

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: North Central West Seattle / 48

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 1115

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$196,600	\$212,700	\$403,300	\$456,900	88.3%	15.70%
2008 Value	\$211,000	\$236,000	\$447,200	\$456,900	97.9%	15.70%
Change	+\$20,400	\$23,500	+\$43,900		9.6%	0.00%
% Change	+10.7%	+11.0%	+10.9%		10.9%	0.00%

*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	\$210,600	\$197,400	\$408,000
2008 Value	\$233,100	\$219,200	\$452,300
Percent Change	+10.7%	+11.0%	+10.9%

Number of one to three unit residences in the Population: 5362

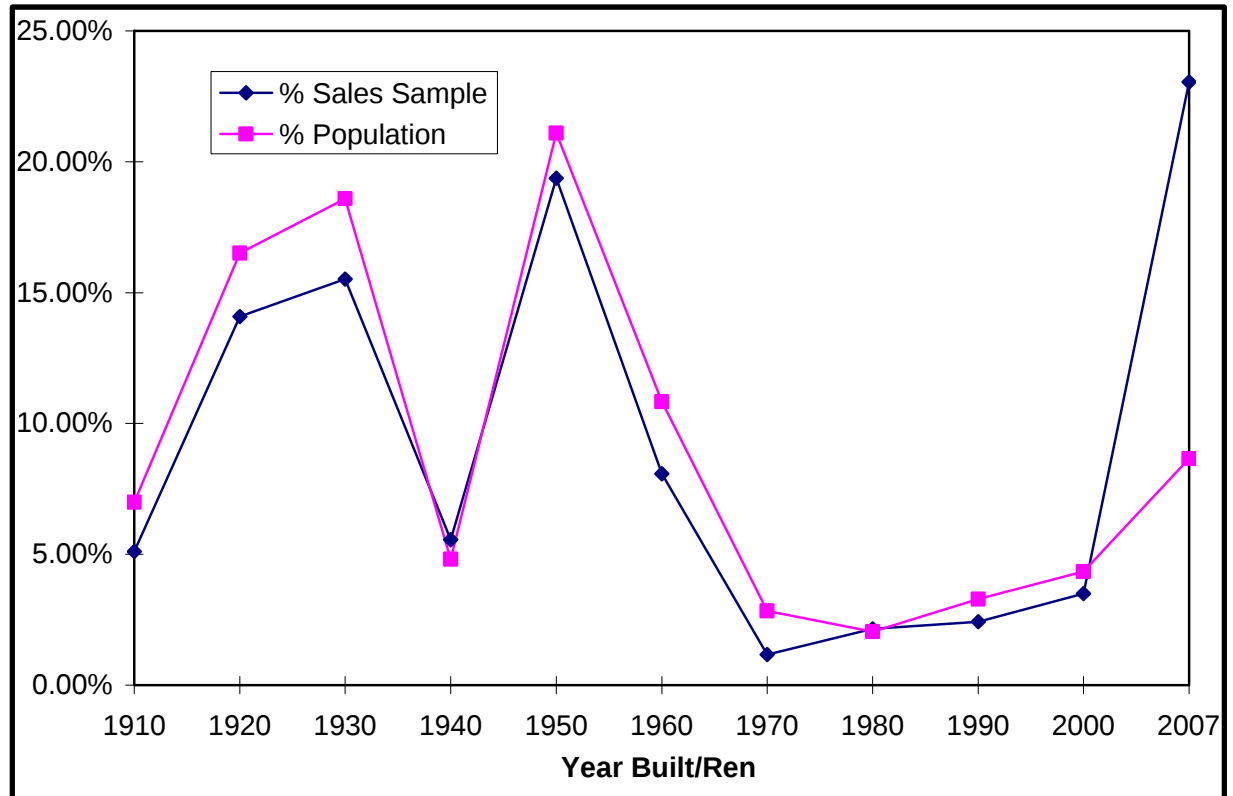
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving 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	57	5.11%
1920	157	14.08%
1930	173	15.52%
1940	62	5.56%
1950	216	19.37%
1960	90	8.07%
1970	13	1.17%
1980	24	2.15%
1990	27	2.42%
2000	39	3.50%
2007	257	23.05%
	1115	

Population		
Year Built/Ren	Frequency	% Population
1910	375	6.99%
1920	885	16.51%
1930	997	18.59%
1940	258	4.81%
1950	1131	21.09%
1960	581	10.84%
1970	152	2.83%
1980	110	2.05%
1990	176	3.28%
2000	233	4.35%
2007	464	8.65%
	5362	

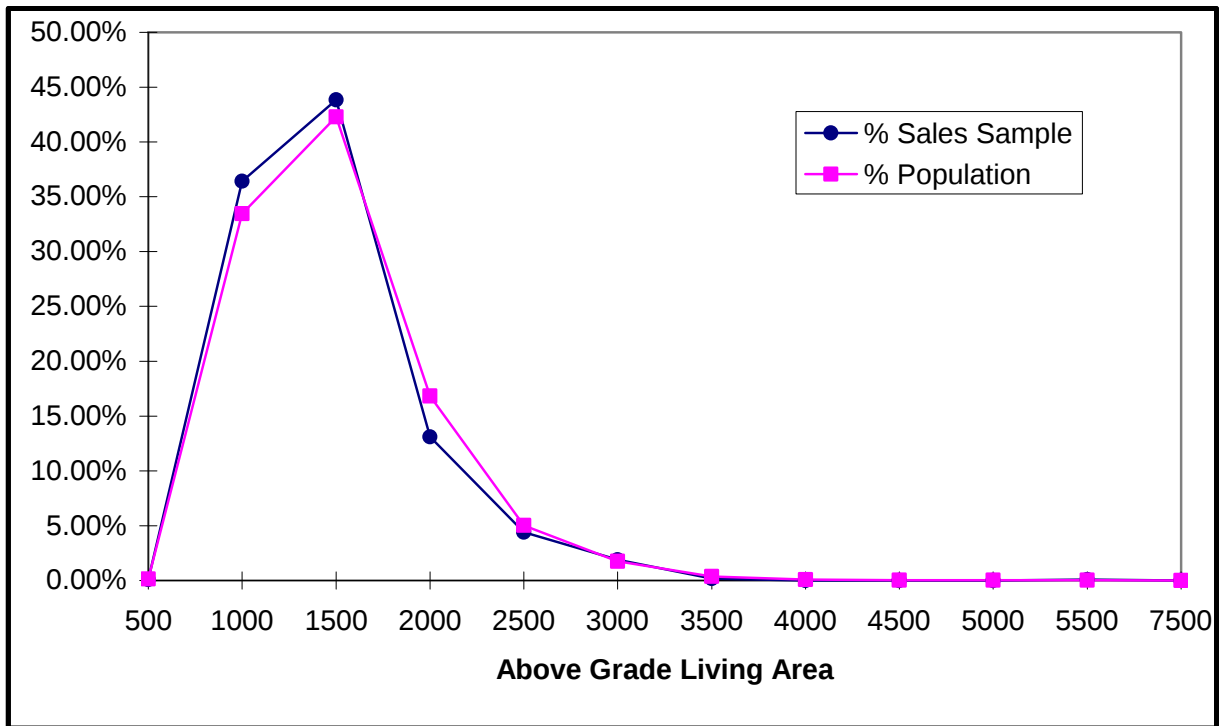


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.09%
1000	406	36.41%
1500	489	43.86%
2000	146	13.09%
2500	49	4.39%
3000	21	1.88%
3500	2	0.18%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	1	0.09%
7500	0	0.00%
	1115	

Population		
AGLA	Frequency	% Population
500	8	0.15%
1000	1794	33.46%
1500	2267	42.28%
2000	902	16.82%
2500	269	5.02%
3000	94	1.75%
3500	19	0.35%
4000	5	0.09%
4500	2	0.04%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5362	

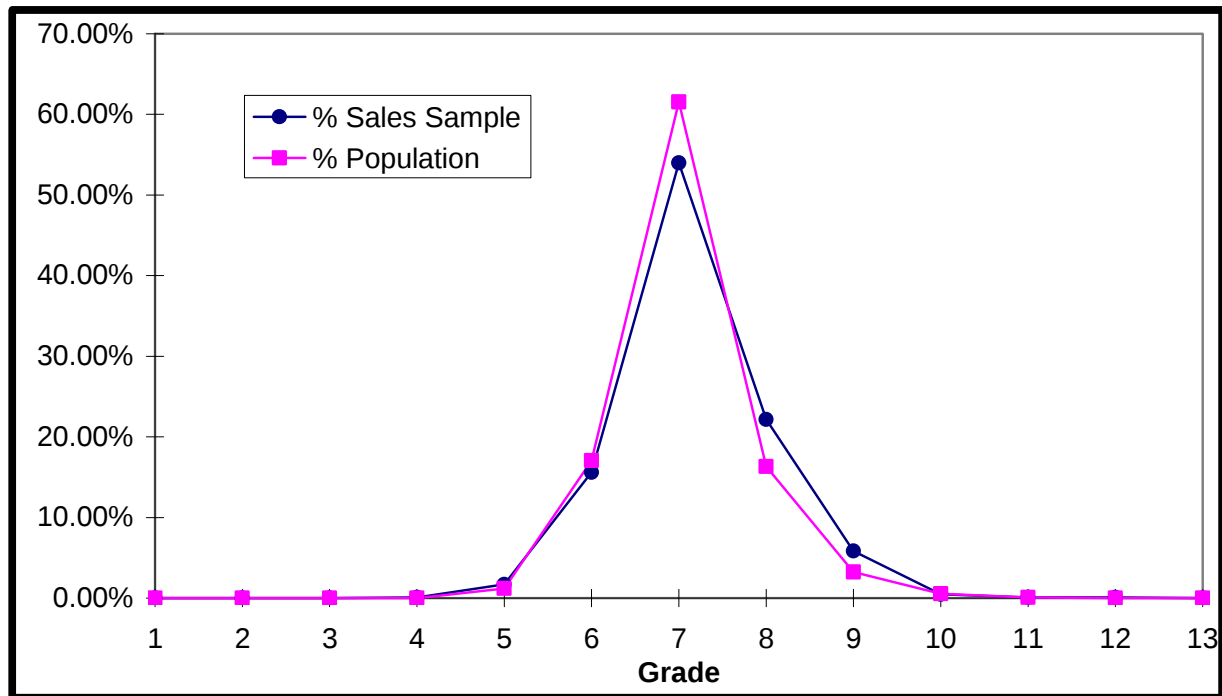


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

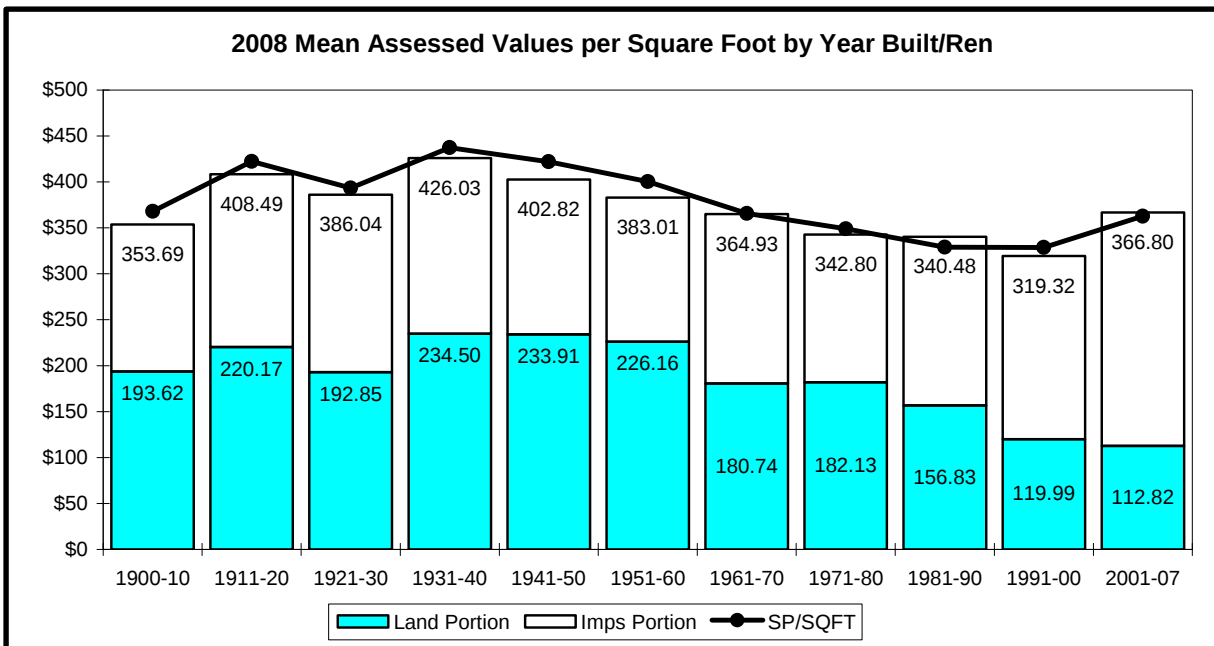
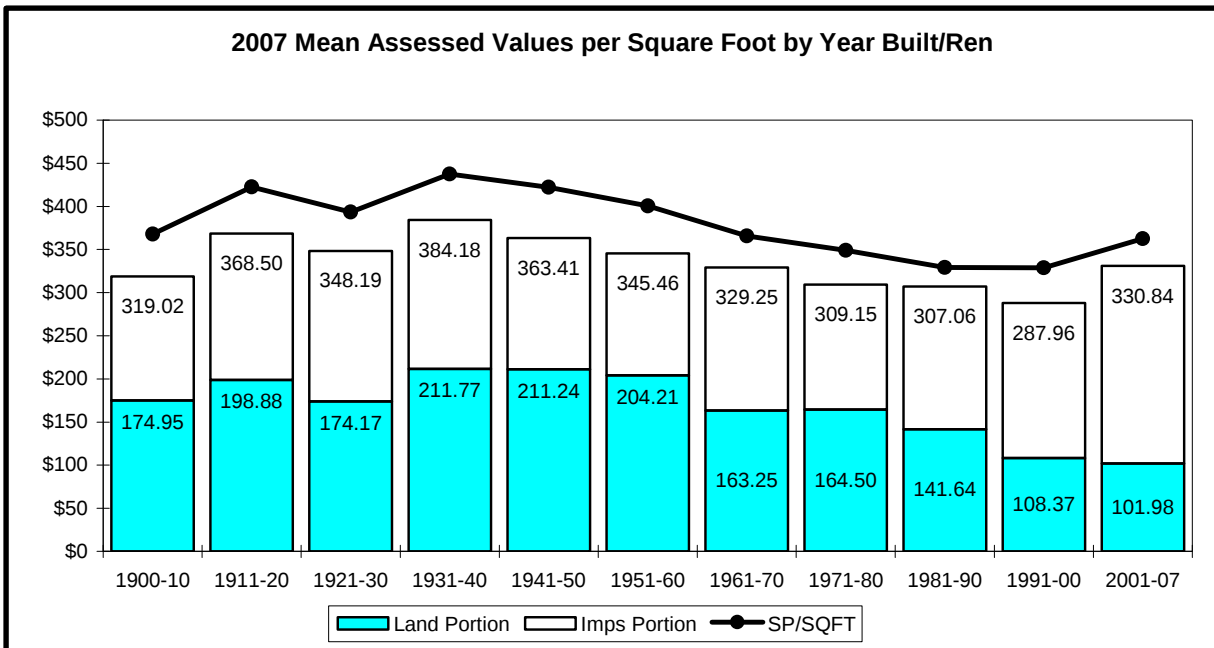
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.09%
5	19	1.70%
6	174	15.61%
7	602	53.99%
8	247	22.15%
9	65	5.83%
10	5	0.45%
11	1	0.09%
12	1	0.09%
13	0	0.00%
	1115	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	64	1.19%
6	915	17.06%
7	3300	61.54%
8	875	16.32%
9	173	3.23%
10	29	0.54%
11	4	0.07%
12	1	0.02%
13	0	0.00%
	5362	



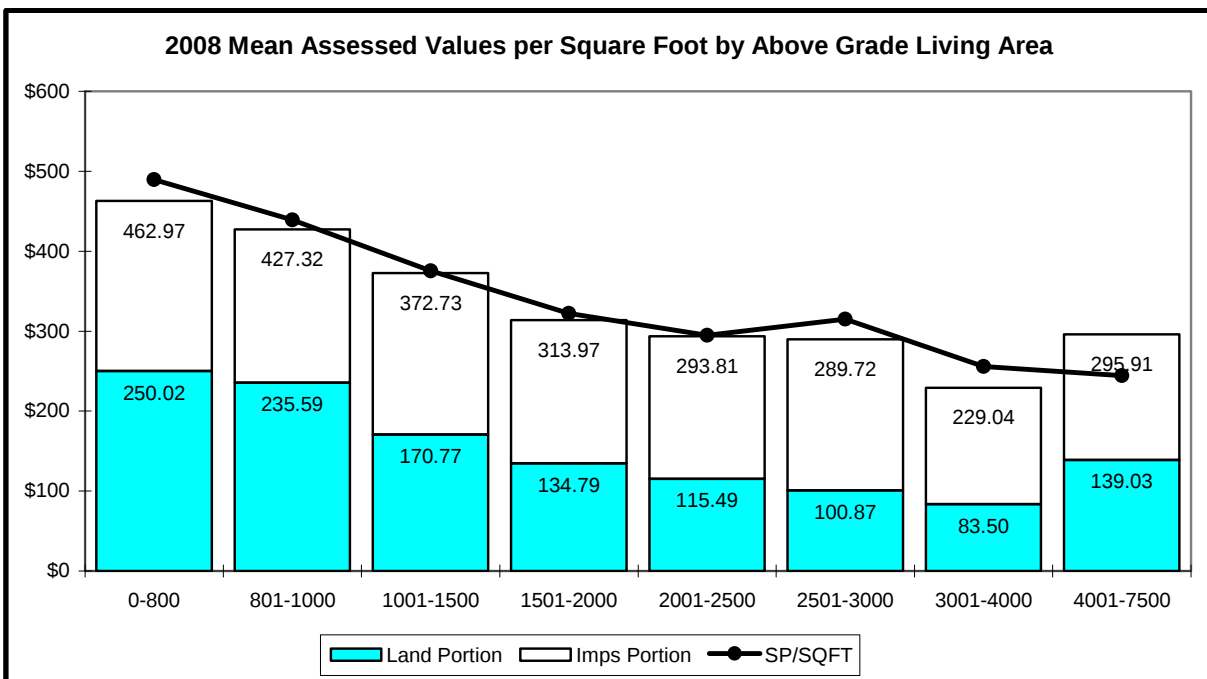
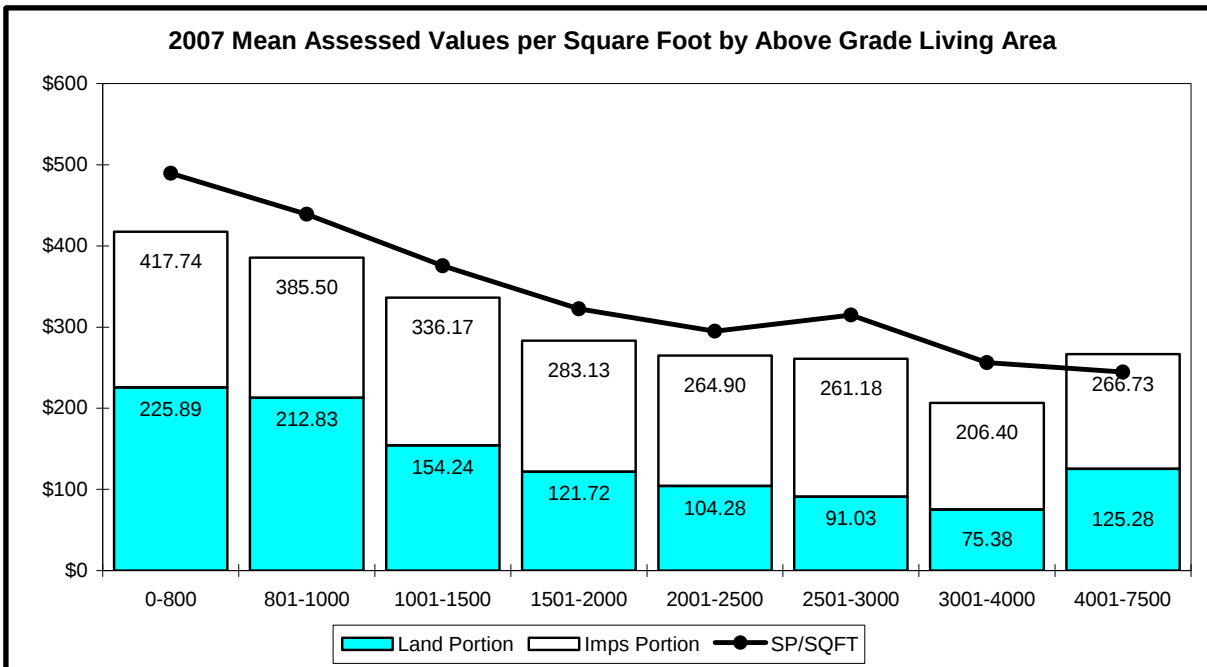
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



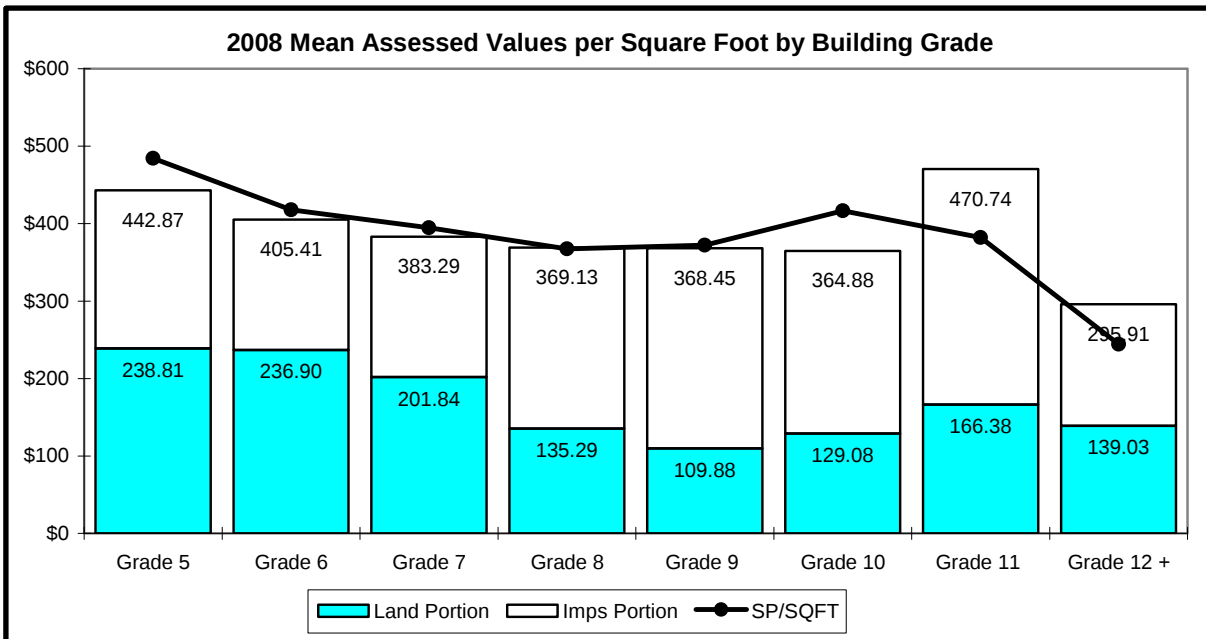
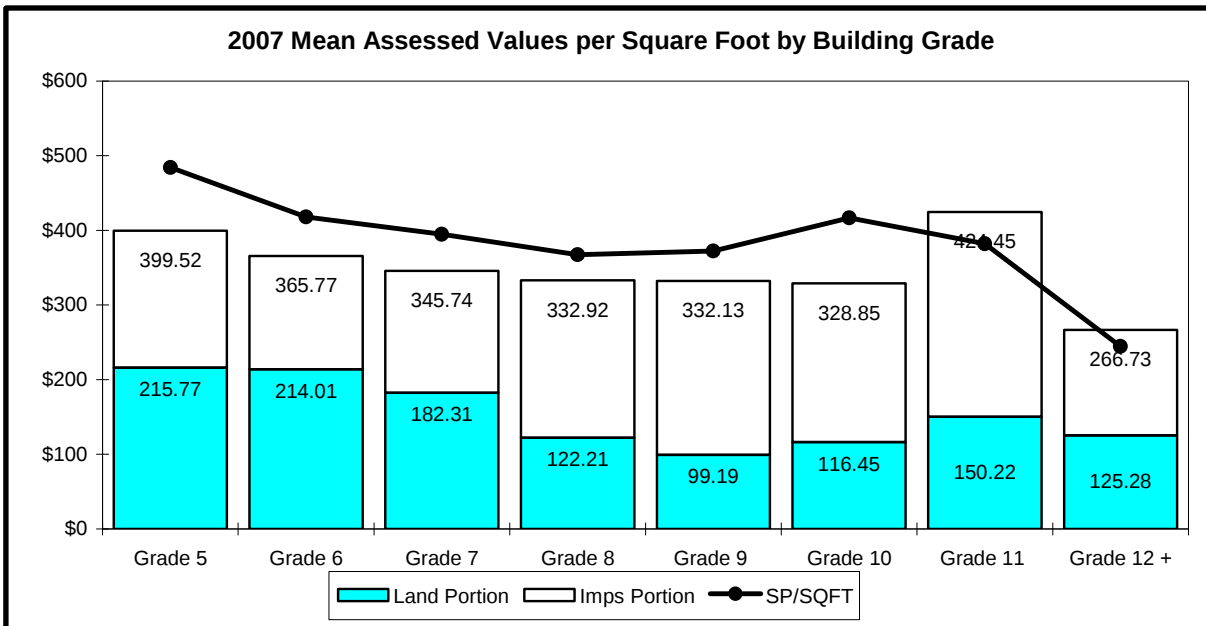
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

