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Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: South Beacon Hill / Area 79

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 864

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$104,600	\$217,000	\$321,600	\$360,000	89.3%	15.51%
2008 Value	\$144,700	\$208,100	\$352,800	\$360,000	98.0%	12.71%
Change	+\$40,100	-\$8,900	+\$31,200		+8.7%	-2.80%
% Change	+38.3%	-4.1%	+9.7%		+9.7%	-18.05%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.80% and -18.05% actually represent an improvement.

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

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2007 Value	\$107,900	\$205,000	\$312,900
2008 Value	\$144,800	\$205,200	\$350,000
Percent Change	+34.2%	+0.1%	+11.9%

Number of improved Parcels in the Population: 6495

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2007 or 2008 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

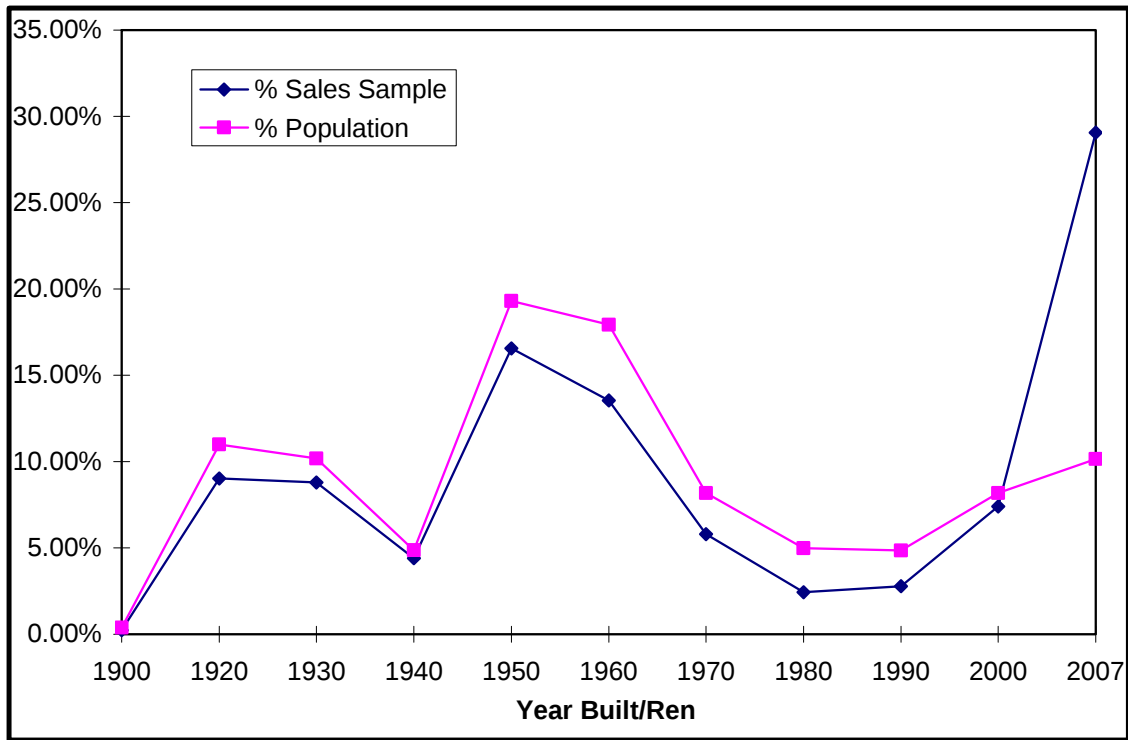
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2008 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1900	2	0.23%
1920	78	9.03%
1930	76	8.80%
1940	38	4.40%
1950	143	16.55%
1960	117	13.54%
1970	50	5.79%
1980	21	2.43%
1990	24	2.78%
2000	64	7.41%
2007	251	29.05%
	864	

Population		
Year Built/Ren	Frequency	% Population
1900	25	0.38%
1920	714	10.99%
1930	661	10.18%
1940	316	4.87%
1950	1254	19.31%
1960	1165	17.94%
1970	531	8.18%
1980	324	4.99%
1990	315	4.85%
2000	531	8.18%
2007	659	10.15%
	6495	

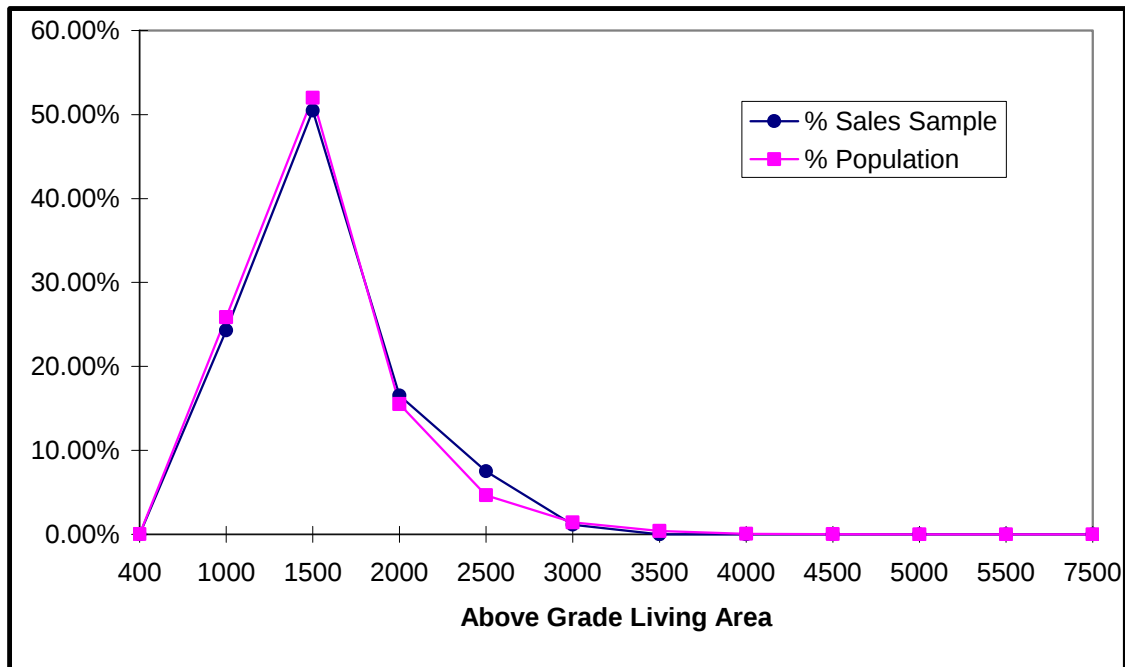


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
400	0	0.00%
1000	210	24.31%
1500	436	50.46%
2000	143	16.55%
2500	65	7.52%
3000	10	1.16%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
864		

Population		
AGLA	Frequency	% Population
400	3	0.05%
1000	1679	25.85%
1500	3378	52.01%
2000	1007	15.50%
2500	302	4.65%
3000	92	1.42%
3500	26	0.40%
4000	4	0.06%
4500	3	0.05%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
6495		

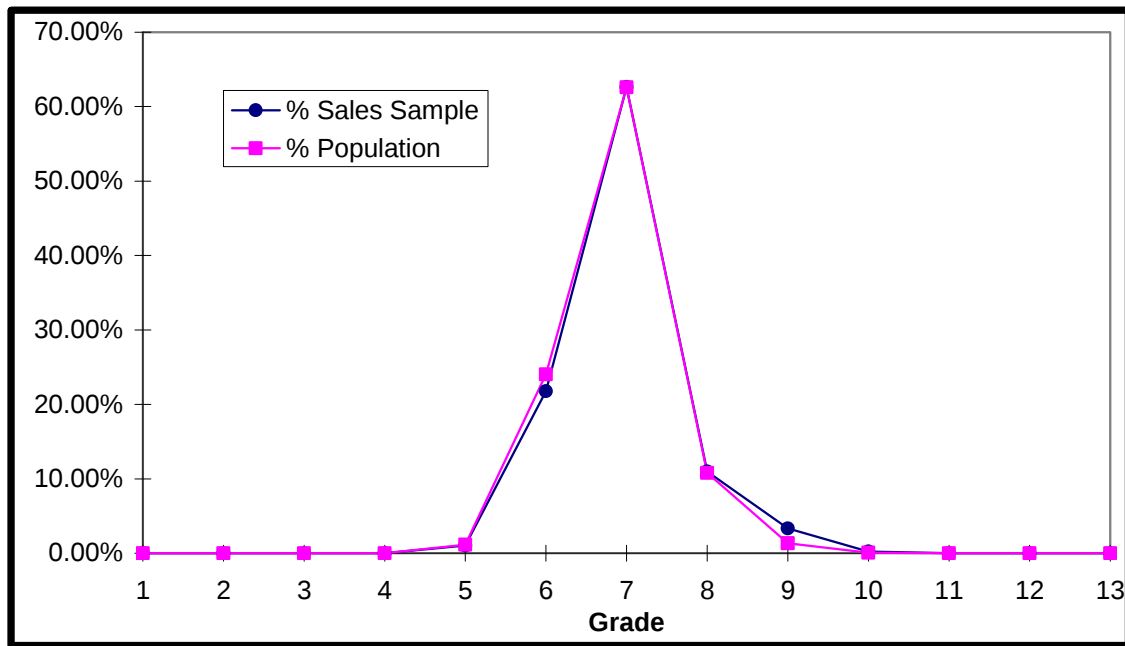


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

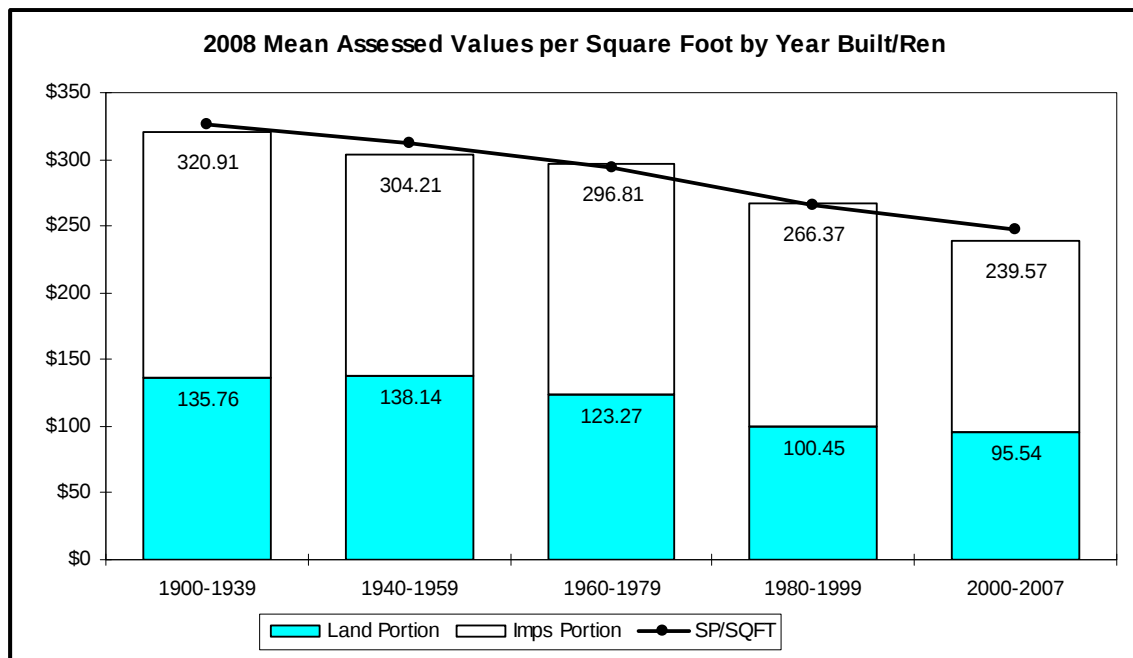
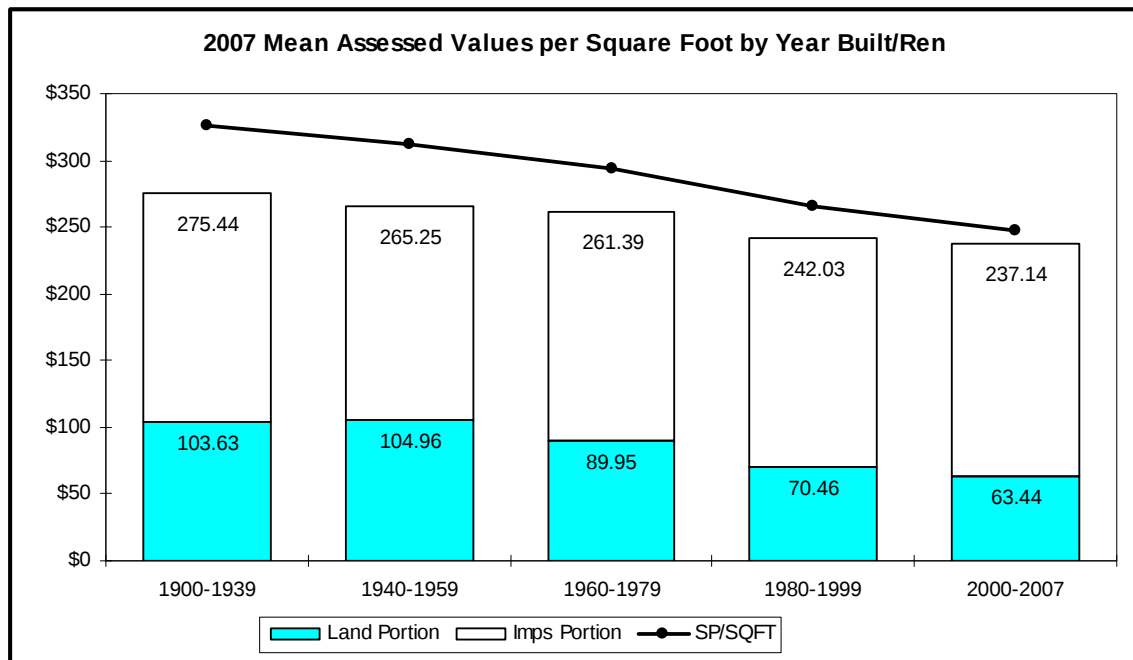
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	1.04%
6	188	21.76%
7	541	62.62%
8	95	11.00%
9	29	3.36%
10	2	0.23%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	864	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	76	1.17%
6	1562	24.05%
7	4064	62.57%
8	701	10.79%
9	88	1.35%
10	4	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	6495	



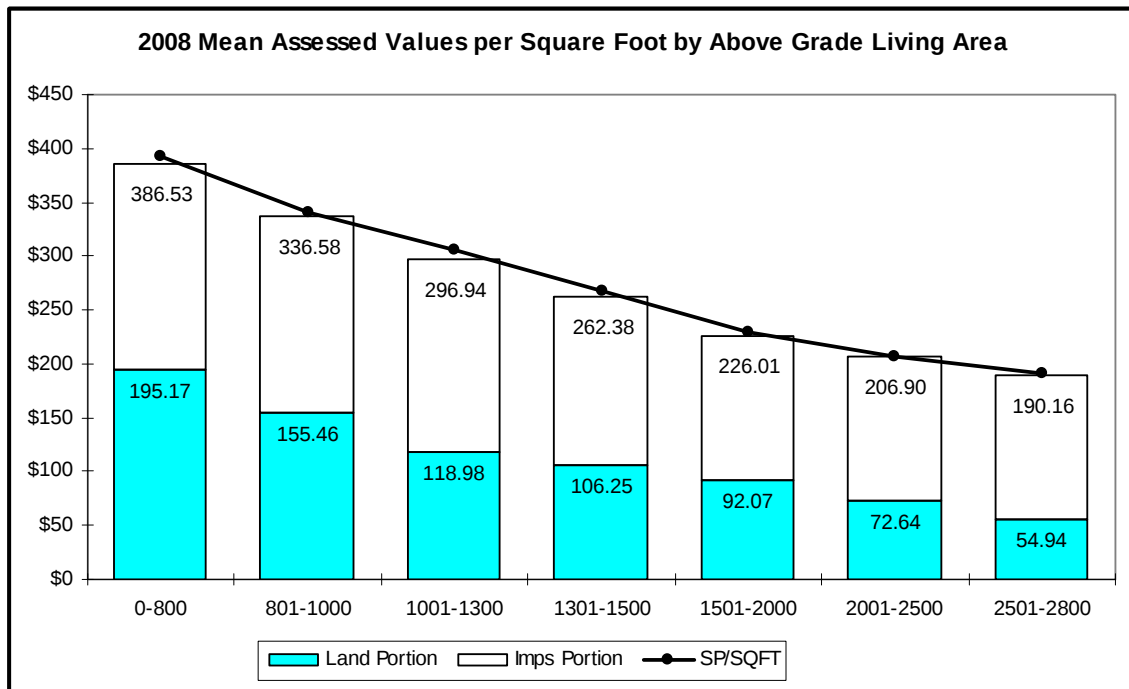
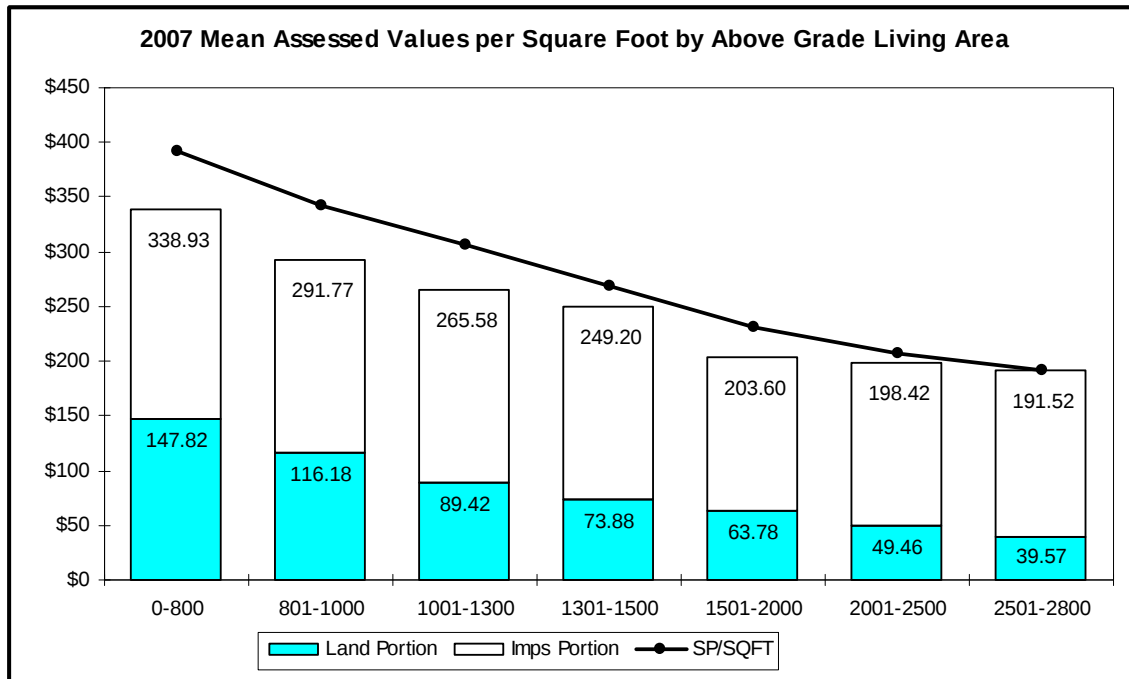
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated



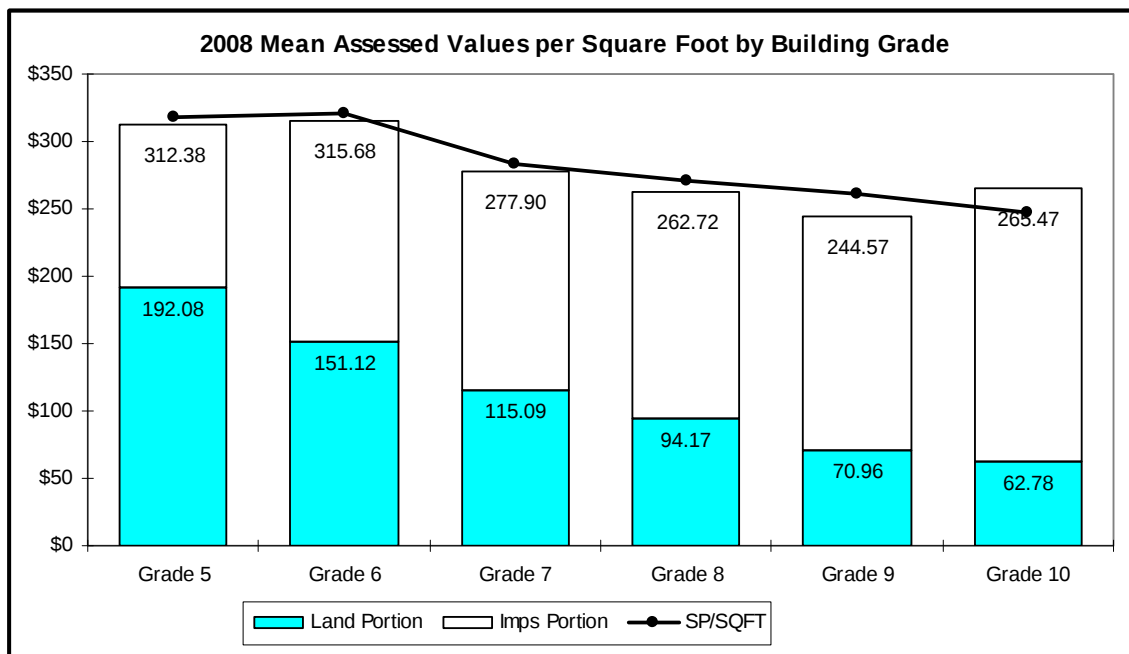
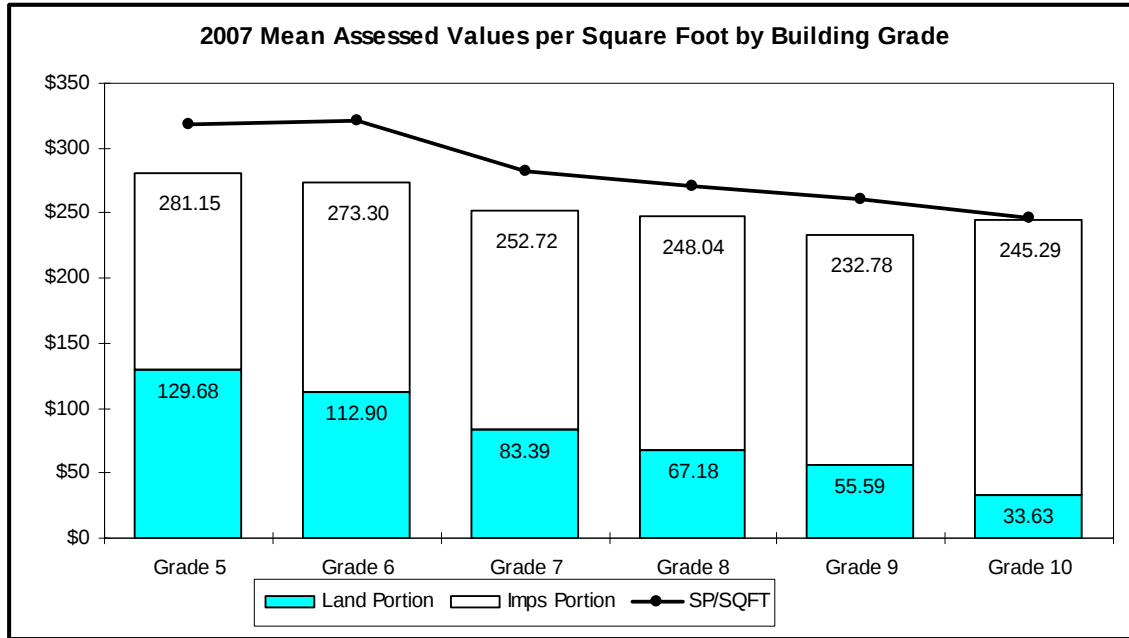
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



