

Residential Revalue

2013 Assessment Roll

**Seward Park/
Mt. Baker**

Area 81

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

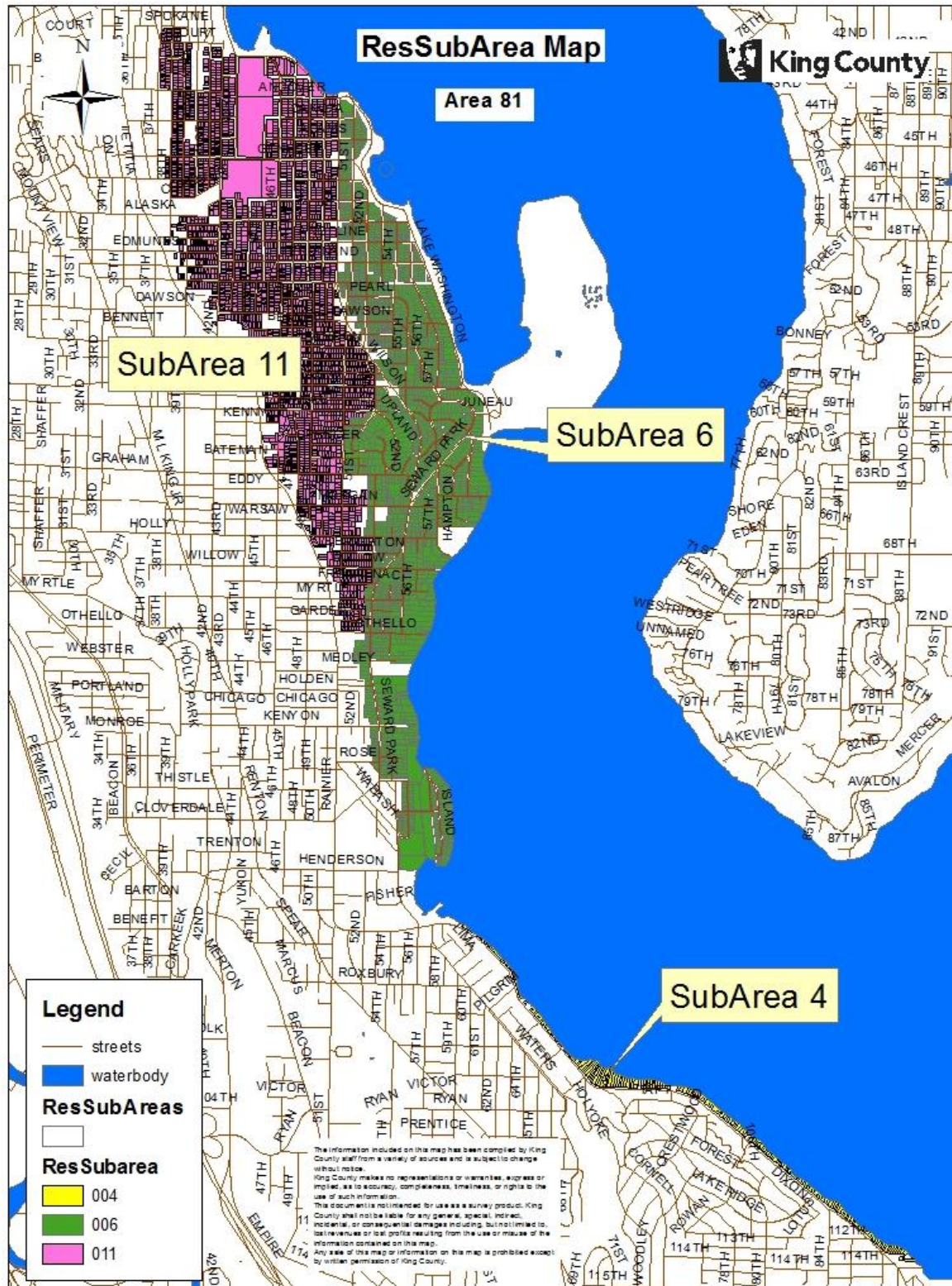
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

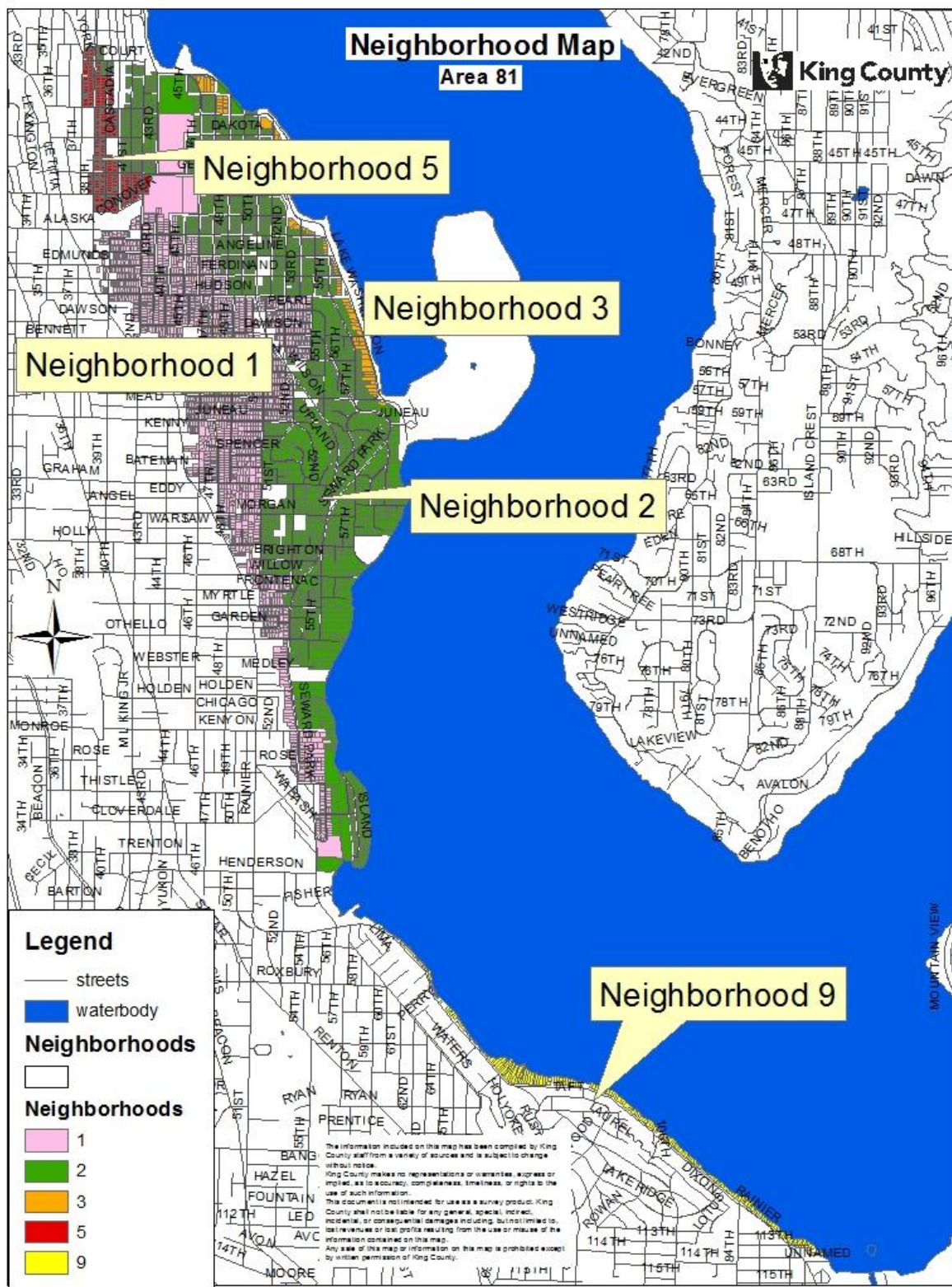
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor





Seward Park/ Mt. Baker Housing



Grade 6/ Year Built 1900/ Total Living Area 1770



Grade 7/ Year Built 1909/Total Living Area 1500



Grade 8/ Year Built 1964/ Total Living Area 1970



Grade 9/ Year Built 2011/ Total Living Area 2260



Grade 10/ Year Built 2008/ Total Living Area 3190



Grade 11/ Year Built 1924/ Total Living Area 3860

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: Seward Park Mt. Baker / Area 81

Previous Physical Inspection: 2008

Number of Improved Sales: 406

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$185,000	\$212,400	\$397,400			
2013 Value	\$201,400	\$218,300	\$419,700	\$463,700	91.2%	12.39%
Change	+\$16,400	+\$5,900	+\$22,300			
% Change	+8.9%	+2.8%	+5.6%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 12.39% is an improvement from the previous COD of 12.59%.*

Values in the West Central District are generally increasing. However, no statistically measurable time adjustment was found for this area. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$192,600	\$191,000	\$383,600
2013 Value	\$209,400	\$194,700	\$404,100
Percent Change	+8.7%	+1.9%	+5.3%

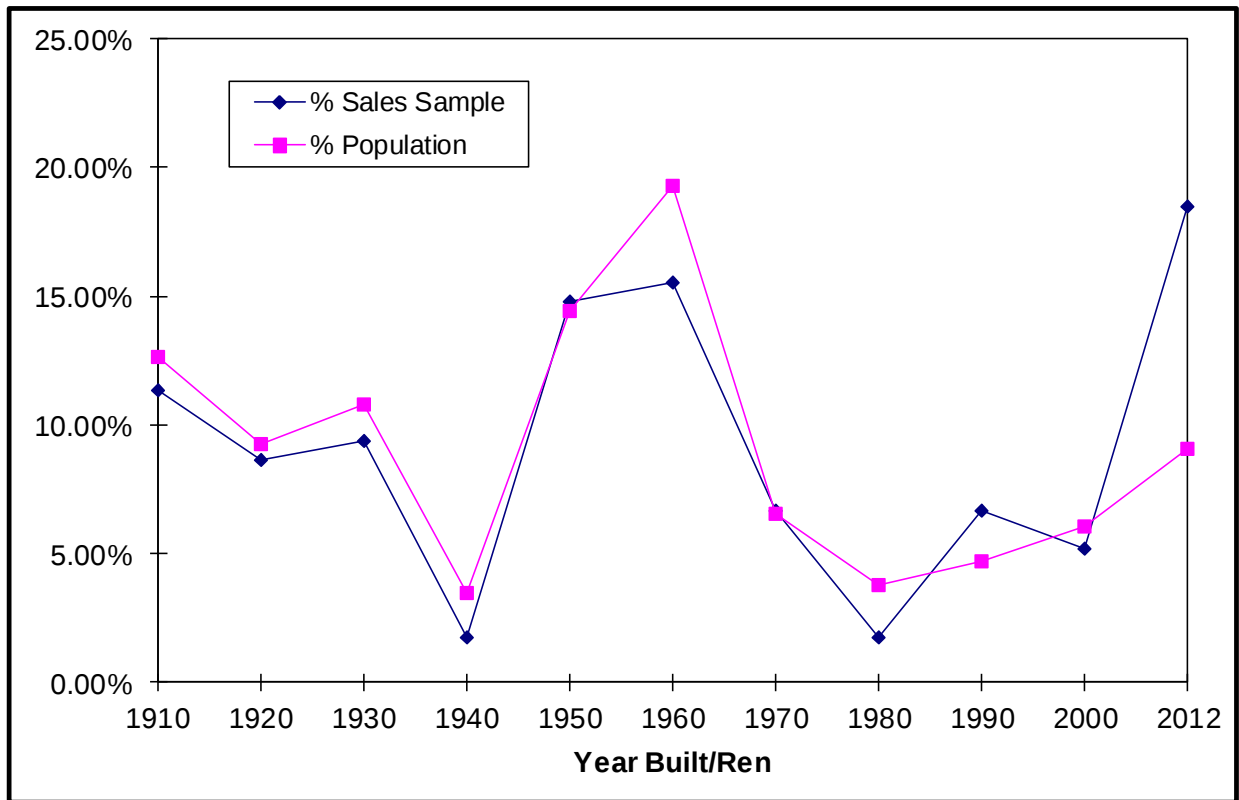
Number of one to three unit residences in the population: 4763