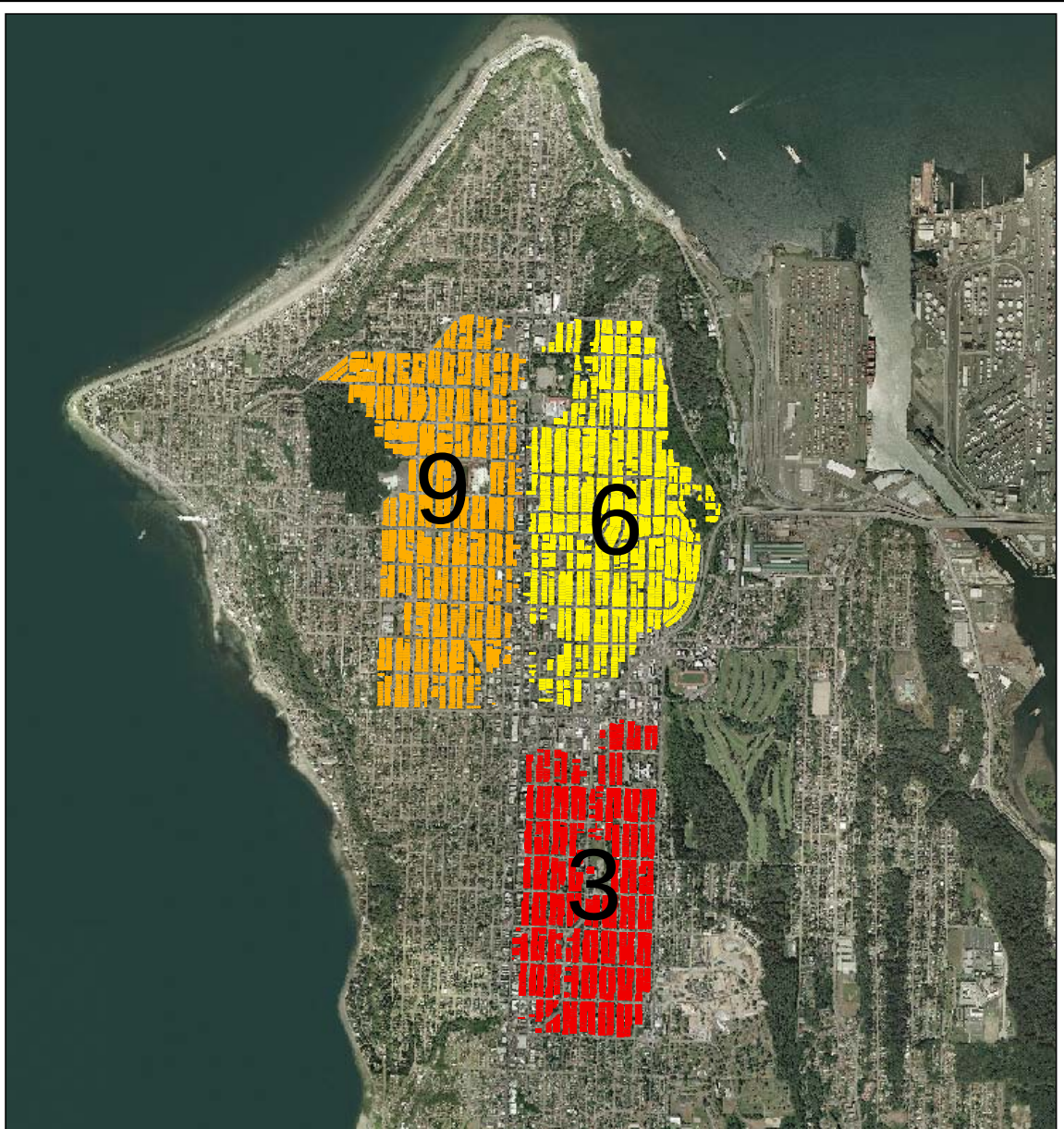


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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.



Area 48

Subareas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

Area 48 80403.shp

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- 6
- 9

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 04 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.

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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 10 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 11.00% 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 1115 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 48 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 48 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 0.979.

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.
4	1	0.676	0.749	10.8%	N/A	N/A
5	19	0.834	0.925	10.9%	0.850	1.001
6	174	0.875	0.970	10.8%	0.948	0.992
7	602	0.875	0.970	10.8%	0.957	0.982
8	247	0.904	1.003	10.9%	0.983	1.022
9	65	0.891	0.988	10.9%	0.950	1.026
10	5	0.789	0.875	11.0%	0.785	0.966
11	1	1.111	1.232	10.9%	N/A	N/A
12	1	1.091	1.211	10.9%	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	57	0.874	0.968	10.9%	0.924	1.013
1911-1920	157	0.874	0.969	10.8%	0.942	0.996
1921-1930	173	0.888	0.984	10.9%	0.961	1.007
1931-1940	62	0.874	0.969	10.9%	0.938	1.000
1941-1950	216	0.860	0.953	10.8%	0.932	0.974
1951-1960	90	0.866	0.960	10.9%	0.922	0.998
1961-1970	13	0.912	1.011	10.8%	0.913	1.108
1971-1980	24	0.895	0.992	10.9%	0.905	1.080
1981-1990	27	0.943	1.046	10.9%	0.985	1.106
1991-2000	39	0.870	0.964	10.9%	0.921	1.007
>2000	257	0.906	1.004	10.9%	0.987	1.021
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Poor	1	0.993	1.100	10.8%	N/A	N/A
Fair	9	0.848	0.939	10.8%	0.786	1.093
Average	631	0.876	0.971	10.9%	0.959	0.983
Good	404	0.883	0.979	10.9%	0.964	0.994
Very Good	70	0.935	1.037	10.9%	0.991	1.083

Area 48 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 0.979.

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.

Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	599	0.874	0.969	10.9%	0.956	0.982
1.5	203	0.870	0.964	10.9%	0.943	0.985
2	272	0.901	0.999	10.9%	0.982	1.016
2.5	4	0.885	0.982	11.0%	0.682	1.282
3	37	0.952	1.056	10.9%	1.012	1.099
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	129	0.854	0.946	10.9%	0.920	0.973
0801-1000	278	0.876	0.972	10.9%	0.954	0.990
1001-1500	489	0.894	0.991	10.9%	0.977	1.004
1501-2000	146	0.881	0.977	10.9%	0.947	1.006
2001-2500	49	0.898	0.996	10.9%	0.947	1.045
2501-3000	21	0.829	0.919	10.9%	0.874	0.965
3001-4000	2	0.807	0.896	11.0%	-1.067	2.858
>5000	1	1.091	1.211	10.9%	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.
Y	267	0.876	0.971	10.9%	0.950	0.992
N	848	0.885	0.981	10.9%	0.971	0.992
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1115	0.883	0.979	10.9%	0.970	0.988
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	322	0.883	0.979	10.9%	0.962	0.996
6	421	0.886	0.983	10.9%	0.967	0.998
9	372	0.878	0.973	10.9%	0.957	0.988

Area 48 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 0.979.

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

Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	235	0.912	1.012	10.9%	0.993	1.030
03000-05000	374	0.870	0.964	10.9%	0.948	0.980
05001-08000	477	0.878	0.973	10.9%	0.959	0.988
08001-12000	27	0.921	1.021	10.9%	0.946	1.096
12001-16000	2	0.936	1.039	11.0%	-1.168	3.246

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2007	Date of Report: 4/2/2008	Sales Dates: 1/2005 - 12/2007																																												
Area 48/North Central W. Seattle	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>0.55-0.60</td><td>61</td></tr><tr><td>0.60-0.65</td><td>194</td></tr><tr><td>0.65-0.70</td><td>311</td></tr><tr><td>0.70-0.75</td><td>279</td></tr><tr><td>0.75-0.80</td><td>171</td></tr><tr><td>0.80-0.85</td><td>61</td></tr><tr><td>0.85-0.90</td><td>15</td></tr><tr><td>0.90-0.95</td><td>15</td></tr><tr><td>0.95-1.00</td><td>15</td></tr><tr><td>1.00-1.05</td><td>15</td></tr><tr><td>1.05-1.10</td><td>15</td></tr><tr><td>1.10-1.15</td><td>15</td></tr><tr><td>1.15-1.20</td><td>15</td></tr><tr><td>1.20-1.25</td><td>15</td></tr><tr><td>1.25-1.30</td><td>15</td></tr><tr><td>1.30-1.35</td><td>15</td></tr><tr><td>1.35-1.40</td><td>15</td></tr><tr><td>1.40-1.45</td><td>15</td></tr><tr><td>1.45-1.50</td><td>15</td></tr><tr><td>1.50-1.55</td><td>15</td></tr><tr><td>1.55-1.60</td><td>15</td></tr></tbody></table>		Ratio Bin	Frequency	0.55-0.60	61	0.60-0.65	194	0.65-0.70	311	0.70-0.75	279	0.75-0.80	171	0.80-0.85	61	0.85-0.90	15	0.90-0.95	15	0.95-1.00	15	1.00-1.05	15	1.05-1.10	15	1.10-1.15	15	1.15-1.20	15	1.20-1.25	15	1.25-1.30	15	1.30-1.35	15	1.35-1.40	15	1.40-1.45	15	1.45-1.50	15	1.50-1.55	15	1.55-1.60	15
Ratio Bin	Frequency																																														
0.55-0.60	61																																														
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1.55-1.60	15																																														
Sample size (n)	1115																																														
Mean Assessed Value	403,300																																														
Mean Sales Price	456,900																																														
Standard Deviation AV	109,511																																														
Standard Deviation SP	136,456																																														
ASSESSMENT LEVEL																																															
Arithmetic Mean Ratio	0.900																																														
Median Ratio	0.893																																														
Weighted Mean Ratio	0.883																																														
UNIFORMITY																																															
Lowest ratio	0.466																																														
Highest ratio:	1.521																																														
Coefficient of Dispersion	12.45%																																														
Standard Deviation	0.141																																														
Coefficient of Variation	15.70%																																														
Price Related Differential (PRD)	1.019																																														
RELIABILITY																																															
95% Confidence: Median																																															
Lower limit	0.883																																														
Upper limit	0.902																																														
95% Confidence: Mean																																															
Lower limit	0.891																																														
Upper limit	0.908																																														
SAMPLE SIZE EVALUATION																																															
N (population size)	5362																																														
B (acceptable error - in decimal)	0.05																																														
S (estimated from this sample)	0.141																																														
Recommended minimum:	32																																														
Actual sample size:	1115																																														
Conclusion:	OK																																														
NORMALITY																																															
Binomial Test																																															
# ratios below mean:	579																																														
# ratios above mean:	536																																														
z:	1.288																																														
Conclusion:	Normal*																																														
*i.e. no evidence of non-normality																																															

COMMENTS:

1 to 3 Unit Residences throughout Area 48

COMMENTS:

1 to 3 Unit Residences throughout Area 48

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2008	Date of Report: 4/2/2008	Sales Dates: 1/2005 - 12/2007																								
Area 48/North Central W. Seattle	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>0.50-0.60</td><td>19</td></tr><tr><td>0.60-0.70</td><td>79</td></tr><tr><td>0.70-0.80</td><td>202</td></tr><tr><td>0.80-0.90</td><td>286</td></tr><tr><td>0.90-1.00</td><td>243</td></tr><tr><td>1.00-1.10</td><td>167</td></tr><tr><td>1.10-1.20</td><td>82</td></tr><tr><td>1.20-1.30</td><td>21</td></tr><tr><td>1.30-1.40</td><td>1</td></tr><tr><td>1.40-1.50</td><td>1</td></tr><tr><td>1.50-1.60</td><td>1</td></tr></tbody></table>		Ratio Bin	Frequency	0.50-0.60	19	0.60-0.70	79	0.70-0.80	202	0.80-0.90	286	0.90-1.00	243	1.00-1.10	167	1.10-1.20	82	1.20-1.30	21	1.30-1.40	1	1.40-1.50	1	1.50-1.60	1
Ratio Bin	Frequency																										
0.50-0.60	19																										
0.60-0.70	79																										
0.70-0.80	202																										
0.80-0.90	286																										
0.90-1.00	243																										
1.00-1.10	167																										
1.10-1.20	82																										
1.20-1.30	21																										
1.30-1.40	1																										
1.40-1.50	1																										
1.50-1.60	1																										
Sample size (n)	1115																										
Mean Assessed Value	447,200																										
Mean Sales Price	456,900																										
Standard Deviation AV	121,558																										
Standard Deviation SP	136,456																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.998																										
Median Ratio	0.990																										
Weighted Mean Ratio	0.979																										
UNIFORMITY																											
Lowest ratio	0.517																										
Highest ratio:	1.687																										
Coefficient of Dispersion	12.45%																										
Standard Deviation	0.157																										
Coefficient of Variation	15.70%																										
Price Related Differential (PRD)	1.019																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.979																										
Upper limit	1.000																										
95% Confidence: Mean																											
Lower limit	0.988																										
Upper limit	1.007																										
SAMPLE SIZE EVALUATION																											
N (population size)	5362																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.157																										
Recommended minimum:	39																										
Actual sample size:	1115																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	582																										
# ratios above mean:	533																										
z:	1.467																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout Area 48

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

COMMENTS:

