

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Magnolia / 11

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 1083

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$301,100	\$331,200	\$632,300	\$704,200	89.8%	14.86%
2008 Value	\$328,500	\$362,200	\$690,700	\$704,200	98.1%	14.83%
Change	\$27,400	\$31,000	\$58,400		8.3%	-0.03%
% Change	+9.1%	+9.4%	+9.2%		9.2%	-0.20%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.03% and -0.20% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$324,800	\$330,300	\$655,100
2008 Value	\$353,900	\$360,700	\$714,600
Percent Change	+9.0%	+9.2%	+9.1%

Number of one to three unit residences in the Population: 6310

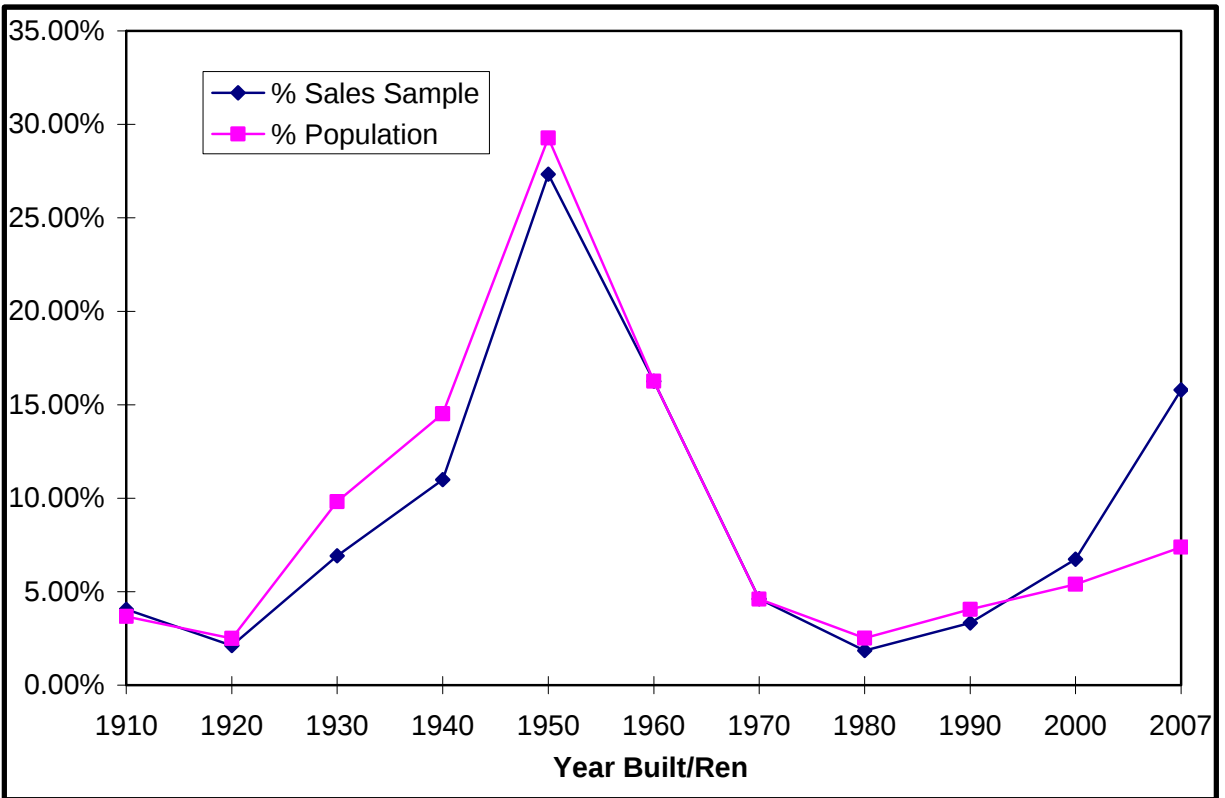
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization. In addition to the overall adjustment, waterfront properties were found to require an additional market adjustment as detailed later in this report.

The Annual Update Values described in this report improve assessment levels and equity. We recommend posting these values for the 2008 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	44	4.06%
1920	23	2.12%
1930	75	6.93%
1940	119	10.99%
1950	296	27.33%
1960	176	16.25%
1970	50	4.62%
1980	20	1.85%
1990	36	3.32%
2000	73	6.74%
2007	171	15.79%
	1083	

Population		
Year Built/Ren	Frequency	% Population
1910	232	3.68%
1920	158	2.50%
1930	619	9.81%
1940	916	14.52%
1950	1847	29.27%
1960	1026	16.26%
1970	290	4.60%
1980	159	2.52%
1990	256	4.06%
2000	341	5.40%
2007	466	7.39%
	6310	

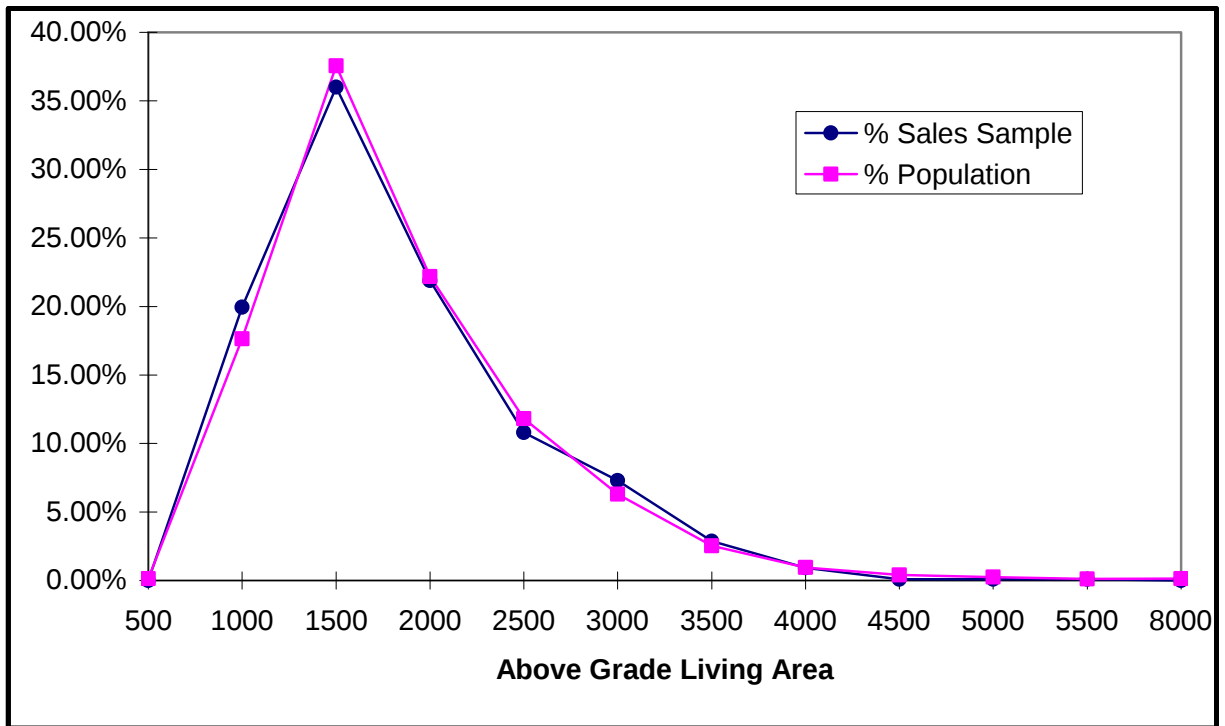


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	216	19.94%
1500	390	36.01%
2000	237	21.88%
2500	117	10.80%
3000	79	7.29%
3500	31	2.86%
4000	10	0.92%
4500	1	0.09%
5000	1	0.09%
5500	1	0.09%
8000	0	0.00%
	1083	

Population		
AGLA	Frequency	% Population
500	8	0.13%
1000	1113	17.64%
1500	2370	37.56%
2000	1399	22.17%
2500	745	11.81%
3000	398	6.31%
3500	160	2.54%
4000	60	0.95%
4500	25	0.40%
5000	16	0.25%
5500	7	0.11%
8000	9	0.14%
	6310	

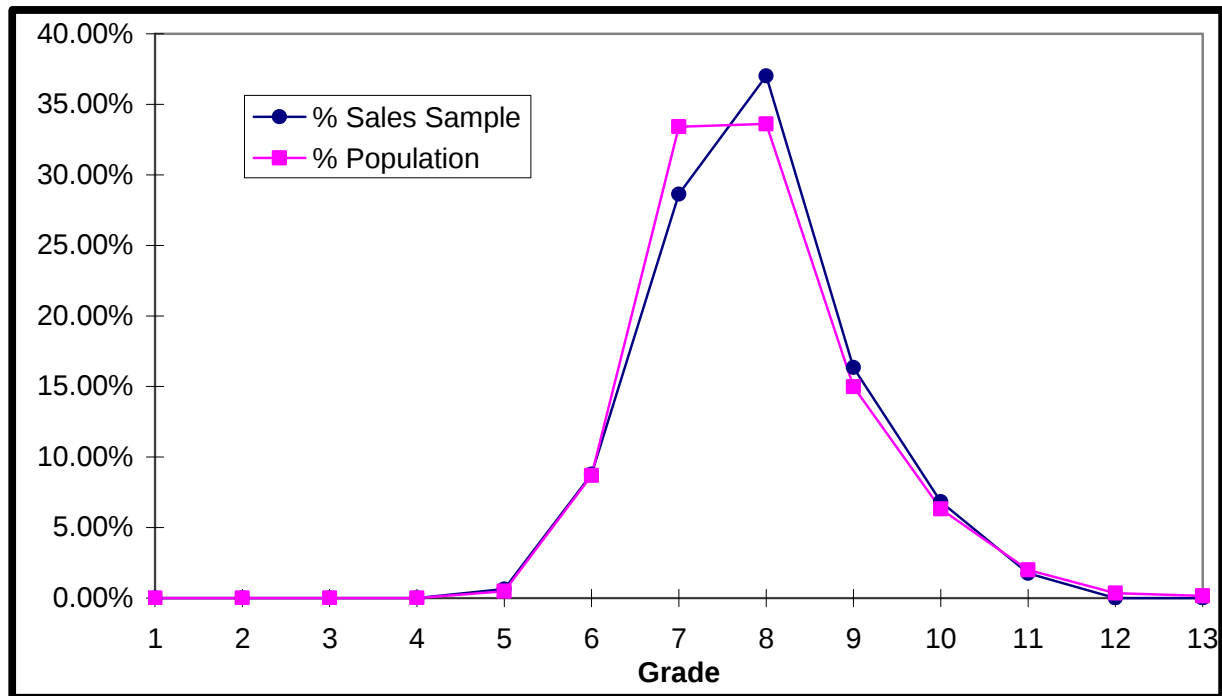


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

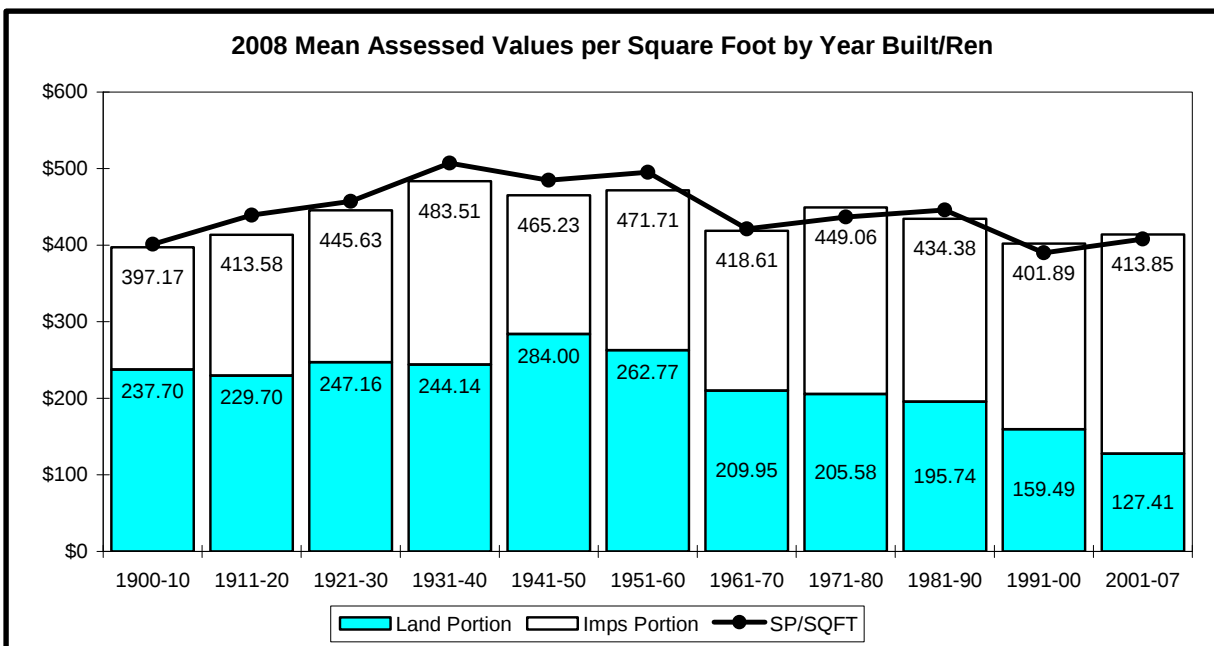
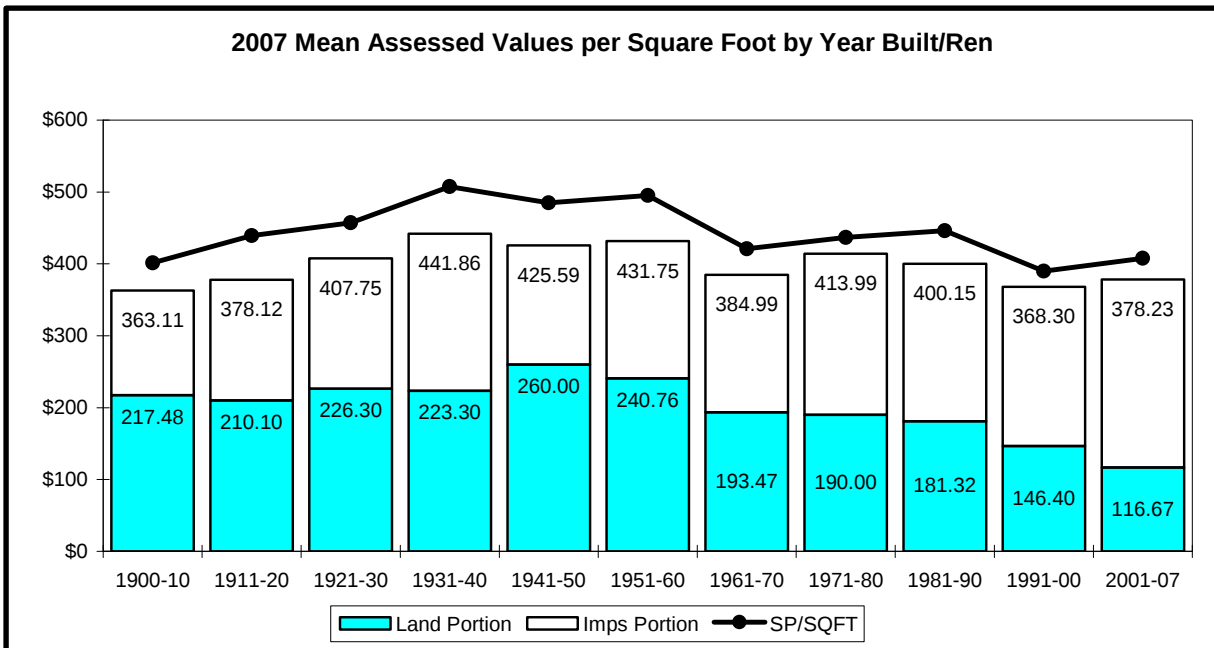
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	0.65%
6	95	8.77%
7	310	28.62%
8	401	37.03%
9	177	16.34%
10	74	6.83%
11	19	1.75%
12	0	0.00%
13	0	0.00%
1083		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	31	0.49%
6	548	8.68%
7	2108	33.41%
8	2121	33.61%
9	946	14.99%
10	399	6.32%
11	126	2.00%
12	22	0.35%
13	9	0.14%
6310		



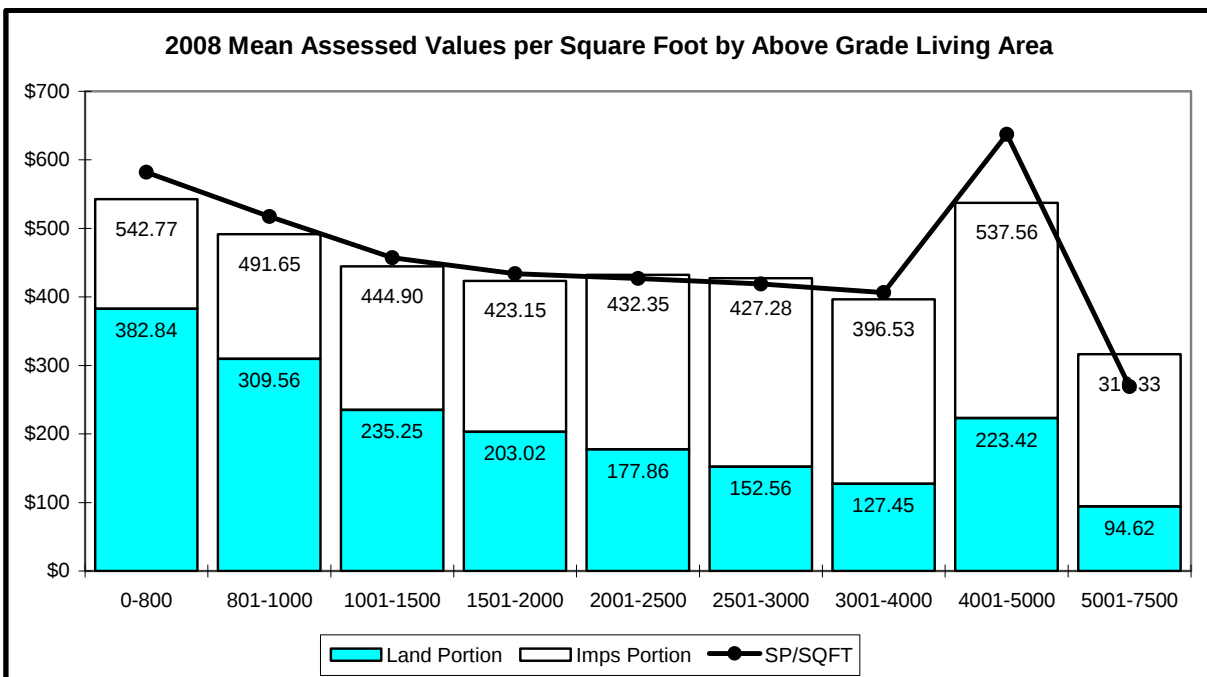
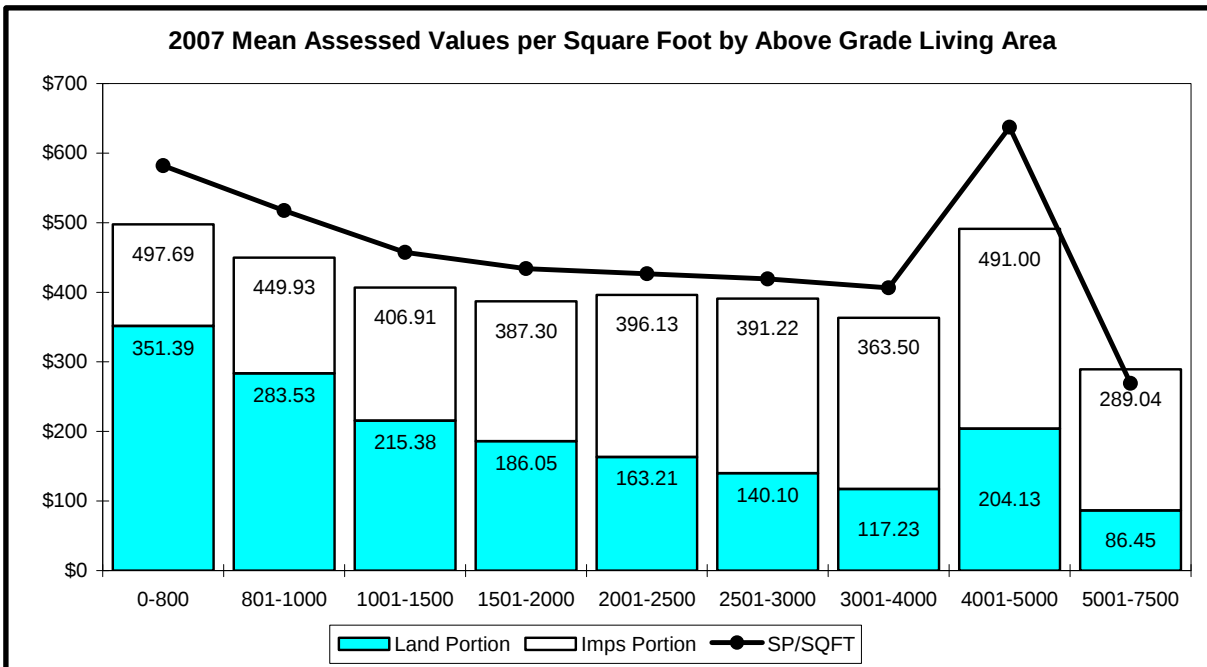
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