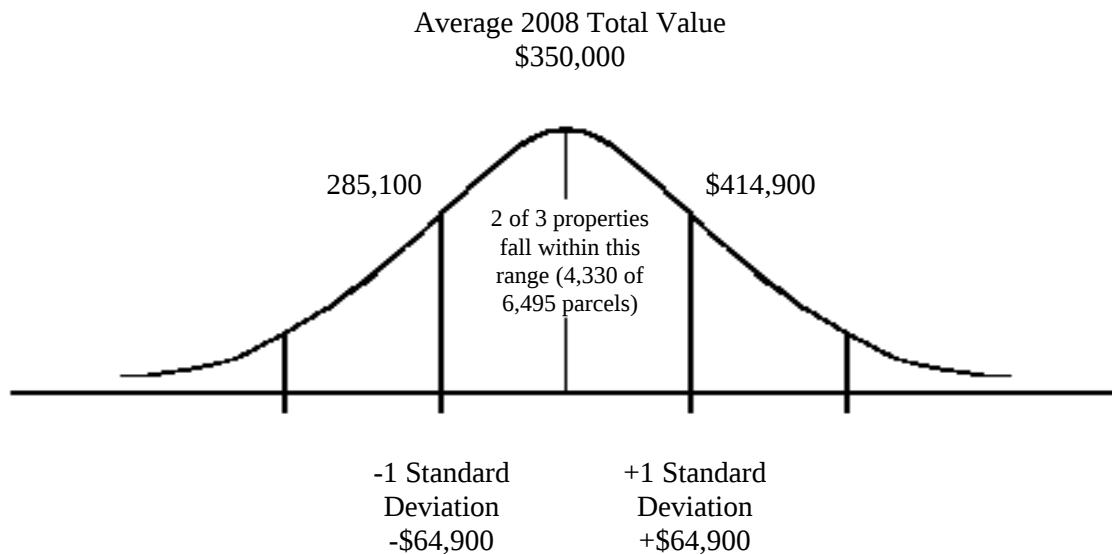
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary

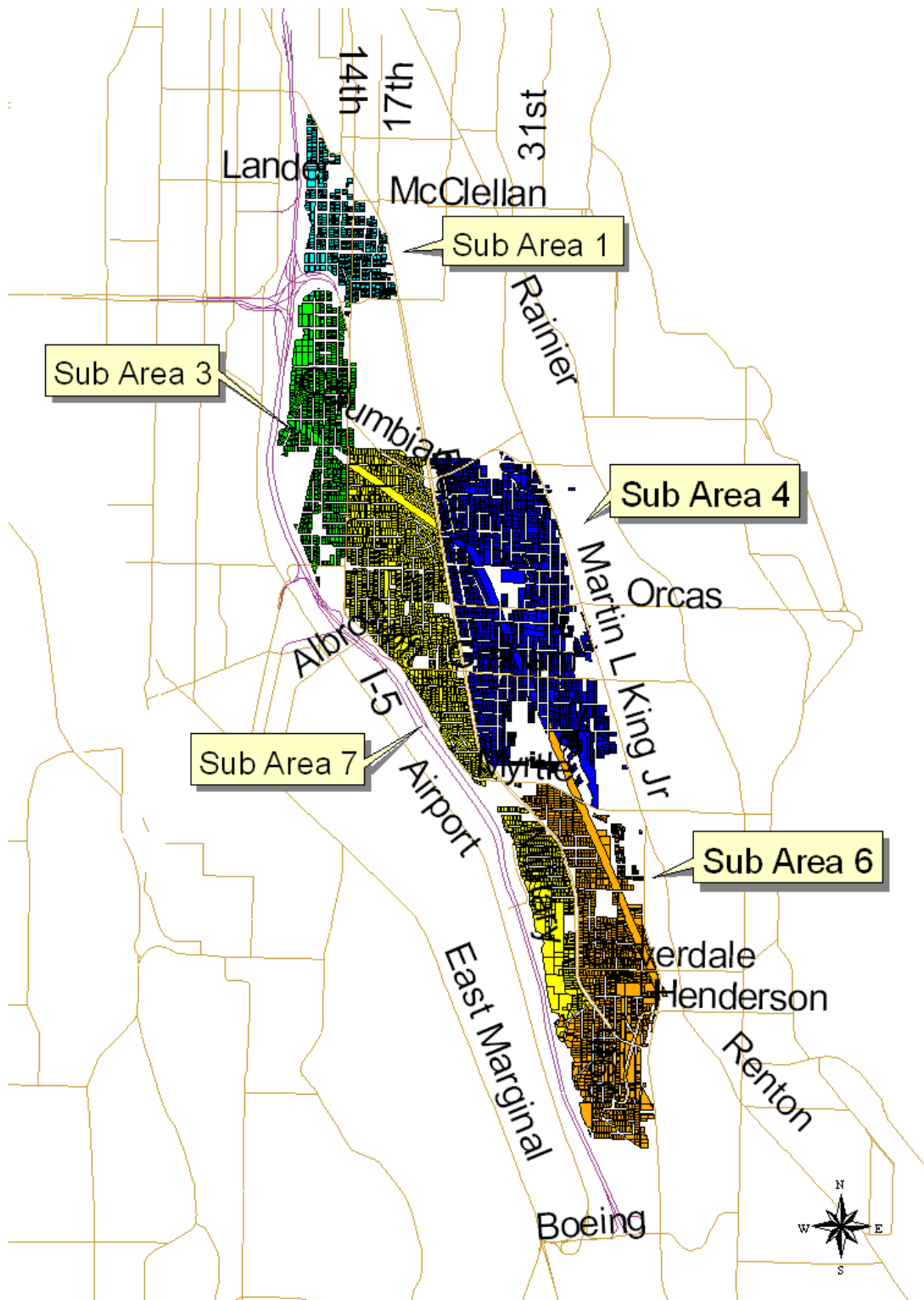


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2007 or 2008 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map

AREA 79



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: July, 22, 2008

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2005 to 1/2008 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report is intended intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area Name: South Beacon Hill

Boundaries:

The area is defined by the boundaries of Martin Luther King Jr Way and Renton Avenue on the East, the city limits of Tukwila to the south, I-5 on the West, and the intersection of Beacon Ave S and 11th Avenue S to the north.

Maps:

A general map of the area is included in this report. A Sub-Area map is located in Page 11 and a Neighborhood Map is located on page 18. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 79 is comprised of the South Beacon Hill neighborhood of Seattle. It spans East to West from Martin Luther King Jr Way and Renton Ave to I-5 and from North to South from the intersection of Beacon Ave S and 11th Avenue S to the south end of Boeing field. It has good access north and south on I-5 and to downtown Seattle as it is bounded to the West by Interstate 5. There are several main arterials running through this area including Martin Luther King Jr Way, Beacon Avenue South and S Myrtle. The typical property is a grade 7 house built in the 40's or 50's. The typical lot size is from 5,000 to 7,500 square feet. The area is almost entirely platted with a sprinkling of tax lots most of which are located in NE and SE 21-24-04.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007 posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.51% to 12.71%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. Field appraisers verified all vacant land sales. A list of sales used and removed from this analysis are included later in the body of this report.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in

the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 79 has 7,684 parcels. Of those, 6,782 are improved and 902 are vacant. There are 5 sub-areas in Area 79. Sub-area differences were not considered a significant characteristic and were not considered in this valuation, instead it was determined that land values were primarily dependent on underlying zoning and neighborhood location of the parcel.

The sub-areas share influencing factors such as traffic noise, airport noise (Boeing Field is located just across I-5), power line right of way, access, topography, restrictive size and shape of the lot, water problems (i.e. environmentally critical area restrictions), and view designations.

This is a fairly homogeneous area, but there are several pocket neighborhoods within Area 79 as defined by the appraisers working the area. Essentially all are platted lots but there is a sprinkling of tax lots, most of which are located in NE and SE 21-24-04. The land values are calculated by appraiser defined neighborhoods, zoning, adjustments for land characteristics, and lot size square footage. The schedule for these values is on the following page.

There was a sufficient number of vacant land sales used to help develop the various adjustments. The number of sales were deemed adequate to develop the comprehensive land valuation schedule, which included values for the various pocket neighborhoods within the sub-areas.

The following is a general description of each neighborhood:

Neighborhood 1

Neighborhood 1 is found in both sub-area's 4 and 6. These parcels are located mostly just west of Martin Luther King Jr Way (northeast portion of sub-area 4 and southeast portion of sub-area 6). These parcels suffer from external nuisance due to much traffic and commercial properties close by. The majority of the homes found in neighborhood 1 are grade 6 and 7's. Neighborhood 1 had an average sales price of \$281,000.

Neighborhood 2

Neighborhood 2 represents the majority of Area 79. The majority of the homes are grades 6 thru 8 and the average sale price for homes in neighborhood 2 is \$359,000.

Neighborhood 3

Neighborhood 3 is found in both sub-area's 3 and 4. In sub-area 3, parcels in this neighborhood are found in the northern portion of sub-area 3. In sub-area 4, these parcels are located just south of Cheasty Blvd S and east of Beacon Ave S (northern portion of sub-area 4). The majority of the homes in this neighborhood are built in the 1940's and 1950's and considered to be better quality grade 7 & 8 homes. The average sale price for homes in neighborhood 3 is \$387,000.

Neighborhood 4

Neighborhood 4 is found in both sub-area's 1 and 4. In sub-area 1, parcels in this neighborhood are located on the southwest portion, just east of I-5. In sub-area 4, the majority of the parcels have views. In sub-area 4, the parcels are located in the northern part of sub-area 4 where some of the homes sit across the street from the Jefferson Park Golf Course. The remaining are located on along S. Ferdinand and 28th Ave S., which sits up on a hill - some of the homes have views here as well. The majority of homes are grades 7 and 8.

Neighborhood locations are detailed in the map on page 18.

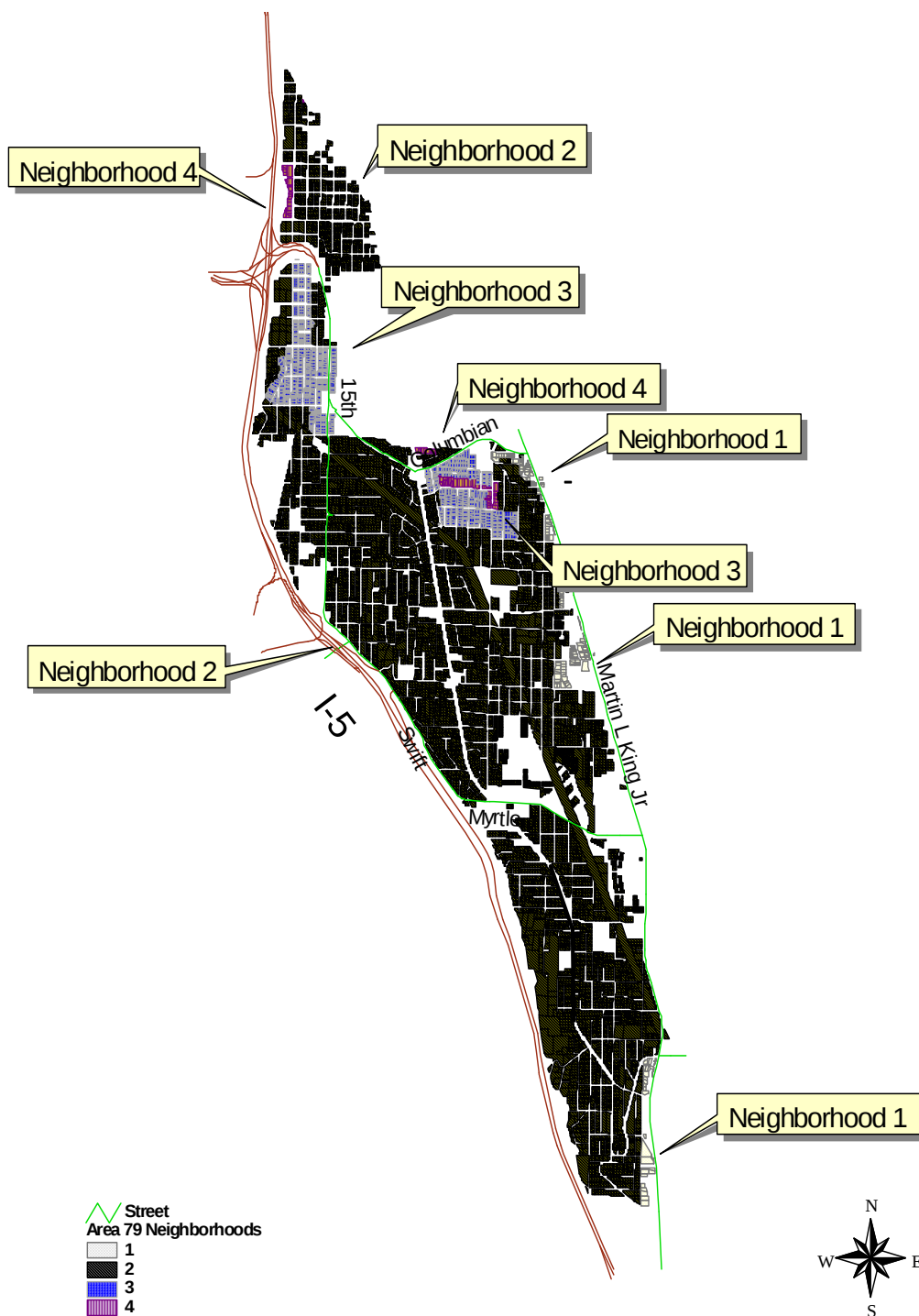
Topography Adjustments

For properties, which have been identified with topography characteristics, an allocation adjustment was made after EMV was calculated. This adjustment considers that after an improvement has been placed on a parcel, the cost to cure for topography has been realized as additional building costs and is best reflected in the improvement value. The amount of this cost to cure is exposed as a percentage of base land value and is shown in the 'percent base land value' impact field (%BLV) of Real Property. This amount of extra construction cost has been shifted from land to improvement.

When valuing an improved parcel coded with topography an adjustment of -10% to -90% (based appraiser judgment) was made to the base land value. EMV is calculated using adjusted base land (non-adjusted for topography) then the percentage of value relating to the extra cost of development (-10% to -90%) is shifted from the land value to the improvement value.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 79 Neighborhood Map



Land Value Model Calibration

Lot Size	SF 5000/SF 7200/SF 9600	L-1	L-2/L-3/L-4	N/C & C1/C2	MR
1	\$500	\$500	\$500	\$500	\$500
800	\$85,000	\$90,000	\$90,000	\$90,000	\$95,000
1,000	\$85,000	\$90,000	\$90,000	\$90,000	\$95,000
1,200	\$85,000	\$90,000	\$100,000	\$90,000	\$95,000
1,500	\$85,000	\$90,000	\$100,000	\$90,000	\$95,000
1,600	\$85,000	\$110,000	\$100,000	\$110,000	\$95,000
2,000	\$85,000	\$110,000	\$150,000	\$110,000	\$95,000
2,400	\$85,000	\$110,000	\$150,000	\$110,000	\$95,000
2,500	\$115,000	\$110,000	\$150,000	\$110,000	\$115,000
3,000	\$120,000	\$110,000	\$190,000	\$110,000	\$120,000
3,200	\$120,000	\$160,000	\$190,000	\$160,000	\$120,000
3,600	\$125,000	\$160,000	\$190,000	\$160,000	\$125,000
4,000	\$130,000	\$160,000	\$190,000	\$160,000	\$130,000
4,500	\$135,000	\$160,000	\$220,000	\$160,000	\$135,000
4,800	\$135,000	\$200,000	\$220,000	\$200,000	\$135,000
5,000	\$140,000	\$200,000	\$220,000	\$200,000	\$140,000
5,200	\$140,000	\$200,000	\$220,000	\$200,000	\$140,000
5,400	\$140,000	\$200,000	\$220,000	\$200,000	\$140,000
5,600	\$140,000	\$200,000	\$220,000	\$200,000	\$140,000
5,800	\$140,000	\$200,000	\$250,000	\$200,000	\$145,000
6,000	\$140,000	\$200,000	\$250,000	\$200,000	\$150,000
6,400	\$150,000	\$230,000	\$250,000	\$230,000	\$150,000
6,601	\$155,000	\$233,000	\$260,000	\$233,000	\$155,000
7,200	\$160,000	\$236,000	\$260,000	\$236,000	\$160,000
8,000	\$165,000	\$239,000	\$270,000	\$239,000	\$165,000
9,600	\$170,000	\$241,000	\$275,000	\$241,000	\$170,000
10,000	\$175,000	\$244,000	\$280,000	\$244,000	\$175,000
11,000	\$180,000	\$247,000	\$285,000	\$247,000	\$180,000
12,000	\$185,000	\$250,000	\$290,000	\$250,000	\$185,000
13,000	\$190,000	\$253,000	\$295,000	\$253,000	\$190,000
14,000	\$195,000	\$256,000	\$300,000	\$256,000	\$195,000
15,000	\$200,000	\$259,000	\$305,000	\$259,000	\$200,000
16,000	\$205,000	\$261,000	\$310,000	\$261,000	\$205,000
17,000	\$210,000	\$264,000	\$315,000	\$264,000	\$210,000
18,000	\$215,000	\$267,000	\$320,000	\$267,000	\$215,000
19,000	\$220,000	\$270,000	\$322,000	\$270,000	\$220,000
20,000	\$225,000	\$273,000	\$324,000	\$273,000	\$225,000
25,000	\$230,000	\$275,000	\$326,000	\$275,000	\$230,000
30,000	\$232,000	\$277,000	\$328,000	\$277,000	\$232,000
35,000	\$234,000	\$279,000	\$330,000	\$279,000	\$234,000
40,000	\$236,000	\$281,000	\$332,000	\$281,000	\$236,000
45,000	\$238,000	\$283,000	\$334,000	\$283,000	\$238,000
50,000	\$240,000	\$285,000	\$336,000	\$285,000	\$240,000

Neighborhood	Adjustment
1	-5%
2	1
3	+5%
4	+10%
Traffic	
Moderate	-5%
Heavy	-10%
Extreme	-15%
PowerLines	
Y	-10%
External Nuisance/Other	
Yes	-10%
Topography	
Yes	-10% to -90%
Access	
Restricted	-30%
Legal Undeveloped	-15%
Walk Ins	-15%
Water Problems	
Yes	-20%
Restrict Size Shape	
Yes	-30%
Other Problems	
Yes	-10%
View Adjustments	
City - Seattle Skyline	
Average	+10%
Good	+15%
Excellent	+20%
Territorial	
Average	+10%
Good	+15%
Excellent	+20%
Casc/MtRainier/Olympics	
Average	+10%
Good	+15%
Excellent	+20%
Puget Sound	
Fair	+10%
Average	+15%
Good	+20%
Small Lake/River/Creek	
Average	+10%
Good	+15%
Excellent	+20%

View adjustments are based on the predominant view for the property. For example, a property with a fair Puget Sound view and an excellent Territorial view would receive a total upward adjustment of 20% to the base land value.

The above adjustments were typically used to value land. However, in all cases appraiser judgment prevailed.

***Vacant Sales Used In This Physical Inspection Analysis
Area 79***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	057000	0270	6/11/2007	435,000	5,760	N	N
001	057000	0270	1/25/2005	200,000	5,760	Y	N
001	057000	0275	6/11/2007	435,000	6,400	Y	N
001	057000	0275	1/25/2005	200,000	6,400	Y	N
001	539360	0240	1/12/2006	150,000	12,000	N	N
001	539360	0250	10/24/2006	140,000	3,000	Y	N
003	792510	0370	10/16/2007	185,000	4,000	N	N
004	166250	0092	9/27/2006	173,000	8,367	N	N
004	166250	0097	10/2/2006	168,000	5,245	N	N
004	333300	2010	8/15/2005	139,000	20,033	N	N
004	428740	0095	10/16/2006	182,500	6,100	N	N
004	441060	0085	4/17/2006	175,000	5,045	N	N
004	739440	0080	9/12/2006	160,000	4,000	Y	N
004	739440	0085	9/12/2006	160,000	4,000	Y	N
004	862470	0010	9/19/2006	130,000	5,550	N	N
006	383960	0022	12/4/2006	200,000	5,854	N	N
006	383960	0056	5/23/2006	120,000	6,338	N	N
006	789630	0231	8/29/2006	109,000	11,200	N	N
006	789630	0241	9/12/2005	60,000	7,294	N	N
006	789630	0535	7/24/2007	25,000	6,720	N	N
006	789630	0592	5/22/2006	175,000	7,200	N	N
006	789630	0594	5/22/2006	175,000	7,203	N	N
006	789630	0596	5/22/2006	175,000	7,200	N	N
007	000740	0136	9/9/2005	68,000	13,504	N	N
007	055500	0074	5/25/2005	100,000	5,000	N	N
007	060000	0547	5/25/2005	100,000	10,381	N	N
007	060000	0563	5/22/2007	170,000	7,801	N	N
007	212404	9323	4/17/2007	125,000	5,027	N	N
007	373280	0397	4/27/2007	225,000	5,404	N	N
007	733840	2235	2/1/2007	125,000	2,500	N	N
007	754980	2490	6/15/2005	163,000	6,480	N	N
007	789630	0740	3/10/2006	139,900	9,680	N	N
007	896190	0200	1/20/2006	150,000	7,450	N	N
007	896190	0210	2/16/2006	120,000	7,700	N	N
007	896190	0220	3/24/2006	120,000	8,050	N	N
007	896190	0230	4/24/2006	120,000	8,550	N	N
007	896190	0240	11/13/2006	100,000	9,150	N	N
007	896190	0250	6/5/2006	140,000	24,160	N	N
007	944830	0137	1/9/2006	170,500	7,213	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 79

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	514100	0343	7/13/2005	90,000	NON REPRESENTATIVE
003	567950	0925	12/28/2006	400,000	MULTI-PARCEL SALE;
003	567950	0985	12/28/2006	400,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
003	567950	1465	12/28/2006	400,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
003	567950	1530	12/28/2006	400,000	MULTI-PARCEL SALE;
003	567950	1590	12/28/2006	400,000	MULTI-PARCEL SALE;
003	567950	1650	12/28/2006	400,000	MULTI-PARCEL SALE;
003	568000	0275	12/28/2006	400,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
003	568000	0335	12/28/2006	400,000	MULTI-PARCEL SALE;
003	568000	0395	12/28/2006	400,000	MULTI-PARCEL SALE;
003	792510	0375	5/18/2006	40,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	171190	0142	8/29/2005	275,000	MULTI-PARCEL SALE;
004	171190	0146	8/29/2005	275,000	MULTI-PARCEL SALE;
004	171190	0149	8/29/2005	275,000	MULTI-PARCEL SALE;
004	171190	0155	8/29/2005	275,000	MULTI-PARCEL SALE;
004	171190	0165	8/29/2005	275,000	MULTI-PARCEL SALE;
004	171190	0220	8/29/2005	275,000	MULTI-PARCEL SALE;
004	171190	0236	9/12/2006	135,000	MULTI-PARCEL SALE;
004	171190	0237	9/12/2006	135,000	MULTI-PARCEL SALE;
004	171190	0238	9/12/2006	135,000	MULTI-PARCEL SALE;
004	171190	0239	9/12/2006	135,000	MULTI-PARCEL SALE;
004	212404	9023	1/18/2006	159,000	MULTI-PARCEL SALE;
004	212404	9250	1/18/2006	159,000	MULTI-PARCEL SALE;
004	333300	2525	3/23/2005	509,580	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	333300	2533	1/6/2006	78,000	MULTI-PARCEL SALE;
004	333300	2535	1/6/2006	78,000	MULTI-PARCEL SALE;
004	739440	0110	11/21/2006	519,000	MULTI-PARCEL SALE;
004	739440	0110	10/27/2005	680,000	MULTI-PARCEL SALE;
004	739440	0115	11/21/2006	519,000	MULTI-PARCEL SALE;
004	739440	0115	10/27/2005	680,000	MULTI-PARCEL SALE;
004	739440	0120	11/21/2006	519,000	MULTI-PARCEL SALE;
004	739440	0120	10/27/2005	680,000	MULTI-PARCEL SALE;
004	739440	0135	10/27/2005	680,000	MULTI-PARCEL SALE;
004	739440	0165	10/27/2005	680,000	MULTI-PARCEL SALE;
004	739440	0170	10/27/2005	680,000	MULTI-PARCEL SALE;
004	785700	1710	10/4/2005	305,000	MULTI-PARCEL SALE;
004	785700	1712	10/4/2005	305,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
004	785700	1714	10/4/2005	305,000	MULTI-PARCEL SALE;
004	785700	3746	6/27/2006	238,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	785700	4171	4/13/2006	35,000	MULTI-PARCEL SALE;
004	941840	0155	4/15/2005	17,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	342404	9028	10/19/2005	50,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;

***Vacant Sales Removed From This Physical Inspection Analysis
Area 79***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	342404	9053	10/19/2005	50,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	400600	0187	8/30/2005	271,000	MULTI-PARCEL SALE;
006	400600	0201	8/30/2005	271,000	MULTI-PARCEL SALE;
006	400600	0203	8/30/2005	271,000	MULTI-PARCEL SALE;
006	400600	0205	8/30/2005	271,000	MULTI-PARCEL SALE;
006	400600	0207	8/30/2005	271,000	MULTI-PARCEL SALE;
006	724350	0007	8/19/2007	42,000	QUIT CLAIM DEED;
006	789630	0520	12/12/2005	480,000	STATEMENT TO DOR;
006	884240	0090	12/13/2007	912,322	MULTI-PARCEL SALE;
006	884240	0091	12/13/2007	912,322	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
006	884240	0100	12/13/2007	912,322	MULTI-PARCEL SALE;
007	157770	0165	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	212404	9153	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	733840	2130	2/18/2005	70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	733840	2235	3/16/2006	10,000	BUILDER OR DEVELOPER SALES;
007	733840	2380	1/26/2005	150,000	SEGREGATION AND/OR MERGER;
007	754980	0635	6/9/2005	180,000	MULTI-PARCEL SALE;
007	754980	0637	6/9/2005	180,000	MULTI-PARCEL SALE;
007	896190	0050	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0060	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0070	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0080	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0160	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0170	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0180	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0200	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0210	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0220	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0230	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0240	11/22/2005	1,850,000	MULTI-PARCEL SALE;
007	896190	0250	11/22/2005	1,850,000	MULTI-PARCEL SALE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2005 to 1/2008 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the State of Washington.