1 to 3 Unit Residences throughout Area 48

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 48
(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	006600	0015	8/29/07	\$437,000	790	120	7	1944	4	6250	N	N	5907 37TH AVE SW
003	006600	0025	7/30/07	\$453,000	660	400	7	1925	3	6300	N	N	5915 37TH AVE SW
003	006600	0055	4/24/06	\$403,000	790	120	7	1944	3	6350	N	N	5947 37TH AVE SW
003	006600	0095	4/15/05	\$289,950	790	80	7	1943	3	6550	N	N	5930 38TH AVE SW
003	006600	0120	6/20/06	\$429,000	1150	150	7	1991	3	6550	N	N	5904 38TH AVE SW
003	006600	0140	3/25/05	\$329,000	1480	0	6	1925	3	6550	N	N	5911 38TH AVE SW
003	006600	0165	11/7/05	\$310,000	640	0	6	1918	3	6550	N	N	5937 38TH AVE SW
003	006600	0165	9/8/05	\$289,950	640	0	6	1918	3	6550	N	N	5937 38TH AVE SW
003	006600	0175	3/23/06	\$391,000	1850	0	7	1985	3	6550	N	N	5947 38TH AVE SW
003	006600	0190	8/29/05	\$342,000	1000	450	7	1949	4	6110	N	N	5956 39TH AVE SW
003	006600	0280	2/7/06	\$282,000	1810	0	7	1950	3	6550	N	N	6031 38TH AVE SW
003	006600	0315	10/24/07	\$439,500	830	0	6	1920	4	6700	N	N	6052 39TH AVE SW
003	006600	0365	3/21/05	\$377,000	1050	440	7	1955	3	6812	N	N	6002 39TH AVE SW
003	006600	0410	2/21/07	\$515,000	1090	100	7	1944	3	6500	N	N	6041 37TH AVE SW
003	006600	0450	3/1/07	\$389,950	770	600	5	1914	3	6550	N	N	6036 38TH AVE SW
003	006600	0450	7/25/05	\$320,000	770	600	5	1914	3	6550	N	N	6036 38TH AVE SW
003	006600	0485	2/27/06	\$290,000	750	300	6	1918	3	6419	N	N	3717 SW RAYMOND ST
003	082600	0190	6/1/06	\$360,000	980	540	7	1952	3	2512	Y	N	6328 42ND AVE SW
003	082600	0191	6/19/06	\$389,000	1154	261	7	2006	3	1241	N	N	6330 A 42ND AVE SW
003	082600	0192	6/1/06	\$386,000	1154	261	7	2006	3	1246	N	N	6330 B 42ND AVE SW
003	082600	0245	8/15/05	\$310,000	930	0	7	1914	4	4766	N	N	6337 41ST AVE SW
003	082600	0265	12/18/07	\$425,000	950	360	7	1953	3	4800	N	N	6321 41ST AVE SW
003	082600	0305	1/9/07	\$500,000	950	180	7	1947	4	7500	N	N	6308 41ST AVE SW
003	082600	0315	5/3/07	\$409,950	1320	0	6	1980	3	5000	N	N	6318 41ST AVE SW
003	082600	0370	10/29/05	\$275,000	460	0	5	1919	3	5400	N	N	6357 40TH AVE SW
003	082600	0425	3/9/07	\$420,000	740	0	6	1944	4	5709	N	N	6311 FAUNTLEROY WAY SW
003	082600	0447	7/23/07	\$399,950	950	270	8	2007	3	1520	N	N	6306 A FAUNTLEROY WAY SW
003	082600	0475	11/20/07	\$420,000	1340	0	7	1918	4	4800	Y	N	6324 40TH AVE SW
003	082600	0530	11/16/07	\$459,000	1100	450	7	1953	4	4800	Y	N	6353 39TH AVE SW
003	082600	0540	4/20/07	\$599,500	780	300	6	1919	4	4800	Y	N	6345 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	082600	0550	11/23/07	\$665,000	1420	0	9	1929	4	4800	Y	N	6337 39TH AVE SW
003	082600	0570	11/15/06	\$495,000	800	0	7	1943	3	5760	Y	N	6321 39TH AVE SW
003	105300	0015	1/9/06	\$294,500	1040	180	7	1941	3	4720	N	N	5639 35TH AVE SW
003	105300	0020	1/9/07	\$335,000	770	0	7	1931	4	4720	N	N	5643 35TH AVE SW
003	105300	0045	3/14/05	\$600,000	960	510	7	1941	5	4720	Y	N	5650 36TH AVE SW
003	105300	0116	5/22/07	\$550,000	1080	480	7	1960	3	6300	Y	N	5652 37TH AVE SW
003	129130	0009	9/27/05	\$485,000	2160	530	8	2000	3	5900	N	N	5607 35TH AVE SW
003	129130	0020	5/24/06	\$370,000	1240	0	7	1929	4	4720	N	N	5617 35TH AVE SW
003	129130	0025	4/15/05	\$330,000	1220	0	7	1928	5	4720	N	N	5621 35TH AVE SW
003	129730	0005	5/17/07	\$470,000	1170	420	7	1918	3	6000	N	N	5003 40TH AVE SW
003	129730	0070	1/18/07	\$508,000	1770	0	7	1912	3	6250	Y	N	5052 41ST AVE SW
003	129730	0210	11/15/06	\$585,000	1220	700	8	2000	3	6250	Y	N	5047 42ND AVE SW
003	139280	0005	9/21/07	\$465,000	1050	600	7	1940	4	6784	Y	N	3520 SW RAYMOND ST
003	139280	0025	7/25/06	\$496,560	980	180	7	1940	3	6400	Y	N	5936 36TH AVE SW
003	139280	0035	8/15/07	\$500,000	1060	180	7	1938	4	6400	Y	N	5926 36TH AVE SW
003	139330	0010	4/11/07	\$386,000	860	0	7	1939	3	5650	Y	N	5907 35TH AVE SW
003	139330	0015	6/6/05	\$325,500	810	120	7	1943	3	5650	Y	N	5911 35TH AVE SW
003	139330	0035	12/9/05	\$310,000	1120	0	7	1942	4	8475	Y	N	5935 35TH AVE SW
003	139380	0020	12/14/05	\$310,000	810	0	7	1939	3	6400	N	N	6040 36TH AVE SW
003	139380	0030	8/30/05	\$405,500	880	120	7	1940	4	6400	N	N	6030 36TH AVE SW
003	139380	0035	11/27/07	\$405,000	900	120	7	1940	4	6400	N	N	6026 36TH AVE SW
003	139380	0050	9/22/05	\$390,000	1120	0	7	1940	3	6400	Y	N	6010 36TH AVE SW
003	139430	0015	6/8/07	\$410,000	790	0	7	1944	4	6400	N	N	5912 37TH AVE SW
003	139430	0020	7/13/07	\$535,000	1430	130	7	1944	4	6400	N	N	5916 37TH AVE SW
003	139430	0040	10/29/07	\$430,000	800	0	7	1942	4	6400	N	N	5936 37TH AVE SW
003	139430	0040	5/19/05	\$333,950	800	0	7	1942	4	6400	N	N	5936 37TH AVE SW
003	172580	0015	9/13/06	\$449,950	1060	600	7	1955	3	6250	Y	N	5236 37TH AVE SW
003	172580	0060	11/14/07	\$419,950	870	0	7	1927	4	3500	N	N	5256 37TH AVE SW
003	172580	0095	6/13/05	\$417,250	1340	0	7	1925	4	6250	Y	N	5245 36TH AVE SW
003	172580	0105	5/25/06	\$554,000	1270	0	7	1925	4	6250	Y	N	5241 36TH AVE SW
003	172580	0105	8/12/05	\$410,000	1270	0	7	1925	4	6250	Y	N	5241 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	172580	0135	8/1/06	\$450,000	1340	0	7	1926	4	6500	N	N	5232 36TH AVE SW
003	172580	0145	7/24/06	\$570,000	1160	690	7	1995	4	6250	N	N	5236 36TH AVE SW
003	172580	0155	10/9/07	\$395,000	1340	0	7	1926	4	6250	N	N	5240 36TH AVE SW
003	172580	0165	5/29/07	\$429,000	880	220	7	1925	4	6250	N	N	5246 36TH AVE SW
003	172580	0175	9/15/05	\$485,000	1430	0	7	1928	4	6250	N	N	5252 36TH AVE SW
003	172580	0195	5/16/07	\$409,000	900	0	6	1928	3	3200	N	N	3508 SW BRANDON ST
003	172580	0280	6/6/06	\$338,000	1140	0	7	1926	4	5720	N	N	5233 35TH AVE SW
003	232403	9009	6/30/06	\$425,000	1660	0	8	1983	4	6731	N	N	5249 37TH AVE SW
003	232403	9035	3/24/06	\$483,000	1140	780	8	1948	4	6500	Y	N	5456 37TH AVE SW
003	232403	9036	6/1/07	\$463,000	1380	0	7	1911	5	5400	N	N	5217 37TH AVE SW
003	232403	9060	6/4/07	\$465,000	860	0	7	1922	3	5400	N	N	5227 37TH AVE SW
003	232403	9069	10/30/06	\$519,950	1250	0	7	1943	3	5650	Y	N	5923 35TH AVE SW
003	232403	9076	6/29/05	\$319,950	990	0	7	1941	3	5650	N	N	6023 35TH AVE SW
003	232403	9077	5/8/06	\$290,000	930	0	7	1941	4	5650	N	N	6017 35TH AVE SW
003	232403	9079	6/21/07	\$333,000	940	0	7	1941	3	5650	N	N	6007 35TH AVE SW
003	232403	9079	9/21/05	\$321,000	940	0	7	1941	3	5650	N	N	6007 35TH AVE SW
003	232403	9095	6/15/06	\$280,000	720	0	6	1943	3	4383	N	N	5016 FAUNTLEROY WAY SW
003	232403	9096	1/10/06	\$267,000	710	0	7	1943	3	4383	N	N	5020 FAUNTLEROY WAY SW
003	232403	9104	6/12/06	\$484,000	1050	1050	8	1950	3	6400	Y	N	5957 36TH AVE SW
003	232403	9108	8/22/06	\$531,000	1250	1000	8	1957	4	5000	Y	N	3609 SW JUNEAU ST
003	232403	9110	11/13/06	\$619,000	1140	390	8	1955	4	6400	Y	N	5927 36TH AVE SW
003	232403	9151	10/20/07	\$420,000	930	240	7	1983	3	6350	N	N	5237 37TH AVE SW
003	232403	9158	5/15/07	\$314,950	910	0	8	2007	3	1540	N	N	5442a FAUNTLEROY WAY SW
003	232403	9159	5/15/07	\$314,950	910	0	8	2007	3	1486	N	N	5442b FAUNTLEROY WAY SW
003	234930	0025	2/23/05	\$299,950	830	830	6	1944	5	2827	N	N	5620 FAUNTLEROY WAY SW
003	234930	0029	4/5/06	\$369,900	1240	260	7	2005	3	1829	N	N	5622 B FAUNTLEROY WAY SW
003	234930	0035	12/22/06	\$315,000	720	0	5	1921	3	4822	N	N	5624 FAUNTLEROY WAY SW
003	234930	0040	12/27/06	\$410,000	1080	0	7	1951	3	4822	N	N	5628 FAUNTLEROY WAY SW
003	234930	0050	11/30/06	\$438,000	1480	0	7	1989	3	4822	N	N	5638 FAUNTLEROY WAY SW
003	234930	0060	2/27/07	\$372,000	920	1000	6	1914	3	4822	N	N	5644 FAUNTLEROY WAY SW
003	234930	0065	8/13/07	\$322,000	730	0	5	1914	4	2335	N	N	5648 FAUNTLEROY WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	234930	0067	5/23/07	\$324,950	830	0	7	2005	3	1331	N	N	5650 A FAUNTLEROY WAY SW
003	234930	0069	4/10/07	\$319,000	830	0	7	2005	3	1333	N	N	5650 B FAUNTLEROY WAY SW
003	234930	0100	3/1/05	\$332,600	730	0	6	1943	3	4800	N	N	5617 38TH AVE SW
003	234930	0140	7/29/05	\$390,000	1570	0	6	1992	3	4800	N	N	5651 38TH AVE SW
003	234930	0180	9/7/05	\$376,900	1100	0	6	1987	3	5080	N	N	5620 38TH AVE SW
003	234930	0210	9/16/05	\$408,000	1200	180	7	1950	3	5080	N	N	5644 38TH AVE SW
003	234930	0221	8/21/07	\$442,500	800	0	7	1943	4	5184	N	N	3716 SW JUNEAU ST
003	234930	0221	7/26/05	\$362,500	800	0	7	1943	4	5184	N	N	3716 SW JUNEAU ST
003	234930	0230	9/14/06	\$580,000	1280	300	7	1954	3	7620	N	N	5601 37TH AVE SW
003	234930	0250	5/24/05	\$414,000	1110	400	7	1952	3	8942	N	N	5619 37TH AVE SW
003	246190	0140	5/2/05	\$520,000	2130	400	8	1925	4	6250	Y	N	5408 42ND AVE SW
003	246190	0170	12/5/07	\$550,000	1440	550	7	1925	4	6250	N	N	5434 42ND AVE SW
003	246190	0240	11/7/07	\$609,950	910	720	7	1919	4	6000	N	N	5411 41ST AVE SW
003	246190	0290	6/26/06	\$369,000	1070	0	7	1922	4	6250	N	N	5436 41ST AVE SW
003	246190	0400	10/23/06	\$507,000	1450	0	8	1911	4	6000	N	N	5416 40TH AVE SW
003	246190	0425	8/15/06	\$741,000	2690	0	9	2006	3	6000	N	N	5440 40TH AVE SW
003	246190	0448	6/14/07	\$435,000	1980	0	8	2007	3	2674	N	N	5453 FAUNTLEROY WAY SW
003	246190	0450	3/15/07	\$395,000	1440	0	8	2007	3	1084	N	N	5451 FAUNTLEROY WAY SW
003	246190	0452	3/15/07	\$430,000	1980	0	8	2007	3	2242	N	N	5449 FAUNTLEROY WAY SW
003	246190	0535	2/22/07	\$449,500	990	460	7	1976	4	6000	N	N	5632 40TH AVE SW
003	246190	0565	5/25/06	\$170,000	580	0	5	1910	4	1495	N	N	5655 FAUNTLEROY WAY SW
003	246190	0590	6/5/06	\$399,950	1430	800	7	1945	4	2620	N	N	5627 FAUNTLEROY WAY SW
003	246190	0591	6/27/05	\$347,000	1240	260	7	2005	3	1721	N	N	5629 A FAUNTLEROY WAY SW
003	246190	0592	6/27/05	\$349,000	1240	260	7	2005	3	1659	N	N	5629 B FAUNTLEROY WAY SW
003	246190	0605	3/23/05	\$307,500	840	600	6	1944	4	2428	N	N	5611 FAUNTLEROY WAY SW
003	246190	0607	3/12/07	\$349,950	1404	0	7	2003	3	1536	N	N	5613 A FAUNTLEROY WAY SW
003	246190	0635	5/12/06	\$357,500	770	0	6	1915	4	6250	N	N	5616 41ST AVE SW
003	246190	0685	6/13/07	\$400,000	1260	0	6	1921	3	6000	N	N	5653 40TH AVE SW
003	246190	0695	8/22/07	\$449,950	950	400	7	1948	4	6000	N	N	5641 40TH AVE SW
003	246190	0700	3/24/05	\$360,000	1300	0	6	1914	4	6000	N	N	5637 40TH AVE SW
003	246190	0718	6/28/06	\$571,000	1190	810	7	1928	4	6011	N	N	5621 40TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	246190	0775	4/15/05	\$354,500	820	200	7	1918	4	6250	N	N	5636 42ND AVE SW
003	246190	0800	3/20/07	\$599,000	2486	0	7	1998	4	6000	N	N	5657 41ST AVE SW
003	246190	0840	4/11/06	\$399,950	1030	360	7	1975	3	6000	N	N	5617 41ST AVE SW
003	246190	0955	5/21/07	\$750,000	1980	0	9	2004	3	6250	N	N	5623 42ND AVE SW
003	272670	0010	7/18/06	\$427,000	840	0	7	1952	4	6440	N	N	3208 49TH AVE SW
003	309500	0040	5/16/06	\$297,000	770	0	6	1910	4	4600	N	N	5031 35TH AVE SW
003	309500	0060	8/9/05	\$380,000	1290	0	7	1927	3	4680	N	N	5045 35TH AVE SW
003	309500	0075	4/13/05	\$385,895	1180	0	7	1921	4	4956	N	N	5057 35TH AVE SW
003	309500	0155	3/22/07	\$343,000	750	0	4	1920	4	5250	N	N	5001 36TH AVE SW
003	309500	0170	8/29/05	\$356,000	830	0	6	1920	4	5250	N	N	5013 36TH AVE SW
003	309500	0185	12/21/07	\$370,000	1320	0	6	1913	3	5250	N	N	5025 36TH AVE SW
003	309500	0215	9/21/07	\$410,000	960	960	6	1911	4	5250	N	N	5049 36TH AVE SW
003	309500	0245	12/29/05	\$435,000	760	0	6	1928	4	4826	Y	N	5048 37TH AVE SW
003	309500	0285	5/31/06	\$366,000	890	0	6	1912	3	5040	Y	N	5020 37TH AVE SW
003	309500	0305	6/11/06	\$320,000	590	0	5	1912	4	5040	Y	N	5004 37TH AVE SW
003	310050	0015	4/11/07	\$361,500	860	250	7	1942	3	4800	N	N	5436 36TH AVE SW
003	310050	0045	8/10/07	\$439,950	1330	0	7	1918	3	4800	N	N	5441 35TH AVE SW
003	325940	0026	10/11/05	\$265,300	1140	0	7	2000	3	1045	N	N	5214 D FAUNTLEROY WAY SW
003	325940	0030	7/6/06	\$314,990	1270	0	7	2000	3	1399	N	N	5213 B FAUNTLEROY WAY SW
003	325940	0060	12/30/05	\$685,000	1640	1640	7	1954	3	7065	N	N	5225 38TH AVE SW
003	325940	0105	2/23/07	\$775,000	2240	600	7	1994	3	7620	N	N	5201 37TH AVE SW
003	387490	0160	2/14/06	\$399,950	730	0	6	1924	4	5132	N	N	6354 37TH AVE SW
003	387490	0170	6/7/07	\$410,000	730	0	6	1925	4	6400	N	N	6350 37TH AVE SW
003	387490	0220	8/5/05	\$435,000	1330	0	7	1943	4	7783	N	N	6302 37TH AVE SW
003	516670	0055	11/15/06	\$665,000	1310	1030	7	1974	3	6350	N	N	5053 37TH AVE SW
003	516670	0055	7/10/06	\$551,020	1310	1030	7	1974	3	6350	N	N	5053 37TH AVE SW
003	516670	0066	5/25/07	\$515,000	1200	360	7	1959	4	7056	N	N	5052 38TH AVE SW
003	516670	0085	3/29/05	\$351,500	1080	390	7	1956	4	6300	N	N	5038 38TH AVE SW
003	516670	0110	7/20/05	\$438,888	1080	390	7	1955	4	6300	N	N	5012 38TH AVE SW
003	516670	0130	5/16/05	\$435,000	1580	850	7	1958	4	6409	N	N	5039 38TH AVE SW
003	528820	0224	1/10/06	\$449,900	1290	470	7	1988	3	2875	Y	N	4725 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	528820	0394	4/23/07	\$605,000	1100	0	7	1948	4	5175	Y	N	4754 36TH AVE SW
003	528820	0394	8/28/06	\$450,000	1100	0	7	1948	4	5175	Y	N	4754 36TH AVE SW
003	528820	0425	12/22/05	\$443,300	1450	0	7	1931	5	4687	Y	N	4725 35TH AVE SW
003	528820	0435	8/25/05	\$353,500	870	0	7	1940	4	4723	Y	N	4731 35TH AVE SW
003	528820	0455	11/15/06	\$470,000	1190	600	8	1948	4	4794	Y	N	4741 35TH AVE SW
003	609520	0030	6/18/07	\$589,000	1520	100	9	2007	3	1143	N	N	5920 C CALIFORNIA AVE SW
003	609520	0080	8/29/07	\$555,000	1520	100	9	2007	3	947	N	N	5924 B CALIFORNIA AVE SW
003	609520	0090	4/10/07	\$589,000	1520	100	9	2007	3	1621	N	N	5924 C CALIFORNIA AVE SW
003	609520	0100	8/15/07	\$589,000	1520	100	9	2007	3	1143	N	N	5926 A CALIFORNIA AVE SW
003	609520	0110	11/1/07	\$555,000	1520	100	9	2007	3	857	N	N	5926 B CALIFORNIA AVE SW
003	609520	0120	6/4/07	\$615,000	1790	100	9	2007	3	1397	N	N	5926 C CALIFORNIA AVE SW
003	612660	0100	4/21/06	\$445,000	1250	0	7	1927	3	4171	Y	N	4741 37TH AVE SW
003	612660	0870	6/16/06	\$467,000	1730	0	8	1952	3	6000	N	N	4835 FAUNTLEROY WAY SW
003	612660	0950	8/10/05	\$385,000	1360	380	9	2007	3	1693	N	N	4840 C 40TH AVE SW
003	612660	0972	12/27/06	\$309,950	1080	0	7	2006	3	1080	N	N	4830 A 40TH AVE SW
003	612660	0974	3/9/07	\$307,450	1080	0	7	2006	3	780	N	N	4830 B 40TH AVE SW
003	612660	0976	10/23/06	\$339,950	1080	0	7	2006	3	1080	N	N	4830 C 40TH AVE SW
003	612660	1000	4/3/06	\$289,500	860	0	7	2006	3	952	N	N	4814 A 40TH AVE SW
003	612660	1001	4/27/06	\$289,500	858	0	7	2006	3	960	N	N	4814 B 40TH AVE SW
003	612660	1002	4/20/06	\$285,000	858	0	7	2006	3	891	N	N	4816 B 40TH AVE SW
003	612660	1003	4/17/06	\$299,000	858	0	7	2006	3	891	N	N	4816 A 40TH AVE SW
003	612660	1004	4/27/06	\$311,000	858	0	7	2006	3	1444	N	N	4818 A 40TH AVE SW
003	612660	1005	4/24/06	\$308,000	858	0	7	2006	3	1444	N	N	4818 B 40TH AVE SW
003	612660	1090	9/30/05	\$295,000	850	650	6	1912	3	6000	N	N	4827 38TH AVE SW
003	612660	1300	2/10/05	\$650,000	2880	500	8	1991	3	4320	Y	N	4811 37TH AVE SW
003	612660	1485	11/23/07	\$386,950	880	0	7	1947	4	5405	Y	N	4814 38TH AVE SW
003	633200	0015	6/7/05	\$350,000	1260	0	7	1943	3	6550	N	N	6311 37TH AVE SW
003	633200	0055	11/14/05	\$379,950	820	0	7	1949	4	6550	N	N	6351 37TH AVE SW
003	633200	0060	3/14/05	\$290,000	800	0	7	1914	4	7752	Y	N	6357 37TH AVE SW
003	633200	0126	6/22/07	\$512,500	870	0	8	1931	4	3148	Y	N	3809 SW GRAHAM ST
003	633200	0126	6/8/05	\$362,500	870	0	8	1931	4	3148	Y	N	3809 SW GRAHAM ST

Improved Sales Used in this Annual Update Analysis
Area 48
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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	633200	0230	5/13/05	\$565,000	1710	0	7	1904	4	6753	Y	N	6310 39TH AVE SW
003	731240	0045	2/7/06	\$407,313	860	0	7	1941	4	5000	Y	N	5407 36TH AVE SW
003	731240	0075	2/22/07	\$393,500	910	0	7	1923	4	4800	N	N	5400 36TH AVE SW
003	731240	0130	5/2/07	\$371,000	820	0	5	1912	4	4800	N	N	5417 35TH AVE SW
003	731240	0140	3/13/06	\$378,000	1120	0	7	1947	4	7320	N	N	5427 35TH AVE SW
003	743550	0045	6/22/05	\$391,500	980	500	7	1948	3	6000	N	N	5042 40TH AVE SW
003	743550	0060	7/19/05	\$375,000	980	350	7	1948	4	6000	N	N	5052 40TH AVE SW
003	743550	0065	6/13/05	\$357,900	1180	400	7	1948	4	6000	N	N	5036 40TH AVE SW
003	743550	0100	10/4/05	\$450,000	1660	0	7	1949	3	7865	N	N	5045 FAUNTLEROY WAY SW
003	743550	0110	6/16/06	\$425,000	1750	0	7	1949	3	8014	N	N	5003 FAUNTLEROY WAY SW
003	757920	0590	5/1/06	\$425,000	780	800	7	1956	4	5750	Y	N	4840 41ST AVE SW
003	757920	0600	5/1/06	\$425,000	870	880	7	1956	5	5750	Y	N	4846 41ST AVE SW
003	757920	0675	8/31/06	\$336,950	800	0	7	1918	3	5750	N	N	4843 40TH AVE SW
003	757920	0685	4/29/05	\$336,500	780	0	7	1922	4	5750	N	N	4837 40TH AVE SW
003	757920	0736	4/5/07	\$448,000	1610	0	8	2003	3	1408	Y	N	4807 A 40TH AVE SW
003	757920	0736	3/15/05	\$393,000	1610	0	8	2003	3	1408	Y	N	4807 A 40TH AVE SW
003	757920	0745	1/5/05	\$435,000	1430	500	8	2000	3	2875	Y	N	4815 40TH AVE SW
003	757920	0769	9/13/05	\$450,000	1680	0	8	2004	3	1350	Y	N	0
003	757920	0795	8/14/07	\$629,950	2130	0	8	1925	4	5750	Y	N	4816 42ND AVE SW
003	757920	0795	11/1/05	\$500,000	2130	0	8	1925	4	5750	Y	N	4816 42ND AVE SW
003	757920	0895	7/17/07	\$469,000	1060	0	6	1918	4	5750	Y	N	4853 41ST AVE SW
003	757920	0945	11/2/05	\$408,500	850	0	7	1918	4	5750	Y	N	4827 41ST AVE SW
003	757920	0975	6/7/05	\$456,500	1060	0	7	1929	4	5750	Y	N	4811 41ST AVE SW
003	757920	0995	12/13/07	\$530,000	880	410	7	1951	3	5750	Y	N	4103 SW EDMUNDS ST
003	762470	0005	4/6/05	\$255,000	550	0	6	1940	4	4000	Y	N	4101 SW HUDSON ST
003	762470	0061	4/17/06	\$424,650	1410	0	7	1913	4	3100	Y	N	4115 SW HUDSON ST
003	762470	0065	1/26/07	\$477,500	1840	0	7	1925	4	6250	N	N	5005 42ND AVE SW
003	762570	0010	5/21/06	\$359,950	860	760	7	1945	4	2847	N	N	5207 FAUNTLEROY WAY SW
003	762570	0012	6/7/06	\$330,000	830	420	8	2006	3	1655	N	N	5205 A FAUNTLEROY AVE SW
003	762570	0014	5/19/06	\$329,950	830	420	8	2006	3	1500	N	N	5205 B FAUNTLEROY AVE SW
003	762570	0065	3/19/07	\$383,450	830	120	7	1945	3	6000	N	N	5256 40TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
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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	762570	0110	6/28/05	\$257,000	630	140	6	1913	3	6000	N	N	5212 40TH AVE SW
003	762570	0125	6/9/05	\$329,000	890	220	7	1950	3	6000	N	N	5201 40TH AVE SW
003	762570	0160	11/16/05	\$450,000	1170	590	6	1915	4	6000	N	N	5237 40TH AVE SW
003	762570	0170	8/19/05	\$479,000	1500	500	7	1911	4	6000	N	N	5247 40TH AVE SW
003	762570	0190	12/29/05	\$439,975	1000	440	7	1953	4	6250	N	N	5252 41ST AVE SW
003	762570	0205	1/27/06	\$355,000	940	0	6	1911	3	7500	N	N	5236 41ST AVE SW
003	762570	0215	6/23/05	\$545,000	2400	0	8	1910	5	6250	N	N	5226 41ST AVE SW
003	762570	0226	2/18/07	\$660,000	1470	0	7	1980	4	6250	N	N	5210 41ST AVE SW
003	762570	0240	8/20/07	\$625,000	960	700	7	1911	5	6250	Y	N	5202 41ST AVE SW
003	762570	0370	7/12/06	\$385,000	830	0	7	1912	4	6250	Y	N	5207 42ND AVE SW
003	762570	0395	5/22/07	\$350,000	640	0	6	1911	3	6250	Y	N	5233 42ND AVE SW
003	762570	0405	6/7/06	\$480,500	1060	400	7	1948	4	6250	N	N	5241 42ND AVE SW
003	762570	2410	8/17/06	\$469,000	890	0	6	1918	3	6250	N	N	5953 42ND AVE SW
003	762570	2415	5/6/05	\$502,000	1720	0	7	1925	4	6250	N	N	5955 42ND AVE SW
003	762570	2431	2/22/07	\$379,500	1270	80	8	2006	3	874	N	N	5942 E CALIFORNIA AVE SW
003	762570	2432	1/23/07	\$372,000	1270	80	8	2006	3	886	N	N	5942 D CALIFORNIA AVE SW
003	762570	2433	11/17/06	\$379,500	1270	80	8	2006	3	874	N	N	5942 C CALIFORNIA AVE SW
003	762570	2434	2/12/07	\$379,500	1270	80	8	2006	3	886	N	N	5942 B CALIFORNIA AVE SW
003	762570	2435	12/18/06	\$400,000	1270	80	8	2006	3	1250	N	N	5942 A CALIFORNIA AVE SW
003	762570	2436	2/15/07	\$394,500	1270	80	8	2006	3	1230	N	N	0
003	762570	2437	1/23/07	\$364,900	1270	80	8	2006	3	874	N	N	5940 B CALIFORNIA AVE SW
003	762570	2442	2/28/07	\$385,000	1270	80	8	2006	3	1230	N	N	5940 F CALIFORNIA AVE SW
003	762570	2444	1/29/07	\$389,500	1270	80	8	2006	3	1250	N	N	5940 A CALIFORNIA AVE SW
003	762570	2471	8/14/07	\$415,000	670	0	7	1924	4	2925	N	N	4219 SW JUNEAU ST
003	762570	2500	9/14/05	\$399,950	1110	0	6	1917	4	6000	N	N	5917 41ST AVE SW
003	762570	2580	10/20/06	\$720,000	2020	600	8	2006	3	6250	N	N	5922 42ND AVE SW
003	762570	2590	2/21/05	\$492,500	1400	120	6	1926	3	6250	N	N	5912 42ND AVE SW
003	762570	2610	4/29/05	\$235,000	825	0	7	2003	3	867	N	N	5909 FAUNTLEROY WAY SW
003	762570	2612	11/16/05	\$240,000	825	0	7	2003	3	867	N	N	5911 A FAUNTLEROY WAY SW
003	762570	2614	2/22/06	\$250,000	805	0	7	2003	3	941	N	N	5909 A 40TH AVE SW
003	762570	2616	4/19/06	\$275,000	809	0	7	2003	3	940	N	N	5909 B FAUNTLEROY 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
003	762570	2635	6/19/06	\$500,000	1640	0	7	1949	5	6600	N	N	5935 FAUNTLEROY WAY SW
003	762570	2670	4/27/06	\$640,000	2560	0	8	2006	3	6250	N	N	5950 41ST AVE SW
003	762570	2695	8/14/06	\$466,000	1050	120	6	1925	4	6250	N	N	5926 41ST AVE SW
003	762570	2695	8/24/05	\$430,000	1050	120	6	1925	4	6250	N	N	5926 41ST AVE SW
003	762570	2710	5/13/05	\$390,000	920	0	6	1917	4	6250	N	N	5912 41ST AVE SW
003	762570	2770	7/26/06	\$439,000	780	0	7	1943	4	6000	N	N	5947 39TH AVE SW
003	762570	2846	7/11/07	\$449,950	880	0	7	1942	5	4920	N	N	6005 39TH AVE SW
003	762570	2855	11/14/06	\$415,000	930	0	7	1942	3	4920	Y	N	6013 39TH AVE SW
003	762570	2860	3/22/07	\$404,000	830	0	7	1942	4	4920	N	N	6017 39TH AVE SW
003	762570	2870	2/26/07	\$417,000	800	0	7	1944	3	6000	Y	N	6027 39TH AVE SW
003	762570	2880	9/12/07	\$880,000	1440	700	8	1957	4	6000	Y	N	6037 39TH AVE SW
003	762570	2880	3/27/07	\$628,000	1440	700	8	1957	4	6000	Y	N	6037 39TH AVE SW
003	762570	2901	8/7/07	\$326,000	790	180	7	2007	3	3279	N	N	3418 SW GRAHAM ST
003	762570	2903	2/22/07	\$259,000	1040	0	7	2006	3	1933	N	N	6056 FAUNTLEROY WAY SW
003	762570	2905	10/20/06	\$259,950	1040	0	7	2006	3	1140	N	N	6054 FAUNTLEROY WAY SW
003	762570	2907	2/2/07	\$269,950	1040	0	7	2006	3	1124	N	N	6052 FAUNTLEROY WAY SW
003	762570	2909	8/11/06	\$270,000	1040	0	7	2006	3	1579	N	N	6050 FAUNTLEROY WAY SW
003	762570	2911	7/17/07	\$339,950	790	330	7	2007	3	1078	N	N	3918 SW GRAHAM ST
003	762570	2913	10/29/07	\$299,950	780	330	7	2007	3	981	N	N	3406 SW GRAHAM ST
003	762570	2965	1/11/05	\$249,950	760	760	6	1942	5	2439	N	N	6003 FAUNTLEROY WAY SW
003	762570	2967	2/10/05	\$329,950	1720	0	7	2004	3	1715	N	N	6009 B FAUNTLEROY WAY SW
003	762570	2969	1/26/05	\$346,950	1720	0	7	2004	3	1513	N	N	6009 A FAUNTLEROY WAY SW
003	762570	2970	5/12/05	\$289,000	1060	0	6	1942	5	2271	N	N	6007 FAUNTLEROY WAY SW
003	762570	2972	2/14/05	\$329,950	1720	0	7	2004	3	1614	N	N	6005 B FAUNTLEROY WAY SW
003	762570	2974	1/26/05	\$334,950	1720	0	7	2004	3	1447	N	N	6005 A FAUNTLEROY WAY SW
003	762570	2975	12/27/05	\$350,000	760	600	7	2003	3	2322	N	N	6013 FAUNTLEROY WAY SW
003	762570	2990	9/8/06	\$333,100	1060	500	6	2003	3	2448	N	N	6027 FAUNTLEROY WAY SW
003	762570	2995	2/26/07	\$405,000	760	700	7	2003	3	2063	N	N	6033 FAUNTLEROY WAY SW
003	762570	2996	10/12/05	\$324,950	1610	0	7	2003	3	1869	N	N	6031 A FAUNTLEROY WAY SW
003	762570	3000	2/1/06	\$327,000	730	580	6	1942	5	1944	N	N	6037 FAUNTLEROY WAY SW
003	762570	3000	3/7/06	\$303,950	730	580	6	1942	5	1944	N	N	6037 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
003	762570	3002	2/7/06	\$334,699	1650	0	7	2005	3	2098	N	N	6035 A FAUNTLEROY WAY SW
003	762570	3003	6/21/06	\$299,500	830	0	7	2005	3	1325	N	N	6045 A FAUNTLEROY WAY SW
003	762570	3003	10/16/07	\$298,500	830	0	7	2005	3	1325	N	N	6045 A FAUNTLEROY WAY SW
003	762570	3003	2/28/05	\$257,000	830	0	7	2005	3	1325	N	N	6045 A FAUNTLEROY WAY SW
003	762570	3005	10/12/05	\$277,450	930	0	6	1942	4	2850	N	N	6043 FAUNTLEROY WAY SW
003	762570	3010	3/25/05	\$303,800	760	0	6	1942	4	2925	N	N	6049 FAUNTLEROY WAY SW
003	762570	3012	3/29/05	\$246,000	830	0	7	2005	3	1210	N	N	6047 A FAUNTLEROY WAY SW
003	762570	3014	11/13/07	\$303,000	830	0	7	2005	3	1365	N	N	6047 B FAUNTLEROY WAY SW
003	762570	3014	4/26/06	\$258,000	830	0	7	2005	3	1365	N	N	6047 B FAUNTLEROY WAY SW
003	762570	3015	4/7/05	\$300,000	760	0	6	1942	4	2893	N	N	6053 FAUNTLEROY WAY SW
003	762570	3017	5/11/05	\$260,000	830	0	7	2005	3	1560	N	N	6051 A FAUNTLEROY WAY SW
003	762570	3019	7/12/07	\$300,000	830	0	7	2005	3	1041	N	N	6051 B FAUNTLEROY WAY SW
003	762570	3019	5/12/05	\$255,000	830	0	7	2005	3	1041	N	N	6051 B FAUNTLEROY WAY SW
003	762570	3050	7/18/05	\$342,500	700	0	6	1943	3	6250	N	N	6030 41ST AVE SW
003	762570	3065	10/16/07	\$383,000	660	0	5	1922	4	6250	N	N	6018 41ST AVE SW
003	762570	3065	6/29/06	\$359,950	660	0	5	1922	4	6250	N	N	6018 41ST AVE SW
003	762570	3080	10/11/07	\$360,000	720	720	6	1942	4	6250	N	N	6002 41ST AVE SW
003	762570	3105	5/6/05	\$405,000	1450	0	7	1954	4	6000	N	N	6021 41ST AVE SW
003	762570	3135	7/19/06	\$328,000	880	0	7	1959	3	6000	N	N	6051 41ST AVE SW
003	762570	3160	3/20/06	\$415,000	1300	0	7	1925	4	6250	N	N	6040 42ND AVE SW
003	762570	3190	2/6/06	\$425,000	1390	0	7	1929	4	6250	N	N	6012 42ND AVE SW
003	762570	3195	6/5/07	\$562,000	1360	680	8	1989	3	6250	N	N	6006 42ND AVE SW
003	762570	3210	5/17/05	\$370,000	870	300	7	1919	4	6250	N	N	6007 42ND AVE SW
003	762570	3215	7/11/06	\$407,000	840	0	7	1941	3	6250	N	N	6011 42ND AVE SW
003	762570	3240	12/12/05	\$322,500	590	0	5	1925	4	6250	N	N	6035 42ND AVE SW
003	762570	3255	11/1/06	\$599,950	1410	0	7	1970	4	6250	N	N	6051 42ND AVE SW
003	762570	3255	4/18/05	\$465,000	1410	0	7	1970	4	6250	N	N	6051 42ND AVE SW
003	772360	0050	6/28/06	\$379,950	1460	500	8	1992	3	2750	N	N	5229 35TH AVE SW
003	772360	0065	12/15/05	\$489,995	2310	0	9	1990	3	3250	N	N	3515 SW DAWSON ST
003	772360	0125	7/9/07	\$565,000	1520	0	7	1912	5	6250	N	N	5205 36TH AVE SW
003	939670	0020	8/1/05	\$540,000	942	120	8	2007	3	1287	N	N	5418 C FAUNTLEROY WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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	939670	0022	9/24/07	\$378,500	951	269	8	2007	3	960	N	N	5418 B FAUNTLEROY WAY SW
003	939670	0024	9/10/07	\$389,950	963	270	8	2007	3	1244	N	N	5418 A FAUNTLEROY WAY SW
003	939670	0025	3/24/05	\$575,000	940	120	8	2006	3	1154	N	N	0
003	939670	0025	10/20/06	\$349,900	940	120	8	2006	3	1154	N	N	0
003	939670	0027	8/25/06	\$370,000	950	270	8	2006	3	957	N	N	0
003	939670	0028	10/24/07	\$372,500	1002	276	8	2007	3	987	N	N	5416 B FAUNTLEROY WAY SW
003	939670	0029	8/1/06	\$364,900	960	270	8	2006	3	1371	N	N	5422 C FAUNTLEROY WAY SW
003	939670	0030	6/19/07	\$387,500	1002	276	8	2007	3	1280	N	N	5416 C FAUNTLEROY WAY SW
003	939670	0031	3/14/07	\$354,900	950	100	8	2006	3	1320	N	N	0
003	939670	0033	11/22/06	\$369,900	1000	270	8	2006	3	994	N	N	0
003	939670	0037	8/28/06	\$375,000	1000	280	8	2006	3	1300	N	N	5420 A FAUNTLEROY WAY SW
003	939670	0100	2/18/05	\$350,000	1200	760	7	1961	3	6350	N	N	5423 37TH AVE SW
003	939670	0120	3/15/07	\$359,000	740	0	6	1918	3	6350	N	N	5403 37TH AVE SW
006	032400	0100	6/29/07	\$458,700	1500	140	6	1910	3	5000	N	N	3701 41ST AVE SW
006	032400	0145	12/11/06	\$511,400	1040	180	7	1936	3	5000	N	N	3718 42ND AVE SW
006	032400	0185	12/1/06	\$460,000	950	0	6	1929	4	5000	N	N	3702 42ND AVE SW
006	032400	0185	6/15/05	\$369,000	950	0	6	1929	4	5000	N	N	3702 42ND AVE SW
006	032400	0370	11/21/07	\$370,000	1140	1000	6	1921	3	5000	N	N	3602 42ND AVE SW
006	051300	0140	5/12/06	\$649,950	1670	120	8	1908	5	5480	N	N	2907 39TH AVE SW
006	051300	0195	11/19/07	\$586,487	1470	750	7	1994	4	4312	N	N	2919 39TH AVE SW
006	051300	0405	10/17/06	\$540,000	1130	600	7	1961	4	5750	N	N	3017 FAIRMOUNT AVE SW
006	051300	0445	5/30/06	\$475,000	870	0	7	1942	3	4816	N	N	4000 SW HANFORD ST
006	051300	0475	3/31/06	\$415,000	860	0	7	1924	3	3440	N	N	3032 WALNUT AVE SW
006	051300	0545	1/18/07	\$408,000	960	0	7	1971	3	5750	N	N	3006 WALNUT AVE SW
006	051300	0550	3/9/06	\$585,000	1790	730	7	1957	3	5980	N	N	3000 WALNUT AVE SW
006	051300	0675	7/26/07	\$437,500	1030	120	6	1914	3	3040	N	N	2926 WALNUT AVE SW
006	083800	0005	12/2/05	\$350,000	1260	0	7	1926	3	3404	N	N	2702 39TH AVE SW
006	083800	0065	7/24/07	\$622,500	1580	590	7	1927	4	3680	N	N	2902 39TH AVE SW
006	083800	0070	6/8/07	\$370,000	650	0	7	1925	3	3680	N	N	2906 39TH AVE SW
006	083800	0135	4/3/07	\$580,000	1260	800	7	1926	5	3680	N	N	2729 38TH AVE SW
006	083800	0170	7/19/05	\$594,000	1590	0	8	1927	3	3680	N	N	2701 38TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	095200	0030	7/28/05	\$423,000	1750	120	7	1928	5	4945	Y	N	4011 35TH AVE SW
006	095200	0135	4/11/05	\$320,950	900	0	6	1940	4	5750	N	N	4059 35TH AVE SW
006	095200	0260	6/21/05	\$385,000	860	0	6	1926	3	5750	N	N	4054 36TH AVE SW
006	095200	0300	7/11/05	\$375,000	890	0	6	1941	3	4830	N	N	4013 36TH AVE SW
006	095200	0310	8/18/06	\$368,000	1130	0	6	1941	3	4773	N	N	4017 36TH AVE SW
006	095200	0385	3/17/05	\$454,000	1270	800	7	1947	4	5750	N	N	4051 36TH AVE SW
006	095200	0405	9/1/05	\$364,900	730	400	6	1918	3	5750	N	N	4061 36TH AVE SW
006	095200	0525	12/28/07	\$368,000	910	290	7	1952	3	4950	N	N	3616 SW DAKOTA ST
006	095200	0640	8/21/06	\$619,950	1670	0	7	1925	3	5060	Y	N	4045 37TH AVE SW
006	095200	0685	1/12/05	\$379,000	1040	0	7	1923	4	5750	N	N	4000 38TH AVE SW
006	095200	0745	5/24/05	\$495,000	1000	950	6	1915	5	5750	Y	N	4030 38TH AVE SW
006	095200	0780	6/2/06	\$645,000	1670	830	8	2001	3	4339	Y	N	4046 38TH AVE SW
006	095200	0820	10/22/07	\$355,000	900	0	6	1924	3	5750	N	N	4001 38TH AVE SW
006	095200	0890	6/8/06	\$479,950	1370	0	7	1994	3	4025	Y	N	4035 38TH AVE SW
006	095200	0915	6/20/06	\$465,000	1720	750	7	1917	5	4025	Y	N	4043 38TH AVE SW
006	095200	0945	1/27/06	\$410,000	1030	0	7	1941	3	5750	Y	N	4055 38TH AVE SW
006	095200	0955	7/2/07	\$485,000	900	0	7	1950	3	5750	Y	N	4059 38TH AVE SW
006	095200	1245	8/23/07	\$440,000	1090	0	6	1909	4	5750	N	N	4006 40TH AVE SW
006	095200	1290	12/12/07	\$625,000	1540	640	7	1990	3	5750	Y	N	4028 40TH AVE SW
006	095200	1320	9/13/07	\$429,950	930	0	7	1940	3	5750	Y	N	4044 40TH AVE SW
006	095200	1385	5/31/05	\$650,000	2190	240	7	1927	4	5750	Y	N	4007 40TH AVE SW
006	095200	1520	6/12/07	\$705,000	2170	0	7	1945	4	5750	Y	N	4008 41ST AVE SW
006	095200	1545	12/7/06	\$1,130,000	2720	1080	10	2006	3	5750	N	N	4016 41ST AVE SW
006	095200	1575	10/24/06	\$470,000	1410	900	6	1926	4	5750	N	N	4030 41ST AVE SW
006	095200	1660	2/23/05	\$395,000	1330	0	7	1915	4	5750	Y	N	4007 41ST AVE SW
006	095200	1710	6/10/05	\$469,000	1160	470	7	1947	3	5750	N	N	4033 41ST AVE SW
006	095200	1795	5/26/06	\$682,000	2160	0	8	1909	5	5750	N	N	4000 42ND AVE SW
006	095200	2071	10/29/07	\$450,000	1320	250	8	2004	3	1468	N	N	4008 A CALIFORNIA AVE SW
006	095200	2330	11/9/06	\$449,950	1130	350	8	2006	3	1436	N	N	4111 A 42ND AVE SW
006	095200	2332	11/21/06	\$445,000	1130	350	8	2006	3	1436	N	N	4111 B 42ND AVE SW
006	095200	2336	1/18/07	\$430,000	1160	310	8	2006	3	1436	N	N	4113 A 42ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	095200	2340	12/4/06	\$435,000	1130	350	8	2006	3	1436	N	N	4117 B 42ND AVE SW
006	095200	2342	11/30/06	\$435,000	1130	350	8	2006	3	1436	N	N	4117 A 42ND AVE SW
006	095200	2344	11/19/06	\$435,000	1160	330	8	2006	3	1437	N	N	4115 B 42ND AVE SW
006	095200	2350	11/1/06	\$449,950	1130	350	8	2006	3	1436	N	N	4123 A 42ND AVE SW
006	095200	2352	11/8/06	\$450,000	1130	350	8	2006	3	1436	N	N	4123 B 42ND AVE SW
006	095200	2354	10/30/06	\$439,950	1160	330	8	2006	3	1436	N	N	4121 B 42ND AVE SW
006	095200	2356	12/19/07	\$389,000	1160	310	8	2006	3	1436	N	N	4121 A 42ND AVE SW
006	095200	2435	7/19/05	\$434,000	810	310	7	1940	4	4125	N	N	4102 42ND AVE SW
006	095200	2435	5/16/05	\$355,000	810	310	7	1940	4	4125	N	N	4102 42ND AVE SW
006	095200	2755	7/12/07	\$354,000	720	0	6	1912	4	6100	N	N	4132 41ST AVE SW
006	095200	2775	8/31/05	\$361,000	850	180	6	1929	5	5992	N	N	4142 41ST AVE SW
006	095200	2780	8/1/07	\$488,500	970	600	6	1947	4	6100	N	N	4146 41ST AVE SW
006	095200	2854	10/18/05	\$399,000	1120	0	7	1930	4	4408	N	N	4119 40TH AVE SW
006	095200	3045	6/6/05	\$424,950	1070	800	7	1951	4	5750	N	N	4150 40TH AVE SW
006	095200	3095	10/5/05	\$479,000	1100	120	7	2003	3	5750	N	N	4117 39TH AVE SW
006	095200	3145	6/13/06	\$446,500	820	120	7	1951	3	5750	Y	N	4141 39TH AVE SW
006	095200	3155	6/1/06	\$520,000	1090	800	8	1950	4	5750	Y	N	4147 39TH AVE SW
006	095200	3155	4/25/05	\$430,000	1090	800	8	1950	4	5750	Y	N	4147 39TH AVE SW
006	095200	3210	7/10/07	\$1,075,000	3050	430	9	2006	3	5750	Y	N	4114 39TH AVE SW
006	095200	3285	3/20/07	\$664,975	1980	460	9	2000	3	5750	Y	N	4150 39TH AVE SW
006	095200	3360	5/13/05	\$361,000	1270	240	6	1922	4	4600	Y	N	4121 38TH AVE SW
006	095200	3370	3/17/05	\$390,000	1290	340	7	1922	4	5175	Y	N	4125 38TH AVE SW
006	095200	3435	2/14/07	\$392,500	820	0	6	1922	5	4025	Y	N	4155 38TH AVE SW
006	095200	3435	3/28/05	\$355,700	820	0	6	1922	5	4025	Y	N	4155 38TH AVE SW
006	095200	3515	4/18/07	\$550,000	960	960	6	1936	5	5750	Y	N	4130 38TH AVE SW
006	095200	3545	3/27/06	\$543,000	1420	500	7	1913	3	5750	Y	N	4146 38TH AVE SW
006	095200	3595	6/30/05	\$294,000	720	0	6	1943	4	4945	N	N	4111 37TH AVE SW
006	095200	3605	4/14/06	\$325,000	720	0	6	1943	3	4945	N	N	4115 37TH AVE SW
006	095200	3615	3/29/07	\$370,000	720	0	6	1943	3	4945	N	N	4119 37TH AVE SW
006	095200	3615	4/14/06	\$309,000	720	0	6	1943	3	4945	N	N	4119 37TH AVE SW
006	095200	3630	11/29/06	\$307,000	720	0	6	1943	3	4830	N	N	4127 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
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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
006	095200	3645	10/26/05	\$389,950	910	460	7	1952	3	5750	N	N	4137 37TH AVE SW
006	095200	3676	9/13/06	\$340,000	930	0	7	1943	3	5750	N	N	4151 37TH AVE SW
006	095200	3725	5/31/07	\$459,000	1180	0	7	1953	3	5750	N	N	4116 37TH AVE SW
006	095200	3725	1/11/07	\$280,000	1180	0	7	1953	3	5750	N	N	4116 37TH AVE SW
006	095200	3735	9/6/06	\$510,000	1490	560	8	2002	3	2875	N	N	4120 37TH AVE SW
006	095200	3755	4/23/07	\$574,950	1470	800	7	2006	3	5750	N	N	4130 37TH AVE SW
006	095200	3765	11/28/06	\$370,000	820	400	6	1944	3	5750	N	N	4136 37TH AVE SW
006	095200	3775	4/13/07	\$386,000	820	180	6	1944	3	5750	N	N	4140 37TH AVE SW
006	095200	3785	6/5/07	\$460,000	1500	750	7	1975	3	5750	N	N	4146 37TH AVE SW
006	095200	3955	8/23/05	\$306,000	740	0	6	1923	3	4600	N	N	4112 36TH AVE SW
006	095200	3990	3/14/06	\$435,000	1340	1140	7	1920	4	4600	N	N	4122 36TH AVE SW
006	095200	4010	8/12/05	\$359,000	1235	275	8	2002	3	1356	Y	N	4134 36TH AVE SW
006	095200	4015	7/26/06	\$370,000	1235	275	8	2002	3	1030	Y	N	4136 36TH AVE SW
006	095200	4020	10/13/05	\$357,950	1235	275	8	2002	3	1457	Y	N	4138 36TH AVE SW
006	095200	4560	2/16/07	\$412,000	600	350	6	1912	4	3833	N	N	4410 37TH AVE SW
006	095200	4570	8/24/06	\$400,000	1140	0	6	1911	3	3834	N	N	4414 37TH AVE SW
006	095200	4735	2/23/05	\$417,000	2040	800	7	1987	3	5750	N	N	4417 37TH AVE SW
006	095200	4745	1/28/07	\$389,950	870	200	6	1923	3	5750	N	N	4421 37TH AVE SW
006	095200	4875	3/23/06	\$517,000	1420	0	8	1932	3	4600	Y	N	4426 38TH AVE SW
006	095200	4915	10/31/05	\$320,000	910	340	6	1926	2	5750	N	N	4446 38TH AVE SW
006	095200	4925	6/15/06	\$340,000	580	400	7	1917	4	3500	N	N	3714 SW OREGON ST
006	095200	4930	10/11/05	\$299,250	1100	200	7	1917	3	4000	N	N	3718 SW OREGON ST
006	095200	5000	9/9/05	\$450,000	1450	250	7	1925	5	5750	Y	N	4411 38TH AVE SW
006	095200	5085	10/4/06	\$509,500	1760	0	7	1907	5	5750	Y	N	4453 38TH AVE SW
006	095200	5160	10/2/06	\$440,000	1060	1060	6	1921	4	3910	Y	N	4428 39TH AVE SW
006	095200	5200	3/15/07	\$387,000	680	680	6	1999	3	2875	Y	N	4442 39TH AVE SW
006	095200	5205	10/28/05	\$331,000	610	610	6	1917	3	2875	Y	N	4446 39TH AVE SW
006	095200	5224	10/3/06	\$327,500	890	0	6	1918	3	3271	N	N	4452 39TH AVE SW
006	095200	5230	6/21/07	\$310,000	670	0	5	1910	3	2800	N	N	3812 SW OREGON ST
006	095200	5270	3/7/07	\$518,000	990	410	6	1909	3	5750	N	N	4403 39TH AVE SW
006	095200	5280	8/3/06	\$300,000	910	0	6	1909	3	5750	N	N	4409 39TH AVE SW

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Area 48
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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
006	095200	5330	10/12/06	\$465,000	1490	0	6	1940	4	5750	N	N	4433 39TH AVE SW
006	095200	5460	10/24/07	\$366,000	910	0	7	1990	2	4313	N	N	4432 40TH AVE SW
006	095200	5515	9/30/05	\$489,950	1730	580	8	2005	3	3075	N	N	4401 40TH AVE SW
006	095200	5520	11/17/05	\$474,950	1730	580	8	2005	3	3075	N	N	4403 40TH AVE SW
006	095200	5525	6/13/07	\$555,000	1730	580	8	2005	3	3075	N	N	4405 40TH AVE SW
006	095200	5525	11/29/05	\$474,950	1730	580	8	2005	3	3075	N	N	4405 40TH AVE SW
006	095200	5530	12/14/05	\$474,950	1730	580	8	2005	3	3075	N	N	4407 40TH AVE SW
006	095200	5535	11/22/05	\$474,950	1730	580	8	2005	3	3075	N	N	4409 40TH AVE SW
006	095200	5540	12/6/05	\$476,450	1730	580	8	2005	3	3075	N	N	4411 40TH AVE SW
006	095200	5545	12/28/05	\$489,950	1730	580	8	2005	3	3075	N	N	4413 40TH AVE SW
006	095200	5550	11/23/05	\$499,950	1730	580	8	2005	3	3075	N	N	4415 40TH AVE SW
006	095200	5580	7/6/07	\$419,000	730	300	6	1940	4	5750	N	N	4431 40TH AVE SW
006	095200	5590	5/25/05	\$369,500	820	0	6	1940	4	5750	N	N	4437 40TH AVE SW
006	095200	5610	3/31/05	\$302,175	1070	400	6	1907	3	5750	N	N	4449 40TH AVE SW
006	095200	5630	7/18/06	\$380,000	740	0	6	1918	4	5750	N	N	4457 40TH AVE SW
006	095200	5760	6/21/05	\$359,500	880	650	7	1911	4	5750	N	N	4456 41ST AVE SW
006	095200	5825	4/12/07	\$455,000	1090	310	8	2007	3	1618	N	N	4431 A 41ST AVE SW
006	095200	5825	2/17/06	\$450,000	1090	310	8	2007	3	1618	N	N	4431 A 41ST AVE SW
006	095200	5826	5/8/07	\$455,000	980	310	8	2007	3	1328	N	N	4431 B 41ST AVE SW
006	095200	5827	5/8/07	\$425,000	1100	320	8	2007	3	1262	N	N	4429 B 41ST AVE SW
006	095200	5828	5/8/07	\$420,000	1100	320	8	2007	3	1537	N	N	4429 A 41ST AVE SW
006	095200	6040	5/3/06	\$325,000	1010	0	7	1939	4	5750	N	N	4417 42ND AVE SW
006	095200	6660	5/11/05	\$925,000	1920	0	8	1927	3	9775	Y	N	4515 41ST AVE SW
006	095200	6700	6/26/07	\$552,000	940	370	7	1952	3	4600	Y	N	4525 41ST AVE SW
006	095200	6726	5/17/07	\$319,950	720	350	7	2005	3	1155	N	N	4535 A 41ST AVE SW
006	095200	6726	4/7/05	\$289,000	720	350	7	2005	3	1155	N	N	4535 A 41ST AVE SW
006	095200	6727	4/7/05	\$279,000	720	350	7	2005	3	840	N	N	4535 B 41ST AVE SW
006	095200	6728	4/11/05	\$289,000	720	350	7	2005	3	1155	N	N	4535 C 41ST AVE SW
006	095200	6775	5/12/05	\$549,400	1710	610	8	1953	3	5750	N	N	4019 SW OREGON ST
006	095200	6783	8/1/06	\$450,000	1180	0	9	2006	3	1722	N	N	4506 C 41ST AVE SW
006	095200	6785	8/3/06	\$465,000	1180	0	9	2006	3	1722	N	N	0

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	095200	6787	6/21/06	\$440,000	1180	0	9	2006	3	1150	N	N	0
006	095200	6789	9/28/06	\$460,000	1180	0	9	2006	3	1150	N	N	0
006	095200	6835	6/27/06	\$530,000	960	100	7	1909	3	5750	N	N	4526 41ST AVE SW
006	095200	6859	3/9/06	\$325,000	720	350	7	2004	3	886	N	N	4538 B 41ST AVE SW
006	095200	6861	5/22/07	\$350,000	720	350	7	2004	3	1218	N	N	4538 A 41ST AVE SW
006	095200	6861	9/26/05	\$310,000	720	350	7	2004	3	1218	N	N	4538 A 41ST AVE SW
006	095200	6867	4/9/07	\$320,000	700	320	7	2004	3	982	N	N	4544 A 41ST AVE SW
006	095200	6906	3/9/06	\$384,900	1220	370	8	2002	3	1469	N	N	4505 A 40TH AVE SW
006	095200	6915	7/13/06	\$365,000	800	150	7	1945	4	2816	N	N	4507 40TH AVE SW
006	095200	6916	6/7/06	\$400,000	1220	370	8	2002	3	1469	N	N	4505 C 40TH AVE SW
006	095200	6917	5/23/07	\$427,500	1220	370	8	2002	3	1469	N	N	4505 D 40TH AVE SW
006	095200	6925	5/19/05	\$450,000	1040	0	7	1945	4	3170	N	N	4511 40TH AVE SW
006	095200	6925	6/14/06	\$363,500	1040	0	7	1945	4	3170	N	N	4511 40TH AVE SW
006	095200	6927	6/15/06	\$399,900	1180	310	8	2006	3	1292	N	N	4513 A 40TH AVE SW
006	095200	6929	6/15/06	\$407,400	1180	310	8	2006	3	1292	N	N	0
006	095200	6943	7/6/05	\$366,000	1280	335	8	2003	3	1415	N	N	4521 B 40TH AVE SW
006	095200	6953	4/1/05	\$332,950	1380	240	8	2005	3	1314	N	N	0
006	095200	6955	4/1/05	\$329,950	1380	150	8	2005	3	1561	N	N	0
006	095200	6961	6/14/06	\$321,000	720	300	7	2004	3	1132	N	N	4533 C 40TH AVE SW
006	095200	6965	7/6/06	\$329,000	1290	0	7	1910	3	2721	N	N	4531 40TH AVE SW
006	095200	7082	2/3/06	\$327,450	1020	230	8	2005	3	1164	N	N	0
006	095200	7084	2/3/06	\$320,000	1020	230	8	2005	3	1413	N	N	0
006	095200	7135	8/28/06	\$359,950	1000	170	8	2005	3	1139	N	N	4530 A 40TH AVE SW
006	095200	7135	5/19/05	\$310,000	1000	170	8	2005	3	1139	N	N	4530 A 40TH AVE SW
006	095200	7141	4/10/07	\$329,900	1000	70	8	2005	3	1236	N	N	4530 B 40TH AVE SW
006	132403	9080	10/31/05	\$400,000	1890	500	7	1953	3	5998	Y	N	3824 33RD AVE SW
006	132403	9090	3/16/06	\$487,000	920	300	7	1947	3	5526	Y	N	3818 33RD AVE SW
006	132403	9106	1/6/06	\$875,000	2290	940	11	1994	3	5227	Y	N	3614 33RD AVE SW
006	231390	0070	10/17/07	\$490,000	920	0	7	1924	3	5821	N	N	3281 39TH AVE SW
006	231390	0085	6/22/07	\$489,000	870	0	7	1917	3	4367	N	N	3271 39TH AVE SW
006	231390	0085	9/27/06	\$379,950	870	0	7	1917	3	4367	N	N	3271 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	231390	0115	10/30/07	\$422,000	810	300	7	1941	4	5821	N	N	3257 39TH AVE SW
006	231390	0115	3/28/05	\$352,000	810	300	7	1941	4	5821	N	N	3257 39TH AVE SW
006	231390	0230	5/11/07	\$415,000	1400	0	7	1919	3	5000	N	N	3265 40TH AVE SW
006	231390	0240	9/7/07	\$550,500	620	90	7	1919	4	5000	N	N	3261 40TH AVE SW
006	231390	0310	2/16/07	\$470,000	940	0	7	1931	4	5000	N	N	3274 41ST AVE SW
006	231390	0410	5/19/06	\$509,950	1530	0	7	1980	3	4000	N	N	3410 41ST AVE SW
006	231390	0420	5/26/06	\$533,000	1020	860	7	1918	5	4000	N	N	3414 41ST AVE SW
006	231390	0460	10/29/07	\$520,000	1000	120	7	1947	4	4500	N	N	3432 41ST AVE SW
006	231390	0461	6/20/07	\$660,000	1850	360	7	1910	4	6750	N	N	3435 WALNUT AVE SW
006	231390	0510	5/18/05	\$465,000	1160	120	7	1909	4	5000	N	N	3423 WALNUT AVE SW
006	231390	0560	6/19/06	\$499,500	1290	260	7	1909	5	3500	N	N	3400 WALNUT AVE SW
006	231390	0585	2/21/06	\$377,500	920	0	6	1919	3	5000	N	N	3414 WALNUT AVE SW
006	231390	0660	9/7/07	\$392,100	1120	100	7	1918	3	5000	N	N	3427 40TH AVE SW
006	231390	0740	10/27/06	\$350,000	1030	150	6	1940	3	3750	N	N	3414 40TH AVE SW
006	231390	0810	7/6/07	\$594,950	1380	560	7	1916	5	5821	N	N	3427 39TH AVE SW
006	231390	0861	4/5/05	\$438,000	990	990	7	1938	5	4125	N	N	3907 SW HINDS ST
006	282460	0270	9/16/05	\$452,500	1280	0	7	1910	4	5042	Y	N	3233 37TH AVE SW
006	282460	0290	9/29/05	\$525,000	1340	280	7	1941	3	5058	Y	N	3243 37TH AVE SW
006	282460	0300	10/24/06	\$450,000	930	0	7	1942	3	4664	Y	N	3247 37TH AVE SW
006	296090	0030	9/13/06	\$450,000	1080	220	7	1939	3	4000	N	N	3019 37TH AVE SW
006	296090	0050	7/12/07	\$441,800	1240	0	7	1942	4	5000	N	N	3037 37TH AVE SW
006	296090	0060	3/21/05	\$536,950	1270	1070	8	1946	5	5000	N	N	3041 37TH AVE SW
006	296090	0085	4/13/06	\$580,000	1810	0	7	1937	4	4332	N	N	3053 37TH AVE SW
006	300980	0065	7/10/06	\$492,500	1400	0	7	1930	3	3135	N	N	3030 39TH AVE SW
006	300980	0100	12/18/06	\$635,000	1570	240	7	1926	3	4750	N	N	3046 39TH AVE SW
006	300980	0100	6/20/06	\$450,000	1570	240	7	1926	3	4750	N	N	3046 39TH AVE SW
006	301630	0120	7/16/07	\$810,000	2710	300	9	2007	3	3403	N	N	3209 42ND AVE SW
006	301630	0125	7/6/07	\$805,000	2710	300	9	2007	3	4100	N	N	3213 42ND AVE SW
006	301630	0175	1/17/06	\$400,000	1320	0	7	1908	3	6000	N	N	3235 42ND AVE SW
006	301630	0330	11/9/07	\$595,000	1010	240	7	1925	3	5000	N	N	3207 41ST AVE SW
006	301630	0340	10/25/06	\$399,950	850	700	6	1943	3	5000	N	N	3211 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
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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
006	301630	0400	3/6/07	\$427,000	820	140	7	1948	3	5000	N	N	3241 41ST AVE SW
006	301630	0420	5/8/06	\$419,000	1050	880	7	1941	4	4817	N	N	3202 41ST AVE SW
006	347580	0030	4/29/05	\$326,000	1040	860	8	2007	3	3485	N	N	4050 SW HANFORD ST
006	422940	0030	5/17/05	\$430,000	1020	0	7	1927	3	4093	N	N	3260 42ND AVE SW
006	422940	0055	12/2/05	\$330,000	970	0	6	1909	3	5962	N	N	3274 42ND AVE SW
006	422940	0095	7/11/07	\$635,000	1880	0	7	1912	4	5954	N	N	3275 41ST AVE SW
006	422940	0115	11/27/06	\$680,000	2660	0	9	2003	3	4917	N	N	3265 41ST AVE SW
006	422940	0240	6/27/05	\$560,000	1560	800	8	1929	3	3985	N	N	3438 42ND AVE SW
006	432120	0020	8/25/05	\$435,000	1130	400	7	1955	3	5705	N	N	3269 BELVIDERE AVE SW
006	432120	0150	12/5/05	\$429,000	1010	700	7	1955	3	5000	Y	N	3261 37TH AVE SW
006	432120	0210	5/25/07	\$482,000	520	340	5	1918	3	2500	Y	N	3262 37TH AVE SW
006	432120	0265	11/18/05	\$400,000	1100	330	7	1923	4	5000	Y	N	3275 36TH AVE SW
006	432120	0450	5/19/06	\$925,000	1640	1240	9	2006	3	4810	Y	N	3259 35TH AVE SW
006	432120	0460	4/6/05	\$450,000	1160	860	8	1942	4	5792	Y	N	3255 35TH AVE SW
006	432120	0530	7/20/07	\$530,000	1390	0	8	1980	3	5000	Y	N	3432 36TH AVE SW
006	432120	0545	5/23/07	\$750,000	1900	590	7	1931	4	5000	Y	N	3438 36TH AVE SW
006	432120	0670	10/28/05	\$385,000	920	510	7	1946	5	5000	N	N	3416 37TH AVE SW
006	432120	0670	1/18/05	\$368,500	920	510	7	1946	5	5000	N	N	3416 37TH AVE SW
006	432120	1000	3/27/06	\$507,000	1200	250	7	1957	5	5000	N	N	3433 BELVIDERE AVE SW
006	432120	1005	12/19/06	\$685,000	2200	0	7	1918	4	5000	N	N	3437 BELVIDERE AVE SW
006	501950	0130	7/11/06	\$629,000	1470	220	9	2006	3	2297	N	N	2604 C WALNUT AVE SW
006	501950	0132	7/21/06	\$579,000	1470	270	9	2006	3	984	N	N	2602 B WALNUT AVE SW
006	501950	0134	7/21/06	\$571,500	1470	270	9	2006	3	1439	N	N	2600 A WALNUT AVE SW
006	501950	0136	5/30/06	\$499,000	1100	270	9	2006	3	1500	N	N	2610 F WALNUT AVE SW
006	501950	0138	5/26/06	\$649,000	1530	260	9	2006	3	1499	N	N	2606 D WALNUT AVE SW
006	501950	0140	8/25/06	\$545,000	1240	340	9	2006	3	1405	N	N	2608 WALNUT AVE SW
006	501950	0180	6/19/06	\$810,000	2050	300	8	1922	3	10500	N	N	2632 WALNUT AVE SW
006	548920	0105	4/16/07	\$580,000	1510	0	7	1909	4	5000	N	N	2752 38TH AVE SW
006	548920	0145	11/10/06	\$550,000	1070	350	7	1914	4	5000	N	N	2747 BELVIDERE AVE SW
006	548920	0155	8/18/05	\$485,000	1770	280	9	1980	4	5000	N	N	2741 BELVIDERE AVE SW
006	548920	0235	4/1/05	\$490,000	1230	700	8	1947	4	5300	Y	N	2703 BELVIDERE AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	548920	0275	8/21/05	\$310,000	690	0	6	1918	4	3300	Y	N	2714 37TH AVE SW
006	548920	0335	7/3/07	\$635,000	1750	0	8	1946	4	5000	Y	N	2740 37TH AVE SW
006	608710	1005	9/16/05	\$351,500	1180	0	7	1907	4	2280	N	N	2646 42ND AVE SW
006	608710	1075	3/5/07	\$571,000	1090	0	7	1906	4	5950	N	N	2621 41ST AVE SW
006	608710	1135	5/16/06	\$547,000	1220	0	7	1919	3	4403	N	N	2645 41ST AVE SW
006	635600	0027	3/24/05	\$435,000	830	250	7	1918	5	5880	N	N	3906 SW LANDER ST
006	691120	0015	11/9/05	\$680,000	1000	800	7	1932	5	5250	Y	N	2722 36TH AVE SW
006	691120	0020	12/18/07	\$1,287,000	1630	1630	8	2007	3	14000	Y	N	2734 36TH AVE SW
006	691120	0130	8/10/06	\$895,000	2180	600	8	1937	4	10000	Y	N	3054 36TH AVE SW
006	691120	0145	11/3/05	\$645,000	1390	500	7	1937	4	10000	Y	N	3006 36TH AVE SW
006	691120	0160	6/23/06	\$895,000	2290	0	9	1990	4	10000	Y	N	3022 36TH AVE SW
006	746590	0040	2/7/06	\$300,000	1060	0	6	1916	5	5000	N	N	3270 39TH AVE SW
006	746590	0100	5/27/05	\$650,000	1390	600	7	1910	5	5000	N	N	3263 38TH AVE SW
006	746590	0170	5/24/07	\$368,000	750	0	6	1910	4	3750	N	N	3420 39TH AVE SW
006	746590	0180	5/26/05	\$341,500	840	0	6	1924	3	3750	N	N	3424 39TH AVE SW
006	746590	0195	4/2/07	\$475,000	1400	450	7	1957	3	5000	N	N	3432 39TH AVE SW
006	746590	0215	7/29/05	\$407,000	1070	0	7	1913	4	5000	N	N	3437 38TH AVE SW
006	746590	0275	7/14/05	\$359,500	680	0	6	1908	4	5000	N	N	3407 38TH AVE SW
006	746590	0295	12/31/07	\$500,000	1840	0	7	1990	3	4942	N	N	3763 SW HINDS ST
006	746590	0355	11/13/06	\$557,000	1070	1070	7	1946	5	5000	Y	N	3432 38TH AVE SW
006	746590	0355	1/3/05	\$469,950	1070	1070	7	1946	5	5000	Y	N	3432 38TH AVE SW
006	746590	0365	7/19/06	\$510,000	1070	610	7	1946	4	5000	Y	N	3436 38TH AVE SW
006	746590	0455	3/25/05	\$390,000	1760	810	7	1973	3	6250	N	N	3250 38TH AVE SW
006	757770	0006	8/16/06	\$749,950	1940	0	7	1912	4	5000	N	N	3724 40TH AVE SW
006	757770	0045	10/10/07	\$390,000	600	500	6	1918	4	3770	N	N	3726 41ST AVE SW
006	757770	0046	10/13/05	\$299,990	600	0	6	1918	3	3329	N	N	3730 41ST AVE SW
006	757770	0060	6/24/05	\$399,718	1150	0	7	1944	3	4991	N	N	4052 SW CHARLESTOWN ST
006	757770	0101	4/21/05	\$316,000	910	0	7	1929	3	5180	N	N	3725 42ND AVE SW
006	757770	0135	10/4/06	\$535,000	1090	890	7	1927	4	5175	N	N	3823 42ND AVE SW
006	757770	0187	5/10/05	\$439,000	1050	0	7	1929	3	3150	N	N	4116 SW BRADFORD ST
006	757770	0211	9/6/07	\$402,000	1280	0	8	1914	3	5175	Y	N	3815 41ST AVE SW

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Area 48
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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
006	757770	0260	3/9/06	\$448,000	1120	0	6	1928	4	5175	N	N	3815 40TH AVE SW
006	757770	0285	6/15/07	\$625,000	1570	330	7	1940	4	5175	N	N	3816 40TH AVE SW
006	757770	0335	7/31/06	\$519,000	990	390	7	1939	4	5175	N	N	3910 40TH AVE SW
006	757770	0335	4/11/05	\$460,000	990	390	7	1939	4	5175	N	N	3910 40TH AVE SW
006	757770	0350	4/6/06	\$330,000	1090	180	7	1941	4	5175	Y	N	3925 39TH AVE SW
006	757770	0371	3/22/05	\$602,000	1590	0	8	1927	4	5175	N	N	3903 39TH AVE SW
006	757770	0441	6/18/05	\$518,000	1640	930	8	1994	3	5750	Y	N	3924 42ND AVE SW
006	757770	0520	8/29/07	\$635,000	1480	0	7	1919	4	5175	N	N	3915 42ND AVE SW
006	757770	0521	8/2/07	\$450,000	940	0	7	1919	3	5175	N	N	3911 42ND AVE SW
006	757820	0045	3/12/07	\$439,950	1150	0	7	1952	3	5000	N	N	3462 40TH AVE SW
006	757820	0105	8/8/06	\$520,000	1020	150	7	2006	3	4664	N	N	3440 WALNUT AVE SW
006	757820	0130	4/22/05	\$445,000	990	290	7	1946	4	5000	N	N	3454 WALNUT AVE SW
006	757820	0205	2/15/05	\$371,100	1330	0	7	1907	4	4320	N	N	3441 WALNUT AVE SW
006	757820	0225	4/27/06	\$437,500	880	500	7	1946	4	4800	N	N	3453 WALNUT AVE SW
006	757820	0360	11/21/05	\$430,000	1070	200	8	1949	3	5000	N	N	3719 40TH AVE SW
006	757820	0475	8/14/07	\$500,950	780	340	7	1930	3	5056	N	N	3719 39TH AVE SW
006	757820	0500	6/15/05	\$585,100	1850	990	8	1929	5	7337	N	N	3711 39TH AVE SW
006	757820	0520	10/24/07	\$700,000	1660	1000	7	1946	3	7926	N	N	3703 39TH AVE SW
006	762870	0072	9/12/07	\$700,000	1512	560	8	2002	3	3442	N	N	3121 SW SPOKANE ST
006	762870	0125	6/1/05	\$301,000	730	300	5	1908	3	3900	Y	N	3031 SW SPOKANE ST
006	762870	0230	11/20/07	\$348,000	1310	0	6	1913	3	3680	Y	N	3035 SW MANNING ST
006	762870	0230	11/8/05	\$262,000	1310	0	6	1913	3	3680	Y	N	3035 SW MANNING ST
006	764590	0010	2/24/05	\$720,000	1970	980	9	2001	4	3680	Y	N	3005 36TH AVE SW
006	764590	0015	3/6/05	\$615,000	1850	0	9	2002	3	3680	Y	N	3009 36TH AVE SW
006	764590	0030	1/9/06	\$709,000	2150	0	8	2002	4	3680	Y	N	3021 36TH AVE SW
006	764590	0115	5/11/07	\$639,000	1650	0	7	1926	4	3588	Y	N	3042 37TH AVE SW
006	764590	0275	12/4/07	\$527,900	1570	0	7	1925	4	3680	N	N	3043 BELVIDERE AVE SW
006	764590	0280	9/26/06	\$681,100	1440	250	7	1935	4	3680	N	N	3047 BELVIDERE AVE SW
006	764590	0305	2/11/05	\$250,000	830	0	6	1918	3	3680	N	N	3052 38TH AVE SW
006	764590	0330	5/18/06	\$775,000	2140	480	9	2002	3	3680	N	N	3032 38TH AVE SW
006	764590	0350	6/1/06	\$580,000	1490	180	7	1918	4	3680	N	N	3016 38TH 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
006	787250	0100	8/14/07	\$402,000	710	260	6	1921	3	4000	N	N	3429 42ND AVE SW
006	787250	0135	12/1/05	\$335,000	850	0	6	1918	4	5000	N	N	3417 42ND AVE SW
006	787250	0165	8/17/05	\$565,000	1750	350	8	1931	4	4070	N	N	3401 42ND AVE SW
006	791510	0065	3/27/07	\$575,000	1760	0	7	1916	5	5562	N	N	3235 39TH AVE SW
006	791510	0085	6/28/07	\$549,000	1280	0	7	1949	4	6675	N	N	3245 39TH AVE SW
006	791510	0105	4/12/06	\$687,500	2664	0	9	2003	3	5601	N	N	3248 40TH AVE SW
006	791510	0185	9/14/05	\$393,000	960	120	6	1939	4	5562	N	N	3206 40TH AVE SW
006	791510	0225	7/3/07	\$455,000	1720	0	7	1909	3	6250	N	N	3207 40TH AVE SW
006	791510	0330	4/6/07	\$385,000	1300	0	6	1906	3	5000	N	N	3244 WALNUT AVE SW
006	791510	0455	5/3/05	\$494,000	1340	500	8	1948	4	5003	N	N	3215 WALNUT AVE SW
006	791510	0490	10/11/06	\$500,000	1060	860	6	1919	5	4862	N	N	3225 WALNUT AVE SW
006	791510	0530	3/2/05	\$379,950	1030	1030	6	1910	5	5103	N	N	3247 WALNUT AVE SW
006	798740	0520	6/16/05	\$225,000	520	0	5	1917	3	5415	Y	N	3013 SW ADMIRAL WAY
006	798740	1010	3/6/05	\$560,000	1980	370	8	1977	3	10000	Y	N	3323 33RD AVE SW
006	798740	1020	6/11/07	\$1,025,000	2640	720	9	2000	3	5000	Y	N	3314 SW HINDS ST
006	798740	1040	11/9/05	\$404,500	1100	800	6	1912	4	5500	Y	N	3318 SW HINDS ST
006	798740	1215	8/26/05	\$1,080,000	2840	0	10	2000	3	5000	Y	N	3411 34TH AVE SW
006	798740	1285	9/13/07	\$1,070,000	2670	1210	10	2006	3	3772	Y	N	3412 35TH AVE SW
006	857540	0171	5/23/05	\$640,000	2300	1600	9	1977	4	6100	Y	N	3236 36TH AVE SW
006	857540	0205	3/9/06	\$599,950	1500	1380	8	1952	3	4716	Y	N	3249 35TH AVE SW
006	870160	0030	5/4/05	\$462,500	1190	400	7	1929	3	5000	N	N	3212 39TH AVE SW
006	870160	0110	6/9/06	\$645,000	1610	0	8	1930	4	4140	N	N	3247 38TH AVE SW
006	870160	0155	12/14/05	\$499,950	820	0	6	1916	3	5000	N	N	3229 38TH AVE SW
006	870160	0155	5/13/05	\$333,500	820	0	6	1916	3	5000	N	N	3229 38TH AVE SW
006	870160	0185	7/25/05	\$520,000	1020	990	7	1913	5	5000	N	N	3215 38TH AVE SW
006	870160	0195	8/29/06	\$569,625	1490	400	7	1929	4	5000	N	N	3209 38TH AVE SW
006	870160	0195	2/21/06	\$500,000	1490	400	7	1929	4	5000	N	N	3209 38TH AVE SW
006	870160	0215	4/13/06	\$425,000	1330	500	7	1987	4	2500	N	N	3201 38TH AVE SW
006	870160	0220	11/9/06	\$470,000	1220	500	7	1906	4	5000	N	N	3200 38TH AVE SW
006	870160	0390	1/9/06	\$430,000	910	200	6	1918	3	5000	N	N	3211 BELVIDERE AVE SW
006	870160	0410	10/25/06	\$640,000	1840	0	7	1925	4	5000	N	N	3203 BELVIDERE 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
006	870160	0490	4/20/06	\$597,000	2270	0	7	1920	4	4950	Y	N	3238 BELVIDERE AVE SW
006	928580	0030	1/12/05	\$399,950	860	860	7	1949	5	5000	N	N	3514 SW MANNING ST
006	928580	0040	1/13/06	\$416,000	910	910	7	1949	3	5000	N	N	3452 36TH AVE SW
006	928580	0055	12/7/05	\$419,000	1230	0	7	1912	3	5077	N	N	3441 36TH AVE SW
006	928580	0070	5/19/06	\$405,000	800	0	7	1940	4	5000	N	N	3457 36TH AVE SW
006	928580	0095	3/15/07	\$540,000	1230	140	7	1950	3	5000	Y	N	3446 37TH AVE SW
006	928580	0105	8/24/05	\$385,000	1030	0	7	1928	3	4000	N	N	3441 37TH AVE SW
006	928580	0145	2/1/06	\$850,000	2250	100	8	2005	3	5000	Y	N	3446 BELVIDERE AVE SW
006	928580	0155	3/28/05	\$434,000	1190	500	7	1950	4	5045	N	N	3443 BELVIDERE AVE SW
006	928580	0185	4/5/06	\$975,000	2530	670	10	2005	3	5000	Y	N	3456 38TH AVE SW
006	928580	0216	8/18/05	\$442,000	1200	0	8	1931	3	3333	N	N	3453 38TH AVE SW
006	928580	0255	5/24/07	\$470,000	780	300	7	1940	4	5000	Y	N	3703 38TH AVE SW
006	928580	0277	12/23/05	\$568,000	1990	0	7	1910	3	4550	N	N	3716 39TH AVE SW
006	928580	0320	10/2/07	\$645,000	1010	1010	8	1983	3	6222	Y	N	3723 BELVIDERE AVE SW
006	928580	0325	6/13/06	\$669,000	2010	0	8	1983	4	6468	Y	N	3727 BELVIDERE AVE SW
006	928580	0405	10/31/05	\$518,000	1520	300	8	1948	4	5000	Y	N	3743 SW MANNING ST
006	928580	0415	8/21/07	\$405,000	990	0	7	1943	3	5000	N	N	3707 37TH AVE SW
006	928580	0420	10/22/07	\$335,000	750	0	7	1943	3	5000	N	N	3713 37TH AVE SW
006	928580	0430	11/15/07	\$379,000	940	0	7	1943	3	5000	N	N	3721 37TH AVE SW
006	928580	0460	4/17/07	\$722,000	1710	900	8	1994	3	3320	Y	N	3726 BELVIDERE AVE SW
006	928580	0495	3/23/06	\$393,500	1020	0	7	1930	3	3680	N	N	3607 SW MANNING ST
006	928580	0515	12/12/07	\$457,000	910	500	7	1927	4	4048	N	N	3723 36TH AVE SW
006	928580	0515	7/24/05	\$373,650	910	500	7	1927	4	4048	N	N	3723 36TH AVE SW
006	928580	0531	7/3/07	\$410,000	1030	240	7	1939	3	5500	Y	N	3728 37TH AVE SW
006	928580	0575	8/11/06	\$500,000	1500	320	7	1928	3	4467	N	N	3711 35TH AVE SW
006	928580	0585	10/22/05	\$425,500	1030	800	7	1929	3	4437	N	N	3721 35TH AVE SW
006	928580	0590	5/1/05	\$434,000	1570	0	7	1928	5	4108	Y	N	3725 35TH AVE SW
006	928580	0595	4/17/06	\$355,000	740	240	7	1928	3	2796	N	N	3512 SW CHARLESTOWN ST
006	928580	0615	7/6/07	\$570,000	1310	500	7	1928	3	5000	N	N	3708 36TH AVE SW
006	928580	0675	11/8/05	\$416,000	830	300	6	1941	4	3738	N	N	3502 SW ANDOVER ST
006	928580	0675	4/20/05	\$347,500	830	300	6	1941	4	3738	N	N	3502 SW ANDOVER 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
006	928580	0676	3/29/05	\$432,000	930	180	7	1918	4	4524	N	N	3506 SW ANDOVER ST
006	928580	0700	10/26/07	\$400,000	970	0	7	1918	3	4880	N	N	3842 36TH AVE SW
006	928580	0705	12/4/06	\$600,000	870	730	7	1918	4	4880	N	N	3834 36TH AVE SW
006	928580	0705	2/27/06	\$330,000	870	730	7	1918	4	4880	N	N	3834 36TH AVE SW
006	928580	0830	2/14/07	\$340,000	770	700	6	2007	3	6100	Y	N	3820 37TH AVE SW
006	928580	0920	8/14/06	\$352,000	720	0	6	1943	4	5202	N	N	3820 BELVIDERE AVE SW
006	928580	0976	6/1/05	\$535,050	1310	1310	8	1956	4	4964	Y	N	3827 38TH AVE SW
006	928580	1015	8/10/07	\$651,500	1070	340	8	1945	4	7923	Y	N	3924 39TH AVE SW
006	929730	0020	11/20/06	\$975,000	2690	400	9	2000	3	4000	Y	N	3612 35TH AVE SW
006	929730	0025	5/22/06	\$975,000	2430	1170	9	2006	3	4000	Y	N	3610 35TH AVE SW
006	929730	0035	5/31/06	\$760,000	1720	800	7	1921	4	3888	Y	N	3604 35TH AVE SW
006	929730	0045	5/6/05	\$580,000	1270	700	8	1929	5	4166	Y	N	3607 33RD AVE SW
006	929730	0145	3/4/05	\$468,500	1210	740	8	1965	4	4830	Y	N	3667 33RD AVE SW
006	929730	0165	9/7/07	\$708,555	2020	0	8	1991	3	4000	Y	N	3707 34TH AVE SW
006	929730	0210	12/9/05	\$412,000	1040	270	7	1950	3	4000	N	N	3722 35TH AVE SW
006	929730	0220	12/3/07	\$855,000	2388	768	8	2003	3	4000	Y	N	3716 35TH AVE SW
006	929730	0230	1/5/05	\$525,000	2100	700	8	1926	5	4000	Y	N	3708 35TH AVE SW
006	929730	0255	9/14/06	\$535,000	1110	1000	7	1965	4	4000	Y	N	3815 34TH AVE SW
006	929730	0260	7/18/05	\$575,000	1290	0	8	1965	4	4000	Y	N	3817 34TH AVE SW
006	929730	0275	10/18/05	\$795,000	2050	570	9	2005	3	4000	Y	N	3829 34TH AVE SW
006	929730	0300	3/23/05	\$434,550	1330	400	7	1926	5	4000	N	N	3849 34TH AVE SW
006	929730	0335	10/31/06	\$539,000	1440	150	7	1926	4	4510	Y	N	3878 35TH AVE SW
006	929730	0350	9/28/05	\$482,000	1280	0	7	1926	4	4000	Y	N	3862 35TH AVE SW
006	929730	0375	5/24/05	\$449,500	1320	500	7	1927	4	4000	Y	N	3842 35TH AVE SW
006	929730	0470	3/12/07	\$410,000	1390	0	7	1945	2	4000	Y	N	3831 33RD AVE SW
006	929730	0475	7/3/06	\$485,000	1460	0	7	1926	4	4000	Y	N	3835 33RD AVE SW
006	929730	0550	7/20/07	\$550,000	1110	830	7	1924	4	4000	Y	N	3840 34TH AVE SW
006	929730	0560	6/9/05	\$599,950	910	910	8	1925	5	4000	Y	N	3832 34TH AVE SW
006	929730	0605	6/27/05	\$450,000	1040	700	7	1926	4	3924	Y	N	3840 33RD AVE SW
006	929730	1403	5/19/05	\$617,000	2180	0	9	2005	3	4800	Y	N	4001 FAUNTLEROY WAY SW
006	929730	1405	5/24/05	\$525,000	2110	1000	8	1926	5	4800	Y	N	4005 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
006	929730	1428	12/11/07	\$542,000	1550	280	8	1930	4	5329	Y	N	4019 FAUNTLEROY WAY SW
006	929730	1428	12/11/07	\$542,000	1550	280	8	1930	4	5329	Y	N	4019 FAUNTLEROY WAY SW
006	929730	1475	8/31/06	\$449,950	870	870	6	2006	3	3630	Y	N	4107 FAUNTLEROY WAY SW
006	929730	1495	8/9/05	\$465,000	2160	0	8	1994	3	3738	Y	N	4127 FAUNTLEROY WAY SW
006	929730	1540	4/18/06	\$401,000	1600	120	7	1928	3	4000	N	N	4114 35TH AVE SW
006	929730	1575	10/4/06	\$419,000	1260	450	6	1940	3	4200	Y	N	4046 34TH AVE SW
006	929730	1635	3/17/05	\$393,000	1430	500	7	1926	4	4010	Y	N	4001 34TH AVE SW
006	929730	1705	7/7/06	\$327,500	770	0	6	1930	2	4000	Y	N	4032 35TH AVE SW
006	929730	1735	8/16/05	\$432,500	1480	0	6	1929	4	4000	Y	N	4010 35TH AVE SW
006	934540	0120	3/31/06	\$1,299,000	2590	600	10	1927	5	5000	Y	N	3602 SW LANDER ST
006	934540	0125	3/29/06	\$650,000	1430	500	7	1924	4	5000	Y	N	2671 36TH AVE SW
006	934540	0210	6/24/05	\$1,315,000	5380	560	12	1909	4	15240	Y	N	2657 37TH AVE SW
006	934540	0295	5/23/07	\$715,000	1790	450	9	1931	4	6000	Y	N	2615 37TH AVE SW
006	934540	0310	7/27/07	\$829,650	2510	580	8	1920	4	6200	Y	N	2603 37TH AVE SW
006	934540	0325	9/1/06	\$619,000	1610	700	8	1923	4	4350	N	N	2602 BELVIDERE AVE SW
006	934540	0360	4/12/05	\$562,000	1690	140	8	1925	5	5000	N	N	2621 BELVIDERE AVE SW
006	934540	0375	4/24/06	\$900,000	1830	1540	8	1949	3	7000	N	N	2603 BELVIDERE AVE SW
006	934540	0395	8/15/06	\$500,000	2180	0	7	1919	4	4450	N	N	3767 SW ADMIRAL WAY
006	934540	0415	8/22/05	\$459,500	1620	0	7	1923	4	5000	N	N	2616 38TH AVE SW
006	934540	0470	1/18/06	\$549,000	1530	320	7	1927	3	4500	N	N	3765 SW OLGA ST
006	934540	0550	4/13/06	\$536,000	1550	0	7	1918	3	5000	N	N	2653 38TH AVE SW
006	934540	0565	4/11/06	\$505,000	1300	140	7	1925	3	5000	N	N	2662 39TH AVE SW
006	934540	0570	10/25/05	\$399,950	1060	0	7	1910	3	5000	N	N	2666 39TH AVE SW
006	934540	0580	3/28/05	\$410,000	1450	0	7	1908	3	5000	N	N	2676 39TH AVE SW
006	934540	0610	8/18/06	\$470,000	1060	0	7	1917	4	4000	N	N	2613 38TH AVE SW
006	934540	0720	4/28/06	\$515,000	1030	0	7	1915	3	4000	N	N	2622 39TH AVE SW
006	934590	0065	6/19/06	\$455,000	1660	0	7	1926	3	3600	N	N	2619 39TH AVE SW
006	934590	0095	2/21/06	\$497,950	1150	1150	8	1927	4	3600	N	N	2607 39TH AVE SW
006	957780	0065	7/12/07	\$820,000	1960	350	7	1979	4	5000	N	N	2729 37TH AVE SW
006	957780	0115	6/14/06	\$410,000	1020	0	7	1921	4	5000	N	N	2753 37TH AVE SW
006	957780	0180	3/2/05	\$400,000	1980	0	7	1912	2	5000	N	N	2742 BELVIDERE AVE SW

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Area 48
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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
009	001000	0039	10/3/05	\$394,000	810	600	7	1947	4	5750	N	N	4128 48TH AVE SW
009	001000	0060	11/9/07	\$495,000	1070	180	7	1909	4	4600	N	N	4138 48TH AVE SW
009	001000	0105	10/9/05	\$365,000	880	0	7	1918	4	4600	N	N	4149 47TH AVE SW
009	001000	0110	1/13/05	\$299,000	1430	0	7	1952	4	4600	N	N	4141 47TH AVE SW
009	005900	0060	9/18/06	\$685,000	1990	700	9	1931	4	4500	Y	N	5317 SW ADMIRAL WAY
009	005900	0080	8/24/07	\$835,000	1440	300	8	1941	4	5000	Y	N	5327 SW ADMIRAL WAY
009	005900	0080	4/11/07	\$619,950	1440	300	8	1941	4	5000	Y	N	5327 SW ADMIRAL WAY
009	005900	0080	8/9/05	\$597,000	1440	300	8	1941	4	5000	Y	N	5327 SW ADMIRAL WAY
009	005900	0100	8/2/06	\$630,000	1470	0	8	1930	3	5000	Y	N	5337 SW ADMIRAL WAY
009	005900	0110	10/16/07	\$692,500	1710	380	7	1919	4	5000	Y	N	5341 SW ADMIRAL WAY
009	005900	0145	9/12/06	\$633,950	1500	750	8	1941	3	4000	Y	N	5357 SW ADMIRAL WAY
009	005900	0150	3/23/07	\$695,000	1420	220	8	1941	4	3440	Y	N	5361 SW ADMIRAL WAY
009	005900	0150	3/7/05	\$464,500	1420	220	8	1941	4	3440	Y	N	5361 SW ADMIRAL WAY
009	013600	0085	9/26/07	\$365,539	890	120	6	1952	3	2775	N	N	2729 GARLOUGH AVE SW
009	013600	0110	2/14/06	\$461,850	1180	580	7	1964	3	5764	N	N	2737 GARLOUGH AVE SW
009	013600	0111	2/23/05	\$340,000	1180	540	8	1951	3	5226	N	N	2743 GARLOUGH AVE SW
009	013600	0135	12/5/06	\$529,000	1160	360	8	1951	3	5200	N	N	5060 SW STEVENS ST
009	013600	0215	7/2/07	\$625,000	1450	230	7	1979	3	6900	Y	N	2732 GARLOUGH AVE SW
009	019400	0055	9/14/05	\$492,500	1000	0	7	1926	4	5800	N	N	4128 47TH AVE SW
009	019400	0095	5/31/06	\$375,000	1150	1170	6	2004	3	6270	N	N	4146 47TH AVE SW
009	019400	0125	4/2/07	\$675,000	2490	220	8	2003	3	3245	N	N	4610 SW GENESEE ST
009	019400	0195	9/29/06	\$319,950	780	780	5	1919	4	5700	N	N	4129 46TH AVE SW
009	019400	0215	10/11/07	\$479,950	970	900	7	1931	3	5750	N	N	4117 46TH AVE SW
009	019400	0235	12/4/07	\$418,950	1240	860	7	1985	4	5750	N	N	4109 46TH AVE SW
009	019400	0265	12/27/05	\$437,500	890	120	7	1949	4	5750	N	N	4108 46TH AVE SW
009	019400	0275	1/27/05	\$401,000	1270	800	7	1911	4	5750	N	N	4112 46TH AVE SW
009	019400	0390	7/19/07	\$632,500	2250	120	7	1991	3	5850	N	N	4153 45TH AVE SW
009	019400	0455	5/18/05	\$395,000	980	0	7	1915	5	5800	N	N	4121 45TH AVE SW
009	019400	0505	4/24/06	\$554,000	970	500	7	1940	4	6440	Y	N	4415 SW DAKOTA ST
009	019400	0655	7/24/06	\$750,000	1840	0	7	1915	4	5850	Y	N	4153 44TH AVE SW
009	019400	0705	11/13/06	\$375,000	1260	0	6	1925	4	4292	N	N	4127 44TH 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
009	019400	0725	9/12/07	\$800,000	1720	800	6	1908	5	8700	Y	N	4117 44TH AVE SW
009	126220	0026	2/14/07	\$630,000	1540	500	8	1960	3	5660	N	N	3028 47TH AVE SW
009	149280	0107	7/26/05	\$413,000	1150	300	7	1953	3	6725	N	N	3217 49TH AVE SW
009	149280	0216	4/9/07	\$432,000	960	200	7	1954	3	6000	N	N	4936 SW FORNEY ST
009	149280	0240	6/15/05	\$420,000	960	580	7	1954	3	6000	N	N	4948 SW FORNEY ST
009	149280	0265	11/22/05	\$580,000	2080	0	8	1994	3	5000	N	N	4955 SW FORNEY ST
009	149280	0276	8/30/06	\$612,002	2040	0	8	1993	3	5000	N	N	4951 SW FORNEY ST
009	149280	0450	4/18/06	\$549,000	1960	0	7	1908	3	5000	N	N	5010 SW HINDS ST
009	149330	0055	11/28/05	\$575,000	1180	290	8	2007	3	1562	N	N	4312 SW SPOKANE ST
009	149330	0055	3/29/07	\$449,000	1180	290	8	2007	3	1562	N	N	4312 SW SPOKANE ST
009	149330	0057	7/26/07	\$409,000	1180	290	8	2007	3	1571	N	N	4310 SW SPOKANE ST
009	149330	0059	4/20/07	\$429,000	1150	320	8	2007	3	1343	N	N	3457 CALIFORNIA AVE SW
009	149330	0061	3/14/07	\$429,000	1150	320	8	2007	3	1356	N	N	3459 CALIFORNIA AVE SW
009	149330	0075	3/8/05	\$350,000	790	500	7	1916	4	4329	N	N	3454 44TH AVE SW
009	149330	0085	10/21/05	\$389,950	790	90	7	1916	2	4329	N	N	3450 44TH AVE SW
009	149330	0160	9/22/05	\$380,000	1040	740	7	1974	3	4329	N	N	3447 44TH AVE SW
009	149330	0210	9/9/05	\$395,000	1540	0	7	1937	3	5850	N	N	3450 45TH AVE SW
009	150130	0050	4/27/06	\$319,500	760	0	5	1919	3	4975	N	N	3221 45TH AVE SW
009	150130	0071	5/22/07	\$370,000	1080	320	6	1923	3	6250	N	N	3227 45TH AVE SW
009	150130	0071	10/19/05	\$292,000	1080	320	6	1923	3	6250	N	N	3227 45TH AVE SW
009	150130	0085	1/26/07	\$429,000	720	510	6	2005	3	4255	N	N	3228 46TH AVE SW
009	150180	0120	2/8/05	\$370,900	1200	320	7	1918	3	4144	N	N	3012 44TH AVE SW
009	150180	0160	9/25/06	\$360,000	850	0	7	1924	3	4255	N	N	3029 44TH AVE SW
009	239160	0065	9/24/06	\$358,000	880	240	7	1942	3	4600	N	N	4433 47TH AVE SW
009	239160	0115	12/12/06	\$369,950	880	480	7	1942	3	4600	N	N	4457 47TH AVE SW
009	239160	0125	8/18/05	\$490,000	2020	450	7	1959	3	8625	Y	N	4400 48TH AVE SW
009	239160	0150	8/16/07	\$479,950	750	250	6	1913	5	4255	Y	N	4414 48TH AVE SW
009	239160	0245	8/5/05	\$312,450	750	0	6	1941	4	5750	N	N	4403 48TH AVE SW
009	239160	0295	4/8/05	\$494,950	2010	650	7	1941	4	5060	N	N	4427 48TH AVE SW
009	239160	0320	11/2/07	\$397,500	1040	0	7	1941	4	5060	N	N	4441 48TH AVE SW
009	239160	0335	2/18/05	\$645,000	2620	0	9	2005	3	5060	N	N	4447 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	239160	0375	10/31/07	\$429,950	930	0	7	1947	4	5750	N	N	4408 49TH AVE SW
009	239160	0415	7/11/07	\$500,000	810	600	7	1947	4	5750	Y	N	4426 49TH AVE SW
009	239160	0425	12/14/05	\$404,000	1130	600	7	1947	4	5750	N	N	4432 49TH AVE SW
009	239160	0455	4/14/05	\$325,000	840	0	6	1947	5	5750	N	N	4446 49TH AVE SW
009	239160	0515	8/14/06	\$428,000	800	0	7	1947	4	5750	N	N	4417 49TH AVE SW
009	239160	0535	8/28/06	\$428,000	810	0	7	1947	3	5750	N	N	4427 49TH AVE SW
009	239160	0545	9/19/05	\$290,000	1250	0	6	1947	1	5750	N	N	4433 49TH AVE SW
009	239160	0555	5/4/07	\$402,000	870	0	7	1947	4	5750	N	N	4437 49TH AVE SW
009	239160	0685	7/6/07	\$435,000	890	0	7	1947	3	5750	Y	N	4442 50TH AVE SW
009	239160	0705	2/8/06	\$477,500	890	440	7	1947	4	5750	Y	N	4452 50TH AVE SW
009	239160	0735	5/24/05	\$405,000	1250	480	7	1947	3	5750	Y	N	4407 50TH AVE SW
009	239160	0765	5/4/07	\$489,740	880	180	7	1947	4	5750	Y	N	4421 50TH AVE SW
009	239160	0815	6/22/07	\$511,500	1280	810	7	1947	4	5750	Y	N	4447 50TH AVE SW
009	239160	0845	12/14/06	\$495,000	3100	0	8	1968	3	6250	Y	N	5015 SW GENESEE ST
009	239160	0890	3/9/05	\$459,000	1940	0	8	1995	3	4316	Y	N	4422 51ST AVE SW
009	239160	0920	10/25/05	\$410,000	1950	0	8	1990	3	2875	Y	N	4438 51ST AVE SW
009	239160	0945	3/16/05	\$425,000	920	1010	7	1956	4	5750	N	N	4450 51ST AVE SW
009	239160	1753	7/29/05	\$521,000	1970	200	8	1990	3	3833	Y	N	4518 51ST AVE SW
009	239160	1785	8/9/05	\$325,000	1060	0	7	1973	3	5750	Y	N	4530 51ST AVE SW
009	239160	1805	7/7/05	\$375,000	1140	0	7	1979	3	5750	N	N	4540 51ST AVE SW
009	239160	1815	1/19/07	\$595,000	1250	650	7	1919	4	5750	Y	N	4552 51ST AVE SW
009	239160	1815	1/7/05	\$367,000	1250	650	7	1919	4	5750	Y	N	4552 51ST AVE SW
009	239160	1885	6/4/07	\$575,000	1500	500	7	1979	4	5750	Y	N	4521 50TH AVE SW
009	239160	1895	2/2/06	\$622,300	2550	0	8	1997	3	5750	Y	N	4529 50TH AVE SW
009	239160	1905	10/14/05	\$574,950	2160	0	8	1997	3	3680	Y	N	4531 50TH AVE SW
009	239160	1965	6/7/07	\$514,000	1100	850	7	1955	5	6000	N	N	4917 SW OREGON ST
009	239160	1995	6/20/06	\$360,000	1120	390	7	1957	3	5750	N	N	4516 50TH AVE SW
009	239160	2115	10/11/05	\$368,000	1080	0	7	1947	4	5750	N	N	4517 49TH AVE SW
009	239160	2155	5/16/06	\$446,000	1670	0	7	1984	3	5750	N	N	4537 49TH AVE SW
009	239160	2175	5/31/06	\$339,000	1070	0	7	1947	4	5750	N	N	4547 49TH AVE SW
009	239160	2400	6/28/06	\$377,064	1170	0	6	1920	4	5750	N	N	4549 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	239160	2460	4/28/06	\$458,500	1020	0	6	1918	4	5750	N	N	4512 48TH AVE SW
009	239160	2490	3/22/07	\$455,000	880	0	6	1917	4	5750	N	N	4526 48TH AVE SW
009	239160	2505	7/31/07	\$465,000	830	0	6	1915	2	8625	N	N	4536 48TH AVE SW
009	239160	2640	11/14/07	\$325,000	1230	0	6	1929	3	4600	N	N	4541 47TH AVE SW
009	272670	0030	11/1/05	\$300,000	1030	0	7	1952	3	6658	N	N	3228 49TH AVE SW
009	272670	0040	6/22/05	\$317,500	860	0	7	1952	4	6661	N	N	3238 49TH AVE SW
009	281310	0015	7/18/06	\$360,000	1260	0	6	1910	4	6250	N	N	3052 48TH AVE SW
009	281310	0090	3/20/07	\$400,000	1240	0	7	1946	3	6250	N	N	3012 48TH AVE SW
009	281310	0105	8/25/06	\$509,300	1240	500	7	1946	3	6014	N	N	4723 SW STEVENS ST
009	294010	0005	8/30/05	\$901,000	1480	1320	9	1957	3	8640	Y	N	5231 SW FOREST ST
009	294010	0075	10/22/07	\$705,000	1540	540	8	1959	3	10860	Y	N	5132 SW FOREST ST
009	301030	0015	11/14/05	\$365,000	790	0	6	1930	4	4600	N	N	4006 47TH AVE SW
009	301030	0145	6/27/06	\$400,000	970	0	6	1918	4	4407	N	N	4618 SW DAKOTA ST
009	301030	0325	6/3/05	\$289,950	870	150	6	1910	2	3680	N	N	4007 46TH AVE SW
009	301030	0325	3/17/05	\$225,000	870	150	6	1910	2	3680	N	N	4007 46TH AVE SW
009	301030	0460	7/7/05	\$510,000	1330	0	7	1946	4	4680	Y	N	4502 SW DAKOTA ST
009	301030	0535	10/1/05	\$387,500	820	0	7	1941	3	4255	Y	N	4023 45TH AVE SW
009	301030	0565	2/27/07	\$580,500	1040	320	7	1958	4	5750	Y	N	4009 45TH AVE SW
009	301030	0590	5/26/06	\$575,000	1550	0	7	1918	4	3331	N	N	4415 SW ANDOVER ST
009	301030	0665	2/27/06	\$429,950	980	280	7	1941	3	5750	Y	N	4026 45TH AVE SW
009	301030	0880	2/1/07	\$459,000	1150	0	7	1916	4	4120	N	N	4319 SW ANDOVER ST
009	338990	0545	9/15/06	\$495,000	890	340	7	1941	4	5850	Y	N	4507 45TH AVE SW
009	338990	0645	10/21/05	\$504,000	1510	0	9	1996	3	1853	Y	N	4508 SW ALASKA ST
009	338990	0647	4/24/06	\$517,000	1490	0	9	1996	3	1706	Y	N	4506 SW ALASKA ST
009	338990	0660	7/6/05	\$300,000	850	0	6	1918	3	3510	N	N	4506 46TH AVE SW
009	338990	0675	4/10/06	\$390,000	1180	0	5	1919	4	3510	N	N	4510 46TH AVE SW
009	338990	0840	11/17/06	\$689,000	2460	0	9	1999	3	5850	Y	N	4521 46TH AVE SW
009	338990	0960	9/13/05	\$699,000	2510	0	9	2003	3	4420	N	N	4520 47TH AVE SW
009	338990	0980	11/9/05	\$369,000	1030	480	7	1953	3	6435	Y	N	4530 47TH AVE SW
009	348780	0045	4/26/05	\$365,000	1280	500	7	1905	4	2700	N	N	4420 46TH AVE SW
009	348780	0065	5/1/06	\$489,000	1040	700	7	1946	4	5250	Y	N	4431 GLENN WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	348780	0085	12/2/05	\$451,000	1720	500	7	1917	4	5850	Y	N	4442 46TH AVE SW
009	348780	0115	3/27/07	\$402,000	1110	0	7	1924	3	5850	Y	N	4456 46TH AVE SW
009	348780	0125	9/20/05	\$570,000	1150	400	7	1918	4	5850	Y	N	4403 45TH AVE SW
009	348830	0060	7/11/05	\$345,000	680	0	6	1918	4	5700	N	N	4456 47TH AVE SW
009	348830	0070	4/23/07	\$385,000	800	0	6	1921	3	5600	N	N	4407 46TH AVE SW
009	348830	0080	6/5/06	\$359,950	950	0	6	1920	3	5600	N	N	4417 46TH AVE SW
009	348830	0090	3/27/07	\$470,000	1010	0	6	1911	4	6006	N	N	4427 46TH AVE SW
009	348830	0115	6/8/07	\$599,900	1240	900	7	1910	5	5700	Y	N	4451 46TH AVE SW
009	348830	0115	11/3/06	\$360,000	1240	900	7	1910	5	5700	Y	N	4451 46TH AVE SW
009	441810	0030	2/1/06	\$380,000	1100	0	7	1924	3	5546	N	N	3407 44TH AVE SW
009	441810	0050	5/8/05	\$410,000	1010	900	7	1918	4	5348	N	N	4315 SW HINDS ST
009	500850	0085	4/11/05	\$675,000	1950	900	9	2005	3	5750	N	N	3040 46TH AVE SW
009	500850	0155	4/24/06	\$428,000	924	170	7	1938	3	6250	N	N	3041 45TH AVE SW
009	500850	0230	8/17/05	\$435,000	800	0	8	1931	3	6080	N	N	3001 45TH AVE SW
009	501350	0095	12/7/05	\$311,000	820	120	7	1950	3	7125	N	N	3239 46TH AVE SW
009	501350	0140	10/21/06	\$411,000	1030	400	7	1950	4	6625	N	N	3440 48TH AVE SW
009	501350	0165	11/30/06	\$415,000	830	800	7	2002	3	6678	N	N	3451 47TH AVE SW
009	501350	0220	3/2/05	\$295,000	900	0	7	1952	4	6466	N	N	3408 49TH AVE SW
009	501350	0250	9/29/05	\$379,950	1060	0	7	1950	3	6466	N	N	3440 49TH AVE SW
009	501350	0305	2/15/07	\$413,000	960	0	7	1952	3	6466	N	N	3419 48TH AVE SW
009	501400	0070	2/7/05	\$305,000	860	0	7	1950	4	6413	N	N	3443 49TH AVE SW
009	501400	0085	5/10/07	\$380,000	880	0	7	1950	3	6413	N	N	3429 49TH AVE SW
009	501400	0090	9/21/05	\$427,000	860	0	7	1950	5	6413	N	N	3423 49TH AVE SW
009	501400	0110	7/28/05	\$385,000	1060	0	7	1950	3	6776	N	N	4903 SW HINDS ST
009	501400	0125	3/21/06	\$266,000	1770	0	7	1955	3	6240	N	N	4902 SW CHARLESTOWN ST
009	501400	0135	4/19/06	\$385,000	1090	0	7	1950	4	7112	N	N	4921 SW CHARLESTOWN ST
009	501400	0145	9/24/07	\$419,000	920	0	7	1950	4	6731	N	N	3812 50TH AVE SW
009	501400	0165	2/18/05	\$368,000	900	660	7	1950	4	6731	N	N	3832 50TH AVE SW
009	501400	0200	5/23/05	\$370,500	890	800	7	1950	4	6731	N	N	3843 49TH AVE SW
009	537320	0020	8/3/05	\$375,000	880	250	7	1941	3	7930	N	N	3044 52ND AVE SW
009	537320	0060	11/20/06	\$699,950	1190	0	7	1940	4	6695	N	N	3004 52ND AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	539860	0055	4/5/07	\$510,000	1420	0	7	1949	5	5969	N	N	3817 48TH AVE SW
009	539860	0080	2/5/07	\$365,000	910	0	7	1950	3	5969	N	N	3843 48TH AVE SW
009	550570	0059	6/5/06	\$320,000	720	0	6	1946	4	5400	N	N	4816 SW CHARLESTOWN ST
009	550570	0068	2/1/07	\$380,000	1230	0	7	1946	4	5400	N	N	4808 SW CHARLESTOWN ST
009	550570	0115	11/9/07	\$655,000	1750	450	8	1930	5	9225	N	N	3613 48TH AVE SW
009	550570	0115	3/15/05	\$549,999	1750	450	8	1930	5	9225	N	N	3613 48TH AVE SW
009	570850	0125	9/6/05	\$439,950	1960	0	7	1979	3	6669	N	N	4402 SW HINDS ST
009	570850	0208	10/24/05	\$410,000	860	0	6	1909	4	3873	N	N	3211 44TH AVE SW
009	570850	0295	8/22/06	\$605,000	2020	0	8	2002	3	4180	N	N	3212 44TH AVE SW
009	570850	0305	10/12/06	\$712,623	1500	0	8	2002	3	4180	N	N	3216 44TH AVE SW
009	570850	0335	2/10/06	\$470,000	1700	0	8	1968	3	5500	N	N	3228 44TH AVE SW
009	574260	0031	11/8/07	\$559,000	940	280	7	1951	4	9292	N	N	3814 48TH AVE SW
009	574260	0035	11/30/07	\$540,000	1100	1000	7	1953	4	5700	N	N	3820 48TH AVE SW
009	574260	0150	2/27/07	\$480,000	920	600	7	1951	3	5700	N	N	3831 47TH AVE SW
009	574260	0170	6/23/05	\$393,000	960	500	7	1951	4	5700	N	N	3827 47TH AVE SW
009	638450	0505	5/1/07	\$550,000	960	170	7	1952	3	6250	N	N	3812 51ST AVE SW
009	638450	0535	4/11/06	\$383,000	910	360	7	1955	3	6250	N	N	3824 51ST AVE SW
009	638450	0545	8/26/05	\$408,400	1120	880	7	1958	3	6000	N	N	3830 51ST AVE SW
009	638450	0573	5/27/05	\$380,000	1120	880	7	1958	4	6000	N	N	3844 51ST AVE SW
009	638450	0573	4/27/05	\$379,950	1120	880	7	1958	4	6000	N	N	3844 51ST AVE SW
009	638500	0095	8/24/07	\$445,000	1010	0	7	1950	4	6210	N	N	5000 SW CHARLESTOWN ST
009	669350	0060	3/19/07	\$505,000	1310	900	6	1912	3	6000	N	N	2729 51ST AVE SW
009	669350	0070	4/13/05	\$460,000	1420	600	7	1955	3	10000	N	N	2725 51ST AVE SW
009	677520	0025	8/14/06	\$332,000	780	180	6	1947	3	5856	N	N	3221 48TH AVE SW
009	677520	0055	4/13/06	\$466,000	1600	0	7	1929	3	6150	N	N	3251 48TH AVE SW
009	757220	0025	6/12/06	\$562,000	1250	580	7	1965	3	5500	N	N	2737 50TH AVE SW
009	757220	0070	10/23/07	\$433,500	790	0	7	1920	3	7370	N	N	2726 50TH AVE SW
009	790470	0007	12/13/06	\$500,000	1140	0	6	1908	3	4000	Y	N	4411 SW GENESEE ST
009	790470	0009	4/5/07	\$444,000	1002	311	8	2006	3	1505	N	N	4415 B 44TH AVE SW
009	790470	0011	3/23/07	\$437,000	1002	311	8	2006	3	1504	N	N	4415 A 44TH AVE SW
009	790470	0013	3/28/07	\$482,500	1088	343	8	2006	3	1658	N	N	4417 A 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	790470	0015	2/3/06	\$550,000	1088	343	8	2006	3	1352	Y	N	4417 B 44TH AVE SW
009	790470	0015	5/2/07	\$499,000	1088	343	8	2006	3	1352	Y	N	4417 B 44TH AVE SW
009	790470	0019	4/28/05	\$403,689	1220	310	8	2005	3	1534	N	N	4429 B 44TH AVE SW
009	790470	0021	4/26/05	\$396,646	1220	310	8	2005	3	1537	N	N	4427 A 44TH AVE SW
009	790470	0022	5/12/05	\$409,950	1220	310	8	2005	3	1537	N	N	4421 44TH AVE SW
009	790470	0023	4/21/05	\$374,500	1220	310	8	2005	3	1474	N	N	4427 B 44TH AVE SW
009	790470	0024	4/28/05	\$409,000	1220	310	8	2005	3	1538	N	N	4421 44TH AVE SW
009	790470	0025	4/25/05	\$384,796	1220	310	8	2005	3	1475	Y	N	0
009	790470	0026	9/2/05	\$399,000	1220	310	8	2005	3	1471	N	N	4423 A 44TH AVE SW
009	790470	0026	5/11/05	\$374,500	1220	310	8	2005	3	1471	N	N	4423 A 44TH AVE SW
009	790470	0028	5/10/05	\$374,500	1220	310	8	2005	3	1474	N	N	4423 B 44TH AVE SW
009	790470	0030	7/1/05	\$625,000	1150	200	8	2006	3	1185	N	N	4433 A 44TH AVE SW
009	790470	0030	1/25/07	\$396,750	1150	200	8	2006	3	1185	N	N	4433 A 44TH AVE SW
009	790470	0032	1/11/07	\$355,000	1000	130	8	2006	3	912	N	N	4433 B 44TH AVE SW
009	790470	0033	6/14/05	\$295,000	820	165	7	2005	3	1121	N	N	4439 B 44TH AVE SW
009	790470	0034	2/7/07	\$430,000	1150	200	8	2006	3	1187	N	N	4433 C 44TH AVE SW
009	790470	0035	6/23/05	\$299,950	820	165	7	2005	3	1188	N	N	4439 C 44TH AVE SW
009	790470	0036	1/25/07	\$450,000	1165	281	8	2006	3	1637	N	N	4435 C 44TH AVE SW
009	790470	0037	2/7/07	\$450,000	1020	285	8	2006	3	985	N	N	4435 B 44TH AVE SW
009	790470	0038	2/27/07	\$445,000	1278	224	8	2006	3	1314	N	N	4435 A 44TH AVE SW
009	790470	0046	6/10/05	\$299,950	1000	280	7	2005	3	1394	N	N	4441 B 44TH AVE SW
009	790470	0058	7/27/05	\$498,000	1100	250	8	1948	4	6000	Y	N	4446 45TH AVE SW
009	790470	0058	3/15/05	\$450,000	1100	250	8	1948	4	6000	Y	N	4446 45TH AVE SW
009	790470	0065	11/21/05	\$595,000	1260	320	8	1952	4	6000	Y	N	4436 45TH AVE SW
009	790470	0065	4/5/05	\$446,950	1260	320	8	1952	4	6000	Y	N	4436 45TH AVE SW
009	790470	0112	3/7/07	\$494,571	1096	269	9	2006	3	1151	N	N	4438 A 44TH AVE SW
009	790470	0114	5/17/07	\$484,990	1096	269	9	2006	3	856	N	N	4438 B 44TH AVE SW
009	790470	0118	4/5/07	\$476,155	1096	269	9	2006	3	855	N	N	4438 C 44TH AVE SW
009	790470	0122	11/29/06	\$537,416	1096	269	9	2006	3	1451	N	N	4438 D 44TH AVE SW
009	790470	0124	6/6/07	\$417,000	1096	269	9	2006	3	915	N	N	4428 B 44TH AVE SW
009	790470	0126	7/27/07	\$449,990	1096	269	9	2006	3	915	N	N	4428 C 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	790470	0130	9/7/07	\$395,000	1096	269	9	2006	3	1534	N	N	4436 A 44TH AVE SW
009	790470	0131	3/2/07	\$478,897	1076	269	9	2006	3	1146	N	N	4426 D 44TH AVE SW
009	790470	0132	5/8/07	\$419,990	1096	269	9	2006	3	913	N	N	4436 B 44TH AVE SW
009	790470	0133	6/14/07	\$520,345	1076	269	9	2006	3	853	N	N	4426 C 44TH AVE SW
009	790470	0134	5/9/07	\$425,000	1096	269	9	2006	3	913	N	N	4436 C 44TH AVE SW
009	790470	0135	5/23/07	\$469,990	1076	269	9	2006	3	853	N	N	4426 B 44TH AVE SW
009	790470	0137	1/25/07	\$469,990	1096	269	9	2006	3	1450	N	N	4426 A 44TH AVE SW
009	790470	0138	7/16/07	\$447,704	1096	269	9	2006	3	1244	N	N	4436 D 44TH AVE SW
009	790470	0139	7/6/07	\$463,567	1096	269	9	2006	3	1245	N	N	4428 A 44TH AVE SW
009	790470	0140	4/19/05	\$555,000	770	0	8	2006	3	850	Y	N	4412 A 44TH AVE SW
009	790470	0140	7/30/07	\$340,000	770	0	8	2006	3	850	Y	N	4412 A 44TH AVE SW
009	790470	0140	5/25/06	\$307,950	770	0	8	2006	3	850	Y	N	4412 A 44TH AVE SW
009	790470	0142	5/25/06	\$310,950	820	0	8	2006	3	850	N	N	4412 B 44TH AVE SW
009	790470	0144	6/21/06	\$294,950	770	0	8	2006	3	850	N	N	4410 B 44TH AVE SW
009	790470	0146	5/25/06	\$289,950	770	0	8	2006	3	850	N	N	4410 A 44TH AVE SW
009	790470	0148	7/27/06	\$284,950	770	0	8	2006	3	1354	N	N	4408 A 44TH AVE SW
009	790470	0150	7/20/06	\$291,500	770	0	8	2006	3	1359	N	N	4408 B 44TH AVE SW
009	790520	0030	2/17/05	\$515,000	1660	400	7	2004	4	4622	N	N	4322 SW CHARLESTOWN ST
009	790520	0032	7/7/05	\$305,000	990	0	7	1926	4	4622	N	N	4316 SW CHARLESTOWN ST
009	790520	0058	2/22/07	\$409,950	1160	220	8	2006	3	1437	N	N	3819 A CALIFORNIA AVE SW
009	790520	0059	2/22/07	\$399,698	1260	220	8	2006	3	1093	N	N	3819 B CALIFORNIA AVE SW
009	790520	0060	2/22/07	\$389,950	1260	220	8	2006	3	1099	N	N	0
009	790520	0061	2/9/07	\$413,150	1160	220	8	2006	3	1486	N	N	0
009	790520	0062	3/2/07	\$416,950	1190	330	8	2006	3	1430	N	N	0
009	790520	0063	2/22/07	\$406,150	1190	330	8	2006	3	1073	N	N	0
009	790520	0064	2/9/07	\$394,950	1190	330	8	2006	3	1038	N	N	0
009	790520	0066	3/2/07	\$379,950	1180	130	8	2006	3	1450	N	N	0
009	790520	0090	6/13/06	\$492,900	1050	0	7	1930	4	6903	N	N	3832 44TH AVE SW
009	790520	0100	11/14/06	\$433,000	1220	0	7	1925	3	3876	N	N	4321 SW CHARLESTOWN ST
009	790520	0100	10/17/05	\$350,000	1220	0	7	1925	3	3876	N	N	4321 SW CHARLESTOWN ST
009	790520	0105	11/15/07	\$629,000	1250	250	7	1941	4	7020	N	N	3803 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	790520	0106	8/16/07	\$605,000	1380	670	7	1941	4	6435	N	N	3809 44TH AVE SW
009	790520	0130	4/11/07	\$364,700	770	0	5	1917	4	3008	N	N	4416 SW ANDOVER ST
009	790520	0157	3/8/06	\$348,500	1300	500	7	1911	4	4680	N	N	3601 44TH AVE SW
009	790520	0160	4/18/06	\$377,300	890	0	7	1921	4	4680	N	N	3621 44TH AVE SW
009	790520	0165	12/27/07	\$480,000	1050	210	7	1925	4	4680	N	N	3633 44TH AVE SW
009	790520	0175	7/17/07	\$387,000	830	170	7	1924	3	4680	N	N	3653 44TH AVE SW
009	790520	0176	9/21/07	\$442,000	1170	700	7	1925	3	4680	N	N	3657 44TH AVE SW
009	790520	0182	7/13/06	\$467,000	1070	360	7	1946	4	3584	N	N	4416 SW CHARLESTOWN ST
009	790520	0197	6/22/06	\$460,000	1060	450	7	1940	3	5616	N	N	3610 45TH AVE SW
009	790520	0222	7/19/06	\$365,000	900	0	6	1910	4	3588	N	N	3651 45TH AVE SW
009	790520	0226	4/28/06	\$391,000	940	610	7	1919	4	4290	Y	N	4518 SW CHARLESTOWN ST
009	790520	0235	5/11/05	\$479,950	1270	0	6	1929	4	4680	Y	N	3630 46TH AVE SW
009	790520	0240	3/9/05	\$310,000	840	0	7	1940	3	5850	Y	N	3616 46TH AVE SW
009	790520	0261	7/10/07	\$779,950	1990	0	7	1927	3	4680	N	N	3829 45TH AVE SW
009	790520	0267	6/6/05	\$335,000	880	0	7	1918	3	4563	N	N	3837 45TH AVE SW
009	790520	0272	3/31/05	\$450,000	1050	650	7	1917	4	4830	Y	N	4508 SW ANDOVER ST
009	790520	0286	10/11/06	\$610,000	1650	640	7	1921	3	5264	Y	N	3820 46TH AVE SW
009	790520	0321	7/6/06	\$434,000	900	600	7	1951	4	6223	N	N	3845 46TH AVE SW
009	790520	0350	12/19/06	\$372,000	1330	0	7	1951	3	6201	N	N	3808 47TH AVE SW
009	790520	0356	3/2/06	\$555,000	2250	0	7	1944	4	5265	Y	N	3609 46TH AVE SW
009	790520	0360	7/5/05	\$644,000	2328	0	8	1999	3	8775	Y	N	3615 46TH AVE SW
009	790520	0361	11/29/06	\$439,000	1050	0	6	1921	4	4680	Y	N	3621 46TH AVE SW
009	790520	0365	8/21/07	\$492,500	1000	360	7	1938	5	5850	Y	N	3631 46TH AVE SW
009	790520	0376	9/21/05	\$627,500	1200	500	8	2005	3	7020	Y	N	3649 46TH AVE SW
009	790520	0380	5/23/07	\$451,500	1190	860	7	1995	3	4789	N	N	3654 47TH AVE SW
009	790520	0391	7/24/07	\$325,000	1240	0	7	1951	4	6960	N	N	3626 47TH AVE SW
009	790520	0395	9/13/06	\$430,000	1950	0	7	1951	3	6380	N	N	3620 47TH AVE SW
009	790520	0395	10/25/05	\$420,000	1950	0	7	1951	3	6380	N	N	3620 47TH AVE SW
009	790520	0397	3/16/07	\$413,000	1000	0	7	1951	3	6380	N	N	3608 47TH AVE SW
009	790520	0400	3/28/05	\$355,000	1070	0	7	1951	4	8584	N	N	3602 47TH AVE SW
009	800960	0010	11/7/05	\$319,950	1130	290	7	1919	3	4181	N	N	2768 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	800960	0141	1/22/07	\$485,000	1190	140	7	1929	4	3480	N	N	4415 SW STEVENS ST
009	800960	0195	11/28/07	\$650,000	1410	1410	7	1941	4	4200	N	N	4315 SW STEVENS ST
009	801010	0040	2/20/07	\$616,000	1400	120	8	2006	3	5750	N	N	2717 44TH AVE SW
009	801010	0050	11/28/06	\$593,500	1460	0	7	1918	5	3795	N	N	2725 44TH AVE SW
009	801010	0105	12/22/05	\$329,950	1290	0	6	1975	3	3565	N	N	2753 44TH AVE SW
009	801010	0155	4/25/05	\$560,000	1990	0	7	1907	4	6250	N	N	2740 45TH AVE SW
009	801010	0370	2/21/07	\$368,000	680	100	6	1918	4	2938	N	N	2760 44TH AVE SW
009	801010	0435	12/12/05	\$440,000	1320	0	7	1914	4	5650	N	N	2724 44TH AVE SW
009	801010	0465	4/17/07	\$667,000	1450	380	7	1906	4	5650	N	N	2708 44TH AVE SW
009	801010	0465	8/12/05	\$550,000	1450	380	7	1906	4	5650	N	N	2708 44TH AVE SW
009	855990	0005	5/4/06	\$410,000	1430	0	7	1950	3	4134	N	N	4903 SW ADMIRAL WAY
009	855990	0065	5/16/07	\$343,000	810	200	6	1919	3	4400	N	N	2749 49TH AVE SW
009	855990	0100	8/11/06	\$567,000	1460	1200	8	1976	4	4750	N	N	2715 48TH AVE SW