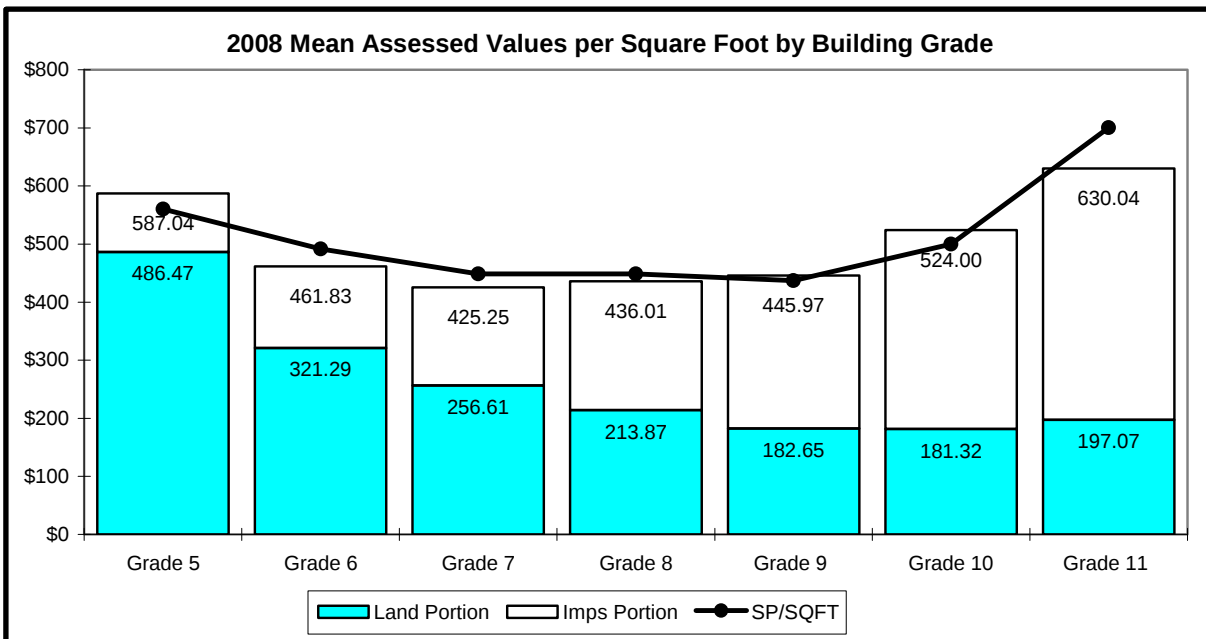
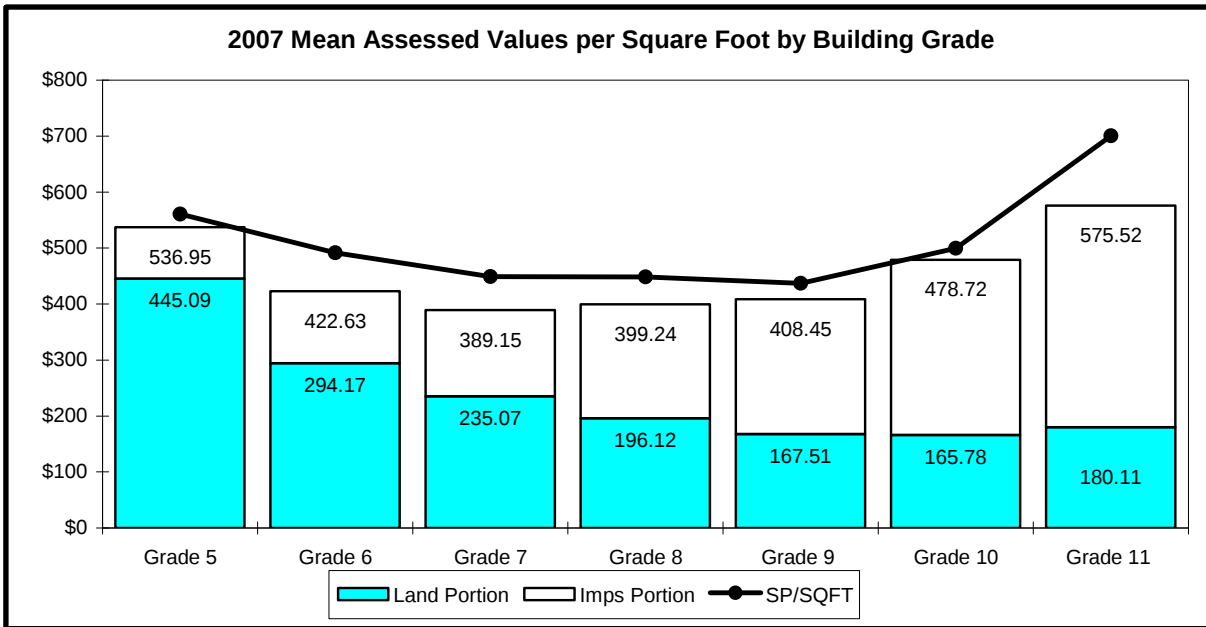
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Above Grade Living Area

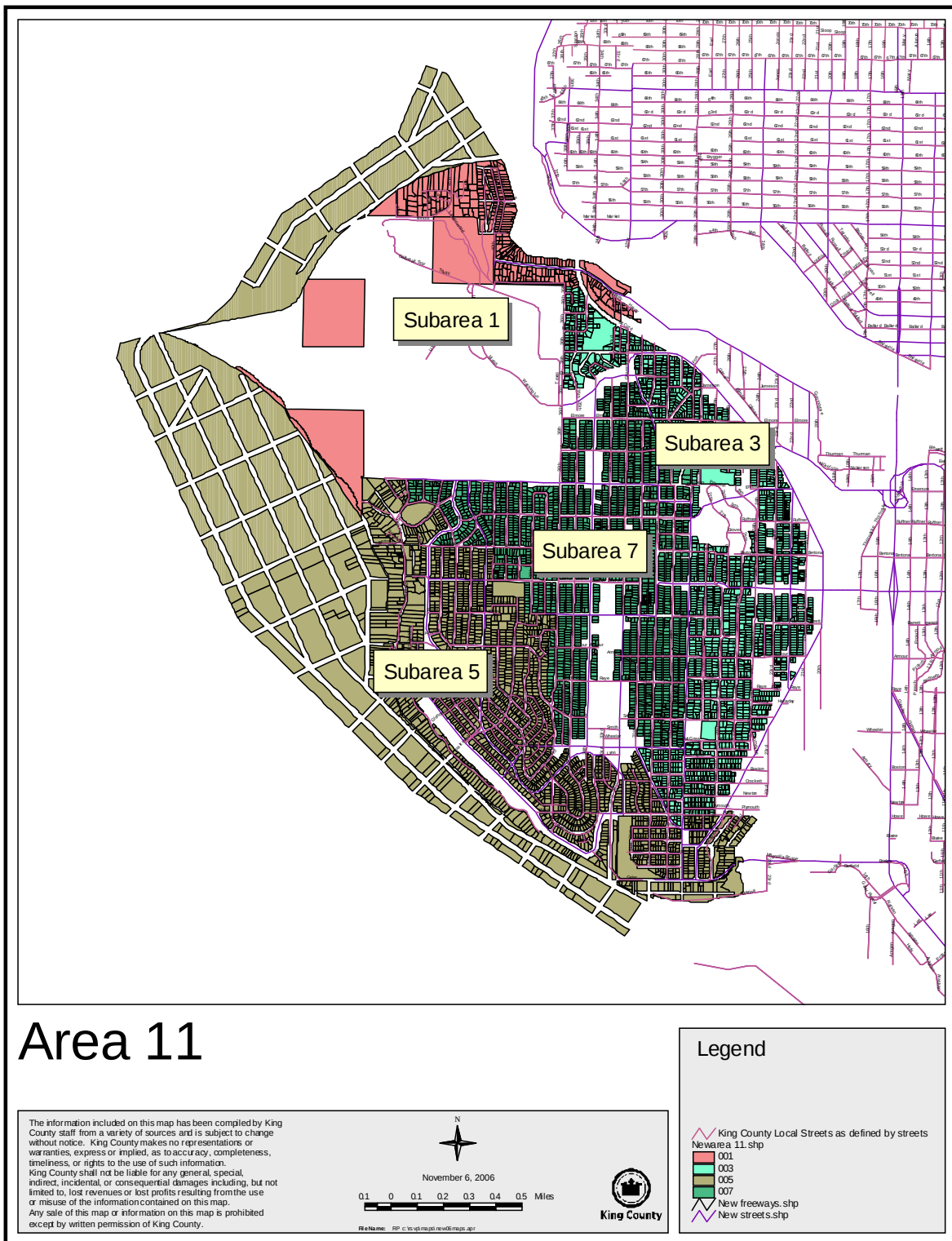


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 03 Day 05, Year 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 13 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.5% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.095, with the result rounded down to the next \$1,000.

If Waterfront parcel; 2008 Land Value = 2007 Land Value x 1.034, with the result rounded down 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 areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 1083 usable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.095

If Waterfront parcel; 2008 Total Value = 2007 Total Value * 1.034

The resulting total value is rounded down to the next \$1,000, *then*:

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.095)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.095).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.095, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 11 Annual Update Model Adjustments

2008 Total Value = 2007 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.

Overall (waterfront parcels excluded)

9.50%

Waterfront parcels only

% Adjustment 3.40%

Comments

6170 parcels or 97.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Waterfront parcels would receive a 3.40% adjustment only due to a higher average ratio (assessed value / sale price) in comparison to the rest of the population.

Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	7	0.959	1.049	9.4%	0.963	1.135
6	95	0.861	0.939	9.1%	0.912	0.965
7	310	0.869	0.950	9.3%	0.933	0.966
8	401	0.889	0.970	9.1%	0.956	0.984
9	177	0.934	1.020	9.2%	0.998	1.042
10	74	0.959	1.049	9.5%	1.019	1.079
11	19	0.813	0.890	9.5%	0.797	0.984
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1910	44	0.900	0.984	9.4%	0.936	1.033
1911-1920	23	0.826	0.904	9.4%	0.835	0.973
1921-1930	75	0.894	0.976	9.2%	0.939	1.013
1931-1940	119	0.874	0.957	9.4%	0.930	0.983
1941-1950	296	0.881	0.963	9.3%	0.947	0.979
1951-1960	176	0.873	0.954	9.3%	0.933	0.976
1961-1970	50	0.915	0.995	8.7%	0.949	1.042
1971-1980	20	0.941	1.018	8.2%	0.934	1.102
1981-1990	36	0.933	1.016	8.9%	0.967	1.065
1991-2000	73	0.956	1.043	9.1%	1.014	1.073
>2000	171	0.924	1.011	9.4%	0.991	1.031
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	6	0.889	0.950	6.9%	0.763	1.138
Average	715	0.899	0.982	9.2%	0.971	0.993
Good	294	0.895	0.978	9.4%	0.962	0.995
Very Good	68	0.899	0.981	9.2%	0.948	1.014
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	577	0.884	0.966	9.3%	0.954	0.978
1.5	131	0.885	0.967	9.2%	0.941	0.992
2	341	0.924	1.008	9.1%	0.992	1.024
2.5	22	0.812	0.889	9.4%	0.817	0.961
3	12	0.896	0.980	9.4%	0.895	1.065

Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.981.

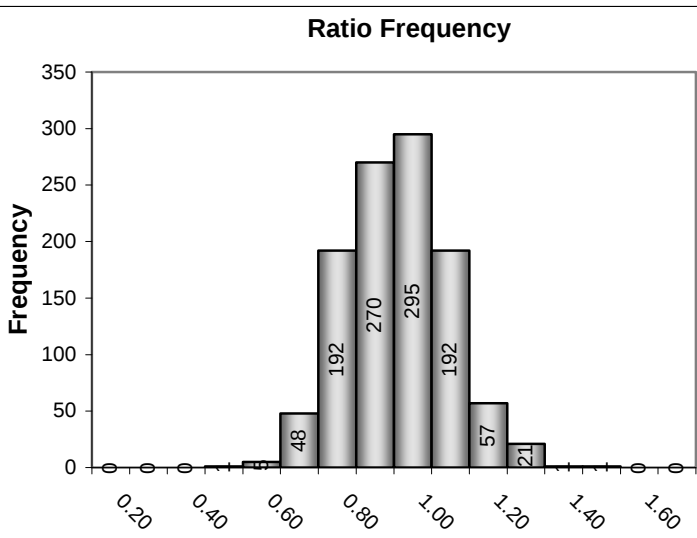
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	46	0.850	0.927	9.0%	0.885	0.968
0801-1000	170	0.870	0.951	9.3%	0.930	0.971
1001-1500	390	0.890	0.973	9.3%	0.959	0.987
1501-2000	237	0.893	0.976	9.3%	0.957	0.995
2001-2500	117	0.927	1.012	9.1%	0.982	1.042
2501-3000	79	0.933	1.019	9.2%	0.986	1.053
3001-4000	41	0.892	0.973	9.1%	0.918	1.029
4001-5000	2	0.782	0.856	9.5%	-1.990	3.702
>5000	1	1.075	1.176	9.4%	N/A	N/A
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	546	0.909	0.995	9.4%	0.983	1.007
Y	537	0.890	0.971	9.1%	0.958	0.984
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1066	0.896	0.980	9.4%	0.971	0.989
Y	17	0.969	1.002	3.4%	0.912	1.091
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	39	0.950	1.025	7.9%	0.990	1.059
3	400	0.888	0.972	9.4%	0.958	0.986
5	284	0.885	0.966	9.2%	0.947	0.985
7	360	0.916	1.002	9.4%	0.987	1.018
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	119	0.917	1.000	9.1%	0.978	1.023
03000-05000	305	0.883	0.966	9.4%	0.949	0.983
05001-08000	561	0.909	0.993	9.3%	0.981	1.005
08001-12000	78	0.869	0.949	9.2%	0.915	0.983
12001-16000	11	0.966	1.052	9.0%	1.004	1.101
16001-20000	3	0.883	0.942	6.7%	0.490	1.394
20001-30000	6	0.833	0.894	7.3%	0.690	1.098

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team 1	Lien Date: 01/01/2007	Date of Report: 2/25/2008	Sales Dates: 1/2005 - 12/2007
Area Area 11 / Magnolia	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		Ratio Frequency 	
Sample size (n)	1083		
Mean Assessed Value	632,300		
Mean Sales Price	704,200		
Standard Deviation AV	304,548		
Standard Deviation SP	360,599		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.910		
Median Ratio	0.907		
Weighted Mean Ratio	0.898		
UNIFORMITY			
Lowest ratio	0.498		
Highest ratio:	1.478		
Coefficient of Dispersion	12.03%		
Standard Deviation	0.135		
Coefficient of Variation	14.86%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.898		
Upper limit	0.921		
95% Confidence: Mean			
Lower limit	0.902		
Upper limit	0.918		
SAMPLE SIZE EVALUATION			
N (population size)	6310		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.135		
Recommended minimum:	29		
Actual sample size:	1083		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	553		
# ratios above mean:	530		
z:	0.699		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

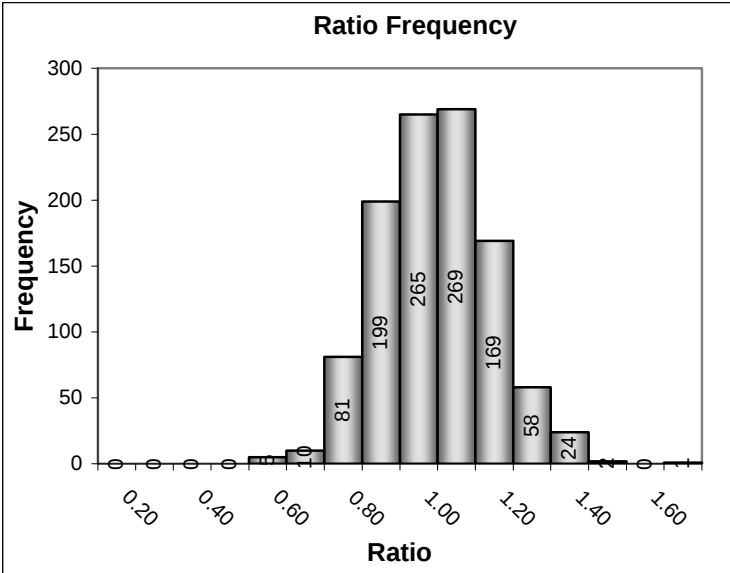
1 to 3 Unit Residences throughout Area 11

COMMENTS:

1 to 3 Unit Residences throughout Area 11

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team 1	Lien Date: 01/01/2008	Date of Report: 2/25/2008	Sales Dates: 1/2005 - 12/2007
Area Area 11 / Magnolia	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 Unit Residences in Area 11. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 300 with increments of 50. The histogram consists of 11 bars with the following frequencies: 0.60-0.70: 81, 0.70-0.80: 199, 0.80-0.90: 265, 0.90-1.00: 269, 1.00-1.10: 169, 1.10-1.20: 58, 1.20-1.30: 24, 1.30-1.40: 2, 1.40-1.50: 1, 1.50-1.60: 1. The distribution is roughly bell-shaped, centered around 1.00.	
Sample size (n)	1083		
Mean Assessed Value	690,700		
Mean Sales Price	704,200		
Standard Deviation AV	331,078		
Standard Deviation SP	360,599		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.995		
Median Ratio	0.992		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.546		
Highest ratio:	1.618		
Coefficient of Dispersion	11.96%		
Standard Deviation	0.148		
Coefficient of Variation	14.83%		
Price Related Differential (PRD)	1.014		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout Area 11 Both assessment level and uniformity have been improved by application of the recommended values.	
95% Confidence: Median			
Lower limit	0.982		
Upper limit	1.007		
95% Confidence: Mean			
Lower limit	0.986		
Upper limit	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6310		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.148		
Recommended minimum:	35		
Actual sample size:	1083		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	547		
# ratios above mean:	536		
z:	0.334		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

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.

