      | 1940               | 8         | 1994            | Avg  | 9608     | Y    | N           | 920 SW 11TH PL       |
| 007      | 260773 | 0260  | 10/21/11  | \$300,000  | \$292,000      | 2000               | 8         | 1993            | Avg  | 10888    | Y    | N           | 1125 SW 10TH ST      |
| 007      | 260773 | 0290  | 10/29/12  | \$300,000  | \$300,000      | 2000               | 8         | 1993            | Avg  | 10673    | Y    | N           | 1101 FORSTER BLVD SW |
| 007      | 260776 | 0040  | 8/22/12   | \$364,000  | \$363,000      | 2000               | 8         | 1995            | Avg  | 9800     | Y    | N           | 1080 FORSTER BLVD SW |
| 007      | 260772 | 0460  | 7/1/11    | \$301,020  | \$289,000      | 2020               | 8         | 1994            | Avg  | 10133    | N    | N           | 1120 13TH PL SW      |
| 007      | 260776 | 0560  | 3/27/12   | \$347,000  | \$343,000      | 2020               | 8         | 1995            | Avg  | 19137    | N    | N           | 1435 SW 13TH PL      |
| 007      | 260776 | 0860  | 11/28/12  | \$378,000  | \$378,000      | 2020               | 8         | 1998            | Avg  | 9643     | N    | N           | 1240 11TH CT SW      |
| 007      | 733440 | 0170  | 3/14/12   | \$362,000  | \$358,000      | 2030               | 8         | 1996            | Avg  | 10875    | N    | Y           | 14813 438TH AVE SE   |
| 007      | 260776 | 0350  | 10/24/12  | \$389,700  | \$389,000      | 2040               | 8         | 1996            | Avg  | 9633     | Y    | N           | 1165 11TH PL SW      |
| 007      | 260776 | 0680  | 5/16/12   | \$368,000  | \$365,000      | 2040               | 8         | 1995            | Avg  | 9622     | N    | N           | 1355 HEMLOCK AVE SW  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(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      | 147162 | 0085  | 9/9/11    | \$370,000  | \$359,000      | 2140               | 8         | 1988            | Avg   | 21201    | Y    | Y           | 44535 SE 142ND PL       |
| 007      | 260773 | 0270  | 8/6/12    | \$369,000  | \$368,000      | 2140               | 8         | 1993            | Avg   | 10343    | Y    | N           | 1085 SW 10TH ST         |
| 007      | 260773 | 0470  | 6/22/10   | \$360,000  | \$319,000      | 2150               | 8         | 1993            | Avg   | 17862    | Y    | N           | 950 SW 11TH PL          |
| 007      | 260773 | 0460  | 12/5/12   | \$371,000  | \$371,000      | 2160               | 8         | 1993            | Avg   | 15730    | Y    | N           | 960 SW 11TH PL          |
| 007      | 260773 | 0320  | 3/15/11   | \$314,000  | \$296,000      | 2230               | 8         | 1993            | Avg   | 10347    | Y    | N           | 1161 FORSTER BLVD SW    |
| 007      | 162308 | 9135  | 4/22/10   | \$525,000  | \$457,000      | 2260               | 8         | 1988            | Good  | 223462   | Y    | N           | 41400 SE 143RD ST       |
| 007      | 260773 | 0430  | 2/15/11   | \$349,900  | \$328,000      | 2290               | 8         | 1993            | Avg   | 9933     | Y    | N           | 995 SW 11TH PL          |
| 007      | 260774 | 0150  | 4/2/10    | \$410,000  | \$355,000      | 2340               | 8         | 1994            | Avg   | 13397    | Y    | N           | 1110 HEMLOCK AVE SW     |
| 007      | 260772 | 0170  | 5/29/12   | \$385,000  | \$383,000      | 2370               | 8         | 1994            | Avg   | 12426    | N    | N           | 1430 SW 10TH ST         |
| 007      | 302309 | 9046  | 6/9/11    | \$508,000  | \$486,000      | 2390               | 8         | 2002            | Avg   | 42920    | N    | N           | 47403 SE 162ND ST       |
| 007      | 260776 | 0160  | 3/7/11    | \$380,000  | \$358,000      | 2390               | 8         | 1995            | Avg   | 9637     | Y    | N           | 1410 FORSTER BLVD SW    |
| 007      | 260776 | 0510  | 6/1/10    | \$425,000  | \$374,000      | 2390               | 8         | 1995            | Avg   | 12005    | N    | N           | 1165 FORSTER BLVD SW    |
| 007      | 260776 | 0170  | 10/29/12  | \$375,000  | \$375,000      | 2400               | 8         | 1995            | Avg   | 9686     | Y    | N           | 1420 FORSTER BLVD SW    |
| 007      | 260776 | 0180  | 5/15/12   | \$392,500  | \$390,000      | 2400               | 8         | 1996            | Avg   | 10256    | Y    | N           | 1430 FORSTER BLVD SW    |
| 007      | 260772 | 0430  | 8/24/11   | \$319,000  | \$309,000      | 2420               | 8         | 1994            | Avg   | 12108    | N    | N           | 1145 13TH PL SW         |
| 007      | 260776 | 0660  | 10/26/12  | \$390,000  | \$390,000      | 2510               | 8         | 1997            | Avg   | 9741     | Y    | N           | 1335 SW 12TH PL         |
| 007      | 342308 | 9023  | 1/4/11    | \$350,000  | \$325,000      | 2670               | 8         | 2000            | Avg   | 45302    | N    | N           | 43233 SE 177TH ST       |
| 007      | 262308 | 9115  | 6/25/12   | \$419,900  | \$418,000      | 2820               | 8         | 2006            | Avg   | 40300    | N    | N           | 44227 SE 161ST PL       |
| 007      | 272308 | 9101  | 6/8/10    | \$400,000  | \$353,000      | 3220               | 8         | 2007            | Avg   | 38240    | N    | N           | 16432 CEDAR FALLS RD SE |
| 007      | 212308 | 9022  | 2/17/11   | \$500,000  | \$469,000      | 3330               | 8         | 1981            | Avg   | 217800   | Y    | N           | 14536 415TH AVE SE      |
| 007      | 262308 | 9092  | 8/17/12   | \$454,000  | \$453,000      | 3800               | 8         | 1980            | VGood | 213879   | N    | N           | 44217 SE 170TH ST       |
| 007      | 222308 | 9001  | 6/28/10   | \$700,000  | \$621,000      | 1980               | 9         | 2007            | Avg   | 618988   | Y    | Y           | 42909 SE 149TH ST       |
| 007      | 570301 | 0170  | 6/13/12   | \$575,000  | \$572,000      | 2530               | 9         | 1990            | Avg   | 189050   | N    | N           | 15625 451ST AVE SE      |
| 007      | 252308 | 9100  | 11/29/12  | \$385,000  | \$385,000      | 2630               | 9         | 1985            | Avg   | 317116   | N    | N           | 45908 SE EDGEWICK RD    |
| 007      | 883580 | 0050  | 4/27/10   | \$770,000  | \$672,000      | 2660               | 9         | 1999            | Avg   | 202964   | Y    | N           | 42520 SE 149TH PL       |
| 007      | 162308 | 9101  | 11/19/12  | \$450,000  | \$450,000      | 2710               | 9         | 2006            | Avg   | 18000    | N    | N           | 13817 409TH AVE SE      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built /Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 007             | 570301       | 0160         | 12/1/10          | \$395,000         | \$364,000             | 2710                      | 9                | 1989                   | Avg         | 156380          | Y           | N                  | 15603 451ST AVE SE   |
| 007             | 262308       | 9126         | 8/18/11          | \$875,500         | \$846,000             | 2730                      | 9                | 1993                   | Avg         | 285318          | N           | N                  | 44636 SE EDGEWICK RD |
| 007             | 192309       | 9011         | 9/24/10          | \$465,000         | \$422,000             | 2850                      | 9                | 2001                   | Avg         | 141134          | N           | N                  | 15600 468TH AVE SE   |
| 007             | 252308       | 9010         | 8/1/12           | \$452,500         | \$451,000             | 2860                      | 9                | 1990                   | Avg         | 70445           | Y           | N                  | 17125 453RD AVE SE   |
| 007             | 192309       | 9063         | 5/27/11          | \$475,000         | \$453,000             | 2890                      | 9                | 2002                   | Avg         | 154638          | N           | N                  | 47419 SE 157TH PL    |
| 007             | 142230       | 0250         | 7/12/10          | \$580,000         | \$517,000             | 3110                      | 9                | 1991                   | Avg         | 43579           | N           | N                  | 15350 470TH PL SE    |
| 007             | 883580       | 0130         | 5/1/12           | \$870,000         | \$863,000             | 3110                      | 9                | 2004                   | Avg         | 235698          | Y           | N                  | 42115 SE 149TH PL    |
| 007             | 302309       | 9071         | 5/9/11           | \$494,900         | \$471,000             | 3910                      | 9                | 2007                   | Avg         | 36900           | Y           | Y                  | 47328 SE 162ND ST    |
| 007             | 192309       | 9055         | 8/9/10           | \$725,000         | \$651,000             | 3930                      | 9                | 2001                   | Avg         | 239580          | N           | N                  | 47206 SE 157TH PL    |
| 007             | 162308       | 9086         | 11/10/11         | \$649,900         | \$635,000             | 3980                      | 9                | 2006                   | Avg         | 285318          | Y           | N                  | 13305 409TH AVE SE   |
| 007             | 262308       | 9104         | 3/4/11           | \$530,000         | \$498,000             | 2880                      | 10               | 2000                   | Avg         | 80150           | N           | N                  | 43622 SE 170TH ST    |
| 007             | 232308       | 9074         | 4/12/11          | \$725,000         | \$687,000             | 3400                      | 10               | 2000                   | Avg         | 120783          | Y           | N                  | 15202 451ST AVE SE   |
| 007             | 162308       | 9165         | 7/11/11          | \$700,000         | \$673,000             | 4030                      | 10               | 2008                   | Avg         | 503989          | N           | N                  | 13215 409TH AVE SE   |
| 007             | 883580       | 0160         | 5/26/11          | \$1,650,000       | \$1,575,000           | 4840                      | 11               | 2006                   | Avg         | 289625          | Y           | N                  | 42331 SE 149TH PL    |
| 007             | 883580       | 0590         | 10/6/10          | \$1,400,000       | \$1,275,000           | 5350                      | 11               | 2001                   | Avg         | 222089          | N           | N                  | 16532 426TH WAY SE   |
| 007             | 883580       | 0370         | 8/4/11           | \$1,390,000       | \$1,341,000           | 5610                      | 12               | 2002                   | Avg         | 297560          | Y           | N                  | 43236 SE 163RD ST    |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                             |
|----------|--------|-------|-----------|------------|------------------------------------------------------|
| 002      | 012307 | 9021  | 11/5/10   | \$15,750   | DOR RATIO;UNFIN AREA;EASEMENT OR RIGHT-OF-WAY        |
| 002      | 192408 | 9025  | 11/16/11  | \$55,000   | PREVIMP<=25K;ESTATE SALE; NO MARKET EXPOSURE         |
| 002      | 202408 | 9007  | 7/11/11   | \$25,000   | CHARACTERISTICS CHANGED SINCE SALE                   |
| 002      | 202408 | 9067  | 4/14/11   | \$220,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 002      | 212408 | 9028  | 1/17/12   | \$258,204  | BANKRUPTCY - RECEIVER OR TRUSTEE; QCD                |
| 002      | 212408 | 9028  | 6/13/12   | \$140,250  | IMP. CHARACTERISTICS CHANGED SINCE SALE              |
| 002      | 242440 | 0100  | 5/3/10    | \$141,479  | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 002      | 242441 | 0040  | 12/17/11  | \$250,000  | ESTATE SALE; NO MARKET EXPOSURE                      |
| 002      | 262408 | 9034  | 7/26/10   | \$137,500  | IMP. CHARACTERISTICS CHANGED SINCE SALE              |
| 002      | 262408 | 9191  | 12/11/12  | \$360,342  | BANKRUPTCY - RECEIVER OR TRUSTEE                     |
| 002      | 282408 | 9020  | 6/27/12   | \$931,200  | IMP COUNT                                            |
| 002      | 282408 | 9060  | 1/17/12   | \$249,900  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION        |
| 002      | 282408 | 9069  | 11/8/11   | \$412,092  | BANKRUPTCY - RECEIVER OR TRUSTEE                     |
| 002      | 302408 | 9042  | 9/26/12   | \$343,488  | BANKRUPTCY - RECEIVER OR TRUSTEE                     |
| 002      | 312408 | 9028  | 2/3/12    | \$130,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION        |
| 002      | 312408 | 9031  | 10/26/11  | \$121,000  | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION    |
| 002      | 312408 | 9047  | 9/10/12   | \$53,000   | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 002      | 312408 | 9059  | 12/19/12  | \$336,825  | BANKRUPTCY - RECEIVER OR TRUSTEE                     |
| 002      | 312408 | 9062  | 12/11/12  | \$210,000  | ESTATE SALE; QUIT CLAIM DEED                         |
| 002      | 322408 | 9034  | 8/15/12   | \$313,501  | REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE             |
| 002      | 322408 | 9037  | 11/30/11  | \$120,000  | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE      |
| 002      | 322408 | 9041  | 8/4/12    | \$415,000  | % COMPLETE                                           |
| 002      | 322408 | 9043  | 11/16/12  | \$326,000  | CORPORATE AFFILIATES; QUIT CLAIM DEED                |
| 002      | 322408 | 9112  | 11/16/12  | \$307,000  | CORPORATE AFFILIATES; QUIT CLAIM DEED                |
| 002      | 332408 | 9051  | 12/19/12  | \$373,196  | BANKRUPTCY - RECEIVER OR TRUSTEE                     |
| 002      | 342408 | 9024  | 2/8/12    | \$390,000  | ESTATE SALE; NO MARKET EXPOSURE                      |
| 002      | 342408 | 9075  | 12/27/12  | \$605,000  | %COMPLETE; GOVERNMENT AGENCY                         |
| 002      | 362407 | 9063  | 5/1/12    | \$165,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION        |
| 002      | 362407 | 9092  | 4/6/11    | \$11,030   | DOR RATIO;EASEMENT OR RIGHT-OF-WAY                   |
| 002      | 362407 | 9101  | 6/2/10    | \$90,000   | DOR RATIO;EASEMENT OR RIGHT-OF-WAY                   |
| 002      | 362407 | 9109  | 2/19/11   | \$1,061    | DOR RATIO;EASEMENT OR RIGHT-OF-WAY                   |
| 002      | 362407 | 9110  | 1/29/11   | \$1,061    | DOR RATIO;EASEMENT OR RIGHT-OF-WAY                   |
| 002      | 362407 | 9123  | 1/13/10   | \$686,000  | NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE     |
| 002      | 372830 | 0421  | 1/26/11   | \$111,072  | DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 002      | 570250 | 0090  | 2/25/11   | \$275,000  | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE       |
| 002      | 570250 | 0175  | 10/7/10   | \$229,000  | OBSOLESCENCE;QUESTIONABLE PER APPRAISAL              |
| 002      | 602850 | 0015  | 11/6/12   | \$299,000  | NO MARKET EXPOSURE; IMP. CHAR. CHANGED SINCE SALE    |
| 002      | 760620 | 0150  | 11/19/12  | \$118,500  | ACTIVE PERMIT BEFORE SALE>25K;OBSOLESCENCE           |
| 002      | 760620 | 0230  | 1/12/10   | \$75,000   | IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST.RESALE |
| 002      | 760620 | 0310  | 9/28/10   | \$110,000  | IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST.RESALE |
| 002      | 780290 | 0039  | 11/21/12  | \$294,449  | BANKRUPTCY - RECEIVER OR TRUSTEE                     |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                              |
|----------|--------|-------|-----------|------------|-------------------------------------------------------|
| 002      | 780290 | 0045  | 8/22/11   | \$72,500   | DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE    |
| 002      | 780290 | 0160  | 3/8/12    | \$307,184  | GOVERNMENT AGENCY                                     |
| 002      | 780290 | 0202  | 3/28/12   | \$143,455  | IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE |
| 002      | 784920 | 0215  | 6/8/12    | \$65,000   | ACTIVE PERMIT BEFORE SALE>25K; OBSOLESCENCE           |
| 002      | 784920 | 0780  | 9/16/11   | \$134,900  | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE       |
| 002      | 784920 | 0860  | 5/30/12   | \$135,000  | IMP COUNT                                             |
| 002      | 784920 | 0860  | 11/28/11  | \$349,693  | IMP COUNT; BANKRUPTCY - RECEIVER OR TRUSTEE           |
| 002      | 784920 | 0865  | 10/26/12  | \$100,000  | DOR RATIO                                             |
| 002      | 784920 | 0885  | 11/1/10   | \$237,916  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 002      | 784920 | 0885  | 6/12/12   | \$115,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 002      | 784920 | 1015  | 12/11/12  | \$94,778   | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 002      | 784920 | 2025  | 1/5/11    | \$255,000  | GOVERNMENT AGENCY                                     |
| 002      | 784920 | 2090  | 6/3/10    | \$160,000  | IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE |
| 002      | 784920 | 2275  | 10/25/10  | \$90,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR           |
| 002      | 784920 | 2530  | 4/27/12   | \$80,000   | DOR RATIO; OBSOLESCENCE                               |
| 002      | 784920 | 2535  | 8/1/12    | \$182,300  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 002      | 784920 | 2742  | 3/1/12    | \$214,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 002      | 784970 | 0190  | 10/30/12  | \$135,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 002      | 942380 | 0130  | 9/27/11   | \$75,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 002      | 942380 | 0270  | 4/5/11    | \$149,500  | OBSOLESCENCE                                          |
| 002      | 947470 | 0020  | 11/17/11  | \$152,500  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 003      | 019246 | 0310  | 9/26/12   | \$155,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION         |
| 003      | 032308 | 9003  | 10/11/11  | \$175,000  | PREVIMP<=25K                                          |
| 003      | 032308 | 9015  | 12/20/11  | \$278,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 003      | 032308 | 9033  | 5/31/12   | \$72,000   | ESTATE SALE; NO MARKET EXPOSURE; RELATED PARTY        |
| 003      | 032308 | 9047  | 9/29/11   | \$100,000  | DOR RATIO; NO MARKET EXPOSURE; STATEMENT TO DOR       |
| 003      | 032308 | 9110  | 12/4/12   | \$291,361  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 003      | 052308 | 9020  | 9/8/10    | \$324,900  | UNFINISHED AREA                                       |
| 003      | 072309 | 9004  | 1/28/10   | \$390,000  | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE       |
| 003      | 072309 | 9068  | 10/16/12  | \$182,000  | ESTATE SALE; NO MARKET EXPOSURE                       |
| 003      | 077660 | 0160  | 4/26/11   | \$141,750  | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE        |
| 003      | 082308 | 9002  | 12/5/11   | \$59,285   | QCD; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY |
| 003      | 092308 | 9048  | 6/14/12   | \$358,000  | DIAGNOSTIC OUTLIER 2; MODEL DEVELOPMENT EXCLUSION     |
| 003      | 102308 | 9024  | 5/29/12   | \$117,500  | ESTATE SALE; PARTIAL INTEREST (1/3, 1/2, Etc.)        |
| 003      | 102308 | 9046  | 1/12/12   | \$140,250  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 003      | 102308 | 9046  | 4/18/12   | \$140,700  | NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE      |
| 003      | 102308 | 9070  | 12/1/11   | \$200,000  | DOR RATIO; QUIT CLAIM DEED                            |
| 003      | 102308 | 9072  | 12/21/10  | \$175,000  | DOR RATIO; NO MARKET EXPOSURE                         |
| 003      | 102308 | 9078  | 3/30/11   | \$425,000  | REAL MH                                               |
| 003      | 102308 | 9095  | 12/18/12  | \$328,000  | ESTATE SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; QCD    |
| 003      | 115110 | 0010  | 4/19/12   | \$136,500  | IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                        |
|----------|--------|-------|-----------|------------|-------------------------------------------------|
| 003      | 132308 | 9103  | 3/16/10   | \$205,000  | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE |
| 003      | 132308 | 9110  | 3/3/10    | \$710,000  | RELOCATION - SALE TO SERVICE                    |
| 003      | 142308 | 9025  | 2/4/10    | \$200,000  | NON-REPRESENTATIVE SALE                         |
| 003      | 142308 | 9055  | 6/4/10    | \$880,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE         |
| 003      | 142308 | 9104  | 8/2/11    | \$237,900  | IMP. CHARACTERISTICS CHANGED SINCE SALE         |
| 003      | 142308 | 9146  | 9/7/11    | \$225,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE         |
| 003      | 142308 | 9146  | 5/7/12    | \$323,500  | IMP. CHARACTERISTICS CHANGED SINCE SALE         |
| 003      | 142308 | 9151  | 12/2/11   | \$177,350  | IMP. CHARACTERISTICS CHANGED SINCE SALE         |
| 003      | 144287 | 0090  | 11/9/12   | \$369,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0110  | 9/16/12   | \$435,659  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0120  | 10/3/12   | \$438,267  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0140  | 11/13/12  | \$374,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0160  | 9/7/12    | \$449,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0170  | 9/19/12   | \$427,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0180  | 12/3/12   | \$425,003  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0190  | 11/28/12  | \$399,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0200  | 12/3/12   | \$439,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0210  | 12/18/12  | \$430,632  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0480  | 12/3/12   | \$415,074  | ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K      |
| 003      | 144287 | 0490  | 12/10/12  | \$394,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0510  | 11/2/12   | \$407,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0640  | 11/27/12  | \$365,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 144287 | 0650  | 11/1/12   | \$359,990  | ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE       |
| 003      | 152308 | 9010  | 4/13/11   | \$108,500  | PREVIMP<=25K;NO MARKET EXPOSURE                 |
| 003      | 152308 | 9044  | 6/11/12   | \$297,000  | REAL MH                                         |
| 003      | 152308 | 9102  | 5/1/12    | \$875,000  | ESTATE SALE; NO MARKET EXPOSURE                 |
| 003      | 162308 | 9025  | 10/10/11  | \$185,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION   |
| 003      | 162308 | 9069  | 11/22/12  | \$170,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION   |
| 003      | 162308 | 9069  | 12/19/11  | \$351,527  | BANKRUPTCY - RECEIVER OR TRUSTEE                |
| 003      | 162308 | 9158  | 5/24/12   | \$165,000  | REAL MH;PREVIMP<=25K                            |
| 003      | 182309 | 9029  | 11/6/12   | \$268,800  | BANKRUPTCY - RECEIVER OR TRUSTEE                |
| 003      | 202309 | 9005  | 9/7/11    | \$381,300  | OPEN SPACE/                                     |
| 003      | 202309 | 9027  | 6/4/12    | \$308,458  | BANKRUPTCY - RECEIVER OR TRUSTEE                |
| 003      | 373490 | 0085  | 4/1/11    | \$126,000  | FINANCIAL INSTITUTION RESALE; AUCTION SALE      |
| 003      | 550650 | 0040  | 9/21/11   | \$565,000  | ACTIVE PERMIT BEFORE SALE>25K                   |
| 003      | 550650 | 0220  | 9/4/12    | \$414,500  | RELOCATION - SALE TO SERVICE                    |
| 003      | 550650 | 0240  | 12/28/11  | \$337,000  | CORPORATE AFFILIATES; NO MARKET EXPOSURE        |
| 003      | 550650 | 0240  | 12/28/11  | \$337,000  | RELOCATION - SALE TO SERVICE                    |
| 003      | 570350 | 0130  | 3/23/10   | \$250,000  | UNFINISHED AREA                                 |
| 003      | 732750 | 0210  | 8/17/10   | \$425,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE         |
| 003      | 733820 | 0210  | 12/9/11   | \$335,793  | BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE  |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                              |
|----------|--------|-------|-----------|------------|-------------------------------------------------------|
| 003      | 770830 | 0080  | 9/13/12   | \$166,425  | OBSOLESCE; NO MARKET EXPOSURE;                        |
| 003      | 770830 | 0170  | 4/26/11   | \$341,000  | PREVIMP<=25K;GOVERNMENT AGENCY                        |
| 003      | 778710 | 0280  | 1/22/10   | \$311,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 003      | 778710 | 0440  | 2/3/11    | \$422,500  | RELOCATION - SALE TO SERVICE                          |
| 003      | 778710 | 0570  | 7/8/11    | \$374,000  | 1031 TRADE; SELLING OR BUYING COSTS AFFECTING PRICE   |
| 003      | 778710 | 0570  | 3/20/12   | \$18,000   | DOR RATIO;1031 TRADE; STATEMENT TO DOR                |
| 003      | 778711 | 0110  | 2/15/10   | \$412,000  | RELOCATION - SALE TO SERVICE                          |
| 003      | 778711 | 0200  | 4/12/10   | \$410,000  | RELOCATION - SALE TO SERVICE                          |
| 003      | 778711 | 0270  | 3/13/12   | \$367,000  | RELOCATION - SALE TO SERVICE                          |
| 003      | 778711 | 0520  | 9/14/11   | \$375,000  | RELOCATION - SALE TO SERVICE                          |
| 003      | 778711 | 0720  | 5/25/12   | \$403,000  | RELOCATION - SALE TO SERVICE                          |
| 003      | 779540 | 0125  | 7/29/11   | \$158,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 003      | 784670 | 0170  | 11/14/12  | \$286,714  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 003      | 803880 | 0250  | 6/28/11   | \$135,000  | DOR RATIO                                             |
| 003      | 803990 | 0295  | 8/8/12    | \$315,000  | NO MARKET EXPOSURE                                    |
| 003      | 856485 | 0090  | 12/10/12  | \$505,880  | ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE              |
| 003      | 856485 | 0220  | 8/19/11   | \$539,880  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 003      | 856485 | 0300  | 10/10/11  | \$135,000  | DOR RATIO;QUESTIONABLE PER APPRAISAL                  |
| 003      | 856485 | 0310  | 11/10/11  | \$555,127  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 003      | 857090 | 0162  | 2/22/12   | \$64,575   | DOR RATIO; FINANCIAL INSTITUTION RESALE; AUCTION SALE |
| 003      | 857090 | 0187  | 5/11/12   | \$90,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO    |
| 003      | 951032 | 0360  | 6/1/10    | \$535,000  | RELOCATION - SALE TO SERVICE                          |
| 007      | 082308 | 9044  | 3/9/11    | \$102,186  | REAL MH; QCD ; PARTIAL INTEREST (1/3, 1/2, Etc.)      |
| 007      | 142308 | 9080  | 11/2/12   | \$135,000  | DOR RATIO                                             |
| 007      | 147162 | 0310  | 10/18/12  | \$195,001  | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPO.     |
| 007      | 147163 | 0310  | 7/6/12    | \$239,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 152308 | 9200  | 9/4/12    | \$4,410    | DOR RATIO;EASEMENT OR RIGHT-OF-WAY                    |
| 007      | 162308 | 9060  | 12/5/11   | \$25,001   | %NETCOND; BANKRUPTCY - RECEIVER OR TRUSTEE            |
| 007      | 162308 | 9061  | 12/16/11  | \$222,314  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 162308 | 9061  | 6/11/12   | \$142,199  | IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE |
| 007      | 162308 | 9066  | 7/6/11    | \$540,000  | IMP COUNT                                             |
| 007      | 162308 | 9099  | 2/27/12   | \$292,000  | BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED     |
| 007      | 162308 | 9101  | 7/3/12    | \$435,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 162308 | 9113  | 4/17/12   | \$200,000  | NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE      |
| 007      | 212308 | 9023  | 6/15/12   | \$400,000  | ACTIVE PERMIT BEFORE SALE>25K;GOVERNMENT AGENCY       |
| 007      | 232308 | 9066  | 2/26/10   | \$383,775  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 232308 | 9066  | 8/11/10   | \$351,000  | NON-REPRESENTATIVE SALE; STATEMENT TO DOR             |
| 007      | 232308 | 9073  | 12/7/11   | \$590,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION         |
| 007      | 252308 | 9014  | 5/26/11   | \$760,000  | NON-PROFIT ORGANIZATION                               |
| 007      | 252308 | 9045  | 5/30/12   | \$353,129  | ESTATE SALE; NO MARKET EXPOSURE; RELATED PARTY        |
| 007      | 252308 | 9101  | 2/8/12    | \$210,500  | OBSOLESCE                                             |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                              |
|----------|--------|-------|-----------|------------|-------------------------------------------------------|
| 007      | 252308 | 9113  | 8/12/11   | \$480,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 252308 | 9116  | 12/4/12   | \$538,827  | OPEN SPACE/ TIMBER AND FOREST LAND                    |
| 007      | 260774 | 0020  | 7/6/12    | \$286,750  | BANKRUPTCY - RECEIVER OR TRUSTEE; QCD                 |
| 007      | 262308 | 9001  | 7/15/11   | \$810,000  | OPEN SPACE/                                           |
| 007      | 262308 | 9035  | 7/6/10    | \$456,750  | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE       |
| 007      | 262308 | 9052  | 10/13/10  | \$497,200  | OPEN SPACE/                                           |
| 007      | 262308 | 9055  | 1/8/10    | \$190,000  | ACTIVE PERMIT BEFORE SALE>25K;OBSOLESCENCE            |
| 007      | 262308 | 9097  | 11/26/12  | \$440,000  | IMP COUNT                                             |
| 007      | 302309 | 9055  | 6/9/10    | \$755,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 007      | 302309 | 9072  | 8/11/11   | \$310,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO    |
| 007      | 302309 | 9072  | 3/23/10   | \$349,125  | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE       |
| 007      | 342308 | 9020  | 6/14/12   | \$237,500  | PREVIMP<=25K                                          |
| 007      | 342308 | 9025  | 11/18/10  | \$391,000  | 1031 TRADE; NON-REPRESENTATIVE SALE                   |
| 007      | 570301 | 0250  | 6/14/12   | \$565,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION         |
| 007      | 733440 | 0480  | 3/8/11    | \$185,000  | SHORT SALE                                            |
| 007      | 733440 | 0500  | 10/3/12   | \$165,000  | NON-REPRESENTATIVE SALE; SHORT SALE                   |
| 007      | 733440 | 0630  | 6/14/11   | \$149,900  | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION     |
| 007      | 733440 | 1150  | 3/20/12   | \$169,950  | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION     |
| 007      | 733440 | 1270  | 5/3/10    | \$160,000  | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE        |
| 007      | 733440 | 1310  | 5/10/12   | \$136,500  | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION     |
| 007      | 733440 | 1480  | 1/18/12   | \$170,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733440 | 1480  | 4/13/12   | \$133,199  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 007      | 733450 | 0060  | 9/14/11   | \$109,287  | QUIT CLAIM DEED                                       |
| 007      | 733450 | 0660  | 2/15/11   | \$165,100  | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION     |
| 007      | 733450 | 1090  | 5/3/12    | \$138,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION         |
| 007      | 733450 | 1090  | 9/30/11   | \$238,609  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733450 | 1280  | 1/20/11   | \$130,000  | IMP. CHAR. CHANGED SINCE SALE; FINANCIAL INST. RESALE |
| 007      | 733450 | 1500  | 9/8/10    | \$290,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733460 | 0110  | 5/15/12   | \$160,000  | BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION         |
| 007      | 733460 | 0110  | 12/23/11  | \$195,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733460 | 0760  | 12/5/11   | \$321,154  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733460 | 0760  | 5/4/12    | \$164,900  | SELLING OR BUYING COSTS AFFECTING SALE PRICE          |
| 007      | 733460 | 0840  | 7/13/12   | \$324,223  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733460 | 1050  | 2/23/12   | \$269,672  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733460 | 1270  | 2/24/12   | \$157,000  | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION     |
| 007      | 733460 | 1490  | 10/27/11  | \$175,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 007      | 733460 | 1510  | 10/28/11  | \$152,954  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733460 | 1510  | 9/4/12    | \$105,000  | NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE      |
| 007      | 733460 | 1880  | 10/17/12  | \$166,154  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733460 | 1890  | 12/2/11   | \$137,901  | BANKRUPTCY - RECEIVER OR TRUSTEE                      |
| 007      | 733470 | 0090  | 9/6/12    | \$142,500  | ESTATE SALE; NO MARKET EXPOSURE                       |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                          |
|----------|--------|-------|-----------|-------------|---------------------------------------------------|
| 007      | 788050 | 0040  | 3/20/12   | \$342,500   | RELOCATION - SALE TO SERVICE                      |
| 007      | 883577 | 0300  | 4/3/11    | \$1,150,000 | IMP COUNT                                         |
| 007      | 883578 | 0030  | 4/6/12    | \$1,250,000 | % COMPLETE                                        |
| 007      | 883580 | 0090  | 6/24/10   | \$850,000   | NO MARKET EXPOSURE; RELATED PARTY                 |
| 007      | 883580 | 0110  | 7/12/12   | \$1,355,000 | UNFINISHED AREA                                   |
| 007      | 883580 | 0200  | 2/23/10   | \$755,000   | SELLING OR BUYING COSTS AFFECTING SALE PRICE      |
| 007      | 883580 | 0210  | 7/9/10    | \$555,000   | QUESTIONABLE PER APPRAISAL; SHORT SALE            |
| 007      | 883580 | 0210  | 7/13/10   | \$670,000   | QUESTIONABLE PER SALES IDENTIFICATION             |
| 007      | 883580 | 0260  | 3/8/10    | \$620,000   | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE   |
| 007      | 940700 | 0630  | 5/26/11   | \$4,300     | DOR RATIO;EASEMENT OR RIGHT-OF-WAY                |
| 007      | 940700 | 0660  | 5/8/12    | \$115,000   | DOR RATIO                                         |
| 007      | 940700 | 0910  | 5/22/11   | \$172,199   | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION |
| 007      | 940700 | 1110  | 11/18/10  | \$160,650   | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE   |
| 007      | 940700 | 1250  | 5/26/11   | \$130,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE           |
| 007      | 940700 | 1350  | 6/17/11   | \$159,900   | PREVIMP<=25K;GOVERNMENT AGENCY                    |
| 007      | 940700 | 1360  | 4/21/11   | \$350,000   | PREVIMP<=25K;GOVERNMENT AGENCY                    |
| 007      | 940700 | 1380  | 10/7/11   | \$288,366   | GOVERNMENT AGENCY; FORCED SALE                    |
| 007      | 940700 | 1590  | 5/19/10   | \$189,000   | NON-REPRESENTATIVE SALE; FINANCIAL INST.RESALE    |
| 007      | 940700 | 1600  | 11/18/11  | \$122,525   | DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE        |
| 007      | 940700 | 1710  | 8/6/10    | \$149,485   | FULL SALES PRICE NOT REPORTED; RELATED PARTY      |
| 007      | 940710 | 0900  | 3/23/12   | \$345,000   | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX         |
| 007      | 940710 | 1010  | 10/3/11   | \$124,000   | ACTIVE PERMIT BEFORE SALE>25K; OBSOLESCENCE       |
| 007      | 940710 | 1170  | 5/18/12   | \$70,000    | DOR RATIO; %COMPLETE                              |
| 007      | 940710 | 1180  | 10/22/12  | \$300,000   | UNFINISHED AREA                                   |
| 007      | 940710 | 1260  | 12/15/11  | \$114,001   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 007      | 940710 | 2330  | 4/21/10   | \$150,000   | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE   |
| 007      | 940710 | 2380  | 8/27/12   | \$208,750   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 007      | 940710 | 2440  | 8/28/12   | \$205,000   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 007      | 940711 | 0230  | 2/13/12   | \$170,000   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 007      | 940711 | 0350  | 10/20/10  | \$150,000   | NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE   |
| 007      | 940711 | 0730  | 8/25/11   | \$157,200   | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION |
| 007      | 940711 | 0970  | 12/19/12  | \$309,527   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 007      | 940711 | 1030  | 1/17/12   | \$152,000   | DIAGNOSTIC OUTLIER 1; MODEL DEVELOPMENT EXCLUSION |
| 007      | 940711 | 1060  | 11/13/12  | \$340,020   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 007      | 940711 | 1530  | 1/6/11    | \$176,000   | NO MARKET EXPOSURE; QCD; FINANCIAL INST. RESALE   |
| 007      | 940711 | 1710  | 11/17/11  | \$170,600   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |
| 007      | 940711 | 1710  | 11/17/11  | \$170,600   | BANKRUPTCY - RECEIVER OR TRUSTEE                  |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 002             | 570250       | 0295         | 7/19/2012        | \$125,000         | 21,750          | N           | Y                  |
| 002             | 182408       | 9065         | 6/6/2012         | \$127,130         | 38,088          | N           | N                  |
| 002             | 262408       | 9202         | 5/1/2012         | \$387,500         | 411,962         | N           | N                  |
| 002             | 362407       | 9124         | 2/21/2012        | \$300,000         | 217,800         | N           | N                  |
| 002             | 202408       | 9031         | 12/14/2010       | \$250,000         | 1,625,481       | N           | N                  |
| 002             | 785020       | 0045         | 9/16/2010        | \$14,950          | 5,200           | N           | Y                  |
| 003             | 132308       | 9084         | 10/10/2012       | \$99,000          | 19,200          | N           | N                  |
| 003             | 380800       | 0200         | 8/15/2012        | \$102,500         | 6,307           | N           | N                  |
| 003             | 032308       | 9039         | 1/19/2011        | \$87,500          | 52,272          | N           | N                  |
| 007             | 162308       | 9130         | 12/14/2012       | \$175,000         | 258,310         | N           | N                  |
| 007             | 940710       | 2450         | 10/31/2012       | \$160,000         | 88,427          | N           | N                  |
| 007             | 172308       | 9005         | 9/12/2012        | \$400,000         | 347,608         | N           | N                  |
| 007             | 883580       | 0080         | 7/21/2011        | \$300,000         | 234,549         | Y           | N                  |
| 007             | 883577       | 0060         | 5/25/2010        | \$500,000         | 217,629         | Y           | N                  |
| 007             | 272308       | 9024         | 1/7/2010         | \$975,000         | 398,138         | Y           | N                  |

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                         |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------------------------|
| 002             | 342408       | 9021         | 10/25/2012       | \$10,000          | CORPORATE AFFILIATES; QUIT CLAIM DEED   |
| 002             | 182408       | 9017         | 9/25/2012        | \$9,800           | GOVERNMENT AGENCY; QUIT CLAIM DEED      |
| 002             | 282408       | 9007         | 7/16/2012        | \$75,000          | BANKRUPTCY - RECEIVER OR TRUSTEE        |
| 002             | 262408       | 9001         | 7/20/2012        | \$875,000         | TIMBER AND FOREST LAND                  |
| 002             | 202408       | 9103         | 3/14/2012        | \$13,000          | EASEMENT OR RIGHT-OF-WAY                |
| 002             | 760620       | 0399         | 2/16/2012        | \$60,000          | NO MARKET EXPOSURE                      |
| 002             | 784920       | 0790         | 12/23/2011       | \$6,500           | BANKRUPTCY - RECEIVER OR TRUSTEE        |
| 002             | 362407       | 9028         | 7/5/2011         | \$4,000           | EASEMENT OR RIGHT-OF-WAY                |
| 002             | 362407       | 9083         | 4/12/2011        | \$2,500           | EASEMENT OR RIGHT-OF-WAY                |
| 002             | 202408       | 9003         | 12/14/2010       | \$275,000         | TIMBER AND FOREST LAND                  |
| 002             | 182408       | 9050         | 11/4/2010        | \$50,000          | NO MARKET EXPOSURE                      |
| 002             | 182408       | 9050         | 11/4/2010        | \$50,000          | ESTATE SALE; NO MARKET EXPOSURE         |
| 002             | 362407       | 9037         | 8/24/2010        | \$1,648           | EASEMENT OR RIGHT-OF-WAY                |
| 002             | 602850       | 0055         | 5/14/2010        | \$40,000          | NO MARKET EXPOSURE                      |
| 003             | 132308       | 9037         | 12/28/2012       | \$350,000         | DOR RATIO                               |
| 003             | 159300       | 0290         | 8/9/2012         | \$11,000          | DOR RATIO                               |
| 003             | 102308       | 9002         | 7/26/2012        | \$286,000         | GOVERNMENT AGENCY                       |
| 003             | 162308       | 9174         | 4/16/2012        | \$7,000           | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 003             | 172309       | 9022         | 2/7/2012         | \$70,000          | QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)  |
| 003             | 032308       | 9039         | 6/14/2011        | \$35,000          | QUESTIONABLE PER APPRAISAL; MOBILE HOME |
| 007             | 162308       | 9179         | 4/16/2012        | \$176,000         | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 007             | 242308       | 9054         | 1/24/2012        | \$58,000          | DOR RATIO                               |

**Mobile Home Sales Used in this Annual Update Analysis  
Area 80**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Living Area</b> | <b>Class</b> | <b>Year Built</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|--------------------|--------------|-------------------|-------------|-----------------|-------------|----------------------|
| 002             | 780290       | 0603         | 10/11/2012       | \$230,000         | \$230,000             | 1660               | 4            | 1993              | 4           | 183,823         | N           | 8215 372ND PL SE     |
| 002             | 746290       | 0070         | 9/17/2012        | \$215,000         | \$215,000             | 1782               | 3            | 1988              | 4           | 43,995          | N           | 9619 352ND AVE SE    |
| 003             | 112308       | 9048         | 10/22/2012       | \$230,000         | \$230,000             | 1404               | 3            | 1993              | 4           | 83,523          | N           | 12740 444TH AVE SE   |
| 003             | 132308       | 9147         | 5/18/2010        | \$276,000         | \$276,000             | 1584               | 1            | 1973              | 3           | 67,354          | N           | 45303 SE 141ST ST    |
| 007             | 252308       | 9119         | 8/6/2010         | \$299,950         | \$299,950             | 2000               | 0            | 2000              | 3           | 59,677          | N           | 46142 SE EDGEWICK RD |

**Mobile Home Sales Removed in this Annual Update Analysis**  
**Area 80**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                       |
|-----------------|--------------|--------------|------------------|-------------------|-------------------------------------------------------|
| 002             | 746290       | 0020         | 5/8/2012         | \$42,000          | FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE |
| 002             | 282408       | 9056         | 9/16/2011        | \$123,500         | NO MARKET EXPOSURE                                    |
| 002             | 182408       | 9070         | 6/8/2010         | \$65,554          | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR   |
| 003             | 019245       | 0080         | 11/2/2011        | \$75,000          | IMP. CHARACTERISTICS CHANGED SINCE SALE               |
| 007             | 252308       | 9002         | 5/16/2012        | \$125,900         | OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE      |
| 007             | 262308       | 9058         | 8/30/2011        | \$40,000          | QUESTIONABLE PER SALES IDENTIFICATION                 |
| 007             | 262308       | 9025         | 5/19/2010        | \$230,336         | BANKRUPTCY - RECEIVER OR TRUSTEE                      |