009	916110	0035	4/6/05	\$575,000	1570	800	8	1911	4	5750	N	N	4019 47TH AVE SW
009	916110	0100	8/2/05	\$461,000	730	0	6	1923	3	4600	N	N	4049 47TH AVE SW
009	916110	0316	6/23/06	\$517,000	1290	530	7	1948	4	5280	N	N	4035 48TH AVE SW
009	916110	0326	8/12/05	\$405,000	860	0	7	1948	4	5280	N	N	4041 48TH AVE SW
009	916110	0390	4/19/07	\$532,000	860	270	7	1948	4	5500	N	N	4012 49TH AVE SW
009	916110	0430	1/24/07	\$425,000	930	0	7	1948	3	5500	N	N	4032 49TH AVE SW
009	916110	0516	12/1/05	\$410,000	1070	0	7	1948	3	4840	N	N	4015 49TH AVE SW
009	916110	0535	4/17/06	\$400,000	1510	0	6	1916	3	8250	N	N	4027 49TH AVE SW
009	916110	0580	1/7/05	\$261,000	770	0	7	1948	4	5500	N	N	4047 49TH AVE SW
009	916110	0640	6/8/07	\$526,800	930	120	7	1948	4	5500	N	N	4016 50TH AVE SW
009	916110	0650	12/5/05	\$300,000	850	420	7	1948	5	5500	N	N	4022 50TH AVE SW
009	916110	0700	8/8/07	\$474,000	1170	0	7	1948	4	6710	N	N	4046 50TH AVE SW
009	916110	0741	2/24/06	\$432,000	1280	410	7	1948	4	6325	N	N	4009 50TH AVE SW
009	916110	0761	4/12/06	\$439,000	930	140	7	1948	3	6325	Y	N	4019 50TH AVE SW
009	916110	0795	1/5/05	\$372,500	960	0	6	1910	4	5758	N	N	4035 50TH AVE SW
009	916110	0885	4/27/05	\$750,000	2380	500	9	2005	3	5750	N	N	4016 51ST AVE SW
009	916110	0925	3/6/06	\$427,500	1060	310	7	1951	3	5750	N	N	4038 51ST AVE SW
009	927620	0136	8/14/06	\$524,950	1080	770	7	1929	4	4000	N	N	4420 SW LANDER ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	927620	0170	8/16/05	\$420,000	980	0	7	1922	3	6250	N	N	2626 45TH AVE SW
009	927620	0200	6/16/05	\$397,000	1100	0	7	1913	3	6250	N	N	2612 45TH AVE SW
009	927620	0275	8/29/05	\$624,950	1560	0	8	1992	3	6250	N	N	2623 45TH AVE SW
009	927620	0346	7/10/06	\$491,000	1360	300	8	1930	4	2860	N	N	4510 SW LANDER ST
009	927620	0365	11/17/05	\$450,000	2440	860	7	1985	3	6000	N	N	2652 46TH AVE SW
009	927620	0385	2/9/06	\$511,000	1630	0	7	1984	3	6000	N	N	2644 46TH AVE SW
009	927620	0420	2/9/06	\$363,750	900	0	7	1999	3	3000	N	N	2628 46TH AVE SW
009	927620	0485	4/19/06	\$545,000	1560	140	7	1921	4	5290	N	N	2607 46TH AVE SW
009	927620	0485	4/4/05	\$490,000	1560	140	7	1921	4	5290	N	N	2607 46TH AVE SW
009	927620	0555	1/17/07	\$500,000	1070	730	7	1939	4	5750	N	N	2641 46TH AVE SW
009	927620	0561	2/16/07	\$775,000	2400	330	8	2006	3	3045	N	N	2645 46TH AVE SW
009	927620	0565	12/28/06	\$825,000	2570	490	8	2006	3	5402	N	N	2649 46TH AVE SW
009	927620	0565	3/22/05	\$720,000	2570	490	8	2006	3	5402	N	N	2649 46TH AVE SW
009	927620	0569	4/13/07	\$785,000	2400	330	8	2006	3	3047	N	N	2653 46TH AVE SW
009	927620	0635	7/10/07	\$569,950	940	900	7	2005	3	4255	N	N	2640 47TH AVE SW
009	927620	0635	11/23/05	\$535,730	940	900	7	2005	3	4255	N	N	2640 47TH AVE SW
009	927620	0665	1/21/05	\$400,000	950	600	8	1986	4	2875	N	N	2624 47TH AVE SW
009	927620	0706	11/7/06	\$437,000	990	660	7	1948	4	4550	N	N	4621 SW ADMIRAL WAY
009	927620	0735	4/21/05	\$371,000	980	400	6	1910	4	3750	N	N	2615 47TH AVE SW
009	927620	0835	11/22/05	\$460,000	1330	0	8	1930	3	3300	N	N	2654 48TH AVE SW
009	927620	0840	11/10/06	\$558,000	1440	0	8	1930	3	4000	N	N	2652 48TH AVE SW
009	927620	0875	12/15/06	\$377,500	880	0	7	1923	3	3700	N	N	2634 48TH AVE SW
009	927620	1660	7/5/06	\$459,950	950	0	6	1906	3	4320	N	N	4802 SW STEVENS ST
009	927620	1705	4/3/06	\$539,000	1480	850	8	1931	4	5000	N	N	2715 47TH AVE SW
009	927620	1755	4/14/05	\$394,950	1640	0	7	1980	3	7500	N	N	2743 47TH AVE SW
009	927620	1885	2/25/05	\$550,000	1480	640	8	1988	5	5000	N	N	2716 48TH AVE SW
009	927620	2095	6/23/05	\$440,000	1050	360	7	1993	3	2875	N	N	2736 47TH AVE SW
009	927620	2100	3/23/07	\$650,000	2970	0	7	1990	3	5750	N	N	2732 47TH AVE SW
009	927620	2115	5/1/06	\$475,000	1350	0	7	1935	4	5750	N	N	2726 47TH AVE SW
009	927620	2130	4/24/07	\$552,000	1710	0	8	2006	3	2875	N	N	2720 47TH AVE SW
009	927620	2140	6/6/05	\$510,000	1350	0	7	1931	4	5750	N	N	2716 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(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
009	927620	2190	11/28/05	\$560,000	1130	690	7	1954	3	6250	N	N	2707 45TH AVE SW
009	927620	2210	9/18/07	\$612,000	1560	0	8	1929	3	5125	N	N	2715 45TH AVE SW
009	927620	2290	10/5/06	\$640,000	1400	300	8	1931	4	4250	N	N	2757 45TH AVE SW
009	927620	2320	1/24/06	\$360,000	1210	0	7	1984	3	6000	N	N	2752 46TH AVE SW
009	927620	2380	10/20/06	\$555,000	1250	0	7	1947	3	6000	N	N	2724 46TH AVE SW
009	927620	2410	10/24/06	\$455,000	910	910	7	1983	3	6000	N	N	2706 46TH AVE SW
009	927720	0130	11/2/05	\$695,000	1410	420	8	1941	3	11000	Y	N	5231 SW STEVENS ST
009	927720	0225	10/6/05	\$399,950	810	0	7	1952	3	6688	N	N	3057 GARLOUGH AVE SW
009	927720	0290	5/10/06	\$419,950	1000	0	7	1953	4	5000	N	N	3038 GARLOUGH AVE SW
009	927720	0330	2/1/05	\$490,000	2170	0	9	1999	3	4000	N	N	3055 49TH AVE SW
009	927720	0341	7/31/07	\$530,000	1300	310	7	1954	3	7920	N	N	3039 49TH AVE SW
009	927720	0360	7/8/05	\$472,500	1370	0	7	1947	3	8053	N	N	3045 48TH AVE SW
009	927720	0363	7/5/05	\$360,000	1120	480	8	1955	3	5610	N	N	3052 49TH AVE SW
009	927720	0380	4/28/05	\$448,292	1720	0	6	1911	4	6765	N	N	3045 47TH AVE SW
009	927770	0030	3/3/05	\$345,000	1970	0	7	1962	3	7140	N	N	3641 49TH AVE SW
009	927770	0040	8/10/05	\$330,000	870	0	6	1926	4	7140	N	N	3635 49TH AVE SW
009	927820	0110	5/31/05	\$317,000	860	860	7	1949	3	9108	N	N	3202 48TH AVE SW
009	927820	0160	6/28/05	\$345,000	820	180	6	1930	4	8680	N	N	5021 SW HANFORD ST
009	927830	0025	8/15/07	\$535,000	1450	1000	7	1940	4	8700	N	N	3239 45TH AVE SW
009	942440	0095	6/17/05	\$369,000	810	160	7	1947	3	5115	Y	N	4141 49TH AVE SW
009	942440	0146	4/1/05	\$285,000	790	0	7	1918	3	5562	N	N	4909 SW DAKOTA ST
009	942440	0165	10/3/06	\$410,000	1170	0	6	1910	4	4440	N	N	4108 49TH AVE SW
009	942440	0190	3/6/07	\$535,000	1300	160	7	1910	4	4520	N	N	4130 49TH AVE SW
009	942440	0195	9/13/05	\$399,950	1030	0	7	1918	4	4520	Y	N	4134 49TH AVE SW
009	942440	0225	12/9/05	\$585,250	1270	220	8	1963	4	5175	Y	N	4818 SW GENESEE ST
009	942440	0260	9/22/05	\$384,950	810	170	7	1947	4	5460	Y	N	4131 48TH AVE SW
009	942440	0275	11/9/06	\$480,000	810	100	7	1947	4	5512	Y	N	4121 48TH AVE SW
009	942440	0285	9/27/07	\$335,000	1140	0	7	1947	4	5616	Y	N	4111 48TH AVE SW
009	957180	0045	6/18/07	\$499,950	1240	430	7	1946	3	7638	N	N	4909 SW STEVENS ST
009	957180	0065	9/27/06	\$320,000	890	0	7	1947	3	7700	N	N	3021 49TH AVE SW
009	957180	0075	10/25/05	\$398,000	1270	420	7	1955	3	8476	N	N	3033 49TH AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	006600	0095	9/14/2005	\$474,950	ACTIVE PERMIT BEFORE SALE>25K
003	006600	0180	11/9/2006	\$167,384	DOR RATIO;UNFIN AREA
003	006600	0180	8/27/2007	\$500,000	UNFIN AREA
003	006600	0245	3/23/2005	\$131,761	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	006600	0250	6/13/2007	\$247,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	006600	0255	3/28/2005	\$138,500	DOR RATIO
003	006600	0320	4/20/2005	\$340,000	1031 TRADE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	006600	0355	8/28/2006	\$41,812	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	006600	0365	3/20/2005	\$228,762	QUIT CLAIM DEED
003	082600	0110	2/23/2007	\$530,000	PREVIMP<=25K
003	082600	0190	2/1/2005	\$400,000	NO MARKET EXPOSURE
003	082600	0435	7/26/2005	\$920,000	NO MARKET EXPOSURE
003	082600	0465	3/13/2007	\$435,000	PREVIMP<=25K
003	129730	0250	8/28/2007	\$1,175,000	PREVIMP<=25K
003	232403	9069	4/1/2005	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	232403	9086	2/2/2007	\$350,000	DOR RATIO;IMP COUNT;SEGREGATION AND/OR MERGER
003	232403	9087	2/2/2007	\$350,000	DOR RATIO;IMP COUNT;SEGREGATION AND/OR MERGER
003	234930	0080	2/16/2006	\$93,750	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	234930	0095	8/4/2005	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
003	246190	0065	7/6/2006	\$500,000	PREVIMP<=25K
003	246190	0135	12/10/2007	\$311,573	NO MARKET EXPOSURE
003	246190	0240	11/1/2006	\$391,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	246190	0325	6/7/2006	\$375,000	SEGREGATION AND/OR MERGER
003	246190	0330	12/10/2005	\$212,500	%NETCOND;PREVIMP<=25K;SEGREGATION AND/OR MERGER
003	246190	0425	12/27/2005	\$245,000	DOR RATIO
003	246190	0490	4/24/2006	\$425,000	IMP COUNT;SEGREGATION AND/OR MERGER
003	246190	0770	9/4/2007	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	246190	0850	7/15/2005	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	309500	0015	6/30/2006	\$513,000	UNFIN AREA
003	309500	0025	10/27/2005	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	309500	0080	9/23/2005	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	310050	0030	6/23/2005	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	310050	0065	12/8/2005	\$390,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	325940	0105	8/9/2006	\$639,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	387490	0115	5/24/2006	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	516670	0115	4/28/2005	\$429,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	528820	0070	9/24/2007	\$600,000	UNFIN AREA
003	528820	0300	7/19/2006	\$619,950	UNFIN AREA
003	528820	0331	5/19/2005	\$179,254	DOR RATIO;QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	528820	0379	1/9/2007	\$118,004	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	612660	0205	5/22/2007	\$438,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	612660	0920	2/7/2005	\$450,000	TEAR DOWN; SEGREGATION AND/OR MERGER
003	612660	0940	3/15/2006	\$855,000	NO MARKET EXPOSURE
003	612660	0970	9/19/2005	\$465,000	UNFIN AREA
003	612660	0970	2/7/2007	\$345,000	UNFIN AREA
003	612660	1100	8/13/2007	\$294,200	OBSOL;EXEMPT FROM EXCISE TAX
003	612660	1305	3/22/2005	\$103,000	DOR RATIO
003	612660	1305	3/21/2005	\$417,000	SEGREGATION AND/OR MERGER
003	612660	1330	7/24/2006	\$441,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	633200	0130	8/7/2006	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	633200	0180	11/28/2005	\$100,000	DOR RATIO
003	731240	0005	3/23/2005	\$319,950	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	743550	0080	3/9/2006	\$193,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	757920	0620	4/26/2007	\$177,479	DOR RATIO;UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGHBOR
003	757920	0715	9/13/2005	\$345,000	UNFIN AREA
003	757920	0737	12/8/2006	\$135,921	DOR RATIO;QUIT CLAIM DEED
003	757920	0771	9/26/2007	\$449,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	762570	0010	12/6/2006	\$170,892	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	762570	0010	6/23/2005	\$350,000	SEGREGATION AND/OR MERGER
003	762570	0015	6/2/2006	\$350,000	IMP COUNT;SEGREGATION AND/OR MERGER
003	762570	0096	3/23/2005	\$107,215	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	762570	0226	2/18/2007	\$660,000	RELOCATION - SALE TO SERVICE
003	762570	0270	12/8/2006	\$86,041	DOR RATIO;QUIT CLAIM DEED
003	762570	0420	3/25/2005	\$474,950	UNFIN AREA
003	762570	2435	9/21/2005	\$1,630,000	DOR RATIO
003	762570	2440	8/29/2006	\$314,500	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
003	762570	2521	7/25/2007	\$55,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	762570	2585	12/15/2005	\$85,885	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	762570	2670	9/12/2005	\$250,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	762570	2905	5/19/2005	\$935,000	NO MARKET EXPOSURE
003	762570	2935	9/15/2005	\$600,000	%COMPL
003	762570	2940	9/15/2005	\$400,000	%COMPL;TEAR DOWN
003	762570	3020	2/13/2007	\$255,500	DOR RATIO;IMP COUNT;SEGREGATION AND/OR MERGER
003	772360	0005	6/1/2005	\$282,000	OBSOL
003	772360	0085	5/14/2007	\$470,000	UNFIN AREA
003	772360	0085	10/11/2005	\$420,500	UNFIN AREA
003	772360	0185	7/18/2005	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	083800	0140	8/1/2006	\$55,661	DOR RATIO;STATEMENT TO DOR
006	095200	0475	11/14/2005	\$374,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	095200	0485	1/25/2005	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	095200	0685	1/3/2005	\$379,000	RELOCATION - SALE TO SERVICE
006	095200	0925	8/10/2007	\$162,441	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
006	095200	0980	10/24/2005	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	1080	6/6/2007	\$456,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	095200	1235	9/30/2005	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	1545	10/4/2005	\$324,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	2050	6/1/2005	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	095200	2330	10/6/2005	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	2340	6/30/2005	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	2350	8/24/2005	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	2480	11/6/2006	\$550,000	%COMPL;TEAR DOWN; SEGREGATION AND/OR MERGER
006	095200	3459	1/18/2007	\$379,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	3565	5/23/2006	\$409,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	095200	4745	1/28/2007	\$389,950	RELOCATION - SALE TO SERVICE
006	095200	5215	12/12/2006	\$193,500	DOR RATIO;IMP COUNT
006	095200	6520	4/24/2007	\$1,291,000	UNFIN AREA
006	095200	6530	4/23/2007	\$1,333,333	NO MARKET EXPOSURE
006	095200	6540	7/24/2007	\$1,000,000	NO MARKET EXPOSURE
006	095200	6715	11/20/2007	\$246,385	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
006	095200	6715	10/3/2006	\$625,000	IMP COUNT
006	095200	6975	9/25/2005	\$384,000	ACTIVE PERMIT BEFORE SALE>25K
006	132403	9096	9/21/2005	\$584,000	%COMPL;TEAR DOWN
006	231390	0420	9/1/2005	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	282460	0120	11/17/2005	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	282460	0225	2/22/2005	\$509,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	300980	0185	11/18/2005	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	301630	0320	11/16/2005	\$332,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	422940	0160	6/12/2006	\$351,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	432120	0010	12/12/2005	\$290,000	PREVIMP<=25K
006	432120	0450	2/24/2005	\$452,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
006	432120	0515	2/24/2006	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	501950	0075	3/27/2006	\$532,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	501950	0136	5/30/2006	\$1,005,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	501950	0147	10/5/2005	\$121,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;%COMPL;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	548920	0225	4/26/2007	\$491,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	548920	0455	12/24/2007	\$585,000	ACTIVE PERMIT BEFORE SALE>25K
006	548920	0455	3/27/2006	\$719,950	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	608710	1145	10/26/2005	\$352,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	691120	0011	4/17/2006	\$475,000	%COMPL;TEAR DOWN; STATEMENT TO DOR
006	691120	0020	10/6/2006	\$367,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
006	691120	0020	10/6/2006	\$367,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
006	691120	0120	6/8/2007	\$720,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	746590	0015	7/19/2006	\$393,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	746590	0100	5/27/2005	\$650,000	RELOCATION - SALE TO SERVICE
006	746590	0355	11/3/2006	\$557,000	RELOCATION - SALE TO SERVICE
006	746590	0465	10/3/2006	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	757770	0187	5/10/2005	\$439,000	RELOCATION - SALE TO SERVICE
006	757820	0105	5/12/2005	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	757820	0115	8/4/2006	\$220,000	DOR RATIO;%COMPL
006	757820	0520	11/21/2006	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	762870	0115	8/29/2007	\$297,450	IMP COUNT;OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	798740	1120	1/14/2005	\$380,000	QUESTIONABLE PER SALES IDENTIFICATION
006	798740	1285	8/16/2005	\$409,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	870160	0250	10/9/2006	\$445,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	928580	0100	6/12/2006	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	928580	0180	3/1/2007	\$465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					EXECUTOR
006	928580	0840	5/9/2007	\$469,000	PREVIMP<=25K
006	928580	0840	6/27/2005	\$350,000	PREVIMP<=25K
006	928580	0890	5/6/2005	\$300,000	PREVIMP<=25K
006	928580	0935	6/6/2005	\$294,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	929730	0111	5/16/2006	\$330,000	NO MARKET EXPOSURE
006	929730	0230	1/11/2005	\$525,000	RELOCATION - SALE TO SERVICE
006	929730	0335	4/5/2005	\$349,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	929730	0350	1/10/2005	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	929730	1420	7/5/2005	\$401,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	929730	1475	4/13/2006	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	929730	1475	3/7/2006	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	934540	0150	6/27/2006	\$940,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	934540	0210	3/27/2006	\$1,320,000	NO MARKET EXPOSURE
006	934540	0210	4/13/2007	\$1,490,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	934540	0285	5/24/2005	\$799,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	934590	0105	7/15/2005	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	005900	0080	8/8/2006	\$500,000	NO MARKET EXPOSURE
009	013600	0081	8/21/2007	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	013600	0270	4/18/2006	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	019400	0005	3/1/2005	\$36,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
009	019400	0165	7/27/2007	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	019400	0265	7/5/2005	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	019400	0725	9/11/2007	\$800,000	RELOCATION - SALE TO SERVICE;
009	019400	0740	6/5/2007	\$1,175,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	019400	0880	12/2/2005	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	126220	0010	10/5/2007	\$743,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	150180	0080	6/29/2006	\$430,000	OBSOL
009	239160	0155	1/29/2007	\$352,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	239160	0205	6/22/2006	\$361,000	UNFIN AREA
009	239160	0848	12/11/2006	\$250,000	DOR RATIO
009	239160	0848	4/21/2006	\$185,000	DOR RATIO
009	239160	1815	12/12/2006	\$595,000	RELOCATION - SALE TO SERVICE
009	239160	2010	5/11/2005	\$264,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	281310	0070	2/15/2005	\$438,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	301030	0285	2/22/2005	\$351,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	301030	0295	5/18/2005	\$200,000	DOR RATIO;QUIT CLAIM DEED
009	329770	0085	3/1/2005	\$158,717	DOR RATIO;STATEMENT TO DOR
009	329770	0115	11/27/2006	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	348780	0025	3/30/2006	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	500850	0075	6/30/2005	\$260,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	501350	0065	3/2/2005	\$309,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	501350	0310	11/21/2005	\$159,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
009	501400	0090	4/14/2005	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	501400	0100	12/5/2005	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	501400	0145	8/16/2007	\$77,456	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
009	501400	0210	7/10/2006	\$375,000	PREVIMP<=25K
009	501400	0210	10/4/2005	\$240,000	PREVIMP<=25K
009	501400	0245	7/24/2006	\$311,000	PREVIMP<=25K
009	537320	0025	1/16/2007	\$534,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	539860	0055	3/28/2006	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	539860	0095	4/13/2005	\$286,500	DOR RATIO
009	550570	0125	10/31/2005	\$205,000	DOR RATIO
009	570850	0390	6/7/2006	\$200,177	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	669350	0105	9/15/2006	\$440,000	PREVIMP<=25K
009	757220	0110	9/5/2007	\$224,100	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
009	790470	0031	11/28/2006	\$300,000	ACTIVE PERMIT BEFORE SALE>25K
009	790470	0040	6/15/2006	\$337,000	ACTIVE PERMIT BEFORE SALE>25K
009	790520	0060	5/1/2005	\$825,000	NO MARKET EXPOSURE
009	790520	0101	8/11/2006	\$71,093	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	790520	0102	5/30/2006	\$357,000	%COMPL
009	790520	0182	1/5/2006	\$364,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	790520	0331	8/17/2006	\$373,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	790520	0365	6/1/2007	\$492,500	RELOCATION - SALE TO SERVICE
009	801010	0040	2/13/2006	\$379,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	801010	0050	7/19/2006	\$412,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	801010	0395	10/17/2005	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	855990	0025	7/30/2007	\$400,000	PREVIMP<=25K
009	855990	0025	11/16/2006	\$349,000	PREVIMP<=25K
009	855990	0235	2/23/2007	\$275,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
009	916110	0360	12/14/2006	\$122,118	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	916110	0430	11/21/2005	\$388,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	916110	0595	8/16/2005	\$290,000	PREVIMP<=25K
009	916110	0650	7/27/2007	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	927620	0220	10/15/2007	\$300,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
009	927620	0230	12/13/2005	\$500,000	NO MARKET EXPOSURE
009	927620	0395	4/11/2007	\$325,000	PREVIMP<=25K
009	927620	0395	5/4/2005	\$208,000	PREVIMP<=25K
009	927620	0635	7/2/2007	\$569,950	RELOCATION - SALE TO SERVICE
009	927620	0795	8/14/2007	\$408,500	ACTIVE PERMIT BEFORE SALE>25K
009	927620	2190	6/10/2005	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	927620	2400	4/7/2006	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	927820	0005	7/5/2005	\$297,500	PREVIMP<=25K
009	927820	0105	6/6/2006	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	927830	0045	9/20/2006	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	927830	0055	7/20/2005	\$141,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	516670	0060	12/21/2006	\$300,000	8636	N	N
3	516670	0060	4/1/2006	\$107,600	8636	N	N
3	516670	0060	8/10/2006	\$120,000	8636	N	N
3	762570	0130	8/23/2006	\$300,000	6000	N	N
6	095200	2250	3/29/2006	\$325,000	5750	N	N
6	757770	0485	3/30/2006	\$595,000	5175	N	N
6	798740	0925	2/1/2007	\$125,000	4165	N	N
6	798740	0930	1/31/2007	\$125,000	4165	N	N
6	798740	0940	1/27/2007	\$125,000	4165	N	N
9	294010	0040	2/16/2007	\$350,000	10656	Y	N

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Area 48***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	762570	0130	9/29/2006	\$267,000	PREVIMP<=25K;TEAR DOWN; BANKRUPTCY - RECEIVER OR TRUSTEE
6	095200	6825	9/20/2006	\$437,500	PREVIMP<=25K;TEAR DOWN
6	231390	0060	4/4/2006	\$330,000	PREVIMP<=25K;TEAR DOWN
6	798740	1080	6/22/2007	\$275,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
9	149280	0480	5/6/2005	\$95,000	NO MARKET EXPOSURE
9	239160	2520	9/15/2005	\$896,000	PREVIMP<=25K;GOVERNMENT AGENCY
9	348780	0035	4/25/2006	\$19,450	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K;NO MARKET EXPOSURE
9	801010	0165	6/28/2005	\$52,600	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE

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

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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