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	102503	9224	9/15/05	\$400,000	840	0	6	1951	4	5500	N	N	3760 W LAWTON ST
001	057300	0701	4/13/05	\$537,950	900	900	7	1954	3	5500	Y	N	5601 41ST AVE W
001	102503	9212	5/22/06	\$849,995	1560	830	7	1943	3	6340	Y	N	3776 W COMMODORE WAY
001	423790	0541	6/22/07	\$650,000	1680	930	7	1957	3	13250	Y	N	3123 W HARLEY ST
001	102503	9145	4/20/06	\$712,500	1940	1200	7	1969	3	10875	Y	N	3718 W LAWTON ST
001	759070	0060	7/17/07	\$1,175,000	910	800	8	1954	5	6750	Y	Y	5608 39TH AVE W
001	057300	0085	6/28/05	\$768,000	1120	1120	8	1959	3	4888	Y	N	5442 40TH AVE W
001	759070	0025	9/16/05	\$1,175,000	1420	760	8	1961	3	9050	Y	Y	5450 39TH AVE W
001	057300	0460	7/24/07	\$819,000	1470	1190	8	1956	3	3907	Y	N	5615 40TH AVE W
001	102503	9043	10/20/05	\$830,000	1880	960	8	1973	4	7500	Y	N	3629 W COMMODORE WAY
001	729370	0065	6/9/05	\$1,300,000	1960	1720	8	1956	3	6624	Y	Y	5656 39TH AVE W
001	057300	0553	9/13/06	\$975,000	2530	0	8	1973	5	4650	Y	N	5656 42ND AVE W
001	729370	0004	11/7/06	\$1,550,000	3240	580	8	1973	3	6350	Y	Y	5628 39TH AVE W
001	729370	0045	3/28/07	\$1,381,000	3350	0	8	1961	3	3150	Y	Y	5644 39TH AVE W
001	057300	0040	6/15/05	\$875,000	1130	1000	9	1958	4	5500	Y	N	5422 40TH AVE W
001	057300	0330	4/25/07	\$758,000	1280	850	9	1952	4	7700	Y	N	5433 42ND AVE W
001	057300	0702	4/27/07	\$1,050,000	1850	800	9	1956	5	5225	Y	N	5604 42ND AVE W
001	423790	0935	11/14/05	\$800,000	2030	280	9	1992	3	4883	Y	N	3357 W COMMODORE WAY
001	102503	9306	11/8/05	\$825,000	2250	0	9	1992	3	11000	N	N	4542 C W CRAMER ST
001	102503	9314	10/7/05	\$1,425,000	2319	934	9	1997	3	5541	Y	Y	3756 W COMMODORE WAY
001	102503	9314	12/27/07	\$1,325,000	2319	934	9	1997	3	5541	Y	Y	3756 W COMMODORE WAY
001	102503	9149	2/22/07	\$999,700	2390	0	9	1964	3	18720	N	N	4518 W CRAMER ST
001	102503	9101	5/5/05	\$1,050,000	2400	900	9	1988	3	10680	Y	N	3648 W LAWTON ST
001	102503	9305	3/24/06	\$1,000,000	2690	0	9	1995	3	9750	N	N	4542 B W CRAMER ST
001	102503	9327	4/28/05	\$860,000	2870	1010	9	2004	3	6053	N	N	3508 W LAWTON CIR
001	102503	9313	5/11/05	\$869,000	2970	0	9	1997	3	5019	Y	N	3740 W W COMMODORE WAY
001	102503	9280	4/12/06	\$860,000	3080	850	9	1981	2	15172	Y	N	4546 A W CRAMER ST
001	102503	9330	4/22/05	\$1,075,000	3320	600	9	2004	3	5957	Y	N	3528 W LAWTON CIR
001	102503	9171	6/9/05	\$950,000	2100	0	10	1995	3	5220	Y	N	3607 W COMMODORE WAY
001	102503	9069	7/28/05	\$1,850,000	2120	1120	10	1991	3	10440	Y	N	3642 W LAWTON ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	102503	9223	11/13/07	\$987,275	2430	630	10	1991	3	10592	N	N	3775 W COMMODORE WAY
001	102503	9223	9/14/05	\$925,000	2430	630	10	1991	3	10592	N	N	3775 W COMMODORE WAY
001	102503	9297	12/1/06	\$1,410,000	2790	980	10	1987	3	8539	Y	N	5246 40TH AVE W
001	057300	0360	2/2/05	\$985,000	2800	810	10	2004	3	6600	Y	N	5617 42ND AVE W
001	102503	9068	3/17/06	\$1,013,000	2970	0	10	1998	3	4275	N	N	5443 45TH AVE W
001	102503	9329	1/31/05	\$1,100,000	3120	960	10	2004	3	7698	Y	N	3522 W LAWTON CIR
001	102503	9320	8/2/07	\$1,300,000	2560	880	11	2006	3	5000	Y	N	5232 40TH AVE W
001	102503	9319	4/10/07	\$1,555,000	2675	840	11	2006	3	5000	Y	N	5234 40TH AVE W
001	102503	9277	8/8/06	\$1,550,000	4770	0	11	1987	3	20005	N	N	4330 W CRAMER ST
003	277060	0505	4/17/06	\$300,000	540	0	5	1909	3	3500	N	N	3405 23RD AVE W
003	277060	0995	9/19/06	\$327,000	580	0	5	1907	2	6000	Y	N	2846 23RD AVE W
003	277110	1251	5/24/05	\$294,000	790	0	5	1953	3	3000	Y	N	3814 23RD AVE W
003	036900	0285	8/25/06	\$380,000	610	0	6	1924	3	5500	Y	N	4042 WILLIAMS AVE W
003	277060	1150	5/10/05	\$428,000	710	200	6	1943	4	6000	Y	N	3032 23RD AVE W
003	277060	6870	5/16/07	\$386,500	750	0	6	1950	3	5250	N	N	4223 26TH AVE W
003	277060	6870	9/21/05	\$370,000	750	0	6	1950	3	5250	N	N	4223 26TH AVE W
003	036900	0895	5/4/05	\$349,000	770	0	6	1921	4	6000	Y	N	3842 25TH AVE W
003	277110	4120	10/17/06	\$383,000	780	170	6	1915	4	2375	N	N	2653 THORNDYKE AVE W
003	277110	4120	8/16/05	\$335,000	780	170	6	1915	4	2375	N	N	2653 THORNDYKE AVE W
003	277060	1865	9/7/05	\$380,000	780	400	6	1944	3	6000	Y	N	3206 22ND AVE W
003	701070	0695	3/28/07	\$400,000	790	0	6	1947	4	4000	N	N	4411 31ST AVE W
003	277060	1410	10/23/07	\$475,000	790	200	6	1944	4	6000	Y	N	3243 22ND AVE W
003	232630	0085	11/14/07	\$420,000	800	0	6	1947	3	4375	Y	N	2825 W ELMORE PL
003	277060	6800	10/5/05	\$380,000	800	0	6	1900	4	4400	Y	N	4242 WILLIAMS AVE W
003	277060	0568	4/7/06	\$440,000	810	550	6	1951	4	4500	Y	N	2321 W BERTONA ST
003	668150	0190	8/29/06	\$470,000	820	200	6	1961	3	4000	N	N	2815 PATTEN PL W
003	277060	0230	8/10/05	\$300,000	820	570	6	1995	3	2364	Y	N	3841 A 23RD AVE W
003	277060	1770	10/1/07	\$650,000	830	0	6	1944	3	6000	Y	N	3433 21ST AVE W
003	701070	0185	4/5/07	\$469,950	830	250	6	1947	3	6000	Y	N	2821 W JAMESON ST
003	277060	6965	10/3/05	\$375,000	830	700	6	1950	3	5250	N	N	4222 27TH AVE W
003	701070	0876	7/13/07	\$448,200	840	0	6	1946	3	4000	N	N	4402 31ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	036900	0085	10/16/06	\$429,000	840	0	6	1947	3	5500	Y	N	4007 WILLIAMS AVE W
003	423790	0115	1/5/07	\$409,000	840	0	6	1941	4	5000	N	N	3006 W GOVERNMENT WAY
003	701070	0840	3/29/06	\$459,000	850	650	6	1947	4	4000	N	N	3017 W GOVERNMENT WAY
003	701070	0705	11/1/06	\$364,000	850	0	6	1951	3	4000	N	N	4419 31ST AVE W
003	036900	0820	12/15/05	\$350,000	850	0	6	1953	3	5250	N	N	4001 24TH AVE W
003	701070	0030	8/3/06	\$407,000	870	0	6	1947	3	4800	Y	N	4225 28TH AVE W
003	701070	0325	12/5/06	\$385,000	880	0	6	1951	3	4000	Y	N	4203 29TH AVE W
003	668150	0135	11/16/06	\$370,000	880	400	6	1910	4	2888	N	N	2824 24TH AVE W
003	277110	1200	5/29/07	\$588,800	890	810	6	1944	3	4250	N	N	2210 W EMERSON ST
003	691770	0305	6/27/07	\$520,000	900	310	6	1950	3	7667	N	N	4034 30TH AVE W
003	277060	1680	2/24/06	\$443,000	900	880	6	1952	3	2810	N	N	3450 22ND AVE W
003	668150	0060	4/27/07	\$495,000	910	400	6	1919	3	5040	Y	N	2822 PATTEN PL W
003	277060	0385	8/3/07	\$477,500	910	0	6	1906	4	7000	Y	N	3629 23RD AVE W
003	277060	0385	4/29/05	\$334,000	910	0	6	1906	4	7000	Y	N	3629 23RD AVE W
003	277060	1995	6/16/06	\$434,500	920	750	6	1906	3	6000	Y	N	3048 22ND AVE W
003	026900	1040	5/30/07	\$685,000	950	150	6	1927	3	5040	Y	N	2610 W SMITH ST
003	277060	5944	11/2/06	\$407,000	950	0	6	1945	3	5170	N	N	4417 WILLIAMS AVE W
003	036900	0660	8/2/07	\$477,450	960	0	6	1990	3	2875	Y	N	4035 BURTON PL W
003	277060	1093	8/24/05	\$318,000	960	260	6	1904	3	4800	N	N	2847 22ND AVE W
003	277110	1250	3/24/05	\$399,000	1040	400	6	1929	4	2000	N	N	3812 23RD AVE W
003	423790	0755	8/22/06	\$375,000	1130	0	6	1900	3	4000	N	N	4530 33RD AVE W
003	026900	0985	9/8/06	\$600,000	1180	1050	6	1926	3	7680	Y	N	2532 27TH AVE W
003	423790	0790	4/10/07	\$499,000	1220	0	6	1920	4	9000	N	N	4505 33RD AVE W
003	423790	0790	3/23/05	\$415,000	1220	0	6	1920	4	9000	N	N	4505 33RD AVE W
003	277060	1065	1/17/07	\$399,500	1280	0	6	1900	3	6000	N	N	2825 22ND AVE W
003	277060	0930	11/24/06	\$625,000	1300	0	6	1906	3	6000	Y	N	2637 22ND AVE W
003	423540	0475	3/21/06	\$417,500	1480	0	6	1929	3	6450	N	N	4332 36TH AVE W
003	277060	1690	2/28/06	\$600,000	1570	0	6	1952	3	6000	Y	N	3440 22ND AVE W
003	277060	1466	5/2/05	\$279,950	580	650	7	1997	3	1637	Y	N	3428 23RD AVE W
003	277110	2030	7/14/05	\$342,500	770	0	7	1944	3	4200	N	N	3442 21ST AVE W
003	668150	0175	11/29/07	\$469,950	780	100	7	1949	3	4000	Y	N	2805 PATTEN PL W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	0639	11/13/06	\$390,000	806	0	7	1954	3	2540	N	N	2316 W DRAVUS ST
003	277060	1755	9/27/05	\$449,950	810	730	7	1995	3	2738	Y	N	3417 21ST AVE W
003	036900	0645	5/30/07	\$375,000	810	110	7	1950	3	5100	Y	N	4038 26TH AVE W
003	277060	6720	6/22/06	\$459,000	820	620	7	1951	5	4400	Y	N	2702 W ELMORE ST
003	423790	1560	9/21/06	\$520,000	830	180	7	1952	3	4000	N	N	4515 35TH AVE W
003	277060	2265	8/24/05	\$440,000	830	600	7	1908	4	4200	N	N	2849 21ST AVE W
003	277060	2486	8/9/06	\$321,000	840	325	7	2000	3	653	N	N	3222 B 21ST AVE W
003	277060	1012	3/30/06	\$468,000	840	310	7	1947	3	6000	Y	N	2822 23RD AVE W
003	277060	6695	2/3/05	\$430,000	840	220	7	1951	4	4400	N	N	4217 27TH AVE W
003	701070	1025	7/27/07	\$518,250	850	100	7	1953	3	4000	Y	N	4433 28TH PL W
003	277060	6690	5/23/05	\$399,500	870	370	7	1951	3	4400	N	N	4221 27TH AVE W
003	277060	6685	2/21/06	\$345,000	870	300	7	1951	3	4400	N	N	4225 27TH AVE W
003	277060	2489	8/1/06	\$332,500	880	325	7	2000	3	945	N	N	3224 B 21ST AVE W
003	277060	1025	4/26/05	\$431,000	890	400	7	1952	3	6000	Y	N	2806 23RD AVE W
003	423790	1536	5/7/07	\$490,000	900	0	7	1952	3	4714	N	N	4533 35TH AVE W
003	701070	1435	6/3/05	\$401,800	900	200	7	1954	3	6577	Y	N	4312 30TH AVE W
003	277160	3670	8/23/07	\$477,950	930	190	7	1918	3	4000	N	N	2107 THORNDYKE AVE W
003	277110	1923	2/8/07	\$372,500	930	70	7	2006	3	972	N	N	3622 C 22ND AVE W
003	277110	1921	11/8/06	\$380,000	930	70	7	2006	3	1251	N	N	3622 A 22ND AVE W
003	277110	1922	4/13/07	\$369,950	930	130	7	2006	3	899	N	N	3622 B 22ND AVE W
003	701070	0560	4/12/05	\$365,000	930	150	7	1954	3	4060	N	N	4324 31ST AVE W
003	277060	1610	5/7/07	\$510,000	940	400	7	1944	3	6000	N	N	3602 23RD AVE W
003	036900	0970	3/25/05	\$454,000	940	940	7	2003	3	6000	Y	N	3833 24TH AVE W
003	423790	0675	9/6/06	\$425,000	950	0	7	1946	3	5500	N	N	4517 32ND AVE W
003	036900	0815	7/2/07	\$455,000	950	1240	7	1977	4	5175	N	N	4016 BURTON PL W
003	026900	0634	4/13/07	\$625,000	960	110	7	1946	3	5900	Y	N	2577 24TH AVE W
003	701070	0155	9/24/07	\$531,000	960	760	7	1959	3	6000	Y	N	4235 28TH PL W
003	277060	1741	11/22/05	\$343,950	960	530	7	1993	3	2944	Y	N	2108 C W BERTONA ST
003	277060	1465	9/19/05	\$417,000	960	960	7	1915	4	3200	Y	N	3426 23RD AVE W
003	668150	0185	4/13/06	\$465,000	970	400	7	1906	5	4000	Y	N	2811 PATTEN PL W
003	277060	0890	6/27/05	\$510,000	980	980	7	1955	4	2997	Y	N	2600 23RD AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	026900	0598	4/26/05	\$561,000	980	200	7	1947	3	5546	Y	N	2560 25TH AVE W
003	277160	4690	7/20/06	\$469,500	1000	180	7	1945	3	4000	N	N	2633 W NEWTON ST
003	277060	0775	6/22/06	\$525,000	1000	1000	7	1918	3	7000	Y	N	3029 23RD AVE W
003	026900	0604	7/27/06	\$550,000	1000	800	7	1946	3	5546	Y	N	2556 25TH AVE W
003	026900	0619	11/28/07	\$655,000	1010	370	7	1947	3	5900	Y	N	2563 24TH AVE W
003	423790	1360	3/16/05	\$485,500	1020	0	7	1915	4	4920	Y	N	4611 34TH AVE W
003	232630	0127	8/10/05	\$510,000	1020	480	7	1965	3	12094	N	N	2803 W VIEW PL
003	026900	0835	11/21/07	\$481,000	1030	390	7	1939	4	3420	Y	N	2708 W HALLADAY ST
003	277060	1020	10/20/06	\$574,300	1040	300	7	1952	3	6000	Y	N	2812 23RD AVE W
003	423790	1575	2/15/06	\$441,000	1040	220	7	1946	3	4388	N	N	3502 W FORT ST
003	277060	2005	8/13/07	\$494,950	1070	0	7	1906	4	3998	Y	N	3034 22ND AVE W
003	277060	1645	4/19/05	\$300,000	1070	0	7	1944	5	2807	N	N	3633 A 22ND AVE W
003	277060	1585	7/13/06	\$441,000	1090	610	7	1944	3	6000	N	N	3626 23RD AVE W
003	277160	3375	2/14/07	\$695,000	1100	420	7	1954	4	6000	Y	N	2445 W LYNN ST
003	277060	1600	11/28/07	\$470,000	1100	0	7	1944	3	6000	N	N	3612 23RD AVE W
003	277160	3821	7/25/06	\$509,000	1100	360	7	1941	3	4000	Y	N	2107 26TH AVE W
003	277060	1590	8/30/07	\$482,000	1100	640	7	1944	4	6000	N	N	3622 23RD AVE W
003	277160	3375	3/27/06	\$530,000	1100	420	7	1954	4	6000	Y	N	2445 W LYNN ST
003	277060	1285	4/26/07	\$499,000	1110	0	7	1926	3	3250	N	N	3252 23RD AVE W
003	423790	0664	6/28/07	\$470,000	1110	0	7	1946	4	4400	N	N	4509 32ND AVE W
003	036900	0380	9/6/05	\$509,000	1110	790	7	1928	4	5500	Y	N	4041 27TH AVE W
003	693360	0330	12/1/05	\$509,000	1110	1110	7	1951	4	6720	Y	N	3241 25TH AVE W
003	277110	1925	1/3/06	\$490,000	1120	260	7	2006	3	2044	N	N	3623 GILMAN AVE W
003	277110	1925	4/24/07	\$434,950	1120	260	7	2006	3	2044	N	N	3623 GILMAN AVE W
003	036900	0080	9/18/07	\$404,000	1120	0	7	1957	3	5875	Y	N	4013 WILLIAMS AVE W
003	119200	0550	7/13/06	\$587,000	1130	0	7	1937	3	6250	N	N	3017 27TH AVE W
003	277160	2935	5/8/06	\$475,000	1130	0	7	1908	3	4000	Y	N	2450 W LYNN ST
003	277060	2250	7/1/05	\$472,000	1140	0	7	1910	3	8400	N	N	2837 21ST AVE W
003	423540	0097	11/2/05	\$385,000	1140	320	7	2003	3	968	N	N	3312 B W GOVERNMENT WAY
003	924190	0240	6/21/05	\$442,500	1140	0	7	1931	3	6528	Y	N	3032 26TH AVE W
003	924190	0255	7/7/06	\$549,500	1140	760	7	1931	4	5120	Y	N	3020 26TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	503630	0245	8/25/06	\$605,000	1150	640	7	1951	3	6000	Y	N	3716 28TH AVE W
003	026900	0510	2/13/06	\$465,000	1160	0	7	1953	3	7680	N	N	2621 25TH AVE W
003	277060	2142	10/28/05	\$348,750	1160	390	7	1997	3	1534	N	N	3053 B 21ST AVE W
003	277060	2141	10/17/05	\$339,600	1160	390	7	1997	3	1764	N	N	3053 A 21ST AVE W
003	277160	3935	8/16/05	\$500,000	1160	150	7	1936	4	5000	Y	N	2632 W NEWTON ST
003	277110	4205	5/15/06	\$443,000	1170	240	7	1947	3	4700	Y	N	2621 THORNDYKE AVE W
003	701070	1115	6/12/07	\$590,000	1180	600	7	1976	5	4000	Y	N	4412 29TH AVE W
003	036900	0120	6/13/05	\$601,000	1190	460	7	1951	3	5500	Y	N	3822 28TH AVE W
003	277060	6930	1/24/07	\$555,000	1200	1620	7	1960	4	9765	Y	N	4200 27TH AVE W
003	701070	0495	10/26/06	\$493,500	1210	290	7	1952	3	4000	Y	N	4341 30TH AVE W
003	026900	0615	3/13/07	\$838,000	1220	1000	7	1947	4	6641	Y	N	2559 24TH AVE W
003	277160	4140	7/7/05	\$420,000	1220	250	7	1943	3	4000	N	N	2016 26TH AVE W
003	277160	4685	11/28/07	\$615,500	1230	350	7	1937	3	4000	N	N	2631 W NEWTON ST
003	277160	3795	9/27/05	\$580,000	1230	400	7	1941	4	4000	Y	N	2624 W CROCKETT ST
003	277060	0795	8/29/07	\$565,000	1250	1220	7	1947	3	7000	Y	N	3047 23RD AVE W
003	277060	1430	2/9/05	\$351,000	1250	520	7	1914	3	2250	Y	N	2217 W RUFFNER ST
003	119200	0380	3/30/05	\$599,000	1260	1260	7	1941	4	6250	N	N	3018 27TH AVE W
003	277060	1855	2/9/07	\$538,000	1270	650	7	1908	4	6000	Y	N	3216 22ND AVE W
003	277060	0310	2/9/06	\$432,500	1270	400	7	1963	3	7000	N	N	3630 24TH AVE W
003	232130	0240	8/19/05	\$570,000	1290	1160	7	1940	3	5000	N	N	2911 W BOSTON ST
003	277110	4080	3/9/06	\$399,950	1290	0	7	1911	3	3750	Y	N	2019 W BARRETT ST
003	026900	1020	5/23/07	\$665,000	1300	120	7	1926	4	4800	Y	N	2614 W SMITH ST
003	423790	0680	5/21/07	\$620,000	1310	450	7	1945	4	6050	N	N	4521 32ND AVE W
003	423790	0025	8/1/07	\$639,000	1320	0	7	1905	5	4000	N	N	3104 W GOVERNMENT WAY
003	924190	0095	4/13/06	\$539,000	1320	530	7	1967	3	7524	Y	N	3032 25TH AVE W
003	701070	0110	5/4/07	\$450,000	1330	430	7	1983	3	1800	Y	N	2820 W ELMORE ST
003	026900	0855	6/8/07	\$675,000	1340	0	7	1927	3	5632	N	N	2563 27TH AVE W
003	277060	1750	7/20/07	\$650,000	1350	1350	7	1963	3	6000	Y	N	3411 21ST AVE W
003	036900	0370	3/19/07	\$600,000	1360	800	7	1955	3	5500	N	N	4033 27TH AVE W
003	277060	2160	5/10/07	\$467,000	1360	0	7	1942	3	6000	Y	N	2850 22ND AVE W
003	693360	0065	8/28/06	\$535,000	1370	0	7	1908	3	2700	Y	N	3249 26TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	693360	0065	3/25/05	\$457,000	1370	0	7	1908	3	2700	Y	N	3249 26TH AVE W
003	232130	0361	9/12/05	\$478,000	1380	640	7	1922	4	6532	Y	N	2001 28TH AVE W
003	277060	6940	10/19/07	\$499,000	1380	330	7	1997	3	2625	N	N	4210 27TH AVE W
003	277160	4005	8/2/05	\$735,000	1390	1000	7	1941	4	6000	Y	N	2623 W CROCKETT ST
003	277060	1230	4/29/05	\$400,000	1410	0	7	1900	4	6000	Y	N	3023 22ND AVE W
003	423790	0770	4/18/06	\$557,000	1420	800	7	1920	3	7038	N	N	4548 33RD AVE W
003	026900	0535	10/17/07	\$602,000	1430	600	7	1955	3	6400	N	N	2616 25TH AVE W
003	026900	0535	8/25/05	\$510,200	1430	600	7	1955	3	6400	N	N	2616 25TH AVE W
003	701070	1465	8/13/07	\$515,000	1440	110	7	1945	4	3860	Y	N	4307 29TH AVE W
003	701070	1465	9/12/06	\$442,000	1440	110	7	1945	4	3860	Y	N	4307 29TH AVE W
003	036900	0510	8/17/06	\$623,950	1470	400	7	1951	3	5500	Y	N	3847 26TH AVE W
003	701070	0270	2/2/05	\$506,000	1480	0	7	1912	4	4000	Y	N	2911 W MANSELL ST
003	277060	2239	11/21/05	\$637,500	1510	1190	7	1958	4	5400	Y	N	2827 21ST AVE W
003	668150	0235	11/29/06	\$729,000	1560	1000	7	1969	3	6000	N	N	2353 W BARRETT ST
003	277060	1643	10/19/05	\$389,950	1560	640	7	2002	3	1596	N	N	3633 B 22ND AVE W
003	277110	1990	7/3/07	\$630,000	1590	0	7	1952	3	5000	N	N	2114 W RUFFNER ST
003	119200	0225	5/1/06	\$635,000	1620	450	7	1926	4	5000	N	N	3046 27TH AVE W
003	277160	3212	9/6/06	\$610,000	1620	270	7	1939	4	4000	Y	N	2633 W LYNN ST
003	277060	1850	1/6/06	\$450,000	1630	0	7	1959	3	3755	Y	N	3220 22ND AVE W
003	277160	3425	5/9/06	\$550,000	1640	860	7	1951	3	6000	N	N	2214 THORNDYKE AVE W
003	277060	0700	9/26/06	\$642,000	1680	840	7	1958	3	7000	Y	N	3054 24TH AVE W
003	277060	0705	9/19/06	\$682,000	1680	840	7	1958	3	7000	Y	N	3052 24TH AVE W
003	423790	1505	2/9/05	\$490,000	1710	0	7	1992	3	4000	N	N	4514 36TH AVE W
003	277060	2760	7/21/06	\$750,000	1740	240	7	1901	3	6000	N	N	3053 16TH AVE W
003	423790	1080	2/26/07	\$692,500	1760	870	7	1949	3	4442	Y	N	4610 34TH AVE W
003	423790	1080	6/7/06	\$585,000	1760	870	7	1949	3	4442	Y	N	4610 34TH AVE W
003	423790	1080	4/21/06	\$500,000	1760	870	7	1949	3	4442	Y	N	4610 34TH AVE W
003	277060	0895	8/11/07	\$600,000	1780	860	7	1950	3	6000	N	N	2601 22ND AVE W
003	277060	0900	7/20/06	\$585,000	1780	860	7	1950	3	6000	N	N	2605 22ND AVE W
003	277060	2026	7/20/06	\$597,000	1840	720	7	1963	3	5400	Y	N	3020 22ND AVE W
003	026900	0945	5/8/06	\$770,000	1920	0	7	1937	4	4080	Y	N	2700 W SMITH ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423540	0020	1/27/05	\$499,900	1950	0	7	1994	3	4000	N	N	3136 W GOVERNMENT WAY
003	119200	0080	5/2/07	\$920,000	2010	0	7	1926	4	6250	Y	N	3037 26TH AVE W
003	152503	9014	4/19/06	\$530,000	2050	0	7	1925	3	5589	N	N	3514 W GOVERNMENT WAY
003	152503	9014	11/8/05	\$351,000	2050	0	7	1925	3	5589	N	N	3514 W GOVERNMENT WAY
003	026900	0165	8/1/06	\$685,000	2220	280	7	1988	3	7200	Y	N	2815 24TH AVE W
003	277060	1450	4/8/05	\$495,000	2310	0	7	1990	3	6000	Y	N	3442 23RD AVE W
003	701070	1105	3/20/07	\$714,000	2390	0	7	1905	3	6000	N	N	4418 29TH AVE W
003	277060	1510	3/1/07	\$819,000	3750	0	7	1969	3	6000	N	N	3417 22ND AVE W
003	277060	1515	4/13/05	\$615,000	3750	0	7	1969	3	6000	N	N	3421 22ND AVE W
003	277060	0540	5/11/07	\$730,000	3810	0	7	1969	3	7000	Y	N	3437 23RD AVE W
003	277060	0550	2/14/06	\$760,000	3930	0	7	1967	3	7000	Y	N	3447 23RD AVE W
003	277160	3312	1/9/07	\$468,916	800	220	8	2006	3	829	N	N	2205 THORNDYKE AVE W
003	277160	3316	7/23/07	\$399,990	850	160	8	2006	3	1926	N	N	2201 THORNDYKE AVE W
003	701070	1360	12/28/05	\$500,000	860	500	8	2001	3	4400	Y	N	4335 29TH AVE W
003	277160	3310	1/31/07	\$479,617	900	260	8	2006	3	939	N	N	2207 THORNDYKE AVE W
003	377630	0045	12/22/05	\$465,000	930	0	8	1942	3	4654	N	N	2240 CONDON WAY W
003	277160	3735	6/27/07	\$524,500	930	220	8	1919	3	5000	Y	N	2439 W BOSTON ST
003	277060	6810	5/24/07	\$419,000	950	150	8	2006	3	1365	Y	N	2723 W JAMESON ST
003	277160	0440	10/14/05	\$555,000	960	960	8	1952	3	5000	Y	N	2301 W RAYE ST
003	277160	3314	12/26/06	\$455,409	980	80	8	2006	3	925	N	N	2203 THORNDYKE AVE W
003	277160	3300	1/11/07	\$429,930	980	0	8	2006	3	1530	N	N	2400 W BOSTON ST
003	277160	3306	12/28/06	\$419,990	980	0	8	2006	3	1259	N	N	2406 D W BOSTON ST
003	277160	3302	6/25/07	\$418,940	980	0	8	2006	3	1259	N	N	2402 W BOSTON ST
003	277160	3304	1/2/07	\$414,990	980	0	8	2006	3	1259	N	N	2404 W BOSTON ST
003	277160	3906	1/17/07	\$650,000	1000	300	8	1941	4	3587	N	N	2002 28TH AVE W
003	277160	4776	8/27/07	\$694,000	1010	1010	8	1955	4	3584	Y	N	2617 W PLYMOUTH ST
003	277060	6811	4/25/07	\$419,000	1020	150	8	2006	3	1414	N	N	2721 W JAMESON ST
003	377630	0020	8/14/06	\$542,000	1020	700	8	1946	3	5400	Y	N	2303 30TH AVE W
003	277110	2015	2/20/07	\$424,950	1040	380	8	2001	3	1812	N	N	3600 22ND AVE W
003	277110	2011	3/30/07	\$417,000	1040	380	8	2001	3	1062	N	N	3608 22ND AVE W
003	277110	2012	6/1/06	\$405,000	1040	380	8	2001	3	1062	N	N	3606 22ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277110	2012	5/16/05	\$362,000	1040	380	8	2001	3	1062	N	N	3606 22ND AVE W
003	277110	2010	4/19/05	\$349,500	1040	380	8	2001	3	1440	N	N	3610 22ND AVE W
003	277060	0241	7/29/05	\$362,000	1040	280	8	2004	3	1170	N	N	3857 B GILMAN AVE W
003	693360	0245	6/18/07	\$600,000	1050	1050	8	1953	5	4799	Y	N	2514 W DRAVUS ST
003	924190	0105	2/24/05	\$600,000	1090	900	8	1951	4	8832	N	N	3024 25TH AVE W
003	277060	6825	5/29/07	\$436,000	1100	240	8	2006	3	1520	N	N	4252 WILLIAMS AVE W
003	277060	1958	3/16/05	\$325,000	1100	100	8	2000	3	1800	N	N	3056 22ND AVE W
003	277060	6824	6/18/07	\$431,500	1120	240	8	2006	3	1313	N	N	4250 WILLIAMS AVE W
003	668150	0055	12/27/06	\$445,000	1120	600	8	1958	3	5040	Y	N	2826 PATTEN PL W
003	277060	0226	1/24/05	\$339,950	1120	380	8	1996	3	1958	N	N	3837 B 23RD AVE W
003	232130	0225	4/5/06	\$565,000	1130	0	8	1927	3	4100	N	N	2110 CONDON WAY W
003	277060	1900	2/17/05	\$335,000	1130	130	8	2005	3	1503	N	N	3217B 21ST AVE W
003	277060	1901	2/25/05	\$335,000	1130	130	8	2005	3	1501	N	N	3217A 21ST AVE W
003	701070	0280	4/25/05	\$460,000	1130	570	8	1983	3	4000	N	N	2919 W MANSELL ST
003	277160	3308	12/12/06	\$508,090	1140	320	8	2006	3	1504	N	N	2209 THORNDYKE AVE W
003	277060	1917	2/1/07	\$470,000	1140	220	8	2006	3	1349	N	N	3229 A 21ST AVE W
003	701070	0460	10/13/05	\$555,000	1140	940	8	1948	5	7200	N	N	4319 30TH AVE W
003	026900	0096	5/23/07	\$600,000	1160	1160	8	1978	3	5017	Y	N	2839 24TH AVE W
003	277160	3930	2/23/07	\$685,000	1170	0	8	1964	3	4000	N	N	2636 W NEWTON ST
003	277060	0860	1/12/07	\$549,000	1170	520	8	1994	3	2250	N	N	2622 23RD AVE W
003	026900	1000	4/14/05	\$491,000	1170	350	8	1947	3	6400	Y	N	2516 27TH AVE W
003	277060	1115	8/11/06	\$560,000	1180	700	8	1942	5	3500	Y	N	3056 23RD AVE W
003	026900	0475	12/1/05	\$511,000	1180	800	8	1954	3	7680	Y	N	2620 26TH AVE W
003	026900	1165	12/26/06	\$700,000	1210	800	8	1950	3	7680	Y	N	2432 25TH AVE W
003	277160	3770	1/27/06	\$617,000	1210	0	8	1915	3	6000	Y	N	2642 W CROCKETT ST