864 sales were used to value improved parcels in Area 79. The sales sample represented the population well for most characteristics. Data used in the valuation model reflects the property characteristics at the time of the sale.

Area 79 had one valuation model used to determine total assessed value. The formula used was derived through regression analysis. After the EMV model was determined, neighborhoods were analyzed further. This was done in order to insure that neighborhood characteristics and amenities recognized in the market were also accounted for in the valuation. As a result of this more in-depth examination, there are several neighborhood adjustments.

A majority of the parcels were valued using EMV. There were some cases where the valuation model was not applicable. An example of this was found in major #339504- Holly Park Subdivision No 1. This is considered a micro-neighborhood, which consists of grade 7 homes that range from year built 2000 to 2002. This neighborhood is located within commercial properties used as multi-family dwellings and it was found that EMV for these parcels was calculating too high as compared to homes similar in grade and age therefore these parcels were adjusted at EMV*.85.

Other cases where EMV did not work tended to be where the population was not adequately represented by the sales samples. Some examples of this are grade 4 homes, grade 5 homes in fair condition, homes in poor condition, and multiple improvements. These properties were valued using the Supplemental Valuation Model provided on page 25.

Area 79 only had one manufactured home located in sub-area 4. The manufactured home was valued using the "Boecke" 2007 Mobile-Manufactured Housing Cost Guide.

Approximately 9% of the improved parcels in Area 79 are in zones L-2/L-3/L-4, N/C & C1/C2, and MR. The consistent use of these improvements are as 1-3 unit residences. Although there is a handful being used in the interim for commercial purposes, it was determined by appraiser judgment that these improvements could be easily converted back to residential use and so was valued as such.

Ultimately, appraisal judgment was the most critical factor in selecting values for all parcels

The improved parcel Total Value Models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiplicative Model Area 79

EMV Model Variable	Definition	Transformation
Sub1YN	SubArea =1	$(\text{SubNumeric}=1) * ((\text{LN}(10)))$
Sub3YN	SubArea=3	$(\text{SubNumeric}=3) * ((\text{LN}(10)))$
Sub6YN	SubArea=6	$(\text{SubNumeric}=6) * ((\text{LN}(10)))$
TownHouseGrd7	Present use=29 and Building Grade =7	$((\text{PresentUse}=29) * (\text{Grade}=7)) * ((\text{LN}(10)))$
TownHouseGrd8	Present use =29 and Building Grade =8	$((\text{PresentUse}=29) * (\text{Grade}=8)) * ((\text{LN}(10)))$
HeavyTraf	Traffic Noise=High or Extreme	$(\text{HvyTraf}>1) * ((\text{LN}(10)))$
BaseLandC	Base Land Value	$\text{LN}(\text{BaseLand}/1000)$
TotalRcnC	Total Reconstruction Cost New	$\text{LN}(\text{TotalRCN}/1000)$
AgeC	Age(2009-Year Built/Renovation, whichever is greater).	$\text{LN}(\text{Age}+1)$
OldAgeYN	Age of improvement >69	$(\text{Age}>69) * (\text{LN}(10))$
LNGradeC	Building Grade	$\text{LN}(\text{Grade})$
ConditionC	Building Condition	$\text{LN}(\text{Cond})$

LN represents conversion to Natural Logarithms
C stands for continuous variabl.

Estimated market Value (EMV) of an improvement is calculated applying following Equation:

EMV=
 $\text{EXP}(2.445482 + 5.302528\text{E-}02 * \text{Sub1YN} + 1.609134\text{E-}02 * \text{Sub3YN} - 2.023154\text{E-}02 * \text{Sub6YN} - 3.150189\text{E-}02 * \text{TownHouseGrd7} - 3.080065\text{E-}02 * \text{TownHouseGrd8} - 1.118285\text{E-}02 * \text{HeavyTraf} + .1134989 * \text{BaseLandC} + .442783 * \text{TotalRcnC} - 2.780113\text{E-}02 * \text{AgeC} + 2.272781\text{E-}02 * \text{OldAgeYN} + .172984 * \text{LNGradeC} + .3465788 * \text{ConditionC}) * 1000$

Truncate to nearest \$1,000

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Supplemental Valuation Model

Major 339504-Holly Park Subdivision No 1 = $EMV \times .85$

Improvements with Percent Complete = Land + Imp EMV * % complete

Grade 4 improvements = Land + RCNLD
(In some instances appraiser select was utilized.).

Grade 5 improvements in Fair condition = Land + RCNLD

Multiple Improvements = Total EMV Imp #1 + RCNLD for Imp #2
(Any exception to this rule was based on appraiser opinion).

Vacant land with accessories only = Land + RCNLD

Improvements in Poor condition were considered at Land + RCNLD or a flat value of \$5,000-\$10,000 based on appraiser judgment.

In all cases, appraiser judgment was used in selecting the value for each parcel.

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 Physical Inspection Analysis
Area 79

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	425340	0055	8/10/2005	243,000	420	0	6	6	3	4,000	N	N	1307 S MCCLELLAN ST
001	310150	0035	5/2/2006	315,000	580	0	6	6	3	4,000	N	N	3424 16TH AVE S
001	396440	0405	3/8/2005	280,000	720	570	6	570	3	4,000	N	N	3321 LAFAYETTE AVE S
001	310150	0075	4/28/2005	350,000	720	0	6	6	3	4,000	N	N	3413 17TH AVE S
001	307650	0750	5/20/2005	335,000	730	0	6	6	3	7,200	N	N	2909 13TH AVE S
001	138980	0065	9/13/2005	242,500	770	250	6	250	3	2,158	N	N	1410 S LANDER ST
001	539360	0255	7/12/2006	334,950	840	660	6	660	3	3,000	Y	N	1115 S WALKER ST
001	396440	0320	4/2/2007	353,000	870	870	6	870	3	2,400	N	N	3311 ALAMO PL S
001	568000	1155	3/27/2007	384,950	1,080	500	6	500	3	4,800	N	N	3215 14TH AVE S
001	372680	0095	8/12/2005	285,000	1,090	0	6	6	3	4,608	N	N	3408 LAFAYETTE AVE S
001	138980	0067	11/9/2005	210,000	740	0	7	7	3	1,442	N	N	1414 S LANDER ST
001	138980	0066	8/31/2005	220,000	740	0	7	7	3	1,200	N	N	1412 S LANDER ST
001	367890	0411	4/1/2005	324,950	830	0	7	7	3	3,850	N	N	1416 HINDS PL S
001	307650	0791	5/14/2007	391,000	880	450	7	450	3	4,400	N	N	3015 13TH AVE S
001	396440	0380	10/20/2005	361,500	900	0	7	7	3	4,000	N	N	3314 17TH AVE S
001	367890	0191	9/26/2005	370,000	900	180	7	180	3	3,895	N	N	3411 16TH AVE S
001	372680	0225	3/28/2006	412,000	970	930	7	930	4	4,600	N	N	3419 BEACON AVE S
001	367890	0340	9/26/2007	368,910	1,030	1,000	7	1000	3	4,800	N	N	3433 15TH AVE S
001	308600	2475	9/26/2007	410,000	1,030	300	7	300	3	4,800	N	N	2706 14TH AVE S
001	367890	0225	11/21/2005	340,000	1,040	520	7	520	3	3,384	N	N	3434 15TH AVE S
001	308600	3405	6/24/2005	295,000	1,060	600	7	600	3	2,400	N	N	1610 S WINTHROP ST
001	307650	0835	10/11/2006	385,000	1,090	0	7	7	3	4,800	N	N	3111 13TH AVE S
001	396440	0210	6/10/2005	400,000	1,160	120	7	120	3	4,000	N	N	3230 LAFAYETTE AVE S
001	367890	0421	12/20/2005	379,000	1,170	400	7	400	3	2,980	N	N	1420 HINDS PL S
001	912200	0245	7/10/2007	600,000	1,240	620	7	620	3	6,000	Y	N	2421 14TH AVE S
001	308600	2965	2/7/2007	381,500	1,270	0	7	7	3	3,200	N	N	3008 15TH AVE S
001	396440	0365	8/14/2006	360,500	1,290	0	7	7	3	4,877	N	N	3300 17TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	367890	0120	10/12/2005	425,000	1,300	700	7	700	3	3,624	N	N	3236 15TH AVE S
001	367890	0395	4/17/2007	450,000	1,330	0	7	7	3	5,800	N	N	3225 15TH AVE S
001	310150	0080	11/20/2006	590,500	1,360	990	7	990	4	4,000	N	N	3409 17TH AVE S
001	367890	0470	7/16/2007	570,000	1,360	300	7	300	4	5,714	N	N	3212 14TH AVE S
001	367890	0372	2/23/2005	379,000	1,390	900	7	900	3	4,877	N	N	1425 S HANFORD ST
001	367890	0372	8/8/2006	491,000	1,390	900	7	900	3	4,877	N	N	1425 S HANFORD ST
001	367890	0446	5/23/2007	460,000	1,410	0	7	7	3	5,638	Y	N	1412 HINDS PL S
001	059700	0725	2/16/2005	330,000	1,480	0	7	7	3	3,774	N	N	1708 S HANFORD ST
001	310150	0105	9/17/2007	410,000	1,570	600	7	600	3	4,000	N	N	3408 17TH AVE S
001	425340	0060	4/5/2007	515,000	1,570	0	7	7	3	4,000	N	N	1311 S MCCLELLAN ST
001	307650	0905	7/3/2006	559,000	1,610	990	7	990	5	4,800	N	N	3013 14TH AVE S
001	308600	3425	1/26/2005	313,000	1,640	100	7	100	3	4,800	N	N	3010 16TH AVE S
001	307650	0900	7/3/2007	595,000	1,680	1,000	7	1000	5	4,800	N	N	3009 14TH AVE S
001	372680	0250	7/19/2006	390,000	1,730	800	7	800	4	3,123	N	N	3405 BEACON AVE S
001	372680	0250	4/5/2007	495,000	1,730	800	7	800	4	3,123	N	N	3405 BEACON AVE S
001	308600	3495	2/10/2005	346,000	1,750	490	7	490	3	3,600	N	N	1603 S WINTHROP ST
001	308600	3340	5/18/2006	485,000	1,760	0	7	7	3	4,800	N	N	2914 16TH AVE S
001	367890	0025	5/24/2006	510,000	1,910	1,040	7	1040	3	3,677	N	N	3219 16TH AVE S
001	367940	0015	2/26/2007	390,000	2,020	0	7	7	3	2,963	N	N	3428 14TH AVE S
001	310150	0045	9/7/2005	449,999	2,060	0	7	7	3	4,258	N	N	3434 16TH AVE S
001	367940	0020	5/8/2006	440,000	1,220	1,150	8	1150	3	5,636	N	N	3432 14TH AVE S
001	308600	3428	2/16/2005	441,000	1,370	1,310	8	1310	3	6,400	N	N	3002 16TH AVE S
001	568000	1100	6/2/2006	599,000	2,330	660	9	660	3	4,800	Y	N	3307 14TH AVE S
001	539360	0345	9/14/2006	619,950	2,460	0	9	9	3	6,000	N	N	2316 12TH AVE S
001	539360	0340	8/30/2006	619,950	2,460	0	9	9	3	6,000	N	N	2320 12TH AVE SW
003	514100	0670	1/30/2007	335,000	710	0	6	6	4	4,340	Y	N	1321 S ANGELINE ST
003	274110	0800	11/18/2005	231,000	720	0	6	6	3	2,674	N	N	4823 12TH AVE S
003	514100	0655	3/24/2005	250,000	720	0	6	6	3	3,798	Y	N	1316 S FERDINAND ST
003	568000	0825	5/4/2006	358,000	760	300	6	300	3	4,800	N	N	3808 13TH AVE S
003	514100	0130	9/29/2005	203,000	780	0	6	6	3	4,000	N	N	4859 13TH AVE S
003	514100	0610	6/18/2007	392,000	780	0	6	6	5	6,200	N	N	4850 13TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	514100	0130	8/10/2006	328,000	780	0	6	6	3	4,000	N	N	4859 13TH AVE S
003	514100	0560	8/9/2005	231,000	800	0	6	6	3	4,650	N	N	4912 13TH AVE S
003	367940	1060	5/27/2005	227,725	830	0	6	6	3	4,610	N	N	4512 14TH AVE S
003	395940	0655	10/3/2005	391,500	830	0	6	6	4	7,200	Y	N	4309 13TH AVE S
003	514100	0455	11/3/2005	252,000	840	650	6	650	3	3,797	N	N	1311 S SHELTON ST
003	514100	0455	7/6/2006	284,000	840	650	6	650	3	3,797	N	N	1311 S SHELTON ST
003	880690	0030	9/13/2005	230,000	840	0	6	6	3	4,200	N	N	5324 12TH AVE S
003	060000	0020	11/5/2007	374,950	870	800	6	800	3	5,500	N	N	1325 S ANGELINE ST
003	395940	0810	7/25/2006	287,000	880	0	6	6	3	4,800	N	N	4527 13TH AVE S
003	274110	0140	4/27/2006	305,000	890	0	6	6	4	5,000	N	N	4820 12TH AVE S
003	060000	0075	10/5/2006	340,000	890	0	6	6	4	5,840	N	N	1409 S FERDINAND ST
003	395940	1080	11/21/2006	315,000	910	0	6	6	4	5,520	N	N	4552 11TH AVE S
003	274060	0005	6/29/2005	290,000	920	0	6	6	3	5,000	N	N	1201 S DAWSON ST
003	754980	0425	9/16/2005	275,000	940	0	6	6	3	6,000	N	N	5315 15TH AVE S
003	792510	0270	8/18/2006	317,000	940	0	6	6	3	4,500	N	N	5200 13TH AVE S
003	514100	0115	11/8/2006	340,000	1,020	1,000	6	1000	4	4,000	N	N	4815 13TH AVE S
003	514100	0535	1/25/2005	250,000	1,030	840	6	840	3	3,797	N	N	1311 S FERDINAND ST
003	514100	0340	3/17/2006	339,950	1,030	300	6	300	3	3,797	N	N	1312 S DAWSON ST
003	944830	0015	6/27/2005	330,000	1,060	840	6	840	3	7,198	N	N	1348 S DAWSON ST
003	514100	0140	6/28/2007	420,000	1,110	780	6	780	5	4,000	N	N	4863 13TH AVE S
003	367940	1240	9/25/2006	292,000	1,110	0	6	6	3	6,185	N	N	4536 15TH AVE S
003	395940	1350	11/1/2006	302,000	1,140	570	6	570	3	7,326	N	N	4202 11TH AVE S
003	792510	0420	3/14/2005	317,500	1,160	0	6	6	3	4,500	N	N	5311 13TH AVE S
003	274110	0300	7/22/2005	330,360	1,260	530	6	530	3	5,000	N	N	4970 12TH AVE S
003	792510	0375	5/15/2007	350,000	1,340	0	6	6	3	6,000	N	N	5211 13TH AVE S
003	754980	0340	10/4/2005	340,000	1,390	0	6	6	3	6,000	N	N	5316 14TH AVE S
003	395940	1590	8/17/2006	399,500	1,640	0	6	6	3	7,960	N	N	4402 10TH AVE S
003	514100	0160	5/18/2005	357,000	1,840	0	6	6	3	6,000	N	N	4903 13TH AVE S
003	367940	0456	12/7/2006	244,950	680	0	7	7	3	1,249	N	N	3908 A 14TH AVE S
003	395940	0385	9/6/2007	360,000	830	830	7	830	3	4,800	N	N	4129 14TH AVE S
003	395940	0395	12/14/2005	348,000	870	0	7	7	3	6,431	N	N	4119 14TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	367940	0920	8/17/2007	385,000	920	0	7	7	3	4,366	N	N	4322 14TH AVE S
003	568000	0700	12/29/2005	308,000	930	370	7	370	3	4,800	N	N	4010 13TH AVE S
003	058800	0075	8/11/2005	307,000	930	0	7	7	3	5,290	N	N	4603 15TH AVE S
003	367940	0820	4/5/2006	305,000	940	0	7	7	3	6,603	N	N	4156 15TH AVE S
003	395940	0300	9/7/2005	289,000	950	0	7	7	3	4,800	N	N	4326 13TH AVE S
003	395940	0350	2/12/2007	380,000	970	0	7	7	4	4,800	N	N	4155 14TH AVE S
003	395940	1165	9/7/2005	345,000	970	0	7	7	3	5,760	N	N	4311 12TH AVE S
003	395940	0095	4/18/2005	340,000	990	0	7	7	3	7,200	N	N	4508 13TH AVE S
003	568000	0530	11/2/2007	355,000	990	0	7	7	3	6,003	Y	N	4002 12TH AVE S
003	395940	1320	12/5/2006	379,950	1,020	600	7	600	3	5,760	N	N	4129 12TH AVE S
003	274110	0850	10/11/2006	376,000	1,040	800	7	800	3	5,349	N	N	4847 12TH AVE S
003	367940	1160	8/4/2006	355,500	1,040	500	7	500	3	4,800	N	N	4525 15TH AVE S
003	274110	0550	9/21/2006	395,000	1,040	860	7	860	3	5,127	N	N	1105 S HUDSON ST
003	367940	1155	7/1/2005	317,000	1,050	1,040	7	1040	3	4,800	N	N	4529 15TH AVE S
003	367940	1155	11/7/2006	330,000	1,050	1,040	7	1040	3	4,800	N	N	4529 15TH AVE S
003	395940	0445	7/18/2005	343,000	1,060	800	7	800	3	5,280	N	N	4152 13TH AVE S
003	567950	1300	3/21/2007	430,000	1,060	0	7	7	4	4,800	N	N	4113 12TH AVE S
003	568000	0889	1/3/2007	375,000	1,070	150	7	150	3	7,800	N	N	3718 13TH AVE S
003	274110	0705	12/12/2005	349,000	1,100	760	7	760	3	2,332	N	N	4963 12TH AVE S
003	395940	0545	4/11/2006	426,000	1,100	400	7	400	4	4,800	N	N	4130 12TH AVE S
003	386940	0040	5/15/2006	395,900	1,110	1,110	7	1110	3	5,675	N	N	1053 S SNOQUALMIE ST
003	514100	0791	2/19/2007	379,950	1,110	300	7	300	3	5,968	N	N	1312 S ANGELINE ST
003	568000	0840	3/20/2007	427,000	1,120	860	7	860	3	4,800	N	N	3820 13TH AVE S
003	395940	0985	8/25/2005	400,000	1,130	1,130	7	1130	4	9,391	N	N	4515 12TH AVE S
003	386940	0030	6/20/2006	327,000	1,140	0	7	7	3	5,675	N	N	1063 S SNOQUALMIE ST
003	792510	0271	11/21/2005	425,000	1,200	0	7	7	5	4,500	N	N	5206 13TH AVE S
003	792510	0271	1/8/2007	469,000	1,200	0	7	7	5	4,500	N	N	5206 13TH AVE S
003	373280	0080	4/16/2007	333,000	1,210	0	7	7	3	6,512	N	N	1336 S HUDSON ST
003	395940	0710	6/7/2005	380,000	1,230	140	7	140	4	6,001	N	N	4322 12TH AVE S
003	367940	0675	3/26/2007	397,649	1,280	600	7	600	3	4,886	N	N	1420 S NEVADA ST
003	060000	0050	1/27/2006	354,000	1,300	800	7	800	3	9,350	N	N	4861 14TH AVE S

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Area 79**

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	514100	0745	11/17/2006	385,000	1,440	920	7	920	3	3,978	Y	N	1311 S ALASKA ST
003	060000	0065	8/7/2007	450,000	1,450	0	7	7	5	6,042	N	N	1401 S FERDINAND ST
003	514100	0500	7/29/2005	398,000	1,490	820	7	820	3	6,200	N	N	4968 13TH AVE S
003	395940	0585	7/13/2007	451,250	1,720	980	7	980	3	7,333	N	N	4357 13TH AVE S
003	395940	1370	2/25/2005	379,950	1,760	1,030	7	1030	3	5,222	N	N	4427 POWELL PL S
003	514100	0640	12/1/2006	410,000	1,800	300	7	300	3	6,200	N	N	4868 13TH AVE S
003	792510	0555	7/19/2005	370,000	2,000	550	7	550	3	2,453	N	N	5531 13TH AVE S
003	792510	0557	3/16/2005	375,000	2,000	550	7	550	3	2,729	N	N	5533 13TH AVE S
003	514100	0343	1/8/2007	429,950	2,010	0	7	7	3	3,797	N	N	1314 S DAWSON ST
003	395940	0265	10/19/2005	427,000	2,050	290	7	290	3	4,933	N	N	1321 S NEVADA ST
003	367940	0785	11/30/2006	365,000	2,130	0	7	7	3	6,728	N	N	4122 15TH AVE S
003	568000	0690	10/6/2005	575,000	2,570	700	7	700	3	9,600	N	N	4004 13TH AVE S
003	395940	0080	3/6/2007	399,950	980	350	8	350	3	4,933	N	N	4501 14TH AVE S
003	274110	0420	4/12/2005	340,000	1,140	1,140	8	1140	3	5,127	N	N	5100 CORSON AVE S
003	514100	0725	6/20/2007	467,500	1,260	520	8	520	3	8,137	N	N	1316 S EDMUNDS ST
003	395940	0359	5/9/2006	460,000	1,340	700	8	700	3	7,200	N	N	4147 14TH AVE S
003	395940	1265	1/12/2006	419,000	1,430	1,050	8	1050	3	4,933	N	N	4436 11TH AVE S
003	568000	0565	1/27/2006	490,000	1,430	1,300	8	1300	4	6,000	Y	N	4115 13TH AVE S
003	395940	0305	5/25/2006	449,900	1,450	0	8	8	3	4,800	N	N	4328 13TH AVE S
003	514100	0605	1/31/2005	384,950	1,480	1,030	8	1030	3	3,797	Y	N	1313 S EDMUNDS ST
003	395940	0240	5/26/2005	403,500	1,600	0	8	8	3	5,400	N	N	4311 14TH AVE S
003	367940	0230	2/10/2005	309,000	2,040	0	8	8	3	7,685	N	N	1465 S COLUMBIAN WAY
003	395940	1860	2/23/2005	550,000	1,850	560	9	560	3	17,492	N	N	4545 10TH AVE S
004	933180	0030	9/26/2006	250,000	730	0	5	5	3	6,700	N	N	5406 32ND AVE S
004	933180	0560	7/8/2005	183,500	780	0	5	5	3	2,500	N	N	5521 35TH AVE S
004	008100	0010	11/2/2006	283,000	960	0	5	5	4	3,880	N	N	6504 28TH AVE S
004	529520	0055	10/11/2007	241,000	1,200	0	5	5	3	6,120	N	N	2827 S ALASKA PL
004	785700	1410	7/13/2005	264,000	520	440	6	440	3	5,512	N	N	6134 28TH AVE S
004	933180	0580	9/1/2006	268,000	640	0	6	6	3	3,700	N	N	5515 35TH AVE S
004	333300	2300	10/13/2005	290,000	670	220	6	220	3	9,007	N	N	6525 33RD AVE S
004	008100	0005	12/7/2006	248,620	700	0	6	6	3	4,879	N	N	6502 28TH AVE S

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Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	274210	0116	8/10/2006	341,500	720	0	6	6	3	5,400	N	N	5211 30TH AVE S
004	367740	0355	9/14/2006	322,000	750	220	6	220	3	4,800	N	N	4946 BEACON AVE S
004	785700	1716	2/1/2007	275,000	770	0	6	6	3	5,160	N	N	3004 S MORGAN ST
004	367740	0140	6/25/2007	335,000	780	0	6	6	4	4,830	N	N	2328 S COLUMBIAN WAY
004	333300	2050	11/6/2007	366,000	800	0	6	6	3	18,717	N	N	3556 S MORGAN ST
004	266050	0290	9/28/2006	245,000	810	0	6	6	3	3,150	N	N	3202 S DAWSON ST
004	166250	0069	8/4/2005	240,000	820	280	6	280	3	6,451	N	N	3711 S HOLLY ST
004	222404	9024	7/24/2006	270,000	820	0	6	6	3	6,955	N	N	3200 S RAYMOND ST
004	785700	0935	5/12/2005	269,000	830	830	6	830	3	5,480	N	N	2848 S JUNEAU ST
004	785700	0940	4/4/2007	305,000	830	0	6	6	3	5,480	N	N	2840 S JUNEAU ST
004	945920	0010	10/3/2005	223,000	840	0	6	6	3	3,800	N	N	5220 32ND AVE S
004	175670	0090	8/31/2005	440,000	870	870	6	870	5	6,600	N	N	3100 S FERDINAND ST
004	268560	0065	5/25/2006	375,000	870	250	6	250	3	7,140	Y	N	5902 BEACON AVE S
004	785700	3350	2/7/2006	264,950	890	0	6	6	4	6,028	N	N	5911 28TH AVE S
004	785700	3350	4/3/2007	290,000	890	0	6	6	4	6,028	N	N	5911 28TH AVE S
004	222404	9029	2/16/2005	266,000	900	880	6	880	4	11,412	N	N	5929 MARTIN LUTHER KING JR WAY S
004	785700	0716	12/5/2006	273,000	900	900	6	900	3	5,182	N	N	2505 S ORCAS ST
004	785700	4235	5/13/2006	305,000	970	150	6	150	4	6,650	N	N	2619 S WARSAW ST
004	739440	0095	8/9/2006	320,000	970	0	6	6	3	4,000	Y	N	5407 31ST AVE S
004	367740	0420	10/25/2005	265,500	990	0	6	6	3	4,800	N	N	4941 24TH AVE S
004	212404	9021	9/13/2005	270,000	1,000	0	6	6	3	9,675	N	N	5013 32ND AVE S
004	945920	0025	3/2/2005	229,950	1,010	0	6	6	3	3,800	N	N	5306 32ND AVE S
004	441060	0175	1/6/2005	257,000	1,030	860	6	860	3	6,380	N	N	6822 BEACON AVE S
004	268560	0090	1/16/2007	379,950	1,030	500	6	500	3	6,969	N	N	5929 25TH AVE S
004	739440	0100	1/3/2007	302,000	1,040	0	6	6	3	4,867	Y	N	5401 31ST AVE S
004	933180	0350	7/3/2007	369,950	1,050	300	6	300	4	5,100	N	N	3217 S ORCAS ST
004	333300	2171	4/26/2005	240,000	1,060	0	6	6	3	5,264	N	N	3553 A S MORGAN ST
004	941840	0270	5/22/2007	325,000	1,060	0	6	6	4	6,720	N	N	6047 33RD AVE S
004	417460	0332	3/20/2006	299,000	1,060	0	6	6	3	5,628	N	N	5231 26TH AVE S
004	785700	3577	9/22/2005	335,000	1,080	1,080	6	1080	4	8,316	Y	N	2441 S SPENCER ST
004	434630	0035	5/4/2005	306,000	1,110	180	6	180	3	5,169	N	N	3016 S EDMUNDS ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	441060	0165	3/24/2006	306,000	1,120	340	6	340	3	6,380	N	N	6834 BEACON AVE S
004	785700	3821	3/3/2005	252,500	1,130	0	6	6	3	5,700	N	N	2548 S GRAHAM ST
004	417460	0261	3/7/2007	354,950	1,180	120	6	120	3	6,003	N	N	2704 S DAWSON ST
004	417460	0041	10/12/2006	389,000	1,190	0	6	6	3	19,745	N	N	4726 26TH AVE S
004	274210	0121	9/26/2005	250,000	1,200	0	6	6	3	5,476	N	N	5203 30TH AVE S
004	785700	3835	9/12/2006	335,000	1,210	0	6	6	3	9,734	N	N	2564 S GRAHAM ST
004	333300	2200	11/15/2006	314,950	1,230	0	6	6	3	9,310	Y	N	3521 S MORGAN ST
004	785700	3850	12/8/2006	373,800	1,320	910	6	910	3	5,292	N	N	6121 28TH AVE S
004	933180	0055	10/12/2007	350,000	1,320	0	6	6	3	5,000	N	N	5418 32ND AVE S
004	785700	0750	7/25/2005	359,950	1,350	1,170	6	1170	4	4,207	N	N	5816 BEACON AVE S
004	333300	2164	6/28/2007	306,000	1,350	0	6	6	3	6,800	N	N	3555 B S MORGAN ST
004	143820	0030	12/20/2006	365,000	1,380	0	6	6	4	5,610	N	N	6313 S EDDY CT
004	941840	0285	5/4/2007	300,500	1,440	0	6	6	3	6,720	N	N	6048 32ND AVE S
004	274210	0070	7/25/2007	335,000	1,570	530	6	530	3	7,386	N	N	3022 S DAWSON ST
004	529520	0155	12/11/2006	335,000	1,820	0	6	6	3	3,060	N	N	2835 A S ALASKA PL
004	529520	0075	6/30/2006	395,000	2,080	0	6	6	4	6,120	N	N	2813 S ALASKA PL
004	785700	3871	4/18/2006	370,000	820	260	7	260	3	6,250	N	N	6115 28TH AVE S
004	945920	0105	4/13/2006	293,800	900	900	7	900	3	3,637	N	N	5305 MARTIN LUTHER KING JR WAY S
004	739440	0070	8/13/2007	425,000	900	900	7	900	3	8,000	N	N	5421 31ST AVE S
004	945920	0126	2/24/2006	265,000	910	0	7	7	3	4,256	N	N	5224 33RD AVE S
004	417460	0391	6/28/2006	340,000	910	910	7	910	3	5,054	N	N	5306 26TH AVE S
004	441060	0190	9/19/2006	389,950	910	670	7	670	3	6,534	N	N	6806 BEACON AVE S
004	274210	0276	5/3/2006	316,000	920	0	7	7	3	4,500	N	N	5039 30TH AVE S
004	785700	3315	11/23/2005	315,000	930	400	7	400	3	5,850	N	N	2555 S JUNEAU ST
004	175670	0025	3/10/2005	265,000	940	660	7	660	3	3,300	N	N	3035 S EDMUNDS ST
004	274210	0163	9/16/2005	387,500	940	800	7	800	4	6,000	Y	N	5052 28TH AVE S
004	105900	0005	11/30/2005	334,500	960	960	7	960	3	6,600	Y	N	3120 S HUDSON ST
004	157110	0090	4/5/2006	325,950	960	960	7	960	3	3,880	N	N	6043 31ST AVE S
004	274210	0260	2/25/2005	256,000	970	0	7	7	3	7,149	N	N	5015 30TH AVE S
004	157110	0125	11/7/2005	300,000	970	400	7	400	3	4,268	N	N	6210 30TH AVE S
004	274210	0260	11/29/2006	295,000	970	0	7	7	3	7,149	N	N	5015 30TH AVE S

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Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	417460	0387	1/26/2006	260,000	1,000	0	7	7	3	5,616	N	N	5300 26TH AVE S
004	441060	0086	4/14/2006	315,000	1,000	400	7	400	3	5,013	N	N	6910 27TH AVE S
004	417460	0387	10/2/2006	280,000	1,000	0	7	7	3	5,616	N	N	5300 26TH AVE S
004	785700	4215	11/14/2005	318,950	1,000	500	7	500	3	3,640	N	N	6614 BEACON AVE S
004	941840	0240	11/2/2005	330,000	1,010	1,010	7	1010	3	6,720	N	N	6015 33RD AVE S
004	417460	0267	5/24/2005	350,000	1,040	260	7	260	3	5,511	N	N	5033 27TH AVE S
004	233630	0060	10/4/2007	371,000	1,040	340	7	340	3	5,565	N	N	6009 31ST AVE S
004	233630	0065	7/17/2007	395,000	1,040	800	7	800	3	5,565	N	N	6015 31ST AVE S
004	505330	0050	2/24/2005	280,000	1,050	1,050	7	1050	3	7,000	N	N	2640 S HOLLY ST
004	612650	0070	8/21/2007	432,000	1,080	840	7	840	3	5,183	N	N	2824 S BATEMAN ST
004	367740	0415	9/9/2005	349,950	1,090	1,090	7	1090	3	4,800	N	N	4955 24TH AVE S
004	670680	0050	12/21/2006	318,000	1,090	0	7	7	3	5,304	N	N	3201 S MORGAN ST
004	417460	0369	11/8/2006	385,000	1,090	1,090	7	1090	3	5,509	N	N	5312 24TH AVE S
004	333300	2250	5/24/2005	255,000	1,120	810	7	810	3	4,982	N	N	3327 S MORGAN ST
004	367740	0419	3/6/2007	400,000	1,120	1,120	7	1120	3	4,800	N	N	4947 24TH AVE S
004	234130	0615	6/29/2007	399,000	1,120	630	7	630	3	3,515	N	N	5324 32ND AVE S
004	367740	0260	7/20/2005	300,000	1,130	130	7	130	3	4,800	N	N	4877 24TH AVE S
004	333300	2205	4/5/2006	327,000	1,130	820	7	820	3	5,652	Y	N	3513 S MORGAN ST
004	785700	1120	3/28/2006	389,950	1,150	930	7	930	3	5,000	N	N	5909 32ND AVE S
004	785700	1910	11/28/2005	383,000	1,160	820	7	820	3	5,568	N	N	6748 28TH AVE S
004	785700	0130	9/19/2007	405,000	1,160	0	7	7	3	5,712	N	N	5436 BEACON AVE S
004	785700	4200	4/1/2005	318,000	1,170	600	7	600	3	5,626	N	N	6602 BEACON AVE S
004	274210	0090	2/27/2007	400,000	1,170	0	7	7	3	5,275	N	N	3002 S DAWSON ST
004	266050	0240	9/16/2007	319,999	1,180	0	7	7	3	4,603	Y	N	5012 32ND AVE S
004	441060	0155	8/9/2005	280,500	1,190	1,190	7	1190	3	6,380	N	N	6848 BEACON AVE S
004	785700	3750	6/29/2006	368,000	1,190	800	7	800	3	4,140	N	N	2405 S SPENCER ST
004	333300	2029	6/1/2006	339,000	1,200	700	7	700	3	6,760	N	N	3538 S MORGAN ST
004	428740	0085	7/17/2006	360,000	1,200	1,160	7	1160	3	6,100	N	N	2632 S WARSAW ST
004	417040	0020	10/18/2006	374,950	1,200	960	7	960	3	6,000	N	N	3016 S FINDLAY ST
004	143820	0050	6/22/2006	324,950	1,220	1,220	7	1220	3	6,633	N	N	3328 S EDDY CT
004	785700	1914	11/8/2007	450,000	1,220	900	7	900	3	6,802	N	N	6754 28TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	207010	0060	10/27/2005	351,000	1,230	0	7	7	3	5,271	N	N	4921 26TH AVE S
004	785700	3870	7/13/2005	359,000	1,240	840	7	840	3	5,000	N	N	6123 B 28TH AVE S
004	785700	1702	12/19/2007	382,500	1,240	1,000	7	1000	3	5,665	N	N	6425 32ND AVE S
004	785700	1312	5/26/2006	475,000	1,240	900	7	900	4	5,500	N	N	2823 S RAYMOND ST
004	789060	0150	6/15/2005	285,000	1,250	800	7	800	3	4,900	N	N	3114 S RAYMOND ST
004	945920	0060	4/18/2007	380,000	1,250	570	7	570	3	3,796	N	N	5233 33RD AVE S
004	785700	2020	4/12/2006	385,000	1,250	1,250	7	1250	3	8,890	N	N	6790 28TH AVE S
004	868530	0065	2/15/2005	310,000	1,260	500	7	500	3	4,634	N	N	2505 S AMERICUS ST
004	429970	0130	10/12/2006	370,000	1,260	820	7	820	3	4,561	N	N	6317 31ST AVE S
004	274210	0118	7/9/2007	371,000	1,260	640	7	640	3	6,003	N	N	5219 30TH AVE S
004	417460	0345	10/19/2005	374,500	1,260	730	7	730	3	6,360	N	N	2407 S DAWSON ST
004	541410	0280	10/27/2005	314,000	1,270	0	7	7	3	3,000	N	N	4726 30TH AVE S
004	549120	0140	7/24/2006	375,000	1,280	630	7	630	3	6,000	N	N	5440 26TH AVE S
004	087700	0155	10/26/2006	428,000	1,280	860	7	860	3	4,826	N	N	6306 SHAFFER AVE S
004	212404	9092	5/5/2005	450,000	1,280	1,270	7	1270	3	6,325	Y	N	4919 29TH AVE S
004	439470	0106	4/9/2007	395,000	1,280	0	7	7	3	4,345	N	N	4925 24TH PL S
004	785700	4205	7/31/2007	390,000	1,290	0	7	7	3	4,913	N	N	6608 BEACON AVE S
004	274210	0133	11/17/2005	356,000	1,300	1,040	7	1040	3	6,038	Y	N	2912 S BENNETT ST
004	428740	0040	4/24/2006	390,000	1,300	630	7	630	3	6,450	N	N	2629 S MORGAN ST
004	785700	3675	9/29/2005	284,750	1,310	0	7	7	3	7,502	N	N	2486 S SPENCER ST
004	367740	0398	6/29/2005	378,000	1,310	840	7	840	3	4,600	N	N	5039 24TH AVE S
004	367740	0398	10/10/2007	437,500	1,310	840	7	840	3	4,600	N	N	5039 24TH AVE S
004	339504	1132	7/1/2007	324,950	1,320	0	7	7	3	2,381	N	N	2936 S FRONTENAC ST
004	417460	0048	6/11/2007	439,950	1,320	1,320	7	1320	3	9,605	N	N	2526 S AMERICUS ST
004	612650	0050	8/2/2006	399,000	1,330	800	7	800	3	7,657	Y	N	2823 S BATEMAN ST
004	023500	0050	3/9/2007	415,000	1,330	1,060	7	1060	3	5,060	N	N	2462 S EDMUNDS ST
004	785700	3330	2/25/2005	404,000	1,350	950	7	950	3	4,627	N	N	5931 28TH AVE S
004	339504	0942	3/8/2005	260,000	1,360	0	7	7	3	2,686	N	N	6737 SHAFFER AVE S
004	785700	3325	1/21/2005	400,000	1,360	950	7	950	3	4,627	N	N	5925 28TH AVE S
004	785700	3347	11/21/2005	440,000	1,360	950	7	950	3	5,216	N	N	5907 28TH AVE S
004	339504	1182	11/15/2007	336,500	1,360	0	7	7	3	2,565	N	N	2956 S FRONTENAC ST

**Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	785700	1209	3/1/2005	378,000	1,370	760	7	760	3	4,861	N	N	5918 SHAFFER AVE S
004	785700	2016	11/1/2006	375,000	1,370	1,390	7	1390	3	7,649	N	N	2822 S FRONTENAC ST
004	785700	1207	6/6/2005	393,750	1,370	760	7	760	3	4,861	N	N	5912 SHAFFER AVE S
004	785700	1203	6/27/2005	396,000	1,370	760	7	760	3	4,861	N	N	5908 SHAFFER AVE S
004	785700	1213	6/24/2005	413,000	1,370	760	7	760	3	4,861	N	N	5928 SHAFFER AVE S
004	785700	1211	6/14/2005	413,550	1,370	760	7	760	3	4,861	N	N	5922 SHAFFER AVE S
004	606480	0290	11/15/2007	300,000	1,380	0	7	7	3	2,170	N	N	3324 S HOLLY PL
004	529520	0045	8/23/2005	303,000	1,400	0	7	7	3	3,060	N	N	2835 S ALASKA PL
004	417460	0225	8/12/2005	365,000	1,400	220	7	220	3	5,700	N	N	2614 S HUDSON ST
004	785700	0610	3/21/2006	455,000	1,410	920	7	920	3	5,165	N	N	2520 A S ORCAS ST
004	166250	0110	2/9/2006	416,000	1,420	860	7	860	3	5,875	N	N	3700 S WILLOW ST
004	789060	0126	6/25/2005	373,888	1,430	810	7	810	3	6,000	Y	N	5941 32ND AVE S
004	417460	0319	5/16/2007	340,000	1,440	0	7	7	3	6,978	N	N	5206 25TH AVE S
004	339504	1152	6/21/2007	325,000	1,440	0	7	7	3	2,375	N	N	2944 S FRONTENAC ST
004	785700	2007	10/3/2007	520,000	1,450	1,060	7	1060	3	5,520	N	N	6764c 28TH AVE S
004	785700	2009	8/6/2007	547,000	1,450	990	7	990	3	6,059	N	N	6764 E 28TH AVE S
004	785700	2011	2/28/2007	559,950	1,450	990	7	990	3	6,617	N	N	6764 F 28TH AVE S
004	785700	2008	3/19/2007	559,950	1,450	990	7	990	3	6,059	N	N	6764D 28TH AVE S
004	339504	0500	4/18/2005	282,000	1,460	0	7	7	3	3,056	N	N	6513 31ST AVE S
004	339504	0910	10/12/2005	315,000	1,460	0	7	7	3	3,182	N	N	6725 SHAFFER AVE S
004	339504	0020	12/3/2007	360,000	1,460	0	7	7	3	3,077	N	N	6505 29TH AVE S
004	339504	0200	7/28/2006	370,000	1,460	0	7	7	3	3,044	N	N	6514 29TH AVE S
004	339504	1110	7/26/2007	370,000	1,470	0	7	7	3	3,052	N	N	2928 S FRONTENAC ST
004	786650	0070	3/8/2007	429,000	1,480	670	7	670	3	3,392	N	N	5508 31ST AVE S
004	786650	0068	10/31/2006	428,634	1,480	670	7	670	3	3,281	N	N	5512 31ST AVE S
004	786650	0066	9/28/2006	429,000	1,480	670	7	670	3	3,338	N	N	5516 31ST AVE S
004	786650	0062	8/11/2006	429,000	1,480	670	7	670	3	3,300	N	N	5524 31ST AVE S
004	786650	0064	8/8/2006	429,000	1,480	670	7	670	3	3,300	N	N	5520 31ST AVE S
004	786650	0060	9/14/2006	439,000	1,480	670	7	670	3	3,390	N	N	5528 31ST AVE S
004	339504	0570	3/25/2005	273,000	1,490	0	7	7	3	2,720	N	N	6537 31ST AVE S
004	175670	0100	10/30/2006	480,000	1,500	720	7	720	4	3,300	N	N	3104 S FERDINAND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	339504	1092	9/23/2005	304,500	1,520	0	7	7	3	2,371	N	N	2920 S FRONTENAC ST
004	785700	4140	5/21/2007	425,000	1,520	0	7	7	3	8,508	N	N	2648 S MORGAN ST
004	339504	1080	2/8/2005	275,000	1,530	0	7	7	3	3,298	N	N	2914 S FRONTENAC ST
004	606480	0050	6/29/2006	344,000	1,540	220	7	220	3	1,985	N	N	6721 34TH PL S
004	339504	0510	12/28/2005	314,000	1,540	0	7	7	3	2,720	N	N	6517 31ST AVE S
004	612650	0030	6/28/2007	439,000	1,540	1,140	7	1140	3	8,800	N	N	2815 S BATEMAN ST
004	785700	3826	11/8/2005	425,000	1,580	1,250	7	1250	3	5,060	N	N	2546 B S GRAHAM ST
004	339504	0520	7/12/2005	302,000	1,590	0	7	7	3	3,056	N	N	6519 31ST AVE S
004	339504	0580	10/3/2005	305,000	1,590	0	7	7	3	3,056	N	N	6541 31ST AVE S
004	339504	0460	8/27/2007	368,000	1,590	0	7	7	3	3,056	N	N	6538 30TH AVE S
004	212404	9258	12/27/2007	340,000	1,610	0	7	7	3	5,950	N	N	2916 S HUDSON ST
004	367740	0445	9/19/2005	351,500	1,620	0	7	7	3	5,280	N	N	4921 24TH AVE S
004	367740	0445	5/12/2006	395,000	1,620	0	7	7	3	5,280	N	N	4921 24TH AVE S
004	329570	0065	7/11/2005	550,000	1,620	510	7	510	4	4,973	N	N	4816 27TH AVE S
004	785700	3880	4/26/2006	344,000	1,630	0	7	7	3	5,000	N	N	2570 S GRAHAM ST
004	274210	0139	12/27/2005	528,000	1,640	1,000	7	1000	3	6,694	Y	N	5214 28TH AVE S
004	339504	0440	9/2/2005	300,000	1,660	0	7	7	3	2,890	N	N	6532 30TH AVE S
004	339504	0830	10/27/2005	318,000	1,670	0	7	7	3	3,247	N	N	6724 29TH AVE S
004	339504	0870	7/26/2005	312,000	1,700	0	7	7	3	3,954	N	N	6740 29TH AVE S
004	670680	0010	2/17/2006	338,000	1,720	0	7	7	3	7,480	N	N	6530 32ND AVE S
004	339504	0150	3/1/2005	280,000	1,730	0	7	7	3	3,601	N	N	6553 29TH AVE S
004	339504	1160	8/24/2006	350,000	1,730	0	7	7	3	3,421	N	N	2948 S FRONTENAC ST
004	339504	0410	5/5/2006	363,000	1,730	0	7	7	3	3,056	N	N	6522 30TH AVE S
004	222404	9017	6/26/2006	800,000	1,730	0	7	7	4	30,561	N	N	3611 S RAYMOND ST
004	606480	0480	6/24/2005	341,000	1,750	210	7	210	3	1,585	N	N	6707 35TH PL S
004	606480	0080	5/17/2007	390,000	1,750	210	7	210	3	1,985	N	N	6713 34TH PL S
004	367740	0450	8/10/2005	375,000	1,760	540	7	540	3	5,000	N	N	4917 24TH AVE S
004	339504	1214	3/23/2005	289,950	1,800	0	7	7	3	3,081	N	N	6922 30TH AVE S
004	339504	1216	12/16/2005	298,000	1,800	0	7	7	3	2,516	N	N	6924 30TH AVE S
004	339504	1218	4/4/2006	324,950	1,800	0	7	7	3	2,516	N	N	6926 30TH AVE S
004	339504	0530	6/29/2005	298,000	1,810	0	7	7	3	3,056	N	N	6523 31ST AVE S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	339504	1050	3/21/2005	280,000	1,810	70	7	70	3	2,573	N	N	6814 30TH AVE S
004	339504	1190	12/1/2005	305,000	1,810	70	7	70	3	3,116	N	N	6908 30TH AVE S
004	339504	1192	7/12/2005	290,000	1,810	70	7	70	3	1,793	N	N	6904 30TH AVE S
004	339504	1190	4/24/2007	360,000	1,810	70	7	70	3	3,116	N	N	6908 30TH AVE S
004	339504	1055	5/18/2007	369,000	1,810	70	7	70	3	2,012	N	N	6812 30TH AVE S
004	339504	1192	4/12/2007	370,000	1,810	70	7	70	3	1,793	N	N	6904 30TH AVE S
004	529520	0160	3/8/2006	347,500	1,820	0	7	7	3	3,060	N	N	2837 S ALASKA PL
004	339504	0160	11/29/2005	330,000	1,820	0	7	7	3	3,982	N	N	6557 29TH AVE S
004	333300	2151	11/22/2005	470,000	1,820	140	7	140	3	17,771	N	N	3563 S MORGAN ST
004	333300	2430	8/9/2005	350,000	1,920	0	7	7	3	7,140	N	N	3500 S HOLLY ST
004	333300	2430	10/23/2006	375,000	1,920	0	7	7	3	7,140	N	N	3500 S HOLLY ST
004	785700	2005	5/22/2007	495,000	1,950	0	7	7	3	5,257	N	N	6764 A 28TH AVE S
004	339504	1345	5/11/2007	420,000	1,960	120	7	120	3	2,486	N	N	3115 S FRONTENAC ST
004	785700	3925	12/12/2006	440,000	2,170	0	7	7	3	4,000	N	N	2550 S EDDY ST
004	333300	1870	11/17/2006	547,950	2,200	1,100	7	1100	5	7,763	N	N	3219 S GRAHAM ST
004	505330	0025	7/19/2006	415,000	2,330	0	7	7	4	6,351	N	N	6603 28TH AVE S
004	166250	0060	2/21/2006	544,750	2,330	650	7	650	4	9,400	N	N	3811 S HOLLY ST
004	367740	0540	10/13/2005	436,000	2,360	590	7	590	3	7,630	N	N	5334 BEACON AVE S
004	333300	2420	6/29/2005	470,000	2,500	940	7	940	4	10,630	N	N	3332 S HOLLY ST
004	417460	0105	9/22/2005	415,000	2,540	400	7	400	3	9,000	N	N	2615 S EDMUNDS ST
004	785700	4135	2/7/2007	505,000	2,653	250	7	250	4	9,372	N	N	6417 28TH AVE S
004	333300	1993	8/14/2007	435,000	590	1,030	8	1030	3	3,272	N	N	3502 S MORGAN ST
004	333300	1885	8/27/2007	463,000	1,120	810	8	810	3	5,063	N	N	6326 32ND AVE S
004	549120	0160	2/15/2005	325,000	1,270	1,270	8	1270	3	6,000	N	N	5508 26TH AVE S
004	367740	0030	9/7/2006	553,000	1,280	400	8	400	3	6,000	N	N	2324 CHEASTY BLVD S
004	785700	1712	1/22/2007	552,000	1,290	1,090	8	1090	3	5,716	N	N	6410 31ST AVE S
004	785700	1714	4/17/2007	520,000	1,300	910	8	910	3	5,739	N	N	6412 31ST AVE S
004	743900	0010	6/11/2007	650,000	1,330	890	8	890	3	4,551	Y	N	5401 25TH AVE S
004	274210	0175	5/21/2007	483,000	1,350	390	8	390	3	7,200	Y	N	5038 28TH AVE S
004	333300	2271	5/23/2006	518,000	1,440	1,400	8	1400	4	7,160	N	N	6526 33RD AVE S
004	785700	1710	1/22/2007	539,950	1,440	990	8	990	3	5,717	N	N	6408 31ST AVE S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	262165	0030	6/13/2005	350,000	1,480	890	8	890	3	5,180	N	N	6611 36TH AVE S
004	606480	0780	2/22/2007	397,000	1,490	120	8	120	3	2,144	N	N	6716 35TH PL S
004	417460	0083	10/31/2006	600,000	1,560	1,050	8	1050	3	8,505	Y	N	2460 S FERDINAND ST
004	417460	0075	12/29/2005	690,000	1,680	1,540	8	1540	5	19,520	Y	N	2470 S FERDINAND ST
004	439520	0015	6/19/2007	615,000	1,680	1,390	8	1390	3	6,750	N	N	5015 28TH AVE S
004	171190	0020	8/6/2007	469,000	1,760	730	8	730	3	7,500	N	N	5307 32ND AVE S
004	785700	3953	7/8/2005	431,000	1,940	0	8	8	3	5,414	N	N	2539 S GRAHAM ST
004	262165	0070	6/19/2006	535,000	2,120	800	8	800	3	5,250	N	N	6604 36TH AVE S
004	739440	0010	8/23/2005	415,600	2,170	0	8	8	3	5,136	Y	N	5421 30TH AVE S
004	663440	0130	8/29/2005	470,000	2,170	1,110	8	1110	3	5,152	Y	N	5412 25TH AVE S
004	785700	3611	6/23/2005	410,000	2,180	0	8	8	3	5,000	N	N	2469 S SPENCER ST
004	785700	1500	12/21/2006	514,000	2,400	0	8	8	3	5,610	N	N	6407 SHAFFER AVE S
004	222404	9012	4/27/2005	435,000	2,440	340	8	340	3	7,059	N	N	5925 33RD AVE S
004	785700	1205	7/24/2006	460,000	2,480	180	8	180	3	5,045	N	N	3007 S JUNEAU ST
004	785700	1201	3/30/2006	480,000	2,480	180	8	180	3	5,044	N	N	3001 S JUNEAU ST
004	171190	0050	5/10/2006	490,000	2,510	600	8	600	3	4,090	N	N	5316 31ST AVE S
004	441060	0085	5/8/2007	639,000	1,800	860	9	860	3	5,045	N	N	6915 28TH AVE S
004	417460	0287	1/24/2006	650,000	2,320	540	9	540	3	8,155	N	N	5233 28TH AVE S
004	417460	0289	4/1/2005	650,000	2,540	780	9	780	3	8,580	N	N	5239 28TH AVE S
004	262165	0080	8/23/2005	485,000	2,230	990	10	990	3	6,090	N	N	6608 36TH AVE S
004	262165	0080	10/16/2006	615,000	2,230	990	10	990	3	6,090	N	N	6608 36TH AVE S
006	060300	0555	7/27/2007	180,000	430	0	5	5	3	4,000	N	N	9434 37TH AVE S
006	733840	0190	3/16/2006	199,950	520	0	5	5	3	2,312	N	N	7708 35TH AVE S
006	060300	1510	3/7/2005	158,000	640	0	5	5	3	5,930	N	N	9429 CARKEEK DR S
006	400600	0158	4/9/2007	347,000	1,020	0	5	5	3	7,500	N	N	4204 S TRENTON ST
006	060300	0370	10/31/2006	214,300	590	0	6	6	3	4,500	N	N	9221 38TH AVE S
006	789630	0171	12/11/2006	265,000	630	0	6	6	3	6,034	N	N	9241 37TH AVE S
006	060300	1465	8/14/2006	282,500	640	0	6	6	3	5,500	N	N	9334 39TH AVE S
006	400600	0544	11/19/2007	325,000	660	660	6	660	4	5,076	N	N	3721 S THISTLE ST
006	060300	0240	11/11/2005	270,000	700	550	6	550	4	5,000	N	N	9202 37TH AVE S
006	713980	0146	12/10/2007	283,500	710	0	6	6	3	6,682	N	N	8335 39TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	810190	0315	2/2/2005	217,000	720	720	6	720	3	7,500	N	N	3709 S PILGRIM ST
006	060300	1376	11/9/2007	302,000	720	0	6	6	3	7,150	N	N	9228 39TH AVE S
006	060300	0954	3/7/2005	219,500	760	0	6	6	3	5,000	N	N	8824 38TH AVE S
006	060300	0820	11/23/2005	265,000	770	500	6	500	3	4,000	N	N	9231 39TH AVE S
006	724350	0070	11/9/2006	270,000	770	770	6	770	3	4,640	Y	N	8406 BEACON AVE S
006	810190	0516	6/14/2005	180,000	800	0	6	6	3	7,772	N	N	3702 S PERRY ST
006	060300	1055	6/1/2005	235,000	800	100	6	100	3	4,000	N	N	8829 39TH AVE S
006	060300	1400	3/15/2006	335,000	820	410	6	410	4	4,400	N	N	9246 39TH AVE S
006	303120	0185	10/17/2005	205,000	860	0	6	6	3	11,641	N	N	7350 33RD AVE S
006	303120	0180	4/25/2006	285,500	860	0	6	6	3	8,906	N	N	7342 33RD AVE S
006	724350	0015	12/13/2005	339,000	860	860	6	860	3	5,472	Y	N	8034 BEACON AVE S
006	724350	0015	4/9/2007	375,000	860	860	6	860	3	5,472	Y	N	8034 BEACON AVE S
006	272404	9070	11/14/2006	319,000	900	100	6	100	4	5,206	N	N	3524 S CHICAGO ST
006	733840	0306	7/25/2005	200,000	920	0	6	6	3	4,350	N	N	7812 BEACON AVE S
006	060300	0765	7/22/2005	241,100	920	0	6	6	3	8,000	N	N	9228 38TH AVE S
006	789630	0061	12/23/2005	225,000	920	0	6	6	3	6,034	N	N	9027 37TH AVE S
006	303120	0246	9/29/2005	252,000	920	0	6	6	3	4,380	N	N	3211 S OTHELLO ST
006	733840	0306	8/8/2007	292,950	920	0	6	6	3	4,350	N	N	7812 BEACON AVE S
006	303120	0150	10/26/2007	299,000	970	970	6	970	3	8,906	N	N	7306 33RD AVE S
006	810190	0065	9/21/2006	316,500	970	190	6	190	3	5,973	N	N	3744 S BURNS ST
006	789630	0660	10/16/2006	375,000	990	410	6	410	3	20,168	N	N	9217 36TH AVE S
006	724350	0005	8/13/2007	350,000	990	170	6	170	3	6,140	Y	N	8026 BEACON AVE S
006	060300	0675	12/24/2005	275,000	1,040	0	6	6	3	5,352	N	N	9439 39TH AVE S
006	400600	0190	12/27/2006	300,000	1,040	0	6	6	4	6,796	N	N	8608 42ND AVE S
006	810190	0115	3/16/2005	200,000	1,060	0	6	6	3	8,100	N	N	3703 S BURNS ST
006	060300	0810	2/27/2007	314,000	1,060	0	6	6	4	4,000	N	N	9237 39TH AVE S
006	060300	0350	5/11/2007	260,000	1,100	0	6	6	3	4,000	N	N	9225 38TH AVE S
006	810190	0020	5/16/2006	425,000	1,240	810	6	810	4	12,000	N	N	4010 S BURNS ST
006	060300	1954	3/5/2007	318,000	1,250	1,000	6	1000	3	6,933	Y	N	9065 CARKEEK DR S
006	383960	0020	10/23/2006	349,950	1,270	0	6	6	3	5,844	Y	N	8327 36TH AVE S
006	400600	0231	7/8/2005	250,000	1,330	0	6	6	3	9,967	N	N	8401 MARTIN LUTHER KING JR WAY S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	060300	0095	11/13/2005	247,000	1,350	0	6	6	3	3,761	N	N	8915 BEACON AVE S
006	060300	0095	8/29/2006	297,000	1,350	0	6	6	3	3,761	N	N	8915 BEACON AVE S
006	804860	0115	3/6/2007	309,000	1,630	0	6	6	3	4,468	N	N	8649 39TH AVE S
006	400600	0547	8/8/2005	315,000	1,880	0	6	6	3	9,130	N	N	8411 39TH AVE S
006	303120	0310	11/26/2007	249,500	780	0	7	7	3	8,906	N	N	7313 33RD AVE S
006	789630	0170	11/7/2006	256,000	790	0	7	7	3	6,034	N	N	9231 37TH AVE S
006	060300	1526	3/14/2005	205,000	820	0	7	7	3	9,486	N	N	9414 HARADEN PL S
006	400310	0050	4/5/2005	202,500	850	0	7	7	3	5,030	N	N	8417 38TH AVE S
006	789630	0052	5/23/2007	325,000	850	0	7	7	3	6,250	N	N	9018 36TH AVE S
006	400310	0030	6/19/2006	261,000	870	0	7	7	3	5,350	N	N	8420 38TH AVE S
006	342404	9118	8/30/2005	295,000	900	900	7	900	3	8,930	N	N	3619 S CLOVERDALE ST
006	400600	0508	9/25/2005	270,000	900	390	7	390	3	5,594	N	N	3802 S CLOVERDALE ST
006	060300	0720	8/10/2007	322,500	960	0	7	7	4	5,000	N	N	9401 39TH AVE S
006	804860	0050	6/1/2006	320,000	970	970	7	970	3	4,468	N	N	8649 38TH AVE S
006	060300	1975	12/7/2007	325,000	970	970	7	970	3	6,485	Y	N	9015 CARKEEK DR S
006	060300	1385	4/25/2007	285,000	990	0	7	7	3	4,000	N	N	9234 39TH AVE S
006	724350	0105	6/8/2006	345,000	990	990	7	990	3	5,954	Y	N	8438 BEACON AVE S
006	400600	0435	4/14/2005	265,000	1,010	500	7	500	3	5,447	N	N	3927 S THISTLE ST
006	733840	1475	4/19/2005	285,000	1,030	1,030	7	1030	3	5,000	N	N	3308 S HOLDEN ST
006	400600	0369	4/17/2006	305,100	1,030	730	7	730	3	6,368	Y	N	7944 39TH AVE S
006	733840	1475	8/15/2006	369,950	1,030	1,030	7	1030	3	5,000	N	N	3308 S HOLDEN ST
006	810190	0495	12/30/2005	310,000	1,040	480	7	480	3	7,500	N	N	3732 S PERRY ST
006	810190	0185	6/26/2006	379,500	1,040	290	7	290	3	6,250	N	N	3937 S BURNS ST
006	733840	1530	5/9/2005	280,000	1,060	1,060	7	1060	3	6,700	Y	N	7600 BEACON AVE S
006	400600	0472	5/8/2007	339,950	1,060	0	7	7	3	8,050	N	N	8607 42ND AVE S
006	060300	0805	2/2/2005	236,500	1,070	0	7	7	3	4,000	N	N	9243 39TH AVE S
006	400600	0447	5/25/2005	270,000	1,080	390	7	390	3	5,500	N	N	3936 S CLOVERDALE ST
006	060300	0620	6/22/2006	349,000	1,100	510	7	510	3	5,000	N	N	9401 38TH AVE S
006	285380	0050	9/2/2005	315,500	1,110	1,040	7	1040	3	5,378	N	N	3813 S SULLIVAN ST
006	400600	0510	8/7/2006	348,000	1,110	790	7	790	3	5,401	N	N	8448 37TH AVE S
006	400600	0445	6/9/2006	315,000	1,120	730	7	730	3	5,500	N	N	3942 S CLOVERDALE ST

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	383960	0015	4/18/2006	275,000	1,130	0	7	7	3	5,963	N	N	8311 37TH AVE S
006	060300	1555	8/31/2005	270,000	1,140	0	7	7	3	9,838	N	N	9341 CARKEEK DR S
006	716570	0110	11/14/2007	330,000	1,140	250	7	250	3	1,080	N	N	4003 S CHICAGO ST
006	716570	0050	6/23/2006	334,500	1,140	250	7	250	3	1,080	N	N	4015 S CHICAGO ST
006	716570	0080	7/24/2006	335,600	1,140	250	7	250	3	1,080	N	N	4009 S CHICAGO ST
006	716570	0140	8/15/2006	340,000	1,140	250	7	250	3	1,080	N	N	4002 S BOZEMAN ST
006	716570	0170	8/10/2006	340,000	1,140	250	7	250	3	1,080	N	N	4008 S BOZEMAN ST
006	716570	0200	6/22/2006	340,000	1,140	250	7	250	3	1,080	N	N	4014 S BOZEMAN ST
006	716570	0020	5/25/2006	340,000	1,140	250	7	250	3	1,080	N	N	4021 S CHICAGO ST
006	716570	0230	5/25/2006	340,000	1,140	250	7	250	3	1,080	N	N	4020 S BOZEMAN ST
006	342404	9137	8/13/2005	260,000	1,150	0	7	7	3	5,068	N	N	3535 S KENYON ST
006	060300	1440	10/22/2007	370,000	1,150	700	7	700	3	6,000	N	N	9316 39TH AVE S
006	400600	0448	3/30/2007	380,000	1,160	1,160	7	1160	4	5,500	N	N	3932 S CLOVERDALE ST
006	810190	0235	6/15/2005	325,000	1,160	500	7	500	3	5,875	N	N	3948 S PILGRIM ST
006	713980	0035	1/18/2005	272,500	1,170	860	7	860	3	5,143	N	N	8354 37TH AVE S
006	785700	3036	9/26/2005	360,000	1,180	980	7	980	4	8,760	N	N	7133 32ND AVE S
006	789630	0122	1/26/2006	365,000	1,180	520	7	520	3	5,912	N	N	3604 S BARTON ST
006	785700	3036	5/21/2007	445,000	1,180	980	7	980	4	8,760	N	N	7133 32ND AVE S
006	716570	0210	6/26/2006	340,000	1,200	560	7	560	3	1,724	N	N	4016 S BOZEMAN ST
006	716570	0180	2/21/2007	343,500	1,200	560	7	560	3	1,724	N	N	4010 S BOZEMAN ST
006	716570	0060	7/14/2006	348,900	1,200	560	7	560	3	1,725	N	N	4013 S CHICAGO ST
006	716570	0040	6/20/2006	342,900	1,200	250	7	250	3	1,081	N	N	4017 S CHICAGO ST
006	716570	0220	5/31/2006	340,000	1,200	250	7	250	3	1,080	N	N	4018 S BOZEMAN ST
006	716570	0190	8/10/2006	344,500	1,200	250	7	250	3	1,080	N	N	4012 S BOZEMAN ST
006	716570	0070	7/24/2006	348,900	1,200	250	7	250	3	1,081	N	N	4011 S CHICAGO ST
006	716570	0150	10/17/2006	358,000	1,200	560	7	560	3	1,724	N	N	4004 S BOZEMAN ST
006	716570	0010	6/8/2006	343,000	1,200	250	7	250	3	1,632	N	N	4023 S CHICAGO ST
006	716570	0240	5/24/2006	340,000	1,200	250	7	250	3	1,561	N	N	4022 S BOZEMAN ST
006	716570	0160	11/1/2006	358,900	1,200	250	7	250	3	1,080	N	N	4006 S BOZEMAN ST
006	716570	0100	12/8/2006	361,900	1,200	250	7	250	3	1,081	N	N	4005 S CHICAGO ST
006	789630	0190	3/1/2005	339,000	1,210	660	7	660	4	7,813	N	N	9250 36TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	785700	3031	7/22/2005	380,000	1,210	1,160	7	1160	3	7,066	N	N	7166 BEACON AVE S
006	810190	0445	4/26/2007	379,950	1,210	860	7	860	3	7,500	N	N	3932 S PERRY ST
006	383960	0033	11/29/2005	365,000	1,260	960	7	960	3	5,563	Y	N	3520 S THISTLE ST
006	383960	0033	8/27/2007	440,000	1,260	960	7	960	3	5,563	Y	N	3520 S THISTLE ST
006	868550	0125	8/21/2007	350,000	1,280	600	7	600	3	6,710	N	N	3518 S AUSTIN ST
006	060300	1494	8/8/2006	321,600	1,290	0	7	7	3	5,000	N	N	9344 39TH AVE S
006	400600	0427	12/13/2005	320,000	1,300	760	7	760	3	5,840	N	N	3922 S SULLIVAN ST
006	339507	1600	10/19/2005	296,990	1,300	0	7	7	3	3,150	N	N	4008 S CHICAGO ST
006	339507	1620	11/2/2005	297,990	1,300	0	7	7	3	3,105	N	N	4016 S CHICAGO ST
006	785700	3120	5/30/2006	355,000	1,300	940	7	940	4	3,736	N	N	7301 32ND AVE S
006	339507	1580	10/25/2005	307,990	1,300	0	7	7	3	3,612	N	N	4000 S CHICAGO ST
006	339507	0120	1/6/2006	331,907	1,300	0	7	7	3	3,324	N	N	3700 S HOLLY PARK DR
006	339507	0470	12/9/2005	359,185	1,300	0	7	7	3	4,734	N	N	3801 S HOLLY PARK DR
006	339507	0670	3/7/2005	268,990	1,320	0	7	7	3	2,510	N	N	7412 39TH AVE S
006	339507	0650	3/28/2005	268,470	1,320	0	7	7	3	2,518	N	N	7418 39TH AVE S
006	339507	0610	5/5/2005	270,990	1,320	0	7	7	3	2,533	N	N	7430 39TH AVE S
006	339507	0690	2/22/2005	270,990	1,320	0	7	7	3	2,480	N	N	7406 39TH AVE S
006	339507	0600	5/20/2005	273,990	1,320	0	7	7	3	2,550	N	N	7432 39TH AVE S
006	339507	0590	5/23/2005	274,990	1,320	0	7	7	3	2,705	N	N	7436 39TH AVE S
006	339507	0640	3/28/2005	273,470	1,320	0	7	7	3	2,614	N	N	7422 39TH AVE S
006	339507	0660	3/16/2005	276,398	1,320	0	7	7	3	2,499	N	N	7416 39TH AVE S
006	339507	1310	5/24/2005	308,990	1,320	450	7	450	3	3,172	N	N	7700 39TH AVE S
006	339507	0620	4/27/2005	278,490	1,320	0	7	7	3	2,632	N	N	7426 39TH AVE S
006	339507	0680	3/2/2005	279,278	1,320	0	7	7	3	2,512	N	N	7410 39TH AVE S
006	339507	1320	6/2/2005	305,990	1,320	450	7	450	3	2,212	N	N	7706 39TH AVE S
006	339507	1130	7/27/2005	283,990	1,320	0	7	7	3	2,501	N	N	7634 39TH AVE S
006	339507	1110	6/16/2005	283,554	1,320	0	7	7	3	2,532	N	N	7628 39TH AVE S
006	339507	1070	8/1/2005	284,990	1,320	0	7	7	3	2,536	N	N	7616 39TH AVE S
006	339507	1590	10/21/2005	296,990	1,320	0	7	7	3	3,151	N	N	4004 S CHICAGO ST
006	339507	1540	11/1/2005	299,990	1,320	0	7	7	3	3,444	N	N	4001 S HOLDEN ST
006	339507	1550	11/2/2005	298,990	1,320	0	7	7	3	3,065	N	N	4003 S HOLDEN ST

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	339507	1170	8/19/2005	299,990	1,320	0	7	7	3	3,154	N	N	7646 39TH AVE S
006	339507	1140	7/28/2005	293,619	1,320	0	7	7	3	2,481	N	N	7636 39TH AVE S
006	339507	1100	7/20/2005	294,138	1,320	0	7	7	3	2,562	N	N	7624 39TH AVE S
006	339507	1080	7/29/2005	293,066	1,320	0	7	7	3	2,604	N	N	7620 39TH AVE S
006	339507	1060	8/17/2005	294,990	1,320	0	7	7	3	2,540	N	N	7614 39TH AVE S
006	339507	1610	10/5/2005	306,990	1,320	0	7	7	3	3,150	N	N	4012 S CHICAGO ST
006	339507	1050	8/18/2005	301,333	1,320	0	7	7	3	2,694	N	N	7610 39TH AVE S
006	339507	1380	6/8/2005	329,520	1,320	450	7	450	3	2,253	N	N	7726 39TH AVE S
006	339507	0500	11/28/2005	313,990	1,320	0	7	7	3	3,240	N	N	7411 39TH AVE S
006	339507	1360	8/16/2005	334,606	1,320	450	7	450	3	2,210	N	N	7718 39TH AVE S
006	339507	1540	2/27/2007	323,000	1,320	0	7	7	3	3,444	N	N	4001 S HOLDEN ST
006	339507	1560	11/14/2005	317,990	1,320	0	7	7	3	3,065	N	N	4007 S HOLDEN ST
006	339507	0520	11/18/2005	311,449	1,320	0	7	7	3	2,402	N	N	7419 39TH AVE S
006	339507	1120	7/25/2005	313,990	1,320	0	7	7	3	2,514	N	N	7630 39TH AVE S
006	789630	0162	9/11/2006	293,980	1,320	0	7	7	3	6,250	N	N	9224 36TH AVE S
006	339507	1160	8/10/2005	315,710	1,320	0	7	7	3	2,474	N	N	7642 39TH AVE S
006	339507	0525	11/17/2005	318,990	1,320	0	7	7	3	2,945	N	N	7421 39TH AVE S
006	339507	0510	2/16/2006	323,990	1,320	0	7	7	3	2,503	N	N	7415 39TH AVE S
006	339507	1370	6/9/2005	358,990	1,320	450	7	450	3	2,221	N	N	7722 39TH AVE S
006	339507	0450	12/22/2005	325,990	1,320	0	7	7	3	2,800	N	N	3809 S HOLLY PARK DR
006	868550	0255	3/30/2006	383,000	1,320	1,070	7	1070	3	5,880	N	N	3529 S PORTLAND ST
006	339507	0440	3/17/2006	350,990	1,320	0	7	7	3	2,480	N	N	3817 S HOLLY PARK DR
006	339507	1330	11/14/2005	383,000	1,320	450	7	450	3	2,527	N	N	7710 39TH AVE S
006	339507	1140	1/5/2007	353,000	1,320	0	7	7	3	2,481	N	N	7636 39TH AVE S
006	339507	1370	11/7/2005	383,000	1,320	450	7	450	3	2,221	N	N	7722 39TH AVE S
006	339507	1350	8/12/2005	383,990	1,320	450	7	450	3	2,210	N	N	7714 39TH AVE S
006	339507	0445	5/20/2006	354,990	1,320	0	7	7	3	2,560	N	N	3815 S HOLLY PARK DR
006	339507	1080	9/29/2006	378,500	1,320	0	7	7	3	2,604	N	N	7620 39TH AVE S
006	339507	1150	8/2/2005	280,990	1,320	0	7	7	3	2,525	N	N	7640 39TH AVE S
006	060300	1445	8/13/2005	283,500	1,330	0	7	7	3	4,400	N	N	9324 39TH AVE S
006	303120	0101	5/4/2006	395,000	1,330	1,010	7	1010	4	5,400	N	N	7222 33RD AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	868550	0260	7/15/2005	307,000	1,340	400	7	400	3	5,880	N	N	3533 S PORTLAND ST
006	785700	3136	3/1/2007	380,000	1,340	1,140	7	1140	3	5,353	N	N	3023 S OTHELLO ST
006	868550	0260	10/15/2007	395,000	1,340	400	7	400	3	5,880	N	N	3533 S PORTLAND ST
006	060300	0890	4/1/2005	239,000	1,350	0	7	7	3	6,000	N	N	9024 38TH AVE S
006	868550	0215	7/13/2005	299,100	1,350	0	7	7	3	5,600	N	N	3539 S HOLDEN ST
006	400600	0469	3/15/2006	295,000	1,370	0	7	7	3	9,937	N	N	8627 42ND AVE S
006	383960	0046	9/19/2007	500,000	1,380	1,380	7	1380	4	9,815	Y	N	3511 S THISTLE ST
006	060300	1085	6/10/2005	280,000	1,390	720	7	720	3	4,000	N	N	8807 39TH AVE S
006	733840	0095	10/21/2005	284,000	1,390	600	7	600	3	5,000	N	N	7706 35TH AVE S
006	810190	0295	5/27/2005	310,000	1,390	720	7	720	3	7,425	N	N	3712 S PILGRIM ST
006	400600	0563	10/28/2005	460,000	1,394	894	7	894	3	5,115	N	N	8315 39TH AVE S
006	272404	9212	3/15/2005	409,000	1,410	960	7	960	3	5,320	N	N	3526 S WEBSTER ST
006	272404	9213	4/8/2005	409,950	1,410	960	7	960	3	5,000	N	N	3522 S WEBSTER ST
006	272404	9214	3/30/2005	409,950	1,410	960	7	960	3	5,643	N	N	3520 S WEBSTER ST
006	400600	0414	3/23/2005	396,000	1,420	940	7	940	3	5,031	N	N	8336 39TH AVE S
006	400600	0416	3/30/2005	399,000	1,420	940	7	940	3	5,031	N	N	8332 39TH AVE S
006	400600	0406	2/14/2005	399,950	1,420	940	7	940	3	5,031	N	N	8340 39TH AVE S
006	400600	0412	1/21/2005	407,655	1,420	940	7	940	3	5,031	N	N	3902 S THISTLE ST
006	400600	0412	3/14/2007	472,500	1,420	940	7	940	3	5,031	N	N	3902 S THISTLE ST
006	400600	0468	5/19/2006	300,000	1,430	0	7	7	3	4,700	N	N	3965 S CLOVERDALE ST
006	383960	0052	10/6/2006	450,000	1,430	600	7	600	4	7,706	N	N	8454 36TH AVE S
006	272404	9131	1/19/2006	349,950	1,460	1,460	7	1460	4	7,432	N	N	3524 S WEBSTER ST
006	789630	0102	4/7/2005	310,200	1,460	700	7	700	3	4,827	N	N	9053 37TH AVE S
006	060300	0685	8/11/2005	320,008	1,460	0	7	7	3	4,000	N	N	9431 39TH AVE S
006	060300	0939	6/5/2006	339,500	1,480	0	7	7	3	5,200	N	N	8810 38TH AVE S
006	733840	0255	8/3/2005	310,000	1,500	0	7	7	4	5,000	N	N	3515 S CHICAGO ST
006	810190	0175	4/26/2005	295,000	1,520	0	7	7	3	6,250	N	N	3929 S BURNS ST
006	339507	1440	4/10/2005	281,990	1,550	0	7	7	3	2,889	N	N	3965 S CHICAGO ST
006	339507	1400	7/11/2005	289,990	1,550	0	7	7	3	3,254	N	N	3951 S CHICAGO ST
006	339507	1420	4/12/2005	282,990	1,550	0	7	7	3	2,836	N	N	3961 S CHICAGO ST
006	339507	0080	9/19/2005	300,990	1,550	0	7	7	3	2,645	N	N	3718 S HOLLY PARK DR

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	339507	0040	10/19/2005	322,990	1,550	0	7	7	3	3,367	N	N	3736 S HOLLY PARK DR
006	339507	0100	10/12/2005	330,742	1,550	0	7	7	3	2,647	N	N	3710 S HOLLY PARK DR
006	339507	0540	12/6/2005	324,990	1,550	0	7	7	3	2,756	N	N	3815 S LYONS CT
006	339507	0530	12/8/2005	346,990	1,550	0	7	7	3	3,274	N	N	3807 S LYONS CT
006	339507	0060	11/28/2005	354,000	1,550	0	7	7	3	2,643	N	N	3726 S HOLLY PARK DR
006	339507	1420	4/19/2007	357,000	1,550	0	7	7	3	2,836	N	N	3961 S CHICAGO ST
006	339507	0040	4/9/2007	380,000	1,550	0	7	7	3	3,367	N	N	3736 S HOLLY PARK DR
006	000740	0107	12/28/2005	355,000	1,560	1,200	7	1200	4	9,037	Y	N	8332 BEACON AVE S
006	383960	0070	4/26/2005	297,500	1,560	0	7	7	3	7,700	N	N	8455 37TH AVE S
006	810190	0190	11/2/2006	425,000	1,700	790	7	790	4	6,250	N	N	4003 S BURNS ST
006	339507	1410	4/26/2005	296,072	1,720	0	7	7	3	2,816	N	N	3957 S CHICAGO ST
006	339507	1430	4/14/2005	300,477	1,720	0	7	7	3	2,867	N	N	3963 S CHICAGO ST
006	339507	0090	9/30/2005	306,990	1,720	0	7	7	3	2,807	N	N	3714 S HOLLY PARK DR
006	339507	1450	5/24/2005	314,500	1,720	0	7	7	3	2,943	N	N	3967 S CHICAGO ST
006	339507	0070	8/31/2005	333,914	1,720	0	7	7	3	2,804	N	N	3722 S HOLLY PARK DR
006	339507	0050	10/12/2005	335,990	1,720	0	7	7	3	2,802	N	N	3730 S HOLLY PARK DR
006	339507	0535	12/2/2005	355,990	1,720	0	7	7	3	2,851	N	N	3811 S LYONS CT
006	339507	0110	11/29/2005	355,990	1,720	0	7	7	3	2,641	N	N	3706 S HOLLY PARK DR
006	339507	0050	4/27/2006	360,000	1,720	0	7	7	3	2,802	N	N	3730 S HOLLY PARK DR
006	400600	0486	4/14/2006	465,000	1,730	660	7	660	3	7,794	N	N	3925 E S CLOVERDALE ST
006	400600	0466	6/13/2007	460,000	1,732	660	7	660	3	6,906	N	N	3925 D S CLOVERDALE ST
006	339507	0545	12/13/2005	384,683	1,750	0	7	7	3	3,118	N	N	3819 S LYONS CT
006	789730	0020	4/13/2005	411,950	1,880	880	7	880	3	14,184	N	N	9053 36TH AVE S
006	060300	0790	5/9/2005	380,000	2,030	1,350	7	1350	3	5,000	N	N	3802 S BENEFIT ST
006	789630	0674	5/9/2006	408,000	2,770	0	7	7	3	7,993	N	N	9039 36TH AVE S
006	060300	2027	2/3/2005	368,050	1,090	670	8	670	3	4,400	N	N	8811 41ST AVE S
006	272404	9205	6/6/2006	428,000	1,120	600	8	600	3	5,883	N	N	7230 35TH AVE S
006	342404	9126	5/30/2006	415,000	1,160	900	8	900	3	11,090	Y	N	8616 BEACON AVE S
006	272404	9215	5/12/2005	399,950	1,310	1,000	8	1000	3	6,606	N	N	3518 S WEBSTER ST
006	810190	0518	5/12/2006	330,000	1,340	800	8	800	3	7,500	N	N	3707 S PERRY ST
006	810190	0518	3/30/2007	374,950	1,340	800	8	800	3	7,500	N	N	3707 S PERRY ST

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

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	810190	0390	4/19/2007	460,000	1,370	900	8	900	3	7,500	N	N	9703 41ST AVE S
006	713980	0127	8/10/2005	443,950	1,430	980	8	980	3	7,742	N	N	8349 39TH AVE S
006	884240	0022	10/30/2007	547,000	1,430	930	8	930	3	5,563	N	N	7756 37TH AVE S
006	884240	0020	5/12/2006	505,000	1,440	1,010	8	1010	3	5,130	N	N	7752 37TH AVE S
006	060300	0901	3/11/2005	340,000	1,590	430	8	430	3	10,700	N	N	9025 BEACON AVE S
006	272404	9061	8/1/2007	500,000	1,610	1,010	8	1010	3	5,001	N	N	3523 S CHICAGO ST
006	810190	0155	8/17/2005	349,950	1,620	0	8	8	4	6,250	N	N	3909 S BURNS ST
006	400600	0383	5/2/2005	375,000	1,700	700	8	700	3	9,834	Y	N	7966 39TH AVE S
006	339507	1240	6/13/2006	424,800	2,080	530	8	530	3	3,200	N	N	7715 39TH AVE S
006	339507	1010	1/25/2006	424,800	2,080	530	8	530	3	3,904	N	N	7649 39TH AVE S
006	339507	0560	8/22/2005	419,800	2,080	530	8	530	3	3,642	N	N	7437 39TH AVE S
006	339507	0570	6/22/2005	424,800	2,080	530	8	530	3	3,634	N	N	7443 39TH AVE S
006	339507	0940	10/25/2005	426,800	2,080	530	8	530	3	3,275	N	N	7615 39TH AVE S
006	339507	0950	11/10/2005	428,800	2,080	530	8	530	3	3,275	N	N	7619 39TH AVE S
006	339507	0970	11/18/2005	431,800	2,080	530	8	530	3	3,275	N	N	7631 39TH AVE S
006	339507	0550	10/4/2005	464,800	2,080	530	8	530	3	3,623	N	N	7433 39TH AVE S
006	339507	0990	2/8/2006	468,800	2,080	530	8	530	3	3,275	N	N	7641 39TH AVE S
006	339507	1260	12/26/2006	493,800	2,080	530	8	530	3	3,200	N	N	7723 39TH AVE S
006	339507	0550	2/7/2007	524,950	2,080	530	8	530	3	3,623	N	N	7433 39TH AVE S
006	789730	0007	4/15/2005	321,000	2,200	0	8	8	3	7,592	N	N	9205 36TH AVE S
006	339507	0980	11/18/2005	453,800	2,230	590	8	590	3	3,275	N	N	7637 39TH AVE S
006	339507	0920	9/22/2005	452,800	2,230	590	8	590	3	3,275	N	N	7605 39TH AVE S
006	339507	0910	8/8/2005	452,800	2,230	590	8	590	3	3,764	N	N	7601 39TH AVE S
006	339507	1000	3/31/2006	458,800	2,230	590	8	590	3	3,275	N	N	7645 39TH AVE S
006	339507	0960	2/1/2006	472,763	2,230	590	8	590	3	3,766	N	N	7623 39TH AVE S
006	339507	1220	5/5/2006	478,100	2,230	590	8	590	3	3,520	N	N	7703 39TH AVE S
006	339507	1270	2/14/2007	479,860	2,230	590	8	590	3	3,190	N	N	7727 39TH AVE S
006	339507	0930	12/16/2005	480,000	2,230	590	8	590	3	3,275	N	N	7611 39TH AVE S
006	339507	1230	8/23/2006	459,800	2,280	510	8	510	3	3,200	N	N	7709 39TH AVE S
007	055500	0294	4/1/2005	168,000	420	0	5	5	3	4,750	N	N	2205 S EDDY ST
007	754980	1541	9/24/2007	279,950	470	470	6	470	3	4,980	N	N	1717 S LUCILE 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
007	055500	0064	8/18/2005	266,000	600	600	6	600	4	9,075	N	N	2306 S EDDY ST
007	524880	0755	3/15/2006	220,000	620	300	6	300	3	4,000	N	N	5557 23RD AVE S
007	167340	0064	4/12/2007	265,000	620	0	6	6	3	4,767	N	N	3411 S CLOVERDALE ST
007	785700	3710	12/12/2005	265,000	640	0	6	6	3	7,920	N	N	6008 24TH AVE S
007	212404	9146	12/21/2005	298,500	650	0	6	6	3	5,407	N	N	5427 BEACON AVE S
007	754980	1725	8/29/2006	325,000	670	0	6	6	3	6,720	N	N	5525 17TH AVE S
007	524880	0475	9/21/2006	297,500	720	0	6	6	3	4,000	N	N	5520 21ST AVE S
007	373280	0315	4/16/2007	221,000	750	0	6	6	3	4,005	N	N	4970 15TH AVE S
007	524880	0525	3/22/2005	289,000	770	600	6	600	3	4,000	N	N	5562 21ST AVE S
007	789630	0011	3/28/2005	227,000	780	0	6	6	3	4,500	N	N	8681 BEACON AVE S
007	373280	0256	9/16/2005	330,000	780	0	6	6	4	8,225	N	N	1527 S SHELTON ST
007	754980	1450	5/27/2005	239,600	790	0	6	6	4	6,720	N	N	5553 18TH AVE S
007	524880	0360	4/11/2005	183,000	800	0	6	6	3	4,000	N	N	5565 21ST AVE S
007	754980	1110	8/22/2006	328,000	800	0	6	6	3	6,720	N	N	5532 18TH AVE S
007	171490	0100	1/23/2007	328,000	810	550	6	550	3	5,880	N	N	5814 17TH AVE S
007	524880	0440	6/12/2006	257,500	840	0	6	6	3	4,000	N	N	5507 21ST AVE S
007	524880	0665	7/13/2006	330,000	840	0	6	6	4	4,000	N	N	5522 22ND AVE S
007	754980	1310	3/28/2005	229,950	860	0	6	6	3	5,600	N	N	5508 17TH AVE S
007	088600	0110	5/19/2006	299,950	860	860	6	860	3	7,103	N	N	2931 S WEBSTER ST
007	754980	0150	7/28/2006	265,000	860	0	6	6	3	6,120	N	N	1620 S BENNETT ST
007	733840	1759	5/16/2007	303,000	870	510	6	510	3	5,000	N	N	3010 S HOLDEN ST
007	000180	0086	8/22/2005	282,500	880	0	6	6	3	5,830	N	N	1717 S SNOQUALMIE ST
007	171490	0080	8/31/2007	299,000	880	140	6	140	3	3,245	N	N	5800 17TH AVE S
007	033900	0090	12/18/2007	322,500	890	150	6	150	3	5,568	N	N	6925 MILITARY RD S
007	367790	0070	3/9/2006	300,000	900	100	6	100	3	7,605	N	N	2030 S COLUMBIAN WAY
007	754980	1710	12/22/2006	385,000	910	910	6	910	4	3,360	N	N	5541 17TH AVE S
007	305860	0050	8/12/2006	247,500	920	0	6	6	3	5,850	N	N	6444 23RD AVE S
007	733840	1140	8/1/2005	298,000	960	500	6	500	3	4,500	N	N	3221 S PORTLAND ST
007	733840	1231	10/18/2005	210,000	980	0	6	6	3	5,000	N	N	7712 32ND AVE S
007	785700	3755	7/25/2005	312,000	990	800	6	800	3	4,401	N	N	6017 BEACON AVE S
007	524880	0465	5/23/2006	299,950	1,000	1,000	6	1000	3	4,000	N	N	5514 21ST AVE S

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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
007	212404	9154	4/4/2005	280,000	1,060	0	6	6	3	6,726	N	N	5903 24TH AVE S
007	524880	0280	6/9/2006	289,000	1,090	0	6	6	3	4,000	N	N	5526 20TH AVE S
007	524880	0435	3/22/2007	332,000	1,100	0	6	6	3	4,000	N	N	5511 21ST AVE S
007	088600	0140	6/22/2007	319,950	1,130	0	6	6	3	6,946	N	N	2969 S WEBSTER ST
007	524880	0780	10/31/2005	289,950	1,240	0	6	6	3	5,000	N	N	5533 23RD AVE S
007	524880	0780	9/22/2006	360,000	1,240	0	6	6	3	5,000	N	N	5533 23RD AVE S
007	212404	9113	7/18/2005	365,000	1,250	0	6	6	4	7,400	N	N	2359 S RAYMOND ST
007	212404	9113	7/6/2007	412,000	1,250	0	6	6	4	7,400	N	N	2359 S RAYMOND ST
007	324160	0145	6/17/2005	298,000	1,270	600	6	600	3	6,000	N	N	8812 36TH AVE S
007	754980	1415	8/16/2006	280,000	1,270	0	6	6	3	5,040	N	N	1708 S ORCAS ST
007	286110	0046	12/27/2006	351,500	1,280	360	6	360	4	4,500	N	N	2302 S GRAHAM ST
007	305860	0005	1/25/2005	228,000	1,290	0	6	6	3	5,600	N	N	6435 23RD AVE S
007	305860	0005	2/22/2006	275,000	1,290	0	6	6	3	5,600	N	N	6435 23RD AVE S
007	305860	0005	8/31/2007	305,000	1,290	0	6	6	3	5,600	N	N	6435 23RD AVE S
007	944830	0060	8/16/2007	330,000	1,400	0	6	6	3	9,400	N	N	5120 17TH AVE S
007	060000	0560	11/30/2006	397,000	1,400	0	6	6	3	11,053	N	N	1743 S ANGELINE ST
007	286110	0016	7/19/2006	290,000	1,520	0	6	6	3	4,200	N	N	2311 S BATEMAN ST
007	171490	0225	3/26/2007	325,000	1,560	0	6	6	3	5,600	N	N	5804 18TH AVE S
007	282210	0150	8/15/2006	334,950	1,840	0	6	6	3	5,820	N	N	6208 GOULD AVE S
007	770760	0050	7/18/2006	335,000	1,950	1,180	6	1180	3	5,326	N	N	6315 BEACON AVE S
007	733840	1905	11/17/2005	290,500	615	835	7	835	3	2,500	N	N	3031 D S HOLDEN ST
007	872060	0010	5/23/2007	296,000	720	0	7	7	3	5,800	N	N	5329 BEACON AVE S
007	524880	0040	9/13/2005	293,500	740	0	7	7	3	5,000	N	N	5401 23RD AVE S
007	754980	2595	3/27/2006	292,000	740	0	7	7	3	3,240	N	N	5838 16TH AVE S
007	088600	0100	2/16/2005	245,000	750	750	7	750	3	7,967	N	N	2921 S WEBSTER ST
007	088600	0100	4/27/2007	320,000	750	750	7	750	3	7,967	N	N	2921 S WEBSTER ST
007	170840	0285	10/14/2005	271,000	750	0	7	7	3	6,650	N	N	4852 COLUMBIA DR S
007	524880	0064	1/25/2005	262,500	800	0	7	7	3	4,500	N	N	5420 21ST AVE S
007	170840	0495	7/20/2005	256,950	800	0	7	7	3	5,712	N	N	2154 S PEARL ST
007	524880	0071	6/11/2007	340,000	800	440	7	440	3	6,700	N	N	2118 S LUCILE ST
007	524880	0050	9/20/2006	344,950	800	800	7	800	3	4,400	N	N	5412 21ST AVE S

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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
007	524880	0275	9/2/2005	330,000	810	810	7	810	4	4,000	N	N	5522 20TH AVE S
007	170840	0700	2/15/2005	262,500	810	230	7	230	3	5,130	N	N	2143 S PEARL ST
007	733840	0580	5/20/2005	255,000	820	590	7	590	3	2,500	N	N	3206 S MONROE ST
007	733840	0635	8/21/2007	330,000	820	570	7	570	3	2,500	N	N	3406 S MONROE ST
007	785700	3995	10/22/2007	340,000	820	350	7	350	3	6,294	N	N	6418 24TH AVE S
007	733840	1160	7/26/2006	310,000	840	840	7	840	3	5,000	N	N	3211 S PORTLAND ST
007	754980	0075	10/26/2005	305,000	860	0	7	7	3	4,590	N	N	1508 S BENNETT ST
007	789630	0750	10/24/2006	425,000	860	240	7	240	3	25,563	N	N	9025 CECIL AVE S
007	170840	0170	2/4/2005	245,000	890	0	7	7	3	6,489	N	N	4861 COLUMBIA DR S
007	170840	0760	9/9/2005	278,000	890	290	7	290	3	6,195	N	N	5213 COLUMBIA DR S
007	170840	0955	5/17/2006	325,000	890	0	7	7	3	5,760	N	N	2012 S BRANDON ST
007	170840	0760	4/17/2007	372,000	890	290	7	290	3	6,195	N	N	5213 COLUMBIA DR S
007	170840	0150	5/29/2007	385,000	890	260	7	260	3	6,720	N	N	4841 COLUMBIA DR S
007	170840	0450	7/22/2005	239,500	900	0	7	7	3	5,225	N	N	2108 S PEARL ST
007	170840	0320	2/12/2006	260,000	900	0	7	7	3	6,495	N	N	4890 COLUMBIA DR S
007	170840	0940	3/15/2005	262,000	900	0	7	7	3	5,225	N	N	2112 S BRANDON ST
007	170840	0560	3/15/2006	388,000	900	900	7	900	4	6,000	N	N	5403 COLUMBIA DR S
007	373280	0440	11/21/2006	400,500	930	420	7	420	4	5,525	N	N	4964 17TH AVE S
007	524880	0695	5/16/2005	265,000	950	0	7	7	3	4,000	N	N	5546 22ND AVE S
007	170840	0370	6/25/2007	360,000	950	0	7	7	3	7,954	N	N	2006 S PEARL ST
007	175370	0160	1/3/2005	285,000	980	0	7	7	3	5,775	N	N	2409 S WARSAW ST
007	324160	0020	9/13/2005	253,000	1,000	0	7	7	3	7,800	N	N	8819 36TH AVE S
007	869280	0035	3/19/2007	365,000	1,000	700	7	700	3	7,020	N	N	5937 23RD AVE S
007	060000	0350	5/3/2007	378,000	1,000	0	7	7	4	6,000	N	N	4832 15TH AVE S
007	170840	0010	8/30/2007	359,000	1,000	0	7	7	3	5,775	N	N	2022 S EDMUNDS ST
007	170840	0575	9/1/2005	278,000	1,010	0	7	7	3	5,910	N	N	2129 S BRANDON ST
007	170840	0005	3/22/2006	325,000	1,010	0	7	7	3	6,300	N	N	2028 S EDMUNDS ST
007	088600	0164	9/29/2005	279,000	1,020	780	7	780	3	5,376	N	N	7502 MILITARY RD S
007	186740	0130	12/28/2006	360,000	1,020	1,010	7	1010	3	6,372	N	N	2314 S ORCAS ST
007	733840	1630	12/19/2005	260,000	1,040	770	7	770	3	7,500	N	N	3045 S AUSTIN ST
007	170840	0620	1/22/2007	391,000	1,040	650	7	650	5	5,379	N	N	2003 S BRANDON ST

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	754980	0168	7/6/2006	417,000	1,050	720	7	720	5	4,030	N	N	5223 17TH AVE S
007	170840	0855	10/18/2006	289,999	1,060	0	7	7	3	5,005	N	N	5221 21ST AVE S
007	733840	2150	6/14/2006	430,000	1,070	1,030	7	1030	3	6,400	N	N	3029 S PORTLAND ST
007	170840	0740	6/11/2007	341,950	1,080	0	7	7	3	5,170	N	N	5210 COLUMBIA DR S
007	733840	0500	11/22/2006	382,000	1,080	840	7	840	3	5,000	N	N	3215 S MONROE ST
007	785700	3263	3/23/2007	395,000	1,090	770	7	770	3	9,481	N	N	2950 S WEBSTER ST
007	186740	0010	12/21/2005	340,600	1,100	400	7	400	3	5,850	N	N	2316 S VERN CT
007	170840	0805	9/16/2005	290,000	1,100	0	7	7	3	5,335	N	N	5218 21ST AVE S
007	175370	0590	7/13/2007	379,950	1,100	500	7	500	3	3,550	N	N	6501 BEACON AVE S
007	170840	0050	4/5/2006	368,200	1,100	0	7	7	3	5,335	N	N	4843 20TH AVE S
007	733840	2435	7/27/2006	349,000	1,110	830	7	830	3	5,000	N	N	3001 S CHICAGO ST
007	524880	0294	7/3/2007	344,000	1,110	590	7	590	3	4,000	N	N	5538 20TH AVE S
007	869280	0055	1/22/2007	431,500	1,110	800	7	800	3	7,176	Y	N	5906 23RD AVE S
007	212404	9128	12/13/2005	335,000	1,120	200	7	200	5	6,150	N	N	5413 BEACON AVE S
007	785700	3450	6/9/2005	322,000	1,120	510	7	510	3	6,175	N	N	6011 BEACON AVE S
007	212404	9128	4/23/2007	495,000	1,120	200	7	200	5	6,150	N	N	5413 BEACON AVE S
007	754980	1895	4/25/2006	320,000	1,120	490	7	490	3	1,561	N	N	5536 15TH AVE S
007	524880	0325	5/17/2005	295,000	1,140	1,140	7	1140	3	6,000	N	N	5556 20TH AVE S
007	944830	0135	1/10/2006	360,000	1,140	490	7	490	4	7,296	N	N	1523 S DAWSON ST
007	754980	1060	8/7/2007	385,000	1,140	940	7	940	3	6,720	N	N	5502 18TH AVE S
007	305860	0030	7/6/2006	390,000	1,140	1,140	7	1140	3	6,255	N	N	2211 S EDDY ST
007	033900	0045	11/28/2005	383,000	1,140	880	7	880	3	6,924	N	N	2623 S AVON CREST PL
007	170840	0845	7/24/2006	340,000	1,140	0	7	7	3	4,924	N	N	5211 21ST AVE S
007	785700	4040	10/7/2005	425,000	1,150	1,160	7	1160	3	8,580	N	N	6409 BEACON AVE S
007	785700	3146	10/21/2005	350,500	1,160	1,090	7	1090	3	5,234	N	N	7247 BEACON AVE S
007	060000	0161	5/24/2006	357,000	1,170	0	7	7	4	3,206	N	N	4904 17TH AVE S
007	733840	2920	3/29/2005	315,000	1,180	510	7	510	3	7,000	Y	N	2857 S HOLDEN ST
007	785700	3273	1/20/2006	365,500	1,190	930	7	930	3	5,500	N	N	2942 C S FONTANELLE ST
007	373280	0430	5/5/2005	325,000	1,190	0	7	7	3	7,322	N	N	1746 S SHELTON ST
007	733840	1220	8/27/2007	425,000	1,190	1,190	7	1190	3	5,000	Y	N	3212 S PORTLAND ST
007	373280	0430	12/27/2005	360,000	1,190	0	7	7	3	7,322	N	N	1746 S SHELTON ST

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	367790	0130	10/20/2006	510,000	1,190	600	7	600	3	8,048	N	N	2029 S ALASKA ST
007	524880	0265	5/22/2006	300,000	1,200	0	7	7	3	4,000	N	N	5514 20TH AVE S
007	785700	3715	8/10/2007	482,000	1,200	600	7	600	3	9,821	N	N	6029 BEACON AVE S
007	170840	0735	3/9/2005	249,950	1,210	0	7	7	3	5,225	N	N	5218 COLUMBIA DR S
007	373280	0537	8/2/2005	367,000	1,220	720	7	720	3	5,800	N	N	5100 17TH AVE S
007	179570	0090	12/8/2005	339,950	1,250	1,250	7	1250	3	5,000	N	N	7066 COVELLO DR S
007	524880	0225	5/3/2005	376,250	1,250	1,000	7	1000	3	10,480	N	N	5559 20TH AVE S
007	754980	0580	6/21/2006	351,000	1,250	300	7	300	3	4,860	N	N	5311 16TH AVE S
007	000740	0040	7/21/2006	330,000	1,250	0	7	7	3	12,438	N	N	3419 S DONOVAN ST
007	373280	0220	9/21/2006	425,000	1,260	1,000	7	1000	3	7,221	N	N	1553 S PEARL ST
007	373280	0220	2/14/2007	470,000	1,260	1,000	7	1000	3	7,221	N	N	1553 S PEARL ST
007	175370	0497	10/17/2005	365,000	1,290	800	7	800	3	11,330	N	N	2334 S WARSAW ST
007	060000	0145	7/31/2007	535,000	1,310	1,100	7	1100	5	17,155	N	N	1547 S FERDINAND ST
007	754980	0490	5/12/2006	336,000	1,320	300	7	300	3	5,184	N	N	5324 15TH AVE S
007	170840	0100	7/21/2006	331,000	1,320	0	7	7	3	5,225	N	N	2019 S FERDINAND ST
007	286110	0056	12/13/2007	313,500	1,330	0	7	7	3	5,100	N	N	6108 23RD AVE S
007	524880	0005	6/13/2005	269,900	1,340	0	7	7	3	6,000	N	N	5410 22ND AVE S
007	171490	0810	7/28/2006	350,000	1,340	820	7	820	3	6,534	Y	N	6012 19TH AVE S
007	524880	0480	4/25/2005	340,000	1,340	970	7	970	3	4,000	N	N	5526 21ST AVE S
007	754980	1517	9/23/2006	400,000	1,360	1,360	7	1360	4	4,961	N	N	5513 18TH AVE S
007	000520	0112	3/2/2006	385,000	1,360	800	7	800	3	5,060	Y	N	6710 MARS AVE S
007	524880	0175	2/23/2006	345,000	1,380	0	7	7	3	5,320	N	N	5519 20TH AVE S
007	733840	0530	1/31/2005	247,400	1,400	0	7	7	3	2,500	Y	N	3207 S MONROE ST
007	170840	0890	6/29/2007	400,000	1,410	0	7	7	4	5,280	N	N	2113 S BENNETT ST
007	733840	1870	1/11/2005	268,000	1,440	0	7	7	3	2,500	N	N	3049 S HOLDEN ST
007	733840	2200	4/25/2006	325,000	1,440	0	7	7	3	2,500	N	N	3001 S PORTLAND ST
007	754980	1924	1/2/2007	385,000	1,450	420	7	420	3	1,820	N	N	5552 15TH AVE S
007	171490	0835	4/28/2006	300,000	1,460	0	7	7	3	3,482	N	N	6028 19TH AVE S
007	944830	0140	7/16/2007	407,950	1,460	950	7	950	4	7,250	N	N	1509 S DAWSON ST
007	212404	9093	2/4/2005	425,000	1,480	970	7	970	3	4,724	N	N	5949 24TH AVE S
007	170840	0055	2/22/2006	350,000	1,480	0	7	7	3	5,335	N	N	4849 20TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	212404	9111	6/23/2005	358,000	1,510	1,150	7	1150	3	5,766	N	N	6034 22ND AVE S
007	754980	0095	5/22/2006	420,000	1,520	0	7	7	3	6,120	N	N	1520 S BENNETT ST
007	733840	1185	12/30/2005	309,000	1,550	0	7	7	3	2,500	N	N	7752 32ND AVE S
007	733840	2380	10/5/2006	343,000	1,560	0	7	7	3	2,500	N	N	3029 S CHICAGO ST
007	754980	1715	11/1/2005	350,000	1,590	0	7	7	3	3,360	N	N	5543 17TH AVE S
007	060000	0160	6/8/2005	339,950	1,590	0	7	7	3	5,500	N	N	4908 17TH AVE S
007	186740	0055	3/2/2005	285,000	1,630	0	7	7	4	6,270	N	N	5550 23RD AVE S
007	186740	0065	10/20/2005	449,950	1,630	990	7	990	3	6,160	N	N	5560 23RD AVE S
007	373280	0270	4/25/2006	450,000	1,640	1,000	7	1000	3	14,525	N	N	1553 S SHELTON ST
007	060000	0531	12/23/2005	300,000	1,660	670	7	670	3	8,400	N	N	1703 S ANGELINE ST
007	785700	3283	3/27/2007	440,000	1,690	0	7	7	3	5,008	N	N	7359 BEACON AVE S
007	282210	0110	8/9/2007	435,000	1,830	530	7	530	3	9,700	N	N	6005 24TH AVE S
007	524880	0365	8/7/2006	378,000	1,860	0	7	7	3	6,000	N	N	5561 21ST AVE S
007	170840	0680	6/21/2005	340,000	1,890	0	7	7	3	5,060	N	N	2119 S PEARL ST
007	170840	0680	12/7/2005	357,000	1,890	0	7	7	3	5,060	N	N	2119 S PEARL ST
007	896190	0190	6/6/2005	425,000	2,210	1,060	7	1060	3	7,350	N	N	5911 20TH AVE S
007	733840	2640	7/26/2006	490,000	2,380	0	7	7	3	7,379	N	N	2851 S PORTLAND ST
007	733840	2635	5/14/2007	425,000	2,430	0	7	7	3	5,379	N	N	7765 30TH AVE S
007	212404	9040	7/25/2007	465,000	1,280	960	8	960	3	10,375	N	N	1761 S SHELTON ST
007	179570	0010	12/29/2005	416,000	1,320	980	8	980	3	7,107	Y	N	7001 COVELLO DR S
007	944830	0057	9/9/2005	429,950	1,390	800	8	800	3	5,000	N	N	5129 17TH AVE S
007	055500	0074	3/20/2007	476,000	1,400	950	8	950	3	5,000	N	N	2307 S GRAHAM ST
007	754980	1926	9/26/2006	391,950	1,450	420	8	420	3	1,820	N	N	5558 15TH AVE S
007	055500	0155	3/13/2006	408,000	1,450	320	8	320	3	7,120	N	N	6302 SWIFT AVE S
007	055500	0325	10/23/2006	430,000	1,480	0	8	8	3	5,037	Y	N	6411 24TH AVE S
007	055500	0072	10/10/2005	325,000	1,600	1,600	8	1600	3	10,738	N	N	2309 S GRAHAM ST
007	000520	0086	5/18/2005	385,000	1,630	520	8	520	3	6,834	N	N	6738 MARS AVE S
007	060000	0295	7/30/2007	435,000	1,830	260	8	260	3	8,176	N	N	1530 S FERDINAND ST
007	547320	0005	4/20/2006	439,950	1,970	0	8	8	3	10,120	N	N	1549 S SNOQUALMIE ST
007	157770	0215	8/19/2005	449,950	2,000	750	8	750	3	5,160	N	N	5837 20TH AVE S
007	000740	0042	1/26/2005	365,000	2,180	0	8	8	3	3,850	Y	N	3400 S THISTLE ST

**Improved Sales Used In This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	000740	0045	1/25/2005	364,950	2,180	0	8	8	3	3,850	N	N	3406 S THISTLE ST
007	000740	0046	2/1/2005	393,171	2,180	400	8	400	3	4,200	N	N	3408 S THISTLE ST
007	000740	0047	1/26/2005	394,218	2,200	450	8	450	3	4,840	N	N	3412 S THISTLE ST
007	060000	0524	2/23/2007	431,000	2,270	0	8	8	3	7,914	N	N	1561 S ANGELINE ST
007	896190	0150	3/3/2006	480,000	2,330	0	8	8	3	5,100	Y	N	5916 20TH AVE S
007	896190	0160	5/21/2007	579,950	2,470	0	8	8	3	5,000	N	N	5912 20TH AVE S
007	896190	0180	4/16/2007	590,000	2,470	0	8	8	3	5,400	N	N	5902 20TH AVE S
007	000520	0061	7/28/2005	400,000	2,510	1,020	8	1020	3	5,076	N	N	6777 MARS AVE S
007	754980	0635	10/27/2007	510,000	2,560	920	8	920	3	3,360	N	N	5316 16TH AVE S
007	754980	2490	7/5/2006	530,000	1,450	960	9	960	3	6,480	N	N	5823 16TH AVE S
007	932035	0080	6/1/2005	415,000	1,920	410	9	410	3	5,588	Y	N	1864 S BRANDON ST
007	932035	0110	3/15/2007	535,000	1,920	410	9	410	3	9,664	Y	N	1851 S BENNETT ST
007	932035	0140	3/14/2007	530,000	1,920	410	9	410	3	4,744	Y	N	1858 S BENNETT ST
007	932035	0130	3/2/2007	530,000	1,920	410	9	410	3	4,284	Y	N	1854 S BENNETT ST
007	932035	0050	3/14/2007	535,000	1,920	410	9	410	3	5,242	Y	N	1850 S BRANDON ST
007	932035	0040	8/14/2006	540,000	1,920	410	9	410	3	4,631	Y	N	1851 S BRANDON PL
007	932035	0010	4/17/2007	545,000	1,920	410	9	410	3	7,578	N	N	1863 S BRANDON ST
007	932035	0020	7/18/2007	540,000	1,920	410	9	410	3	3,497	Y	N	1859 S BRANDON ST
007	932035	0090	6/14/2006	550,000	1,920	410	9	410	3	5,246	Y	N	1859 S BENEFIT ST
007	932035	0120	8/16/2006	549,000	1,920	410	9	410	3	6,394	Y	N	1850 S BENNETT ST
007	754980	0055	5/3/2006	529,980	1,940	500	9	500	3	3,051	Y	N	1730 S BENNETT ST
007	754980	0050	7/5/2007	540,000	1,940	500	9	500	3	3,051	Y	N	1728 S BENNETT ST
007	754980	0040	10/9/2007	550,000	1,940	500	9	500	3	3,052	Y	N	1722 S BENNETT ST
007	754980	0045	3/21/2007	549,000	1,940	500	9	500	3	3,052	Y	N	1726 S BENNETT ST
007	055500	0303	9/1/2005	376,000	2,310	0	9	9	3	5,253	N	N	6412 B 23RD AVE S
007	055500	0301	11/3/2005	399,000	2,410	0	9	9	3	6,899	Y	N	6412 D 23RD AVE S
007	932035	0150	9/26/2007	550,000	2,421	0	9	9	3	5,515	Y	N	5210 19TH PL S
007	932035	0160	7/17/2007	549,950	2,421	0	9	9	3	3,686	Y	N	5214 19TH PL S
007	932035	0240	4/30/2007	569,950	2,421	0	9	9	3	3,989	Y	N	1906 S BENNETT ST
007	000520	0085	12/27/2005	475,000	2,540	0	9	9	3	5,000	N	N	6732 MARS AVE S
007	000520	0087	12/12/2005	485,000	2,540	0	9	9	3	5,001	N	N	6734 MARS AVE S

Improved Sales Removed From This Physical Inspection Analysis

Area 79

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	307650	0835	11/23/2005	250,000	NON-REPRESENTATIVE SALE;
001	307650	0900	8/25/2006	429,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	307650	0905	7/3/2006	559,000	RELOCATION - SALE TO SERVICE;
001	307650	0940	6/29/2006	330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	307650	0945	7/17/2007	138,871	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	308600	2475	2/11/2005	230,109	NON-REPRESENTATIVE SALE;
001	308600	2725	12/26/2006	336,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	308600	2765	3/28/2007	323,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	308600	2765	3/7/2007	420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE;
001	308600	2875	5/5/2006	292,950	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
001	308600	2890	10/18/2005	505,350	CORPORATE AFFILIATES;
001	308600	2976	8/28/2006	380,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	308600	2990	7/27/2006	425,000	NO MARKET EXPOSURE;
001	308600	3351	12/11/2007	250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	367890	0025	1/10/2006	335,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	367890	0040	11/9/2007	370,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	367890	0210	7/11/2007	305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	367890	0216	11/16/2005	359,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	367890	0320	3/26/2006	45,090	STATEMENT TO DOR;
001	367890	0470	10/23/2006	380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	367940	0016	8/29/2006	503,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	372680	0220	6/23/2006	300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	396440	0085	9/1/2006	369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	396440	0270	3/23/2005	260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	396440	0285	8/15/2005	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
001	396440	0445	8/31/2005	383,150	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	539360	0360	5/15/2006	191,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	539360	0360	10/28/2005	179,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	568000	1170	5/21/2007	188,811	FORCED SALE; EXEMPT FROM EXCISE TAX;
001	568000	1170	1/26/2006	310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	060000	0050	11/21/2005	194,109	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	060000	0065	9/22/2006	310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	060000	0075	11/16/2005	220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	206460	0015	3/29/2005	150,000	NON-REPRESENTATIVE SALE;
003	274060	0035	9/4/2007	73,000	STATEMENT TO DOR;
003	274060	0165	3/4/2005	220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	274110	0180	5/5/2007	400,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	274110	0485	7/12/2007	374,000	MULTIPLE IMPS
003	274110	0810	12/11/2006	371,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	367940	0456	8/21/2005	400,000	MULTI-PARCEL SALE;
003	367940	0515	6/5/2007	459,000	MULTIPLE IMPS
003	367940	0895	3/15/2005	260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	367940	0930	8/11/2006	23,126	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	373280	0005	4/18/2006	387,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	373280	0166	4/22/2005	250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	386940	0025	4/16/2007	320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	386940	0050	4/22/2005	107,031	QUIT CLAIM DEED;
003	395940	0375	11/28/2005	380,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	395940	0720	3/16/2005	396,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	395940	0805	9/4/2007	323,000	MULTIPLE IMPS
003	395940	0875	8/24/2007	345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	395940	1235	1/3/2005	292,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	395940	1670	1/22/2007	348,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	514100	0140	1/26/2007	315,000	BUILDER OR DEVELOPER SALES;
003	514100	0370	2/3/2006	136,796	QUIT CLAIM DEED;
003	514100	0550	2/2/2005	259,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	514100	0570	7/31/2007	256,000	BUILDER OR DEVELOPER SALES;
003	514100	0570	10/30/2006	239,512	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	514100	0610	9/21/2005	228,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	514100	0695	5/24/2007	131,253	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	567950	1300	11/3/2006	250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	568000	0374	7/11/2006	44,360	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
003	568000	0610	12/20/2006	179,892	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
003	568000	0910	2/16/2007	511,390	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	754980	0370	8/28/2006	298,000	BUILDER OR DEVELOPER SALES;
003	754980	0370	6/19/2006	280,000	BUILDER OR DEVELOPER SALES;
003	754980	0370	2/18/2005	267,000	BUILDER OR DEVELOPER SALES;
003	754980	0372	4/6/2006	258,000	NON-REPRESENTATIVE SALE;
003	792510	0365	11/2/2005	274,000	SEGREGATION AND/OR MERGER;
003	792510	0440	1/19/2005	169,999	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
003	792510	0445	3/13/2007	320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	792510	0485	8/5/2005	181,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	880690	0085	6/28/2005	335,000	BUILDER OR DEVELOPER SALES;
004	023500	0040	4/20/2006	114,520	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	082900	0030	8/30/2005	140,231	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	082900	0050	9/8/2005	350,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					TO DOR;
004	082900	0065	12/28/2005	248,000	NO MARKET EXPOSURE;
004	082900	0105	9/29/2006	290,000	NO MARKET EXPOSURE;
004	082900	0160	2/22/2007	407,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	087700	0030	3/28/2006	299,950	NO MARKET EXPOSURE;
004	087700	0105	7/12/2006	150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	087700	0105	12/23/2005	135,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	105900	0015	9/28/2007	142,021	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	105900	0015	4/26/2005	205,000	NO MARKET EXPOSURE;
004	105900	0050	5/24/2006	468,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	143820	0030	10/27/2005	250,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	143820	0030	3/28/2005	218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	166250	0070	5/10/2006	310,000	NON-REPRESENTATIVE SALE;
004	166250	0072	9/15/2005	96,700	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	166250	0087	4/11/2007	115,069	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	166250	0087	4/10/2007	76,713	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	166250	0090	9/7/2005	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	171190	0055	8/12/2005	400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	171190	0385	7/26/2006	350,000	MULTI-PARCEL SALE;
004	171190	0390	7/26/2006	350,000	MULTI-PARCEL SALE;
004	206960	0050	11/20/2006	163,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	212404	9015	8/19/2005	500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	212404	9028	9/7/2007	310,000	NON-REPRESENTATIVE SALE;
004	212404	9180	7/21/2005	269,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	212404	9238	2/24/2006	285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	212404	9239	4/20/2007	300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	212404	9239	3/16/2007	240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	222404	9084	5/14/2007	320,000	AFFORDABLE HOUSING SALES;
004	222404	9084	3/22/2007	262,834	AFFORDABLE HOUSING SALES;
004	262165	0010	7/10/2006	326,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE;
004	262165	0020	7/10/2006	326,000	MULTI-PARCEL SALE;
004	274210	0005	6/27/2007	73,875	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	274210	0035	8/30/2005	58,092	PARTIAL INTEREST (1/3, 1/2, Etc.);
004	274210	0173	9/27/2005	33,300	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
004	274210	0205	8/17/2005	450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	274210	0290	3/11/2005	106,227	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
004	329570	0015	5/4/2005	387,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	333300	1880	9/22/2005	295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	333300	1880	12/14/2007	365,000	NON-REPRESENTATIVE SALE;
004	333300	2146	11/14/2007	460,000	PERCENT COMPLETE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	333300	2162	5/29/2007	50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	333300	2271	3/29/2005	350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;
004	333300	2340	6/10/2005	475,000	PERSONAL PROPERTY INCLUDED; BUILDER OR DEVELOPER SALES;
004	333300	2379	10/9/2007	61,295	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	333300	2420	2/21/2007	442,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	333300	2455	6/15/2007	695,000	MULTI-PARCEL SALE;
004	333300	2460	6/15/2007	695,000	MULTI-PARCEL SALE;
004	333300	2491	4/3/2006	200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	339504	0040	8/8/2005	73,139	QUIT CLAIM DEED;
004	339504	0170	8/16/2005	350,000	MULTIPLE IMPS
004	339504	0212	9/22/2006	81,221	QUIT CLAIM DEED; STATEMENT TO DOR;
004	339504	0620	4/14/2006	124,606	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	339504	0660	8/20/2007	63,625	STATEMENT TO DOR;
004	339504	0862	6/28/2006	87,381	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	344540	0040	10/5/2006	295,000	AFFORDABLE HOUSING SALES;
004	344540	0040	6/9/2006	101,546	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	344540	0110	10/24/2007	223,944	NON-REPRESENTATIVE SALE;
004	344540	0120	6/25/2007	325,000	AFFORDABLE HOUSING SALES;
004	344540	0120	5/22/2007	243,745	AFFORDABLE HOUSING SALES;
004	344540	0260	3/23/2005	223,000	AFFORDABLE HOUSING SALES;
004	344540	0470	10/2/2006	369,000	AFFORDABLE HOUSING SALES;
004	344540	0470	5/16/2006	314,466	AFFORDABLE HOUSING SALES;
004	344540	0490	9/10/2007	228,159	AFFORDABLE HOUSING SALES;
004	367740	0140	4/16/2005	210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	367740	0230	5/24/2006	395,000	NO MARKET EXPOSURE;
004	367740	0396	8/15/2007	300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	367740	0515	7/11/2006	260,000	NON-REPRESENTATIVE SALE;
004	417040	0030	8/7/2006	88,173	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	417460	0029	12/8/2006	280,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	417460	0240	8/18/2006	375,000	NO MARKET EXPOSURE;
004	417460	0386	9/12/2007	312,500	NON-REPRESENTATIVE SALE;
004	428740	0085	1/19/2006	300,000	NON-REPRESENTATIVE SALE;
004	439520	0040	8/7/2006	443,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	441060	0110	4/25/2006	227,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	441060	0110	3/21/2005	86,874	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	441060	0110	3/11/2005	218,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	441060	0115	5/19/2006	279,000	NON-REPRESENTATIVE SALE;
004	505330	0010	9/17/2007	345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR;
004	529520	0025	7/27/2006	247,000	MULTI-PARCEL SALE;
004	529520	0030	7/27/2006	247,000	MULTI-PARCEL SALE;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	541410	0280	2/18/2005	219,964	NO MARKET EXPOSURE;
004	549120	0120	6/7/2005	86,560	QUIT CLAIM DEED; STATEMENT TO DOR;
004	549120	0121	10/14/2005	20,000	QUIT CLAIM DEED;
004	606480	1250	5/25/2005	236,000	GOVERNMENT AGENCY;
004	606480	1260	5/25/2005	236,000	GOVERNMENT AGENCY;
004	606480	1270	5/26/2005	247,000	AFFORDABLE HOUSING SALES;
004	606480	1450	5/26/2005	245,000	GOVERNMENT AGENCY;
004	606480	1460	5/25/2005	236,000	GOVERNMENT AGENCY;
004	606480	1460	5/25/2005	245,000	GOVERNMENT AGENCY;
004	606480	1470	5/25/2005	236,000	GOVERNMENT AGENCY;
004	606480	1480	5/26/2005	247,000	GOVERNMENT AGENCY;
004	718680	0040	5/24/2006	310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	718680	0105	3/8/2006	260,000	NON-REPRESENTATIVE SALE;
004	739440	0140	1/10/2006	150,000	NO MARKET EXPOSURE;
004	739440	0170	1/2/2006	170,000	NO MARKET EXPOSURE;
004	743900	0010	7/5/2005	502,500	TEAR DOWN;
004	785700	0425	5/24/2006	485,000	NO MARKET EXPOSURE;
004	785700	0600	12/19/2005	305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	0710	6/16/2006	310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	785700	0732	9/6/2006	72,606	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
004	785700	0740	2/6/2007	230,000	NO MARKET EXPOSURE;
004	785700	0855	5/16/2007	323,000	NON-REPRESENTATIVE SALE;
004	785700	0985	6/7/2007	278,000	CORPORATE AFFILIATES;
004	785700	0985	4/12/2007	222,750	NO MARKET EXPOSURE;
004	785700	1312	1/30/2006	345,000	NO MARKET EXPOSURE;
004	785700	1316	3/9/2005	350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	785700	1540	1/27/2005	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	1702	4/13/2007	242,130	BANKRUPTCY - RECEIVER OR TRUSTEE;
004	785700	1734	6/19/2007	441,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	785700	1805	6/21/2005	231,000	NO MARKET EXPOSURE;
004	785700	1911	6/7/2005	260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	3345	8/10/2007	164,478	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	785700	3906	12/21/2006	385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	3915	11/27/2006	180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	3915	3/10/2006	127,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	785700	4110	10/14/2005	185,412	STATEMENT TO DOR;
004	785700	4200	6/1/2007	132,825	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
004	785700	4250	6/29/2006	335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	786650	0025	4/11/2007	248,000	NO MARKET EXPOSURE;
004	933180	0080	11/22/2006	380,725	SEGREGATION AND/OR MERGER;
004	933180	0115	12/12/2005	220,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	933180	0125	6/3/2005	215,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	933180	0140	7/11/2005	255,000	SEGREGATION AND/OR MERGER;
004	933180	0140	4/13/2005	252,500	SEGREGATION AND/OR MERGER;
004	933180	0145	3/6/2006	319,950	SEGREGATION AND/OR MERGER;
004	933180	0390	5/19/2005	185,000	NO MARKET EXPOSURE;
004	933180	0650	6/22/2005	173,900	NO MARKET EXPOSURE;
004	941840	0015	8/23/2006	72,623	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	941840	0170	3/6/2006	296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	941840	0200	12/6/2005	75,000	NO MARKET EXPOSURE;
006	000740	0112	2/6/2007	355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	032304	9191	5/16/2007	300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	060300	0231	11/8/2007	237,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	060300	0240	4/27/2005	205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	060300	0350	6/15/2005	195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	060300	0379	6/30/2006	84,750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	060300	0486	12/15/2005	320,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	060300	0560	7/12/2007	314,000	SEGREGATION AND/OR MERGER;
006	060300	0610	12/22/2005	310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	060300	1060	10/13/2006	499,950	MULTI-PARCEL SALE;
006	060300	1085	5/2/2005	134,500	STATEMENT TO DOR;
006	060300	1103	12/21/2007	360,000	NO MARKET EXPOSURE;
006	060300	1103	3/28/2007	342,000	STATEMENT TO DOR;
006	060300	1103	5/5/2005	256,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	060300	1145	8/1/2006	269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	060300	1215	3/22/2007	390,000	NO MARKET EXPOSURE;
006	060300	1215	3/22/2007	390,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	060300	1356	6/13/2005	161,747	STATEMENT TO DOR;
006	060300	1400	8/22/2005	192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	060300	1455	7/5/2006	250,000	NON-REPRESENTATIVE SALE;
006	060300	2010	3/27/2006	245,000	NON-REPRESENTATIVE SALE;
006	272404	9061	4/27/2005	314,950	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	303120	0035	2/27/2006	290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	303120	0055	2/6/2006	215,000	NON-REPRESENTATIVE SALE;
006	303120	0195	8/8/2007	270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	339507	0070	4/7/2006	364,950	RELOCATION - SALE BY SERVICE;
006	339507	0070	4/6/2006	364,950	RELOCATION - SALE TO SERVICE;
006	339507	0430	1/23/2007	377,040	MULTIPLE IMPS
006	339507	0480	12/27/2005	399,990	MULTIPLE IMPS
006	339507	0490	12/29/2005	399,990	MULTIPLE IMPS
006	339507	1250	8/3/2006	488,800	BUILDER OR DEVELOPER SALES;
006	342404	9126	12/8/2005	150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	342404	9136	11/1/2005	23,098	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
006	342404	9137	4/26/2005	206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

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006	383960	0020	4/27/2006	221,000	MULTI-PARCEL SALE;
006	383960	0021	8/3/2006	299,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	383960	0022	4/27/2006	221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE;
006	383960	0046	1/10/2007	353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	383960	0066	3/23/2005	48,531	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	383960	0076	3/22/2005	266,000	NO MARKET EXPOSURE;
006	400600	0242	8/3/2005	60,322	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	400600	0412	3/14/2007	401,130	NO MARKET EXPOSURE;
006	400600	0429	12/22/2005	126,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	400600	0448	3/15/2005	290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	400600	0453	2/8/2006	96,000	QUIT CLAIM DEED;
006	400600	0465	1/29/2007	320,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	400600	0465	12/14/2006	80,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	400600	0468	7/11/2005	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	400600	0488	3/15/2006	329,670	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
006	400600	0541	8/3/2006	240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	400600	0563	8/7/2007	183,000	QUIT CLAIM DEED; STATEMENT TO DOR;
006	400600	0574	2/10/2005	227,000	MULTI-PARCEL SALE;
006	400600	0575	2/10/2005	227,000	MULTI-PARCEL SALE;
006	713980	0041	3/15/2006	269,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	724350	0015	1/28/2005	282,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	724350	0110	4/27/2006	210,000	QUESTIONABLE PER APPRAISAL;
006	733840	1460	6/15/2007	280,000	NO MARKET EXPOSURE;
006	785700	3012	6/1/2007	305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	789630	0050	8/12/2005	250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	789630	0520	7/10/2007	428,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
006	789630	0520	7/10/2007	428,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	789630	0520	6/19/2007	428,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	804860	0045	6/12/2007	320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	804860	0045	5/23/2006	295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	804860	0075	11/4/2005	243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	804860	0075	6/28/2005	214,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	804860	0080	7/24/2007	40,998	PARTIAL INTEREST (1/3, 1/2, Etc.);
006	804860	0080	3/21/2007	42,018	STATEMENT TO DOR;
006	810190	0155	8/6/2005	122,428	QUIT CLAIM DEED; STATEMENT TO DOR;
006	810190	0190	2/28/2006	338,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	810190	0285	9/19/2007	245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	810190	0330	7/11/2006	325,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	810190	0495	9/7/2007	121,800	QUIT CLAIM DEED; STATEMENT TO DOR;
006	810190	0519	1/31/2005	140,000	QUIT CLAIM DEED;
006	868550	0230	11/1/2007	275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	884240	0020	3/14/2005	330,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
007	000180	0075	8/7/2006	380,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	000180	0099	2/23/2006	369,950	NON-REPRESENTATIVE SALE;
007	000180	0106	7/25/2006	180,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	000180	0117	8/7/2006	380,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	000520	0034	11/22/2006	108,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	000520	0034	6/13/2005	102,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	000520	0071	12/7/2006	615,300	SEGREGATION AND/OR MERGER;
007	000520	0074	3/2/2007	92,296	QUIT CLAIM DEED; CORRECTION DEED; AND OTHER WARNINGS;
007	000740	0150	12/5/2006	397,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	000740	0150	4/1/2005	330,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	055500	0010	9/27/2005	365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	055500	0010	5/12/2005	220,000	BUILDER OR DEVELOPER SALES;
007	055500	0045	9/7/2006	276,000	NON-REPRESENTATIVE SALE;
007	055500	0350	3/7/2007	420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE;
007	060000	0230	9/4/2007	570,000	BUILDER OR DEVELOPER SALES;
007	061340	0100	12/14/2006	54,752	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	088600	0090	6/29/2006	272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	157770	0165	11/14/2005	120,000	QUIT CLAIM DEED;
007	167340	0070	3/21/2006	310,000	NON-REPRESENTATIVE SALE;
007	170840	0030	9/13/2005	25,500	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
007	170840	0060	7/14/2005	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	170840	0070	12/21/2006	68,580	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	170840	0140	3/9/2005	108,917	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	170840	0560	3/11/2005	272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	170840	0625	10/6/2005	300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	170840	0870	10/14/2005	146,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	171490	0080	5/22/2006	330,000	SEGREGATION AND/OR MERGER;
007	171490	0190	8/10/2005	329,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	171490	0730	7/28/2005	160,000	MULTI-PARCEL SALE;
007	171490	0745	7/28/2005	160,000	MULTI-PARCEL SALE;
007	171490	0850	8/25/2005	107,500	STATEMENT TO DOR;
007	171490	0850	8/25/2005	102,716	STATEMENT TO DOR;
007	175370	0045	12/30/2005	86,366	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	175370	0530	9/12/2006	295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	179570	0050	3/24/2006	306,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	179570	0120	7/19/2005	100,000	QUIT CLAIM DEED; STATEMENT TO DOR;
007	186740	0055	12/15/2005	410,000	BUILDER OR DEVELOPER SALES;
007	186740	0065	3/15/2005	266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	212404	9103	6/2/2006	445,986	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	212404	9111	4/25/2005	289,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	212404	9189	11/14/2005	417,000	SEGREGATION AND/OR MERGER;
007	212404	9197	5/18/2006	235,000	NON-REPRESENTATIVE SALE;
007	268560	0010	2/24/2006	300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	282210	0085	2/17/2005	218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	282404	9041	11/5/2005	256,000	GOVERNMENT AGENCY; QUIT CLAIM DEED;
007	286110	0030	10/10/2007	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	286110	0045	10/3/2006	220,000	CORPORATE AFFILIATES;
007	286110	0045	8/23/2006	200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	286110	0045	12/20/2007	260,000	NON-REPRESENTATIVE SALE;
007	305860	0030	1/3/2006	280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	305860	0040	5/13/2006	25,000	QUIT CLAIM DEED;
007	305860	0040	11/16/2005	305,000	SEGREGATION AND/OR MERGER;
007	305860	0080	10/30/2006	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	305860	0080	10/18/2006	150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	373280	0300	6/28/2007	465,000	MULTI-PARCEL SALE;
007	373280	0301	6/28/2007	465,000	MULTI-PARCEL SALE;
007	373280	0350	8/8/2005	61,000	QUIT CLAIM DEED;
007	373280	0350	4/26/2005	93,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	373280	0430	7/23/2007	281,421	BANKRUPTCY - RECEIVER OR TRUSTEE;
007	373280	0470	6/8/2007	335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	373280	0525	11/22/2006	293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	373280	0550	1/26/2005	560,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	394290	0115	3/20/2007	425,700	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	524880	0175	1/12/2005	92,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	524880	0180	5/18/2005	260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	524880	0490	11/1/2005	248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	524880	0535	4/18/2006	115,000	STATEMENT TO DOR;
007	524880	0535	6/12/2006	223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	524880	0650	2/23/2005	227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	524880	0715	2/2/2005	265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	724350	0245	3/18/2005	148,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	733840	0430	12/14/2006	287,000	NON-REPRESENTATIVE SALE;
007	733840	0455	2/22/2006	64,200	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
007	733840	0530	5/19/2006	127,316	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	733840	0645	3/16/2007	32,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	733840	0700	6/12/2007	350,000	MULTI-PARCEL SALE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	733840	0705	6/12/2007	350,000	MULTI-PARCEL SALE;
007	733840	0837	3/27/2006	227,500	NON-REPRESENTATIVE SALE;
007	733840	0980	5/25/2006	305,500	MULTIPLE IMPS
007	733840	1350	3/23/2005	218,000	RELOCATION - SALE BY SERVICE;
007	733840	1690	11/29/2006	359,870	SEGREGATION AND/OR MERGER;
007	754980	0168	1/19/2006	285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	754980	0535	6/6/2006	375,000	BUILDER OR DEVELOPER SALES;
007	754980	0540	8/22/2006	330,000	BUILDER OR DEVELOPER SALES;
007	754980	0665	1/25/2006	510,000	BUILDER OR DEVELOPER SALES;
007	754980	1065	1/23/2006	288,950	MULTI-PARCEL SALE;
007	754980	1070	1/23/2006	288,950	MULTI-PARCEL SALE;
007	754980	1425	4/10/2007	71,000	STATEMENT TO DOR;
007	754980	1450	6/28/2006	278,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	754980	1565	2/27/2007	255,000	NON-REPRESENTATIVE SALE;
007	754980	1690	4/4/2007	255,155	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	754980	1760	9/27/2005	212,000	SEGREGATION AND/OR MERGER;
007	754980	1890	2/7/2006	269,000	MULTI-PARCEL SALE;
007	754980	1895	2/7/2006	269,000	MULTI-PARCEL SALE;
007	754980	2055	8/31/2005	70,000	TEAR DOWN;
007	754980	2060	6/2/2005	50,000	TEAR DOWN;
007	754980	2076	3/14/2006	202,500	BUILDER OR DEVELOPER SALES;
007	770760	0045	12/15/2005	450,000	SEGREGATION AND/OR MERGER;
007	770760	0050	5/3/2007	536,000	TRADE;
007	770760	0064	2/22/2007	537,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	785700	3253	10/9/2006	70,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	785700	3277	9/10/2007	250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	785700	3367	12/27/2006	220,000	BUILDER OR DEVELOPER SALES;
007	785700	3465	2/16/2005	112,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	785700	3465	1/20/2005	224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	789630	0750	5/10/2007	469,000	BUILDER OR DEVELOPER SALES;
007	869280	0070	10/18/2005	61,500	QUIT CLAIM DEED; STATEMENT TO DOR;
007	896190	0010	5/9/2005	190,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	932035	0090	8/14/2007	472,424	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
007	944830	0050	3/24/2005	323,600	MULTI-PARCEL SALE;
007	944830	0051	3/24/2005	323,600	MULTI-PARCEL SALE;
007	944830	0091	1/3/2007	41,500	EXEMPT FROM EXCISE TAX;
007	944830	0091	9/26/2005	420,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	944830	0116	5/18/2005	211,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	944830	0147	7/15/2005	300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition, the resulting assessment level is 98%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2008 assessment year (taxes payable in 2009) results in an average total change from the 2007 assessments of +11.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 79 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 98.0

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	9	0.870	0.968	11.2%	0.847	1.089
6	188	0.855	0.987	15.4%	0.968	1.007
7	541	0.896	0.982	9.6%	0.971	0.992
8	95	0.928	0.977	5.3%	0.946	1.007
>=9	31	0.904	0.949	5.0%	0.905	0.993
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1939	180	0.841	0.983	16.8%	0.963	1.002
1940-1959	264	0.853	0.978	14.7%	0.962	0.994
1960-1979	77	0.888	1.008	13.6%	0.982	1.035
1980-1999	74	0.917	1.006	9.7%	0.977	1.035
2000-2007	269	0.953	0.966	1.4%	0.953	0.980
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	771	0.909	0.981	7.8%	0.972	0.990
Good	78	0.788	0.988	25.4%	0.959	1.017
Very Good	15	0.711	0.930	30.8%	0.874	0.986
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	502	0.868	0.981	12.9%	0.969	0.992
1.5	93	0.833	0.956	14.7%	0.932	0.980
2.0-3.0	269	0.956	0.988	3.3%	0.974	1.001

Area 79 Physical Inspection 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 2007 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2008 weighted mean is 98.0

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

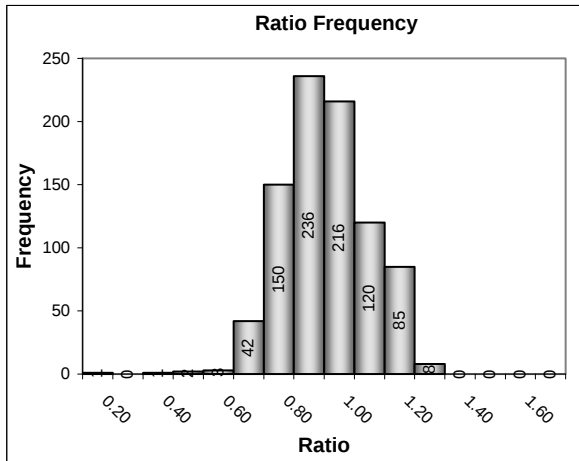
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0-800	74	0.867	0.989	14.1%	0.952	1.026
801-1000	136	0.855	0.986	15.4%	0.964	1.008
1001-1300	250	0.869	0.970	11.6%	0.955	0.985
1301-1500	186	0.928	0.978	5.4%	0.961	0.995
1501-2000	143	0.885	0.981	10.8%	0.961	1.001
2001-2500	65	0.954	0.997	4.4%	0.964	1.030
>2500	10	1.002	0.994	-0.7%	0.922	1.066
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	790	0.898	0.984	9.6%	0.975	0.993
Y	74	0.854	0.946	10.8%	0.916	0.977
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	864	0.893	0.980	9.7%	0.972	0.988
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	52	0.852	0.990	16.2%	0.949	1.031
3	91	0.880	0.997	13.4%	0.971	1.024
4	246	0.864	0.956	10.7%	0.941	0.971
6	256	0.948	0.989	4.3%	0.974	1.004
7	219	0.884	0.989	11.9%	0.971	1.006
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3001	119	0.970	0.996	2.7%	0.974	1.019
3001-5000	299	0.900	0.987	9.6%	0.974	1.000
5001-8000	376	0.872	0.972	11.5%	0.959	0.985
8001-10000	46	0.892	0.967	8.5%	0.923	1.012
>10000	24	0.824	0.978	18.7%	0.912	1.045
Townhomes Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	129	0.995	0.975	-2.0%	0.958	0.993
N	735	0.876	0.981	11.9%	0.971	0.990

Physical Inspection Ratio Study Report (Before)

2007 Assessment

District/Team: West Central Team II	Lien Date: 01/01/2007	Date of Report: 7/22/2008	Sales Dates: 1/2005- 12/2007
Area 79 - South Beacon Hill	Appr ID: MDEL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			



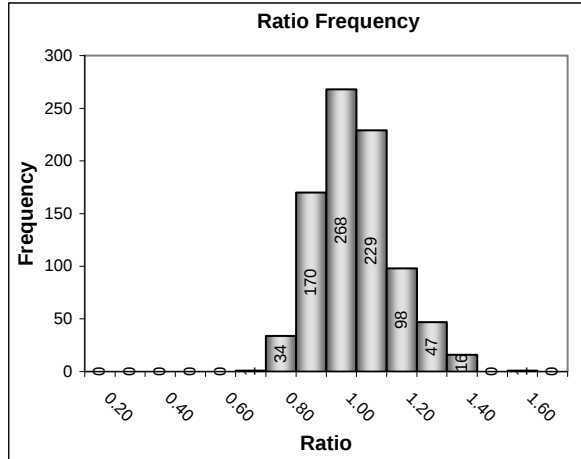
COMMENTS:

1 to 3 Unit Residences throughout area 79

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: West Central Team II	Lien Date: 01/01/2008	Date of Report: 7/22/2008	Sales Dates: 1/2005 - 12/2007
Area 79 - South Beacon Hill	Appr ID: MDEL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	864		
Mean Assessed Value	352,800		
Mean Sales Price	360,000		
Standard Deviation AV	70,102		
Standard Deviation SP	86,016		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.996		
Median Ratio	0.982		
Weighted Mean Ratio	0.980		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 79 Both assessment level and uniformity have been improved by application of the recommended values.	
Lowest ratio	0.669		
Highest ratio:	1.511		
Coefficient of Dispersion	10.13%		
Standard Deviation	0.127		
Coefficient of Variation	12.71%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.973		
Upper limit	0.995		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	6495		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.127		
Recommended minimum:	26		
Actual sample size:	864		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	462		
# ratios above mean:	402		
z:	2.041		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 79

Both assessment level and uniformity have been improved by application of the recommended values.

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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County

Department of Assessments

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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