

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Fauntleroy / 17

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 1052

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$193,300	\$241,500	\$434,800	\$494,600	87.9%	16.50%
2008 Value	\$214,100	\$268,100	\$482,200	\$494,600	97.5%	16.50%
Change	+\$20,800	+\$26,600	+\$47,400		+9.6%	0%
% Change	+10.8%	+11.0%	+10.9%		+10.9%	0%

*COV is a measure of uniformity; the lower the number the better the uniformity. There was no change to COV.

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	\$211,000	\$244,200	\$455,200
2008 Value	\$233,700	\$271,100	\$504,700
Percent Change	+10.8%	+11.0%	+10.9%

Number of one to three unit residences in the Population: 6088

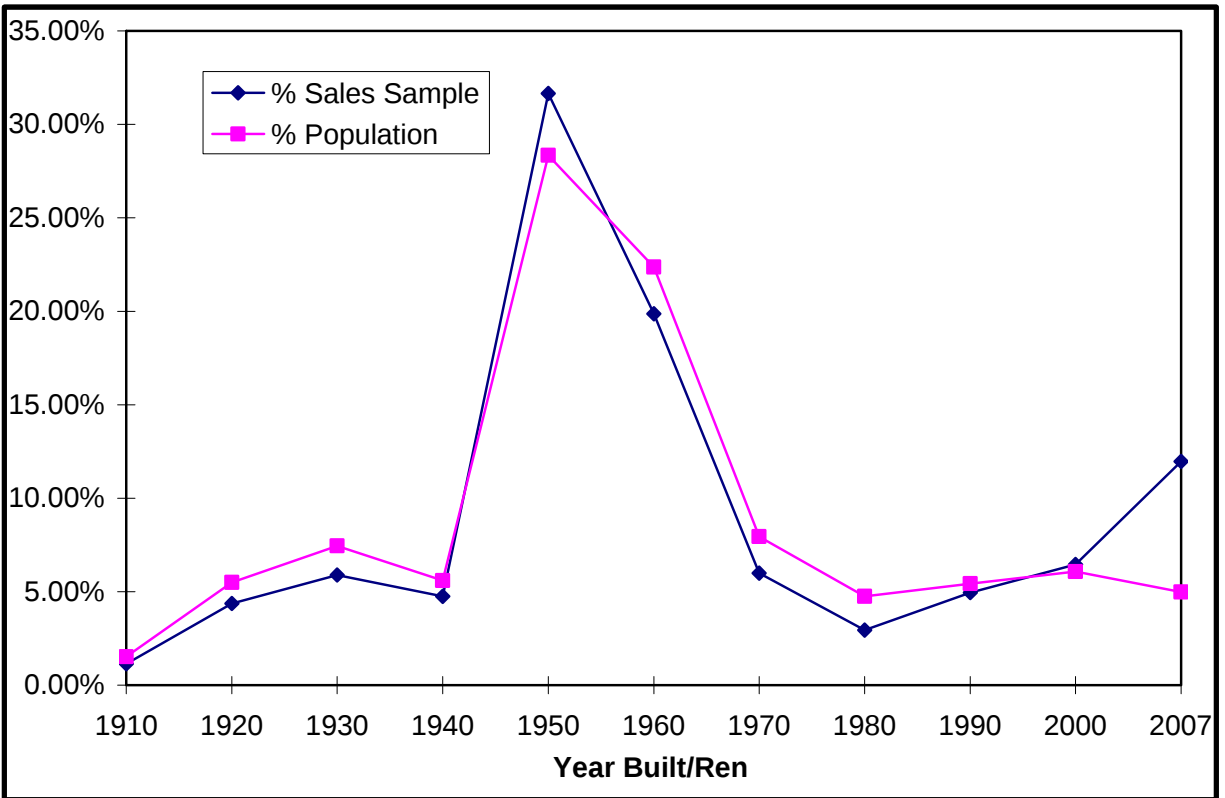
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

The Annual Update Values described in this report improve assessment levels and maintain 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	12	1.14%
1920	46	4.37%
1930	62	5.89%
1940	50	4.75%
1950	333	31.65%
1960	209	19.87%
1970	63	5.99%
1980	31	2.95%
1990	52	4.94%
2000	68	6.46%
2007	126	11.98%
	1052	

Population		
Year Built/Ren	Frequency	% Population
1910	93	1.53%
1920	335	5.50%
1930	454	7.46%
1940	341	5.60%
1950	1726	28.35%
1960	1362	22.37%
1970	484	7.95%
1980	289	4.75%
1990	331	5.44%
2000	370	6.08%
2007	303	4.98%
	6088	

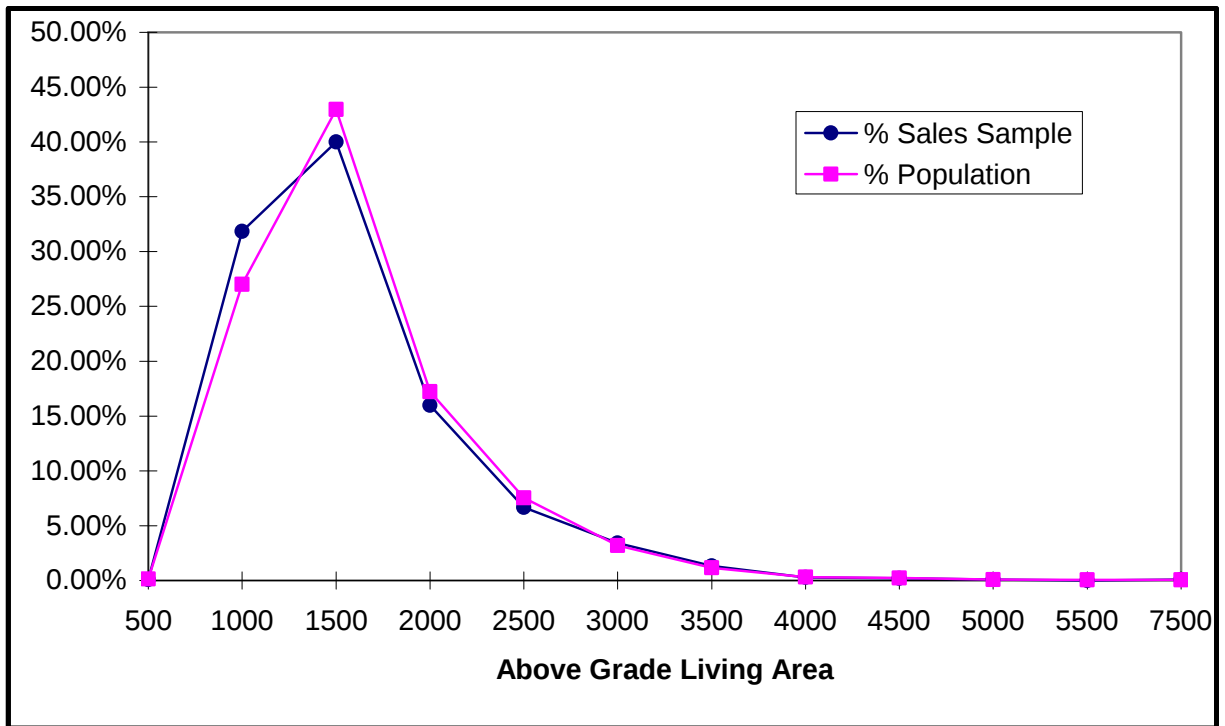


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.10%
1000	335	31.84%
1500	421	40.02%
2000	168	15.97%
2500	70	6.65%
3000	36	3.42%
3500	14	1.33%
4000	3	0.29%
4500	2	0.19%
5000	1	0.10%
5500	0	0.00%
7500	1	0.10%
	1052	

Population		
AGLA	Frequency	% Population
500	9	0.15%
1000	1645	27.02%
1500	2616	42.97%
2000	1049	17.23%
2500	459	7.54%
3000	194	3.19%
3500	71	1.17%
4000	19	0.31%
4500	13	0.21%
5000	6	0.10%
5500	3	0.05%
12500	4	0.07%
	6088	

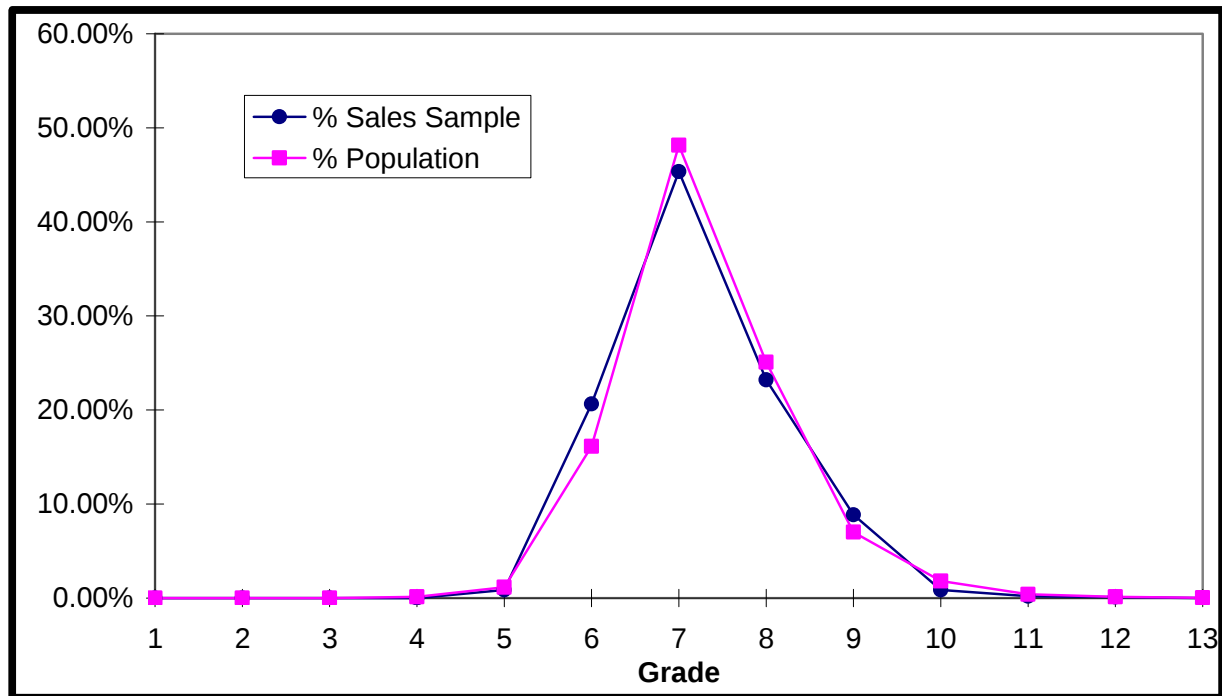


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

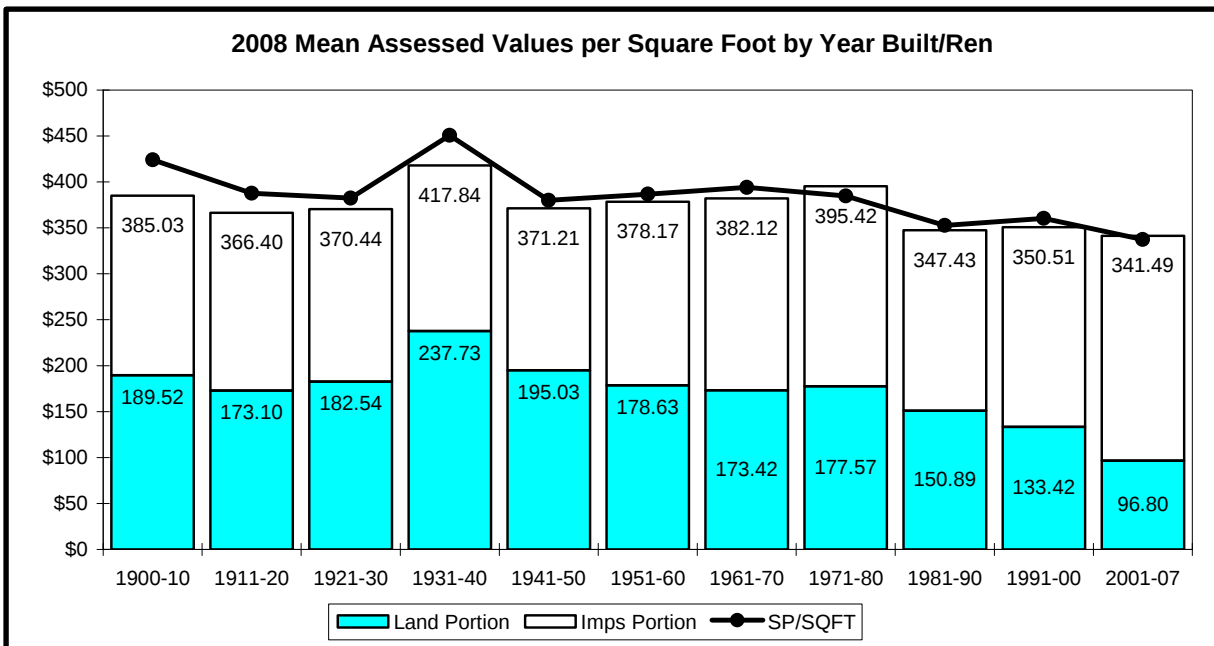
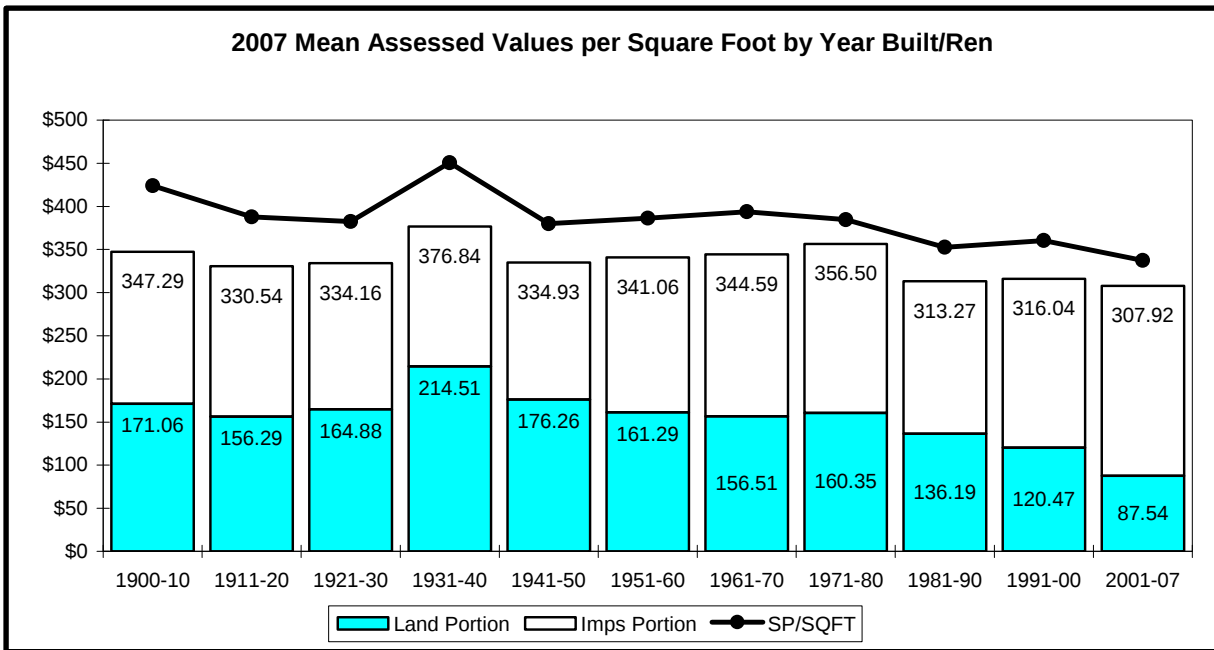
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	0.86%
6	217	20.63%
7	477	45.34%
8	244	23.19%
9	93	8.84%
10	9	0.86%
11	2	0.19%
12	1	0.10%
13	0	0.00%
1052		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.13%
5	70	1.15%
6	982	16.13%
7	2931	48.14%
8	1526	25.07%
9	426	7.00%
10	111	1.82%
11	24	0.39%
12	8	0.13%
13	2	0.03%
6088		



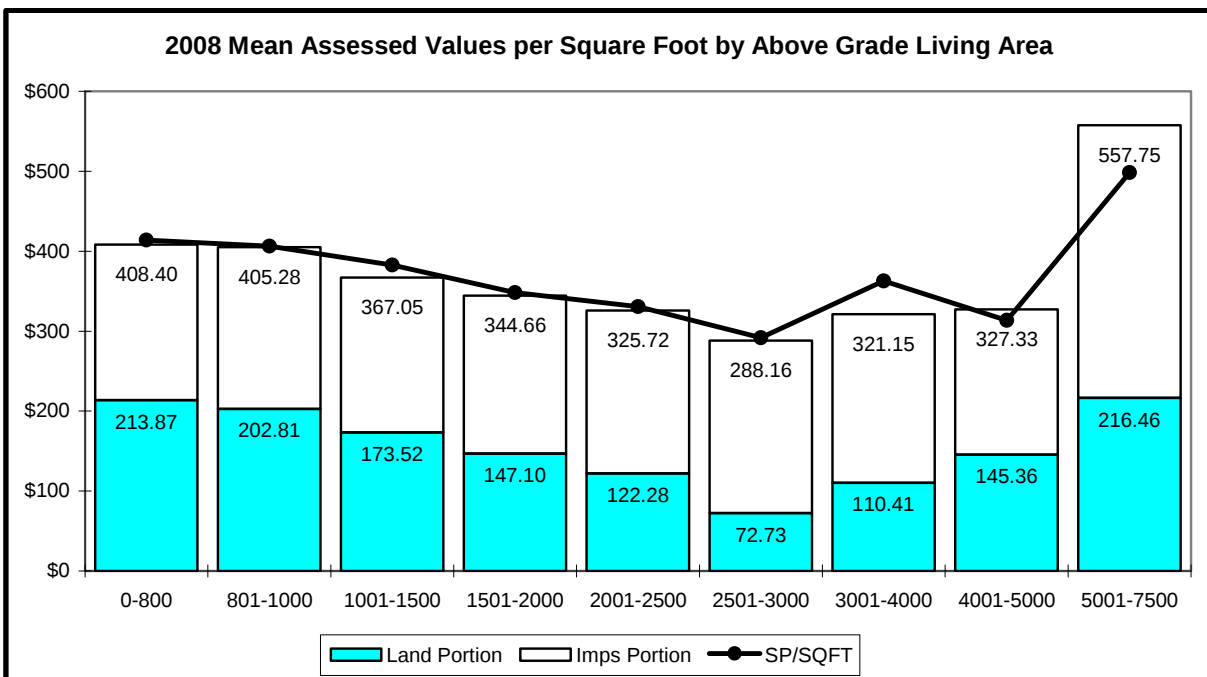
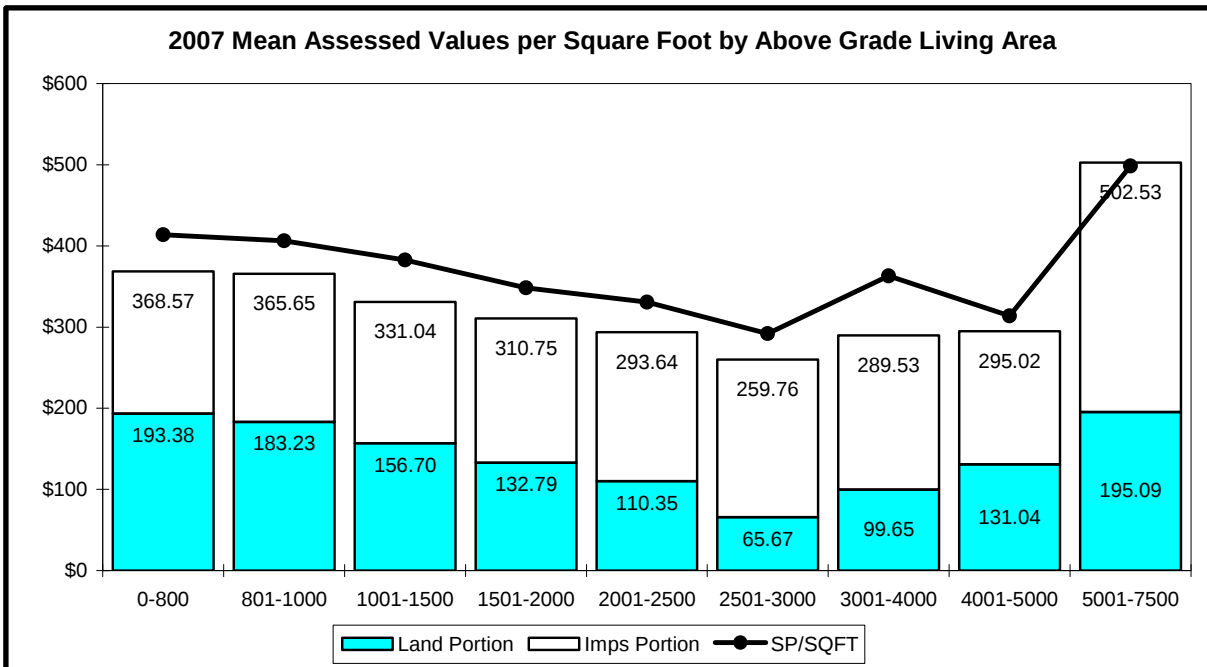
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