003	277160	0335	4/13/06	\$650,000	1210	1010	8	1954	4	5000	Y	N	2236 W HALLADAY ST
003	026900	1165	2/7/06	\$618,000	1210	800	8	1950	3	7680	Y	N	2432 25TH AVE W
003	277060	0862	4/18/05	\$497,900	1220	540	8	1994	3	2250	Y	N	2626 23RD AVE W
003	277060	0647	6/9/06	\$453,000	1230	100	8	2001	3	1533	Y	N	3203 23RD AVE W
003	026900	0345	4/21/05	\$670,000	1240	1040	8	2005	3	5440	Y	N	2805 27TH AVE W
003	232130	0060	4/11/05	\$550,000	1240	1130	8	1925	5	5000	Y	N	2926 W LYNN ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	026900	0460	2/28/05	\$599,000	1250	930	8	1955	3	7680	Y	N	2605 W ARMOUR ST
003	277160	3981	2/20/07	\$745,000	1260	600	8	1955	4	4000	Y	N	2601 W CROCKETT ST
003	232130	0081	12/14/07	\$719,000	1264	0	8	1926	3	4057	Y	N	2311 28TH AVE W
003	277060	1711	4/27/07	\$469,000	1270	340	8	2002	3	1349	N	N	3420 A 22ND AVE W
003	277060	1713	5/9/05	\$358,000	1270	340	8	2002	3	1426	N	N	3420 B 22ND AVE W
003	026900	1311	8/2/07	\$655,000	1280	400	8	1949	3	7680	Y	N	2360 27TH AVE W
003	277160	4655	7/12/06	\$580,000	1280	250	8	1956	3	4000	Y	N	2607 W NEWTON ST
003	277160	3155	4/19/05	\$535,000	1280	0	8	1929	3	4000	Y	N	2608 W BOSTON ST
003	277060	1681	10/24/05	\$463,500	1280	330	8	2005	3	1390	N	N	3454 22ND AVE W
003	277060	1682	9/2/05	\$450,000	1280	330	8	2005	3	1400	N	N	3452 22ND AVE W
003	036900	0736	5/27/05	\$366,874	1280	500	8	1991	3	2317	N	N	4072 BURTON PL W
003	026900	1170	9/28/05	\$685,000	1290	600	8	1953	3	5760	Y	N	2406 25TH AVE W
003	277060	1710	8/10/05	\$427,500	1290	340	8	2002	3	1647	N	N	3422 A 22ND AVE W
003	277060	1697	4/10/05	\$389,000	1300	360	8	2005	3	1653	Y	N	3432 B 22ND AVE W
003	277060	1696	5/12/05	\$398,000	1300	630	8	2005	3	1348	N	N	3430A 22ND AVE W
003	277060	1694	4/25/05	\$389,000	1300	630	8	2005	3	1348	Y	N	3432A 22ND AVE W
003	277060	1698	3/18/05	\$395,000	1300	360	8	2005	3	1652	Y	N	3430 B 22ND AVE W
003	701070	1355	4/10/07	\$605,000	1310	210	8	1942	3	3748	Y	N	4331 29TH AVE W
003	232130	0351	8/8/06	\$544,000	1310	200	8	1935	3	4032	Y	N	2013 28TH AVE W
003	277060	1903	2/23/05	\$355,000	1310	130	8	2005	3	1500	N	N	3219B 21ST AVE W
003	277060	1902	2/23/05	\$353,000	1310	100	8	2005	3	1499	N	N	3219A 21ST AVE W
003	277060	1547	6/22/06	\$482,500	1319	171	8	2003	3	1514	N	N	3451 A 22ND AVE W
003	277060	1546	11/22/06	\$465,995	1320	170	8	2003	3	1515	N	N	3451 B 22ND AVE W
003	503630	0446	7/12/05	\$748,000	1320	900	8	1961	4	5940	Y	N	2608 W BERTONA ST
003	701070	0140	11/18/05	\$597,500	1320	400	8	1959	3	5031	Y	N	4225 28TH PL W
003	277060	1915	10/11/06	\$490,000	1340	260	8	2006	3	1503	N	N	3231 B 21ST AVE W
003	277060	1916	9/27/06	\$499,950	1340	260	8	2006	3	1503	N	N	3231 A 21ST AVE W
003	277060	1732	5/30/07	\$436,000	1340	450	8	2000	3	1447	Y	N	2118 W BERTONA ST
003	026900	1224	8/2/07	\$775,000	1350	570	8	1953	3	7040	Y	N	2404 26TH AVE W
003	277160	4610	5/18/05	\$450,300	1350	250	8	1939	3	4000	Y	N	2628 W PLYMOUTH ST
003	277060	1918	2/6/07	\$454,950	1360	220	8	2006	3	1648	N	N	3229 B 21ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277160	3170	5/16/05	\$727,000	1370	450	8	1949	4	6000	Y	N	2211 26TH AVE W
003	277060	2363	6/21/07	\$510,000	1380	275	8	2005	3	1616	Y	N	3010B 21ST AVE W
003	277060	1731	4/11/06	\$430,595	1380	450	8	2000	3	1734	Y	N	2114 W BERTONA ST
003	277060	2365	5/26/05	\$459,950	1380	275	8	2005	3	1323	N	N	3012B 21ST AVE W
003	277060	2366	6/3/05	\$449,950	1380	275	8	2005	3	1377	N	N	3012B 21ST AVE W
003	277060	2364	9/15/05	\$453,500	1380	135	8	2005	3	1682	Y	N	3010A 21ST AVE W
003	277060	2363	7/26/05	\$449,950	1380	275	8	2005	3	1616	Y	N	3010B 21ST AVE W
003	277060	6625	6/19/06	\$676,000	1390	490	8	1912	5	4400	Y	N	4225 WILLIAMS AVE W
003	277160	3130	10/26/06	\$635,000	1390	560	8	1960	3	4000	Y	N	2628 W BOSTON ST
003	026900	0711	3/9/05	\$486,000	1400	420	8	1957	3	5016	N	N	2503 W RAYE ST
003	026900	1090	10/18/05	\$750,000	1420	1300	8	1955	4	5400	Y	N	2526 26TH AVE W
003	668150	0110	5/22/05	\$600,000	1440	1410	8	1965	3	5783	N	N	2904 24TH AVE W
003	026900	0435	2/23/05	\$635,000	1460	540	8	1955	3	5220	Y	N	2606 W RAYE ST
003	232130	0265	10/3/07	\$670,000	1470	220	8	1926	3	4000	N	N	2910 W CROCKETT ST
003	026900	0145	6/1/06	\$620,000	1470	500	8	1958	4	6120	N	N	2420 W ARMOUR ST
003	277060	0380	4/5/05	\$415,000	1470	0	8	1907	3	7000	Y	N	3617 23RD AVE W
003	693360	0138	3/21/06	\$638,500	1480	880	8	1990	3	4320	Y	N	3257 25TH AVE W
003	277160	3200	1/4/06	\$530,000	1500	0	8	1926	3	4000	N	N	2627 W LYNN ST
003	026900	1238	2/16/05	\$632,000	1500	1200	8	1958	4	7040	Y	N	2508 W MCGRAW ST
003	277160	3815	10/10/06	\$736,000	1520	920	8	1960	3	4000	Y	N	2608 W CROCKETT ST
003	277060	0495	8/22/06	\$615,000	1520	480	8	2006	3	1750	Y	N	2300 W BERTONA ST
003	277060	0494	7/21/06	\$604,000	1520	480	8	2006	3	1750	Y	N	2302 W BERTONA ST
003	277060	0496	9/27/06	\$559,000	1530	480	8	2006	3	1751	Y	N	2308 W BERTONA ST
003	277060	0497	10/26/06	\$545,000	1530	480	8	2006	3	1750	N	N	2306 W BERTONA ST
003	277060	1305	4/25/05	\$536,000	1540	810	8	1971	4	6000	Y	N	3242 23RD AVE W
003	277060	0390	3/28/05	\$440,000	1540	720	8	1906	3	7000	Y	N	3635 23RD AVE W
003	119300	0085	11/4/05	\$665,000	1570	0	8	1931	3	5250	N	N	3215 27TH AVE W
003	277160	4605	10/24/05	\$615,000	1580	0	8	1931	4	4000	Y	N	2632 W PLYMOUTH ST
003	277060	0202	11/9/05	\$500,000	1590	630	8	1999	3	2900	Y	N	3813 23RD AVE W
003	026900	1105	8/14/06	\$835,000	1600	440	8	1958	4	5400	Y	N	2508 26TH AVE W
003	277160	3215	4/24/06	\$540,000	1600	0	8	1928	3	4000	N	N	2637 W LYNN ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	026900	1156	11/19/07	\$637,500	1610	510	8	1954	3	8280	Y	N	2502 25TH AVE W
003	277060	0685	5/9/05	\$539,000	1610	1200	8	1962	3	7000	Y	N	3247 23RD AVE W
003	026900	1156	4/4/05	\$580,000	1610	510	8	1954	3	8280	Y	N	2502 25TH AVE W
003	232130	0020	2/12/07	\$810,000	1620	780	8	1941	5	5000	Y	N	2911 W MCGRAW ST
003	423790	1441	6/6/05	\$479,000	1650	360	8	1987	3	4000	N	N	4574 36TH AVE W
003	701070	0545	8/17/06	\$558,000	1660	750	8	1978	3	5620	N	N	4336 31ST AVE W
003	119200	0005	4/29/05	\$610,000	1700	1100	8	1926	3	5265	Y	N	3055 26TH AVE W
003	119300	0182	5/23/06	\$799,000	1720	800	8	1951	5	3125	Y	N	3243 WHALLEY PL W
003	026900	0330	6/27/06	\$750,000	1720	390	8	1927	4	7680	Y	N	2814 28TH AVE W
003	277160	3030	6/14/05	\$605,000	1720	600	8	1955	4	5107	Y	N	2654 W LYNN ST
003	026900	1065	6/3/05	\$702,000	1730	950	8	1955	3	7680	Y	N	2515 26TH AVE W
003	119300	0320	2/23/06	\$580,000	1760	450	8	1930	3	3900	Y	N	2617 W BARRETT ST
003	119200	0530	2/15/06	\$680,000	1770	340	8	1939	4	6250	N	N	3027 27TH AVE W
003	119200	0160	9/14/05	\$637,000	1790	300	8	1926	4	5625	Y	N	3013 26TH AVE W
003	119300	0170	2/27/07	\$767,000	1810	600	8	1962	3	5500	Y	N	2659 W BERTONA ST
003	693360	0050	5/26/05	\$700,000	1830	400	8	1968	4	8100	Y	N	3257 26TH AVE W
003	277160	0460	4/23/07	\$879,000	1840	700	8	1960	3	5000	Y	N	2311 W RAYE ST
003	277160	0460	10/26/05	\$600,000	1840	700	8	1960	3	5000	Y	N	2311 W RAYE ST
003	036900	0965	12/15/05	\$670,000	1850	670	8	1906	5	6000	Y	N	3829 24TH AVE W
003	119200	0520	2/6/07	\$799,000	1860	0	8	1908	4	6612	N	N	3033 27TH AVE W
003	277060	0410	11/20/06	\$624,650	1860	510	8	1996	3	5250	Y	N	3645 23RD AVE W
003	277060	1270	3/30/06	\$630,000	1860	0	8	2006	3	2500	Y	N	3256 23RD AVE W
003	232130	0246	5/23/07	\$840,000	1870	280	8	1939	3	4500	Y	N	2111 29TH AVE W
003	277160	3050	9/10/07	\$700,000	1890	200	8	1931	3	4000	Y	N	2632 W LYNN ST
003	924190	0170	7/25/05	\$593,000	1900	1440	8	1968	3	9536	Y	N	2949 25TH AVE W
003	277060	0790	2/26/07	\$837,500	1910	1090	8	1984	3	7000	Y	N	3045 23RD AVE W
003	277060	0790	3/7/06	\$782,500	1910	1090	8	1984	3	7000	Y	N	3045 23RD AVE W
003	924190	0190	5/25/05	\$720,000	1930	960	8	1983	5	7680	Y	N	3029 25TH AVE W
003	026900	0185	8/22/06	\$850,000	1940	0	8	1955	3	7680	Y	N	2830 26TH AVE W
003	277160	3710	8/9/05	\$580,000	1940	200	8	1985	3	4000	Y	N	2419 W BOSTON ST
003	026900	0695	10/20/07	\$869,000	1960	1010	8	1949	4	7680	Y	N	2565 25TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	119300	0385	4/13/06	\$773,500	1970	300	8	1928	3	6000	Y	N	2925 26TH AVE W
003	423790	0730	8/17/05	\$620,000	1980	0	8	1906	5	5000	N	N	4514 33RD AVE W
003	026900	0155	9/7/07	\$740,000	2050	290	8	1955	5	7200	Y	N	2402 W ARMOUR ST
003	026900	0950	6/27/05	\$849,950	2050	500	8	2003	3	3900	Y	N	2507 27TH AVE W
003	119300	0165	8/24/06	\$715,000	2060	1000	8	1928	4	5000	Y	N	3253 27TH AVE W
003	693360	0315	3/16/05	\$548,000	2060	490	8	1991	3	6720	Y	N	3235 25TH AVE W
003	277060	0950	11/2/06	\$875,000	2090	2090	8	1959	3	6720	Y	N	2655 22ND AVE W
003	277060	0478	5/15/07	\$950,000	2130	840	8	1967	4	7000	Y	N	3410 24TH AVE W
003	277060	0478	1/26/06	\$595,000	2130	840	8	1967	4	7000	Y	N	3410 24TH AVE W
003	701070	0240	7/19/07	\$740,000	2210	180	8	1959	5	4813	Y	N	4310 29TH AVE W
003	423790	1380	11/16/07	\$775,000	2240	360	8	2007	3	4000	N	N	3518 W LAWTON ST
003	277060	1860	3/1/05	\$489,000	2240	0	8	1909	3	6000	Y	N	3212 22ND AVE W
003	277060	6635	12/7/05	\$675,000	2290	430	8	1904	4	4400	Y	N	4215 WILLIAMS AVE W
003	026900	0670	4/2/07	\$1,270,000	2320	1650	8	1956	4	7680	Y	N	2564 26TH AVE W
003	701070	0095	7/28/06	\$840,000	2400	820	8	2006	3	4575	Y	N	4208 28TH PL W
003	026900	0935	7/18/05	\$737,000	2430	0	8	1926	4	7680	Y	N	2502 28TH AVE W
003	026900	0980	1/14/05	\$818,000	2580	540	8	2004	3	7680	N	N	2531 27TH AVE W
003	277160	0430	6/11/07	\$945,000	2660	1330	8	1960	3	5000	Y	N	2225 W RAYE ST
003	277160	0675	6/5/06	\$1,040,000	2670	1000	8	1963	4	6250	Y	N	2314 W WHEELER ST
003	277160	0675	7/13/05	\$985,000	2670	1000	8	1963	4	6250	Y	N	2314 W WHEELER ST
003	277160	0415	3/15/06	\$725,000	2720	1200	8	1965	3	5000	Y	N	2215 W RAYE ST
003	277160	0415	10/26/05	\$675,000	2720	1200	8	1965	3	5000	Y	N	2215 W RAYE ST
003	277160	3680	8/15/05	\$599,000	2930	0	8	1995	3	4000	N	N	2109 THORNDYKE AVE W
003	693360	0215	9/27/06	\$880,000	1190	1190	9	1997	3	5940	Y	N	3220 26TH AVE W
003	277160	3626	2/21/07	\$794,000	1350	0	9	1996	3	4000	Y	N	2106 26TH AVE W
003	026900	1140	8/24/06	\$1,201,000	1620	1620	9	1954	3	11415	Y	N	2501 W HALLADAY ST
003	119300	0435	11/8/05	\$767,000	1830	1050	9	1931	5	6000	N	N	2908 28TH AVE W
003	232130	0515	6/19/06	\$849,000	1840	0	9	1935	4	4099	Y	N	2807 W NEWTON ST
003	423540	0286	4/21/06	\$595,000	1880	0	9	1995	3	4036	N	N	4419 BRYGGER DR W
003	701070	1042	10/2/06	\$527,500	1920	170	9	1977	3	4000	Y	N	4447 28TH PL W
003	668150	0140	10/5/05	\$799,000	2120	640	9	2005	3	2907	N	N	2822 24TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	026900	0103	5/9/05	\$735,000	2190	700	9	2005	3	5972	N	N	2917 24TH AVE W
003	423540	0284	7/18/07	\$716,500	2220	0	9	1992	3	5720	N	N	4425 BRYGGER DR W
003	423540	0284	10/7/05	\$577,000	2220	0	9	1992	3	5720	N	N	4425 BRYGGER DR W
003	701070	1442	2/1/07	\$729,000	2260	0	9	2005	3	4557	Y	N	4300 30TH AVE W
003	277160	3716	9/2/05	\$830,000	2260	970	9	2000	3	4000	Y	N	2427 W BOSTON ST
003	423540	0283	11/22/06	\$699,000	2280	0	9	1992	3	4490	N	N	4429 BRYGGER DR W
003	423790	1537	10/4/05	\$750,000	2310	0	9	2005	3	3200	N	N	3509 W MCCORD PL
003	036900	0280	7/19/07	\$960,000	2350	800	9	1999	3	5500	Y	N	4046 WILLIAMS AVE W
003	423790	1350	7/7/06	\$879,950	2390	810	9	2006	3	4477	Y	N	4621 34TH AVE W
003	423790	1345	5/19/06	\$850,000	2390	810	9	2006	3	4477	Y	N	4619 34TH AVE W
003	232130	0545	8/10/05	\$995,000	2410	700	9	2000	3	5850	Y	N	1902 29TH AVE W
003	277060	0500	9/6/07	\$785,000	2460	0	9	2006	3	3500	N	N	3409 23RD AVE W
003	924190	0080	6/3/05	\$769,950	2500	650	9	2000	3	3810	Y	N	3044 25TH AVE W
003	142503	9012	6/24/05	\$769,000	2510	820	9	2002	3	5530	Y	N	3416 28TH AVE W
003	232630	0125	8/22/05	\$960,000	2520	1300	9	1966	3	6634	Y	N	4020 28TH PL W
003	668150	0150	11/29/06	\$853,552	2540	0	9	2003	3	5930	N	N	2812 24TH AVE W
003	924190	0085	8/1/07	\$815,000	2550	560	9	2000	3	4614	Y	N	3040 25TH AVE W
003	423540	0388	12/1/05	\$800,000	2550	630	9	2005	3	5000	N	N	4428 36TH AVE W
003	423540	0390	2/8/06	\$839,950	2580	630	9	2005	3	5000	N	N	4426 36TH AVE W
003	277060	1117	9/25/06	\$950,000	2600	590	9	2006	3	3500	Y	N	3052 23RD AVE W
003	026900	1129	12/5/07	\$955,000	2600	770	9	2005	3	6044	Y	N	2523 25TH AVE W
003	423790	0725	8/7/06	\$869,000	2800	0	9	2006	3	4000	N	N	4508 33RD AVE W
003	119300	0350	5/2/05	\$975,000	2860	400	9	1947	4	7800	Y	N	2900 27TH AVE W
003	026900	0105	4/25/05	\$799,950	2930	1120	9	2004	3	5916	N	N	2915 24TH AVE W
003	924190	0150	10/5/07	\$899,000	3080	0	9	2000	3	8448	Y	N	2939 25TH AVE W
003	026900	0061	5/14/06	\$830,000	3080	0	9	2000	3	7296	Y	N	2935 25TH AVE W
003	036900	0025	8/18/05	\$908,113	3250	1250	9	2005	3	5500	Y	N	4047 WILLIAMS AVE W
003	277060	6630	6/30/05	\$885,000	3260	1280	9	2005	3	4400	Y	N	4223 WILLIAMS AVE W
003	026900	1200	7/5/07	\$1,640,000	3420	1210	9	2007	3	7680	Y	N	2425 24TH AVE W
003	701070	0125	12/5/05	\$980,000	1650	900	10	2005	3	5400	Y	N	4200 29TH AVE W
003	026900	0780	8/16/06	\$900,000	1980	1040	10	1955	5	7680	Y	N	2577 26TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277160	4745	12/21/05	\$933,975	2540	0	10	2005	3	4570	N	N	2641 W PLYMOUTH ST
003	693360	0456	8/17/07	\$940,000	2610	990	10	2004	3	5040	Y	N	320 25TH AVE W
003	277160	3895	7/17/06	\$995,000	2660	120	10	2002	3	6700	Y	N	2114 28TH AVE W
003	232130	0125	7/20/06	\$1,230,000	3040	1330	10	2004	3	5000	Y	N	2809 W LYNN ST
003	026900	1126	2/17/06	\$1,325,000	3310	260	10	2005	3	5120	Y	N	2513 25TH AVE W
003	503630	0431	4/28/05	\$900,000	3520	0	10	2001	3	6353	Y	N	3404 27TH AVE W
005	136430	0283	8/29/05	\$550,000	525	0	5	1930	3	10219	Y	N	3253 PERKINS LN W
005	137080	3640	10/3/06	\$480,000	800	240	6	1944	3	5097	Y	N	2138 MONTVALE PL W
005	137080	3640	4/15/05	\$380,000	800	240	6	1944	3	5097	Y	N	2138 MONTVALE PL W
005	354790	0155	9/8/05	\$415,000	830	270	6	1940	3	4000	N	N	1810 27TH AVE W
005	137080	3630	4/6/06	\$484,995	880	220	6	1941	3	5630	Y	N	2130 MONTVALE PL W
005	277160	4295	6/14/05	\$399,000	1750	0	6	2000	3	3175	Y	N	2340 1/2 W NEWTON ST
005	136430	0183	7/22/05	\$750,000	2620	0	6	1942	2	25831	Y	Y	2519 PERKINS LN W
005	136430	0183	1/19/07	\$1,175,000	2620	0	6	1942	2	25831	Y	Y	2519 PERKINS LN W
005	555330	0045	9/10/07	\$1,400,000	770	770	7	1983	3	8225	Y	Y	3025 W GALER ST
005	137080	3635	10/17/06	\$660,000	800	800	7	1944	5	5097	Y	N	2134 MONTVALE PL W
005	137080	3650	11/7/07	\$550,000	800	400	7	1944	4	5097	N	N	2137 34TH AVE W
005	277160	4220	6/13/07	\$512,000	810	0	7	1951	3	4000	N	N	2315 W CROCKETT ST
005	137080	4485	4/24/06	\$450,000	810	0	7	1944	3	4233	N	N	2127 33RD AVE W
005	277160	4195	8/30/05	\$388,000	840	140	7	1940	3	4000	N	N	2333 W CROCKETT ST
005	277160	4210	8/28/06	\$405,000	870	0	7	1951	3	4000	N	N	2323 W CROCKETT ST
005	277160	4370	2/13/07	\$530,000	900	400	7	1953	3	4000	Y	N	2339 W NEWTON ST
005	354790	0170	10/16/06	\$505,000	910	200	7	1948	3	4500	N	N	2617 W HOWE ST
005	277160	3605	6/28/06	\$550,000	940	940	7	1955	3	4000	Y	N	2316 W CROCKETT ST
005	277160	3610	8/24/05	\$495,000	940	940	7	1955	3	4000	Y	N	2320 W CROCKETT ST
005	277160	3615	6/7/05	\$449,950	940	940	7	1955	3	4000	Y	N	2324 W CROCKETT ST
005	354790	0070	5/4/05	\$400,000	990	0	7	1938	4	5000	N	N	2718 W BLAINE ST
005	202120	0120	5/11/06	\$595,000	1020	300	7	1940	3	5000	Y	N	1816 30TH AVE W
005	137080	4475	12/18/06	\$485,000	1050	310	7	1943	4	4233	N	N	2120 34TH AVE W
005	136430	0356	4/11/05	\$399,950	1090	0	7	1967	4	2065	Y	N	3005 PERKINS LN W
005	106800	0615	4/5/07	\$749,000	1100	460	7	1939	3	8466	Y	N	2534 37TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	106800	0615	11/22/06	\$675,000	1100	460	7	1939	3	8466	Y	N	2534 37TH AVE W
005	137080	3605	9/20/06	\$550,000	1130	250	7	1941	3	5280	Y	N	1957 34TH AVE W
005	137080	3590	8/31/07	\$515,000	1150	220	7	1940	3	5394	Y	N	1943 34TH AVE W
005	202120	0240	5/2/06	\$498,000	1180	0	7	1939	3	3234	N	N	1715 28TH AVE W
005	137680	0115	2/15/05	\$545,000	1190	260	7	1939	3	5378	Y	N	2615 37TH AVE W
005	277160	4227	10/11/07	\$485,000	1210	320	7	1994	3	1950	N	N	2309 W CROCKETT ST
005	202120	0058	4/9/07	\$749,990	1520	790	7	1940	4	5200	N	N	3015 W HOWE ST
005	136430	0145	12/12/07	\$1,300,000	1590	0	7	1941	3	11747	Y	Y	2457 PERKINS LN W
005	136430	0357	3/8/05	\$826,000	1690	1240	7	1950	3	15053	Y	Y	3003 PERKINS LN W
005	137080	2820	3/2/07	\$565,000	830	250	8	1940	3	5000	N	N	2276 VIEWMONT WAY W
005	503930	0290	2/21/07	\$562,000	940	0	8	1944	5	5400	N	N	1909 CLISE PL W
005	503730	0140	3/27/06	\$754,950	1030	1030	8	2005	3	6954	N	N	1556 THORNDYKE AVE W
005	503730	0140	11/30/07	\$729,950	1030	1030	8	2005	3	6954	N	N	1556 THORNDYKE AVE W
005	503430	0060	4/26/06	\$635,000	1060	1060	8	1952	3	3623	N	N	2800 BISHOP PL W
005	503430	0060	3/8/05	\$505,000	1060	1060	8	1952	3	3623	N	N	2800 BISHOP PL W
005	137080	4349	1/17/06	\$534,000	1080	610	8	1946	3	11900	N	N	1931 32ND AVE W
005	137080	4378	1/3/06	\$436,000	1090	0	8	1947	4	6923	N	N	2100 WOLFE PL W
005	137080	4378	7/24/06	\$538,000	1090	0	8	1947	4	6923	N	N	2100 WOLFE PL W
005	137080	3030	11/17/05	\$615,000	1110	860	8	1950	4	3560	Y	N	1941 EDMONT PL W
005	202120	0100	8/29/06	\$702,500	1130	830	8	1937	4	5000	N	N	3016 W BLAINE ST
005	137680	0185	2/8/06	\$620,000	1130	1130	8	1940	4	8629	Y	N	2628 37TH AVE W
005	232503	9095	5/22/06	\$640,000	1150	1150	8	1953	3	6713	N	N	2261 CONDON WAY W
005	232503	9095	3/29/05	\$455,000	1150	1150	8	1953	3	6713	N	N	2261 CONDON WAY W
005	137080	0310	1/10/06	\$679,000	1160	710	8	1950	3	4668	Y	N	2211 VIEWMONT WAY W
005	106800	0455	7/27/06	\$1,025,000	1170	750	8	1941	3	9603	Y	N	2650 39TH AVE W
005	503530	0625	5/26/05	\$570,000	1170	600	8	1942	4	6634	N	N	3533 43RD AVE W
005	202120	0772	5/15/07	\$709,000	1180	540	8	1950	3	4100	Y	N	1460 MAGNOLIA BLVD W
005	202120	0772	6/24/05	\$660,000	1180	540	8	1950	3	4100	Y	N	1460 MAGNOLIA BLVD W
005	137080	2315	3/30/05	\$596,950	1180	500	8	1970	3	3787	Y	N	2509 37TH AVE W
005	354790	0085	11/3/06	\$590,000	1210	450	8	1938	3	4960	Y	N	1808 28TH AVE W
005	202120	0565	3/12/07	\$899,000	1220	450	8	1937	4	7500	Y	N	2911 W HAYES ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	2835	3/24/05	\$727,475	1220	700	8	1940	3	6180	Y	N	1909 35TH AVE W
005	187750	0100	6/18/07	\$825,000	1220	860	8	1948	3	8297	Y	N	2866 39TH AVE W
005	503930	0280	7/27/07	\$561,500	1220	280	8	1941	3	9810	N	N	1915 CLISE PL W
005	222503	9101	10/4/05	\$749,000	1230	880	8	1949	4	4950	Y	N	2861 39TH AVE W
005	503930	0220	7/13/05	\$449,050	1230	410	8	1942	3	6869	N	N	1943 CLISE PL W
005	327130	0185	4/27/07	\$875,000	1240	1040	8	1952	3	4350	N	N	3227 44TH AVE W
005	137080	2815	8/4/06	\$712,500	1240	890	8	1937	4	5000	N	N	2272 VIEWMONT WAY W
005	137080	2815	4/27/05	\$629,000	1240	890	8	1937	4	5000	N	N	2272 VIEWMONT WAY W
005	106800	0275	2/6/07	\$832,000	1260	1260	8	1950	3	6902	N	N	2627 40TH AVE W
005	106800	0275	11/28/05	\$700,000	1260	1260	8	1950	3	6902	N	N	2627 40TH AVE W
005	327180	0975	7/26/05	\$607,088	1280	340	8	1941	4	5800	N	N	3022 42ND AVE W
005	137080	1965	3/24/07	\$875,000	1290	250	8	1936	4	5350	Y	N	2510 WESTMONT WAY W
005	327180	1125	3/24/06	\$785,000	1290	1170	8	1940	5	5800	N	N	3026 W VIEWMONT WAY W
005	137080	4295	9/18/06	\$585,000	1310	550	8	1951	3	5584	N	N	1936 34TH AVE W
005	354790	0006	5/9/07	\$700,000	1330	0	8	1926	3	4960	Y	N	1814 28TH AVE W
005	503430	0065	12/24/07	\$743,000	1330	760	8	1953	4	6554	Y	N	2688 BISHOP PL W
005	503430	0065	10/24/05	\$689,000	1330	760	8	1953	4	6554	Y	N	2688 BISHOP PL W
005	503730	0130	9/11/06	\$535,000	1330	250	8	1947	3	5750	Y	N	1551 THORNDYKE AVE W
005	137080	3520	7/11/06	\$675,000	1350	420	8	1940	3	5940	Y	N	1932 35TH AVE W
005	354790	0036	11/29/05	\$579,000	1350	600	8	1961	4	4800	N	N	2709 W HOWE ST
005	327130	0430	3/17/05	\$579,000	1350	1600	8	1942	3	5800	N	N	4305 W BERTONA ST
005	232503	9098	5/4/07	\$755,000	1360	1360	8	1955	4	5600	N	N	2109 31ST AVE W
005	137080	4414	6/16/06	\$609,900	1360	350	8	1946	3	5063	N	N	2105 WOLFE PL W
005	395690	0095	3/26/07	\$954,000	1370	760	8	1937	4	5610	Y	N	2615 MAGNOLIA LN W
005	137080	1505	9/5/06	\$1,300,000	1390	1050	8	1955	4	5350	Y	N	2457 42ND AVE W
005	503930	0110	7/3/06	\$584,000	1390	380	8	1953	3	4826	Y	N	1958 31ST AVE W
005	137080	2494	4/11/07	\$865,000	1430	400	8	1950	3	4916	Y	N	2408 EYRES PL W
005	327180	0175	6/23/06	\$850,000	1450	1440	8	1941	5	5800	Y	N	3046 42ND AVE W
005	327130	0845	4/18/05	\$725,000	1450	230	8	1937	5	5800	N	N	3206 42ND AVE W
005	137080	2840	8/3/05	\$769,500	1460	1280	8	1940	4	6180	Y	N	1915 35TH AVE W
005	137080	2850	8/31/07	\$849,000	1470	570	8	1940	4	5554	Y	N	1919 35TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	2730	8/10/05	\$544,000	1480	280	8	1939	3	5000	N	N	2115 MONTVALE CT W
005	327130	0155	2/8/05	\$637,000	1520	460	8	1949	4	5800	N	N	3241 44TH AVE W
005	202120	0795	9/22/05	\$769,950	1560	960	8	1958	3	5000	Y	N	1563 30TH AVE W
005	202120	0315	3/21/05	\$655,000	1570	320	8	1929	4	5000	N	N	2912 W HAYES ST
005	503430	0010	10/11/05	\$672,000	1580	1130	8	1954	3	5000	Y	N	2681 BISHOP PL W
005	137080	3570	3/4/05	\$675,000	1590	1340	8	1951	3	5394	N	N	1923 34TH AVE W
005	106800	0130	3/10/06	\$737,024	1590	320	8	1938	3	7320	N	N	2821 40TH AVE W
005	137080	2240	5/8/07	\$1,100,000	1600	590	8	1938	3	5000	Y	N	2415 MONTAVISTA PL W
005	137080	1790	8/9/07	\$832,000	1610	0	8	1923	3	5000	Y	N	2340 ROSEMONT PL W
005	354790	0300	10/3/07	\$740,000	1620	0	8	1928	4	5000	N	N	2719 W BLAINE ST
005	395690	0105	5/3/05	\$1,020,000	1620	1620	8	1937	4	6630	Y	N	2621 MAGNOLIA LN W
005	136430	0420	10/10/05	\$650,000	1632	0	8	1995	3	12342	Y	N	2400 PERKINS LN W
005	354790	0035	8/18/06	\$693,890	1650	0	8	1926	3	5600	N	N	1819 27TH AVE W
005	222503	9112	7/3/06	\$900,000	1650	1400	8	1956	4	9910	Y	N	3712 W ARMOUR ST
005	327130	0365	11/2/05	\$800,000	1650	1120	8	1959	4	5800	N	N	3230 44TH AVE W
005	187750	0090	1/18/05	\$660,000	1650	1910	8	1948	4	8297	Y	N	2878 39TH AVE W
005	020750	0040	11/1/07	\$850,000	1680	440	8	1957	4	6237	N	N	2120 31ST AVE W