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 characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, high grade homes (Grade 8 and above) in Sub Area 11 not including neighborhood 2 were at lower ratio compared to the rest of the population, which resulted in an upward adjustment. Conversely, waterfront properties in Sub Area 6 were at a higher ratio and required a downward adjustment. The remainder of the area received the standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	46	11.33%
1920	35	8.62%
1930	38	9.36%
1940	7	1.72%
1950	60	14.78%
1960	63	15.52%
1970	27	6.65%
1980	7	1.72%
1990	27	6.65%
2000	21	5.17%
2012	75	18.47%
	406	

Population		
Year Built/Ren	Frequency	% Population
1910	602	12.64%
1920	441	9.26%
1930	513	10.77%
1940	164	3.44%
1950	688	14.44%
1960	919	19.29%
1970	313	6.57%
1980	180	3.78%
1990	223	4.68%
2000	288	6.05%
2012	432	9.07%
	4763	

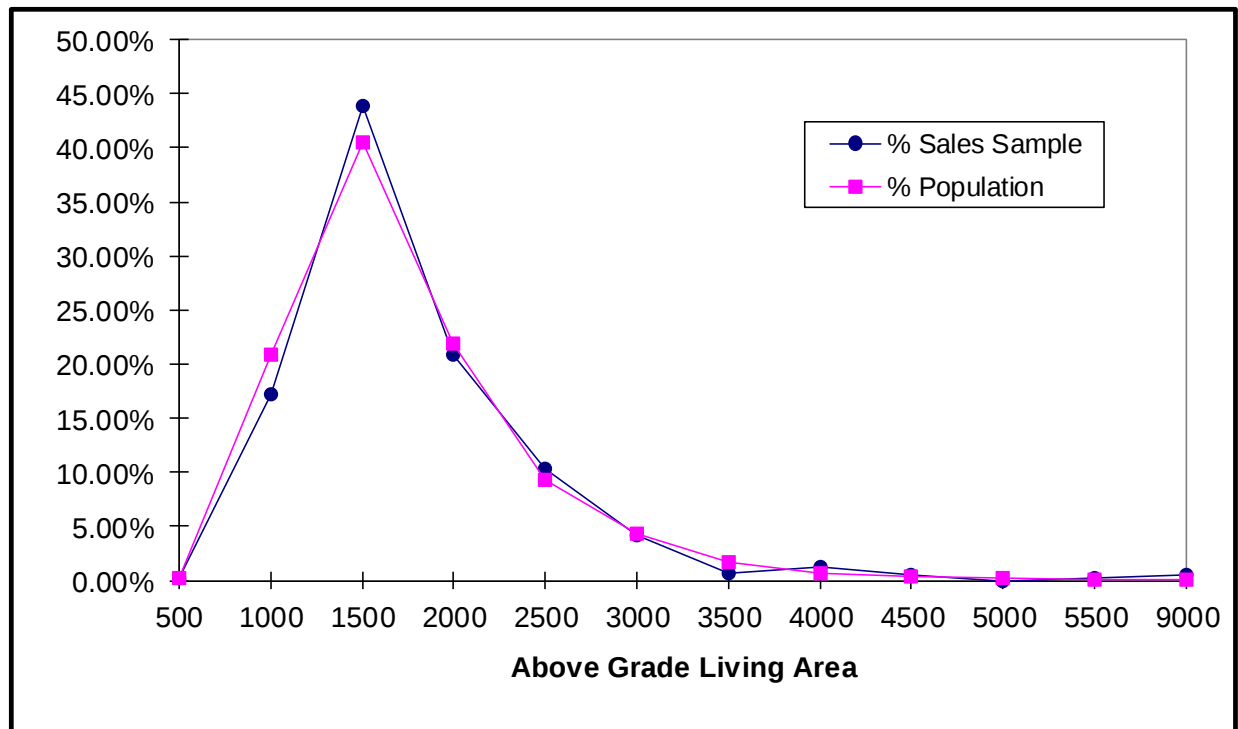


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.25%
1000	70	17.24%
1500	178	43.84%
2000	85	20.94%
2500	42	10.34%
3000	17	4.19%
3500	3	0.74%
4000	5	1.23%
4500	2	0.49%
5000	0	0.00%
5500	1	0.25%
9000	2	0.49%
	406	

Population		
AGLA	Frequency	% Population
500	8	0.17%
1000	992	20.83%
1500	1928	40.48%
2000	1041	21.86%
2500	445	9.34%
3000	204	4.28%
3500	79	1.66%
4000	30	0.63%
4500	15	0.31%
5000	8	0.17%
5500	6	0.13%
9000	7	0.15%
	4763	

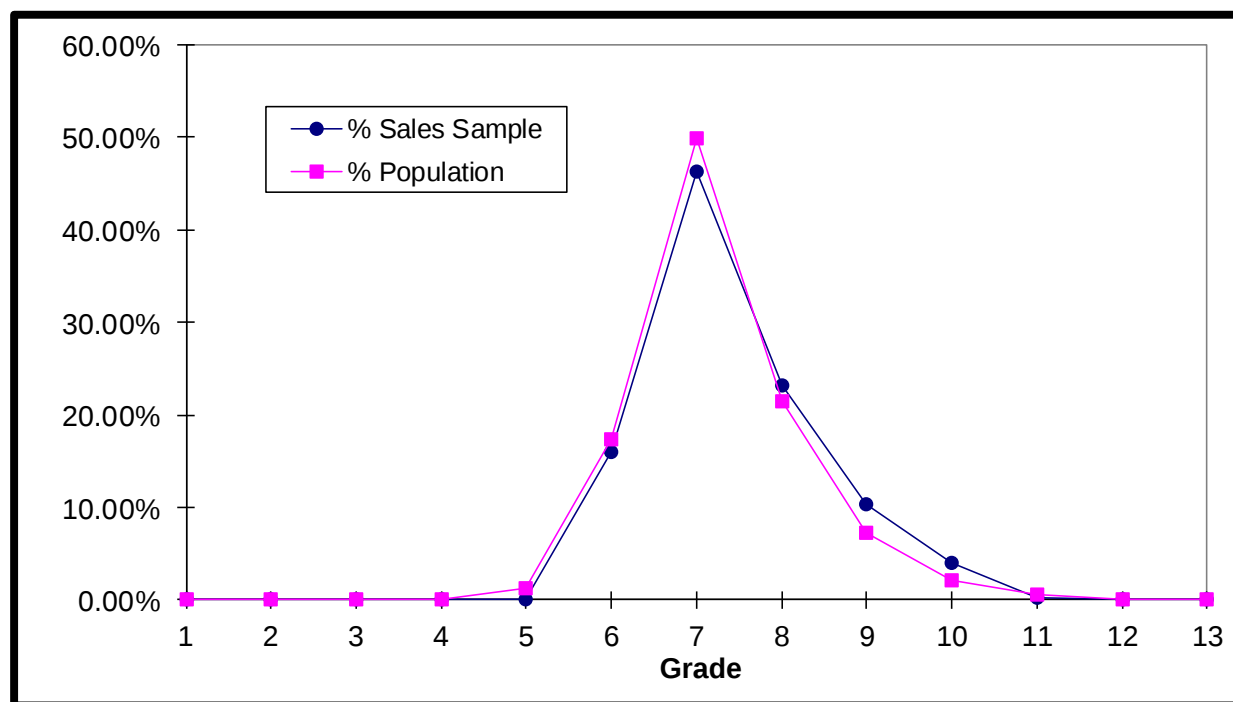


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	65	16.01%
7	188	46.31%
8	94	23.15%
9	42	10.34%
10	16	3.94%
11	1	0.25%
12	0	0.00%
13	0	0.00%
406		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	58	1.22%
6	826	17.34%
7	2375	49.86%
8	1026	21.54%
9	343	7.20%
10	103	2.16%
11	24	0.50%
12	5	0.10%
13	2	0.04%
4763		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 9 usable land sales available in the area, and their 2012 Assessment Year assessed values, and the Area Adjustments, two land models were developed. Sub Area 6 improved Waterfront land value was decreasing by -6.5%. With no vacant waterfront sales the land was adjusted by the overall Sub Area 6 waterfront adjustment. An overall market adjustment was derived for the remaining population which was increasing by 10%. Two market adjustments were derived, which resulted in an overall 8.7% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

For Sub Area 6 Waterfront

2013 Land Value = 2012 Land Value x 0.935, with the result truncated to the next \$1,000.

For Sub Area 4, 11 and (Sub Area 6 Non-Waterfront)

2013 Land Value = 2012 Land Value x 1.10, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, high grade homes (Grade 8 and above) in Sub Area 11 not including neighborhood 2 were at lower ratio compared to the rest

of the population, which resulted in an upward adjustment. Conversely, waterfront properties in Sub Area 6 were at a higher ratio and required a downward adjustment. The remainder of the area received the standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 406 useable residential sales in the area.

A statistical review of 3 years of sales revealed that there was no area wide market movement. Therefore sales were not trended for time.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.2%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +5.30%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 81 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

5.58%

Sub11NoNeighborhood2 Grade>7	Yes
--	------------

% Adjustment	13.75%
--------------	--------

Waterfront Sub Area 6	Yes
------------------------------	------------

% Adjustment	-6.50%
--------------	--------

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Grade 8 or greater house located in Sub Area 11 non including Neighborhood 2 would *approximately* receive a 13.75% upward adjustment. 249 parcels in the improved population would receive this adjustment. There were 27 sales.

Waterfront properties in Sub Area 6 would *approximately* receive a -6.5% downward adjustment. 54 parcels in the improved population would receive this adjustment. There were 5 sales.