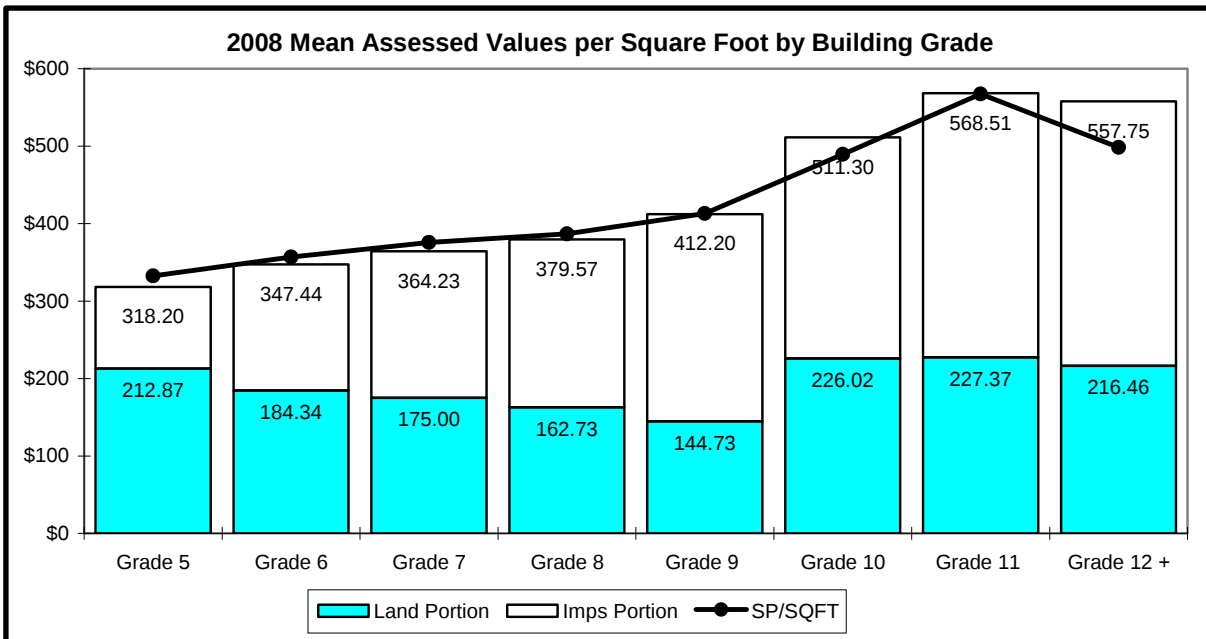
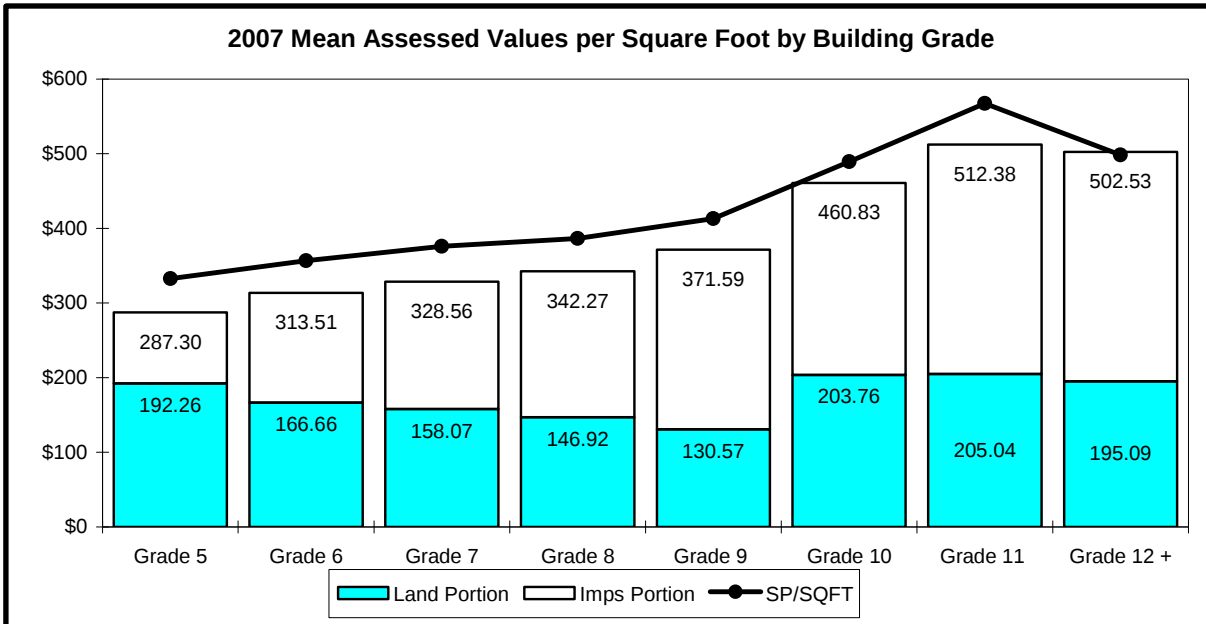
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

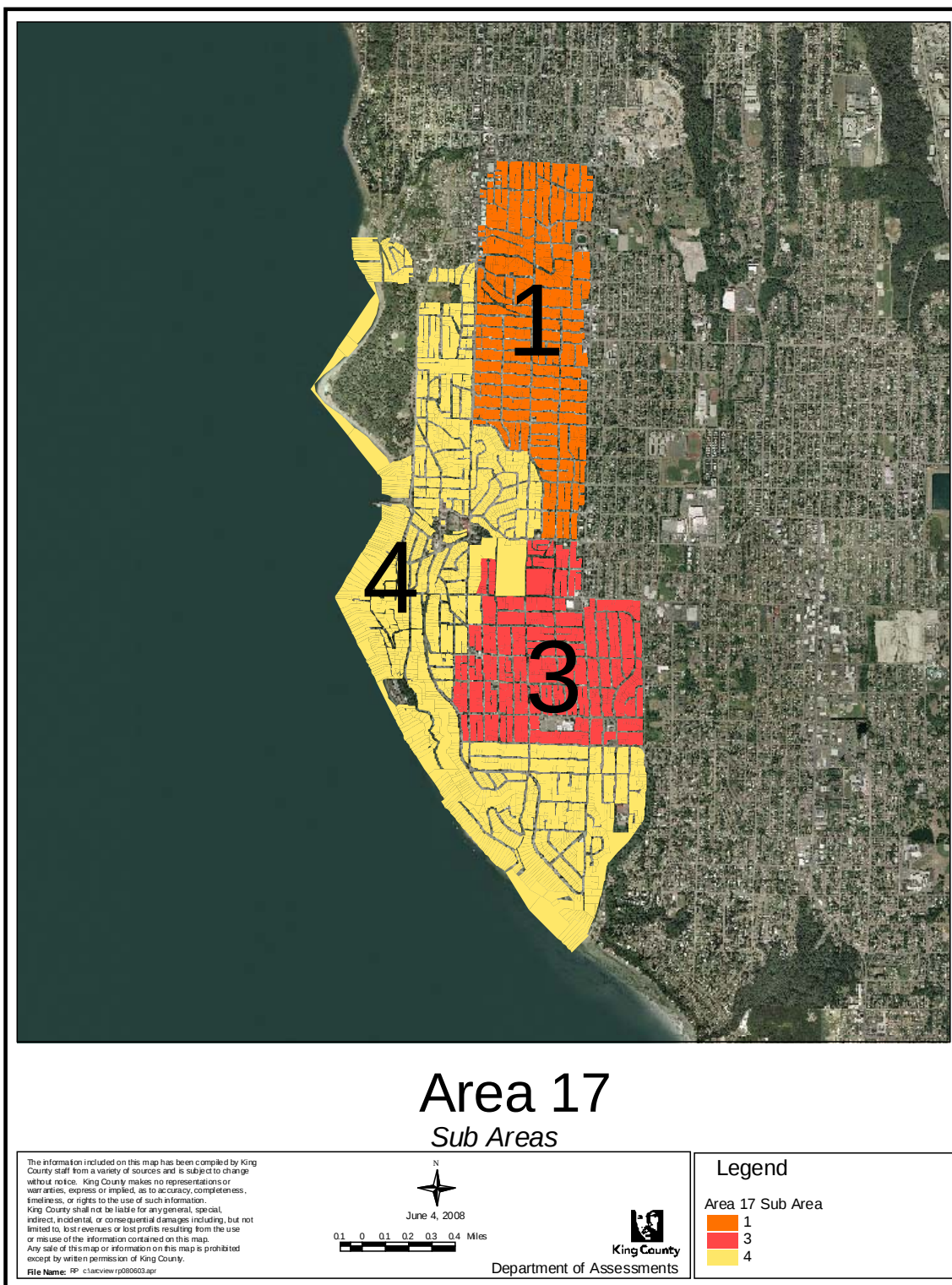


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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 06 Day 04, 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 8 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 11% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.11, 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 1052 useable 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 results showed that an overall market adjustment applied to the population would improve assessment levels and maintain equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.11

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 * 1.11)
 - *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 * 1.11).
 - *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 * 1.11, 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 17 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

11.00%

Comments

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 17 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 0.975.

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	9	0.864	0.957	10.7%	0.737	1.177
6	217	0.877	0.973	10.8%	0.948	0.997
7	477	0.869	0.964	10.9%	0.950	0.978
8	244	0.883	0.979	10.9%	0.960	0.999
9	93	0.884	0.981	10.9%	0.944	1.017
10	9	0.945	1.048	11.0%	0.987	1.110
11	2	0.890	0.988	11.0%	-1.050	3.026
12	1	1.008	1.119	11.0%	N/A	N/A
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	12	0.806	0.894	10.9%	0.784	1.004
1911-1920	46	0.835	0.926	10.9%	0.871	0.981
1921-1930	62	0.870	0.965	10.9%	0.924	1.006
1931-1940	50	0.832	0.923	10.9%	0.868	0.977
1941-1950	333	0.882	0.978	10.8%	0.961	0.995
1951-1960	209	0.884	0.980	10.9%	0.959	1.002
1961-1970	63	0.875	0.970	10.9%	0.931	1.009
1971-1980	31	0.919	1.020	10.9%	0.966	1.074
1981-1990	52	0.891	0.988	10.9%	0.932	1.043
1991-2000	68	0.882	0.979	10.9%	0.940	1.018
>2000	126	0.894	0.991	10.9%	0.963	1.019
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	10	0.795	0.882	10.8%	0.806	0.957
Average	691	0.880	0.976	10.9%	0.964	0.989
Good	285	0.881	0.977	10.9%	0.959	0.995
Very Good	66	0.869	0.963	10.9%	0.919	1.007
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	731	0.885	0.981	10.9%	0.969	0.992
1.5	102	0.839	0.930	10.9%	0.893	0.968
2	192	0.888	0.985	10.9%	0.962	1.009
2.5	6	0.750	0.832	10.9%	0.701	0.963
3	21	0.884	0.981	10.9%	0.934	1.028

Area 17 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 0.975.

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	149	0.890	0.987	10.8%	0.959	1.014
0801-1000	187	0.900	0.997	10.8%	0.976	1.019
1001-1500	421	0.864	0.958	10.9%	0.942	0.974
1501-2000	168	0.892	0.989	10.9%	0.962	1.017
2001-2500	70	0.887	0.984	10.9%	0.944	1.024
2501-3000	36	0.892	0.990	10.9%	0.942	1.038
3001-4000	17	0.799	0.887	10.9%	0.823	0.951
4001-5000	3	0.940	1.043	11.0%	0.904	1.182
>5000	1	1.008	1.119	11.0%	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	698	0.872	0.967	10.8%	0.955	0.979
Y	354	0.888	0.984	10.9%	0.966	1.003
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1032	0.878	0.974	10.9%	0.964	0.984
Y	20	0.890	0.988	11.0%	0.889	1.087
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	382	0.895	0.993	10.9%	0.977	1.008
3	276	0.872	0.967	10.9%	0.946	0.987
4	394	0.871	0.966	10.9%	0.950	0.982
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	43	0.921	1.021	10.9%	0.990	1.051
03000-05000	214	0.882	0.978	10.9%	0.957	0.999
05001-08000	545	0.878	0.973	10.9%	0.959	0.987
08001-12000	195	0.879	0.975	10.9%	0.950	1.000
12001-16000	24	0.815	0.904	10.9%	0.824	0.984
16001-20000	10	0.823	0.913	10.9%	0.788	1.039
20001-30000	15	0.885	0.981	10.9%	0.886	1.077
30001-43559	4	0.988	1.096	10.9%	0.920	1.272
1AC-3AC	2	0.980	1.087	11.0%	0.597	1.578

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2007	Date of Report: 6/4/2008	Sales Dates: 1/2005 - 12/2007																						
Area 17 / Fautleroy	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>68</td></tr><tr><td>0.70</td><td>192</td></tr><tr><td>0.80</td><td>306</td></tr><tr><td>0.90</td><td>245</td></tr><tr><td>1.00</td><td>139</td></tr><tr><td>1.10</td><td>58</td></tr><tr><td>1.20</td><td>19</td></tr><tr><td>1.30</td><td>11</td></tr><tr><td>1.40</td><td>1</td></tr><tr><td>1.50</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.60	68	0.70	192	0.80	306	0.90	245	1.00	139	1.10	58	1.20	19	1.30	11	1.40	1	1.50	1
Ratio	Frequency																								
0.60	68																								
0.70	192																								
0.80	306																								
0.90	245																								
1.00	139																								
1.10	58																								
1.20	19																								
1.30	11																								
1.40	1																								
1.50	1																								
Sample size (n)	1052																								
Mean Assessed Value	434,800																								
Mean Sales Price	494,600																								
Standard Deviation AV	222,694																								
Standard Deviation SP	259,910																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.900																								
Median Ratio	0.883																								
Weighted Mean Ratio	0.879																								
UNIFORMITY																									
Lowest ratio	0.552																								
Highest ratio:	1.555																								
Coefficient of Dispersion	12.91%																								
Standard Deviation	0.148																								
Coefficient of Variation	16.50%																								
Price Related Differential (PRD)	1.023																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.873																								
Upper limit	0.895																								
95% Confidence: Mean																									
Lower limit	0.891																								
Upper limit	0.909																								
SAMPLE SIZE EVALUATION																									
N (population size)	6088																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.148																								
Recommended minimum:	35																								
Actual sample size:	1052																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	573																								
# ratios above mean:	479																								
z:	2.898																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout Area 17

COMMENTS:

1 to 3 Unit Residences throughout Area 17

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2008	Date of Report: 6/4/2008	Sales Dates: 1/2005 - 12/2007																						
Area 17 / Fauntleroy	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		Ratio Frequency <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>21</td></tr><tr><td>0.70-0.80</td><td>86</td></tr><tr><td>0.80-0.90</td><td>193</td></tr><tr><td>0.90-1.00</td><td>279</td></tr><tr><td>1.00-1.10</td><td>223</td></tr><tr><td>1.10-1.20</td><td>147</td></tr><tr><td>1.20-1.30</td><td>60</td></tr><tr><td>1.30-1.40</td><td>27</td></tr><tr><td>1.40-1.50</td><td>9</td></tr><tr><td>1.50-1.60</td><td>1</td></tr></tbody></table>		Ratio Bin	Frequency	0.60-0.70	21	0.70-0.80	86	0.80-0.90	193	0.90-1.00	279	1.00-1.10	223	1.10-1.20	147	1.20-1.30	60	1.30-1.40	27	1.40-1.50	9	1.50-1.60	1
Ratio Bin	Frequency																								
0.60-0.70	21																								
0.70-0.80	86																								
0.80-0.90	193																								
0.90-1.00	279																								
1.00-1.10	223																								
1.10-1.20	147																								
1.20-1.30	60																								
1.30-1.40	27																								
1.40-1.50	9																								
1.50-1.60	1																								
Sample size (n)	1052																								
Mean Assessed Value	482,200																								
Mean Sales Price	494,600																								
Standard Deviation AV	247,176																								
Standard Deviation SP	259,910																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.997																								
Median Ratio	0.979																								
Weighted Mean Ratio	0.975																								
UNIFORMITY																									
Lowest ratio	0.612																								
Highest ratio:	1.725																								
Coefficient of Dispersion	12.91%																								
Standard Deviation	0.165																								
Coefficient of Variation	16.50%																								
Price Related Differential (PRD)	1.023																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.968																								
Upper limit	0.993																								
95% Confidence: Mean																									
Lower limit	0.987																								
Upper limit	1.007																								
SAMPLE SIZE EVALUATION																									
N (population size)	6088																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.165																								
Recommended minimum:	43																								
Actual sample size:	1052																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	574																								
# ratios above mean:	478																								
z:	2.960																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout Area 17

Assessment level has been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout Area 17

Assessment level has been improved by application of the recommended values.

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 17
(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	431920	0675	3/1/07	\$220,000	770	0	5	1919	3	8365	N	N	7335 35TH AVE SW
001	112100	0200	3/25/07	\$335,000	580	300	6	1930	4	4726	N	N	6753 36TH AVE SW
001	984230	0118	3/31/06	\$329,950	650	0	6	1943	4	4155	N	N	3725 SW SOUTHERN ST
001	269560	0270	12/15/05	\$299,000	660	0	6	1941	4	5366	N	N	3530 SW ELMGROVE ST
001	249120	0145	9/21/07	\$355,000	680	680	6	1949	4	6425	N	N	8820 37TH AVE SW
001	249120	0850	4/20/06	\$310,000	720	0	6	1923	4	6008	N	N	9042 36TH AVE SW
001	923890	1465	5/23/07	\$370,000	730	0	6	1947	4	4938	N	N	4141 SW WEBSTER ST
001	271660	0225	7/5/06	\$450,000	750	0	6	1930	4	3600	Y	N	6906 40TH AVE SW
001	249320	0235	4/20/05	\$323,000	750	100	6	1916	2	6213	N	N	8406 41ST AVE SW
001	249220	0510	8/15/06	\$335,750	750	0	6	1910	5	4080	N	N	3521 SW AUSTIN ST
001	249220	0625	6/7/06	\$293,500	780	0	6	1942	3	4080	N	N	3520 SW IDA ST
001	984230	0590	9/6/05	\$290,000	790	0	6	1950	3	4112	N	N	3519 SW SOUTHERN ST
001	249220	0525	10/6/05	\$295,000	790	0	6	1910	4	4080	N	N	3535 SW AUSTIN ST
001	984230	0595	5/5/05	\$284,825	790	0	6	1950	3	4110	N	N	3515 SW SOUTHERN ST
001	271660	0205	6/30/05	\$465,000	790	0	6	1922	3	6636	Y	N	6927 39TH AVE SW
001	006500	0100	4/5/05	\$329,500	790	240	6	1925	4	6042	Y	N	6522 36TH AVE SW
001	249220	0975	11/16/05	\$324,950	800	0	6	1941	5	4080	N	N	3724 SW HOLDEN ST
001	029300	0046	3/2/07	\$395,950	810	0	6	1942	3	6572	N	N	3813 SW HOLDEN ST
001	249020	0630	3/27/07	\$366,000	820	0	6	1948	3	5100	N	N	3902 SW KENYON ST
001	249220	0120	3/1/07	\$329,950	820	0	6	1941	4	4080	N	N	3522 SW AUSTIN ST
001	249220	0125	9/21/05	\$325,500	840	0	6	1923	5	4080	N	N	3518 SW AUSTIN ST
001	178150	0350	6/7/06	\$345,000	870	400	6	1915	5	7723	N	N	3716 SW CLOVERDALE ST
001	249220	0500	4/8/05	\$309,950	900	0	6	1924	4	4080	N	N	3511 SW AUSTIN ST
001	923890	1516	8/9/05	\$405,000	920	0	6	1948	4	4285	N	N	4118 SW AUSTIN ST
001	248920	0165	1/19/05	\$325,000	930	120	6	1920	3	5500	N	N	6929 37TH AVE SW
001	249020	0555	6/16/06	\$442,700	940	0	6	1915	4	5100	N	N	3941 SW PORTLAND ST
001	923890	1515	10/17/05	\$369,950	990	240	6	1948	4	4285	N	N	4122 SW AUSTIN ST
001	262403	9099	11/28/07	\$495,000	990	0	6	1933	4	6125	Y	N	4011 SW FRONTENAC ST
001	923890	1050	8/17/07	\$435,000	1040	0	6	1918	5	4769	N	N	4112 SW KENYON ST
001	431820	0105	2/27/07	\$400,000	1050	0	6	1906	4	6658	Y	N	4120 SW OTHELLO ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	431820	0335	8/29/07	\$600,000	1070	360	6	1912	4	7738	N	N	4103 SW OTHELLO ST
001	249220	0415	2/8/06	\$369,500	1090	0	6	1941	3	4080	N	N	3748 SW IDA ST
001	431920	0565	8/2/07	\$420,000	1150	0	6	1912	5	8314	N	N	7113 35TH AVE SW
001	984230	0130	9/28/06	\$440,000	1170	0	6	1943	3	4149	N	N	3717 SW SOUTHERN ST
001	431820	0260	9/23/06	\$445,000	1190	150	6	1911	4	5886	Y	N	7366 CALIFORNIA AVE SW
001	249220	0085	5/9/06	\$540,000	1280	420	6	1926	5	3840	N	N	7512 37TH AVE SW
001	249220	0290	5/31/06	\$405,000	1300	0	6	1965	4	4080	N	N	3708 SW AUSTIN ST
001	006500	0380	7/27/05	\$407,000	1620	140	6	1984	3	6441	Y	N	6522 39TH AVE SW
001	431920	0625	4/23/07	\$569,950	1970	0	6	1908	3	9100	N	N	7336 36TH AVE SW
001	431920	0870	2/20/07	\$780,000	3977	0	6	1953	4	9500	Y	N	3726 SW WEBSTER ST
001	563750	0124	7/11/07	\$369,000	650	510	7	1999	3	3019	N	N	4109 SW MORGAN ST
001	431770	0215	8/17/05	\$348,000	650	100	7	1914	4	9051	N	N	4008 SW OTHELLO ST
001	249020	0490	12/28/07	\$362,000	710	0	7	1943	3	5100	N	N	3906 SW PORTLAND ST
001	249320	0516	7/19/06	\$387,000	720	660	7	1943	3	4000	N	N	8503 39TH AVE SW
001	984230	0100	3/1/07	\$400,000	720	0	7	1944	4	4166	N	N	3743 SW SOUTHERN ST
001	984230	0075	8/3/06	\$350,000	720	0	7	1943	3	4956	N	N	8119 37TH AVE SW
001	301330	0815	4/14/06	\$325,500	720	0	7	1947	4	4186	N	N	3910 SW MONROE ST
001	249120	0205	6/7/06	\$325,000	720	0	7	1947	4	6417	N	N	8837 36TH AVE SW
001	178150	0012	5/26/05	\$270,600	720	0	7	1941	4	5075	N	N	3707 SW THISTLE ST
001	301330	0495	8/4/06	\$465,000	730	490	7	1941	5	4241	Y	N	4134 SW ROSE ST
001	178150	0015	10/22/07	\$329,500	730	0	7	1941	4	5075	N	N	3711 SW THISTLE ST
001	178200	0160	2/3/05	\$285,000	730	360	7	1942	3	5000	N	N	8608 36TH AVE SW
001	249220	0260	6/8/05	\$410,000	740	520	7	1945	5	4080	Y	N	3730 SW AUSTIN ST
001	249220	0256	2/17/06	\$367,000	740	260	7	1945	5	4080	N	N	3736 SW AUSTIN ST
001	271910	0380	7/28/05	\$438,000	740	300	7	1933	5	5900	Y	N	6715 41ST AVE SW
001	269560	0400	11/17/06	\$355,000	750	500	7	1942	4	6270	N	N	3738 SW ELMGROVE ST
001	301330	0421	11/7/06	\$421,000	760	460	7	1942	2	4886	N	N	8216 CALIFORNIA AVE SW
001	984230	0535	1/23/07	\$399,000	760	300	7	1942	4	4131	N	N	3551 SW SOUTHERN ST
001	984230	0030	4/14/06	\$375,000	760	0	7	1942	4	4168	N	N	3744 SW SOUTHERN ST
001	301330	0630	12/28/07	\$385,000	760	760	7	1931	5	4239	Y	N	4130 SW THISTLE ST
001	923890	1450	2/4/05	\$331,000	760	0	7	1945	4	4723	N	N	4127 SW WEBSTER ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	386990	0162	6/1/06	\$349,950	765	265	7	2006	3	1066	N	N	0
001	386990	0152	8/11/06	\$346,450	765	265	7	2006	3	1007	N	N	0
001	386990	0158	8/8/06	\$346,450	765	265	7	2006	3	1007	N	N	0
001	386990	0156	6/19/06	\$344,950	765	265	7	2006	3	1007	N	N	0
001	386990	0142	8/29/06	\$342,450	765	265	7	2006	3	1007	N	N	7114 C CALIFORNIA AVE SW
001	386990	0150	11/22/06	\$332,450	765	265	7	2006	3	1106	Y	N	0
001	249120	0160	12/7/06	\$345,000	770	0	7	1944	3	6417	N	N	8836 37TH AVE SW
001	431920	0560	9/11/06	\$307,000	770	0	7	1949	3	8312	N	N	7119 35TH AVE SW
001	269560	0145	10/12/05	\$295,000	770	0	7	1948	4	4472	N	N	7918 37TH AVE SW
001	249220	0985	5/26/06	\$346,000	780	0	7	1941	5	4080	N	N	3716 SW HOLDEN ST
001	301330	0170	7/28/05	\$316,600	780	300	7	1937	3	4246	N	N	4141 SW MONROE ST
001	301330	0515	10/19/05	\$360,000	780	390	7	1975	4	4456	Y	N	4114 SW ROSE ST
001	249220	0030	5/10/06	\$325,000	790	0	7	1942	3	4423	N	N	3521 SW WEBSTER ST
001	249220	0035	8/30/07	\$309,900	790	0	7	1942	3	4400	N	N	3525 SW WEBSTER ST
001	923890	0970	9/30/05	\$308,000	790	0	7	1944	3	5100	Y	N	4127 SW PORTLAND ST
001	301330	1465	3/23/07	\$440,000	800	550	7	1938	4	4031	Y	N	8316 41ST AVE SW
001	984230	0550	3/2/06	\$379,000	800	800	7	1950	4	5150	N	N	3537 SW SOUTHERN ST
001	249120	0025	11/28/06	\$342,000	800	570	7	1948	3	6050	N	N	8820 36TH AVE SW
001	178150	0145	4/1/05	\$330,000	800	800	7	1998	3	4726	N	N	3703 SW SULLIVAN ST
001	178150	0308	6/11/07	\$445,000	810	0	7	1952	3	5628	N	N	3751 SW TILLMAN ST
001	923890	1175	7/25/05	\$365,500	810	0	7	1944	4	5100	N	N	4104 SW PORTLAND ST
001	178150	0308	3/25/05	\$325,000	810	0	7	1952	3	5628	N	N	3751 SW TILLMAN ST
001	249320	0155	2/28/05	\$300,000	810	0	7	1942	3	5320	Y	N	4107 SW THISTLE ST
001	923890	0975	8/13/07	\$469,000	820	800	7	1944	4	5100	Y	N	4131 SW PORTLAND ST
001	178150	0130	8/20/07	\$382,000	820	400	7	1944	5	5075	N	N	3712 SW SULLIVAN ST
001	248920	0155	6/8/07	\$475,000	820	0	7	1940	3	4132	Y	N	3700 SW MYRTLE ST
001	178150	0235	4/21/06	\$341,000	820	0	7	1944	4	4961	N	N	3722 SW TILLMAN ST
001	178200	0230	2/21/06	\$334,900	820	0	7	1942	4	4880	N	N	8645 36TH AVE SW
001	178150	0220	12/12/05	\$300,000	820	0	7	1944	4	4961	N	N	3738 SW TILLMAN ST
001	923890	0975	9/25/06	\$332,500	820	800	7	1944	4	5100	Y	N	4131 SW PORTLAND ST
001	178150	0140	11/4/05	\$325,000	820	820	7	1944	4	5177	N	N	3702 SW SULLIVAN ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	431820	0280	8/9/07	\$490,000	830	360	7	1946	4	10136	N	N	4138 SW WEBSTER ST
001	249220	0405	4/27/07	\$350,000	830	0	7	1941	4	4080	N	N	3754 SW IDA ST
001	178250	0090	7/25/06	\$336,950	830	0	7	1942	4	7011	N	N	3606 SW CLOVERDALE ST
001	431920	0820	4/29/05	\$359,500	830	120	7	1944	4	5214	Y	N	7321 36TH AVE SW
001	984230	0220	5/12/05	\$329,000	830	0	7	1947	5	4108	N	N	8212 39TH AVE SW
001	431920	0830	8/31/06	\$300,000	830	0	7	1944	4	5255	N	N	7331 36TH AVE SW
001	431820	0280	1/4/06	\$342,000	830	360	7	1946	4	10136	N	N	4138 SW WEBSTER ST
001	386990	0144	6/27/06	\$322,500	840	0	7	2006	3	981	N	N	0
001	386990	0146	8/4/06	\$322,450	840	0	7	2006	3	892	N	N	0
001	178250	0050	10/5/06	\$382,500	840	0	7	1942	4	4600	N	N	8522 37TH AVE SW
001	386990	0148	1/30/07	\$292,450	840	0	7	2006	3	2461	N	N	7108 CALIFORNIA AVE SW
001	269560	0445	6/12/07	\$401,000	850	0	7	1942	5	5114	N	N	3735 SW ELMGROVE ST
001	301330	0440	11/17/06	\$439,950	850	0	7	1941	5	4241	Y	N	4135 SW SOUTHERN ST
001	269560	0260	7/3/07	\$372,000	850	0	7	1941	3	5366	N	N	3524 SW ELMGROVE ST
001	178200	0110	8/9/06	\$320,000	860	0	7	1942	3	5250	N	N	8633 35TH AVE SW
001	984230	0466	9/6/07	\$339,000	860	510	7	1949	4	4761	N	N	8317 35TH AVE SW
001	178200	0010	5/16/06	\$294,950	860	0	7	1942	3	5145	N	N	8407 35TH AVE SW
001	178200	0090	10/10/06	\$302,000	860	0	7	1942	4	5250	N	N	8613 35TH AVE SW
001	249120	0360	10/24/07	\$350,000	860	0	7	1942	4	5137	N	N	8829 37TH AVE SW
001	923890	1415	7/3/07	\$387,000	870	0	7	1941	4	5100	N	N	4106 SW IDA ST
001	269560	0045	7/6/06	\$361,000	870	0	7	1950	3	4494	N	N	3801 SW KENYON ST
001	923890	1075	4/21/05	\$399,000	870	280	7	1941	4	5100	Y	N	4115 SW HOLDEN ST
001	178250	0035	6/19/06	\$339,500	870	0	7	1942	4	4600	N	N	8506 37TH AVE SW
001	178200	0080	7/23/07	\$305,000	870	0	7	1942	3	6410	N	N	8601 35TH AVE SW
001	923890	1405	11/10/05	\$330,000	870	0	7	1941	4	5100	Y	N	4116 SW IDA ST
001	923890	1415	1/14/05	\$290,000	870	0	7	1941	4	5100	N	N	4106 SW IDA ST
001	178250	0020	11/6/06	\$260,000	870	0	7	1942	3	4600	N	N	8416 37TH AVE SW
001	178200	0080	7/20/05	\$225,000	870	0	7	1942	3	6410	N	N	8601 35TH AVE SW
001	269560	0075	3/10/06	\$375,000	880	590	7	1948	5	5225	N	N	3727 SW KENYON ST
001	984230	0725	3/24/06	\$389,000	890	500	7	1951	3	5456	N	N	3514 SW SOUTHERN ST
001	301330	0490	9/13/06	\$467,700	900	460	7	1942	4	4244	Y	N	4138 SW ROSE ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	923890	1265	9/19/05	\$424,500	910	250	7	1941	4	5100	N	N	4140 SW HOLDEN ST
001	984230	0560	11/14/07	\$375,000	910	220	7	1950	3	6695	N	N	3533 SW SOUTHERN ST
001	006500	0090	12/26/07	\$375,000	910	400	7	1942	4	6040	N	N	6530 36TH AVE SW
001	269560	0470	5/11/07	\$372,500	920	0	7	1941	4	5000	N	N	8103 37TH AVE SW
001	431770	0406	1/10/06	\$437,800	920	200	7	1942	4	7650	Y	N	3911 SW OTHELLO ST
001	178250	0187	2/23/05	\$341,000	920	400	7	1947	3	15750	N	N	8434 36TH AVE SW
001	431920	0385	3/21/05	\$383,000	920	0	7	1941	4	13336	Y	N	3632 SW OTHELLO ST
001	178250	0130	8/14/07	\$338,000	930	0	7	1942	3	4600	N	N	8427 36TH AVE SW
001	923890	1105	3/20/07	\$390,000	930	250	7	1942	4	5100	Y	N	4141 SW HOLDEN ST
001	249020	0585	6/7/06	\$530,000	940	100	7	1916	4	4896	N	N	3946 SW KENYON ST
001	249220	0055	7/7/06	\$489,000	940	940	7	1945	5	5752	N	N	3539 SW WEBSTER ST
001	178250	0065	6/7/07	\$420,000	940	380	7	1942	4	4978	N	N	8560 37TH AVE SW
001	249020	0585	5/2/05	\$333,000	940	100	7	1916	4	4896	N	N	3946 SW KENYON ST
001	262403	9107	12/6/05	\$499,950	950	170	7	1924	5	5508	Y	N	7015 39TH AVE SW
001	301330	0790	11/5/07	\$450,000	950	450	7	1955	4	8390	N	N	3924 SW MONROE ST
001	178200	0070	10/23/06	\$307,000	950	0	7	1942	3	6860	N	N	8465 35TH AVE SW
001	248920	0060	7/26/05	\$555,000	950	510	7	1942	3	6000	Y	N	6924 39TH AVE SW
001	029300	0170	7/20/07	\$429,950	960	630	7	1911	5	7213	N	N	7725 36TH AVE SW
001	178150	0071	10/3/05	\$399,000	960	740	7	1949	3	4560	Y	N	3745 SW THISTLE ST
001	984230	0355	8/29/05	\$395,000	960	860	7	2005	3	4161	N	N	3734 SW THISTLE ST
001	249320	0500	4/23/07	\$445,000	960	360	7	1943	4	4800	Y	N	8517 39TH AVE SW
001	301330	0570	2/7/06	\$371,000	970	0	7	1950	3	4241	Y	N	4135 SW ROSE ST
001	178200	0060	2/3/06	\$303,700	970	490	7	1942	4	6860	N	N	8457 35TH AVE SW
001	301330	1515	4/25/06	\$425,000	980	750	7	1941	4	4194	Y	N	4000 SW THISTLE ST
001	249120	0095	5/23/07	\$399,950	980	500	7	1951	4	6047	N	N	8825 35TH AVE SW
001	249320	0415	4/22/05	\$425,000	980	740	7	1958	4	3200	N	N	8414 40TH AVE SW
001	301330	0505	5/24/06	\$408,450	980	940	7	1913	5	4236	Y	N	4126 SW ROSE ST
001	984230	0600	3/17/06	\$364,500	980	800	7	1950	4	6426	N	N	8209 35TH AVE SW
001	269560	0510	4/3/06	\$357,500	980	0	7	1951	4	5416	N	N	3527 SW ELMGROVE ST
001	984230	0410	4/6/05	\$344,000	980	550	7	1951	3	4743	N	N	3537 SW ROSE ST
001	178200	0195	8/21/07	\$375,000	990	0	7	1942	5	5880	N	N	8607 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	984230	0290	9/14/06	\$449,950	1000	600	7	1950	4	4244	N	N	3715 SW ROSE ST
001	249320	0400	12/8/06	\$375,000	1000	600	7	1951	4	3475	Y	N	3911 SW THISTLE ST
001	301330	0150	6/1/05	\$409,000	1000	720	7	2000	3	4252	N	N	8002 CALIFORNIA AVE SW
001	984230	0625	4/18/05	\$312,000	1010	0	7	1951	4	4112	N	N	3518 SW ROSE ST
001	006500	0154	10/25/05	\$432,000	1010	320	7	1950	4	6414	Y	N	6537 36TH AVE SW
001	431920	0460	11/29/06	\$415,000	1030	0	7	1955	4	4628	N	N	3531 SW MYRTLE ST
001	984230	0530	10/27/05	\$395,000	1030	1000	7	1953	4	6417	N	N	8202 37TH AVE SW
001	271910	0280	6/28/06	\$845,000	1040	0	7	1925	4	6149	Y	N	6712 41ST AVE SW
001	178200	0065	11/13/07	\$357,500	1040	0	7	1942	5	6860	N	N	8461 35TH AVE SW
001	249120	0705	6/22/07	\$399,950	1050	0	7	1919	4	6375	N	N	9056 37TH AVE SW
001	249220	0720	5/25/05	\$375,000	1050	0	7	1925	5	4080	N	N	3543 SW IDA ST
001	301330	0595	6/20/05	\$312,000	1050	0	7	1921	3	4229	Y	N	4115 SW ROSE ST
001	178200	0020	10/30/07	\$382,600	1060	0	7	1942	3	6860	N	N	8417 35TH AVE SW
001	984230	0087	1/26/07	\$397,950	1060	0	7	1942	4	4135	N	N	8208 39TH AVE SW
001	029300	0083	12/14/06	\$417,250	1060	400	7	1947	3	5655	N	N	3709 SW HOLDEN ST
001	431920	0590	6/3/05	\$475,000	1060	640	7	1951	4	6161	N	N	7306 36TH AVE SW
001	249220	0195	5/20/05	\$400,000	1060	400	7	1955	4	4030	Y	N	3725 SW WEBSTER ST
001	249320	0255	12/12/07	\$440,000	1070	510	7	1960	4	4612	Y	N	4015 SW THISTLE ST
001	563750	0105	10/18/06	\$400,000	1070	0	7	1949	4	6000	N	N	6517 41ST AVE SW
001	563750	0105	11/22/05	\$359,000	1070	0	7	1949	4	6000	N	N	6517 41ST AVE SW
001	269560	0350	6/19/07	\$447,000	1080	0	7	1954	5	8987	N	N	3715 SW MONROE ST
001	112100	0570	9/8/05	\$590,000	1080	360	7	1941	3	6077	Y	N	6700 39TH AVE SW
001	178150	0180	3/3/06	\$386,000	1080	0	7	1944	3	4725	N	N	3737 SW SULLIVAN ST
001	249120	0700	11/7/05	\$383,500	1080	770	7	1953	4	6377	N	N	9050 37TH AVE SW
001	269560	0350	3/2/05	\$340,500	1080	0	7	1954	5	8987	N	N	3715 SW MONROE ST
001	249020	0141	4/26/07	\$469,000	1090	400	7	1943	4	4590	N	N	3911 SW AUSTIN ST
001	301330	0921	7/9/07	\$550,000	1090	760	7	1988	3	4205	Y	N	3938 SW ELMGROVE ST
001	301330	1460	4/27/06	\$445,000	1090	710	7	1983	3	7082	Y	N	8317 39TH AVE SW
001	112100	0066	5/26/06	\$432,000	1090	220	7	1950	3	6651	N	N	6756 36TH AVE SW
001	301330	0921	12/21/05	\$439,000	1090	760	7	1988	3	4205	Y	N	3938 SW ELMGROVE ST
001	178250	0040	7/31/06	\$369,500	1100	0	7	1942	4	4600	N	N	8510 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	249020	0280	2/9/05	\$437,000	1100	0	7	1923	5	5100	Y	N	3933 SW IDA ST
001	301330	0970	11/15/05	\$425,000	1100	1100	7	1965	4	4181	N	N	3900 SW ELMGROVE ST
001	301330	1410	11/30/05	\$335,000	1100	0	7	1942	4	5868	Y	N	3919 SW ROSE ST
001	006500	0045	9/20/06	\$510,000	1110	370	7	1925	4	6058	N	N	6541 35TH AVE SW
001	923890	1380	9/28/06	\$399,500	1110	90	7	1924	4	5100	Y	N	4140 SW IDA ST
001	178250	0199	8/3/05	\$348,000	1110	890	7	1952	3	12250	N	N	8440 36TH AVE SW
001	301330	1305	11/13/06	\$445,000	1120	0	7	1942	5	5874	Y	N	3924 SW ROSE ST
001	029300	0184	5/20/05	\$369,950	1120	560	7	1952	4	6200	N	N	3516 SW KENYON ST
001	178200	0040	7/22/05	\$280,000	1120	0	7	1942	4	9310	N	N	8437 35TH AVE SW
001	984230	0400	2/11/06	\$370,000	1130	550	7	1951	3	4750	N	N	3547 SW ROSE ST
001	984230	0615	10/3/05	\$342,500	1130	840	7	1950	4	6614	N	N	8217 35TH AVE SW
001	112100	0073	5/17/07	\$463,000	1140	220	7	1948	3	5326	N	N	6738 36TH AVE SW
001	249220	0785	6/27/06	\$330,000	1140	0	7	1923	3	6120	N	N	3522 SW HOLDEN ST
001	431770	0240	2/13/06	\$355,000	1140	0	7	1953	4	5448	N	N	3936 SW OTHELLO ST
001	178200	0085	12/26/06	\$275,000	1140	140	7	1942	3	5250	N	N	8607 35TH AVE SW
001	984230	0435	11/15/06	\$598,500	1160	790	7	1954	3	5023	N	N	3521 SW ROSE ST
001	984230	0440	5/2/06	\$470,000	1160	790	7	1954	3	5019	N	N	3517 SW ROSE ST
001	301330	1490	5/18/05	\$415,000	1160	550	7	1932	4	6304	Y	N	4016 SW THISTLE ST
001	301330	1525	4/29/05	\$359,000	1160	550	7	1951	4	4189	Y	N	3912 SW THISTLE ST
001	984230	0440	4/21/05	\$353,250	1160	790	7	1954	3	5019	N	N	3517 SW ROSE ST
001	431920	0855	3/20/06	\$574,950	1170	580	7	1952	5	9500	Y	N	3712 SW WEBSTER ST
001	249120	0655	6/14/06	\$401,000	1170	0	7	1924	3	6121	N	N	3623 SW HENDERSON ST
001	269560	0065	6/26/06	\$453,150	1170	600	7	1950	3	7942	N	N	3730 SW MONROE ST
001	431820	0360	8/24/06	\$349,950	1170	0	7	1913	4	6543	N	N	7424 GATEWOOD RD SW
001	431920	0855	11/4/05	\$360,000	1170	580	7	1952	5	9500	Y	N	3712 SW WEBSTER ST
001	269560	0030	8/31/07	\$392,500	1190	0	7	1954	4	4494	N	N	3817 SW KENYON ST
001	271910	0052	12/2/05	\$355,000	1200	430	7	1997	3	1478	N	N	6548A 42ND AVE SW
001	386990	0050	9/27/06	\$374,950	1208	0	7	1996	3	1425	N	N	6716 D CALIFORNIA AVE SW
001	269560	0265	3/14/07	\$431,700	1210	420	7	1949	4	5829	N	N	3525 SW MONROE ST
001	150480	0025	9/27/05	\$415,000	1210	600	7	1998	3	4500	N	N	3716 SW BARTON ST
001	271660	0120	6/23/05	\$470,000	1210	150	7	1937	4	7274	Y	N	6764 41ST AVE SW

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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	150480	0020	9/21/05	\$365,000	1210	600	7	1998	3	4500	N	N	3710 SW BARTON ST
001	923890	1485	1/11/06	\$409,505	1220	350	7	1941	4	4882	N	N	7512 CALIFORNIA AVE SW
001	112100	0175	5/3/07	\$519,000	1230	430	7	1928	4	6304	Y	N	6735 36TH AVE SW
001	301330	0625	12/4/07	\$432,000	1240	420	7	1971	4	4241	Y	N	4200 SW THISTLE ST
001	984230	0650	7/7/05	\$408,000	1240	730	7	1959	4	4538	N	N	3540 SW ROSE ST
001	984230	0645	11/18/05	\$352,000	1240	980	7	1958	4	5155	N	N	3538 SW ROSE ST
001	563750	0180	2/8/06	\$525,000	1260	820	7	1926	4	3500	N	N	6509 40TH AVE SW
001	249220	0890	11/21/07	\$495,000	1260	0	7	1987	3	4242	N	N	3743 SW IDA ST
001	249220	0205	8/21/06	\$461,000	1260	270	7	1948	4	4977	Y	N	3733 SW WEBSTER ST
001	006500	0040	9/20/06	\$510,000	1270	200	7	1924	4	6039	N	N	6537 35TH AVE SW
001	029300	0156	8/15/07	\$525,000	1270	1000	7	1957	4	7627	N	N	7701 36TH AVE SW
001	029300	0156	5/1/06	\$486,000	1270	1000	7	1957	4	7627	N	N	7701 36TH AVE SW
001	178150	0373	3/1/06	\$390,000	1270	400	7	1943	4	6731	N	N	3711 SW CLOVERDALE ST
001	269560	0505	11/6/06	\$439,950	1300	0	7	1951	3	6388	N	N	3533 SW ELMGROVE ST
001	563750	0110	10/18/06	\$410,000	1300	0	7	1949	4	6000	N	N	6513 41ST AVE SW
001	249220	0705	3/8/05	\$365,000	1300	0	7	1926	3	4590	N	N	3537 SW IDA ST
001	269560	0520	5/25/05	\$345,500	1300	0	7	1951	4	5395	N	N	3519 SW ELMGROVE ST
001	249120	0015	5/23/07	\$499,000	1310	690	7	2006	3	6054	N	N	8810 36TH AVE SW
001	431820	0185	3/21/07	\$729,000	1330	230	7	1945	4	16830	Y	N	7339 40TH AVE SW
001	301330	0055	9/30/05	\$372,000	1330	380	7	1979	4	4234	N	N	4123 SW KENYON ST
001	249020	0180	7/11/05	\$450,000	1350	700	7	1983	3	5100	Y	N	3951 SW AUSTIN ST
001	029300	0165	4/19/05	\$351,000	1350	700	7	1958	3	6384	N	N	7731 36TH AVE SW
001	178200	0045	1/19/07	\$399,500	1370	0	7	1942	5	9310	N	N	8441 35TH AVE SW
001	431920	0575	7/18/07	\$554,950	1380	1000	7	1917	3	9025	N	N	7103 35TH AVE SW
001	249220	0280	4/23/07	\$549,950	1380	780	7	1987	3	4086	Y	N	3716 SW AUSTIN ST
001	249220	0280	10/13/05	\$418,000	1380	780	7	1987	3	4086	Y	N	3716 SW AUSTIN ST
001	178150	0420	9/20/06	\$589,000	1390	0	7	1958	3	7140	Y	N	3716 SW DONOVAN ST
001	178150	0245	6/19/05	\$344,950	1390	0	7	1944	4	4961	N	N	3712 SW TILLMAN ST
001	984230	0510	8/11/05	\$364,950	1400	0	7	1950	4	7226	N	N	3604 SW THISTLE ST
001	431820	0110	12/1/05	\$435,000	1400	500	7	1978	5	5000	Y	N	4001 SW OTHELLO ST
001	248920	0210	8/15/05	\$499,950	1410	0	7	1926	3	5641	Y	N	3703 SW MYRTLE ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	249120	0755	6/19/07	\$469,000	1420	0	7	1925	4	6399	N	N	9007 36TH AVE SW
001	431920	0892	7/17/06	\$485,000	1430	180	7	1912	3	10148	N	N	7318 39TH AVE SW
001	249220	0450	6/26/07	\$450,000	1430	0	7	1999	3	6120	N	N	3720 SW IDA ST
001	249120	0730	7/12/05	\$459,950	1430	0	7	1999	3	9579	N	N	9033 36TH AVE SW
001	431920	0892	6/10/05	\$354,950	1430	180	7	1912	3	10148	N	N	7318 39TH AVE SW
001	271910	0215	7/26/07	\$735,000	1440	0	7	1927	5	6297	Y	N	6702 40TH AVE SW
001	006500	0305	2/24/06	\$740,000	1440	1200	7	1966	4	6550	Y	N	6532 38TH AVE SW
001	249120	0745	11/23/05	\$389,000	1440	0	7	1925	4	6394	N	N	9015 36TH AVE SW
001	249220	0300	6/13/06	\$520,000	1460	0	7	1913	5	4080	Y	N	3702 SW AUSTIN ST
001	984230	0150	11/15/06	\$450,000	1460	1150	7	2007	2	4353	N	N	3701 SW SOUTHERN ST
001	301330	0850	4/14/05	\$345,000	1480	0	7	1943	4	4206	Y	N	3941 SW MONROE ST
001	006500	0400	9/28/05	\$595,950	1490	0	7	1915	3	6766	Y	N	6502 39TH AVE SW
001	006500	0400	1/29/05	\$335,000	1490	0	7	1915	3	6766	Y	N	6502 39TH AVE SW
001	249320	0275	5/17/05	\$380,000	1510	0	7	1989	3	3576	Y	N	8409 40TH AVE SW
001	249120	0682	4/9/07	\$562,000	1520	0	7	1998	3	6387	N	N	9030 37TH AVE SW
001	249120	0682	7/6/05	\$465,000	1520	0	7	1998	3	6387	N	N	9030 37TH AVE SW
001	431770	0051	9/30/05	\$368,750	1556	459	7	2005	3	1452	N	N	4176 SW ORCHARD ST
001	249020	0225	7/18/07	\$549,950	1600	780	7	1995	3	5100	N	N	3922 SW IDA ST
001	431770	0315	5/4/05	\$463,000	1600	0	7	1913	3	9500	N	N	7336 40TH AVE SW
001	248920	0240	7/26/05	\$492,000	1620	0	7	1925	4	6300	Y	N	6900 37TH AVE SW
001	249120	0210	2/7/07	\$403,000	1620	560	7	1992	3	6420	N	N	8833 36TH AVE SW
001	431770	0386	10/11/05	\$650,000	1640	1330	7	1963	3	9522	Y	N	7319 39TH AVE SW
001	352590	0070	11/1/07	\$655,700	1660	710	7	1982	4	4551	Y	N	6755 41ST AVE SW
001	249120	0220	2/18/05	\$288,000	1700	0	7	1948	3	6425	N	N	8821 36TH AVE SW
001	431820	0205	1/19/05	\$399,975	1710	0	7	1959	3	5862	N	N	7316 CALIFORNIA AVE SW
001	249120	0710	10/10/06	\$467,000	1720	0	7	1978	4	7000	N	N	9051 36TH AVE SW
001	431920	0545	10/19/06	\$480,000	1720	0	7	1926	3	8307	N	N	7137 35TH AVE SW
001	112100	0074	10/28/05	\$590,000	1740	0	7	1993	3	5325	Y	N	6744 36TH AVE SW
001	431820	0425	5/19/05	\$499,000	1760	0	7	1914	3	7683	N	N	7459 GATEWOOD RD SW
001	923890	1085	5/21/07	\$641,000	1820	790	7	1991	3	5100	Y	N	4123 SW HOLDEN ST
001	923890	1085	1/20/05	\$579,000	1820	790	7	1991	3	5100	Y	N	4123 SW HOLDEN ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	249220	0020	9/13/06	\$405,000	1840	0	7	1985	3	3348	N	N	3513 SW WEBSTER ST
001	249220	0020	5/10/06	\$346,700	1840	0	7	1985	3	3348	N	N	3513 SW WEBSTER ST
001	249220	0020	5/10/06	\$275,000	1840	0	7	1985	3	3348	N	N	3513 SW WEBSTER ST
001	431820	0210	9/6/05	\$460,000	1880	0	7	2000	3	5860	N	N	7320 CALIFORNIA AVE SW
001	301330	0740	5/4/05	\$390,000	1940	0	7	1998	3	4182	N	N	3901 S KENYON ST
001	431770	0205	8/22/07	\$537,500	1960	0	7	1972	3	7228	N	N	3907 SW ORCHARD ST
001	248920	0230	11/20/06	\$665,000	2000	0	7	1917	5	8356	Y	N	3603 SW MYRTLE ST
001	249220	0540	2/13/06	\$529,950	2080	540	7	2000	3	4080	N	N	3545 SW AUSTIN ST
001	431770	0225	11/16/06	\$700,000	2130	0	7	1926	4	18114	Y	N	3944 SW OTHELLO ST
001	984230	0185	7/26/05	\$565,000	2510	0	7	1994	3	6236	N	N	3728 SW ROSE ST
001	563750	0082	11/20/06	\$335,000	853	0	8	2006	3	1184	N	N	6518 A 42ND AVE SW
001	563750	0083	12/19/06	\$330,000	853	0	8	2006	3	1100	N	N	6518 B 42ND AVE SW
001	563750	0084	12/18/06	\$329,000	853	0	8	2006	3	1139	N	N	6518 C 42ND AVE SW
001	112100	0305	5/16/07	\$430,000	1040	500	8	1927	3	6540	Y	N	6727 37TH AVE SW
001	178150	0395	8/15/05	\$419,000	1110	830	8	1950	4	7140	Y	N	3739 SW CLOVERDALE ST
001	112100	0165	2/3/06	\$358,000	1120	960	8	1916	5	6305	Y	N	6731 36TH AVE SW
001	386990	0115	9/25/07	\$450,000	1140	550	8	2004	3	1321	N	N	7008 A CALIFORNIA AVE SW
001	923890	1250	8/8/05	\$410,000	1170	140	8	1952	4	4881	N	N	7610 CALIFORNIA AVE SW
001	431770	0195	9/25/07	\$449,000	1210	800	8	1960	4	9198	N	N	3923 SW ORCHARD ST
001	248920	0095	4/10/06	\$675,000	1230	880	8	1951	3	7550	Y	N	6915 38TH AVE SW
001	249020	0415	11/12/07	\$544,000	1250	240	8	1954	3	6120	Y	N	3937 SW HOLDEN ST
001	249320	0475	8/17/07	\$680,000	1260	600	8	1953	4	6299	Y	N	8559 39TH AVE SW
001	248920	0100	2/10/06	\$634,000	1260	1720	8	1949	4	7182	Y	N	6911 38TH AVE SW
001	262403	9098	3/17/05	\$548,050	1260	280	8	1954	4	4655	Y	N	4019 SW FRONTENAC ST
001	271660	0265	8/29/06	\$665,000	1290	700	8	1952	3	8191	Y	N	6749 39TH AVE SW
001	301330	1120	5/31/06	\$472,000	1320	920	8	1956	4	4192	N	N	3918 SW SOUTHERN ST
001	431920	0610	6/21/05	\$550,000	1320	1320	8	1967	4	9100	Y	N	7322 36TH AVE SW
001	006500	0060	6/5/06	\$499,950	1330	1090	8	1947	4	6835	Y	N	6557 35TH AVE SW
001	248920	0200	7/30/07	\$640,000	1330	200	8	1951	4	6302	Y	N	7108 38TH AVE SW
001	249320	0335	10/31/06	\$633,150	1330	1330	8	1949	4	6400	Y	N	8459 40TH AVE SW
001	262403	9117	11/23/05	\$612,000	1340	930	8	1955	5	5982	Y	N	4027 SW FRONTENAC ST

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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	112100	0105	6/24/05	\$487,000	1340	450	8	1951	4	5331	Y	N	6714 36TH AVE SW
001	301330	0285	2/7/06	\$599,000	1360	550	8	1951	4	6492	N	N	8106 CALIFORNIA AVE SW
001	271660	0148	8/22/06	\$779,000	1370	600	8	1960	5	5475	Y	N	6778 41ST AVE SW
001	112100	0135	7/27/06	\$550,000	1380	0	8	1927	4	5235	Y	N	3603 SW HOLLY ST
001	271910	0390	7/6/05	\$650,000	1420	290	8	1952	3	6342	Y	N	4105 SW HOLLY ST
001	006500	0135	10/20/05	\$508,750	1430	930	8	1957	4	6419	Y	N	6517 36TH AVE SW
001	249020	0450	1/25/05	\$425,000	1440	500	8	1968	4	5100	Y	N	3946 SW PORTLAND ST
001	923890	1180	12/21/07	\$775,000	1450	860	8	1999	3	5103	N	N	7711 41ST AVE SW
001	923890	1180	4/12/07	\$750,000	1450	860	8	1999	3	5103	N	N	7711 41ST AVE SW
001	262403	9068	10/18/05	\$585,500	1460	0	8	1904	3	5222	Y	N	4121 SW FRONTENAC ST
001	984230	0525	2/28/06	\$525,000	1470	1230	8	1968	4	6423	N	N	8314 37TH AVE SW
001	386990	0122	7/17/07	\$467,500	1490	370	8	2004	3	2449	N	N	4149 A SW FRONTENAC ST
001	301330	0745	5/22/07	\$590,000	1500	1000	8	1952	4	6466	Y	N	7916 41ST AVE SW
001	431770	0053	12/19/05	\$349,000	1508	364	8	2005	3	1574	N	N	4182 SW ORCHARD ST
001	249020	0465	3/28/05	\$445,000	1510	300	8	1953	3	5100	Y	N	3930 SW PORTLAND ST
001	563750	0068	12/19/06	\$409,950	1520	0	8	2006	3	1768	N	N	4117 C SW MORGAN ST
001	563750	0070	11/16/06	\$389,000	1520	0	8	2006	3	1304	N	N	4117 B SW MORGAN ST
001	923890	1320	10/10/05	\$425,000	1520	510	8	1968	3	5100	Y	N	4111 SW AUSTIN ST
001	386990	0124	8/11/07	\$467,000	1530	390	8	2004	3	1619	N	N	4149 B SW FRONTENAC ST
001	431820	0040	2/10/05	\$480,000	1540	700	8	1971	4	8816	Y	N	4127 SW ORCHARD ST
001	249020	0060	2/17/06	\$474,995	1610	330	8	1996	3	3229	N	N	4015 SW WEBSTER ST
001	249020	0060	5/18/05	\$432,000	1610	330	8	1996	3	3229	N	N	4015 SW WEBSTER ST
001	301330	0320	6/23/06	\$624,000	1620	800	8	1995	4	4234	Y	N	4123 SW ELMGROVE ST
001	301330	0318	8/26/05	\$567,450	1620	840	8	1995	4	4236	Y	N	4127 SW ELMGROVE ST
001	301330	0320	11/1/05	\$560,000	1620	800	8	1995	4	4234	Y	N	4123 SW ELMGROVE ST
001	352590	0040	10/13/05	\$630,000	1650	0	8	1927	4	5085	Y	N	6914 HEIGHTS PL SW
001	431770	0325	11/5/07	\$810,000	1660	500	8	1993	3	10457	Y	N	7344 40TH AVE SW
001	431770	0050	10/5/05	\$345,000	1701	0	8	2005	3	1423	N	N	4180 SW ORCHARD ST
001	431770	0052	12/7/05	\$378,000	1728	0	8	2005	3	1458	N	N	4178 S ORCHARD ST
001	431770	0165	5/25/07	\$715,678	1740	680	8	1969	4	6750	Y	N	7135 39TH AVE SW
001	248920	0190	8/24/05	\$715,000	1780	620	8	1952	3	9120	Y	N	6901 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	248920	0125	10/25/05	\$680,000	1790	200	8	1948	4	6203	Y	N	6908 38TH AVE SW
001	431920	0185	7/13/07	\$600,000	1810	0	8	1987	3	4785	N	N	3835 SW ORCHARD ST
001	249020	0055	7/24/06	\$568,000	1880	390	8	1996	3	4088	N	N	4011 SW WEBSTER ST
001	248920	0075	9/23/05	\$775,000	1910	660	8	1993	3	6000	Y	N	3824 SW MYRTLE ST
001	178200	0150	11/30/06	\$545,000	1940	0	8	2005	3	5000	N	N	8620 36TH AVE SW
001	563750	0066	11/20/06	\$501,000	2060	0	8	2006	3	1721	N	N	4117 A SW MORGAN ST
001	178200	0225	4/6/06	\$575,000	2060	0	8	2005	3	5205	N	N	8639 36TH AVE SW
001	301330	0512	11/22/05	\$601,500	2150	0	8	1998	3	4002	Y	N	4118 SW ROSE ST
001	249320	0380	3/31/06	\$660,000	2170	640	8	1987	4	4765	Y	N	8434 41ST AVE SW
001	984230	0325	11/2/05	\$618,000	2200	720	8	2005	3	5181	N	N	3712 SW THISTLE ST
001	262403	9030	3/17/06	\$787,500	2240	710	8	1989	3	5217	Y	N	4139 SW FRONTENAC ST
001	269560	0165	9/16/05	\$490,000	2248	0	8	2002	3	4912	N	N	3534 SW MONROE ST
001	301330	0635	11/1/06	\$550,000	2250	0	8	1991	3	6534	Y	N	4126 SW THISTLE ST
001	301330	1320	3/6/06	\$686,000	2330	0	8	1999	3	5864	Y	N	3912 SW ROSE ST
001	112100	0011	6/20/07	\$566,500	2380	710	8	1991	3	6033	Y	N	6709 35TH AVE SW
001	301330	0605	2/9/05	\$446,370	2380	0	8	1992	3	4224	Y	N	4107 SW ROSE ST
001	249320	0230	5/4/05	\$610,000	2400	0	8	2002	3	5451	Y	N	4031 SW THISTLE ST
001	431920	0865	5/11/05	\$575,000	2460	0	8	1990	3	9500	Y	N	3718 SW WEBSTER ST
001	923890	1530	8/8/05	\$609,900	2530	1150	8	2001	3	6122	N	N	4102 SW AUSTIN ST
001	249320	0395	2/16/07	\$725,000	2680	1340	8	1967	4	6869	Y	N	8416 41ST AVE SW
001	923890	1165	3/24/05	\$575,000	2940	0	8	1992	3	5100	N	N	4116 SW PORTLAND ST
001	006500	0270	11/27/07	\$820,000	3070	0	8	2005	3	6500	N	N	6527 37TH AVE SW
001	006500	0260	10/10/05	\$675,000	3280	0	8	2001	3	6550	N	N	6517 37TH AVE SW
001	271910	0279	3/2/06	\$1,047,500	4480	0	8	1996	3	6149	Y	N	6708 41ST AVE SW
001	271910	0310	4/22/06	\$682,000	1130	820	9	1976	4	5900	Y	N	6721 40TH AVE SW
001	271910	0115	12/28/05	\$667,500	1560	800	9	1989	3	6149	Y	N	6552 41ST AVE SW
001	112100	0025	4/21/06	\$492,000	1640	430	9	1998	3	3815	Y	N	6723 35TH AVE SW
001	271660	0160	4/26/05	\$885,000	1660	450	9	1931	5	5801	Y	N	6923 40TH AVE SW
001	262403	9086	1/12/07	\$639,200	1900	0	9	1985	3	5899	Y	N	4052 SW MYRTLE ST
001	301330	0655	3/12/07	\$750,000	2290	600	9	1995	3	6011	Y	N	8313 41ST AVE SW
001	249120	0140	1/9/06	\$587,000	2330	790	9	2005	3	6427	N	N	8812 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	431820	0292	6/30/05	\$689,500	2380	0	9	2005	3	7619	N	N	7383 GLENRIDGE WAY SW
001	870460	0080	3/11/05	\$660,000	2460	0	9	2005	3	6297	Y	N	9013 37TH AVE SW
001	301330	1100	7/25/07	\$912,000	2480	0	9	1912	4	11553	N	N	3934 SW SOUTHERN ST
001	301330	0355	9/20/05	\$692,500	2530	0	9	2005	3	4246	Y	N	4142 SW SOUTHERN ST
001	301330	1050	6/29/05	\$585,000	2610	0	9	2005	3	4186	N	N	3911 SW ELMGROVE ST
001	112100	0357	5/18/07	\$1,110,000	2680	730	9	2007	3	6541	Y	N	6742 38TH AVE SW
001	301330	1024	4/11/06	\$815,000	2740	840	9	2006	3	3772	N	N	3923 SW ELMGROVE ST
001	984230	0363	12/15/06	\$773,225	2860	750	9	2007	3	4166	Y	N	3742 SW THISTLE ST
001	984230	0365	1/11/07	\$755,000	2860	750	9	2007	3	4168	Y	N	0
001	301330	1025	3/28/06	\$835,542	3030	960	9	2006	3	4607	N	N	3921 SW ELMGROVE ST
001	431920	0480	11/2/05	\$750,000	2790	790	10	2003	3	9100	N	N	7122 36TH AVE SW
003	935700	0520	4/11/07	\$280,000	550	0	5	1942	3	6000	N	N	10247 37TH AVE SW
003	249120	1185	1/24/07	\$220,000	590	0	5	1914	3	6300	N	N	9407 36TH AVE SW
003	935700	0005	8/15/05	\$115,000	680	0	5	1934	3	3500	N	N	10201 35TH AVE SW
003	003700	0250	10/16/06	\$260,000	710	0	5	1942	4	5418	N	N	9817 35TH AVE SW
003	935700	0315	12/5/05	\$249,950	770	0	5	1934	4	5200	N	N	10249 36TH AVE SW
003	289560	0145	12/26/06	\$305,000	1050	0	5	1944	3	8520	N	N	10223 39TH AVE SW
003	289560	0145	9/6/06	\$260,000	1050	0	5	1944	3	8520	N	N	10223 39TH AVE SW
003	003700	0515	6/23/05	\$269,950	660	0	6	1937	3	7980	N	N	3745 SW 99TH ST
003	745400	0635	4/10/06	\$376,500	670	0	6	1942	3	6300	N	N	9725 32ND AVE SW
003	745400	0010	6/19/06	\$347,000	670	140	6	1942	3	6720	N	N	9614 34TH AVE SW
003	745400	0555	12/26/06	\$298,000	670	0	6	1942	3	6300	N	N	9904 33RD AVE SW
003	745400	0500	3/7/07	\$300,000	670	0	6	1942	3	6300	N	N	9819 33RD AVE SW
003	745400	0655	8/7/06	\$345,000	670	320	6	1942	3	6300	N	N	9813 32ND AVE SW
003	745400	0185	8/14/07	\$289,950	670	0	6	1942	4	6300	N	N	9916 35TH AVE SW
003	745400	0080	5/8/07	\$256,000	670	0	6	1942	3	6840	N	N	3103 SW ROXBURY ST
003	745400	0790	11/26/07	\$276,000	670	0	6	1942	3	6885	N	N	9802 32ND AVE SW
003	745400	0140	1/31/07	\$250,000	670	0	6	1942	3	6600	N	N	3126 SW 97TH ST
003	745400	1340	6/27/05	\$240,400	670	0	6	1942	3	6300	N	N	10020 35TH AVE SW
003	745400	0255	2/14/05	\$211,500	670	0	6	1942	4	6720	N	N	9704 35TH AVE SW
003	745400	0755	2/21/05	\$221,000	670	0	6	1942	3	6477	Y	N	9902 32ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	745400	0010	8/17/05	\$200,000	670	140	6	1942	3	6720	N	N	9614 34TH AVE SW
003	745400	0635	4/8/05	\$150,000	670	0	6	1942	3	6300	N	N	9725 32ND AVE SW
003	745400	1255	3/16/06	\$335,000	710	0	6	1942	3	7000	N	N	3311 SW 100TH ST
003	745400	0480	4/25/07	\$332,000	710	0	6	1942	3	6300	N	N	9733 33RD AVE SW
003	745400	0840	2/20/07	\$270,000	710	0	6	1942	3	6384	N	N	3105 SW 97TH ST
003	745400	0050	8/14/06	\$267,000	710	0	6	1942	3	6840	N	N	3201 SW ROXBURY ST
003	745400	1100	11/14/05	\$311,000	710	0	6	1942	3	6215	N	N	10004 31ST AVE SW
003	745400	1140	9/20/06	\$265,000	710	0	6	1942	3	6300	N	N	10026 33RD AVE SW
003	745400	0205	7/25/07	\$240,000	710	0	6	1942	3	6300	N	N	9828 35TH AVE SW
003	745400	1335	9/20/05	\$263,500	710	0	6	1942	3	6300	N	N	10026 35TH AVE SW
003	745400	0950	7/26/07	\$282,000	710	0	6	1942	5	7200	N	N	9928 31ST AVE SW
003	745400	0025	10/27/06	\$271,500	710	0	6	1942	3	6840	N	N	3229 SW ROXBURY ST
003	745400	0135	6/15/05	\$256,000	710	0	6	1942	3	6050	N	N	3120 SW 97TH ST
003	745400	0460	3/28/05	\$230,000	710	0	6	1942	3	7490	N	N	3303 SW 97TH ST
003	745400	0250	7/6/05	\$224,750	710	0	6	1942	4	6420	N	N	9710 35TH AVE SW
003	745400	0950	11/16/05	\$246,250	710	0	6	1942	5	7200	N	N	9928 31ST AVE SW
003	745400	1100	6/17/05	\$251,000	710	0	6	1942	3	6215	N	N	10004 31ST AVE SW
003	745400	1215	1/18/05	\$246,500	710	0	6	1942	3	6300	N	N	10120 34TH AVE SW
003	745400	0050	12/28/05	\$180,000	710	0	6	1942	3	6840	N	N	3201 SW ROXBURY ST
003	745400	0950	4/11/05	\$178,286	710	0	6	1942	5	7200	N	N	9928 31ST AVE SW
003	745400	0760	6/1/06	\$166,446	710	0	6	1942	3	6528	N	N	9834 32ND AVE SW
003	950510	0075	10/24/05	\$256,950	720	0	6	1928	3	8520	N	N	3519 SW 97TH ST
003	003700	0625	4/15/05	\$257,000	730	0	6	1948	3	5320	N	N	3736 SW 100TH ST
003	745400	0750	9/13/06	\$380,000	740	0	6	1942	3	6426	N	N	9908 32ND AVE SW
003	745400	0245	6/15/07	\$300,000	740	0	6	1942	3	6300	N	N	9716 35TH AVE SW
003	745400	0190	4/25/06	\$293,100	740	0	6	1942	3	6300	N	N	9910 35TH AVE SW
003	745400	0905	9/5/06	\$280,000	740	0	6	1942	3	6375	N	N	9911 31ST AVE SW
003	745400	0825	4/25/06	\$290,000	740	0	6	1942	3	6270	N	N	3119 SW 97TH ST
003	745400	0715	12/28/06	\$315,500	740	0	6	1942	3	6669	N	N	10014 32ND AVE SW
003	745400	0955	12/26/07	\$282,000	740	0	6	1942	3	6720	N	N	9920 31ST AVE SW
003	811860	0215	9/18/06	\$281,800	740	0	6	1947	3	7980	N	N	10416 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	745400	0850	10/6/05	\$285,000	740	0	6	1942	4	6987	N	N	9729 31ST AVE SW
003	745400	0215	5/12/06	\$273,050	740	140	6	1942	3	6300	N	N	9814 35TH AVE SW
003	745400	0315	1/18/06	\$245,000	740	0	6	1942	3	6300	N	N	9727 34TH AVE SW
003	003700	0210	7/18/06	\$255,000	740	0	6	1924	3	5360	N	N	3515 SW 98TH ST
003	745400	0895	7/18/05	\$249,000	740	0	6	1942	3	6477	N	N	9901 31ST AVE SW
003	745400	0045	1/4/05	\$215,000	740	0	6	1942	3	6840	N	N	3207 SW ROXBURY ST
003	745400	1010	4/8/05	\$216,000	740	0	6	1942	3	6720	N	N	9734 31ST AVE SW
003	745400	1345	1/4/05	\$183,000	740	0	6	1942	3	6300	N	N	10014 35TH AVE SW
003	935700	0040	4/25/07	\$314,000	760	0	6	1948	3	4500	N	N	10219 35TH AVE SW
003	935700	0635	3/9/07	\$347,500	760	120	6	1943	3	5600	N	N	10214 37TH PL SW
003	935700	0495	5/8/06	\$319,950	760	120	6	1918	4	3500	N	N	10235 37TH AVE SW
003	935700	0015	5/4/06	\$195,000	760	0	6	1930	2	4500	N	N	10209 35TH AVE SW
003	935700	0635	3/15/05	\$268,000	760	120	6	1943	3	5600	N	N	10214 37TH PL SW
003	678420	0040	1/12/05	\$313,000	760	340	6	1942	5	7250	N	N	10214 44TH AVE SW
003	289560	0405	2/25/05	\$275,000	760	0	6	1930	5	5320	N	N	10244 42ND AVE SW
003	025400	0690	2/17/05	\$255,000	770	410	6	1942	3	5280	N	N	10018 40TH AVE SW
003	289560	0420	4/9/07	\$398,000	780	0	6	1942	3	5236	N	N	4124 SW 104TH ST
003	289560	0420	8/9/06	\$315,000	780	0	6	1942	3	5236	N	N	4124 SW 104TH ST
003	935700	1020	4/26/07	\$284,500	780	0	6	1937	3	4410	N	N	10236 39TH AVE SW
003	745400	0095	8/23/06	\$300,000	790	0	6	1942	3	6480	N	N	3003 SW ROXBURY ST
003	745400	1015	3/22/07	\$315,000	790	0	6	1942	3	7410	N	N	9724 31ST AVE SW
003	025400	0675	11/27/07	\$320,000	790	0	6	1923	4	5240	N	N	10006 40TH AVE SW
003	745400	0095	6/21/05	\$205,000	790	0	6	1942	3	6480	N	N	3003 SW ROXBURY ST
003	811860	0105	11/2/06	\$379,000	800	0	6	1948	4	7980	Y	N	10402 42ND AVE SW
003	289560	0680	7/14/05	\$287,500	800	0	6	1951	3	5192	N	N	4209 SW 102ND ST
003	285860	0077	3/29/06	\$340,000	800	350	6	1939	3	9600	N	N	9624 37TH AVE SW
003	745400	0515	3/16/07	\$226,200	810	0	6	1942	3	6300	N	N	9901 33RD AVE SW
003	245840	0320	7/11/06	\$362,500	820	100	6	1942	3	6540	N	N	10247 32ND AVE SW
003	745400	1250	8/5/05	\$318,000	820	0	6	1942	3	7020	N	N	3319 SW 100TH ST
003	935700	0055	6/25/05	\$270,000	820	0	6	1948	3	4500	N	N	10229 35TH AVE SW
003	245840	0275	4/12/07	\$280,000	820	0	6	1953	3	10020	N	N	10203 31ST AVE SW

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Area 17
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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	745400	1250	4/5/05	\$225,000	820	0	6	1942	3	7020	N	N	3319 SW 100TH ST
003	745400	1025	5/2/05	\$186,650	820	0	6	1953	3	9800	N	N	3008 SW 102ND ST
003	745400	0980	10/30/06	\$300,000	830	0	6	1942	3	6720	N	N	9830 31ST AVE SW
003	285860	0041	10/5/06	\$318,000	830	0	6	1929	3	9211	N	N	3750 SW 98TH ST
003	285860	0041	9/8/05	\$255,000	830	0	6	1929	3	9211	N	N	3750 SW 98TH ST
003	245840	0290	3/27/07	\$350,000	840	400	6	1954	4	12880	N	N	3118 SW 103RD ST
003	745400	0685	10/10/06	\$335,000	850	0	6	1942	4	6300	N	N	9913 32ND AVE SW
003	190960	0010	12/19/07	\$255,000	860	0	6	1937	3	6720	N	N	3507 SW 100TH ST
003	745400	1065	2/2/05	\$220,000	860	280	6	1942	3	9540	N	N	10112 31ST AVE SW
003	285860	0031	4/19/06	\$330,000	880	0	6	1953	3	8460	N	N	3726 SW 98TH ST
003	745400	1175	5/24/05	\$240,000	880	0	6	1942	3	6300	N	N	10019 32ND AVE SW
003	289560	0605	5/5/06	\$328,000	880	800	6	1940	4	5236	N	N	4214 SW 104TH ST
003	003700	0485	7/12/07	\$318,000	890	0	6	1942	3	5320	N	N	3550 SW 100TH ST
003	003700	0485	8/24/05	\$252,450	890	0	6	1942	3	5320	N	N	3550 SW 100TH ST
003	245840	0190	6/25/07	\$399,000	900	700	6	1950	3	7006	Y	N	10231 33RD AVE SW
003	245840	0180	3/16/06	\$335,000	900	0	6	1950	3	8253	N	N	10221 33RD AVE SW
003	935700	0580	9/26/07	\$332,521	900	0	6	1941	4	5000	N	N	10244 37TH PL SW
003	289560	0385	10/10/06	\$329,950	900	0	6	1948	4	6650	N	N	10228 42ND AVE SW
003	022303	9254	10/27/06	\$300,000	900	0	6	1956	3	5220	N	N	10255 CALIFORNIA AVE SW
003	935700	0580	3/2/06	\$262,500	900	0	6	1941	4	5000	N	N	10244 37TH PL SW
003	811860	0310	8/1/07	\$385,000	910	0	6	1941	4	7980	N	N	10401 40TH AVE SW
003	935700	0230	12/30/05	\$200,000	940	0	6	1942	3	4700	N	N	10205 36TH AVE SW
003	745400	0155	4/14/05	\$200,000	940	0	6	1942	3	6840	N	N	3206 SW 97TH ST
003	935700	0025	2/20/07	\$325,000	960	0	6	1926	4	4500	N	N	10215 35TH AVE SW
003	285860	0010	12/14/05	\$295,000	980	400	6	1928	3	11011	N	N	9701 37TH AVE SW
003	312380	0330	3/25/05	\$255,500	990	140	6	1949	3	8280	N	N	9837 39TH AVE SW
003	745400	0930	6/21/07	\$335,000	1020	0	6	1942	3	7080	N	N	10007 31ST AVE SW
003	745400	0930	1/20/06	\$295,000	1020	0	6	1942	3	7080	N	N	10007 31ST AVE SW
003	289560	0350	8/17/06	\$340,000	1050	0	6	1944	4	5236	N	N	4127 SW 102ND ST
003	312380	0195	1/3/06	\$270,000	1060	0	6	1940	3	8768	N	N	9818 41ST AVE SW
003	811860	0246	12/21/07	\$306,000	1080	0	6	1954	4	6780	N	N	4018 SW 106TH ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	745400	1380	4/3/06	\$295,000	1090	0	6	1942	3	6300	N	N	10101 34TH AVE SW
003	190960	0180	7/27/06	\$395,000	1110	0	6	1928	3	6600	N	N	10055 37TH AVE SW
003	745400	1360	4/1/05	\$279,000	1110	0	6	1942	3	6650	N	N	3403 SW 100TH ST
003	025400	0365	3/3/06	\$345,000	1120	0	6	1970	3	5240	N	N	10000 42ND AVE SW
003	745400	0475	11/19/07	\$288,250	1120	0	6	1942	3	6300	N	N	9725 33RD AVE SW
003	745400	0495	8/17/07	\$395,000	1130	0	6	1942	3	6300	N	N	9813 33RD AVE SW
003	745400	0495	3/10/06	\$260,000	1130	0	6	1942	3	6300	N	N	9813 33RD AVE SW
003	289560	0670	3/23/05	\$289,950	1130	400	6	1910	4	5320	N	N	10213 42ND AVE SW
003	003700	0195	8/22/07	\$389,950	1140	490	6	1947	3	5320	N	N	3525 SW 98TH ST
003	245840	0120	3/21/06	\$316,000	1140	0	6	1941	3	6300	N	N	10248 34TH AVE SW
003	190960	0005	1/24/07	\$298,900	1150	0	6	1929	3	6720	N	N	10007 35TH AVE SW
003	150480	0130	1/25/06	\$320,000	1150	960	6	1947	2	7279	N	N	9433 37TH AVE SW
003	285860	0043	6/19/06	\$425,000	1150	0	6	2006	3	7800	N	N	9704 39TH AVE SW
003	285860	0043	11/21/05	\$270,000	1150	0	6	2006	3	7800	N	N	9704 39TH AVE SW
003	025400	0745	3/14/06	\$320,000	1170	0	6	1923	4	6600	N	N	3910 SW 102ND ST
003	025400	0305	7/25/06	\$410,000	1180	590	6	1912	5	6293	N	N	10041 42ND AVE SW
003	935700	1085	7/19/07	\$370,000	1210	0	6	1936	3	5456	N	N	10202 39TH AVE SW
003	745400	0695	12/21/05	\$266,000	1220	0	6	1942	4	7980	Y	N	3212 SW 100TH ST
003	745400	1200	7/20/07	\$385,000	1250	0	6	1942	3	7500	N	N	10111 32ND PL SW
003	935700	0220	7/10/06	\$372,000	1250	0	6	1972	3	4500	N	N	3605 SW 102ND ST
003	004900	0052	8/9/07	\$315,000	1250	0	6	1983	3	7201	N	N	3008 SW 106TH ST
003	745400	1200	7/11/05	\$289,500	1250	0	6	1942	3	7500	N	N	10111 32ND PL SW
003	935700	0220	11/3/05	\$275,000	1250	0	6	1972	3	4500	N	N	3605 SW 102ND ST
003	004900	0052	8/28/06	\$200,000	1250	0	6	1983	3	7201	N	N	3008 SW 106TH ST
003	003700	0235	9/21/05	\$320,000	1270	0	6	1945	5	5850	N	N	9827 35TH AVE SW
003	935700	0675	5/19/05	\$310,000	1310	0	6	1953	3	6000	N	N	10211 37TH PL SW
003	935700	0510	9/30/05	\$291,000	1310	0	6	1952	3	6000	N	N	10243 37TH AVE SW
003	935700	0260	11/28/06	\$367,000	1320	0	6	1949	3	6000	N	N	10223 36TH AVE SW
003	190960	0051	6/30/06	\$349,000	1320	0	6	1968	3	4380	N	N	10026 37TH AVE SW
003	935700	0260	6/29/05	\$325,000	1320	0	6	1949	3	6000	N	N	10223 36TH AVE SW
003	745400	0390	4/25/05	\$307,000	1350	0	6	1942	3	6300	N	N	9910 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	935700	0820	7/5/07	\$308,000	1380	0	6	1943	3	6000	N	N	10234 38TH AVE SW
003	745400	1160	12/29/05	\$350,000	1390	0	6	1942	3	7140	Y	N	3211 SW 100TH ST
003	745400	1145	6/1/07	\$340,000	1410	0	6	1991	3	6300	Y	N	10020 33RD AVE SW
003	935700	0190	11/22/06	\$394,000	1460	0	6	1942	3	6000	N	N	10220 36TH AVE SW
003	935700	0370	6/8/05	\$296,200	1460	0	6	1952	4	6000	N	N	10244 37TH AVE SW
003	935700	0190	11/28/05	\$245,000	1460	0	6	1942	3	6000	N	N	10220 36TH AVE SW
003	745400	0470	11/7/07	\$394,000	1530	0	6	1942	3	6300	N	N	9719 33RD AVE SW
003	745400	0470	11/3/05	\$295,000	1530	0	6	1942	3	6300	N	N	9719 33RD AVE SW
003	003700	0554	9/27/05	\$475,000	1560	0	6	2000	3	9310	N	N	3721 SW 99TH ST
003	745400	0775	5/31/06	\$322,000	1560	0	6	1942	3	6681	N	N	9818 32ND AVE SW
003	190960	0170	5/4/06	\$368,900	1610	0	6	1942	3	7320	N	N	10050 39TH AVE SW
003	259530	0305	5/8/06	\$423,500	1660	0	6	1934	5	8400	N	N	9710 41ST AVE SW
003	249120	1288	12/4/06	\$267,500	720	310	7	2006	3	752	N	N	9427 B 35TH AVE SW
003	249120	1287	11/14/06	\$289,950	730	310	7	2006	3	1028	N	N	9427 A 35TH AVE SW
003	249120	1289	11/15/06	\$289,950	730	310	7	2006	3	1040	N	N	9427 C 35TH AVE SW
003	745400	0725	7/8/05	\$200,000	740	0	7	1942	3	8040	N	N	10002 32ND AVE SW
003	249120	1294	10/13/06	\$309,950	760	290	7	2006	3	1026	N	N	9423 A 35TH AVE SW
003	249120	1292	9/21/06	\$299,950	760	290	7	2006	3	1039	N	N	9423 C 35TH AVE SW
003	249120	1293	9/21/06	\$292,500	760	290	7	2006	3	751	N	N	9423 B 35TH AVE SW
003	285860	0040	6/15/06	\$337,000	780	360	7	1945	3	7865	N	N	9710 39TH AVE SW
003	245840	0345	5/19/06	\$326,000	830	120	7	1942	3	6060	N	N	10262 32ND AVE SW
003	025400	0700	3/14/05	\$284,000	890	0	7	1955	4	5280	N	N	10026 40TH AVE SW
003	935700	0340	8/17/06	\$324,500	910	0	7	1948	3	6700	N	N	10264 37TH AVE SW
003	533820	0070	2/15/05	\$281,000	920	0	7	1952	3	7560	N	N	10442 35TH AVE SW
003	259780	0145	4/26/07	\$450,000	940	110	7	1953	3	14080	N	N	9359 FOREST CT SW
003	259780	0140	11/22/05	\$370,000	940	600	7	1953	3	10990	N	N	9353 FOREST CT SW
003	811860	0415	11/8/06	\$355,000	960	0	7	1951	4	9180	N	N	10409 39TH AVE SW
003	935700	0115	6/30/06	\$320,000	960	470	7	1966	3	3800	N	N	10262 36TH AVE SW
003	935700	0925	9/5/07	\$199,995	960	0	7	1950	3	6000	N	N	10235 38TH AVE SW
003	249120	1290	12/15/06	\$324,950	990	0	7	1911	3	3141	N	N	9421 35TH AVE SW
003	285860	0082	5/23/06	\$330,000	990	0	7	1952	3	8460	N	N	3550 SW 97TH ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	249120	1290	12/14/05	\$275,000	990	0	7	1911	3	3141	N	N	9421 35TH AVE SW
003	003700	0436	4/6/06	\$300,000	990	0	7	1956	3	5320	N	N	3510 SW 100TH ST
003	935700	0325	3/24/06	\$341,000	1000	290	7	1970	3	5300	N	N	10257 36TH AVE SW
003	811860	0040	6/21/05	\$375,000	1000	480	7	1949	4	7980	N	N	10444 CALIFORNIA AVE SW
003	150480	0080	3/28/06	\$315,000	1010	0	7	1952	3	5160	N	N	9253 36TH AVE SW
003	190960	0151	3/10/05	\$301,000	1010	0	7	1952	3	6528	N	N	10022 39TH AVE SW
003	312380	0220	10/2/05	\$560,000	1030	200	7	1936	4	8620	N	N	9860 41ST AVE SW
003	289560	0435	12/1/05	\$325,000	1030	0	7	1952	3	7200	N	N	4110 SW 104TH ST
003	259530	0205	5/15/07	\$470,000	1040	420	7	1968	3	8400	N	N	9608 41ST AVE SW
003	249120	1285	12/23/05	\$341,000	1040	520	7	1953	4	3131	N	N	9425 35TH AVE SW
003	935700	0755	8/23/05	\$322,800	1040	730	7	1958	3	5500	N	N	10259 37TH PL SW
003	249120	1285	11/15/06	\$303,000	1040	520	7	1953	4	3131	N	N	9425 35TH AVE SW
003	003700	0100	11/29/07	\$337,000	1060	0	7	1965	3	5320	N	N	3724 SW 99TH ST
003	245840	0425	6/7/05	\$286,000	1060	0	7	1955	4	7200	N	N	10236 31ST AVE SW
003	150480	0092	9/14/05	\$415,000	1080	550	7	1986	3	8214	N	N	9233 36TH AVE SW
003	150480	0092	2/2/05	\$335,000	1080	550	7	1986	3	8214	N	N	9233 36TH AVE SW
003	312380	0206	12/13/07	\$420,000	1090	350	7	1965	3	8280	N	N	9828 41ST AVE SW
003	025400	0505	11/14/06	\$304,500	1100	260	7	1983	3	5280	N	N	4107 SW 100TH ST
003	004900	0083	2/12/07	\$399,950	1110	310	7	1955	3	8336	N	N	10514 32ND AVE SW
003	004900	0005	4/7/06	\$364,950	1110	0	7	1955	3	8040	N	N	3128 SW 105TH ST
003	004900	0015	9/12/06	\$384,950	1110	1110	7	1955	3	8040	N	N	3116 SW 105TH ST
003	289560	0495	2/4/06	\$325,000	1110	0	7	1960	3	5320	N	N	10217 41ST AVE SW
003	004900	0015	5/25/06	\$281,000	1110	1110	7	1955	3	8040	N	N	3116 SW 105TH ST
003	935700	0100	6/1/06	\$359,000	1120	500	7	1969	3	4000	N	N	10259 35TH AVE SW
003	289560	0160	6/24/05	\$355,000	1120	0	7	1971	3	4484	N	N	3911 SW 102ND ST
003	190960	0040	3/27/07	\$500,000	1130	600	7	1986	3	8757	N	N	3545 SW 100TH ST
003	003700	0435	9/2/05	\$305,000	1130	0	7	1955	3	5070	N	N	9917 35TH AVE SW
003	003700	0151	4/18/07	\$434,000	1140	180	7	1969	3	6360	N	N	3756 SW 99TH ST
003	745400	0330	9/28/06	\$440,000	1150	1080	7	1942	5	6300	N	N	9809 34TH AVE SW
003	312380	0150	6/13/06	\$440,000	1160	390	7	1939	3	8618	N	N	9845 41ST AVE SW
003	003700	0505	10/3/07	\$367,500	1160	0	7	1937	3	7980	N	N	3749 SW 99TH ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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	003700	0505	6/15/06	\$358,950	1160	0	7	1937	3	7980	N	N	3749 SW 99TH ST
003	312380	0080	2/18/05	\$300,000	1160	0	7	1950	3	8060	N	N	9837 42ND AVE SW
003	811860	0025	7/21/06	\$580,000	1170	390	7	1939	4	7980	N	N	10428 CALIFORNIA AVE SW
003	003700	0586	8/18/06	\$238,000	1170	0	7	1955	3	5984	N	N	9919 37TH AVE SW
003	025400	0525	9/26/07	\$489,950	1190	600	7	1967	3	6026	N	N	4025 SW 100TH ST
003	745400	1035	2/21/07	\$350,000	1190	0	7	1953	5	9960	N	N	3018 SW 102ND ST
003	251840	0030	5/16/05	\$282,000	1200	0	7	1948	3	7850	N	N	3528 SW 105TH ST
003	259530	0112	11/9/06	\$529,950	1220	640	7	1985	3	7992	N	N	9616 42ND AVE SW
003	932280	0330	2/16/05	\$382,000	1230	0	7	1950	3	8580	N	N	10410 MARINE VIEW DR SW
003	251840	0035	10/5/06	\$341,000	1230	0	7	1948	3	7850	N	N	3522 SW 105TH ST
003	022303	9241	3/16/05	\$342,000	1230	0	7	1942	5	4410	N	N	4306 SW 104TH ST
003	251840	0035	6/8/06	\$255,000	1230	0	7	1948	3	7850	N	N	3522 SW 105TH ST
003	245840	0355	10/13/06	\$415,000	1240	900	7	1961	3	6000	N	N	10242 32ND AVE SW
003	150480	0101	3/28/07	\$419,950	1260	500	7	1955	4	8400	N	N	9212 37TH AVE SW
003	312380	0275	6/9/05	\$348,000	1260	0	7	1939	3	8768	N	N	9818 40TH AVE SW
003	025400	0549	11/8/06	\$322,000	1270	0	7	1948	3	5280	N	N	10022 41ST AVE SW
003	811860	0350	6/16/06	\$359,950	1310	0	7	1949	4	7980	N	N	10444 40TH AVE SW
003	289560	0105	4/4/07	\$316,000	1320	0	7	1940	3	5710	N	N	10247 39TH AVE SW
003	025400	0240	5/15/06	\$395,000	1350	260	7	1912	4	5273	N	N	10014 CALIFORNIA AVE SW
003	289560	0020	8/2/05	\$315,000	1350	0	7	1957	3	6650	N	N	10212 40TH AVE SW
003	289560	0240	1/26/05	\$375,000	1390	290	7	1996	3	5320	N	N	10252 41ST AVE SW
003	245840	0230	4/11/05	\$359,500	1410	430	7	1959	3	6300	Y	N	10248 33RD AVE SW
003	289560	0455	3/21/07	\$332,500	1420	0	7	1915	4	5320	N	N	10251 41ST AVE SW
003	245840	0405	10/27/06	\$415,000	1450	0	7	1955	5	6000	N	N	10262 31ST AVE SW
003	025400	0205	10/12/05	\$450,000	1470	240	7	1925	4	7200	N	N	10009 CALIFORNIA AVE SW
003	811860	0220	10/27/05	\$388,000	1480	0	7	1960	3	7980	N	N	10420 41ST AVE SW
003	312380	0235	10/9/06	\$525,000	1500	1000	7	1991	3	8618	N	N	9849 40TH AVE SW
003	935700	0955	4/7/05	\$339,000	1510	0	7	1948	5	6500	N	N	10255 38TH AVE SW
003	190960	0006	10/5/06	\$439,950	1530	0	7	1950	3	7200	N	N	10015 35TH AVE SW
003	245840	0325	6/23/06	\$425,000	1540	400	7	1942	4	6360	N	N	10255 32ND AVE SW
003	251840	0046	10/13/05	\$360,000	1540	0	7	1957	3	8879	N	N	10417 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	249120	0995	11/14/06	\$480,000	1570	1000	7	1967	4	5950	N	N	9250 36TH AVE SW
003	249120	1300	6/5/07	\$417,000	1630	0	7	1925	3	5950	N	N	9411 35TH AVE SW
003	811860	0225	1/26/06	\$550,000	1770	0	7	1998	3	7980	N	N	10426 41ST AVE SW
003	249120	1230	8/9/07	\$385,000	1830	1040	7	1948	3	5950	N	N	9434 36TH AVE SW
003	150480	0090	4/17/06	\$550,000	2350	0	7	2005	3	6826	N	N	9235 36TH AVE SW
003	025400	0445	10/3/06	\$610,000	2940	0	7	2003	3	5054	N	N	4104 SW 102ND ST
003	312380	0295	6/26/07	\$489,950	950	380	8	1949	4	8618	N	N	9840 40TH AVE SW
003	249120	1284	11/17/06	\$320,000	1060	230	8	2004	3	1380	N	N	9431 A 35TH AVE SW
003	285860	0055	5/16/06	\$489,500	1220	800	8	1977	3	17160	N	N	3738 SW 97TH ST
003	190410	0040	4/23/07	\$576,000	1290	0	8	1923	4	8875	N	N	3811 SW BARTON ST
003	935700	0735	6/2/05	\$449,950	1364	930	8	2005	3	6300	N	N	10245 37TH PL SW
003	025400	0065	9/13/06	\$525,000	1470	700	8	1991	3	4800	Y	N	10000 44TH AVE SW
003	571560	0050	9/24/07	\$400,000	1580	0	8	1952	3	9044	N	N	3817 SW 105TH ST
003	935700	1035	11/29/06	\$575,000	1620	990	8	2006	3	5700	N	N	10230 39TH AVE SW
003	022303	9036	7/20/06	\$579,000	1759	360	8	1971	5	5295	N	N	4316 SW 104TH ST
003	150480	0160	7/2/07	\$510,000	1870	0	8	1990	3	7208	N	N	9449 37TH AVE SW
003	150480	0170	6/21/06	\$495,000	1870	0	8	1990	3	7204	N	N	9459 37TH AVE SW
003	025400	0098	8/1/07	\$837,000	1900	0	8	2007	3	4200	Y	N	10026 44TH AVE SW
003	022303	9327	3/16/05	\$521,500	1950	900	8	1986	4	8866	Y	N	10244 44TH AVE SW
003	312380	0090	8/25/06	\$600,000	2110	0	8	1997	3	8060	N	N	9821 42ND AVE SW
003	025400	0465	7/12/07	\$599,950	2120	450	8	2006	3	5308	N	N	10037 41ST AVE SW
003	025400	0100	5/2/06	\$645,000	2220	650	8	1926	4	5453	Y	N	10030 44TH AVE SW
003	289560	0555	12/1/06	\$570,000	2220	0	8	2006	3	5332	N	N	10230 CALIFORNIA AVE SW
003	289560	0555	11/21/06	\$570,000	2220	0	8	2006	3	5332	N	N	10230 CALIFORNIA AVE SW
003	025400	0241	7/10/06	\$559,000	2220	0	8	2006	3	5279	N	N	10016 CALIFORNIA AVE SW
003	003700	0040	4/8/07	\$560,000	2240	0	8	2003	3	5240	N	N	3719 SW 98TH ST
003	935700	0360	7/1/05	\$579,950	2259	0	8	2005	3	6000	N	N	10250 37TH AVE SW
003	289560	0095	11/28/07	\$568,000	2290	0	8	2001	3	6328	N	N	10261 39TH AVE SW
003	289560	0095	3/3/06	\$525,000	2290	0	8	2001	3	6328	N	N	10261 39TH AVE SW
003	025400	0720	11/17/07	\$550,000	2320	0	8	2007	3	4256	N	N	10042 40TH AVE SW
003	285860	0052	11/13/06	\$535,000	2350	0	8	2004	3	8940	N	N	9616 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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	025400	0101	12/3/07	\$600,000	2480	1290	8	2007	3	4150	Y	N	10032 44TH AVE SW
003	289560	0106	4/3/06	\$559,000	2860	0	8	2006	3	6355	N	N	10251 39TH AVE SW
003	025400	0304	3/30/07	\$764,000	3040	0	8	2006	3	6578	N	N	10045 42ND AVE SW
003	259530	0235	12/5/06	\$645,000	1960	0	9	1998	3	9600	N	N	9611 39TH AVE SW
003	259780	0148	5/1/07	\$806,000	2160	800	9	2002	3	7590	N	N	9367 FOREST CT SW
003	259780	0152	6/15/06	\$652,245	2160	0	9	2002	3	6331	N	N	4220 SW ROXBURY ST
003	003700	0085	5/13/05	\$494,950	2424	0	9	2005	3	7980	N	N	3712 SW 99TH ST
003	312380	0221	4/23/07	\$920,000	3220	0	9	2006	3	8601	N	N	9856 41ST AVE SW
004	248820	0025	7/18/06	\$350,000	820	0	5	1924	4	4000	N	N	4328 SW CONCORD ST
004	632900	0025	4/22/05	\$250,000	480	100	6	1950	3	1500	N	N	11414 ARROYO BEACH PL SW
004	632900	0555	9/26/05	\$317,000	790	0	6	1947	3	8100	N	N	3617 SW 112TH ST
004	923890	0800	9/26/07	\$443,950	810	0	6	1919	3	4297	Y	N	7608 44TH AVE SW
004	923890	0800	5/12/06	\$419,000	810	0	6	1919	3	4297	Y	N	7608 44TH AVE SW
004	003400	1875	1/14/05	\$300,000	810	0	6	1941	3	4320	Y	N	8229 CALIFORNIA AVE SW
004	248820	0105	11/27/07	\$313,000	820	0	6	1919	3	4000	N	N	4333 SW TRENTON ST
004	131530	0095	4/12/06	\$425,000	840	700	6	1921	4	7000	N	N	7349 CALIFORNIA AVE SW
004	012303	9383	3/2/05	\$263,000	840	0	6	1956	3	7874	N	N	10628 34TH AVE SW
004	352403	9118	6/9/06	\$390,000	860	0	6	1930	4	2898	N	N	7920 FAUNTLEROY WAY SW
004	632900	0490	10/8/07	\$359,950	900	0	6	1940	4	8100	N	N	3524 SW OCEAN VIEW DR
004	259530	0075	1/23/07	\$479,200	910	400	6	1937	3	8100	N	N	9635 42ND AVE SW
004	259530	0075	5/30/06	\$297,000	910	400	6	1937	3	8100	N	N	9635 42ND AVE SW
004	923890	0855	7/11/07	\$495,000	930	190	6	1926	3	5000	Y	N	7710 44TH AVE SW
004	025400	0025	4/4/06	\$361,000	940	0	6	1928	3	6032	N	N	4404 SW 101ST ST
004	248720	0965	8/17/07	\$415,000	940	0	6	1920	4	5000	N	N	9227 47TH AVE SW
004	012303	9367	12/20/05	\$266,300	1010	0	6	1947	3	7488	N	N	3325 SW 106TH ST
004	176960	0006	2/1/06	\$280,000	1060	0	6	1983	3	6120	N	N	10825 35TH AVE SW
004	234680	0570	10/4/06	\$720,000	1120	770	6	1908	3	6277	Y	N	9811 51ST AVE SW
004	923890	0006	2/15/06	\$380,500	1120	300	6	1976	3	5278	N	N	7509 45TH AVE SW
004	109000	0020	1/13/06	\$338,000	1120	0	6	1926	3	4200	N	N	4452 SW KENYON PL
004	916910	0270	6/5/07	\$436,500	1240	0	6	1915	4	5000	N	N	8654 46TH AVE SW
004	248720	0405	5/9/07	\$459,950	1240	0	6	1910	4	6750	Y	N	4317 SW FLETCHER ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	176960	0276	3/1/07	\$415,950	1350	380	6	1962	3	8910	Y	N	3526 SW 112TH ST
004	259530	0080	7/16/07	\$660,000	1360	100	6	1934	3	16200	Y	N	9629 42ND AVE SW
004	259420	0120	4/20/05	\$600,000	1530	0	6	1939	3	8925	Y	N	9843 MARINE VIEW DR SW
004	028700	0005	5/3/06	\$940,000	1540	1540	6	1954	5	9240	Y	N	4103 SW ARROYO DR
004	028700	0005	6/28/05	\$510,000	1540	1540	6	1954	5	9240	Y	N	4103 SW ARROYO DR
004	248820	0115	3/30/05	\$459,500	1770	0	6	1951	4	4000	N	N	4345 SW TRENTON ST
004	022303	9276	5/15/07	\$659,950	2110	0	6	1949	4	13366	N	N	3754 SW 107TH ST
004	248770	0210	4/3/07	\$300,000	640	130	7	1943	2	6400	N	N	9007 45TH AVE SW
004	431570	0680	2/2/06	\$384,500	710	400	7	1910	4	3150	N	N	7126 WRIGHT AVE SW
004	809840	0185	6/29/05	\$285,000	740	0	7	1943	3	6600	N	N	4201 SW 106TH ST
004	176960	0156	11/13/06	\$356,000	750	300	7	1950	4	6630	Y	N	11027 35TH AVE SW
004	259420	0485	4/15/05	\$317,000	770	0	7	1948	2	7200	N	N	9839 CALIFORNIA AVE SW
004	809840	0045	4/12/06	\$360,500	770	0	7	1942	3	6720	N	N	3925 SW 106TH ST
004	632900	0575	4/20/05	\$250,000	790	0	7	1947	3	12120	N	N	3537 SW 112TH ST
004	923890	0875	2/21/07	\$397,000	810	100	7	1944	3	5330	N	N	7703 CALIFORNIA AVE SW
004	923890	0920	5/1/06	\$325,000	830	0	7	1926	3	6424	N	N	7815 CALIFORNIA AVE SW
004	038700	0005	4/13/05	\$325,000	840	500	7	1954	3	7533	N	N	3404 SW 114TH ST
004	710000	0210	6/13/07	\$375,000	860	0	7	1948	4	8710	N	N	3707 SW 107TH ST
004	710000	0035	9/15/06	\$357,000	860	0	7	1948	3	8308	N	N	3615 SW 106TH ST
004	710000	0135	12/5/05	\$332,000	860	0	7	1948	3	8308	N	N	3608 SW 107TH ST
004	710000	0035	10/19/05	\$327,500	860	0	7	1948	3	8308	N	N	3615 SW 106TH ST
004	710060	0095	5/14/07	\$335,000	870	0	7	1948	3	6136	N	N	10853 37TH AVE SW
004	710000	0050	5/13/05	\$285,000	870	0	7	1948	3	8308	N	N	3707 SW 106TH ST
004	809840	0075	10/3/07	\$407,896	880	260	7	1942	4	6720	N	N	4005 SW 106TH ST
004	249120	0551	3/7/05	\$390,000	900	180	7	1947	3	4736	Y	N	9032 39TH AVE SW
004	176960	0210	4/25/07	\$275,000	900	420	7	1946	4	5850	N	N	3715 SW 110TH ST
004	710000	0070	5/18/06	\$352,000	910	0	7	1948	3	8308	N	N	3731 SW 106TH ST
004	259420	0230	7/13/05	\$549,500	920	100	7	1941	4	8442	Y	N	9844 46TH AVE SW
004	809840	0266	10/9/06	\$527,950	940	450	7	1948	4	7300	N	N	4104 SW 107TH ST
004	248820	0010	5/31/07	\$361,000	940	0	7	1950	3	4850	N	N	4356 SW CONCORD ST
004	248770	0125	12/16/05	\$378,500	940	0	7	1948	3	8000	N	N	4518 SW HENDERSON ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	038700	0110	12/28/05	\$304,950	950	0	7	1954	3	6420	N	N	11316 34TH AVE SW
004	038700	0070	6/6/05	\$307,000	950	0	7	1954	3	8060	N	N	11316 32ND AVE SW
004	109000	0081	7/17/06	\$480,000	960	320	7	1964	3	4200	N	N	4437 SW KENYON PL
004	632900	0560	8/9/06	\$289,000	960	0	7	1947	3	8100	N	N	3611 SW 112TH ST
004	176960	0115	12/20/05	\$352,000	970	0	7	1944	4	7680	N	N	3556 SW 110TH ST
004	710060	0060	8/1/05	\$299,950	970	0	7	1948	3	6254	N	N	10811 37TH AVE SW
004	109000	0096	2/24/05	\$382,000	970	850	7	1936	3	6300	N	N	4431 SW KENYON PL
004	176960	0158	6/28/06	\$335,000	980	0	7	1950	4	8960	Y	N	11015 35TH AVE SW
004	249320	0135	5/4/06	\$650,000	980	0	7	1938	3	7965	Y	N	8475 42ND AVE SW
004	916910	0161	7/28/05	\$389,500	980	360	7	1952	3	5000	N	N	4600 SW TRENTON ST
004	432220	0191	5/8/07	\$450,000	990	250	7	1953	3	6206	N	N	7322 BLAKE PL SW
004	248720	0236	7/14/06	\$380,000	990	100	7	1975	3	5500	Y	N	9286 44TH AVE SW
004	012303	9317	4/18/05	\$300,000	990	900	7	1942	4	8484	N	N	10601 31ST AVE SW
004	632900	0320	7/6/07	\$369,950	1010	0	7	1947	3	8100	N	N	11441 37TH AVE SW
004	176960	0181	12/11/07	\$449,950	1010	460	7	1956	4	7923	N	N	11023 36TH AVE SW
004	923890	0750	12/8/05	\$382,500	1010	0	7	1969	3	4160	Y	N	7554 44TH AVE SW
004	431670	0100	1/23/06	\$430,000	1020	0	7	1926	3	3150	N	N	7240 LEDROIT CT SW
004	248720	0995	4/11/05	\$435,000	1040	0	7	1951	3	4850	N	N	4613 SW WILDWOOD PL
004	632900	0330	2/28/07	\$397,000	1040	0	7	1947	3	8100	N	N	11451 37TH AVE SW
004	176960	0098	4/10/07	\$453,000	1050	0	7	1973	3	8513	Y	N	3716 SW 110TH ST
004	012303	9510	6/2/05	\$420,000	1050	0	7	1942	4	9000	N	N	10804 31ST AVE SW
004	632900	0315	3/11/05	\$320,000	1060	0	7	1947	3	8100	N	N	11435 37TH AVE SW
004	234680	0004	9/6/06	\$585,000	1070	810	7	1941	3	8500	Y	N	9615 47TH AVE SW
004	632900	0420	8/29/06	\$625,000	1080	0	7	1939	4	10260	Y	N	11202 MARINE VIEW DR SW
004	259420	0460	1/20/05	\$355,000	1080	770	7	1985	3	7200	N	N	9856 44TH AVE SW
004	012303	9605	5/29/07	\$459,000	1120	840	7	1966	3	9100	N	N	3019 SW 110TH ST
004	248720	0055	1/4/06	\$385,000	1120	480	7	1927	3	6550	N	N	4324 SW BRACE POINT DR
004	923890	0005	7/22/05	\$370,000	1120	0	7	1956	3	5915	N	N	4503 SW WEBSTER ST
004	809840	0085	8/15/05	\$365,000	1120	0	7	1942	4	7280	N	N	4011 SW 106TH ST
004	632900	0565	1/23/07	\$417,000	1130	150	7	1947	3	8100	N	N	3605 SW 112TH ST
004	248720	0626	9/26/06	\$500,000	1130	300	7	1957	3	5120	Y	N	9412 KILBOURNE CT SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	176960	0155	12/4/06	\$410,000	1140	0	7	1943	3	10200	Y	N	11005 35TH AVE SW
004	259530	0095	8/21/06	\$465,000	1150	450	7	1953	3	6900	Y	N	9617 42ND AVE SW
004	022303	9145	3/23/06	\$749,950	1150	0	7	1934	3	14800	Y	N	10021 MARINE VIEW DR SW
004	022303	9034	5/11/07	\$1,750,000	1160	1280	7	1936	4	24633	Y	Y	10263 MAPLEWOOD PL SW
004	012303	9546	6/9/05	\$385,000	1160	620	7	1962	4	9490	N	N	10807 31ST AVE SW
004	710000	0105	8/25/05	\$288,250	1160	0	7	1948	3	8308	N	N	3718 SW 107TH ST
004	710060	0035	7/18/06	\$415,000	1170	800	7	1948	4	6195	N	N	10822 37TH AVE SW
004	122303	9207	6/13/06	\$399,000	1190	0	7	1958	3	8450	N	N	11462 35TH AVE SW
004	122303	9207	8/22/05	\$339,900	1190	0	7	1958	3	8450	N	N	11462 35TH AVE SW
004	259780	0006	11/29/07	\$394,585	1200	0	7	1938	4	8720	N	N	9440 CALIFORNIA AVE SW
004	632900	0610	3/9/05	\$299,950	1200	0	7	1970	3	8100	N	N	11239 35TH AVE SW
004	012303	9369	5/2/05	\$270,500	1210	0	7	1947	4	7488	N	N	3313 SW 106TH ST
004	502820	0030	5/25/07	\$465,000	1220	720	7	1956	4	9500	N	N	3427 SW 111TH ST
004	710000	0031	8/11/05	\$400,000	1240	0	7	1983	3	7236	N	N	3609 SW 106TH ST
004	126150	0020	4/19/07	\$545,000	1250	1200	7	1962	3	7540	N	N	10624 35TH AVE SW
004	248720	0670	12/12/05	\$425,000	1250	0	7	1977	3	6032	Y	N	9332 46TH AVE SW
004	790220	0125	5/10/07	\$705,000	1270	340	7	1942	3	12168	Y	N	10784 MARINE VIEW DR SW
004	632900	0705	3/27/07	\$499,950	1280	250	7	1954	3	13380	Y	N	3539 SW OCEAN VIEW DR
004	502820	0005	10/3/06	\$430,000	1290	1180	7	1961	2	8880	N	N	11000 35TH AVE SW
004	384460	0005	5/3/07	\$426,000	1290	0	7	1948	4	9558	Y	N	11033 35TH AVE SW
004	632900	0615	8/1/06	\$419,950	1290	200	7	1981	3	8100	N	N	11245 35TH AVE SW
004	029000	0180	3/27/07	\$835,000	1300	590	7	1947	3	21000	Y	N	10813 44TH AVE SW
004	710000	0240	6/7/06	\$417,000	1300	0	7	1948	4	8710	N	N	3602 SW 108TH ST
004	012303	9555	6/20/07	\$412,000	1310	0	7	1961	3	7210	N	N	3215 SW 110TH ST
004	012303	9555	1/23/06	\$399,950	1310	0	7	1961	3	7210	N	N	3215 SW 110TH ST
004	028700	0186	8/2/06	\$554,000	1310	0	7	1952	3	13020	Y	N	10925 39TH AVE SW
004	176960	0131	9/14/05	\$400,000	1310	420	7	1948	4	8450	N	N	3544 SW 110TH ST
004	632900	0645	7/8/05	\$299,950	1310	0	7	1952	3	8100	N	N	11281 35TH AVE SW
004	916910	0010	3/19/07	\$430,000	1330	0	7	1937	3	3402	N	N	8416 FAUNTLEROY WAY SW
004	176960	0197	3/28/05	\$367,000	1330	700	7	1957	3	5040	N	N	3617 SW 110TH ST
004	809840	0311	4/2/07	\$716,000	1340	700	7	1988	3	8176	Y	N	3918 SW 107TH ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	176960	0269	6/5/07	\$425,000	1350	0	7	1956	4	6000	N	N	3608 SW 112TH ST
004	029000	0270	10/13/06	\$677,000	1350	950	7	1952	3	8905	Y	N	4121 SW 109TH ST
004	678420	0075	10/2/06	\$399,950	1360	0	7	1948	3	6118	Y	N	10233 44TH AVE SW
004	431670	0152	5/11/07	\$825,000	1370	400	7	1963	4	6210	N	N	7214 LEDROIT CT SW
004	038700	0190	6/16/06	\$549,950	1380	0	7	1974	3	7440	N	N	11404 34TH AVE SW
004	710000	0205	7/19/07	\$399,950	1380	0	7	1948	3	8710	N	N	3703 SW 107TH ST
004	431570	0577	10/31/05	\$384,950	1380	260	7	2004	3	1669	N	N	7321 B 47TH AVE SW
004	259530	0040	5/26/05	\$424,000	1400	0	7	2002	3	8160	N	N	9652 CALIFORNIA AVE SW
004	916960	0035	7/13/07	\$665,000	1410	100	7	1951	3	6012	N	N	8400 46TH AVE SW
004	352403	9127	9/26/07	\$955,000	1420	880	7	1951	3	28862	Y	N	8623 41ST AVE SW
004	248720	1340	4/18/07	\$1,480,000	1420	0	7	1932	3	10750	Y	Y	9263 FAUNTLEROY WAY SW
004	248720	1340	6/2/06	\$1,332,000	1420	0	7	1932	3	10750	Y	Y	9263 FAUNTLEROY WAY SW
004	248720	0590	12/13/06	\$650,750	1430	650	7	1958	3	8520	Y	N	9440 45TH AVE SW
004	176960	0051	1/17/07	\$610,500	1440	210	7	1953	3	11455	Y	N	10832 MARINE VIEW DR SW
004	248720	0930	7/13/06	\$665,000	1460	180	7	1935	3	5000	N	N	9261 47TH AVE SW
004	038700	0155	10/1/05	\$330,000	1470	0	7	1954	3	5940	N	N	11415 34TH AVE SW
004	176960	0225	2/15/06	\$449,500	1490	0	7	1949	4	6450	N	N	11002 MARINE VIEW DR SW
004	884530	0050	4/26/07	\$749,900	1500	0	7	1926	5	6084	Y	N	4318 SW WEBSTER ST
004	122303	9211	8/15/05	\$370,000	1500	0	7	1958	4	37500	N	N	11450 35TH AVE SW
004	248720	0900	5/11/07	\$598,000	1510	0	7	1952	4	5000	N	N	9262 FAUNTLEROY WAY SW
004	632900	0245	8/3/06	\$520,000	1510	0	7	1950	5	8100	N	N	11448 MARINE VIEW DR SW
004	259420	0279	7/31/06	\$498,500	1530	0	7	1975	3	7680	N	N	9722 45TH AVE SW
004	234680	0190	12/14/07	\$700,000	1530	270	7	1908	4	16800	Y	N	9659 48TH AVE SW
004	248720	0976	9/27/05	\$456,000	1540	0	7	1946	4	9000	N	N	9215 47TH AVE SW
004	431670	0151	7/3/07	\$899,000	1550	0	7	1916	4	4399	N	N	4803 SW LEDROIT PL
004	022303	9226	1/10/06	\$670,000	1590	0	7	1940	4	7752	Y	N	4432 SW 102ND ST
004	003400	1860	7/5/06	\$480,000	1630	0	7	1990	3	4320	Y	N	8305 CALIFORNIA AVE SW
004	632900	0475	11/21/07	\$290,000	1630	0	7	1947	4	8160	N	N	3710 SW OCEAN VIEW DR
004	126150	0090	11/7/07	\$530,000	1680	0	7	1963	3	7656	N	N	3410 SW 108TH ST
004	248720	0935	5/10/05	\$500,000	1680	0	7	1927	4	5000	N	N	9255 47TH AVE SW
004	126150	0090	7/28/06	\$375,000	1680	0	7	1963	3	7656	N	N	3410 SW 108TH ST

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	012303	9326	6/28/07	\$465,000	1690	0	7	1959	3	8750	N	N	10655 31ST AVE SW
004	012303	9326	1/4/05	\$245,000	1690	0	7	1959	3	8750	N	N	10655 31ST AVE SW
004	038700	0040	4/16/07	\$470,000	1700	0	7	1954	2	6500	N	N	3220 SW 113TH ST
004	248720	0985	3/21/06	\$628,000	1700	860	7	1994	4	5000	N	N	9207 47TH AVE SW
004	923890	0015	10/25/07	\$676,450	1720	260	7	1939	3	7380	N	N	4511 SW WEBSTER ST
004	248770	0195	6/20/07	\$540,000	1720	580	7	1951	3	8000	N	N	4518 SW DIRECTOR ST
004	234680	0360	2/25/05	\$665,000	1730	0	7	1908	3	8510	N	N	9678 48TH AVE SW
004	632900	0495	4/18/05	\$321,000	1730	0	7	1940	4	8100	N	N	3532 SW OCEAN VIEW DR
004	234680	0020	7/19/07	\$952,000	1790	120	7	1915	5	13959	Y	N	9633 47TH AVE SW
004	248720	1195	12/5/05	\$475,000	1840	0	7	1982	4	9016	N	N	4616 SW WILDWOOD PL
004	710000	0015	8/3/06	\$396,000	1860	0	7	1974	3	8308	N	N	3517 SW 106TH ST
004	012303	9593	3/1/05	\$328,500	1870	0	7	1964	3	9425	N	N	10820 31ST AVE SW
004	176960	0144	2/16/05	\$357,000	1880	0	7	1957	4	11426	Y	N	3520 SW 110TH ST
004	248720	1070	9/7/05	\$549,975	1900	100	7	1926	4	5000	N	N	9281 46TH AVE SW
004	012303	9640	10/11/06	\$456,000	1900	0	7	1981	3	7255	N	N	10623 31ST AVE SW
004	012303	9640	10/24/05	\$389,500	1900	0	7	1981	3	7255	N	N	10623 31ST AVE SW
004	923890	0680	5/26/06	\$629,000	1990	0	7	1926	4	5016	Y	N	4315 SW WEBSTER ST
004	259420	0505	3/21/06	\$560,000	2010	0	7	1998	3	7200	N	N	9817 CALIFORNIA AVE SW
004	234680	0330	8/3/06	\$695,000	2070	400	7	1914	4	9380	N	N	9663 47TH AVE SW
004	511900	0010	1/31/07	\$425,000	2100	0	7	1960	4	7590	N	N	10801 32ND AVE SW
004	259420	0545	7/13/06	\$620,000	2270	0	7	1937	4	10740	N	N	9704 44TH AVE SW
004	259780	0025	9/20/05	\$849,950	2340	700	7	1939	4	21600	Y	N	9358 CALIFORNIA AVE SW
004	234680	0575	11/23/05	\$1,185,000	2440	0	7	1983	3	9500	Y	Y	9817 51ST AVE SW
004	248770	0165	7/6/06	\$652,000	2470	0	7	1994	3	5000	N	N	4539 SW CONCORD ST
004	234680	0110	6/22/07	\$1,650,000	2490	0	7	1915	3	15388	Y	Y	9645 50TH AVE SW
004	029000	0155	4/25/07	\$640,000	910	620	8	1952	4	6600	Y	N	10820 44TH AVE SW
004	248820	0240	11/8/05	\$401,000	910	250	8	1949	3	6000	Y	N	4402 SW HENDERSON ST
004	248370	0056	8/29/06	\$547,500	1020	300	8	1952	3	4680	Y	N	8812 42ND AVE SW
004	884530	0075	7/1/05	\$465,000	1030	350	8	1958	3	4600	N	N	7423 CALIFORNIA AVE SW
004	352403	9160	3/8/06	\$575,000	1030	170	8	1949	4	9183	N	N	9368 FAUNTLEROY WAY SW
004	248820	0310	6/25/07	\$590,950	1040	1040	8	1956	3	5000	Y	N	4315 SW HENDERSON ST

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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
004	176960	0184	7/25/05	\$446,000	1060	900	8	1956	3	8470	Y	N	11027 36TH AVE SW
004	916960	0298	5/31/06	\$560,000	1060	900	8	1961	3	7210	Y	N	4316 SW DONOVAN ST
004	022303	9117	1/27/05	\$825,000	1060	900	8	1969	4	10010	Y	Y	10269 MAPLEWOOD PL SW
004	248820	0190	7/6/05	\$410,000	1070	600	8	1961	3	4000	Y	N	4302 SW HENDERSON ST
004	248820	0190	4/29/05	\$400,000	1070	600	8	1961	3	4000	Y	N	4302 SW HENDERSON ST
004	916960	0036	7/18/07	\$610,000	1080	1560	8	1956	3	5150	N	N	8412 TILLCUM RD SW
004	248820	0260	4/18/06	\$477,500	1120	600	8	1952	3	4850	N	N	4416 SW HENDERSON ST
004	248470	0150	6/17/05	\$472,500	1120	0	8	1954	3	5580	Y	N	8830 40TH AVE SW
004	003400	1720	10/23/07	\$765,000	1140	1140	8	1951	3	5160	Y	N	8023 CALIFORNIA AVE SW
004	248820	0456	5/3/05	\$557,750	1140	230	8	2006	3	1227	N	N	9128 A 45TH AVE SW
004	248820	0455	4/4/05	\$507,000	1140	230	8	2006	3	1252	N	N	9126 B 45TH AVE SW
004	248820	0461	3/22/06	\$445,000	1140	270	8	2006	3	1259	N	N	9126 A 45TH AVE SW
004	248720	0500	5/19/06	\$565,000	1140	500	8	1955	3	8816	Y	N	9402 44TH AVE SW
004	248820	0460	4/5/06	\$439,000	1140	270	8	2006	3	1265	N	N	9130 B 45TH AVE SW
004	248820	0458	4/11/06	\$434,000	1140	230	8	2006	3	1273	N	N	9130 45TH AVE SW
004	248820	0455	4/11/06	\$429,000	1140	230	8	2006	3	1252	N	N	9126 B 45TH AVE SW
004	248820	0459	4/6/06	\$419,000	1140	270	8	2006	3	1240	N	N	9124 A 45TH AVE SW
004	248820	0462	4/19/06	\$419,000	1140	270	8	2006	3	1234	N	N	9128 45TH AVE SW
004	248820	0456	4/4/06	\$409,000	1140	230	8	2006	3	1227	N	N	9128 A 45TH AVE SW
004	916960	0115	9/18/06	\$635,503	1150	800	8	1954	3	6000	Y	N	8418 46TH AVE SW
004	916960	0120	11/22/05	\$499,000	1150	460	8	1955	3	6000	Y	N	8424 46TH AVE SW
004	248320	0110	6/19/07	\$709,000	1160	400	8	1951	3	7200	Y	N	4026 SW HENDERSON ST
004	248420	0070	1/10/07	\$532,000	1160	220	8	1953	3	8400	N	N	4008 SW TRENTON ST
004	248320	0110	5/23/05	\$520,000	1160	400	8	1951	3	7200	Y	N	4026 SW HENDERSON ST
004	352403	9141	4/4/06	\$700,000	1170	0	8	1941	4	7395	Y	N	8609 41ST AVE SW
004	352403	9201	11/14/07	\$585,000	1180	420	8	1957	3	5830	N	N	4027 SW BARTON ST
004	678420	0100	6/5/06	\$458,000	1180	500	8	1949	3	6216	Y	N	10238 MARINE VIEW DR SW
004	251050	0040	5/15/06	\$447,025	1190	310	8	1953	3	7650	Y	N	4081 SW BARTON ST
004	251050	0040	10/17/05	\$385,000	1190	310	8	1953	3	7650	Y	N	4081 SW BARTON ST
004	431570	0910	5/29/07	\$650,000	1200	0	8	1910	4	5200	N	N	7329 WRIGHT AVE SW
004	923890	0380	3/5/07	\$440,000	1200	360	8	1953	3	6360	N	N	7802 FAUNTLEROY WAY SW

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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
004	923890	0380	10/9/06	\$350,000	1200	360	8	1953	3	6360	N	N	7802 FAUNTLEROY WAY SW
004	003400	1575	6/27/06	\$839,950	1210	0	8	1954	3	12000	Y	N	8215 NORTHROP PL SW
004	248320	0210	8/17/06	\$695,000	1210	250	8	1951	3	6000	Y	N	9111 40TH AVE SW
004	022303	9095	11/27/06	\$550,000	1230	600	8	1950	3	11250	Y	N	10604 39TH AVE SW
004	003400	1725	5/24/07	\$610,000	1240	900	8	1957	3	5280	Y	N	8019 CALIFORNIA AVE SW
004	916960	0056	5/11/06	\$629,000	1240	650	8	1979	3	8625	Y	N	8470 TILICUM RD SW
004	916960	0056	4/13/05	\$530,000	1240	650	8	1979	3	8625	Y	N	8470 TILICUM RD SW
004	028700	0130	6/20/07	\$830,000	1250	1250	8	1953	3	7260	Y	N	3936 SW ARROYO DR
004	248420	0020	6/2/06	\$587,000	1250	630	8	1953	3	6783	Y	N	4015 SW TRENTON ST
004	632900	0170	7/15/05	\$875,000	1250	800	8	1958	3	24420	Y	Y	11417 MARINE VIEW DR SW
004	028700	0130	8/15/05	\$458,000	1250	1250	8	1953	3	7260	Y	N	3936 SW ARROYO DR
004	432250	0025	4/20/05	\$437,500	1260	780	8	1954	3	5605	N	N	7577 46TH AVE SW
004	632900	0090	6/17/05	\$680,000	1260	0	8	1942	4	21000	Y	N	11233 MARINE VIEW DR SW
004	511900	0050	7/25/06	\$439,500	1270	700	8	1961	3	7260	N	N	10829 32ND AVE SW
004	511900	0100	12/15/06	\$425,750	1270	470	8	1960	3	7370	N	N	10854 34TH AVE SW
004	248500	0130	2/22/05	\$486,500	1270	240	8	1959	3	7980	Y	N	8720 FAUNTLEE CREST SW
004	432270	0016	6/20/07	\$584,950	1280	540	8	1958	4	6175	N	N	7749 46TH AVE SW
004	432250	0060	1/30/06	\$471,500	1280	420	8	1954	3	5900	N	N	7716 FAUNTLEROY WAY SW
004	352403	9108	7/10/06	\$582,500	1290	510	8	1942	3	9000	Y	N	7909 CALIFORNIA AVE SW
004	248370	0175	3/20/06	\$730,000	1290	430	8	1955	4	7200	Y	N	8845 42ND AVE SW
004	012303	9474	3/23/06	\$429,950	1290	900	8	1956	3	9324	N	N	10701 SEOLA BEACH DR SW
004	248370	0175	7/22/05	\$605,000	1290	430	8	1955	4	7200	Y	N	8845 42ND AVE SW
004	028700	0227	8/7/07	\$759,000	1300	0	8	1960	3	10729	Y	N	11066 ARROYO BEACH PL SW
004	248720	0561	8/10/07	\$585,000	1300	100	8	1954	3	6600	Y	N	9412 45TH AVE SW
004	432250	0160	8/31/05	\$456,000	1300	740	8	1956	3	5760	N	N	7728 46TH AVE SW
004	710060	0065	4/1/05	\$325,000	1320	0	8	1948	3	6254	N	N	10817 37TH AVE SW
004	176960	0196	10/23/06	\$422,000	1330	400	8	1957	3	5040	N	N	3621 SW 110TH ST
004	012303	9597	11/15/07	\$432,500	1330	800	8	1963	3	9996	N	N	10822 31ST AVE SW
004	248320	0160	10/25/05	\$500,000	1330	600	8	1951	3	6240	Y	N	4011 SW HENDERSON ST
004	248820	0345	7/24/06	\$455,000	1330	300	8	1956	3	5665	Y	N	9027 43RD PL SW
004	251050	0020	7/25/05	\$410,000	1340	0	8	1957	3	6840	Y	N	4111 SW BARTON ST

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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
004	248320	0130	3/7/05	\$535,000	1350	600	8	1952	3	7275	Y	N	4000 SW HENDERSON ST
004	248370	0030	5/8/06	\$695,000	1360	400	8	1951	3	12049	Y	N	4046 SW HENDERSON ST
004	248720	0225	5/23/06	\$545,000	1360	770	8	1977	3	5000	Y	N	9274 44TH AVE SW
004	248470	0125	5/5/05	\$505,200	1370	420	8	1954	3	8400	Y	N	4027 SW CONCORD ST
004	248320	0225	7/20/05	\$455,000	1370	1010	8	1952	3	6480	Y	N	4021 SW DIRECTOR ST
004	248320	0140	6/23/06	\$765,000	1380	550	8	1952	3	6864	Y	N	4035 SW HENDERSON ST
004	259530	0045	5/10/06	\$530,000	1380	60	8	1971	4	8148	Y	N	9654 CALIFORNIA AVE SW
004	861260	0050	8/25/06	\$800,000	1400	400	8	1961	3	10560	Y	N	8620 VASHON VIEW SW
004	861260	0050	9/23/05	\$695,000	1400	400	8	1961	3	10560	Y	N	8620 VASHON VIEW SW
004	932280	0245	11/8/07	\$845,000	1400	700	8	1944	3	11690	Y	N	10641 MARINE VIEW DR SW
004	248770	0005	3/26/07	\$632,000	1420	300	8	1953	3	7800	Y	N	8808 FAUNTLEROY WAY SW
004	432020	0025	3/21/06	\$570,000	1430	1050	8	1952	3	6000	Y	N	7322 VASHON PL SW
004	248320	0195	8/4/06	\$651,000	1440	600	8	1962	3	5500	Y	N	4055 SW HENDERSON ST
004	029000	0125	3/27/06	\$710,000	1450	590	8	1960	3	6600	Y	N	10829 42ND AVE SW
004	012303	9501	8/21/07	\$450,000	1470	0	8	1959	3	11300	N	N	10802 1/2 31ST AVE SW
004	352403	9145	3/14/06	\$595,000	1470	350	8	1950	3	9289	Y	N	8563 39TH AVE SW
004	916960	0043	7/5/06	\$605,000	1480	710	8	1957	3	6450	N	N	8418 TILICUM RD SW
004	790220	0040	5/23/05	\$749,950	1480	0	8	1947	5	11700	Y	N	10700 MARINE VIEW DR SW
004	003400	1607	8/21/06	\$670,000	1480	700	8	1955	3	7500	Y	N	8235 NORTHROP PL SW
004	432270	0051	3/9/05	\$520,000	1490	410	8	1958	3	6336	N	N	7748 46TH AVE SW
004	248470	0135	9/13/05	\$599,000	1490	250	8	1954	3	8400	Y	N	4015 SW CONCORD ST
004	248720	0260	11/21/05	\$555,000	1490	1020	8	1963	3	7676	Y	N	9357 CALIFORNIA DR SW
004	923890	0442	11/30/07	\$495,000	1490	1090	8	1970	3	6696	N	N	7815 45TH AVE SW
004	248370	0185	1/3/05	\$631,000	1490	1020	8	2005	3	7200	Y	N	8859 42ND AVE SW
004	916960	0105	10/23/06	\$875,000	1500	500	8	1956	4	26560	Y	N	4351 SW THISTLE ST
004	248470	0040	11/9/05	\$644,000	1520	960	8	1955	3	7296	N	N	8811 41ST AVE SW
004	352403	9202	8/13/07	\$775,000	1520	1430	8	1983	3	7232	Y	N	8615 39TH AVE SW
004	384460	0015	3/16/06	\$430,000	1520	170	8	1952	2	6077	Y	N	11045 35TH AVE SW
004	248720	0300	4/22/05	\$675,000	1520	600	8	1957	3	8856	Y	N	9317 CALIFORNIA DR SW
004	248420	0200	7/3/06	\$700,000	1520	1050	8	1955	3	6936	Y	N	8817 39TH AVE SW
004	248470	0030	6/30/05	\$501,400	1520	490	8	1955	3	6000	N	N	8823 41ST AVE SW

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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
004	248370	0131	6/1/05	\$489,000	1520	1000	8	1954	4	6500	N	N	8921 41ST AVE SW
004	790220	0045	7/16/07	\$791,000	1550	360	8	1948	4	11700	Y	N	10710 MARINE VIEW DR SW
004	248720	0761	12/6/05	\$650,000	1550	480	8	1961	3	7035	Y	N	9333 45TH AVE SW
004	248820	0275	11/28/06	\$570,000	1550	700	8	1951	3	6000	Y	N	9010 43RD PL SW
004	790220	0042	7/2/05	\$465,000	1550	0	8	1976	3	7500	Y	N	4119 SW 107TH ST
004	251050	0025	9/15/06	\$600,000	1570	250	8	1957	3	7425	Y	N	4109 SW BARTON ST
004	809840	0305	3/19/07	\$599,999	1580	1000	8	1954	3	8322	Y	N	3928 SW 107TH ST
004	028700	0070	8/31/06	\$840,000	1580	460	8	1968	3	18480	Y	N	3915 SW ARROYO DR
004	248290	0100	3/8/06	\$660,000	1580	600	8	1968	3	12960	Y	N	8520 FAUNTLLEE CREST SW
004	809840	0305	7/6/05	\$460,000	1580	1000	8	1954	3	8322	Y	N	3928 SW 107TH ST
004	511901	0100	4/24/06	\$459,950	1590	840	8	1979	3	7560	N	N	10834 31ST AVE SW
004	003400	1245	4/26/06	\$575,000	1600	400	8	1963	3	6370	N	N	4517 SW HEMLOCK WAY
004	379900	0005	4/24/06	\$740,000	1610	850	8	1974	3	10305	Y	N	11033 MARINE VIEW DR SW
004	916910	0155	7/17/07	\$645,000	1620	0	8	1937	3	5712	Y	N	8656 FAUNTLEROY WAY SW
004	248820	0375	10/20/05	\$415,000	1630	0	8	1954	3	5000	N	N	9000 45TH AVE SW
004	234680	0062	7/9/07	\$590,000	1710	0	8	1966	3	9638	N	N	9700 50TH AVE SW
004	025400	0045	7/7/06	\$550,000	1720	670	8	1949	4	6032	Y	N	4403 SW 101ST ST
004	432020	0020	10/12/05	\$560,000	1746	240	8	1922	4	6000	Y	N	7316 VASHON PL SW
004	511901	0020	4/4/06	\$510,000	1750	0	8	1984	3	7221	N	N	3022 SW 109TH ST
004	176960	0147	5/4/05	\$415,000	1760	500	8	2000	3	3781	Y	N	10839 35TH AVE SW
004	632900	0155	6/29/06	\$1,075,000	1800	0	8	1939	4	24300	Y	Y	11405 MARINE VIEW DR SW
004	022303	9270	2/1/07	\$940,000	1850	880	8	1975	3	15720	Y	N	10239 MARINE VIEW DR SW
004	003400	1905	11/21/05	\$725,000	1870	1190	8	1947	4	9828	Y	N	8203 CALIFORNIA AVE SW
004	916960	0286	8/15/07	\$590,000	1900	0	8	1969	3	7560	N	N	8720 43RD PL SW
004	916960	0206	5/18/07	\$510,000	1910	0	8	1956	3	7473	Y	N	4324 SW CLOVERDALE ST
004	352403	9110	5/3/06	\$550,000	1930	0	8	1928	3	10500	Y	N	7903 CALIFORNIA AVE SW
004	916910	0105	2/21/07	\$574,950	1990	0	8	1931	3	4704	Y	N	8618 FAUNTLEROY WAY SW
004	338840	0015	8/25/06	\$525,000	2000	0	8	1960	3	12160	N	N	11050 36TH AVE SW
004	248320	0215	3/29/07	\$745,000	2070	1670	8	1951	5	7300	Y	N	9117 40TH AVE SW
004	916960	0045	7/13/05	\$617,500	2080	0	8	1989	3	8220	N	N	8442 TILICUM RD SW
004	028700	0145	2/26/07	\$840,000	2190	500	8	2006	3	10020	Y	N	3914 SW ARROYO DR

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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
004	431670	0095	6/19/07	\$730,000	2330	0	8	1995	3	6200	N	N	7244 LEDROIT CT SW
004	431570	0647	12/1/05	\$800,000	2370	0	8	1920	5	9205	N	N	7328 WRIGHT AVE SW
004	234680	0551	3/26/07	\$1,732,900	2390	0	8	1992	3	5500	Y	Y	9829 51ST AVE SW
004	022303	9029	5/27/05	\$850,000	2430	630	8	1911	4	26570	Y	N	10032 47TH AVE SW
004	431570	1025	6/12/06	\$1,928,000	2480	510	8	1991	3	8250	Y	Y	7139 BEACH DR SW
004	259420	0580	11/1/06	\$795,000	2520	0	8	2006	3	6480	N	N	9655 CALIFORNIA AVE SW
004	248290	0080	7/20/05	\$725,000	2594	0	8	1968	4	10780	Y	N	8512 FAUNTLEE CREST SW
004	248720	1160	9/1/06	\$859,000	2750	0	8	1911	4	12234	Y	N	9108 FAUNTLEROY WAY SW
004	248720	0235	8/21/06	\$880,000	2810	0	8	2006	3	4500	Y	N	9282 44TH AVE SW
004	003400	1336	7/12/05	\$689,950	2930	0	8	2005	3	7496	N	N	4500 SW HEMLOCK WAY
004	003400	1648	6/16/06	\$700,000	810	980	9	2005	3	5098	Y	N	4338 SW SOUTHERN ST
004	003400	1655	8/9/06	\$735,000	880	1080	9	2005	3	5200	Y	N	4330 SW SOUTHERN ST
004	003400	1650	8/23/06	\$730,000	900	1040	9	2005	3	5200	Y	N	4334 SW SOUTHERN ST
004	916960	0209	5/25/07	\$660,000	1140	920	9	1964	3	5721	Y	N	8499 TILlicum RD SW
004	176960	0240	9/26/05	\$459,000	1270	0	9	1951	5	5600	Y	N	11124 MARINE VIEW DR SW
004	861260	0022	3/6/07	\$910,250	1300	1260	9	1965	3	7232	Y	N	8605 VASHON VIEW SW
004	248500	0202	7/11/07	\$830,000	1340	1040	9	1964	4	16080	Y	N	8626 FAUNTLEE CREST SW
004	632900	0130	11/1/07	\$925,000	1500	280	9	1948	3	42000	Y	Y	11265 MARINE VIEW DR SW
004	248500	0105	2/28/07	\$704,500	1520	500	9	1962	3	8640	Y	N	8746 FAUNTLEE CREST SW
004	249120	0430	5/17/07	\$785,000	1530	600	9	1957	3	7500	Y	N	8824 39TH AVE SW
004	248500	0195	9/12/05	\$649,000	1530	1360	9	1960	3	10240	Y	N	8636 FAUNTLEE CREST SW
004	028400	0015	11/11/05	\$1,125,000	1570	0	9	1947	4	21386	Y	Y	11027 ARROYO BEACH PL SW
004	632900	0111	9/7/05	\$1,060,000	1600	730	9	1975	3	31462	Y	N	11249 MARINE VIEW DR SW
004	248720	1100	1/5/07	\$679,000	1610	880	9	1998	3	5177	N	N	4607 SW WILDWOOD PL
004	259420	0020	6/8/07	\$695,000	1630	0	9	1975	3	8400	Y	N	9623 46TH AVE SW
004	352403	9206	5/26/06	\$687,000	1650	1650	9	1963	3	15360	Y	N	8628 FAUNTLEE CREST SW
004	790220	0030	1/19/07	\$750,000	1660	480	9	1961	4	7500	Y	N	4125 SW 107TH ST
004	916960	0208	10/8/07	\$750,000	1670	1440	9	1963	4	5328	Y	N	8487 TILlicum RD SW
004	176960	0265	7/11/05	\$436,450	1700	0	9	1998	3	10476	N	N	3624 SW 112TH ST
004	233380	0027	6/25/07	\$1,695,000	1715	0	9	1997	3	16687	Y	Y	10125 51ST AVE SW
004	352403	9168	9/21/05	\$585,000	1740	480	9	1952	3	9061	N	N	9324 FAUNTLEROY WAY SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	259420	0070	10/18/07	\$810,000	1760	1760	9	1961	3	9900	Y	N	9819 46TH AVE SW
004	248500	0230	11/29/05	\$670,000	1800	1400	9	1961	3	12410	Y	N	8556 FAUNTLEE CREST SW
004	029000	0209	9/25/07	\$1,560,000	1810	1000	9	1983	5	9348	Y	N	10841 44TH AVE SW
004	248720	0785	3/16/06	\$580,000	1840	300	9	1987	4	4400	Y	N	4509 SW BRACE POINT DR
004	259420	0245	2/13/06	\$650,000	1880	930	9	2007	3	10927	Y	N	9853 45TH AVE SW
004	431670	0036	9/19/07	\$675,000	1890	100	9	1990	3	3874	Y	N	7051 D LINCOLN PARK WAY SW
004	431670	0038	11/18/05	\$660,000	1890	100	9	1990	3	4128	Y	N	7051 F LINCOLN PARK WAY SW
004	248720	1280	2/8/07	\$1,900,000	1910	840	9	1983	4	9650	Y	Y	9201 FAUNTLEROY WAY SW
004	259420	0220	10/16/07	\$925,000	1940	1860	9	1999	3	10323	Y	N	9825 45TH AVE SW
004	515470	0060	4/19/05	\$1,270,000	1950	1570	9	1951	4	12000	Y	Y	8663 FAUNTLEROY WAY SW
004	234680	0510	6/19/07	\$940,000	1984	0	9	2000	3	10300	Y	N	9828 51ST AVE SW
004	916910	0305	9/26/07	\$975,000	2020	777	9	2003	3	6742	Y	N	8639 FAUNTLEROY PL SW
004	003400	1337	9/14/07	\$700,000	2110	0	9	2004	3	3832	N	N	4514 SW HEMLOCK WAY
004	248720	0835	8/9/05	\$550,000	2120	1010	9	2007	3	5070	Y	N	9363 46TH AVE SW
004	431670	0041	9/24/07	\$840,000	2150	100	9	1990	4	4038	Y	N	7051 H LINCOLN PARK WAY SW
004	248470	0100	4/4/06	\$725,000	2200	900	9	1993	3	10180	Y	N	4057 SW CONCORD ST
004	515470	0025	3/12/07	\$935,000	2220	880	9	1990	3	5000	Y	N	8645 FAUNTLEROY WAY SW
004	431670	0034	6/19/07	\$719,000	2220	100	9	1990	3	3479	Y	N	7051 C LINCOLN PARK WAY SW
004	131530	0005	6/2/06	\$965,000	2250	1400	9	2006	3	5610	Y	N	7301 CALIFORNIA AVE SW
004	352403	9222	4/7/06	\$899,950	2260	800	9	2006	3	11739	N	N	7932 45TH AVE SW
004	916910	0225	5/21/07	\$1,170,000	2330	470	9	2006	3	5538	Y	N	8601 FAUNTLEROY PL SW
004	884530	0085	7/21/06	\$850,000	2340	600	9	2005	3	4600	Y	N	7417 CALIFORNIA AVE SW
004	234680	0530	8/1/07	\$950,000	2390	0	9	1989	3	13680	Y	N	9848 51ST AVE SW
004	916960	0195	5/8/06	\$785,000	2410	200	9	1985	3	6764	Y	N	4360 SW CLOVERDALE ST
004	248720	1065	2/24/05	\$879,950	2420	760	9	2004	3	5000	Y	N	9291 46TH AVE SW
004	248820	0195	10/26/06	\$1,207,200	2510	680	9	2006	3	5000	Y	N	4306 SW HENDERSON ST
004	352403	9053	3/20/06	\$889,000	2580	0	9	2001	3	4000	N	N	4349 SW TRENTON ST
004	352403	9197	4/11/06	\$919,950	2620	800	9	2006	3	6470	N	N	7933 45TH AVE SW
004	923890	0515	6/6/05	\$735,000	2640	960	9	2005	3	7500	Y	N	7808 45TH AVE SW
004	352403	9224	1/29/07	\$905,000	2650	870	9	2006	3	6773	N	N	7921 45TH AVE SW
004	352403	9225	3/27/07	\$880,000	2650	870	9	2006	3	6458	N	N	7925 45TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 17
(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
004	234680	0235	11/9/05	\$940,000	2694	690	9	1992	4	9410	Y	N	9800 50TH AVE SW
004	248820	0005	6/17/05	\$747,000	2720	160	9	2003	3	4850	Y	N	8810 45TH AVE SW
004	248720	1085	2/17/06	\$749,000	2760	560	9	2005	3	4999	N	N	9271 46TH AVE SW
004	248720	1080	12/9/05	\$762,500	2770	560	9	2005	3	4999	N	N	9275 46TH AVE SW
004	352403	9223	7/27/06	\$900,000	2800	930	9	2006	3	16986	N	N	7924 45TH AVE SW
004	916910	0200	2/16/07	\$1,025,000	2840	0	9	2006	3	5000	Y	N	8623 46TH AVE SW
004	022303	9185	12/31/07	\$869,000	2860	920	9	2007	3	5026	Y	N	4434 SW 101ST ST
004	003400	1335	7/18/07	\$840,000	2870	830	9	2004	3	7496	N	N	4510 SW HEMLOCK WAY
004	352403	9051	9/12/06	\$795,000	2890	0	9	2006	3	4000	N	N	4344 SW CONCORD ST
004	710000	0175	2/20/07	\$602,000	2930	0	9	2007	3	8660	N	N	3515 SW 107TH ST
004	248820	0180	8/17/05	\$1,120,000	2960	1140	9	2004	3	8000	Y	N	4303 SW CONCORD ST
004	248720	0380	4/15/05	\$799,000	2980	130	9	2005	3	5650	Y	N	9330 CALIFORNIA DR SW
004	259780	0075	3/4/05	\$840,000	3080	0	9	2005	3	7439	N	N	9268 CALIFORNIA AVE SW
004	932280	0175	6/15/06	\$1,450,000	3130	0	9	1950	4	15450	Y	N	10411 MARINE VIEW DR SW
004	234680	0445	11/15/06	\$1,075,000	3140	0	9	1994	3	9600	Y	N	4715 SW 98TH ST
004	248720	0717	3/23/07	\$1,490,000	3230	890	9	2005	3	4931	Y	N	0
004	248720	0711	7/12/06	\$1,460,000	3230	890	9	2005	3	7425	Y	N	9435 45TH AVE SW
004	352403	9133	2/8/06	\$1,028,000	3240	0	9	2005	3	15031	N	N	7920 45TH AVE SW
004	352403	9133	2/15/07	\$985,000	3240	0	9	2005	3	15031	N	N	7920 45TH AVE SW
004	515470	0016	11/29/06	\$895,000	1480	1480	10	1955	5	5000	Y	N	8631 FAUNTLEROY WAY SW
004	028700	0055	4/28/05	\$1,200,000	1720	1380	10	1976	4	21960	Y	N	3931 SW ARROYO DR
004	932280	0140	4/22/05	\$889,000	2070	700	10	1997	3	11271	Y	N	10438 47TH AVE SW
004	028400	0120	8/31/05	\$1,700,000	2250	590	10	1953	3	40230	Y	Y	11227 ARROYO BEACH PL SW
004	632900	0150	4/20/06	\$1,495,000	3240	0	10	1997	3	24750	Y	Y	11401 MARINE VIEW DR SW
004	112303	9006	5/23/06	\$1,900,000	3960	0	10	2002	3	29008	Y	Y	3515 SW SEOLA LN
004	932280	0170	6/23/05	\$1,100,000	4170	0	10	1998	3	16038	Y	N	10401 MARINE VIEW DR SW
004	022303	9228	4/20/05	\$2,176,000	4910	670	10	1938	5	49222	Y	N	10115 MARINE VIEW DR SW
004	932280	0075	6/14/05	\$2,100,000	3290	1960	11	1991	3	23250	Y	Y	10465 MAPLEWOOD PL SW
004	932280	0190	8/10/07	\$1,950,000	3928	930	11	1998	3	20800	Y	N	10431 MARINE VIEW DR SW
004	028400	0135	5/5/05	\$3,150,000	6320	0	12	1999	3	47916	Y	Y	11243 ARROYO BEACH PL SW

Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	6500	80	38496	144375	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	6500	260	38945	1100000	NO MARKET EXPOSURE
1	6500	380	38764	193653	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
1	112100	357	38757	283000	DOR RATIO
1	178150	220	39427	730000	ACTIVE PERMIT BEFORE SALE>25K
1	178150	306	38435	50655	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	178150	420	38736	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	178200	75	38689	323189	OBSOL
1	178200	80	38495	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	178250	135	38979	345000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	248920	100	38869	504000	QUIT CLAIM DEED
1	248920	100	38867	995000	SALE PRICE DOES NOT APPEAR TO REFLECT ASESORS CHARACTERISTICS
1	249020	55	38922	568000	RELOCATION - SALE TO SERVICE
1	249020	60	38489	432000	RELOCATION - SALE TO SERVICE
1	249020	525	38796	31022	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	249120	15	38750	317000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	249120	175	38876	401800	RELATED PARTY, FRIEND, OR NEIGHBOR
1	249120	385	39254	440000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	249120	710	38913	467000	RELOCATION - SALE TO SERVICE
1	249220	330	39426	365000	ACTIVE PERMIT BEFORE SALE>25K
1	249220	355	38705	453550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	249320	10	39284	195000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	249320	10	39284	455000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	249320	335	38818	572000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	269560	45	39038	171190	DOR RATIO;QUIT CLAIM DEED
1	269560	480	38922	29000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
1	271660	20	39013	1300000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
1	271910	11	39443	379500	%COMPL
1	271910	35	39090	650000	NO MARKET EXPOSURE
1	271910	40	39293	625000	NO MARKET EXPOSURE
1	301330	17	39283	453599	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	301330	285	38527	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	301330	320	38891	624000	RELOCATION - SALE TO SERVICE
1	301330	426	39023	423671	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	301330	450	38651	382500	OBSOL
1	301330	565	39259	207500	QUIT CLAIM DEED
1	301330	670	39013	555000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	301330	1025	38414	321000	DOR RATIO;SEGREGATION AND/OR MERGER

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(1 to 3 Unit Residences)

1	301330	1135	38710	215000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	301330	1165	39385	700000	MULTI PARCEL SALE
1	301330	1335	38587	147215	DOR RATIO;UNFIN AREA;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
1	352590	65	38713	500000	UNFIN AREA
1	386990	34	39147	650000	PREVIMP<=25K
1	431770	161	38646	450000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	431770	395	39359	450000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	431820	205	39139	544362	EXEMPT FROM EXCISE TAX
1	431820	205	38741	635000	NO MARKET EXPOSURE
1	431820	225	38796	290000	BUILDER OR DEVELOPER SALES
1	431820	265	39195	114429	DOR RATIO;QUIT CLAIM DEED
1	431820	365	38585	66771	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	431920	540	39015	443300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	431920	821	38757	131113	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	431920	860	39414	300000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
1	431920	860	38489	250000	PREVIMP<=25K
1	431920	870	39133	780000	RELOCATION - SALE TO SERVICE
1	563750	70	38614	375000	NO MARKET EXPOSURE
1	563750	80	38607	510000	BUILDER OR DEVELOPER SALES
1	563750	90	39093	650000	DOR RATIO
1	563750	110	38813	195339	DOR RATIO;STATEMENT TO DOR
1	563750	182	38785	389950	OBSOL
1	923890	1045	38796	385000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	984230	5	38493	35000	DOR RATIO;%COMPL
1	984230	55	38967	341000	EXEMPT FROM EXCISE TAX
1	984230	290	38393	144955	DOR RATIO;QUIT CLAIM DEED
1	984230	435	38786	340750	BANKRUPTCY - RECEIVER OR TRUSTEE
1	984230	730	39227	369750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	3700	151	38988	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	3700	175	39010	175000	DOR RATIO;TEAR DOWN
3	4900	55	38714	100000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	4900	70	38583	105064	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
3	22303	9036	38546	370000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	22303	9236	38596	118022	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	22303	9325	38532	484000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	25400	101	39064	190000	DOR RATIO
3	25400	195	39010	440000	NO MARKET EXPOSURE
3	25400	250	39387	549950	DOR RATIO;IMP COUNT

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3	25400	250	38945	450000	DOR RATIO;IMP COUNT;NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	25400	250	39370	599950	IMP COUNT
3	25400	330	39358	379000	NO MARKET EXPOSURE
3	25400	455	38835	245000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	25400	460	38673	341000	UNFIN AREA
3	25400	465	38481	153600	DOR RATIO
3	150480	135	38440	265000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	190960	53	38958	410000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	190960	91	38771	92780	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	190960	101	38838	206360	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
3	245840	105	38736	246500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	245840	235	38847	118916	DOR RATIO;EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
3	249120	955	39265	395000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	249120	980	39114	129600	NO MARKET EXPOSURE
3	249120	985	39196	350000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	249120	1015	38919	470000	IMP COUNT
3	249120	1020	38919	470000	IMP COUNT
3	249120	1295	39160	485000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;IMP COUNT;%COMPL;PREVLAND<=25K
3	249120	1295	38798	362500	IMP COUNT;%COMPL;PREVLAND<=25K
3	259530	125	38425	255000	QUIT CLAIM DEED
3	259780	145	38961	345000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	285860	7	39009	432172	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	289560	95	38776	525000	RELOCATION - SALE TO SERVICE
3	289560	150	38356	245000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	289560	165	38953	150000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	289560	350	38862	501500	BUILDER OR DEVELOPER SALES
3	289560	430	38674	180000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	289560	555	38475	369900	SEGREGATION AND/OR MERGER
3	289560	635	38441	274500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	312380	80	39155	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	312380	105	39206	47367	DOR RATIO;EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
3	312380	185	38625	449000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	312380	200	38831	315000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	312380	221	38558	250000	DOR RATIO
3	745400	305	38861	87238	DOR RATIO;STATEMENT TO DOR
3	745400	330	38463	164500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	745400	355	38589	71114	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
3	745400	615	39310	26630	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
3	745400	1085	38925	110250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

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3	745400	1110	38621	83500	DOR RATIO;STATEMENT TO DOR
3	745400	1180	38694	239000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	935700	5	38579	80000	DOR RATIO
3	935700	215	38597	285000	UNFIN AREA
3	935700	275	39149	115113	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	935700	390	38918	235000	%COMPL
3	935700	390	39442	645000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	935700	497	38525	121380	DOR RATIO;QUIT CLAIM DEED
3	935700	550	39093	417500	UNFIN AREA
3	935700	1035	38464	250000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	950510	60	38649	10242005	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	3400	54	38959	257000	NO MARKET EXPOSURE
4	3400	1210	38415	839950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
4	3400	1710	38482	720500	RELOCATION - SALE TO SERVICE
4	3400	1710	38482	720500	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
4	3400	1800	38810	510000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	12303	9256	38860	545000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
4	12303	9367	38413	240000	EXEMPT FROM EXCISE TAX
4	22303	9029	39147	718692	EXEMPT FROM EXCISE TAX
4	22303	9185	38607	525000	BUILDER OR DEVELOPER SALES
4	22303	9251	38793	810000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	25400	50	38810	84746	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
4	28400	206	38979	390000	PREVIMP<=25K
4	28400	211	38645	750000	DOR RATIO
4	28700	145	38436	450000	DOR RATIO
4	29000	80	39331	500000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	29000	180	38579	730000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	29000	190	38757	791000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	38700	10	39037	369570	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	38700	35	38881	519000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	38700	145	38467	250000	%COMPL;UNFIN AREA
4	109000	36	39127	929500	SALE PRICE DOES NOT APPEAR TO REFLECT ASESSORS CHARACTERISTICS
4	122303	9207	39241	193700	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	126150	90	38756	80000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	176960	23	38825	295000	OBSOL
4	176960	23	38359	170000	OBSOL
4	176960	99	38607	160000	DOR RATIO
4	176960	184	38558	446000	RELOCATION - SALE TO SERVICE
4	198120	162	38580	481000	DOR RATIO;CORRECTION DEED

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4	234680	190	39211	40000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
4	248320	155	39175	760000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	248320	195	39274	688000	EXEMPT FROM EXCISE TAX
4	248470	25	38957	650000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	248720	55	39174	637500	SALE PRICE DOES NOT APPEAR TO REFLECT ASESORS CHARACTERISTICS
4	248720	80	39426	550000	PREVIMP<=25K
4	248720	200	38517	430000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	248720	415	39036	780000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	248720	415	39371	1300000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
4	248720	995	39205	400000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	248720	995	39020	376548	EXEMPT FROM EXCISE TAX
4	248720	1345	38737	1175000	PREVIMP<=25K
4	248770	210	39275	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	248770	260	38659	510000	DOR RATIO;IMP COUNT
4	248770	260	39309	469000	DOR RATIO;IMP COUNT
4	248770	260	38652	400000	DOR RATIO;IMP COUNT
4	248770	266	39300	515000	IMP COUNT
4	248770	266	38651	500000	IMP COUNT
4	248770	270	38657	382950	OBSOL;UNFIN AREA;1031 TRADE
4	248820	170	38469	172600	DOR RATIO;PERSONAL PROPERTY INCLUDED
4	248820	195	38471	225000	DOR RATIO
4	248820	317	38551	579000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	248820	325	38974	560000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	249120	556	39197	370000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	249120	575	38975	440950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	249120	620	38476	402000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	251050	20	39224	600000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	259420	60	38509	350000	DOR RATIO
4	259420	205	38798	675000	IMP COUNT
4	259420	225	38856	850000	OBSOL
4	259420	248	38698	600000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	259530	10	39255	579000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	259530	15	39289	349950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	259530	96	38944	450000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	259780	35	38394	500000	IMP COUNT
4	338840	20	39077	459000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	352403	9055	38961	1625500	UNFIN AREA
4	352403	9147	39351	2775000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	352403	9167	38630	475000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	431570	609	38867	418000	BUILDER OR DEVELOPER SALES
4	431670	151	38954	895000	NO MARKET EXPOSURE
4	431670	151	38357	589000	NO MARKET EXPOSURE
4	432250	200	38373	425000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	511900	140	39024	420000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 17
(1 to 3 Unit Residences)

4	511900	180	39064	202218	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
4	515470	16	38496	530000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESORS CHARACTERISTICS
4	571500	60	38470	360000	1031 TRADE
4	710000	190	38841	370000	UNFIN AREA
4	710000	250	38523	329950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	710060	15	38594	205000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
4	710060	50	38573	120438	DOR RATIO;STATEMENT TO DOR
4	790220	20	39345	780000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	809840	25	39339	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	809840	155	38860	402500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	809840	255	38642	385000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
4	809840	266	38610	332000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	809840	305	38486	155000	DOR RATIO;QUIT CLAIM DEED
4	884530	95	38663	525000	UNFIN AREA
4	916910	200	38624	400000	DOR RATIO
4	916910	225	38509	393000	DOR RATIO
4	916960	185	38469	250000	DOR RATIO
4	916960	201	38456	40107	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	923890	610	39258	31599	DOR RATIO;QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 17***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	249120	0431	4/22/05	\$225,000	5300	Y	N
1	916960	0308	11/29/07	\$350,000	7290	Y	N
2	150480	0120	3/25/05	\$175,000	5400	N	N
2	248720	0495	2/11/05	\$130,000	5900	Y	N
6	022303	9096	3/2/06	\$440,000	7139	Y	N
6	022303	9188	7/28/05	\$205,000	7198	Y	N
6	028700	0166	1/12/06	\$165,000	9310	Y	N
6	259420	0035	1/28/05	\$230,000	9075	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 17***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	431820	0100	2/27/2007	\$150,000	NO MARKET EXPOSURE
1	431820	0470	12/20/2007	\$399,000	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO;IMP COUNT;%%COMPL
3	289560	0351	5/30/2007	\$650,000	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO;PREVIMP<=25K
4	022303	9154	4/11/2005	\$63,000	OUTLIER
4	022303	9188	7/11/2006	\$244,950	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
4	022303	9298	5/3/2006	\$112,500	DOR RATIO;PREVIMP<=25K;PARTIAL INTEREST (1/3, 1/2, Etc.)
4	022303	9329	4/22/2005	\$949,950	DOR RATIO;PREVIMP<=25K
4	022303	9329	12/3/2007	\$1,025,000	DOR RATIO;PREVIMP<=25K
4	022303	9330	5/4/2005	\$900,000	DOR RATIO;PREVIMP<=25K
4	248770	0268	7/5/2007	\$415,000	DOR RATIO;PREVIMP<=25K

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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(206) 296-5195 FAX (206) 296-0595

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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