005	503430	0020	3/14/07	\$825,000	1680	1230	8	1957	4	6831	N	N	3725 W ARMOUR PL
005	327130	0955	3/30/06	\$714,500	1730	290	8	1943	5	4350	N	N	3255 VIEWMONT WAY W
005	137380	0255	6/26/07	\$850,000	1750	0	8	1928	3	5520	Y	N	2846 42ND AVE W
005	222503	9086	9/26/05	\$699,000	1750	1200	8	1941	4	6082	Y	N	3705 W BARRETT ST
005	327180	0870	8/24/06	\$950,000	1760	260	8	1941	3	5800	Y	N	3006 43RD AVE W
005	137380	0240	5/14/07	\$960,000	1790	730	8	1931	4	4940	Y	N	2858 42ND AVE W
005	137080	1865	9/26/05	\$870,000	1790	1270	8	1938	4	5700	Y	N	2459 CRESTMONT PL W
005	202120	0165	3/8/06	\$850,000	1800	0	8	1927	5	5000	N	N	2922 W BLAINE ST
005	202120	0695	6/17/05	\$1,050,000	1806	310	8	1954	5	4000	Y	N	2814 W EATON ST
005	354790	0615	11/7/05	\$775,000	1830	1220	8	1939	3	7770	Y	N	1826 DARTMOUTH AVE W
005	137080	3385	7/27/06	\$1,025,000	1880	1270	8	1948	4	6600	Y	N	3482 W BLAINE ST
005	327130	0945	9/29/06	\$840,000	1880	970	8	1955	4	5800	Y	N	4117 W BERTONA ST
005	137080	3385	6/21/05	\$841,000	1880	1270	8	1948	4	6600	Y	N	3482 W BLAINE ST
005	503730	0120	8/9/06	\$649,000	1890	240	8	1924	4	5750	Y	N	1541 THORNDYKE AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	1985	1/2/07	\$1,010,000	1900	1440	8	1942	4	6741	Y	N	2520 WESTMONT WAY W
005	137080	1230	1/31/05	\$750,000	1920	1520	8	1948	4	6518	Y	N	4321 W MONFORT PL
005	232503	9089	1/11/07	\$782,500	1950	180	8	1925	4	5088	N	N	2110 CLISE PL W
005	503930	0175	2/1/05	\$484,500	1970	380	8	1948	3	6000	N	N	1914 CLISE PL W
005	202120	0685	6/28/06	\$970,000	1980	950	8	1948	4	7700	Y	N	1555 28TH AVE W
005	106800	0605	8/28/07	\$806,000	2010	410	8	1940	4	8199	Y	N	2546 37TH AVE W
005	137080	2140	10/27/05	\$625,000	2030	270	8	1948	3	4950	Y	N	2503 MONTAVISTA PL W
005	202120	0605	6/19/06	\$860,000	2130	300	8	1937	3	4900	Y	N	1604 30TH AVE W
005	503730	0045	11/12/07	\$920,000	2230	600	8	1940	5	5750	Y	N	1526 28TH AVE W
005	555330	0010	5/16/06	\$1,100,000	2230	440	8	1984	3	2500	Y	Y	3051 W GALER ST
005	555330	0010	9/23/05	\$1,000,000	2230	440	8	1984	3	2500	Y	Y	3051 W GALER ST
005	137080	2080	9/13/06	\$1,050,000	2340	1020	8	1941	4	4106	Y	N	2504 CRESTMONT PL W
005	137080	2080	6/2/06	\$979,000	2340	1020	8	1941	4	4106	Y	N	2504 CRESTMONT PL W
005	137080	0695	1/26/06	\$850,000	2470	1210	8	1948	3	5350	Y	N	2320 W VIEWMONT WAY W
005	136430	0191	4/26/07	\$1,600,000	2810	2050	8	1927	4	19329	Y	Y	2529 PERKINS LN W
005	277160	4171	3/7/07	\$1,124,610	3410	860	8	1979	3	4200	Y	N	2341 W CROCKETT ST
005	136430	0115	8/4/05	\$1,234,500	1360	450	9	1970	5	5775	Y	Y	2409 PERKINS LN W
005	327130	0205	10/10/05	\$885,000	1360	1360	9	1952	5	5394	N	N	3215 44TH AVE W
005	327130	0205	10/31/07	\$860,000	1360	1360	9	1952	5	5394	N	N	3215 44TH AVE W
005	137080	2375	2/3/06	\$595,000	1390	0	9	1934	4	3104	Y	N	2449 36TH AVE W
005	137080	1630	12/27/07	\$789,000	1430	310	9	1933	3	5402	Y	N	2583 W VIEWMONT WAY W
005	137080	2335	5/31/06	\$859,000	1460	1460	9	1955	4	5629	Y	N	2520 MONTAVISTA PL W
005	137080	2770	5/9/05	\$679,900	1460	1060	9	1954	5	4534	N	N	2125 MONTVALE PL W
005	137680	0040	3/6/06	\$789,950	1470	1190	9	1949	4	7252	Y	N	2617 38TH AVE W
005	327130	0715	4/28/05	\$650,000	1540	800	9	1961	3	5800	N	N	3235 42ND AVE W
005	106900	0105	3/21/07	\$1,150,000	1560	600	9	1949	3	8220	Y	N	2625 VIEWMONT WAY W
005	106800	0485	6/7/07	\$1,325,000	1560	1560	9	1940	4	9706	Y	N	2614 39TH AVE W
005	503980	0165	7/12/06	\$1,366,000	1560	1560	9	1949	4	11129	Y	N	1579 34TH CT W
005	327130	0510	6/26/06	\$995,000	1560	1000	9	1951	5	5800	Y	N	3219 43RD AVE W
005	503930	0100	7/18/07	\$789,000	1580	1020	9	1952	3	5823	Y	N	1948 31ST AVE W
005	327180	0205	10/24/06	\$737,500	1590	350	9	1954	3	5800	N	N	3030 42ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	2450	10/28/05	\$750,000	1610	600	9	1930	3	5323	Y	N	2426 MONTAVISTA PL W
005	503530	0643	9/26/06	\$930,000	1630	770	9	2006	3	5921	N	N	3449 MAGNOLIA BLVD W
005	137080	0790	5/30/06	\$1,050,000	1640	590	9	1952	3	5350	Y	N	2325 W VIEWMONT WAY W
005	137080	0790	1/31/07	\$890,000	1640	590	9	1952	3	5350	Y	N	2325 W VIEWMONT WAY W
005	202120	0675	8/25/05	\$800,000	1660	0	9	1936	3	4230	N	N	2803 W GARFIELD ST
005	503930	0150	7/31/07	\$910,000	1670	800	9	1949	3	7628	N	N	1903 31ST AVE W
005	137080	0315	9/15/06	\$750,000	1670	560	9	1954	3	5350	Y	N	2215 VIEWMONT WAY W
005	503930	0150	5/23/06	\$659,000	1670	800	9	1949	3	7628	N	N	1903 31ST AVE W
005	137080	3050	1/6/05	\$740,000	1690	530	9	1931	3	5500	N	N	2016 36TH AVE W
005	327180	0426	4/19/05	\$745,000	1720	880	9	1961	3	6960	Y	N	3044 44TH AVE W
005	106800	0340	3/8/07	\$835,000	1730	530	9	1940	3	7801	N	N	2626 40TH AVE W
005	106800	0270	7/23/06	\$805,000	1730	1300	9	1940	3	6902	N	N	2621 40TH AVE W
005	106800	0270	3/14/05	\$700,000	1730	1300	9	1940	3	6902	N	N	2621 40TH AVE W
005	106900	0010	8/25/05	\$985,000	1760	640	9	1941	5	8180	Y	N	2855 W VIEWMONT WAY W
005	106900	0165	8/19/05	\$975,000	1780	940	9	1941	4	8100	Y	N	2646 42ND AVE W
005	503530	0960	5/25/06	\$1,175,000	1800	760	9	1939	3	11698	Y	N	4737 W ROBERTS WAY
005	106900	0035	3/3/05	\$850,000	1800	1800	9	1948	4	8609	Y	N	2833 W VIEWMONT WAY W
005	327180	0880	3/19/07	\$1,249,000	1820	1470	9	1941	3	5800	Y	N	4216 W BARRETT ST
005	202120	0365	7/11/06	\$1,250,000	1850	1210	9	1932	5	5000	Y	N	3000 W HAYES ST
005	137080	2025	8/1/05	\$975,000	1870	0	9	1932	3	4173	Y	N	2558 WESTMONT WAY W
005	106800	0020	3/2/07	\$965,000	1870	980	9	1940	4	9534	Y	N	2808 39TH AVE W
005	503980	0130	7/17/05	\$857,000	1880	1430	9	1949	3	14882	Y	N	1567 MAGNOLIA BLVD W
005	202120	0370	3/27/07	\$1,255,000	1890	1120	9	1931	5	5000	Y	N	3008 W HAYES ST
005	137380	0090	11/1/06	\$1,150,000	1900	620	9	1937	3	6900	Y	N	2811 43RD AVE W
005	106800	0285	11/27/07	\$788,000	1910	700	9	1941	4	6902	N	N	2641 40TH AVE W
005	137080	3255	12/20/07	\$1,575,000	1950	0	9	1939	3	8871	Y	N	3423 W BLAINE ST
005	137080	3145	7/10/07	\$1,025,000	1960	0	9	1967	4	6646	N	N	1819 36TH AVE W
005	136430	0231	7/26/05	\$1,649,800	1970	1370	9	1977	3	20133	Y	Y	2591 PERKINS LN W
005	503980	0125	4/21/05	\$800,000	1970	1030	9	1950	3	12460	N	N	1561 MAGNOLIA BLVD W
005	137080	2345	7/25/05	\$911,000	1980	1250	9	1949	5	5094	Y	N	2530 MONTAVISTA PL W
005	327180	0465	5/10/06	\$771,000	1980	1480	9	1961	4	6000	N	N	3055 44TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	1195	7/6/07	\$1,365,000	2005	1020	9	2004	3	5557	Y	N	2586 CONSTANCE DR W
005	503730	0305	5/3/05	\$865,000	2020	570	9	1953	4	4402	Y	N	1500 MAGNOLIA WAY W
005	503530	0699	4/19/05	\$751,000	2050	640	9	1978	3	8662	Y	N	4515 W MCLAREN ST
005	137080	1840	5/31/05	\$965,000	2080	870	9	1937	4	5000	Y	N	2473 WESTMONT WAY W
005	327180	1070	9/13/07	\$899,000	2120	1300	9	1930	4	4640	N	N	3011 W VIEWMONT WAY W
005	327180	0020	7/25/05	\$1,065,000	2120	1090	9	2001	3	4640	Y	N	3046 W VIEWMONT WAY W
005	327180	1070	1/3/05	\$670,000	2120	1300	9	1930	4	4640	N	N	3011 W VIEWMONT WAY W
005	137080	1420	5/31/07	\$860,000	2120	240	9	1939	3	7052	Y	N	2523 CRANE DR W
005	327180	1055	3/22/06	\$820,000	2170	700	9	1930	3	6380	N	N	3015 VIEWMONT WAY W
005	137080	1490	8/11/06	\$941,000	2180	0	9	1928	2	4927	Y	N	2583 42ND AVE W
005	395690	0425	9/26/06	\$1,197,000	2230	400	9	1937	3	6780	Y	N	3219 MAGNOLIA BLVD W
005	137080	2050	6/10/05	\$847,000	2240	500	9	1947	3	3984	Y	N	3806 W PARKMONT PL
005	106800	0480	9/20/05	\$1,000,000	2290	760	9	1927	3	9689	Y	N	2620 39TH AVE W
005	137380	0145	4/7/06	\$850,000	2300	400	9	1941	3	6300	Y	N	2850 43RD AVE W
005	202120	0595	5/13/05	\$840,000	2350	400	9	1984	3	5000	N	N	2916 W GARFIELD ST
005	202120	0380	2/26/07	\$1,160,000	2368	320	9	2003	3	5000	Y	N	3016 W HAYES ST
005	222503	9127	2/28/06	\$627,865	2380	0	9	2005	3	5234	Y	N	3703 W BARRETT ST
005	503980	0095	11/8/05	\$575,000	2420	1210	9	1963	3	7406	N	N	1519 MAGNOLIA BLVD W
005	503730	0295	12/11/07	\$1,190,000	2430	1510	9	1999	3	8150	Y	N	1518 MAGNOLIA WAY W
005	202120	0745	6/27/06	\$1,049,000	2440	700	9	1956	4	5000	N	N	2906 W EATON ST
005	137380	0310	7/25/07	\$1,675,000	2450	0	9	1937	4	16783	Y	N	2646 MAGNOLIA BLVD W
005	503730	0040	5/2/07	\$1,185,575	2460	1100	9	1930	5	5750	Y	N	1554 28TH AVE W
005	503730	0095	5/16/07	\$1,000,000	2480	0	9	1913	4	8625	Y	N	1523 THORNDYKE AVE W
005	395690	0300	5/19/05	\$1,650,000	2480	1260	9	1926	3	7020	Y	N	2803 MAGNOLIA BLVD W
005	137080	0585	3/29/06	\$979,000	2480	0	9	1986	3	5350	Y	N	2317 ROSEMONT PL W
005	137080	0680	11/14/07	\$1,350,000	2590	860	9	1925	4	5350	Y	N	2306 W VIEWMONT WAY W
005	354790	0145	8/20/07	\$930,000	2620	250	9	1920	3	8075	N	N	2606 W BLAINE ST
005	137080	0025	4/18/06	\$999,950	2670	1070	9	1991	3	5420	Y	N	2011 36TH AVE W
005	327130	0440	11/13/06	\$750,000	2690	710	9	1981	3	5800	N	N	3251 43RD AVE W
005	106800	0115	11/13/06	\$1,135,000	2760	310	9	1938	3	8290	N	N	2808 VIEWMONT WAY W
005	327130	0590	8/21/07	\$1,235,000	2770	1120	9	1946	5	5800	N	N	3218 43RD AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137380	0332	8/11/05	\$1,130,000	2780	600	9	1998	3	7759	Y	N	2606 43RD AVE W
005	137680	0020	7/18/06	\$1,370,000	2800	1200	9	2006	3	6000	Y	N	2643 38TH AVE W
005	503530	0696	8/9/05	\$1,530,000	2900	580	9	1962	5	11447	Y	N	3434 PERKINS LN W
005	137080	3201	7/16/07	\$1,300,000	2950	800	9	2001	3	4987	Y	N	3447 W BLAINE ST
005	202120	1060	11/6/07	\$1,600,000	3250	540	9	2003	3	5000	Y	N	2809 W EATON ST
005	202120	0390	11/16/05	\$980,000	1720	1080	10	1992	3	5000	N	N	3030 W HAYES ST
005	136730	0025	10/3/06	\$1,350,000	1810	800	10	1968	3	13560	Y	N	4519 W DRAVUS ST
005	137080	1565	3/13/07	\$1,362,750	1940	970	10	1932	4	8881	Y	N	2504 42ND AVE W
005	137080	1625	5/30/06	\$1,000,000	2010	740	10	1936	4	5350	Y	N	2577 W VIEWMONT WAY W
005	106800	0235	12/5/06	\$1,160,000	2020	960	10	1935	4	8051	Y	N	2585 CRESTMONT PL W
005	327180	0400	4/18/07	\$1,380,000	2060	1850	10	1960	5	6960	Y	N	4319 W DRAVUS ST
005	327180	0400	2/23/06	\$1,100,000	2060	1850	10	1960	5	6960	Y	N	4319 W DRAVUS ST
005	202120	1000	3/1/06	\$998,000	2060	1620	10	1967	3	5854	Y	N	1414 MAGNOLIA BLVD W
005	137080	0040	5/2/05	\$1,087,500	2130	1030	10	1937	5	8558	Y	N	2033 36TH AVE W
005	503980	0135	6/26/07	\$1,400,000	2250	2270	10	1951	4	10094	Y	N	1575 MAGNOLIA BLVD W
005	137080	1200	12/8/05	\$1,080,000	2290	1170	10	1930	3	5405	Y	N	4300 W GLENMONT LN
005	202120	1065	2/8/05	\$979,000	2300	700	10	1948	5	5746	Y	N	1515 28TH AVE W
005	327180	0760	2/1/05	\$740,000	2310	160	10	1986	3	4060	Y	N	3008 44TH AVE W
005	202120	0680	6/8/05	\$1,140,000	2350	720	10	1993	3	3458	Y	N	1561 28TH AVE W
005	136430	0440	12/13/07	\$1,200,000	2370	480	10	2003	3	3750	Y	N	2434 PERKINS LN W
005	222503	9128	10/10/05	\$1,395,000	2370	1380	10	2005	3	6147	Y	N	3701 W FULTON ST
005	555330	0381	12/30/05	\$2,750,000	2380	240	10	1953	3	15282	Y	N	2709 W GALER ST
005	137080	1015	7/10/06	\$1,525,000	2400	1430	10	1947	3	5500	Y	N	2424 MAGNOLIA BLVD W
005	137380	0155	11/9/05	\$1,249,500	2490	800	10	1928	4	6300	Y	N	2838 43RD AVE W
005	327130	0695	6/26/06	\$1,825,000	2510	1350	10	2005	3	5800	Y	N	3245 42ND AVE W
005	202120	1002	7/13/06	\$1,275,000	2510	1060	10	1999	3	4967	Y	N	2917 W EATON ST
005	222503	9002	3/8/06	\$995,000	2550	1380	10	2005	3	5746	Y	N	3700 W FULTON ST
005	137080	2200	10/18/07	\$1,500,000	2580	200	10	1927	3	8768	Y	N	2474 CRESTMONT PL W
005	137080	3280	1/18/05	\$970,000	2580	370	10	1938	3	5180	Y	N	1500 MAGNOLIA BLVD W
005	137080	1145	5/16/06	\$1,300,000	2590	0	10	1982	3	6571	Y	N	2591 CONSTANCE DR W
005	106800	0470	4/1/05	\$1,650,000	2590	1870	10	1999	3	9655	Y	N	2632 39TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	0610	2/15/06	\$1,300,000	2590	300	10	1932	4	5350	Y	N	2341 ROSEMONT PL W
005	106800	0470	7/26/07	\$1,500,000	2590	1870	10	1999	3	9655	Y	N	2632 39TH AVE W
005	106800	0160	7/17/07	\$1,299,000	2610	1230	10	1941	5	7500	N	N	2642 VIEWMONT WAY W
005	503730	0255	4/9/06	\$1,305,000	2610	730	10	2005	3	5750	Y	N	1533 MAGNOLIA WAY W
005	222503	9097	4/26/06	\$1,345,000	2650	700	10	1989	3	7435	Y	N	3612 W FULTON ST
005	222503	9129	10/18/05	\$1,350,000	2650	1080	10	2005	3	5036	Y	N	3701b B W FULTON ST
005	327180	0015	5/11/06	\$1,340,000	2700	1160	10	2005	3	4717	Y	N	3050 W VIEWMONT WAY W
005	137080	1715	2/27/06	\$1,310,000	2720	850	10	1995	3	5200	Y	N	2507 WESTMONT WAY W
005	555330	0166	11/2/07	\$3,000,000	2770	1200	10	1949	4	11959	Y	N	2827 W GALER ST
005	137080	1730	1/25/05	\$1,434,000	2780	1090	10	1989	4	5000	Y	N	2517 WESTMONT WAY W
005	020750	0010	7/10/06	\$1,600,000	2790	620	10	1946	5	26406	N	N	2200 32ND AVE W
005	232130	0431	6/15/05	\$790,000	2830	300	10	1978	4	5175	N	N	2003 CONDON WAY W
005	137080	1310	5/20/05	\$1,500,000	2850	590	10	1928	4	5350	Y	N	2453 43RD AVE W
005	327130	0745	4/19/05	\$1,309,000	2870	0	10	2003	3	7656	Y	N	3221 42ND AVE W
005	137080	1835	4/20/07	\$1,520,000	2870	1390	10	2004	3	5000	Y	N	2467 WESTMONT WAY W
005	137080	2235	4/30/07	\$1,495,000	2940	1130	10	2006	3	5000	Y	N	2409 MONTAVISTA PL W
005	202120	0355	10/3/06	\$1,025,000	3010	0	10	1996	3	5000	Y	N	1717 30TH AVE W
005	395690	0055	10/31/06	\$1,410,000	3020	480	10	1937	3	6120	Y	N	2622 MAGNOLIA LN W
005	327180	0155	4/18/07	\$1,525,000	3070	630	10	1988	3	5800	Y	N	4121 W DRAVUS ST
005	327180	0910	6/21/06	\$1,650,000	3170	1100	10	1937	5	5800	Y	N	3017 42ND AVE W
005	187750	0095	9/11/07	\$1,750,000	3320	1410	10	2006	3	8297	Y	N	2872 39TH AVE W
005	137380	0045	4/26/07	\$1,725,000	3460	930	10	2003	3	6150	Y	N	2862 44TH AVE W
005	106900	0185	4/18/07	\$2,450,000	3570	1070	10	2005	3	9870	Y	N	2651 42ND AVE W
005	106800	0095	1/31/05	\$1,190,000	3610	0	10	2001	3	7037	N	N	2834 W VIEWMONT WAY W
005	106800	0090	11/29/05	\$1,262,500	3870	0	10	2001	3	7020	N	N	2840 VIEWMONT WAY W
005	106800	0395	5/26/06	\$1,550,000	3900	1400	10	2004	3	8970	N	N	2577 39TH AVE W
005	503730	0235	4/13/06	\$1,350,000	5020	520	10	1989	3	5750	Y	N	1511 MAGNOLIA WAY W
005	137380	0042	9/22/06	\$1,525,000	1850	590	11	1986	3	7577	Y	N	2667 44TH AVE W
005	137080	3195	8/30/07	\$2,025,000	1870	1500	11	1977	3	8193	Y	N	1640 MAGNOLIA BLVD W
005	137380	0305	1/17/06	\$1,495,000	2360	3040	11	1963	3	13348	Y	N	4221 W ARMOUR ST
005	202120	0785	12/1/06	\$2,300,000	2400	1230	11	2006	3	5000	Y	N	3011 W GARFIELD ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	0225	3/7/07	\$1,100,000	2440	730	11	1939	3	6214	Y	N	2271 WESTMONT WAY W
005	137080	0865	1/26/05	\$1,300,000	2450	590	11	1925	4	6750	Y	N	2381 W VIEWMONT WAY W
005	555330	0405	4/20/06	\$1,536,600	2490	830	11	1996	3	7204	Y	N	2619 W GALER ST
005	106800	0150	10/24/06	\$1,495,000	2550	1360	11	1933	4	7500	Y	N	2656 VIEWMONT WAY W
005	202120	0270	2/2/06	\$1,775,000	2997	841	11	2004	3	5000	Y	N	1702 29TH AVE W
005	106800	0450	3/6/07	\$2,120,000	3210	1600	11	1981	5	9586	Y	N	2654 39TH AVE W
005	137380	0340	3/3/05	\$1,895,000	3250	1910	11	1931	3	15689	Y	N	2601 43RD AVE W
005	137080	0895	7/30/07	\$4,100,000	3300	1210	11	2002	3	6600	Y	N	2316 MAGNOLIA BLVD W
005	137080	0160	3/5/07	\$3,500,000	3470	470	11	1938	4	8250	Y	N	2235 W VIEWMONT WAY W
005	187750	0040	9/26/05	\$2,000,000	3624	1733	11	2005	3	8548	Y	N	3005 39TH AVE W
005	555330	0195	8/13/07	\$3,940,000	4150	1060	11	1915	4	28275	Y	N	2807 W GALER ST
007	682110	0570	10/27/05	\$300,000	630	0	5	1910	2	6000	N	N	3810 36TH AVE W
007	682110	0110	8/10/05	\$381,000	770	0	5	1910	4	6000	N	N	4044 33RD AVE W
007	812770	0865	7/31/07	\$330,000	800	0	5	1931	3	4600	Y	N	2430 29TH AVE W
007	423540	0915	3/9/06	\$373,500	540	130	6	1925	4	4800	N	N	4258 33RD AVE W
007	691770	0100	7/23/07	\$420,000	720	0	6	1948	3	4800	N	N	4041 31ST AVE W
007	682310	0145	10/11/06	\$421,000	720	200	6	1926	3	6600	N	N	2612 34TH AVE W
007	701070	0676	6/7/07	\$399,950	720	0	6	1943	4	4000	N	N	4306 32ND AVE W
007	423540	1035	5/13/05	\$380,000	720	360	6	1943	4	4800	N	N	4315 32ND AVE W
007	682210	0700	10/6/05	\$395,000	740	440	6	1944	4	6000	N	N	3023 34TH AVE W
007	058200	0495	7/24/06	\$525,000	750	560	6	1939	3	4800	N	N	3507 28TH AVE W
007	058200	0060	7/20/06	\$425,000	770	0	6	1942	3	6000	N	N	3702 29TH AVE W
007	058200	0705	9/12/07	\$445,000	770	0	6	1943	3	6000	N	N	3417 31ST AVE W
007	682110	0135	5/25/06	\$439,900	770	400	6	1944	3	6000	N	N	4047 33RD AVE W
007	682110	0150	4/20/07	\$476,000	770	500	6	1944	4	6000	N	N	4031 33RD AVE W
007	423540	0925	2/16/07	\$403,000	780	0	6	1923	4	4800	N	N	4250 33RD AVE W
007	691770	0190	7/13/05	\$385,000	780	240	6	1944	3	4800	N	N	4030 31ST AVE W
007	682110	2055	5/10/07	\$491,000	810	360	6	1942	3	5640	Y	N	3207 31ST AVE W
007	087100	1456	11/3/06	\$447,500	810	170	6	1948	4	5102	N	N	3606 40TH AVE W
007	682110	2100	6/14/05	\$363,000	810	0	6	1942	3	6480	N	N	3218 32ND AVE W
007	682210	0865	8/12/05	\$350,000	810	310	6	1943	3	6000	N	N	3020 36TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	137780	0045	8/16/06	\$432,000	830	0	6	1943	3	7000	N	N	2842 36TH AVE W
007	058200	0655	2/14/06	\$453,000	830	100	6	1945	4	6000	Y	N	3517 31ST AVE W
007	691770	0830	3/23/05	\$389,000	840	180	6	1942	4	4500	N	N	3812 30TH AVE W
007	682110	0040	3/9/07	\$504,500	850	440	6	1927	4	6000	N	N	4021 32ND AVE W
007	087100	1125	7/30/07	\$549,000	860	400	6	1948	4	5102	N	N	3440 39TH AVE W
007	682110	0715	4/17/07	\$400,000	860	200	6	1944	4	6000	N	N	3834 35TH AVE W
007	682210	0210	7/26/05	\$438,000	860	670	6	1910	4	6000	N	N	3238 35TH AVE W
007	682110	1745	4/6/06	\$435,000	880	880	6	1943	3	2373	N	N	3441 33RD AVE W
007	682110	1760	8/21/06	\$680,000	880	880	6	1943	3	5664	N	N	3425 33RD AVE W
007	682210	0860	9/12/06	\$413,500	890	200	6	1943	3	6000	N	N	3016 36TH AVE W
007	691770	0890	1/18/05	\$389,850	890	0	6	1941	4	5760	N	N	3827 30TH AVE W
007	142503	9029	8/8/07	\$450,000	900	340	6	1946	3	6656	N	N	3039 31ST AVE W
007	682110	1666	12/26/06	\$435,000	910	0	6	1943	3	5200	N	N	3420 W BERTONA ST
007	691770	1125	6/10/05	\$375,950	940	0	6	1944	3	6000	N	N	3818 32ND AVE W
007	423540	1010	10/31/05	\$385,000	950	0	6	1947	3	4800	N	N	4217 32ND AVE W
007	423540	0980	8/17/06	\$474,000	960	500	6	1924	4	4800	N	N	4206 33RD AVE W
007	423540	0980	7/8/05	\$410,000	960	500	6	1924	4	4800	N	N	4206 33RD AVE W
007	682110	0075	3/3/05	\$361,500	976	0	6	1944	4	6000	N	N	4010 33RD AVE W
007	691770	0915	3/16/05	\$335,000	980	0	6	1947	3	4800	N	N	3809 30TH AVE W
007	682210	0166	7/12/05	\$387,000	1070	0	6	1942	4	5263	N	N	3209 34TH AVE W
007	423540	0855	6/22/07	\$521,500	1220	0	6	1923	3	4800	N	N	4241 33RD AVE W
007	691770	0200	10/27/06	\$480,000	1230	0	6	1944	3	4800	N	N	4022 31ST AVE W
007	682210	0440	1/20/06	\$408,300	1390	0	6	1914	3	6000	N	N	3238 33RD AVE W
007	682110	1836	7/6/07	\$349,950	670	260	7	2002	3	1657	N	N	3444 A 34TH AVE W
007	682110	0775	7/19/05	\$387,000	700	0	7	1943	3	6000	N	N	3819 33RD AVE W
007	812770	0626	5/26/06	\$435,000	780	320	7	1955	3	4027	N	N	2411 30TH AVE W
007	682110	0215	7/31/06	\$400,000	780	500	7	1949	4	6000	N	N	4030 34TH AVE W
007	504230	0071	7/27/05	\$365,000	780	240	7	1949	3	3221	N	N	3016 W RAYE ST
007	736960	0090	3/24/07	\$637,000	810	810	7	1944	4	4480	N	N	3409 W VIEWMONT WAY W
007	286460	0340	6/15/06	\$483,000	810	130	7	1941	3	6150	N	N	3216 40TH AVE W
007	691770	0115	1/12/05	\$451,000	830	830	7	1949	4	4800	N	N	4029 31ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	503830	0050	6/17/05	\$505,000	840	1000	7	1942	4	6200	Y	N	2643 31ST AVE W
007	423540	0995	9/26/05	\$470,000	840	800	7	1944	4	6000	N	N	4209 32ND AVE W
007	812770	0805	9/10/07	\$300,000	840	210	7	1926	3	4988	N	N	2415 28TH AVE W
007	087100	1185	10/25/07	\$650,000	850	0	7	1939	4	6122	N	N	3411 38TH AVE W
007	503830	0055	4/24/06	\$485,000	860	250	7	1941	3	6350	N	N	2816 31ST AVE W
007	087100	1654	8/6/07	\$458,030	860	0	7	1947	4	6996	N	N	3647 40TH AVE W
007	682110	0990	8/10/05	\$487,500	870	670	7	1925	4	4800	N	N	3721 32ND AVE W
007	682210	0315	5/9/06	\$415,000	870	440	7	1943	3	6000	N	N	3228 34TH AVE W
007	504230	0105	4/13/07	\$605,000	880	350	7	1945	4	6240	Y	N	2627 30TH AVE W
007	504230	0026	5/30/07	\$610,000	880	360	7	1945	4	5919	Y	N	2607 31ST AVE W
007	423540	0875	6/15/06	\$475,000	890	500	7	1949	4	4800	N	N	4257 33RD AVE W
007	423540	0970	7/26/05	\$433,000	890	600	7	1942	4	4800	N	N	4212 33RD AVE W
007	682210	0240	7/25/06	\$340,000	890	0	7	1947	3	6000	N	N	3241 33RD AVE W
007	087100	1484	11/21/06	\$610,000	900	900	7	1947	4	5816	N	N	3619 39TH AVE W
007	691770	0166	8/20/07	\$470,000	900	240	7	1950	3	4342	N	N	4045 30TH AVE W
007	691770	0920	2/6/07	\$500,000	900	600	7	1947	5	4800	N	N	3805 30TH AVE W
007	137080	4045	11/26/05	\$555,888	910	660	7	1942	4	6000	N	N	2542 35TH AVE W
007	682110	1170	8/14/07	\$480,000	910	230	7	1947	3	6000	N	N	3611 33RD AVE W
007	087100	1810	9/12/07	\$515,000	910	430	7	1948	4	5102	N	N	3607 40TH AVE W
007	682110	1260	6/10/05	\$431,000	910	500	7	1915	3	6000	N	N	3643 34TH AVE W
007	682110	1165	1/9/07	\$435,000	910	0	7	1944	4	6000	N	N	3617 33RD AVE W
007	682110	0720	7/3/06	\$398,500	910	0	7	1944	3	6000	N	N	3838 35TH AVE W
007	087100	1064	8/18/06	\$547,470	930	600	7	1948	3	5102	N	N	3446 39TH AVE W
007	503530	0090	9/19/06	\$608,000	930	900	7	1939	3	6000	N	N	3644 41ST AVE W
007	682110	2230	11/6/06	\$469,000	930	0	7	1950	3	6240	Y	N	3224 31ST AVE W
007	691770	0695	9/23/05	\$449,950	930	350	7	1943	3	6900	N	N	3802 29TH AVE W
007	087100	1875	8/4/05	\$430,000	936	0	7	1948	4	6122	N	N	3445 40TH AVE W
007	701070	0645	4/3/06	\$480,000	940	700	7	1954	4	4000	N	N	4330 32ND AVE W
007	503530	0355	7/18/05	\$529,000	940	230	7	1942	3	7246	N	N	3445 42ND AVE W
007	682210	0785	5/27/05	\$479,000	940	900	7	1942	5	4312	N	N	3050 35TH AVE W
007	682110	1315	8/11/05	\$320,000	940	0	7	1943	3	6000	N	N	3612 35TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	423540	0960	12/21/05	\$470,000	950	600	7	1942	3	4800	N	N	4220 33RD AVE W
007	137080	4194	8/25/06	\$605,000	960	900	7	1947	4	5423	N	N	2524 36TH AVE W
007	137780	0020	1/12/06	\$450,000	960	0	7	1943	3	7000	N	N	2816 36TH AVE W
007	137080	4206	7/20/06	\$485,000	960	480	7	1948	3	5040	N	N	2539 PIEDMONT PL W