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

94% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
004	167840	0010	7/8/10	\$650,000	\$650,000	800	7	1951	Avg	8150	Y	Y	11016 RAINIER AVE S
004	405820	1550	2/11/10	\$748,000	\$748,000	1180	7	1962	Avg	11074	Y	Y	10878 RAINIER AVE S
004	807300	0465	11/1/10	\$535,000	\$535,000	1200	7	1951	Avg	10060	Y	Y	9962 RAINIER AVE S
004	405820	1581	4/15/11	\$722,000	\$722,000	1730	7	1958	Avg	14253	Y	Y	10890 RAINIER AVE S
004	222040	0160	11/18/11	\$499,900	\$500,000	780	8	1941	Good	8072	Y	Y	10664 RAINIER AVE S
004	405820	1580	5/31/11	\$945,000	\$945,000	1170	8	1955	Good	12077	Y	Y	10884 RAINIER AVE S
004	712930	1735	8/30/12	\$650,000	\$650,000	1690	8	1937	Avg	4816	Y	Y	9770 RAINIER AVE S
004	807300	0445	5/3/10	\$1,072,500	\$1,073,000	3820	8	1985	Avg	13160	Y	Y	9946 RAINIER AVE S
004	712930	1665	11/16/12	\$637,750	\$638,000	1740	9	1981	Avg	1170	Y	Y	9846 RAINIER AVE S
004	712930	3095	1/13/11	\$825,000	\$825,000	2620	9	1962	Good	2830	Y	Y	9654 RAINIER AVE S
004	712930	3072	7/27/12	\$805,000	\$805,000	2910	9	1983	Avg	2433	Y	Y	9640 RAINIER AVE S
004	712930	1295	10/12/12	\$1,155,000	\$1,155,000	2110	10	1998	Avg	8287	Y	Y	10236 RAINIER AVE S
004	807300	0455	4/20/11	\$1,250,000	\$1,250,000	5310	10	2008	Avg	18027	Y	Y	9954 RAINIER AVE S
006	262404	9111	8/7/12	\$335,000	\$335,000	780	6	1925	Avg	5664	N	N	5228 S ORCHARD TER
006	123100	0030	3/11/11	\$377,500	\$378,000	850	6	1954	Avg	3900	N	N	5020 51ST AVE S
006	524980	4160	10/24/12	\$285,000	\$285,000	850	6	1918	Avg	3600	Y	N	5108 S ALASKA ST
006	123100	0940	8/12/10	\$249,000	\$249,000	890	6	1913	Avg	6000	N	N	5125 S DAWSON ST
006	123100	0605	1/25/12	\$365,000	\$365,000	920	6	1900	Avg	3400	N	N	5207 S FARRAR ST
006	123100	0515	1/19/10	\$353,000	\$353,000	970	6	1990	Avg	4000	N	N	5105 S FARRAR ST
006	262404	9103	6/21/11	\$380,000	\$380,000	1040	6	1925	Avg	4576	N	N	5239 S MYRTLE ST
006	262404	9101	6/19/12	\$280,000	\$280,000	1130	6	1925	Avg	4160	N	N	5249 S MYRTLE ST
006	123100	0035	11/9/10	\$420,000	\$420,000	1220	6	1927	Good	4212	Y	N	5111 S HUDSON ST
006	372380	0131	1/13/11	\$380,000	\$380,000	1340	6	1925	Avg	6040	N	N	5253 S BRANDON ST
006	415430	4635	2/21/12	\$342,500	\$343,000	1400	6	1913	Avg	5400	N	N	4414 50TH AVE S
006	123100	0300	3/9/11	\$482,000	\$482,000	1700	6	2000	Good	4000	Y	N	5235 S PEARL ST
006	415430	5125	10/1/12	\$430,000	\$430,000	860	7	1916	Good	7214	Y	N	4815 52ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	069100	0065	4/6/10	\$335,000	\$335,000	880	7	1952	Avg	5290	N	N	7003 BRIGHTON LN S
006	262404	9112	11/4/10	\$358,000	\$358,000	930	7	1926	Avg	4268	N	N	5233 S MYRTLE ST
006	262404	9013	9/24/10	\$360,000	\$360,000	990	7	1947	Avg	4850	N	N	5217 S MYRTLE ST
006	415430	5660	8/13/10	\$453,000	\$453,000	1040	7	1952	Good	6480	N	N	4919 55TH AVE S
006	262404	9155	12/23/11	\$293,900	\$294,000	1040	7	1956	Avg	4840	N	N	5412 S OTHELLO ST
006	123100	0360	6/7/11	\$323,000	\$323,000	1050	7	1974	Avg	4000	N	N	5214 S FARRAR ST
006	786750	0020	8/20/10	\$367,000	\$367,000	1070	7	2010	Avg	5950	N	N	5404 S ORCAS ST
006	262404	9093	12/19/12	\$399,000	\$399,000	1080	7	1947	Avg	4850	N	N	5223 S MYRTLE ST
006	123100	0924	10/19/12	\$335,000	\$335,000	1090	7	2006	Avg	3400	N	N	5117 S DAWSON ST
006	524980	4311	7/26/10	\$487,000	\$487,000	1100	7	1948	Avg	5400	Y	N	4214 51ST AVE S
006	214730	0045	3/25/10	\$468,500	\$469,000	1130	7	1934	Good	4179	N	N	5474 57TH AVE S
006	110200	1090	9/7/12	\$415,000	\$415,000	1130	7	1927	Avg	6208	Y	N	6540 HOLLY TER S
006	352404	9071	6/8/11	\$336,000	\$336,000	1160	7	1927	Good	7800	N	N	7932 SEWARD PARK AVE S
006	524980	3805	11/28/11	\$393,000	\$393,000	1170	7	1927	Avg	4000	Y	N	4607 51ST AVE S
006	415430	5195	11/29/12	\$464,000	\$464,000	1180	7	1942	Avg	7200	Y	N	4926 52ND AVE S
006	123100	0215	4/23/12	\$426,350	\$426,000	1180	7	1963	Avg	7020	Y	N	5224 S PEARL ST
006	110200	0290	8/22/11	\$500,000	\$500,000	1190	7	1947	Avg	9890	Y	N	6355 WILSON AVE S
006	524980	5050	5/9/11	\$517,500	\$518,000	1210	7	1950	Avg	7200	Y	N	4927 LAKE WASHINGTON BLVD S
006	372380	0412	10/26/10	\$550,000	\$550,000	1250	7	1950	Avg	9050	Y	N	5502 S ORCAS ST
006	123100	0885	8/11/11	\$331,500	\$332,000	1250	7	1986	Avg	6000	N	N	5208 S MAYFLOWER ST
006	110200	0618	4/28/10	\$424,500	\$425,000	1280	7	1925	Avg	5610	Y	N	6547 SEWARD PARK AVE S
006	883540	0985	12/9/10	\$545,000	\$545,000	1350	7	1949	Avg	6720	Y	N	5930 WILSON AVE S
006	262404	9192	5/21/12	\$483,000	\$483,000	1350	7	1958	Avg	6975	N	N	5509 S OTHELLO ST
006	262404	9181	1/11/12	\$395,000	\$395,000	1380	7	1983	Avg	1848	Y	N	6800 SEWARD PARK AVE S
006	372380	0034	11/29/12	\$436,000	\$436,000	1420	7	1955	Avg	10450	Y	N	5210 S MEAD ST
006	372380	0098	5/24/10	\$348,450	\$348,000	1420	7	1956	Good	6860	N	N	5468 WILSON AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	352404	9085	3/14/11	\$387,000	\$387,000	1440	7	1930	Avg	4000	N	N	5316 S BUDD CT
006	372380	0413	6/13/11	\$490,000	\$490,000	1440	7	1953	Avg	7952	Y	N	5508 S ORCAS ST
006	372380	0203	9/28/11	\$495,000	\$495,000	1480	7	1939	Good	8315	N	N	5081 57TH AVE S
006	983020	0235	2/9/11	\$435,000	\$435,000	1490	7	1923	Good	5858	N	N	6719 SEWARD PARK AVE S
006	415430	4869	7/2/12	\$470,000	\$470,000	1490	7	1918	Good	3600	Y	N	5014 S SNOQUALMIE ST
006	110200	0721	6/30/11	\$463,000	\$463,000	1520	7	1956	Avg	7735	N	N	6909 56TH AVE S
006	372380	0444	6/10/11	\$509,500	\$510,000	1530	7	1926	Avg	5550	Y	N	5420 57TH AVE S
006	524980	3875	4/25/12	\$383,750	\$384,000	1560	7	1928	Good	4000	N	N	5008 S ANGELINE ST
006	333600	1905	10/20/10	\$246,500	\$247,000	1560	7	1951	Avg	4100	N	N	8453 55TH AVE S
006	333600	1660	10/24/11	\$382,000	\$382,000	1590	7	1906	Avg	5500	N	N	8605 55TH AVE S
006	524980	3695	12/28/10	\$522,000	\$522,000	1590	7	1925	VGood	5280	Y	N	4225 51ST AVE S
006	415430	4985	6/19/12	\$495,000	\$495,000	1600	7	1927	VGood	6000	Y	N	4929 52ND AVE S
006	524980	4315	8/24/12	\$715,000	\$715,000	1610	7	1907	Good	6600	Y	N	4220 51ST AVE S
006	524980	4810	12/10/12	\$720,000	\$720,000	1630	7	1912	Good	6000	Y	N	5403 S ALASKA ST
006	110200	0455	5/7/10	\$615,500	\$616,000	1670	7	1902	Good	12610	Y	N	6533 SEWARD PARK AVE S
006	321420	0005	3/2/12	\$338,000	\$338,000	1730	7	1948	Avg	6130	N	N	7202 SEWARD PARK AVE S
006	372380	0427	10/21/11	\$561,750	\$562,000	1880	7	1940	Good	7245	Y	N	5454 57TH AVE S
006	110200	1195	5/26/10	\$490,000	\$490,000	1920	7	1900	Avg	9773	Y	N	6424 57TH AVE S
006	110200	1130	5/23/11	\$639,500	\$640,000	2100	7	1902	Good	11025	Y	N	6514 SEWARD PARK AVE S
006	110200	1058	10/20/10	\$565,000	\$565,000	2140	7	1908	Good	11439	Y	N	5518 S HOLLY ST
006	786750	0006	3/14/12	\$485,000	\$485,000	2190	7	1988	Good	10080	Y	N	5414 S ORCAS ST
006	372380	0070	5/30/12	\$620,000	\$620,000	2360	7	1985	Avg	8965	N	N	5555 55TH AVE S
006	110200	0119	11/5/12	\$550,000	\$550,000	2720	7	1963	Good	7680	N	N	6523 52ND AVE S
006	123100	0415	1/13/10	\$475,000	\$475,000	2940	7	2000	Avg	3000	N	N	5117 S PEARL ST
006	415430	5006	3/22/10	\$498,650	\$499,000	2970	7	1990	Avg	4900	N	N	4802 51ST AVE S
006	524980	3498	7/6/12	\$432,000	\$432,000	1020	8	1947	Avg	3600	N	N	5014 S DAKOTA ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	524980	3498	6/4/10	\$405,000	\$405,000	1020	8	1947	Avg	3600	N	N	5014 S DAKOTA ST
006	333600	2100	11/13/12	\$330,000	\$330,000	1050	8	1961	Avg	7480	N	N	8440 55TH AVE S
006	372380	0244	8/30/10	\$358,000	\$358,000	1060	8	1941	Avg	5252	N	N	5223 56TH AVE S
006	883540	0365	9/14/12	\$525,000	\$525,000	1140	8	1955	VGood	7500	Y	N	6061 SEWARD PARK AVE S
006	689630	0100	4/30/12	\$715,000	\$715,000	1170	8	1930	Good	7200	Y	Y	8454 ISLAND DR S
006	415430	4835	8/30/11	\$428,000	\$428,000	1210	8	1947	Avg	7200	Y	N	4515 51ST AVE S
006	883540	0540	5/20/11	\$619,000	\$619,000	1230	8	1949	Good	7860	Y	N	6219 LAKE SHORE DR S
006	372380	0392	3/20/12	\$395,000	\$395,000	1260	8	1929	Avg	3050	Y	N	5511 SEWARD PARK AVE S
006	941240	0106	2/15/11	\$460,000	\$460,000	1260	8	1954	Good	11022	N	N	7723 SEWARD PARK AVE S
006	372380	0417	9/8/11	\$499,000	\$499,000	1270	8	1950	Avg	6621	Y	N	5544 S ORCAS ST
006	372380	0375	11/1/10	\$535,000	\$535,000	1320	8	1950	Avg	6512	N	N	5510 SEWARD PARK AVE S
006	524980	4345	8/22/12	\$577,000	\$577,000	1320	8	1948	Avg	6000	Y	N	4108 51ST AVE S
006	558320	0915	5/13/10	\$455,000	\$455,000	1340	8	2002	Avg	1953	N	N	5001 51ST AVE S
006	883540	0280	4/14/11	\$430,000	\$430,000	1360	8	1951	Avg	9780	Y	N	5715 S UPLAND RD
006	262404	9209	8/5/11	\$475,000	\$475,000	1380	8	1968	Avg	10790	N	N	7156 55TH AVE S
006	941240	0109	12/21/11	\$365,000	\$365,000	1390	8	1961	Avg	7852	N	N	7711 SEWARD PARK AVE S
006	883540	0895	8/4/10	\$498,950	\$499,000	1400	8	1948	Avg	8580	Y	N	6129 OAKHURST RD S
006	262404	9012	12/1/11	\$470,000	\$470,000	1410	8	1924	Avg	9750	N	N	7112 55TH AVE S
006	110200	0237	12/13/12	\$548,000	\$548,000	1420	8	1999	Avg	11201	Y	N	5241 S GRAHAM ST
006	883540	1290	2/24/12	\$465,125	\$465,000	1450	8	1960	Avg	7797	Y	N	6233 WILSON AVE S
006	883540	1075	6/8/11	\$525,000	\$525,000	1470	8	1958	Avg	6270	Y	N	5929 WILSON AVE S
006	262404	9025	5/15/12	\$405,000	\$405,000	1470	8	1977	Avg	11180	Y	N	7331 BOWLYN PL S
006	883540	0670	1/19/12	\$387,765	\$388,000	1490	8	1951	Avg	7370	Y	N	6311 HAMPTON RD S
006	069100	0020	5/25/11	\$427,000	\$427,000	1490	8	1949	Avg	5000	N	N	7003 55TH AVE S
006	069100	0020	4/30/10	\$409,000	\$409,000	1490	8	1949	Avg	5000	N	N	7003 55TH AVE S
006	372380	0210	2/26/12	\$759,888	\$760,000	1520	8	2011	Avg	5460	Y	N	5530 S DAWSON ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	524980	4190	10/12/10	\$502,500	\$503,000	1550	8	1953	Avg	7200	Y	N	4609 52ND AVE S
006	110900	0110	10/1/10	\$482,000	\$482,000	1590	8	1929	Good	4200	N	N	7211 SEWARD PARK AVE S
006	883540	0750	10/3/11	\$520,000	\$520,000	1600	8	1960	Avg	9060	Y	N	6306 SEWARD PARK AVE S
006	689630	0101	6/14/10	\$810,000	\$810,000	1620	8	1960	Good	7140	Y	Y	8452 ISLAND DR S
006	372380	0085	4/18/12	\$645,000	\$645,000	1640	8	1963	Avg	10368	N	N	5409 S LUCILE ST
006	661600	0055	8/4/10	\$517,000	\$517,000	1650	8	1949	Avg	8750	Y	N	5218 54TH AVE S
006	883540	1000	6/2/10	\$591,125	\$591,000	1650	8	1953	Avg	9200	Y	N	5900 WILSON AVE S
006	123100	0390	10/12/10	\$410,000	\$410,000	1670	8	1914	VGood	6500	N	N	5106 51ST AVE S
006	883540	0178	9/1/11	\$512,500	\$513,000	1690	8	1959	Avg	9520	Y	N	5730 S HAWTHORN RD
006	123100	0520	3/15/11	\$470,000	\$470,000	1700	8	2002	Avg	4000	N	N	5111 S FARRAR ST
006	883590	0100	7/12/12	\$815,000	\$815,000	1710	8	1957	Avg	17760	Y	N	5819 SEWARD PARK AVE S
006	262404	9200	11/22/11	\$457,000	\$457,000	1710	8	1963	Avg	9975	N	N	7330 SEWARD PARK AVE S
006	941240	0215	4/29/10	\$545,000	\$545,000	1720	8	1950	Avg	22755	Y	N	7778 SEWARD PARK AVE S
006	883540	0980	4/13/12	\$475,000	\$475,000	1720	8	1956	Avg	7140	Y	N	5934 WILSON AVE S
006	883540	0745	6/9/11	\$667,000	\$667,000	1760	8	1940	Good	7560	Y	N	6312 SEWARD PARK AVE S
006	883540	0080	8/23/11	\$776,000	\$776,000	1770	8	1947	Good	15300	Y	N	6030 LAKE SHORE DR S
006	415430	5065	11/3/11	\$499,000	\$499,000	1780	8	1988	Avg	6000	N	N	4828 51ST AVE S
006	883590	0110	10/14/10	\$620,000	\$620,000	1800	8	1950	Avg	14760	Y	N	5835 SEWARD PARK AVE S
006	524980	5070	8/7/12	\$761,900	\$762,000	1810	8	1988	Avg	6420	Y	N	4901 LAKE WASHINGTON BLVD S
006	110200	0820	12/18/12	\$715,400	\$715,000	1850	8	1977	Good	12288	Y	N	5600 S WILLOW ST
006	524980	4024	6/12/12	\$405,500	\$406,000	1870	8	1948	Good	8400	Y	N	4915 51ST AVE S
006	110900	0395	2/17/11	\$460,000	\$460,000	1890	8	1911	Good	7900	N	N	7125 SEWARD PARK AVE S
006	524980	4300	5/1/12	\$780,000	\$780,000	1940	8	2002	Avg	6300	Y	N	4208 51ST AVE S
006	110200	0811	4/15/10	\$629,000	\$629,000	1970	8	1921	Avg	13332	Y	N	6750 55TH AVE S
006	665090	0015	5/28/11	\$550,000	\$550,000	2070	8	1957	Avg	11574	Y	N	5719 S MORGAN PL
006	372380	0418	9/14/12	\$832,000	\$832,000	2220	8	2011	Avg	4848	Y	N	5514 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	069100	0048	7/24/12	\$450,000	\$450,000	2310	8	1996	Avg	5000	Y	N	7012 BRIGHTON LN S
006	110200	0666	8/4/11	\$723,000	\$723,000	2390	8	1955	Avg	7000	Y	N	5521 S FRONTENAC ST
006	110200	0638	6/9/11	\$600,000	\$600,000	2400	8	1963	Avg	13209	Y	N	6925 56TH AVE S