007	058200	0805	8/10/07	\$530,000	960	830	7	1938	3	6000	N	N	3417 29TH AVE W
007	137080	4206	3/25/05	\$410,000	960	480	7	1948	3	5040	N	N	2539 PIEDMONT PL W
007	812770	0875	5/16/06	\$606,000	970	310	7	1939	3	4600	Y	N	2436 29TH AVE W
007	682110	0695	9/16/07	\$425,000	970	0	7	1942	3	6000	N	N	3814 35TH AVE W
007	682110	1747	11/15/06	\$255,000	976	0	7	1991	3	1654	N	N	3439 A 33RD AVE W
007	137730	0125	8/9/05	\$403,500	980	0	7	1941	4	6240	N	N	2645 35TH AVE W
007	682110	1275	8/8/05	\$425,000	980	480	7	1904	4	6000	N	N	3629 34TH AVE W
007	736960	0025	5/30/07	\$639,900	990	240	7	1941	3	5000	N	N	3424 VIEWMONT WAY W
007	137080	3800	8/25/05	\$420,000	990	200	7	1941	3	5000	N	N	2423 35TH AVE W
007	736960	0025	10/13/05	\$448,100	990	240	7	1941	3	5000	N	N	3424 VIEWMONT WAY W
007	137730	0015	2/23/05	\$447,000	990	400	7	1940	4	8448	N	N	2614 36TH AVE W
007	682110	0975	8/28/06	\$585,000	1000	350	7	1947	3	6000	N	N	3844 33RD AVE W
007	137080	3750	9/23/05	\$625,000	1000	800	7	1941	4	6000	N	N	2424 35TH AVE W
007	137080	4174	9/27/06	\$579,950	1000	1000	7	1947	4	4956	N	N	2512 36TH AVE W
007	682110	0780	7/16/07	\$537,490	1010	360	7	1941	3	7200	N	N	3815 33RD AVE W
007	503530	0155	9/26/06	\$468,000	1010	0	7	1941	3	4295	N	N	3611 41ST AVE W
007	691770	0205	4/21/06	\$496,150	1010	800	7	1955	4	4800	N	N	4018 31ST AVE W
007	503530	0155	8/22/05	\$399,900	1010	0	7	1941	3	4295	N	N	3611 41ST AVE W
007	682210	0135	12/14/05	\$450,000	1020	1020	7	1969	4	6000	N	N	3241 34TH AVE W
007	812770	0235	1/25/07	\$525,000	1040	230	7	1941	3	5880	Y	N	2500 30TH AVE W
007	691770	0770	10/6/06	\$499,950	1040	600	7	1947	3	5000	N	N	3803 29TH AVE W
007	503530	0365	4/5/05	\$525,000	1040	0	7	1940	4	7173	N	N	3443 42ND AVE W
007	682110	2090	4/6/05	\$420,000	1040	1040	7	1942	3	6480	N	N	3214 32ND AVE W
007	087100	0560	7/31/07	\$689,000	1060	300	7	1946	3	5102	N	N	3440 38TH AVE W
007	087100	1909	9/13/07	\$580,000	1060	250	7	1951	3	4592	N	N	3439 40TH AVE W
007	087100	0560	7/28/05	\$466,000	1060	300	7	1946	3	5102	N	N	3440 38TH AVE W
007	137730	0245	10/23/07	\$495,000	1070	0	7	1941	3	6240	N	N	2652 35TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	087100	0515	11/20/07	\$499,950	1070	280	7	1939	3	4592	N	N	3420 38TH AVE W
007	682110	1680	5/26/06	\$579,950	1080	800	7	1950	4	6000	N	N	3410 35TH AVE W
007	812770	0740	5/5/06	\$577,500	1080	1080	7	1938	4	8400	N	N	2426 30TH AVE W
007	087100	0465	6/27/05	\$430,000	1090	300	7	1950	3	6122	N	N	3412 38TH AVE W
007	087100	0310	5/3/07	\$526,000	1100	900	7	1952	3	5102	Y	N	3423 36TH AVE W
007	137730	0155	10/26/05	\$424,950	1100	0	7	1941	4	6120	N	N	2659 35TH AVE W
007	504230	0029	4/4/05	\$435,000	1100	380	7	1945	3	5914	Y	N	2611 31ST AVE W
007	682210	0390	4/17/06	\$471,000	1110	340	7	1952	3	6000	N	N	3209 32ND AVE W
007	222503	9072	8/16/05	\$300,000	1110	0	7	1941	3	6400	N	N	2625 34TH AVE W
007	058200	0665	10/21/05	\$495,000	1130	1020	7	1944	3	6000	Y	N	3507 31ST AVE W
007	682110	0330	5/23/05	\$427,500	1130	200	7	1944	4	6000	N	N	4012 35TH AVE W
007	087100	0248	7/12/05	\$499,900	1140	800	7	1952	3	5102	Y	N	3433 36TH AVE W
007	682310	0031	9/9/05	\$461,000	1150	0	7	1921	3	4880	N	N	3314 W ARMOUR ST
007	286460	0270	4/10/06	\$433,000	1150	110	7	1941	3	6505	N	N	3221 39TH AVE W
007	423540	1055	12/15/06	\$522,160	1159	0	7	1948	3	4800	N	N	4329 32ND AVE W
007	682210	0710	9/22/06	\$465,000	1160	0	7	1942	3	6000	N	N	3013 34TH AVE W
007	137780	0175	9/16/05	\$485,000	1160	0	7	1942	4	6784	N	N	2806 35TH AVE W
007	682110	2080	6/6/06	\$435,000	1160	0	7	1942	3	6480	N	N	3208 32ND AVE W
007	682210	0685	9/18/07	\$518,645	1170	0	7	1945	3	6000	N	N	3037 34TH AVE W
007	137730	0195	7/17/06	\$575,000	1170	0	7	1941	5	6240	N	N	2622 35TH AVE W
007	503530	0130	10/11/06	\$482,500	1170	0	7	1941	3	6000	N	N	3627 41ST AVE W
007	682110	0200	6/18/07	\$499,000	1180	500	7	1908	3	6000	N	N	4018 34TH AVE W
007	137780	0145	8/25/05	\$470,000	1180	0	7	1942	4	6784	N	N	2845 35TH AVE W
007	682110	1630	8/23/05	\$380,500	1180	540	7	1973	3	6000	N	N	3431 34TH AVE W
007	691770	1135	3/26/07	\$533,000	1190	0	7	1952	4	4800	N	N	3812 32ND AVE W
007	701070	0401	6/17/05	\$488,000	1200	500	7	1958	4	3000	N	N	3114 W ELMORE ST
007	682110	0690	11/28/05	\$370,000	1230	0	7	1942	3	6000	N	N	3810 35TH AVE W
007	106800	0635	9/5/06	\$545,000	1240	450	7	1941	3	6985	N	N	2537 36TH AVE W
007	058200	0415	11/20/06	\$599,950	1250	0	7	1908	3	4800	N	N	3607 28TH AVE W
007	058200	0710	5/4/06	\$635,000	1250	320	7	1943	3	6000	Y	N	3411 31ST AVE W
007	058200	0710	4/22/05	\$460,000	1250	320	7	1943	3	6000	Y	N	3411 31ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	0325	5/24/05	\$417,000	1260	0	7	1944	4	6000	N	N	4006 35TH AVE W
007	812770	0445	8/4/06	\$612,000	1270	400	7	1952	3	5375	Y	N	2515 31ST AVE W
007	682160	0265	10/23/06	\$440,000	1270	0	7	1939	3	6000	N	N	3043 28TH AVE W
007	682110	0315	8/22/06	\$377,000	1270	0	7	1944	3	6000	N	N	4003 34TH AVE W
007	682110	0580	10/1/07	\$559,950	1290	0	7	1908	3	6000	N	N	3820 36TH AVE W
007	137730	0060	3/25/05	\$409,000	1290	0	7	1941	4	6240	N	N	2609 35TH AVE W
007	137080	4245	3/26/07	\$620,000	1300	220	7	1942	4	4589	N	N	3553 W RAYE ST
007	137080	4240	5/24/06	\$535,000	1310	800	7	1948	3	4568	N	N	2546 36TH AVE W
007	137780	0065	12/7/07	\$500,000	1330	0	7	1942	3	7876	N	N	2803 35TH AVE W
007	682210	0176	4/7/05	\$415,000	1340	0	7	1942	4	4260	N	N	3414 W DRAVUS ST
007	058200	0170	3/10/06	\$625,000	1360	980	7	1941	5	6600	N	N	3105 W EMERSON ST
007	682110	0205	1/31/05	\$350,000	1370	460	7	1911	4	6000	N	N	4022 34TH AVE W
007	812770	0790	3/26/07	\$600,000	1450	250	7	1926	3	5800	N	N	2431 28TH AVE W
007	682160	0490	7/18/06	\$799,000	1490	490	7	1931	4	6000	Y	N	3044 30TH AVE W
007	682110	1860	7/18/05	\$550,000	1490	890	7	1964	3	6000	N	N	3515 32ND AVE W
007	812770	0391	4/17/06	\$643,000	1500	180	7	1926	4	5500	Y	N	2556 31ST AVE W
007	812770	0250	5/18/05	\$578,000	1500	500	7	1927	5	8400	Y	N	2518 30TH AVE W
007	137080	3990	10/18/06	\$544,950	1510	250	7	1937	3	6000	N	N	2543 34TH AVE W
007	682110	2365	5/31/06	\$370,000	1510	0	7	1945	4	1804	N	N	3034 A 31ST AVE W
007	894110	0050	3/20/06	\$370,000	1560	240	7	1945	3	6000	N	N	3706 W TILDEN ST
007	894110	0050	11/21/06	\$480,096	1560	240	7	1945	3	6000	N	N	3706 W TILDEN ST
007	812770	0761	5/16/07	\$770,000	1580	200	7	1938	4	3315	N	N	2919 W SMITH ST
007	682110	0145	9/11/07	\$537,700	1600	530	7	1944	4	6000	N	N	4037 33RD AVE W
007	682110	1620	3/8/05	\$525,000	1650	0	7	1907	4	6000	N	N	3439 34TH AVE W
007	682110	0870	11/28/06	\$515,000	1700	0	7	1968	4	6000	N	N	3855 32ND AVE W
007	286460	0135	6/21/05	\$634,000	1710	450	7	1945	4	4545	Y	N	3718 W DRAVUS ST
007	058200	0730	9/21/07	\$620,000	1730	0	7	1943	4	6000	N	N	3416 32ND AVE W
007	682110	0991	4/25/06	\$527,500	1740	800	7	1909	5	4800	N	N	3209 W EMERSON ST
007	682110	0991	5/26/05	\$479,900	1740	800	7	1909	5	4800	N	N	3209 W EMERSON ST
007	503830	0040	7/12/05	\$625,000	1760	1760	7	1998	3	6300	Y	N	2815 31ST AVE W
007	682110	2385	5/23/06	\$625,000	1780	0	7	1945	3	6600	Y	N	3056 31ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682160	0175	1/2/07	\$582,000	1800	600	7	1957	3	6000	N	N	3223 28TH AVE W
007	682110	0742	7/28/06	\$595,000	1820	0	7	1946	4	3000	N	N	3853 33RD AVE W
007	682110	0742	1/3/06	\$490,000	1820	0	7	1946	4	3000	N	N	3853 33RD AVE W
007	682160	0160	4/27/06	\$596,000	1820	250	7	1938	4	6000	N	N	3235 28TH AVE W
007	142503	9035	9/13/05	\$499,950	1820	540	7	1900	4	6800	N	N	3029 31ST AVE W
007	137080	3720	4/15/05	\$445,000	1870	120	7	1938	3	6000	N	N	2435 34TH AVE W
007	682110	1715	7/13/07	\$565,000	1930	0	7	1977	3	6000	N	N	3444 35TH AVE W
007	058200	0385	12/17/07	\$629,000	1950	370	7	1914	4	5400	N	N	3623 28TH AVE W
007	087100	1524	3/15/07	\$599,000	1960	900	7	1947	4	5816	N	N	3643 39TH AVE W
007	423540	0780	3/1/07	\$591,000	2380	0	7	1996	3	4800	N	N	4216 34TH AVE W
007	813670	0060	1/31/05	\$440,000	880	500	8	1950	3	6174	Y	N	2845 31ST AVE W
007	682110	2336	7/20/05	\$390,000	890	690	8	1952	3	2530	Y	N	3014 W BARRETT ST
007	058200	0630	4/20/07	\$650,000	930	170	8	1951	3	5880	Y	N	3516 31ST AVE W
007	058200	0635	12/7/06	\$575,000	960	740	8	1951	4	5880	Y	N	3512 31ST AVE W
007	682110	0905	10/9/07	\$513,000	1020	700	8	1946	3	6000	N	N	3821 32ND AVE W
007	058200	0776	6/16/07	\$685,000	1030	1030	8	1952	5	5400	Y	N	3426 31ST AVE W
007	087100	1770	9/14/05	\$510,000	1040	500	8	1955	4	4653	N	N	3617 40TH AVE W
007	087100	1766	3/28/05	\$512,000	1040	700	8	1955	4	4697	N	N	3621 40TH AVE W
007	682210	0455	4/11/05	\$390,000	1040	840	8	1947	3	4000	N	N	3252 33RD AVE W
007	813570	0030	10/25/06	\$585,000	1050	0	8	1949	3	6223	Y	N	2846 30TH AVE W
007	058200	0246	8/15/05	\$449,000	1050	600	8	1953	3	4800	N	N	3626 32ND AVE W
007	682110	0740	8/30/05	\$389,000	1050	400	8	1952	3	3000	N	N	3309 W THURMAN ST
007	812770	0810	6/27/06	\$610,000	1070	950	8	1926	4	5800	N	N	2409 28TH AVE W
007	682210	0396	6/1/06	\$665,000	1080	780	8	2006	3	3990	N	N	3208 W DRAVUS ST
007	058200	0625	4/24/07	\$613,000	1100	880	8	1951	3	6240	Y	N	3520 31ST AVE W
007	087100	0279	1/9/06	\$555,000	1100	680	8	1950	4	5612	Y	N	3424 37TH AVE W
007	503530	0502	11/21/05	\$510,000	1100	860	8	1948	3	4259	N	N	3709 MAGNOLIA BLVD W
007	286460	0035	10/24/05	\$540,000	1110	1110	8	1948	4	4612	N	N	3207 36TH AVE W
007	503530	0350	11/3/05	\$570,000	1110	600	8	1947	3	9042	N	N	4205 W RUFFNER ST
007	119300	0610	7/20/05	\$617,500	1130	860	8	1936	3	8400	Y	N	2849 29TH AVE W
007	682210	0495	5/14/06	\$420,000	1130	70	8	1953	3	6000	N	N	3023 32ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	504080	0130	3/13/07	\$700,000	1140	340	8	1950	3	5797	Y	N	3031 37TH AVE W
007	894110	0015	10/6/05	\$650,000	1140	830	8	1945	5	5816	Y	N	3614 37TH AVE W
007	503530	0280	7/6/06	\$615,000	1160	900	8	1941	3	5293	N	N	3601 VIEWMONT WAY W
007	222503	9091	7/8/05	\$460,000	1170	900	8	1946	4	5462	N	N	2827 36TH AVE W
007	682110	1814	5/31/05	\$424,000	1180	320	8	2005	3	1370	N	N	3426 B 34TH AVE W
007	682110	1815	5/31/05	\$429,000	1180	320	8	2005	3	1432	N	N	3426 A 34TH AVE W
007	137080	4105	3/3/05	\$575,000	1190	900	8	1939	5	5000	N	N	2537 35TH AVE W
007	286460	0406	5/10/07	\$590,000	1200	0	8	1938	3	5175	N	N	4016 W DRAVUS ST
007	682110	1816	6/16/05	\$425,000	1200	300	8	2005	3	1280	N	N	3424 A 34TH AVE W
007	682110	1817	7/11/05	\$419,000	1200	300	8	2005	3	1581	N	N	3424 B 34TH AVE W
007	682210	0270	2/28/05	\$434,000	1200	1140	8	1952	3	6000	N	N	3215 33RD AVE W
007	087100	1756	9/9/05	\$497,000	1210	700	8	1955	4	4572	N	N	3629 40TH AVE W
007	423540	0895	4/15/05	\$610,000	1220	560	8	2006	3	876	N	N	0
007	682110	2165	7/24/06	\$800,000	1220	420	8	1952	4	8556	Y	N	3241 30TH AVE W
007	682110	2346	9/12/06	\$540,000	1220	450	8	2002	3	1596	N	N	3016 B 31ST AVE W
007	423540	0898	8/25/06	\$489,000	1220	560	8	2006	3	2819	N	N	0
007	423540	0895	10/24/06	\$460,000	1220	560	8	2006	3	876	N	N	0
007	423540	0897	11/30/06	\$449,000	1220	560	8	2006	3	908	N	N	0
007	682110	2347	5/2/05	\$459,000	1220	450	8	2002	3	1539	N	N	3016 A 31ST AVE W
007	503530	0495	6/7/06	\$590,000	1220	0	8	1926	3	7657	N	N	3715 MAGNOLIA BLVD W
007	058200	0785	2/17/05	\$445,000	1220	240	8	1953	3	6000	Y	N	3412 31ST AVE W
007	813670	0050	3/25/05	\$536,000	1220	1220	8	1950	4	6174	Y	N	2835 31ST AVE W
007	812770	0060	12/5/06	\$685,000	1230	270	8	1951	4	4640	Y	N	2521 28TH AVE W
007	682110	2195	10/18/07	\$720,000	1230	1230	8	1951	3	9240	Y	N	3211 30TH AVE W
007	503530	0555	3/27/07	\$699,000	1230	300	8	1937	5	4642	N	N	3631 MAGNOLIA BLVD W
007	503530	0470	9/12/07	\$747,000	1240	250	8	1948	3	5770	N	N	3424 MAGNOLIA BLVD W
007	087100	0394	6/1/05	\$810,000	1240	900	8	1991	4	5306	Y	N	3406 37TH AVE W
007	058200	0360	3/15/07	\$779,000	1270	1020	8	1954	5	6000	N	N	3612 30TH AVE W
007	137080	4145	10/4/05	\$655,000	1270	1000	8	1946	4	4079	N	N	3554 W SMITH ST
007	137080	4145	3/18/05	\$631,000	1270	1000	8	1946	4	4079	N	N	3554 W SMITH ST
007	682110	0230	8/10/06	\$350,000	1270	0	8	1967	3	6000	N	N	4046 34TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	736960	0006	2/17/05	\$491,250	1290	250	8	1949	3	3717	N	N	3406 VIEWMONT WAY W
007	682160	0280	3/5/07	\$577,150	1300	520	8	1942	3	6000	N	N	3029 28TH AVE W
007	087100	0435	8/2/05	\$600,000	1310	0	8	1949	3	6122	Y	N	3403 37TH AVE W
007	058200	0216	6/15/06	\$560,000	1310	850	8	1952	3	5160	N	N	3625 31ST AVE W
007	701070	0576	3/15/05	\$534,000	1310	800	8	1970	4	5670	N	N	4305 31ST AVE W
007	682210	0410	11/21/05	\$465,000	1310	490	8	1954	3	6000	N	N	3208 33RD AVE W
007	087100	1315	7/27/07	\$799,000	1320	310	8	1964	3	6122	N	N	3421 39TH AVE W
007	813670	0090	7/10/07	\$628,100	1320	110	8	1952	3	6174	N	N	2822 32ND AVE W
007	813670	0075	12/21/06	\$619,000	1320	490	8	1953	4	6174	N	N	2836 32ND AVE W
007	812770	0075	5/17/06	\$730,000	1330	1030	8	1949	4	6960	Y	N	2507 28TH AVE W
007	087100	1795	7/13/07	\$760,000	1350	460	8	1953	4	6015	N	N	3626 ARAPAHOE PL W
007	503530	0206	10/11/07	\$625,000	1350	0	8	1953	3	5500	N	N	3652 VIEWMONT WAY W
007	504230	0210	8/30/05	\$650,000	1350	1350	8	1937	4	5650	Y	N	2622 29TH AVE W
007	682210	0415	7/27/05	\$485,000	1350	1350	8	1953	4	6000	N	N	3212 33RD AVE W
007	682160	0200	10/25/06	\$629,000	1380	170	8	1941	4	6000	N	N	2820 W DRAVUS ST
007	813570	0050	3/16/05	\$600,000	1380	650	8	1952	4	6223	Y	N	2835 30TH AVE W
007	682210	0245	7/3/06	\$645,000	1390	1000	8	1961	3	6000	N	N	3239 33RD AVE W
007	058200	0770	9/7/05	\$495,000	1390	1390	8	1947	3	9600	Y	N	3403 30TH AVE W
007	682210	0460	4/28/05	\$488,000	1390	1000	8	1947	4	7200	N	N	3053 32ND AVE W
007	682110	1525	9/25/06	\$539,000	1400	420	8	1976	3	6000	N	N	3415 35TH AVE W
007	682310	0280	11/15/06	\$540,000	1400	1120	8	1952	4	6120	N	N	2657 32ND AVE W
007	812770	0735	6/20/05	\$635,000	1410	900	8	1958	4	8400	N	N	2420 30TH AVE W
007	812770	0185	8/9/05	\$678,000	1420	700	8	1946	4	8400	Y	N	2555 29TH AVE W
007	682310	0030	10/16/07	\$569,000	1440	0	8	1941	4	4800	N	N	2808 34TH AVE W
007	058200	0065	5/10/07	\$725,000	1450	710	8	1953	3	6000	N	N	3723 29TH AVE W
007	058200	0045	4/19/05	\$519,000	1460	1100	8	1960	3	6000	N	N	3716 29TH AVE W
007	682110	1305	9/17/07	\$775,000	1480	1020	8	1950	3	6000	N	N	3602 35TH AVE W
007	503530	0760	7/11/07	\$805,000	1480	610	8	1939	3	5186	N	N	4300 W RUFFNER ST
007	503530	0871	11/22/05	\$785,700	1480	990	8	1954	4	7658	N	N	4524 W RUFFNER ST
007	503530	0760	10/27/06	\$555,000	1480	610	8	1939	3	5186	N	N	4300 W RUFFNER ST
007	812770	0351	4/7/07	\$730,000	1490	0	8	1995	3	4440	N	N	3016 W SMITH ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	2296	2/28/05	\$431,500	1490	280	8	2003	3	1685	Y	N	3037 A 30TH AVE W
007	682110	2297	2/25/05	\$430,000	1490	280	8	2003	3	1659	Y	N	3037 B 30TH AVE W
007	894110	0205	2/5/05	\$495,000	1510	700	8	1959	4	5510	N	N	3642 39TH AVE W
007	286460	0105	11/20/07	\$729,000	1530	0	8	1908	5	6150	Y	N	3215 37TH AVE W
007	286460	0105	11/25/05	\$655,000	1530	0	8	1908	5	6150	Y	N	3215 37TH AVE W
007	119300	0545	2/12/07	\$967,500	1550	800	8	1939	4	6000	Y	N	2829 28TH AVE W
007	087100	1961	3/29/07	\$762,000	1570	700	8	1950	5	4592	N	N	3417 40TH AVE W
007	682160	0495	4/6/07	\$781,000	1600	0	8	1927	4	6000	Y	N	3048 30TH AVE W
007	503830	0090	4/18/07	\$765,000	1600	470	8	1938	3	6350	N	N	2815 30TH AVE W
007	666200	0025	7/25/05	\$735,000	1620	280	8	1991	4	8405	N	N	3315 40TH AVE W
007	682210	0500	9/25/07	\$739,500	1670	1080	8	1987	3	6000	N	N	3017 32ND AVE W
007	682310	0225	11/1/07	\$565,290	1670	200	8	1949	3	6000	N	N	2607 32ND AVE W
007	058200	0085	9/26/06	\$545,000	1690	600	8	1949	4	6000	N	N	2904 W TILDEN ST
007	504080	0150	3/28/07	\$832,000	1700	500	8	1941	4	5797	Y	N	3007 37TH AVE W
007	504080	0150	3/23/06	\$698,500	1700	500	8	1941	4	5797	Y	N	3007 37TH AVE W
007	812770	0380	5/3/05	\$599,000	1700	300	8	1982	3	5750	Y	N	2542 31ST AVE W
007	682160	0170	10/12/06	\$645,000	1720	1040	8	1939	3	6000	N	N	3227 28TH AVE W
007	503530	0340	10/26/05	\$659,000	1730	1400	8	1956	3	6454	N	N	3724 MAGNOLIA BLVD W
007	812770	0120	4/6/05	\$680,000	1750	1170	8	1929	3	4640	Y	N	2526 29TH AVE W
007	682110	0965	5/11/05	\$633,000	1750	0	8	1910	5	6000	N	N	3832 33RD AVE W
007	504080	0010	8/23/07	\$855,000	1760	280	8	1941	4	5922	Y	N	3007 38TH AVE W
007	682110	2292	6/8/06	\$639,000	1770	440	8	2004	3	1566	Y	N	3039 B 30TH AVE W
007	812770	0125	4/24/07	\$649,000	1770	0	8	1937	3	4640	N	N	2530 29TH AVE W
007	682210	0085	7/19/06	\$765,000	1780	600	8	2006	3	6000	N	N	3222 36TH AVE W
007	137080	3875	5/11/07	\$695,000	1830	570	8	1989	4	3012	N	N	2438 36TH AVE W
007	682210	0200	4/18/05	\$600,000	1830	0	8	1931	4	6000	N	N	3228 35TH AVE W
007	503830	0160	10/15/07	\$799,000	1850	870	8	1949	4	6350	Y	N	2816 29TH AVE W
007	812770	0800	3/28/06	\$598,000	1860	0	8	1927	3	5452	N	N	2419 28TH AVE W
007	503530	0850	5/16/06	\$780,000	1860	900	8	1938	4	6480	N	N	4508 W RUFFNER ST
007	682210	0110	7/25/06	\$645,000	1880	0	8	1985	4	6000	N	N	3248 36TH AVE W
007	503530	0480	2/15/06	\$699,000	1890	0	8	1938	4	7271	N	N	3414 MAGNOLIA BLVD W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	119300	0505	9/18/06	\$963,000	1940	1240	8	1931	5	6000	Y	N	2844 29TH AVE W
007	812770	0105	10/19/06	\$733,000	1960	0	8	1936	3	4640	Y	N	2514 29TH AVE W
007	504080	0075	11/18/05	\$750,000	1970	650	8	1941	4	6150	Y	N	3014 38TH AVE W
007	119300	0480	5/16/05	\$656,500	1970	850	8	1947	3	7091	Y	N	2872 29TH AVE W
007	058200	0005	7/18/07	\$754,000	2030	740	8	1982	3	6000	N	N	3727 28TH AVE W
007	682210	0260	6/28/06	\$579,000	2080	450	8	1953	3	6000	N	N	3225 33RD AVE W
007	736960	0105	3/15/06	\$622,000	2230	1370	8	1946	4	5000	N	N	3427 VIEWMONT WAY W
007	058200	0904	5/7/07	\$875,000	2270	0	8	1924	4	6000	N	N	2816 W BERTONA ST
007	137780	0277	4/24/07	\$774,950	2300	600	8	1977	3	6400	N	N	2847 34TH AVE W
007	503830	0015	4/3/07	\$670,000	2340	250	8	1952	3	6300	N	N	2806 32ND AVE W
007	222503	9070	5/11/05	\$620,000	3000	0	8	1999	3	6400	N	N	2635 34TH AVE W
007	682110	2367	4/3/07	\$524,000	1240	330	9	2007	3	1452	N	N	3036B 31ST AVE W
007	682110	2366	3/23/07	\$519,000	1240	330	9	2007	3	1447	N	N	3036A 31ST AVE W
007	682160	0330	2/23/07	\$589,000	1530	0	9	1941	4	6000	Y	N	3014 29TH AVE W
007	682110	2307	10/9/07	\$590,000	1541	90	9	2005	3	1348	N	N	3033 B 30TH AVE W
007	682110	2306	5/14/07	\$579,000	1541	90	9	2005	3	1351	N	N	3033 A 30TH AVE W
007	682110	2307	4/21/06	\$569,000	1541	90	9	2005	3	1348	N	N	3033 B 30TH AVE W
007	682110	2306	9/19/06	\$565,000	1541	90	9	2005	3	1351	N	N	3033 A 30TH AVE W
007	286460	0125	5/12/06	\$850,000	1550	290	9	1951	3	6150	Y	N	3704 W DRAVUS ST
007	503530	0030	8/1/05	\$612,500	1660	1100	9	1956	4	6000	N	N	3627 ARAPAHOE PL W
007	503530	0408	7/3/06	\$632,500	1660	0	9	1951	4	5841	N	N	3410 43RD AVE W
007	682110	2312	8/7/06	\$619,000	1710	130	9	2006	3	1472	N	N	3027 B 30TH AVE W
007	682110	2311	4/6/06	\$568,800	1710	130	9	2006	3	1480	N	N	3027 A 30TH AVE W
007	504230	0190	11/20/05	\$900,000	1720	2000	9	2003	3	6550	Y	N	2635 29TH AVE W
007	701070	0396	8/29/06	\$600,000	1780	0	9	2002	3	3000	N	N	3110 W ELMORE ST
007	812770	0030	10/25/06	\$739,000	1790	350	9	1925	3	6032	Y	N	2551 28TH AVE W
007	682110	2316	3/27/06	\$649,000	1792	54	9	2005	3	1504	N	N	3017 A 30TH AVE W
007	682110	2317	12/7/05	\$569,000	1792	54	9	2005	3	1499	N	N	3017 B 30TH AVE W
007	152503	9041	10/3/05	\$772,800	1890	950	9	1977	4	7350	Y	N	3909 W BERTONA ST
007	058200	0765	6/2/05	\$725,000	1900	600	9	1987	3	6000	Y	N	3409 30TH AVE W
007	682160	0295	5/31/06	\$842,000	1920	670	9	1930	3	6000	N	N	3015 28TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	701070	0660	1/12/05	\$564,000	1940	0	9	2000	3	4000	N	N	4320 32ND AVE W
007	119300	0560	6/11/06	\$980,000	2070	600	9	1935	4	6000	Y	N	2903 28TH AVE W
007	137080	3870	6/12/06	\$740,000	2120	500	9	1989	4	3012	N	N	2439 PIEDMONT PL W
007	058200	0590	1/27/06	\$730,000	2170	330	9	1979	4	6000	Y	N	3506 30TH AVE W
007	423540	1065	11/20/06	\$812,224	2230	800	9	2006	3	4800	N	N	4335 32ND AVE W
007	087100	2005	8/3/05	\$756,000	2240	0	9	2003	3	4796	N	N	3411 40TH AVE W
007	504230	0055	8/29/06	\$1,150,000	2360	990	9	2006	3	5239	Y	N	2612 31ST AVE W
007	682110	0370	10/5/05	\$699,000	2410	0	9	1970	4	9600	N	N	3415 W ELMORE ST
007	087100	0610	8/25/06	\$1,055,000	2430	1190	9	2003	3	7143	Y	N	3448 38TH AVE W
007	812770	0325	12/12/07	\$950,000	2560	830	9	1997	3	6467	N	N	2525 30TH AVE W
007	812770	0325	3/22/05	\$699,000	2560	830	9	1997	3	6467	N	N	2525 30TH AVE W
007	423540	1040	8/1/06	\$916,500	2570	900	9	2006	3	4800	N	N	4317 32ND AVE W
007	142503	9041	8/10/05	\$725,000	2600	910	9	1999	3	5407	N	N	3048 32ND AVE W
007	058200	0837	5/23/05	\$924,900	2630	940	9	2003	3	5100	Y	N	3408 30TH AVE W
007	701070	0375	5/3/06	\$900,000	2640	0	9	2006	3	4000	N	N	3125 W MANSELL ST
007	137080	3705	9/29/05	\$849,000	2700	0	9	2005	3	6000	N	N	2419 34TH AVE W
007	058200	0100	3/24/05	\$799,000	2710	0	9	2004	3	6000	N	N	3706 30TH AVE W
007	058200	0435	9/8/05	\$929,000	2780	840	9	2005	3	6000	N	N	3614 29TH AVE W
007	286460	0300	5/22/07	\$1,339,000	2970	0	9	2006	3	5346	N	N	3902 W DRAVUS ST
007	286460	0395	3/22/05	\$787,000	3100	0	9	1992	3	4100	N	N	3205 40TH AVE W
007	682110	0510	2/14/06	\$869,950	3150	0	9	2006	3	6000	N	N	3845 35TH AVE W
007	682110	0365	3/15/05	\$729,000	3290	670	9	2005	3	6000	N	N	4048 35TH AVE W
007	682110	1945	10/25/06	\$950,000	3300	0	9	2005	3	6000	N	N	3432 33RD AVE W
007	682110	1940	12/2/05	\$892,500	3300	0	9	2005	3	6000	N	N	3426 33RD AVE W
007	137680	0245	5/17/06	\$999,000	1940	680	10	2006	3	8039	N	N	2635 36TH AVE W
007	504230	0235	8/11/06	\$940,000	2240	1120	10	1932	4	6420	Y	N	2603 28TH AVE W
007	812770	0135	9/19/05	\$1,036,000	2460	940	10	2001	3	4628	Y	N	2542 29TH AVE W
007	152503	9043	6/5/07	\$921,000	3040	640	10	1996	3	5228	Y	N	3049 38TH AVE W
007	812770	0160	5/2/05	\$988,300	3110	500	10	2004	3	4640	Y	N	2556 29TH AVE W
007	137730	0005	8/13/07	\$1,550,000	2500	970	11	2007	3	8580	N	N	2602 36TH AVE W

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	057300	0065	11/28/05	\$676,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	057300	0553	2/16/05	\$485,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	102503	9027	8/1/06	\$2,400,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
001	102503	9069	7/28/05	\$1,850,000	RELOCATION - SALE TO SERVICE
001	102503	9146	12/26/07	\$1,580,000	OBSOL
001	102503	9184	6/29/06	\$1,300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	102503	9222	4/27/07	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	026900	0090	12/11/07	\$1,700,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	026900	0615	3/1/05	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	026900	0890	6/10/05	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	026900	0895	7/7/05	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	026900	1071	7/17/07	\$1,200,000	OBSOL
003	026900	1200	1/11/06	\$550,000	DOR RATIO;TEAR DOWN
003	036900	0610	3/3/05	\$170,000	DOR RATIO
003	119200	0690	9/6/05	\$599,900	RELATED PARTY, FRIEND, OR NEIGHBOR
003	119300	0182	8/15/05	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	119300	0200	11/2/06	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	232130	0020	12/3/05	\$492,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232130	0515	5/23/06	\$849,000	RELOCATION - SALE TO SERVICE
003	277060	0135	12/21/07	\$625,000	ACTIVE PERMIT BEFORE SALE>25K
003	277060	0135	7/11/05	\$345,000	DOR RATIO
003	277060	0232	11/29/05	\$191,332	QUIT CLAIM DEED
003	277060	0280	3/14/05	\$83,492	DOR RATIO;QUIT CLAIM DEED
003	277060	0495	6/24/05	\$400,000	SEGREGATION AND/OR MERGER
003	277060	0635	9/6/05	\$358,000	NO MARKET EXPOSURE
003	277060	0785	4/8/05	\$172,100	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	277060	0850	3/13/06	\$535,000	%COMPL;TEAR DOWN
003	277060	1060	9/30/05	\$370,000	FORCED SALE
003	277060	1085	7/12/05	\$325,000	OBSOL;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	277060	1086	7/12/05	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	277060	1145	7/17/06	\$410,000	BUILDER OR DEVELOPER SALES
003	277060	1270	8/11/05	\$291,000	DOR RATIO;TEAR DOWN
003	277060	1275	5/7/05	\$223,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	277060	1450	4/6/07	\$630,000	BUILDER OR DEVELOPER SALES
003	277060	1662	3/9/07	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	1685	7/25/06	\$625,000	DOR RATIO;IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	277060	1685	9/28/05	\$545,000	DOR RATIO;IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	277060	1695	2/28/06	\$600,000	IMP COUNT
003	277060	2363	6/21/07	\$505,000	RELOCATION - SALE TO SERVICE
003	277060	2530	1/26/06	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	277060	5946	6/10/05	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
003	277060	6710	12/13/06	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	6720	6/22/06	\$459,000	DUPLICATE SALE
003	277110	2030	12/6/07	\$435,000	ACTIVE PERMIT BEFORE SALE>25K
003	277110	2155	8/28/06	\$572,500	IMP COUNT;%COMPL
003	277110	3030	9/25/06	\$685,000	ACTIVE PERMIT BEFORE SALE>25K
003	277110	3030	2/14/05	\$425,000	ACTIVE PERMIT BEFORE SALE>25K;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	277160	2855	12/7/05	\$375,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
003	277160	2856	11/25/05	\$390,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	277160	3300	6/20/05	\$530,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277160	3821	11/28/06	\$690,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	277160	3920	6/6/06	\$131,190	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	277160	3935	7/29/05	\$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	277160	3935	7/29/05	\$300,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	277160	3945	8/22/07	\$640,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
003	277160	3945	6/1/06	\$529,999	OBSOL
003	277160	3945	4/10/06	\$425,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277160	4005	5/23/07	\$289,084	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	423540	0175	2/17/06	\$725,000	IMP COUNT
003	423540	0316	9/16/05	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	423790	0730	5/25/05	\$795,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
003	423790	1220	6/7/07	\$483,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	423790	1395	1/23/06	\$364,930	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	503630	0215	5/18/07	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	668150	0205	11/9/05	\$437,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	691770	0385	2/14/06	\$659,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	691770	0395	3/1/05	\$25,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	693360	0090	11/15/05	\$410,000	TEAR DOWN; NON-REPRESENTATIVE SALE
003	693360	0090	7/20/05	\$350,000	TEAR DOWN; QUIT CLAIM DEED
003	701070	0275	3/25/05	\$745,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; AND OTHER WARNINGS
003	924190	0080	6/3/05	\$769,950	RELOCATION - SALE TO SERVICE
003	924190	0115	4/18/05	\$415,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	924190	0245	5/9/05	\$440,000	SEGREGATION AND/OR MERGER
005	106800	0020	3/2/07	\$950,000	RELOCATION - SALE TO SERVICE
005	106800	0065	5/20/05	\$325,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					SALE
005	106800	0170	10/18/06	\$830,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	106800	0300	6/6/05	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	106800	0445	7/10/06	\$1,250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	106800	0495	4/13/06	\$998,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	106900	0225	9/6/05	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	136430	0170	7/27/05	\$547,400	DOR RATIO;NO MARKET EXPOSURE
005	136430	0170	7/27/05	\$1,152,600	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	136430	0380	6/29/05	\$243,576	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
005	136430	0380	6/29/05	\$245,197	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
005	136780	0086	8/4/05	\$148,721	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
005	137080	0390	12/19/05	\$236,326	DOR RATIO;QUIT CLAIM DEED
005	137080	0590	10/5/06	\$1,048,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
005	137080	0590	3/3/05	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137080	0595	5/18/06	\$905,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	0745	10/2/07	\$775,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	1055	7/12/06	\$3,125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137080	1320	11/9/05	\$1,700,000	NO MARKET EXPOSURE
005	137080	1790	2/4/05	\$550,000	NO MARKET EXPOSURE
005	137080	1810	7/11/07	\$990,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	1815	7/25/05	\$805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137080	2100	7/27/05	\$835,000	NO MARKET EXPOSURE
005	137080	2110	5/15/07	\$332,702	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
005	137080	2140	3/19/07	\$800,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
005	137080	2235	9/26/05	\$1,025,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137080	2255	10/5/05	\$925,000	NO MARKET EXPOSURE
005	137080	2335	4/19/06	\$859,000	RELOCATION - SALE TO SERVICE
005	137080	2820	1/13/06	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	2950	5/25/06	\$799,000	%COMPL;TEAR DOWN
005	137080	3075	12/18/06	\$849,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	3110	3/28/05	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137080	4425	9/25/06	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137380	0085	8/1/05	\$1,620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137380	0170	11/22/05	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137380	0195	4/4/07	\$1,235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137380	0220	7/10/06	\$1,510,000	UNFIN AREA
005	137680	0010	5/24/06	\$750,000	%COMPL
005	137680	0020	6/2/05	\$605,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137680	0215	1/26/06	\$560,000	%COMPL
005	187750	0095	10/10/05	\$675,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
005	202120	0130	12/22/06	\$501,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	202120	0275	5/2/07	\$639,000	QUIT CLAIM DEED
005	202120	0300	5/9/05	\$535,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	202120	0365	2/21/06	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	202120	0615	10/5/06	\$900,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
005	202120	0990	4/17/07	\$1,750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	202120	1000	3/1/06	\$200,000	DOR RATIO
005	222503	9104	10/5/06	\$1,325,000	BUILDER OR DEVELOPER SALES
005	232130	0435	5/17/06	\$229,000	DOR RATIO;QUIT CLAIM DEED
005	277160	4810	9/22/06	\$595,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	323810	0040	5/1/06	\$752,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	327130	0335	9/15/06	\$665,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	327130	0900	7/15/05	\$700,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	327130	0900	7/14/05	\$700,000	RELOCATION - SALE TO SERVICE
005	327130	1115	8/23/05	\$510,000	NO MARKET EXPOSURE
005	327180	1070	8/31/07	\$899,000	RELOCATION - SALE TO SERVICE
005	354790	0535	9/26/05	\$765,000	UNFIN AREA
005	395690	0230	8/10/06	\$410,925	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	395690	0365	3/15/05	\$1,238,000	UNFIN AREA
005	503430	0005	8/12/05	\$619,000	NO MARKET EXPOSURE
005	503430	0045	8/26/05	\$566,500	NO MARKET EXPOSURE
005	503530	0725	7/8/05	\$870,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	503530	0725	7/8/05	\$870,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	503730	0025	7/12/05	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	503730	0115	4/19/05	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	503730	0215	9/14/07	\$665,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	503930	0045	3/10/06	\$844,774	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	503930	0150	4/28/06	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	503930	0260	10/1/07	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	555330	0175	8/22/05	\$1,425,000	%COMPL;TEAR DOWN
005	555330	0405	8/1/06	\$594,676	DOR RATIO;EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
007	058200	0050	6/8/05	\$400,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	058200	0097	6/4/07	\$589,000	BUILDER OR DEVELOPER SALES
007	058200	0120	2/22/05	\$465,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	058200	0265	7/25/06	\$479,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	058200	0735	2/27/07	\$850,000	OBSOL
007	058200	0740	8/29/05	\$364,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	058200	0837	5/20/05	\$924,900	RELOCATION - SALE TO SERVICE
007	087100	0155	6/24/05	\$330,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	087100	0180	6/20/06	\$43,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	087100	0505	4/25/06	\$470,000	DOR RATIO
007	087100	1035	9/20/07	\$1,015,000	OBSOL
007	119300	0505	8/26/06	\$963,000	RELOCATION - SALE TO SERVICE
007	119300	0545	8/1/06	\$850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	119300	0560	3/24/06	\$980,000	RELOCATION - SALE TO SERVICE
007	137080	3880	9/17/07	\$520,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	137080	4020	4/10/06	\$230,000	DOR RATIO;UNFIN AREA;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	137680	0245	6/8/05	\$400,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	137730	0005	8/17/06	\$570,000	DOR RATIO
007	235180	0005	9/20/06	\$619,278	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	235180	0060	8/30/05	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	286460	0300	8/5/05	\$400,000	DOR RATIO;TEAR DOWN
007	286460	0326	5/25/06	\$382,000	DOR RATIO
007	423540	1040	7/27/05	\$320,000	DOR RATIO;TEAR DOWN
007	423540	1065	12/1/05	\$325,000	DOR RATIO;TEAR DOWN
007	503530	0145	1/24/07	\$579,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	503530	0155	8/19/05	\$399,900	RELOCATION - SALE TO SERVICE
007	503530	0350	10/11/05	\$570,000	RELOCATION - SALE TO SERVICE
007	503530	0385	2/18/05	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	503530	0830	3/26/07	\$284,494	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
007	503530	0836	8/9/06	\$468,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	503530	0836	1/3/05	\$720,000	NO MARKET EXPOSURE
007	503530	0850	5/11/05	\$900,000	NO MARKET EXPOSURE
007	503830	0055	5/2/06	\$485,000	SALE TO TRUST; RELOCATION SALE
007	504080	0130	10/12/07	\$266,500	DOR RATIO
007	504080	0155	2/6/07	\$224,542	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	504230	0024	4/22/05	\$422,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	504230	0055	5/24/05	\$320,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	682110	0020	7/31/06	\$25,690	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
007	682110	0210	3/18/05	\$415,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	682110	0400	7/20/07	\$725,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	682110	0400	10/13/06	\$255,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;%COMPL
007	682110	0510	3/22/05	\$316,000	DOR RATIO;TEAR DOWN