006	415430	5000	7/28/11	\$699,800	\$700,000	2450	8	2011	Avg	6000	Y	N	4933 52ND AVE S
006	895290	0185	1/25/11	\$557,500	\$558,000	2540	8	1988	Avg	7750	Y	N	5119 S RAYMOND ST
006	524980	4915	3/25/10	\$751,000	\$751,000	2600	8	2004	Avg	6000	Y	N	5411 S ANGELINE ST
006	352404	9144	5/20/11	\$900,000	\$900,000	4000	8	1958	Good	8400	Y	Y	7936 A SEWARD PARK AVE S
006	352404	9174	2/11/11	\$355,000	\$355,000	1460	9	1991	Avg	5200	Y	N	8324 54TH AVE S
006	883540	0480	7/2/12	\$460,000	\$460,000	1510	9	1952	Avg	7590	Y	N	5720 S VAN DYKE RD
006	372380	0161	8/29/12	\$645,510	\$646,000	1680	9	1963	Avg	9380	Y	N	5150 55TH AVE S
006	372380	0230	5/17/12	\$608,000	\$608,000	1870	9	1957	Avg	8710	Y	N	5200 55TH AVE S
006	262404	9051	8/2/10	\$897,340	\$897,000	1890	9	2008	Avg	8720	Y	N	6816 SEWARD PARK AVE S
006	883540	0885	10/5/11	\$750,000	\$750,000	1900	9	1968	Avg	8220	Y	N	6115 OAKHURST RD S
006	883590	0120	2/18/10	\$625,000	\$625,000	1960	9	1952	Avg	12257	Y	N	5855 SEWARD PARK AVE S
006	895290	0200	7/3/12	\$518,000	\$518,000	2020	9	1952	Avg	10766	Y	N	6024 51ST AVE S
006	941240	0216	7/21/11	\$1,655,000	\$1,655,000	2020	9	2010	Avg	36157	Y	Y	5370 S KENYON ST
006	883540	0870	5/29/12	\$760,000	\$760,000	2140	9	1964	Avg	10860	Y	N	6202 WILSON AVE S
006	110200	1198	2/1/12	\$770,000	\$770,000	2210	9	2011	Avg	9847	N	N	6428 57TH AVE S
006	110200	1158	4/6/10	\$475,000	\$475,000	2250	9	1980	Avg	9256	Y	N	5525 S MORGAN ST
006	123100	0400	11/8/10	\$545,000	\$545,000	2260	9	2010	Avg	3000	N	N	5107 S PEARL ST
006	352404	9186	6/8/12	\$580,000	\$580,000	2440	9	2003	Avg	5000	Y	N	8304 54TH AVE S
006	123100	0070	6/4/12	\$665,000	\$665,000	2480	9	2000	Avg	3900	N	N	5015 52ND AVE S
006	110200	0514	10/25/11	\$840,000	\$840,000	2550	9	2008	Avg	9804	N	N	6547 54TH AVE S
006	352404	9190	11/12/12	\$445,000	\$445,000	2570	9	2007	Avg	5373	N	N	7921 SEWARD PARK AVE S
006	895290	0150	12/16/10	\$490,000	\$490,000	2660	9	1953	Avg	12800	Y	N	6040 51ST PL S
006	524980	4830	7/26/12	\$1,180,000	\$1,180,000	2930	9	2005	Avg	7200	N	N	4720 54TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
006	524980	4525	7/28/11	\$1,149,000	\$1,149,000	2930	9	1956	VGood	14400	Y	N	4717 53RD AVE S
006	110200	1274	1/15/10	\$746,500	\$747,000	3400	9	1961	Avg	12825	Y	N	6445 HAMPTON RD S
006	883540	0140	6/27/11	\$899,000	\$899,000	4120	9	2005	Avg	7113	N	N	5929 SEWARD PARK AVE S
006	415430	4760	7/16/11	\$1,150,000	\$1,150,000	4240	9	2007	Avg	7200	Y	N	5009 S OREGON ST
006	372380	0367	1/11/11	\$774,000	\$774,000	2240	10	2010	Avg	7323	N	N	5541 S BRANDON ST
006	372380	0368	2/18/11	\$755,000	\$755,000	2240	10	2010	Avg	7269	N	N	5545 S BRANDON ST
006	372380	0369	10/27/10	\$790,000	\$790,000	2240	10	2010	Avg	7325	Y	N	5549 S BRANDON ST
006	883590	0075	7/16/10	\$1,195,000	\$1,195,000	2250	10	1960	VGood	13440	Y	N	5820 OAKHURST RD S
006	110200	0749	12/6/10	\$887,000	\$887,000	3100	10	1991	Avg	12000	Y	N	6922 56TH AVE S
006	941240	0188	5/26/11	\$835,000	\$835,000	3380	10	2005	Avg	13343	N	N	7738 SEWARD PARK AVE S
006	941240	0185	1/25/12	\$1,062,720	\$1,063,000	3600	10	2005	Avg	13912	Y	N	7732 SEWARD PARK AVE S
006	352404	9001	5/13/10	\$1,550,000	\$1,550,000	3730	10	1999	Avg	15476	Y	Y	5357 S KENYON ST
006	941240	0195	6/9/10	\$1,115,000	\$1,115,000	3890	10	1999	Avg	17134	N	N	7746 SEWARD PARK AVE S
006	895290	0231	8/16/12	\$850,000	\$850,000	5640	10	1956	Avg	14994	Y	N	5185 S SPENCER ST
006	895290	0231	1/7/11	\$850,000	\$850,000	5640	10	1956	Avg	14994	Y	N	5185 S SPENCER ST
011	333200	0626	3/26/10	\$279,999	\$280,000	480	6	1919	Good	4000	N	N	4617 S MEAD ST
011	333150	0450	2/23/10	\$184,500	\$185,000	620	6	1931	Good	3090	N	N	4721 S LUCILE ST
011	795030	3535	7/24/12	\$210,000	\$210,000	640	6	1908	Avg	3060	N	N	4430 38TH AVE S
011	415430	2055	5/15/10	\$272,000	\$272,000	670	6	1919	Avg	2400	N	N	4618 S GENESEE ST
011	333200	0161	11/16/12	\$226,000	\$226,000	690	6	1910	Good	3605	N	N	4702 S ORCAS ST
011	524980	2390	6/29/12	\$314,000	\$314,000	720	6	2011	Avg	4000	N	N	4601 S SNOQUALMIE ST
011	333200	0230	4/6/11	\$189,900	\$190,000	730	6	1907	Avg	3090	N	N	4725 S ORCAS ST
011	795030	3570	8/9/10	\$260,000	\$260,000	750	6	1910	Avg	3060	N	N	4406 38TH AVE S
011	558320	0250	10/26/12	\$302,500	\$303,000	760	6	1948	Good	6000	N	N	4808 S BRANDON ST
011	333050	1530	10/1/10	\$183,212	\$183,000	770	6	1904	Fair	5677	N	N	4543 S ORCAS ST
011	795030	2885	6/1/12	\$311,000	\$311,000	770	6	1914	Avg	2918	N	N	4131 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	4000	8/19/11	\$308,500	\$309,000	790	6	1948	Good	6000	N	N	4813 50TH AVE S
011	392990	0110	3/13/12	\$365,000	\$365,000	800	6	1925	Good	7425	N	N	4755 39TH AVE S
011	524980	0160	10/26/10	\$288,000	\$288,000	800	6	2005	Avg	7200	N	N	4224 42ND AVE S
011	795030	3300	10/21/10	\$324,000	\$324,000	820	6	1905	Avg	3500	N	N	4412 CASCADIA AVE S
011	795030	2700	10/21/11	\$225,000	\$225,000	820	6	1918	Avg	3030	N	N	4159 41ST AVE S
011	983020	0100	7/5/12	\$197,000	\$197,000	830	6	1947	Avg	4920	N	N	5144 S BRIGHTON ST
011	170290	0265	5/22/10	\$352,000	\$352,000	870	6	1908	Good	3300	N	N	4770 39TH AVE S
011	812110	0040	12/20/12	\$278,200	\$278,000	870	6	1948	Avg	3960	N	N	3837 38TH AVE S
011	415430	0175	6/3/10	\$293,500	\$294,000	870	6	1900	Avg	4200	N	N	4132 42ND AVE S
011	415430	2215	7/27/11	\$325,000	\$325,000	880	6	1928	Avg	5028	N	N	4603 S ANGELINE ST
011	795030	2245	6/21/11	\$349,000	\$349,000	880	6	1915	VGood	6120	N	N	4161 39TH AVE S
011	410960	0135	12/21/11	\$225,000	\$225,000	880	6	1907	Good	3100	N	N	5105 S MEAD ST
011	333050	1786	6/5/12	\$209,500	\$210,000	880	6	2002	Avg	3902	N	N	4528 S JUNEAU ST
011	812110	0050	8/12/10	\$335,000	\$335,000	890	6	1948	Avg	3960	N	N	3829 38TH AVE S
011	110900	0050	3/15/10	\$347,500	\$348,000	900	6	1910	Avg	3731	N	N	5125 S GARDEN ST
011	795030	3565	7/23/12	\$235,000	\$235,000	900	6	1909	Avg	3060	N	N	4410 38TH AVE S
011	333050	0075	6/24/10	\$339,000	\$339,000	930	6	1926	Good	3348	N	N	4449 S BRANDON ST
011	524980	3285	11/7/11	\$409,000	\$409,000	940	6	1940	Good	7200	N	N	4224 49TH AVE S
011	333050	1545	8/30/11	\$268,000	\$268,000	950	6	1909	Good	3090	N	N	4539 S ORCAS ST
011	333350	0046	9/3/10	\$265,500	\$266,000	950	6	1918	Avg	5150	N	N	5128 S ORCAS ST
011	333200	0190	12/18/12	\$200,000	\$200,000	990	6	1909	Avg	3090	N	N	4616 S ORCAS ST
011	558320	0155	11/1/11	\$200,000	\$200,000	1000	6	1918	Avg	5000	N	N	5310 50TH AVE S
011	333150	0435	3/1/12	\$312,500	\$313,000	1030	6	1912	Good	3090	N	N	4729 S LUCILE ST
011	983020	0105	12/24/12	\$214,900	\$215,000	1050	6	1945	Avg	6150	N	N	5136 S BRIGHTON ST
011	333150	0926	12/21/12	\$350,000	\$350,000	1060	6	1905	Good	4635	N	N	4825 S FINDLAY ST
011	415430	1915	6/23/10	\$415,000	\$415,000	1080	6	1904	VGood	3600	N	N	4229 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	0545	8/5/11	\$330,000	\$330,000	1100	6	1925	Avg	7200	N	N	4615 44TH AVE S
011	524980	2315	4/8/10	\$339,500	\$340,000	1130	6	1979	Avg	9000	N	N	4512 46TH AVE S
011	333050	1031	2/22/10	\$294,000	\$294,000	1150	6	1982	Avg	3849	N	N	4542 S ORCAS ST
011	333200	0250	8/25/10	\$246,500	\$247,000	1200	6	1985	Avg	5150	N	N	4711 S ORCAS ST
011	333200	0326	2/16/11	\$205,000	\$205,000	1210	6	1929	Good	2280	N	N	5714 46TH AVE S
011	333250	0115	4/15/10	\$342,500	\$343,000	1230	6	1907	Avg	6600	N	N	4530 S KENNY ST
011	333200	0660	5/24/10	\$308,700	\$309,000	1240	6	1913	Good	3134	N	N	5812 46TH AVE S
011	795030	0685	4/20/12	\$340,500	\$341,000	1280	6	1919	Good	6120	Y	N	4044 38TH AVE S
011	110900	0260	10/26/11	\$308,000	\$308,000	1330	6	1919	Good	4032	N	N	5130 S GARDEN ST
011	333200	0430	2/2/10	\$295,000	\$295,000	1330	6	1909	Good	5239	N	N	5709 51ST AVE S
011	795030	2820	6/4/12	\$358,000	\$358,000	1340	6	1905	Avg	4496	Y	N	4007 S DAKOTA ST
011	983020	0010	8/9/12	\$349,000	\$349,000	1340	6	1945	VGood	6200	Y	N	5107 S HOLLY ST
011	333050	1668	10/29/12	\$308,000	\$308,000	1390	6	1915	Good	3331	N	N	5713 46TH AVE S
011	411210	0115	5/18/10	\$330,000	\$330,000	1480	6	1948	Good	6128	N	N	5103 S LUCILE ST
011	110500	0255	8/9/11	\$350,000	\$350,000	1600	6	1915	Avg	8786	N	N	4830 1/2 S MORGAN ST
011	333200	0156	7/7/10	\$389,000	\$389,000	1610	6	2010	Avg	3645	N	N	4706 S ORCAS ST
011	415430	3660	4/25/12	\$321,000	\$321,000	790	7	1941	Avg	7200	Y	N	4810 48TH AVE S
011	558320	0200	2/22/10	\$396,944	\$397,000	790	7	1948	Good	6000	N	N	4821 S MAYFLOWER ST
011	524980	2640	10/8/12	\$255,000	\$255,000	800	7	1919	Avg	7200	N	N	4809 48TH AVE S
011	812110	0945	4/14/10	\$450,000	\$450,000	800	7	1944	VGood	6180	Y	N	3822 41ST AVE S
011	811310	1400	8/2/12	\$225,000	\$225,000	800	7	1997	Avg	5000	N	N	6133 47TH AVE S
011	524980	0385	7/27/10	\$271,000	\$271,000	820	7	1948	Avg	7200	N	N	4821 43RD AVE S
011	415430	2850	5/1/12	\$324,995	\$325,000	820	7	1953	Avg	3600	N	N	4715 S OREGON ST
011	170540	0035	11/7/11	\$356,400	\$356,000	820	7	1914	VGood	3427	N	N	5016 42ND AVE S
011	170490	0173	10/24/12	\$300,000	\$300,000	860	7	1947	Avg	4838	N	N	5047 44TH AVE S
011	170390	0315	6/28/10	\$379,000	\$379,000	870	7	1948	Good	5000	N	N	4712 S BRANDON ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	170490	0161	8/21/10	\$349,950	\$350,000	900	7	1946	Good	5127	N	N	5044 44TH AVE S
011	524980	2695	8/29/11	\$275,000	\$275,000	910	7	1948	Avg	4800	N	N	4712 S ADAMS ST
011	524980	3080	10/2/12	\$426,000	\$426,000	920	7	1942	Avg	4800	Y	N	4810 S ANGELINE ST
011	661750	0110	3/17/10	\$329,000	\$329,000	920	7	1954	Good	5760	N	N	4840 S JUNEAU ST
011	333050	0870	12/10/12	\$282,000	\$282,000	940	7	1993	Avg	3090	N	N	4547 S FINDLAY ST
011	410960	0235	12/7/11	\$317,000	\$317,000	940	7	1909	Good	4252	N	N	5157 S MEAD ST
011	088300	0025	10/13/11	\$210,000	\$210,000	940	7	1994	Avg	3000	N	N	6217 46TH AVE S
011	811310	1232	2/16/12	\$250,000	\$250,000	940	7	1957	Good	9261	N	N	5918 47TH AVE S
011	333200	0200	4/3/10	\$269,500	\$270,000	950	7	1951	Avg	6180	N	N	4606 S ORCAS ST
011	558320	0570	11/3/10	\$250,000	\$250,000	950	7	1943	Avg	7621	N	N	4807 S HUDSON ST
011	170290	0555	2/26/10	\$330,000	\$330,000	960	7	1914	Avg	6600	N	N	3934 S EDMUNDS ST
011	170540	0010	12/6/10	\$375,000	\$375,000	960	7	1908	Avg	3849	N	N	5000 42ND AVE S
011	415430	4395	10/15/10	\$350,000	\$350,000	1000	7	1944	Avg	7200	N	N	4418 49TH AVE S
011	795030	4150	4/29/10	\$221,000	\$221,000	1000	7	1956	Avg	4545	N	N	4509 41ST AVE S
011	524980	1780	10/30/12	\$507,000	\$507,000	1010	7	1946	Avg	7200	Y	N	4127 46TH AVE S
011	415430	4305	10/22/10	\$231,200	\$231,000	1010	7	1951	Avg	7200	N	N	4519 50TH AVE S
011	333400	0015	6/1/12	\$349,950	\$350,000	1035	7	1949	Avg	6850	N	N	4714 S PEARL ST
011	170290	1425	9/28/12	\$325,000	\$325,000	1040	7	1904	Avg	3300	N	N	3911 S FERDINAND ST
011	524980	2465	5/15/12	\$531,000	\$531,000	1040	7	1956	Good	9525	N	N	4605 47TH AVE S
011	524980	2366	9/12/11	\$315,000	\$315,000	1040	7	1957	Avg	6600	N	N	4509 47TH AVE S
011	812110	1130	3/29/11	\$513,500	\$514,000	1050	7	1958	Avg	6000	Y	N	3711 41ST AVE S
011	415430	1900	6/29/11	\$423,130	\$423,000	1050	7	1961	Good	5760	N	N	4221 46TH AVE S
011	110500	0292	10/4/11	\$297,500	\$298,000	1060	7	1960	Avg	5600	N	N	6337 51ST AVE S
011	170540	0490	11/22/10	\$257,000	\$257,000	1070	7	1948	Avg	4086	N	N	5026 BOWEN PL S
011	786600	0065	11/22/10	\$325,000	\$325,000	1070	7	1996	Good	6240	N	N	6212 47TH AVE S
011	795030	3030	5/3/10	\$350,000	\$350,000	1080	7	1914	Avg	3000	N	N	4118 41ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	170290	0615	5/13/10	\$330,000	\$330,000	1080	7	2009	Avg	1246	N	N	3831 S ANGELINE ST
011	170290	0622	5/12/10	\$328,500	\$329,000	1080	7	2009	Avg	1249	N	N	3817 S ANGELINE ST
011	170290	0620	5/12/10	\$320,000	\$320,000	1080	7	2009	Avg	1252	N	N	3813 S ANGELINE ST
011	170290	0619	5/13/10	\$309,950	\$310,000	1080	7	2009	Avg	839	N	N	3827 S ANGELINE ST
011	170290	0617	8/20/10	\$309,500	\$310,000	1080	7	2009	Avg	1242	N	N	3835 S ANGELINE ST
011	170290	0618	10/4/10	\$300,000	\$300,000	1080	7	2009	Avg	1156	N	N	3829 S ANGELINE ST
011	170290	0616	2/9/11	\$290,000	\$290,000	1080	7	2009	Avg	905	N	N	3833 S ANGELINE ST
011	170290	0626	3/10/11	\$289,500	\$290,000	1080	7	2009	Avg	1152	N	N	3825 S ANGELINE ST
011	170290	0625	5/16/12	\$279,000	\$279,000	1080	7	2009	Avg	1146	N	N	3819 S ANGELINE ST
011	811310	1328	11/21/12	\$225,000	\$225,000	1090	7	1999	Avg	5860	N	N	6027 47TH AVE S
011	524980	2245	11/14/11	\$470,000	\$470,000	1090	7	1963	Avg	7200	N	N	4420 46TH AVE S
011	262404	9169	4/17/12	\$310,000	\$310,000	1090	7	1967	Avg	6183	N	N	5131 S FRONTENAC ST
011	812110	0070	3/29/12	\$392,500	\$393,000	1090	7	1925	Good	5940	N	N	3819 38TH AVE S
011	415430	3915	1/28/10	\$420,000	\$420,000	1090	7	1909	VGood	5000	N	N	4800 49TH AVE S
011	795030	0620	7/14/11	\$302,000	\$302,000	1090	7	1906	Good	3060	N	N	4029 39TH AVE S
011	570000	3060	7/26/11	\$420,200	\$420,000	1100	7	1989	Avg	3287	N	N	3706 S COURT ST
011	524980	2220	8/24/11	\$365,000	\$365,000	1120	7	1941	Avg	7200	N	N	4109 47TH AVE S
011	415430	4140	6/22/12	\$445,000	\$445,000	1120	7	1951	VGood	5400	N	N	4619 50TH AVE S
011	415430	4140	2/3/10	\$399,000	\$399,000	1120	7	1951	VGood	5400	N	N	4619 50TH AVE S
011	524980	3245	10/17/11	\$410,000	\$410,000	1130	7	1948	Good	7200	N	N	4721 50TH AVE S
011	272404	9229	3/5/10	\$211,000	\$211,000	1130	7	2008	Avg	1542	N	N	6718 A RAINIER AVE S
011	272404	9155	4/7/10	\$227,000	\$227,000	1130	7	2008	Avg	1410	N	N	6720 A RAINIER AVE S
011	415430	4271	7/11/12	\$422,500	\$423,000	1140	7	1947	Avg	7200	N	N	4528 49TH AVE S
011	170490	0162	5/30/12	\$429,000	\$429,000	1150	7	1953	Good	5030	N	N	5050 44TH AVE S
011	170540	0375	8/2/12	\$347,000	\$347,000	1150	7	1910	Avg	5249	N	N	4411 S HUDSON ST
011	883540	1545	6/22/10	\$446,000	\$446,000	1160	7	1952	Avg	7500	N	N	5127 S JUNEAU ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	123100	1034	7/6/11	\$282,000	\$282,000	1160	7	1909	Avg	3565	N	N	5115 S MAYFLOWER ST
011	795030	3170	12/20/12	\$332,500	\$333,000	1160	7	1946	Avg	6300	N	N	4408 41ST AVE S
011	812110	1020	12/13/11	\$321,500	\$322,000	1180	7	1926	Avg	4500	Y	N	3721 42ND AVE S
011	885778	0300	6/15/11	\$312,000	\$312,000	1180	7	1985	Avg	5864	Y	N	6105 48TH AVE S
011	812110	0375	5/10/10	\$404,000	\$404,000	1190	7	1947	Good	6180	N	N	3844 38TH AVE S
011	795030	0225	6/2/10	\$325,000	\$325,000	1190	7	1965	Avg	5050	Y	N	4021 41ST AVE S
011	812110	0375	7/3/12	\$275,000	\$275,000	1190	7	1947	Good	6180	N	N	3844 38TH AVE S
011	888140	0060	1/5/11	\$283,000	\$283,000	1210	7	1963	Avg	5063	N	N	6602 49TH AVE S
011	410960	0325	3/8/10	\$267,500	\$268,000	1220	7	1947	Good	5554	N	N	5112 S JUNEAU ST
011	570000	3140	5/6/10	\$425,000	\$425,000	1230	7	1916	Avg	5335	N	N	3804 S COURT ST
011	570000	3120	1/28/11	\$512,000	\$512,000	1230	7	1921	Good	5284	N	N	3600 38TH AVE S
011	262404	9099	12/14/12	\$318,000	\$318,000	1230	7	1908	Good	8691	Y	N	5138 S MYRTLE ST
011	812110	0146	8/31/11	\$320,000	\$320,000	1240	7	1983	Good	2878	N	N	3834 37TH AVE S
011	811310	1177	2/16/12	\$255,500	\$256,000	1250	7	2002	Avg	5528	N	N	5929 47TH AVE S
011	415430	2745	10/23/12	\$338,000	\$338,000	1250	7	1944	Avg	7200	N	N	4609 48TH AVE S
011	811310	1230	6/28/12	\$240,000	\$240,000	1250	7	1958	Avg	9167	N	N	5928 47TH AVE S
011	333150	0715	12/10/10	\$355,000	\$355,000	1270	7	1912	Good	6180	N	N	4819 S LUCILE ST
011	811310	1482	8/6/12	\$340,000	\$340,000	1270	7	1964	Good	7650	N	N	4828 S GRAHAM ST
011	333050	0196	2/15/11	\$230,900	\$231,000	1280	7	1971	Avg	6695	N	N	4558 S LUCILE ST
011	524980	1720	4/13/10	\$280,000	\$280,000	1280	7	1985	Good	5040	N	N	4623 46TH AVE S
011	333150	0050	8/28/12	\$415,000	\$415,000	1300	7	1963	Avg	5665	N	N	4839 S BRANDON ST
011	883540	1535	1/3/11	\$421,000	\$421,000	1300	7	1952	Avg	7500	N	N	5115 S JUNEAU ST
011	983020	0440	1/12/10	\$352,000	\$352,000	1300	7	1947	Good	6765	Y	N	5153 S BRIGHTON ST
011	415430	2335	8/31/11	\$440,000	\$440,000	1310	7	1965	Good	5400	N	N	4614 S FERDINAND ST
011	314560	0275	11/9/12	\$378,500	\$379,000	1320	7	1995	Avg	4118	N	N	5312 47TH AVE S
011	333200	0325	5/26/10	\$334,000	\$334,000	1320	7	1929	Good	3900	N	N	5720 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	661750	0025	8/19/10	\$275,000	\$275,000	1320	7	1956	Avg	7466	N	N	4850 S MEAD ST
011	415430	2325	3/6/12	\$411,000	\$411,000	1320	7	1918	VGood	7200	Y	N	4610 S FERDINAND ST
011	811360	0380	12/16/10	\$340,000	\$340,000	1340	7	2009	Avg	9900	Y	N	4831 S SPENCER ST
011	333050	0695	8/16/10	\$300,500	\$301,000	1350	7	1912	Good	3090	N	N	4525 S LUCILE ST
011	333150	0080	4/18/11	\$340,000	\$340,000	1370	7	1990	Avg	6180	N	N	4815 S BRANDON ST
011	570000	3075	6/30/11	\$425,000	\$425,000	1400	7	1923	Avg	3001	N	N	3625 38TH AVE S
011	795030	4440	11/18/11	\$450,000	\$450,000	1400	7	1981	Good	5400	N	N	4603 42ND AVE S
011	524980	3170	4/28/10	\$525,000	\$525,000	1400	7	1981	Good	7200	Y	N	4927 50TH AVE S
011	885778	0050	3/19/12	\$303,000	\$303,000	1410	7	1985	Avg	6022	N	N	4604 S RAYMOND PL
011	110500	0310	3/20/12	\$445,000	\$445,000	1420	7	2011	Avg	10113	N	N	6339 51ST AVE S
011	415430	2176	3/28/11	\$267,500	\$268,000	1430	7	1927	Avg	6000	N	N	4719 47TH AVE S
011	415430	1361	9/27/11	\$347,000	\$347,000	1440	7	1957	Good	5040	N	N	4801 45TH AVE S
011	170540	0415	2/4/10	\$360,000	\$360,000	1450	7	1912	Avg	6000	N	N	4459 S HUDSON ST
011	276020	0080	11/5/10	\$300,600	\$301,000	1450	7	2008	Avg	4500	N	N	6518 48TH AVE S
011	524980	1125	5/24/10	\$300,000	\$300,000	1470	7	1928	Avg	6720	N	N	4632 44TH AVE S
011	524980	1175	12/12/12	\$395,000	\$395,000	1480	7	1909	Avg	3220	N	N	4401 S ALASKA ST
011	795030	0560	4/22/11	\$447,500	\$448,000	1480	7	1924	Good	3838	N	N	4006 39TH AVE S
011	410960	0195	11/1/11	\$225,000	\$225,000	1480	7	1908	Avg	5000	N	N	5139 S MEAD ST
011	524980	1719	7/30/12	\$543,000	\$543,000	1500	7	1909	Good	9360	N	N	4625 46TH AVE S
011	795030	0460	2/25/10	\$385,000	\$385,000	1510	7	1905	Avg	3000	N	N	4049 CASCADIA AVE S
011	558320	0030	1/7/11	\$364,000	\$364,000	1520	7	1906	Good	4448	N	N	5227 51ST AVE S
011	110500	0065	9/8/11	\$318,000	\$318,000	1540	7	1965	Avg	14732	N	N	4813 S GRAHAM ST
011	314560	0130	7/15/10	\$283,000	\$283,000	1550	7	1910	Avg	3829	N	N	4615 S DAWSON ST
011	333200	0085	4/23/12	\$403,000	\$403,000	1560	7	1908	VGood	4120	N	N	4816 S ORCAS ST
011	983020	0115	3/10/10	\$369,000	\$369,000	1560	7	1945	Good	6150	Y	N	5126 S BRIGHTON ST
011	170540	0040	7/19/11	\$362,000	\$362,000	1570	7	1998	Avg	3427	N	N	5018 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	170490	0050	3/3/11	\$318,250	\$318,000	1600	7	1926	Avg	4069	N	N	5042 45TH AVE S
011	524980	0435	10/25/11	\$511,000	\$511,000	1630	7	1915	Good	7200	N	N	4926 42ND AVE S
011	170540	0650	12/19/12	\$435,000	\$435,000	1670	7	1913	Good	4566	N	N	5008 45TH AVE S
011	812110	1345	12/7/12	\$460,000	\$460,000	1690	7	1919	Avg	4635	N	N	3710 38TH AVE S
011	795030	0005	8/18/11	\$415,000	\$415,000	1700	7	1907	Avg	6356	Y	N	4009 42ND AVE S
011	983020	0475	12/13/10	\$410,900	\$411,000	1710	7	1947	Good	7440	N	N	5146 S WILLOW ST
011	110900	0183	2/16/12	\$264,900	\$265,000	1720	7	2004	Avg	3757	N	N	5114 S OTHELLO ST
011	415430	3760	8/2/11	\$601,600	\$602,000	1730	7	1907	Good	7650	N	N	4825 49TH AVE S
011	415430	4155	6/21/11	\$390,000	\$390,000	1730	7	1923	Avg	7200	N	N	4629 50TH AVE S
011	570000	3130	5/25/10	\$680,000	\$680,000	1750	7	1917	Good	5200	N	N	3608 38TH AVE S
011	795030	3585	4/21/10	\$260,000	\$260,000	1760	7	1954	Avg	3060	N	N	4401 38TH AVE S
011	524980	2720	3/6/12	\$590,000	\$590,000	1830	7	1956	Avg	7200	Y	N	4121 48TH AVE S
011	524980	1370	4/22/10	\$473,650	\$474,000	1830	7	2005	Avg	8100	N	N	4416 S HUDSON ST
011	170290	0517	12/24/12	\$363,000	\$363,000	1920	7	1966	Avg	4400	N	N	3912 S EDMUNDS ST
011	885778	0190	6/1/12	\$305,450	\$305,000	1940	7	1986	Avg	6547	N	N	6006 47TH AVE S
011	524980	2955	11/21/12	\$345,000	\$345,000	2060	7	1990	Avg	5600	N	N	4229 49TH AVE S
011	170490	0295	5/19/10	\$543,000	\$543,000	2080	7	1907	Good	10017	N	N	4411 S DAWSON ST
011	795030	0310	7/5/12	\$545,000	\$545,000	2160	7	1912	Good	6000	N	N	4040 CASCADIA AVE S
011	170290	1632	9/7/10	\$295,000	\$295,000	920	8	2007	Avg	878	N	N	4927 39TH AVE S
011	110500	0282	5/21/12	\$348,500	\$349,000	1040	8	1999	Avg	5075	N	N	4846 C S MORGAN ST
011	415430	0050	1/30/12	\$423,000	\$423,000	1130	8	1951	Avg	5400	Y	N	3824 42ND AVE S
011	524980	3180	4/11/11	\$369,000	\$369,000	1150	8	1949	Avg	7200	Y	N	4915 50TH AVE S
011	524980	2499	5/3/10	\$565,000	\$565,000	1290	8	1960	VGood	6000	N	N	4924 47TH AVE S
011	524980	2835	3/15/11	\$460,000	\$460,000	1300	8	1930	Avg	3000	Y	N	4804 S ADAMS ST
011	524980	2685	11/19/12	\$442,000	\$442,000	1310	8	1955	Avg	7200	Y	N	4120 47TH AVE S
011	795030	0345	11/30/11	\$460,000	\$460,000	1480	8	1963	Avg	6000	Y	N	4020 CASCADIA AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	2635	6/8/12	\$420,000	\$420,000	1490	8	1988	Avg	3590	N	N	4711 S SNOQUALMIE ST
011	333350	0096	2/16/11	\$537,000	\$537,000	1490	8	1960	VGood	5627	Y	N	5615 52ND AVE S
011	415430	2648	5/6/11	\$382,000	\$382,000	1500	8	1988	Avg	3600	N	N	4606 47TH AVE S
011	811310	1580	2/17/12	\$360,000	\$360,000	1560	8	2000	Avg	7296	Y	N	6228 48TH AVE S
011	333350	0075	4/24/12	\$425,000	\$425,000	1570	8	1964	Avg	5150	N	N	5150 S ORCAS ST
011	170290	1435	3/16/10	\$400,000	\$400,000	1670	8	2008	Avg	1563	N	N	3903 A S FERDINAND ST
011	170290	0678	6/25/10	\$445,000	\$445,000	1730	8	2008	Avg	1026	N	N	3717 A S ANGELINE ST
011	570000	3125	8/13/10	\$590,000	\$590,000	1750	8	1909	Good	5200	N	N	3604 38TH AVE S
011	812110	1410	6/2/10	\$591,500	\$592,000	1830	8	2007	Avg	4638	N	N	3701 38TH AVE S
011	170490	0496	5/12/10	\$450,000	\$450,000	1890	8	2010	Avg	3216	N	N	5251 45TH AVE S
011	795030	0625	9/13/10	\$460,000	\$460,000	1900	8	2010	Avg	3060	N	N	4031 39TH AVE S
011	170490	0200	6/23/10	\$495,000	\$495,000	1950	8	1900	Good	7948	N	N	5035 43RD AVE S
011	524980	3395	8/10/11	\$647,000	\$647,000	1970	8	2006	Avg	7080	N	N	4026 49TH AVE S
011	811360	0420	2/18/10	\$515,000	\$515,000	2030	8	1964	Avg	7630	Y	N	4859 S SPENCER ST
011	333150	0730	12/7/12	\$352,000	\$352,000	2040	8	2000	Avg	3090	N	N	4813 S LUCILE ST
011	170540	0710	5/24/11	\$473,500	\$474,000	2070	8	1909	VGood	4281	N	N	5019 46TH AVE S
011	558320	0546	11/9/11	\$559,950	\$560,000	2150	8	2005	Avg	5300	N	N	5009 49TH AVE S
011	170540	0340	5/3/12	\$522,500	\$523,000	2210	8	2011	Avg	2931	N	N	5027 BOWEN PL S
011	415430	3985	3/15/10	\$560,000	\$560,000	2230	8	2009	Avg	4355	Y	N	4801 50TH AVE S
011	415430	3910	4/19/10	\$575,000	\$575,000	2230	8	2010	Avg	5000	Y	N	4919 S ANGELINE ST
011	812110	1305	11/7/12	\$575,000	\$575,000	2310	8	1921	Avg	4635	N	N	3711 39TH AVE S
011	110500	0404	7/28/11	\$537,490	\$537,000	2380	8	2011	Avg	5096	N	N	4930 S HOLLY ST
011	333350	0130	9/17/10	\$372,500	\$373,000	870	9	2009	Avg	2678	N	N	5121 S ORCAS ST
011	170490	0307	5/10/12	\$505,000	\$505,000	1240	9	2011	Avg	7504	N	N	4330 S BENNETT ST
011	170490	0303	9/14/11	\$475,000	\$475,000	1240	9	2011	Avg	5234	N	N	4328 S BENNETT ST
011	795030	2785	4/13/12	\$511,000	\$511,000	1390	9	2011	Avg	2000	N	N	4124 CASCADIA AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	795030	2785	5/16/11	\$490,000	\$490,000	1390	9	2011	Avg	2000	N	N	4124 CASCADIA AVE S
011	795030	2789	5/4/11	\$527,500	\$528,000	1520	9	2011	Avg	3000	N	N	4126 CASCADIA AVE S
011	524980	0583	6/5/12	\$745,000	\$745,000	1920	9	2011	Avg	4531	N	N	4318 S FERDINAND ST
011	415430	3895	7/24/11	\$648,150	\$648,000	2100	9	1971	Avg	7200	Y	N	4927 49TH AVE S
011	558320	0025	8/20/11	\$555,000	\$555,000	2280	9	2011	Avg	4555	N	N	5231 51ST AVE S
011	170290	0080	10/26/11	\$750,000	\$750,000	2340	9	1992	VGood	3900	Y	N	3934 S AMERICUS ST
011	415430	3685	8/11/12	\$663,523	\$664,000	2480	9	2003	Avg	5603	Y	N	4818 48TH AVE S
011	110200	0109	2/1/11	\$550,000	\$550,000	2600	9	2007	Avg	7681	N	N	5133 S MORGAN ST
011	110200	0105	5/17/11	\$510,000	\$510,000	2890	9	2007	Avg	8556	N	N	5129 S MORGAN ST
011	524980	0058	12/13/11	\$765,000	\$765,000	2920	9	1988	Avg	7200	Y	N	3933 43RD AVE S
011	110200	0113	11/14/11	\$585,000	\$585,000	2950	9	2007	Avg	8162	N	N	5137 S MORGAN ST
011	110200	0107	1/20/11	\$590,000	\$590,000	2980	9	2007	Avg	7681	N	N	5131 S MORGAN ST
011	795030	0455	7/7/10	\$510,000	\$510,000	2010	10	2010	Avg	3000	N	N	4047 CASCADE AVE S
011	170290	0020	3/21/12	\$999,990	\$1,000,000	2430	10	2008	Avg	5000	Y	N	3919 S ALASKA ST
011	415430	0334	2/24/12	\$735,000	\$735,000	2430	10	2011	Avg	6600	N	N	4601 43RD AVE S
011	812110	0155	11/22/11	\$592,000	\$592,000	1920	11	2006	Avg	2868	Y	N	3844 37TH AVE S

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	167840	0056	5/31/2012	\$1,013,754	NO MARKET EXPOSURE; FORCED SALE
004	167840	0056	10/3/2012	\$759,900	NO MARKET EXPOSURE; FORCED SALE
004	222040	0200	7/31/2012	\$628,000	PREVIMP<=25K; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
004	712930	1265	10/31/2012	\$210,000	DOR RATIO; IMP COUNT; ESTATE ADMINISTRATOR, GUARDIAN
004	712930	1265	10/29/2012	\$390,000	IMP COUNT; PARTIAL INTEREST (1/3, 1/2, Etc.)
004	712930	3105	5/6/2010	\$660,000	NON-REPRESENTATIVE SALE
004	756760	0080	5/12/2011	\$1,395,000	IMP COUNT; NO MARKET EXPOSURE; MULTI-PARCEL SALE
004	806900	0105	10/17/2011	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	807300	0460	3/1/2010	\$565,000	PREVIMP<=25K
004	807300	0538	11/14/2011	\$775,000	SEGREGATION AND/OR MERGER
004	807300	0650	2/25/2011	\$600,000	PREVIMP<=25K
006	110200	0050	5/28/2010	\$576,000	IMP. CHARS DON'T MATCH SALES CHARS
006	110200	0165	1/31/2011	\$300,000	STATISTICAL OUTLIER
006	110200	0249	11/8/2010	\$400,000	OBSOL
006	110200	0290	2/24/2011	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	110200	0631	2/24/2010	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	110200	0631	11/17/2012	\$510,000	IMP. CHARS DON'T MATCH SALES CHARS
006	110200	1040	5/19/2010	\$370,000	STATISTICAL OUTLIER
006	110200	1113	10/25/2012	\$445,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
006	110200	1117	9/7/2012	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	110200	1196	10/2/2012	\$804,000	%COMPLETE
006	110200	1230	11/18/2010	\$1,315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	110200	1235	11/9/2010	\$1,225,000	NON-REPRESENTATIVE SALE
006	110900	0375	6/28/2012	\$282,431	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	110900	0385	4/27/2012	\$256,000	MODEL DEVELOPMENT EXCLUSION
006	123100	0025	2/11/2010	\$340,000	IMP. CHARS DON'T MATCH SALES CHARS
006	123100	0025	10/2/2012	\$334,750	IMP. CHARS DON'T MATCH SALES CHARS
006	123100	0726	10/29/2012	\$415,000	IMP. CHARS DON'T MATCH SALES CHARS
006	123100	0730	6/15/2010	\$339,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	1170	7/10/2012	\$565,000	IMP. CHARS DON'T MATCH SALES CHARS
006	123100	1225	9/13/2010	\$66,349	DOR RATIO; QUIT CLAIM DEED
006	214730	0005	7/12/2010	\$225,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
006	232404	9031	12/26/2012	\$236,300	NO MARKET EXPOSURE; FORCED SALE
006	262404	9137	6/24/2010	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	262404	9202	1/13/2011	\$1,097,580	LACK OF REPRESENTATION GRADE 11
006	321420	0045	9/8/2011	\$225,000	STATISTICAL OUTLIER
006	321420	0070	10/23/2012	\$202,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY
006	333600	1715	8/22/2011	\$197,000	NO MARKET EXPOSURE; FORCED SALE
006	333600	1905	8/16/2010	\$150,000	NON-REPRESENTATIVE SALE
006	333600	2035	4/9/2012	\$272,500	OBSERVATION OUTSIDE THE NORM
006	333600	2100	10/10/2012	\$480,500	FORCED SALE; NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	333600	2145	10/27/2011	\$300,000	%NETCOND
006	352404	9005	9/7/2012	\$465,000	NO MARKET EXPOSURE; FORCED SALE
006	352404	9008	5/22/2012	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	352404	9137	12/13/2010	\$1,332,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
006	352404	9188	5/6/2010	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	352404	9190	9/7/2012	\$372,000	NO MARKET EXPOSURE; FORCED SALE
006	352404	9191	9/7/2012	\$488,250	NO MARKET EXPOSURE; FORCED SALE
006	372380	0203	4/27/2011	\$445,000	IMP. CHARS CHANGED SINCE SALE; SEG AND/OR MERGER
006	372380	0418	3/31/2011	\$288,000	DOR RATIO
006	415430	4615	1/21/2010	\$150,000	DOR RATIO
006	415430	4885	3/11/2011	\$350,000	RETENTION EXCLUSION FOR THE SAMPLE SET
006	415430	5135	9/1/2010	\$419,000	NO MARKET EXPOSURE
006	524980	3875	1/9/2012	\$410,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
006	524980	3875	1/9/2012	\$410,000	SEGREGATION AND/OR MERGER
006	524980	3880	12/10/2012	\$489,950	% COMPLETE
006	524980	4462	6/20/2012	\$735,000	IMP. CHARS DON'T MATCH SALES CHARS
006	524980	4462	6/18/2012	\$735,000	RELOCATION - SALE TO SERVICE
006	524980	4600	8/17/2010	\$832,000	IMP. CHARS DON'T MATCH SALES CHARS
006	558320	0905	2/25/2010	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	661700	0006	6/22/2010	\$1,090,000	IMP. CHARS DON'T MATCH SALES CHARS
006	661700	0006	4/3/2012	\$1,000,000	IMP. CHARS DON'T MATCH SALES CHARS
006	661700	0095	6/4/2010	\$462,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	689630	0460	12/14/2010	\$165,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	883540	0365	2/29/2012	\$315,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
006	883540	0365	2/12/2012	\$315,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
006	883540	0365	3/17/2011	\$410,000	FORCED SALE; EXEMPT FROM EXCISE TAX;
006	883540	0985	5/5/2010	\$287,000	NON-NORMAL DISTRIBUTION
006	883590	0050	11/11/2011	\$1,400,000	LACK OF REPRESENTATION GRADE 12
006	883590	0140	8/24/2010	\$290,000	NON-REPRESENTATIVE SALE
006	883590	0165	8/13/2012	\$230,000	TEARDOWN; IMP CHARS CHANGED SINCE SALE
006	883590	0215	10/1/2012	\$550,000	ACTIVE PERMIT BEFORE SALE>25K;SHORT SALE
006	895290	0090	12/24/2012	\$387,950	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
006	895290	0105	12/9/2011	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	941240	0085	10/1/2012	\$769,000	ACTIVE PERMIT BEFORE SALE>25K
006	941240	0085	4/18/2012	\$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	941240	0165	11/9/2011	\$1,515,000	IMP COUNT
006	941240	0165	10/28/2011	\$1,000,000	IMP COUNT
006	941240	0186	8/4/2010	\$850,000	NON-REPRESENTATIVE SALE; SHORT SALE
006	941290	0055	4/25/2011	\$235,000	ANOMOLY DETECTION
006	983020	0230	2/17/2011	\$295,000	ACTIVE PERMIT BEFORE SALE>25K
006	983020	0230	4/30/2010	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	983020	0235	7/6/2010	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	983020	0310	12/20/2010	\$244,277	NO MARKET EXPOSURE
006	983020	0375	9/29/2011	\$520,000	NON-REPRESENTATIVE SALE
011	088300	0075	4/26/2011	\$205,000	MODEL DEVELOPMENT EXCLUSION
011	110200	0080	7/18/2012	\$269,900	IMP CHARS DON'T MATCH SALES CHARS
011	110200	0111	12/12/2012	\$350,000	NO MARKET EXPOSURE; PARTIAL INTEREST
011	110500	0098	9/28/2010	\$184,950	STATISTICAL OUTLIER
011	110500	0240	10/23/2012	\$245,200	IMP COUNT
011	110500	0310	7/6/2011	\$152,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	110500	0315	5/31/2012	\$6,000	DOR RATIO
011	110500	0363	5/26/2011	\$185,000	NON-REPRESENTATIVE SALE
011	110500	0369	5/26/2011	\$197,000	NON-REPRESENTATIVE SALE
011	110500	0371	6/20/2011	\$195,000	NON-REPRESENTATIVE SALE
011	110500	0373	6/20/2011	\$189,000	NON-REPRESENTATIVE SALE
011	110500	0377	7/28/2011	\$192,500	NON-REPRESENTATIVE SALE
011	110500	0379	2/2/2011	\$192,000	NON-REPRESENTATIVE SALE
011	110500	0579	1/26/2011	\$145,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
011	110500	0589	5/18/2012	\$258,000	OBSERVATION OUTSIDE THE NORM
011	110500	0589	9/21/2010	\$188,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	111200	0031	8/20/2012	\$396,591	%COMPL;EXEMPT FROM EXCISE TAX;
011	111200	0070	6/7/2011	\$308,950	IMP COUNT
011	111200	0096	9/18/2012	\$211,982	DOR RATIO;QUIT CLAIM DEED;
011	111200	0171	3/3/2010	\$203,481	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
011	170290	0012	8/18/2010	\$312,206	QUIT CLAIM DEED
011	170290	0530	3/29/2012	\$134,000	DOR RATIO
011	170290	0530	11/16/2012	\$399,500	IMP. CHARS DON'T MATCH SALES CHARS
011	170290	0620	5/12/2010	\$309,500	IMP CHARS DON'T MATCH SALES CHARS
011	170290	0730	3/29/2011	\$450,000	ACTIVE PERMIT BEFORE SALE>25K
011	170290	0930	3/22/2012	\$398,000	PREVIMP<=25K
011	170290	1200	9/27/2012	\$440,000	IMP COUNT
011	170290	1485	12/15/2010	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	170290	1632	5/30/2012	\$114,946	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.);
011	170390	0005	3/5/2010	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170490	0004	8/17/2012	\$216,000	NO MARKET EXPOSURE; FORCED SALE
011	170490	0145	8/25/2010	\$135,583	DOR RATIO;STATEMENT TO DOR
011	170490	0309	9/17/2012	\$480,000	%COMPLETE
011	170540	0255	11/2/2012	\$150,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
011	170540	0340	6/7/2011	\$199,990	DOR RATIO
011	170540	0345	4/17/2012	\$525,000	BUILDER OR DEVELOPER SALES
011	272404	9204	1/27/2012	\$135,000	NON-REPRESENTATIVE SALE
011	272404	9223	6/22/2010	\$174,950	NO MARKET EXPOSURE

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	276020	0035	2/23/2012	\$215,199	RETENTION EXCLUSION FOR THE SAMPLE SET
011	276020	0050	9/15/2010	\$75,000	DOR RATIO;QUIT CLAIM DEED
011	276020	0050	3/15/2010	\$150,000	NO MARKET EXPOSURE; IMP. CHARS CHANGED SINCE SALE
011	314560	0060	11/9/2010	\$164,900	NON-REPRESENTATIVE SALE
011	314560	0095	5/25/2011	\$225,400	NON-NORMAL DISTRIBUTION
011	314560	0250	8/24/2011	\$145,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
011	333050	0045	1/4/2011	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	0165	10/1/2010	\$135,000	DOR RATIO;IMP COUNT;IMP. CHARS CHANGED SINCE SALE
011	333050	0165	3/24/2011	\$305,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	0180	3/8/2012	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	0190	5/26/2011	\$180,000	IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
011	333050	1550	10/1/2012	\$213,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	1570	6/19/2012	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
011	333150	0195	10/6/2011	\$225,000	OBSOL
011	333150	0495	11/15/2011	\$178,000	IMP CHARS DON'T MATCH SALES CHARS
011	333150	0680	5/25/2011	\$81,410	QUIT CLAIM DEED
011	333150	1065	1/27/2010	\$156,272	DOR RATIO;QUIT CLAIM DEED;
011	333200	0115	10/7/2010	\$81,500	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
011	333200	0115	6/7/2011	\$268,500	NO MARKET EXPOSURE
011	333200	0156	3/4/2010	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333200	0190	6/4/2010	\$139,950	IMP. CHARS DON'T MATCH SALES CHARS
011	333200	0290	4/16/2012	\$198,000	NO MARKET EXPOSURE; FORCED SALE
011	333200	0395	2/5/2010	\$204,964	IMP CHARS DON'T MATCH SALES CHARS
011	333350	0040	6/14/2010	\$161,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333400	0015	12/15/2011	\$174,967	NO MARKET EXPOSURE; FORCED SALE
011	333400	0070	9/26/2012	\$282,000	NO MARKET EXPOSURE; FORCED SALE
011	392990	0110	10/19/2011	\$126,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	410960	0195	5/1/2012	\$460,000	IMP. CHARS DON'T MATCH SALES CHARS
011	410960	0325	4/13/2011	\$429,000	IMP. CHARS DON'T MATCH SALES CHARS
011	415430	1455	11/2/2010	\$350,000	FULL SALES PRICE NOT REPORTED; STATEMENT TO DOR
011	415430	1865	5/20/2010	\$44,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	415430	2090	9/11/2012	\$231,000	IMP CHARS DON'T MATCH SALES CHARS
011	415430	2215	7/25/2012	\$405,000	IMP. CHARS DON'T MATCH SALES CHARS
011	415430	2325	12/7/2011	\$419,426	NO MARKET EXPOSURE; GOVERNMENT AGENCY
011	415430	3250	3/14/2011	\$350,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	415430	4395	10/12/2010	\$350,000	RELOCATION - SALE TO SERVICE
011	524980	1615	10/6/2011	\$205,790	TEARDOWN; IMP CHARS CHANGED SINCE SALE
011	524980	2390	11/10/2011	\$121,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
011	524980	3170	4/28/2010	\$525,000	RELOCATION - SALE TO SERVICE
011	524980	3250	7/2/2012	\$220,000	PREVIMP<=25K
011	524980	3280	9/15/2011	\$212,000	ANOMOLY DETECTION

Improved Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	558320	0020	8/25/2010	\$425,000	IMP. CHARS DON'T MATCH SALES CHARS
011	558320	0030	5/25/2010	\$425,000	SEGREGATION AND/OR MERGER
011	786600	0065	5/14/2010	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	786600	0100	11/15/2011	\$125,000	DOR RATIO;NO MARKET EXPOSURE
011	786600	0110	8/7/2012	\$171,001	NO MARKET EXPOSURE; FORCED SALE
011	786600	0120	5/18/2011	\$202,000	NO MARKET EXPOSURE
011	795030	0225	10/14/2010	\$460,000	IMP. CHARS DON'T MATCH SALES CHARS
011	795030	0355	1/25/2011	\$332,000	LACK OF REPRESENTATION FAIR CONDITION
011	795030	0510	6/19/2012	\$375,000	NO MARKET EXPOSURE
011	795030	0670	3/2/2012	\$164,750	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	795030	2790	4/2/2010	\$360,000	NO MARKET EXPOSURE
011	795030	3130	5/23/2011	\$182,500	IMP. CHARS DON'T MATCH SALES CHARS
011	795030	3290	12/4/2012	\$246,100	NO MARKET EXPOSURE; FORCED SALE
011	795030	3405	2/5/2010	\$215,600	LACK OF REPRESENTATION GRADE 5
011	795030	3640	8/8/2012	\$292,000	NO MARKET EXPOSURE; FORCED SALE
011	795030	3965	6/13/2012	\$341,500	IMP. CHARS DON'T MATCH SALES CHARS
011	795030	3965	1/25/2012	\$134,000	IMP. CHARS DON'T MATCH SALES CHARS
011	811310	0932	12/17/2012	\$155,000	AFFORDABLE HOUSING SALE
011	811310	0932	12/17/2012	\$55,000	DOR RATIO
011	811310	0932	5/22/2012	\$128,699	IMP. CHARS DON'T MATCH SALES CHARS
011	811310	0932	1/9/2012	\$175,000	NO MARKET EXPOSURE; FORCED SALE
011	811310	0974	8/24/2010	\$259,000	STATISTICAL OUTLIER
011	811310	1232	2/22/2012	\$250,000	RELOCATION - SALE TO SERVICE
011	811310	1320	9/21/2012	\$288,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	811310	1711	3/25/2010	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	811360	0115	2/23/2012	\$113,807	DOR RATIO;QUIT CLAIM DEED;
011	811360	0256	6/6/2012	\$396,650	IMP. CHARS DON'T MATCH SALES CHARS
011	812110	0205	1/18/2011	\$239,982	QUIT CLAIM DEED; STATEMENT TO DOR
011	812110	0685	8/28/2011	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	812110	1450	3/26/2012	\$298,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	812110	1450	8/27/2012	\$419,000	IMP. CHARS DON'T MATCH SALES CHARS
011	870710	0020	10/3/2011	\$100,000	PREVIMP<=25K
011	983020	0030	2/3/2010	\$137,500	DOR RATIO
011	983020	0030	2/3/2010	\$137,500	DOR RATIO;NO MARKET EXPOSURE
011	983020	0040	11/15/2010	\$318,000	NO MARKET EXPOSURE
011	983020	0040	8/31/2010	\$175,000	NO MARKET EXPOSURE
011	983020	0060	12/4/2012	\$180,000	NO MARKET EXPOSURE
011	983020	0425	10/24/2012	\$325,000	OBSOL

Vacant Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	372380	0429	11/12/2012	\$280,000	5760	N	N
006	883590	0165	8/13/2012	\$230,000	3070	Y	N
011	170290	0085	3/6/2012	\$134,000	3900	Y	N
011	333150	0705	6/14/2012	\$130,000	3090	N	N
011	415430	0334	6/16/2011	\$145,000	6600	N	N
011	415430	0334	1/13/2010	\$130,000	6600	N	N
011	524980	0583	11/8/2011	\$135,750	4531	N	N
011	558320	0025	11/11/2010	\$150,000	4555	N	N
011	812110	1451	9/19/2012	\$110,000	5015	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	712930	2725	3/9/2010	\$50,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	110200	0747	11/29/2010	\$735,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; NO MARKET EXP.
006	941240	0166	11/29/2012	\$50,000	CORPORATE AFFILIATES;
006	941240	0178	2/13/2012	\$280,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
011	110500	0404	11/3/2010	\$57,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
011	110500	0404	11/3/2010	\$10,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	110900	0168	12/27/2012	\$35,000	DOR RATIO;PREVIMP<=25K
011	111200	0029	11/8/2012	\$252,600	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
011	111200	0031	11/8/2012	\$252,600	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
011	262404	9044	12/12/2012	\$75,000	DOR RATIO;PREVIMP<=25K;ESTATE ADMINISTRATOR
011	333150	0455	6/28/2012	\$200,000	TEAR DOWN; MULTI-PARCEL SALE;
011	333150	0460	6/28/2012	\$200,000	TEAR DOWN; MULTI-PARCEL SALE;
011	524980	1615	10/6/2011	\$205,790	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	795030	2730	12/2/2010	\$128,940	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	811310	1035	7/16/2010	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	811310	1250	8/17/2012	\$150,331	FORCED SALE; SEGREGATION AND/OR MERGER
011	812110	0685	8/28/2011	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;