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	682110	0515	9/28/07	\$155,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	682110	0526	11/17/06	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682110	0635	10/15/07	\$875,000	IMP COUNT
007	682110	0635	7/26/06	\$600,000	IMP COUNT
007	682110	1175	1/27/05	\$490,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	682110	1275	3/7/06	\$211,645	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	682110	1635	5/19/06	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682110	1746	1/12/05	\$269,230	NO MARKET EXPOSURE
007	682110	2350	8/10/05	\$270,000	NO MARKET EXPOSURE
007	682110	2365	6/22/05	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	682110	2375	7/6/07	\$665,000	GOVERNMENT AGENCY
007	682110	2380	3/28/06	\$655,000	BUILDER OR DEVELOPER SALES
007	682160	0175	1/2/07	\$575,000	SALE TO TRUST; RELOCATION SALE
007	682160	0195	6/8/07	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682160	0475	12/11/06	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682210	0085	4/29/05	\$349,999	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682210	0396	8/17/05	\$305,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	682210	0440	2/25/05	\$291,850	1031 TRADE
007	682210	0451	9/19/05	\$366,000	NO MARKET EXPOSURE
007	682210	0710	9/22/06	\$465,000	RELOCATION - SALE TO SERVICE
007	682210	0900	7/21/06	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	682310	0145	4/4/05	\$72,260	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	691770	0770	9/29/06	\$188,511	DOR RATIO;STATEMENT TO DOR
007	691770	0895	9/15/05	\$359,950	DOR RATIO
007	701070	0360	11/9/06	\$112,478	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	701070	0375	6/14/05	\$315,000	DOR RATIO
007	736960	0035	8/28/07	\$527,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	736960	0061	5/13/05	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	736960	0100	2/10/06	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	812770	0065	4/26/05	\$400,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
007	812770	0205	10/26/07	\$900,000	UNFIN AREA
007	812770	0351	4/7/07	\$730,000	RELOCATION - SALE TO SERVICE
007	812770	0390	1/3/07	\$203,399	DOR RATIO;UNFIN AREA;STATEMENT TO DOR
007	812770	0390	11/17/05	\$420,000	UNFIN AREA
007	812770	0416	11/9/05	\$564,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	812770	0720	10/26/06	\$645,000	SEGREGATION AND/OR MERGER
007	812770	0800	3/15/06	\$598,000	RELOCATION - SALE TO SERVICE
007	813670	0020	5/23/07	\$603,050	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	813670	0085	6/16/06	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 11***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
001	102503	9264	7/19/06	\$380,000	11780	Y	N
001	423790	0555	5/25/05	\$28,000	5080	N	N
003	036900	0605	2/15/05	\$175,000	5500	Y	N
003	277060	6180	11/1/07	\$650,000	5250	N	N
003	277160	3950	12/28/06	\$499,000	3500	Y	N
003	423540	0440	12/12/06	\$280,000	3511	N	N
003	701070	0550	3/3/05	\$160,000	5100	N	N
005	136430	0540	5/9/05	\$225,000	4500	Y	N
005	137080	4520	1/9/07	\$2,150,000	23691	N	N
005	137380	0331	5/15/07	\$695,000	8089	Y	N
005	327130	0325	5/30/06	\$565,000	5800	N	N
005	395690	0050	10/31/06	\$815,000	6375	N	N
005	503530	1090	9/12/06	\$975,000	26175	Y	Y

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	102503	9114	2/9/06	\$450,000	QUESTIONABLE PER APPRAISAL; TEAR DOWN;
003	036900	0610	1/25/06	\$340,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	152503	9044	10/30/06	\$1,700,000	MULTI-PARCEL SALE;
003	277060	2500	8/28/06	\$600,000	TEAR DOWN;
003	277060	6820	3/2/07	\$900,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
003	277060	6820	3/17/06	\$625,000	DOR RATIO;PREVIMP<=25K
003	277160	4745	2/1/05	\$325,000	TEAR DOWN;
003	423540	0275	8/24/05	\$428,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; GOVERNMENT AGENCY;
005	136430	0535	12/6/05	\$165,000	NO MARKET EXPOSURE;
005	136430	0565	3/10/05	\$40,000	OUTLIER
005	327130	0695	4/11/05	\$530,000	BUILDER OR DEVELOPER SALES;
005	327180	0015	1/5/05	\$485,000	TEAR DOWN;
005	555330	0315	3/26/07	\$185,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
005	778690	0070	2/27/07	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	778690	0070	8/9/06	\$300,000	OUTLIER
007	682110	1945	7/21/05	\$315,000	TEAR DOWN;

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County

Department of Assessments

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

Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr