

Table of Contents

Table of Contents	1
Executive Summary Report	3
<i>Sales Sample Representation of Population - Year Built or Year Renovated</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area</i>	<i>5</i>
<i>Sales Sample Representation of Population - Grade.....</i>	<i>6</i>
<i>Comparison of 2007 and 2008 Per Square Foot Values by Year Built or Year Renovated</i>	<i>7</i>
<i>Comparison of 2007 and 2008 Per Square Foot Values by Above Grade Living Area</i>	<i>8</i>
<i>Comparison of 2007 and 2008 Per Square Foot Values by Grade</i>	<i>9</i>
<i>Population Summary.....</i>	<i>10</i>
Area Map	11
Analysis Process.....	12
<i>Effective Date of Appraisal: January 1, 2008.....</i>	<i>12</i>
<i>Date of Appraisal Report: Month 07 Day 07, Year 2008</i>	<i>12</i>
<i>Highest and Best Use Analysis.....</i>	<i>12</i>
<i>Special Assumptions and Limiting Conditions.....</i>	<i>12</i>
<i>Identification of the Area</i>	<i>13</i>
Name or Designation:	13
Boundaries:	13
Maps:	13
Area Description:.....	13
<i>Preliminary Ratio Analysis</i>	<i>13</i>
<i>Scope of Data.....</i>	<i>13</i>
Land Value Data:	13
Improved Parcel Total Value Data:	13
Land Model.....	15
<i>Model Development, Description and Conclusions.....</i>	<i>15</i>
<i>Land Value Model Calibration</i>	<i>17</i>
<i>Vacant Sales Used In This Physical Inspection Analysis.....</i>	<i>20</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>22</i>
Improved Parcel Total Value Model:	23
<i>Model Development, Description and Conclusions.....</i>	<i>23</i>
<i>Exception Parcels:</i>	<i>24</i>

<i>EMV was not applied to:</i>	24
<i>Improved Parcel Total Value Model Calibration</i>	25
<i>Glossary for Improved Sales</i>	26
<i>Improved Sales Used In This Physical Inspection Analysis</i>	27
<i>Improved Sales Removed From This Physical Inspection Analysis</i>	55
Model Validation	66
<i>Total Value Model Conclusions, Recommendations and Validation:</i>	66
<i>Area 96 Physical Inspection Ratio Confidence Intervals</i>	67
<i>Physical Inspection Ratio Study Report (Before)</i>	69
Mobile Home Analysis	71
<i>Scope of Mobile Home Data</i>	71
<i>Model Development, Description and Conclusions</i>	71
<i>Mobile Home Sales Used In This Physical Inspection Analysis</i>	72
<i>Mobile Home Sales Removed From This Physical Inspection Analysis</i>	73
<i>Mobile Home Ratio Study Report (Before)</i>	74
<i>Mobile Home Ratio Study Report (After)</i>	75
<i>Definition and Date of Value Estimate:</i>	76
Market Value	76
Highest and Best Use.....	76
Date of Value Estimate	77
<i>Property Rights Appraised:</i>	77
Fee Simple	77
<i>Assumptions and Limiting Conditions:</i>	78
<i>CERTIFICATION:</i>	80

Executive Summary Report

Appraisal Date 1/1/2008 - 2008 Assessment Roll

Area Name / Number: SeaTac/Burien/Tukwila / 96
Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 835
 Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$87,400	\$199,900	\$287,300	\$333,700	86.1%	14.30%
2008 Value	\$159,700	\$168,300	\$328,000	\$333,700	98.3%	12.53%
Change	+\$72,300	-\$31,600	+\$40,700		+12.2%	-1.77%
% Change	+82.7%	-15.8%	+14.2%		+14.2%	-12.38%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.77% and -12.38% 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	\$94,300	\$187,600	\$281,900
2008 Value	\$168,300	\$151,300	\$319,600
Percent Change	+78.5%	-19.3%	+13.4%

Number of improved Parcels in the Population: 6419

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.

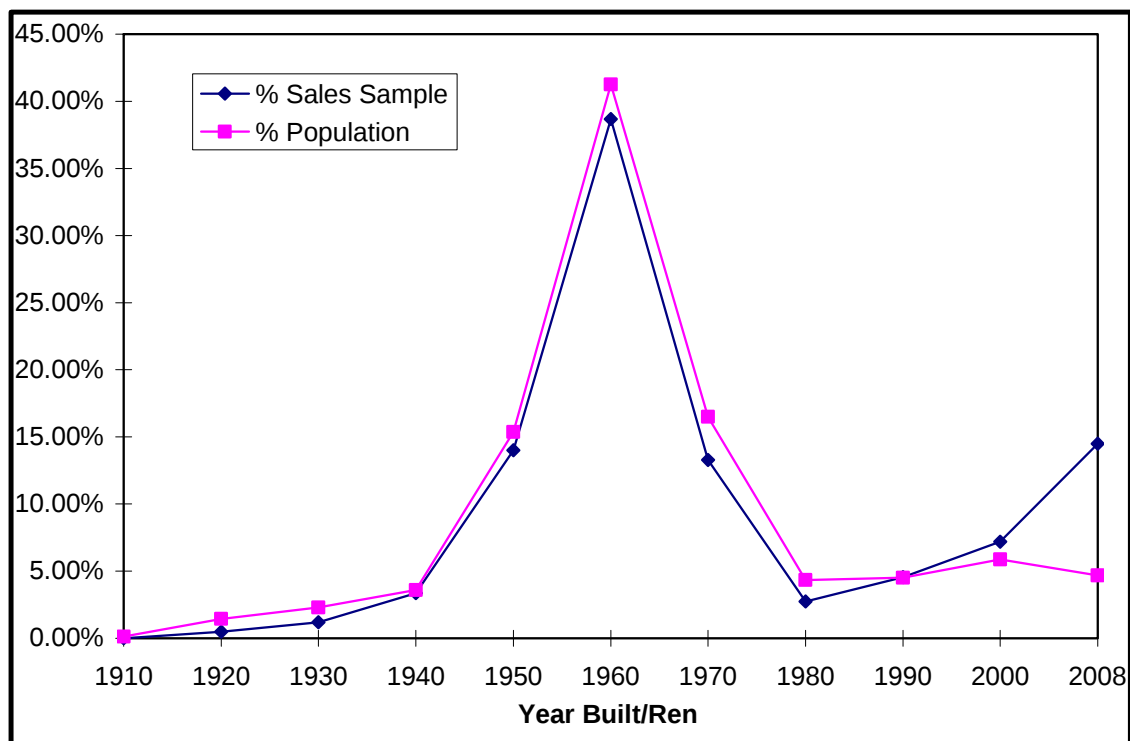
Conclusion and Recommendation:

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
1910	0	0.00%
1920	4	0.48%
1930	10	1.20%
1940	28	3.35%
1950	117	14.01%
1960	323	38.68%
1970	111	13.29%
1980	23	2.75%
1990	38	4.55%
2000	60	7.19%
2008	121	14.49%
	835	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.12%
1920	93	1.45%
1930	148	2.31%
1940	231	3.60%
1950	986	15.36%
1960	2648	41.25%
1970	1059	16.50%
1980	279	4.35%
1990	289	4.50%
2000	377	5.87%
2008	301	4.69%
	6419	

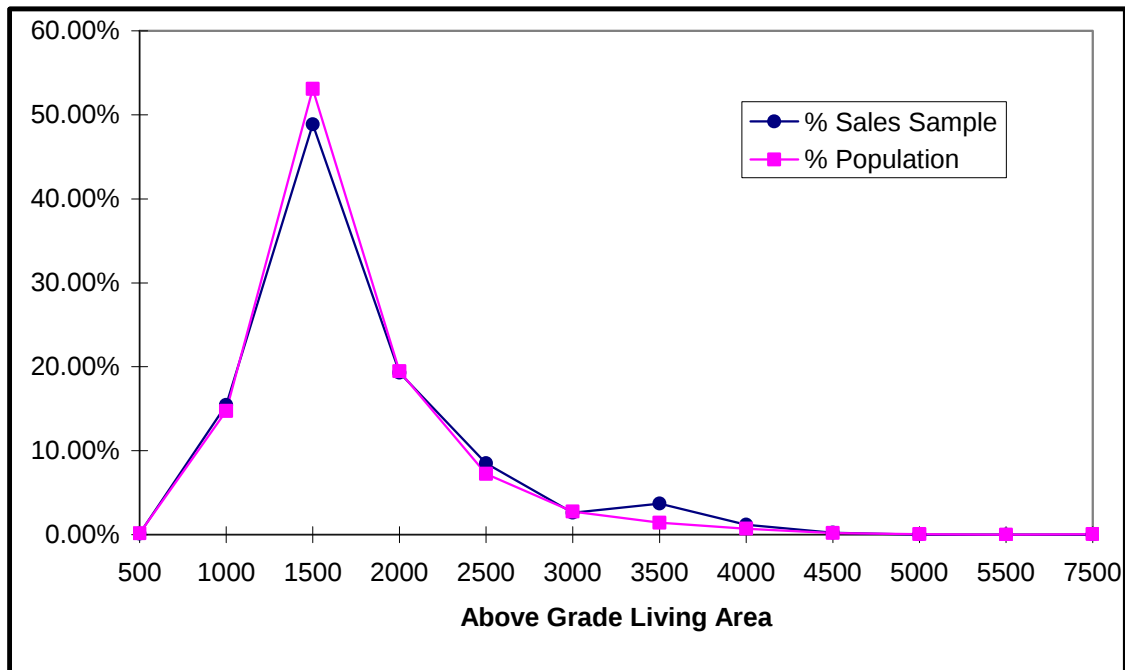


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	1	0.12%
1000	129	15.45%
1500	408	48.86%
2000	161	19.28%
2500	71	8.50%
3000	22	2.63%
3500	31	3.71%
4000	10	1.20%
4500	2	0.24%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	835	

AGLA	Frequency	% Population
500	11	0.17%
1000	947	14.75%
1500	3409	53.11%
2000	1250	19.47%
2500	465	7.24%
3000	178	2.77%
3500	91	1.42%
4000	45	0.70%
4500	13	0.20%
5000	5	0.08%
5500	0	0.00%
7500	5	0.08%
	6419	

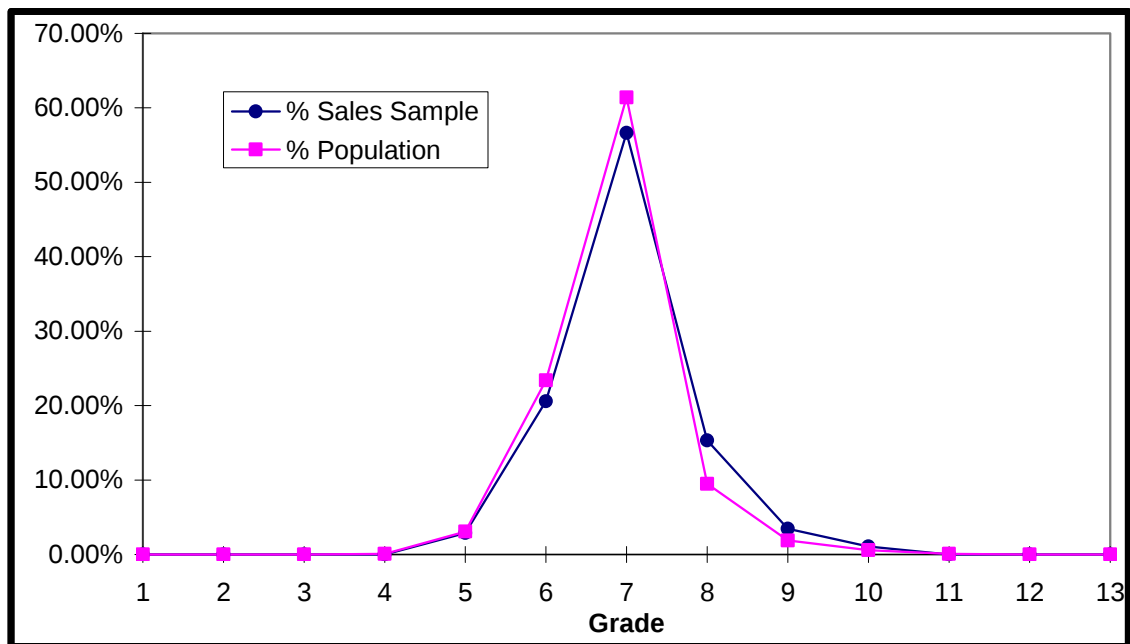


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

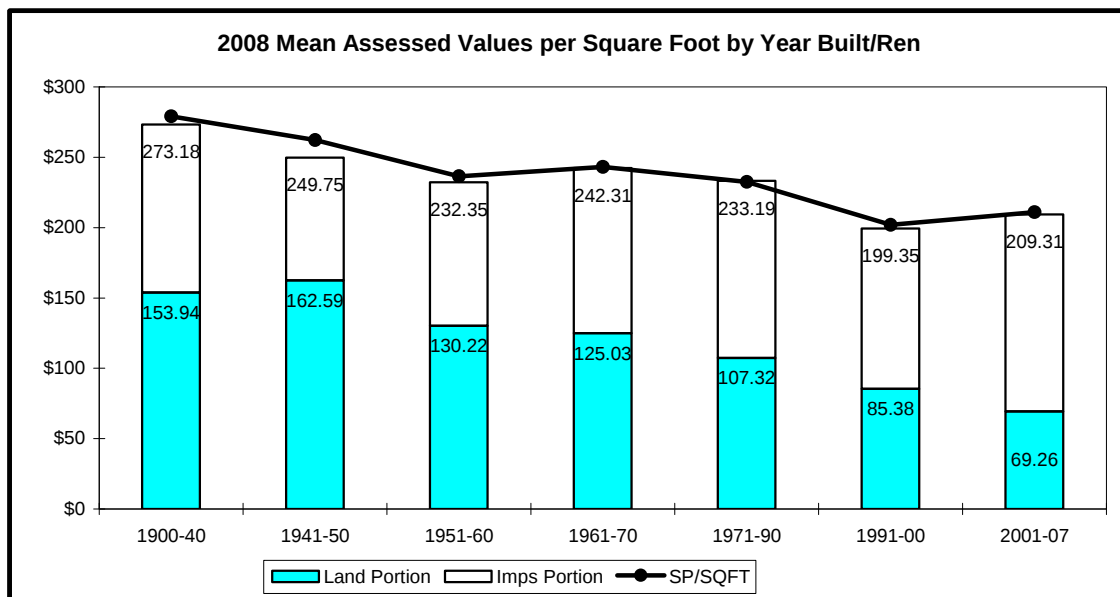
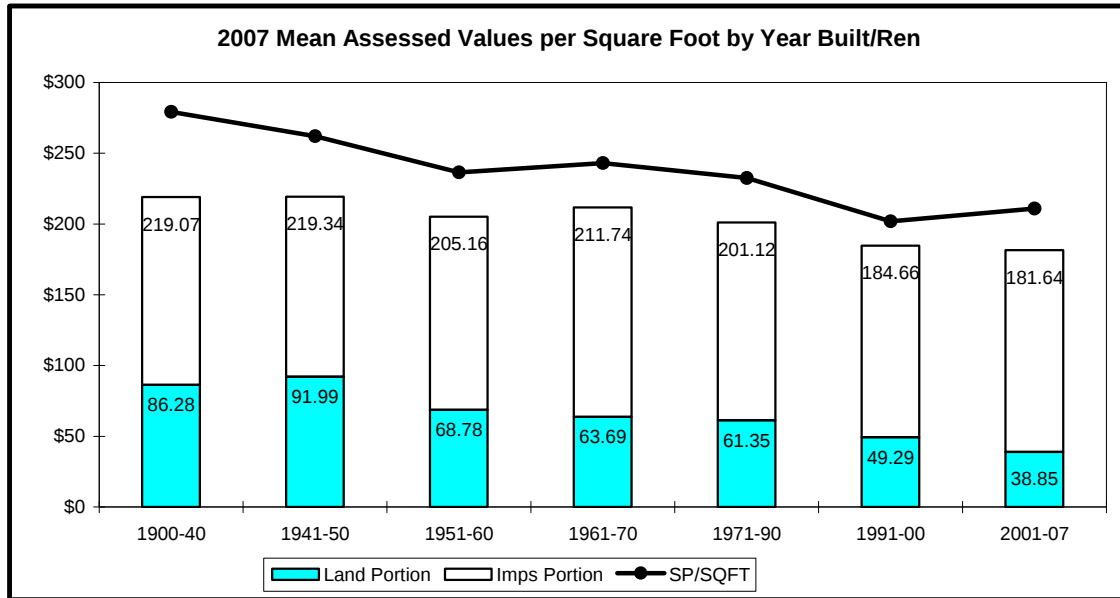
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	24	2.87%
6	172	20.60%
7	473	56.65%
8	128	15.33%
9	29	3.47%
10	9	1.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	835	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.09%
5	198	3.08%
6	1501	23.38%
7	3940	61.38%
8	608	9.47%
9	122	1.90%
10	37	0.58%
11	6	0.09%
12	1	0.02%
13	0	0.00%
	6419	



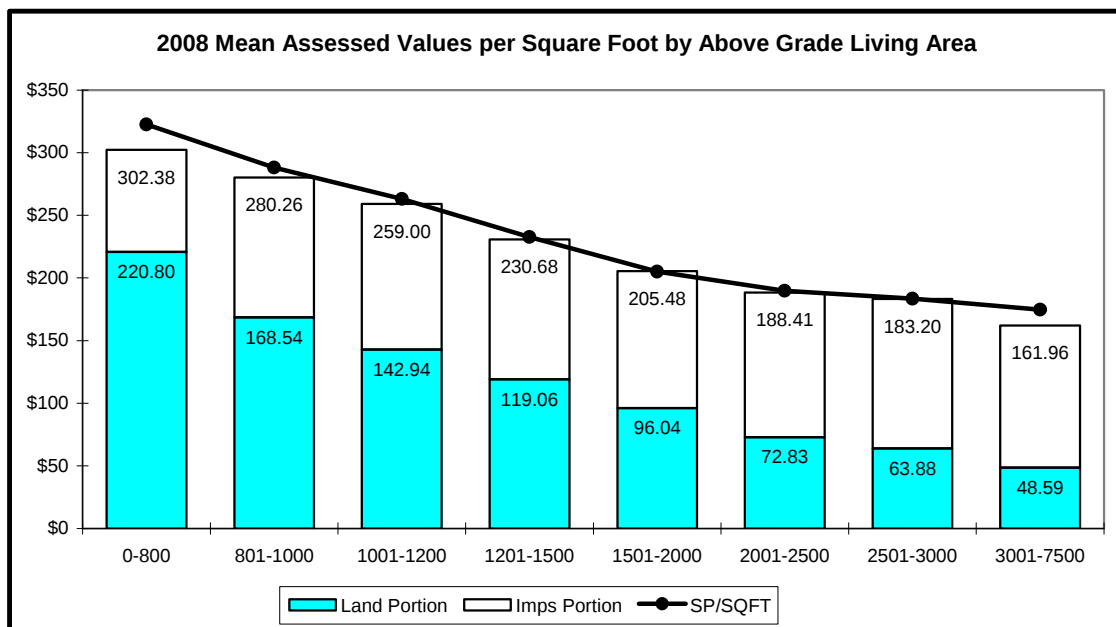
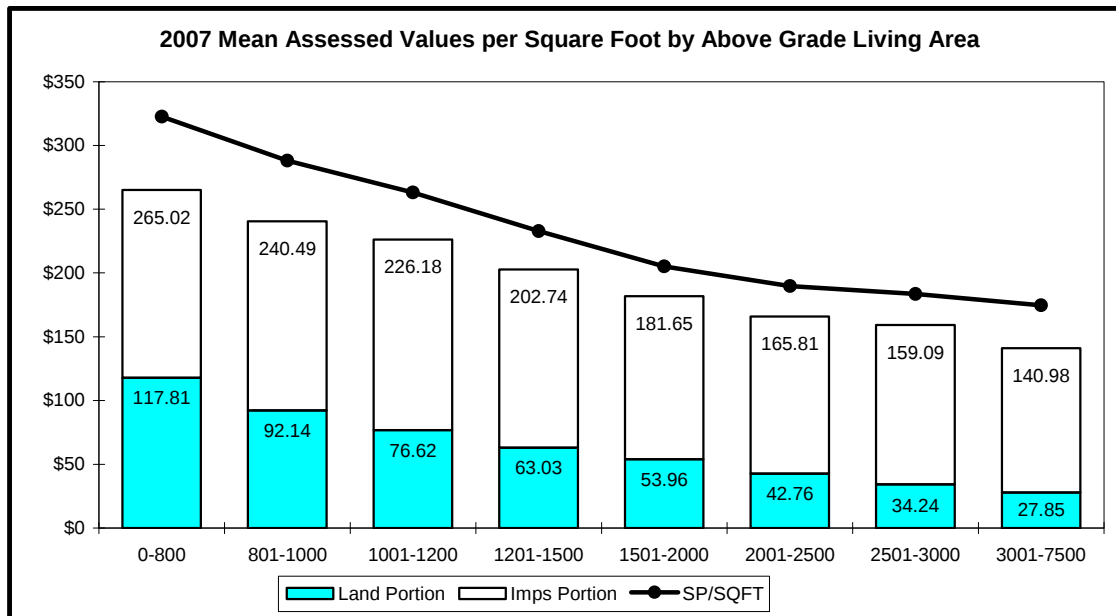
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



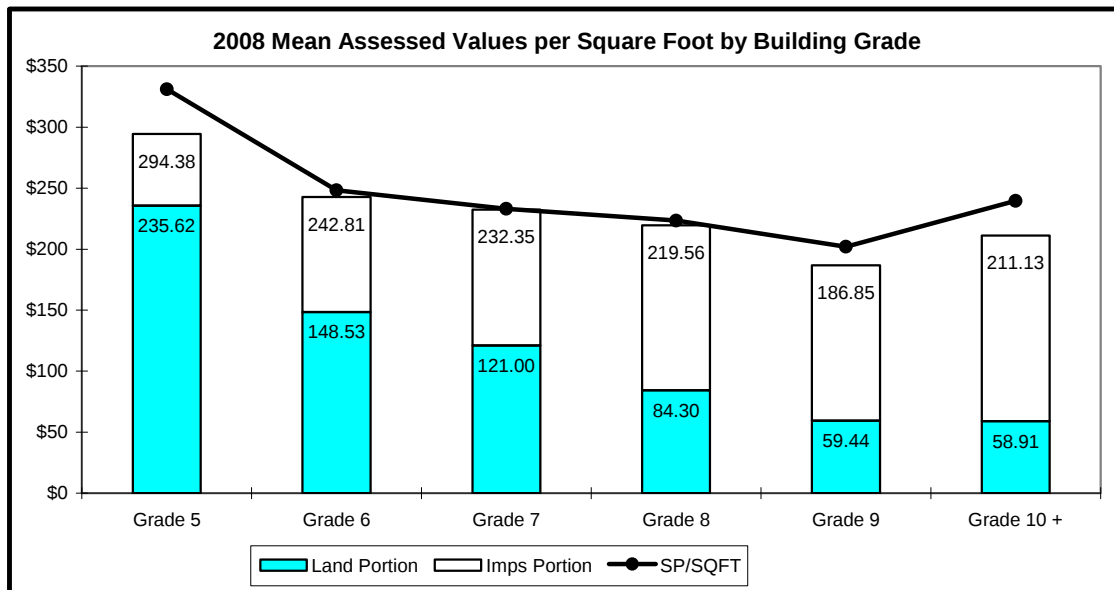
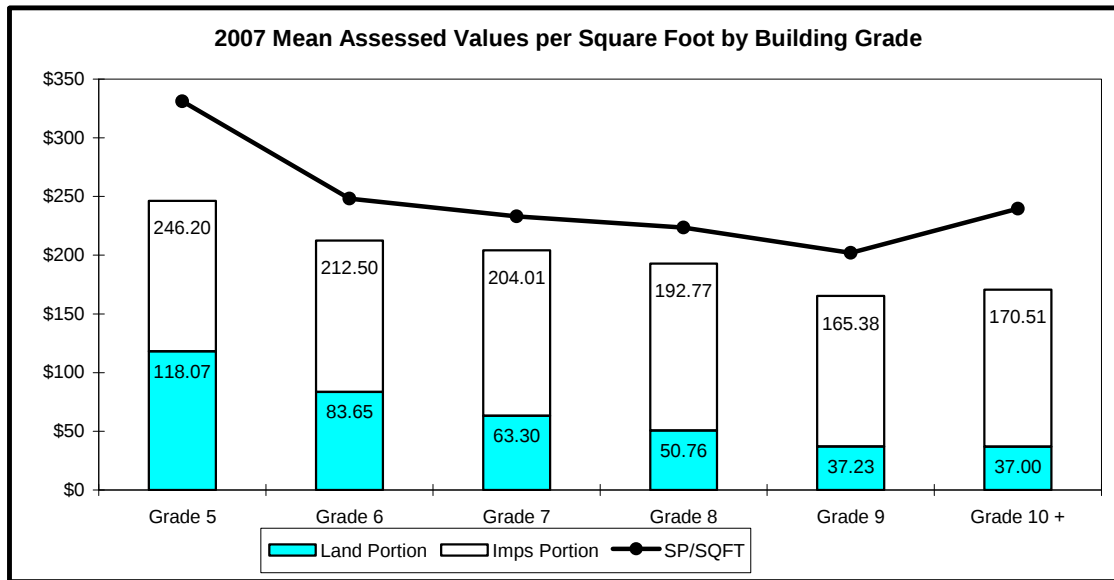
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



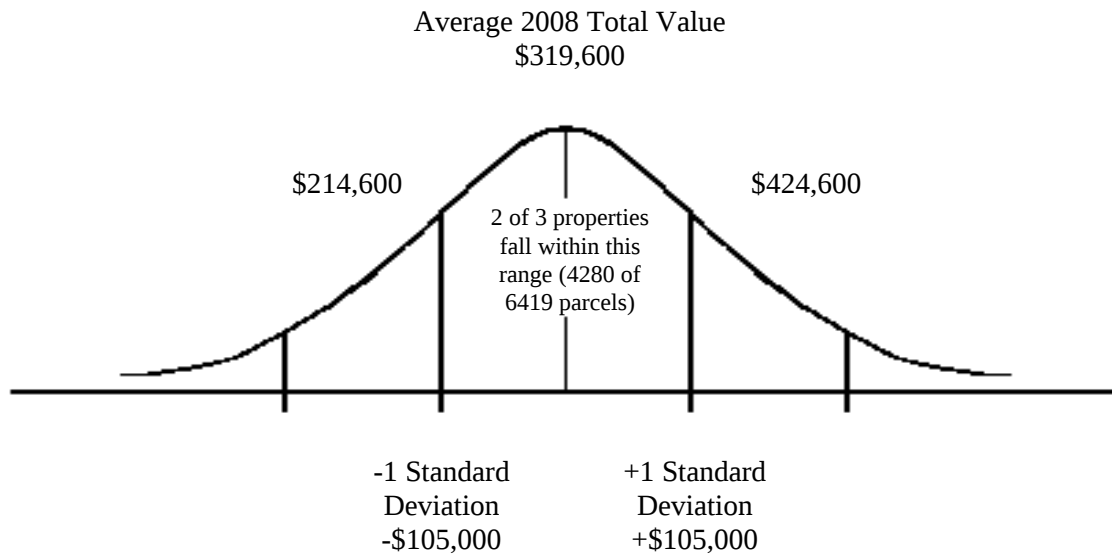
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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.

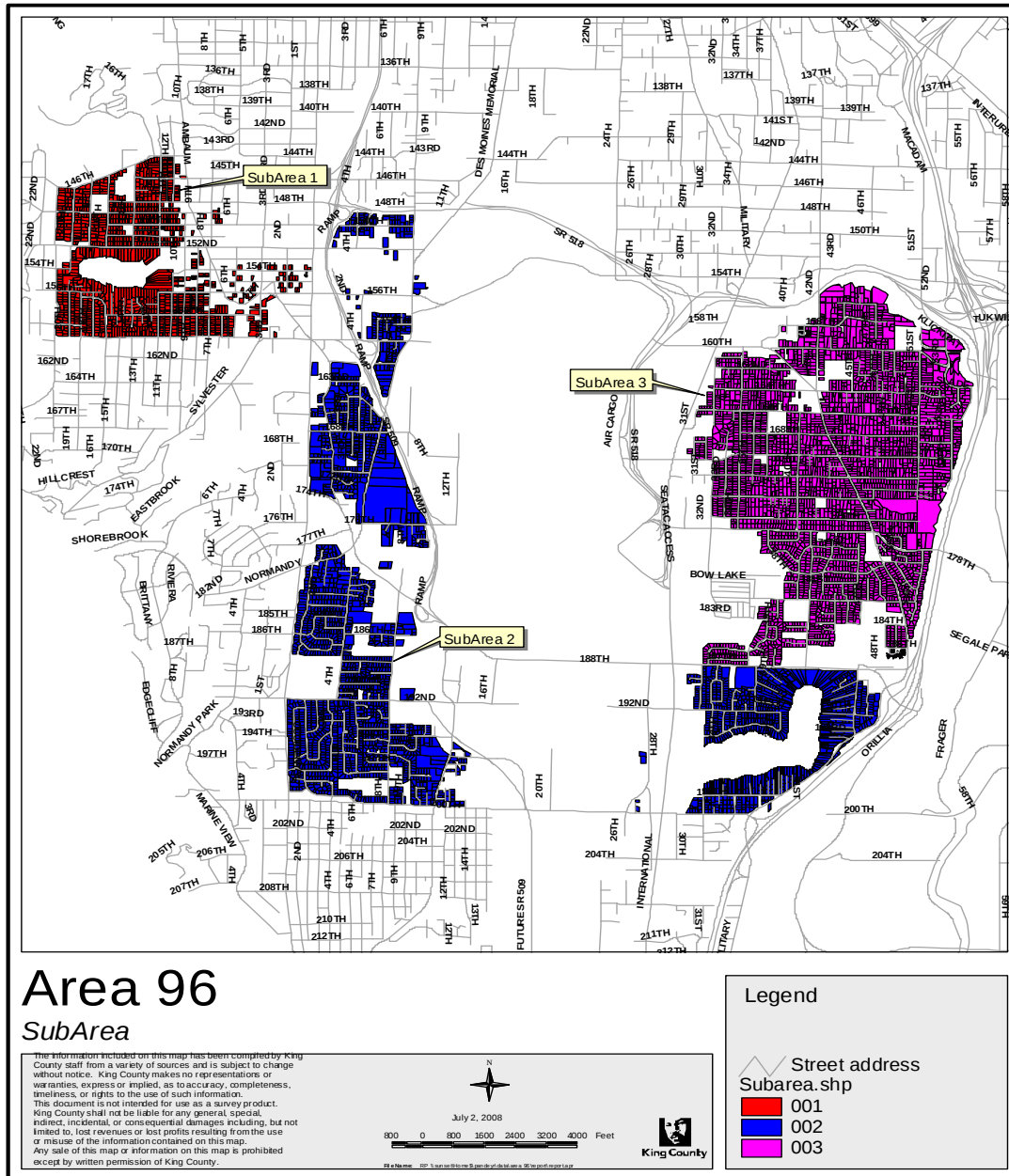
Population Summary



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



Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 07 Day 07, Year 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 to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area Name: 96

Boundaries:

This area is bounded on the east by I-5. The southern boundary is S.200th St, which it crosses at 1st Ave s. on western boundary and extends towards S.160th st. until it crosses 20th Ave S. on western boundary and 144th Ave S. then Hwy. 518 on northern boundary.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 96 is a brand new area created by merging portions of subareas from area 50, area 20 and area 24. Area 96 includes Tukwila, a portion of Burien and SeaTac. Most of the homes in this area are built after 1910. Major highways like I-5, Hwy 518 and Hwy 509 pass through area 96, so a portion of area 96 is impacted by freeway noise. A portion of the eastern side of Area 96 is impacted by topography. There are significant nuisance factors affecting this area, this includes the airport noise and surrounding commercial influences. Lake Burien and Angle Lake are also located in this area. About 3% of total parcels are located on lakeside.

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 14.30% to 12.53%.

Scope of Data

Land Value Data:

Vacant sales from 1/2005 to 1/2008 were given primary consideration for valuing land. In area 96 approximately 95% of the parcels have houses on them. There are 351 vacant parcels and 9% of them are owned by government agencies. The land schedule was developed using 24 verified land sales. Land sales in neighboring area 24 and area 23 were also taken into consideration. The land schedule for waterfront parcel was also developed separately. The number of potential building sites less site development cost was also applied during valuation of large land parcels.

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 96 is an older neighborhood with 95% of the parcels improved. There were 42 land sales during last three years. Only 24 land sales were useable for analysis purpose. Vacant land sales prior to 2005 were also taken into consideration for reference purpose. Land values are influenced by lot size, building sites, location, topography, traffic noise and views.

The area has been developed into 8 distinct neighborhoods. Neighborhood codes are used primarily as a means of identifying the different land values within them. A map follows that shows the different market (Neighborhood) segments.

Neighborhood 1: Less than 1 percent of the total parcels are located in this neighborhood. It is located in subarea 3. This neighborhood covers only one block of townhouses and is heavily impacted by traffic noise.

Neighborhood 2: Nearly 18% of the total parcels are located in this neighborhood. This neighborhood includes subarea 2 and 3. Houses range from grade 4 to grade 9. This neighborhood is located around the SeaTac airport runway. Building cost for a new house may be higher than other neighborhoods due to the noise abatement required by the building code. Neighborhood 2 is close to Pacific highway south and traffic movement to the airport around the clock makes this neighborhood less than average.

Neighborhood 3: Nearly 48% of total parcels are located in this neighborhood. This neighborhood is more desirable than neighborhood 1 and 2 due to low traffic noise, proximity to freeways, parks and business centers. There is more new construction in this neighborhood compared with other neighborhoods and building grades range from grade 4 to grade 11.

Neighborhood 4: Nearly 27% of total parcels are located in this neighborhood. This is the most desirable neighborhood in area 96 as most of the parcels are located close to Angle lake, Lake Burien or the eastern side of Tukwila with panoramic views of Mount Rainier. This neighborhood is close to freeways, malls and business districts. The eastern side is impacted by I-5 noise and topography.

Neighborhood 5: Less than 1% of the parcels are located in this neighborhood. This neighborhood includes subarea 2 and 3. This is a micro-neighborhood with newly build high grade homes.

Neighborhood 6: Less than 2% of total parcels are located in this neighborhood. This is a micro neighborhood that includes parcels from subarea 1. This is a highly desirable neighborhood in subarea 1, as it is close to downtown, parks and waterfront.

Neighborhood 11and 12: These are parcels located around Angle lake and lake Burien. This is the most desirable waterfront neighborhood in area 96. The neighborhoods have easy access to freeways, Parks and business centers.

Land Schedule:

24 verified vacant sales were used to develop the land schedule. Area 96 falls under the jurisdiction of the city of Tukwila, city of Burien and city of SeaTac. Each city has its own zone designation and land use policy.

33 zone designations (current use) were classified into four groups based on highest and best use as if vacant. Based on zone designation, base land value was selected. SF (Single family); CA (Commercial A Group); CB (Commercial B Group) and CC (Commercial C Group). Zoning shown below are broken into groups on following page.

Zone Class	Zone Designation	Description	Jurisdiction (City)	Zone Class	Zone Designation	Description	Jurisdiction (City)
Neighborhood Comm'l	CC-1	Community commercial - lower intensity uses	Burien	Special, Misc.	SPA-1	Special planning area 1 - historic Old Burien	Burien
General Comm'l	CI	Intersection Commercial - moderate intensity convenience commercial	Burien	General Comm'l	ABC	Aviation Business Center Zone	Sea-Tac
Neighborhood Comm'l	CN	Neighborhood center - limited commercial development	Burien	General Comm'l	AVC	Aviation commercial	Sea-Tac
General Comm'l	CR	Regional commercial - large scale commercial not suited for downtown	Burien	General Comm'l	AVO	Aviation Operation	Sea-Tac
General Comm'l	DC	Downtown commercial	Burien	General Comm'l	CB	CB	Sea-Tac
Industrial, Mfg.	I	Industrial	Burien	General Comm'l	CB-C	Urban Center	Sea-Tac
General Comm'l	O	Office and professional services	Burien	Neighborhood Comm'l	NB	Neighborhood Business	Sea-Tac
Low Density Apt.	RM-12	Multi-family residential	Burien	General Comm'l	O/C/MU	Office/Commercial/Mixed Use	Sea-Tac
High Density Apt.	RM-18	Multi-family residential	Burien	Special, Misc.	P	P	Sea-Tac
High Density Apt.	RM-24	Multi-family residential	Burien	Single Family	RS7200	Single-family residential 7200 sq ft minimum	Sea-Tac
Single Family	RS-12000	Single-family residential 12000 sq ft minimum	Burien	High Density Apt.	UH-1800	Urban High Density -1800	Sea-Tac
Single Family	RS-7200	Single-family residential 7200 sq ft minimum	Burien	High Density Apt.	UH-900	Multi-Family Urban High Density	Sea-Tac
Single Family	RS-A	Single-family residential	Burien	Single Family	UL-5000(SDO)	UL-5000 (S)	Sea-Tac
Special, Misc.	SPA-1	Special planning area 1 - historic Old Burien	Burien	Single Family	UL-7200	Urban Low Density - 7200	Sea-Tac
General Comm'l	ABC	Aviation Business Center Zone	Sea-Tac	Low Density Apt.	UM-2400	Urban Medium Density -2400	Sea-Tac
General Comm'l	AVC	Aviation commercial	Sea-Tac	Low Density Apt.	UM-3600	UM-3600	Sea-Tac
General Comm'l	AVO	Aviation Operation	Sea-Tac	Low Density Apt.	HDR	High Density Residential	Tukwila
General Comm'l	CB	CB	Sea-Tac	Single Family	LDR	Low Density Residence	Tukwila
General Comm'l	CB-C	Urban Center	Sea-Tac	Neighborhood Comm'l	NCC	Neighborhood Commercial Center	Tukwila
Neighborhood Comm'l	NB	Neighborhood Business	Sea-Tac	General Comm'l	RCC	Residential Commercial Center	Tukwila

Topography Adjustment:

An adjustment of -10% to -90% was made to the baseland value of parcels that were coded with topography. Topography can cause a reduction in value by reducing the useable area of land and also by increasing the site development cost. When valuing an improved parcel which has been affected by topographical issues during site development, EMV is calculated using adjusted base land value (non-adjusted for topography) and then the percentage of value relating to the extra cost of site 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.

Land Value Model Calibration

Base Land Value (Non-Waterfront)				
Lot Size (Sqft.)	SF	CA	CB	CC
1	\$500	\$500	\$500	\$500
500	\$1,000	\$1,000	\$1,000	\$1,000
1,000	\$1,000	\$1,000	\$1,000	\$1,000
1,500	\$3,000	\$5,000	\$8,000	\$10,000
1,800	\$3,000	\$5,000	\$116,000	\$128,000
2,000	\$6,000	\$8,000	\$118,000	\$130,000
2,400	\$6,000	\$110,000	\$122,000	\$135,000
3,000	\$95,000	\$109,000	\$122,000	\$135,000
3,500	\$97,000	\$111,000	\$123,000	\$135,000
4,000	\$99,000	\$113,000	\$123,000	\$140,000
4,500	\$107,000	\$123,000	\$133,000	\$144,000
5,000	\$114,000	\$131,000	\$142,000	\$153,000
5,500	\$118,000	\$135,000	\$147,000	\$159,000
6,000	\$124,000	\$142,000	\$155,000	\$167,000
6,500	\$129,000	\$148,000	\$161,000	\$174,000
7,000	\$135,000	\$155,000	\$168,000	\$182,000
7,200	\$141,000	\$162,000	\$176,000	\$190,000
7,500	\$146,000	\$167,000	\$182,000	\$197,000
8,000	\$153,000	\$175,000	\$191,000	\$206,000
8,500	\$157,000	\$180,000	\$196,000	\$211,000
9,000	\$162,000	\$186,000	\$202,000	\$218,000
10,000	\$169,000	\$194,000	\$211,000	\$228,000
11,000	\$174,000	\$200,000	\$217,000	\$234,000
12,000	\$180,000	\$207,000	\$225,000	\$243,000
14,000	\$186,000	\$213,000	\$232,000	\$251,000
15,000	\$189,000	\$217,000	\$236,000	\$255,000
16,000	\$194,000	\$223,000	\$242,000	\$261,000
18,000	\$198,000	\$227,000	\$247,000	\$267,000
20,000	\$202,000	\$232,000	\$252,000	\$272,000
24,000	\$203,000	\$233,000	\$253,000	\$274,000
25,000	\$203,000	\$233,000	\$253,000	\$274,000
28,000	\$205,000	\$235,000	\$256,000	\$276,000
32,000	\$207,000	\$238,000	\$258,000	\$279,000
36,000	\$207,000	\$238,000	\$258,000	\$279,000
40,000	\$210,000	\$241,000	\$262,000	\$283,000
44,000	\$211,000	\$242,000	\$263,000	\$284,000
48,000	\$212,000	\$243,000	\$264,000	\$285,000
52,000	\$213,000	\$244,000	\$265,000	\$286,000
56,000	\$214,000	\$245,000	\$266,000	\$287,000
60,000	\$215,000	\$246,000	\$267,000	\$288,000
64,000	\$216,000	\$247,000	\$268,000	\$289,000

Neighborhood	Base Land Value Adjustment
1	80% of Baseland value, truncate to 000
2	90% of Baseland value, truncate to 000
3	100% of Baseland value, truncate to 000
4	110% of Baseland value, truncate to 000
5	115% of Baseland value, truncate to 000
6	110% of Baseland value, truncate to 000

Grouping of zone designation as follows:

SF: RS-12000, RS-A,P,UL-5000(SDO),LDR,I,RS7200,UL-7200,RS-7200.

CA: DC, RM-12, UM-3600, CN.

CB : RCC, RM-18, HDR, UM-2400, CC-1, NCC.

CC : ABC, AVC, AVO, CB, CB-C, CI, CR, O, O/C/MU, RM-24, UH-1800, UH-900, NB, SPA-1.

View Adjustment (Apply to all base land values)

Mt.Rainier/Olympics/Territorial/Cascade/ Other View	Adjustment
Average	5%
Good	10%
Very Good	15%

Water View	Adjustment
Fair	15%
Average	20%
Good	30%
Very good	40%

Traffic Noise	Adjustment
Moderate	-5%
Heavy	-10%
Extreme	-15%

Other Nuisances/Other Problems/Water Problems/Size/Shape	Adjustment
Yes	-10%

Access	Adjustment
Restricted	-30%
Legal/Undeveloped	-15%
Walk In	-15%

Topography	Adjustment
Moderate to Extreme (Code 1 through 9)	Neg 10% to neg 90%

Unbuildable	Adjustment
Yes	50%

ECA	Adjustment
Yes	80%

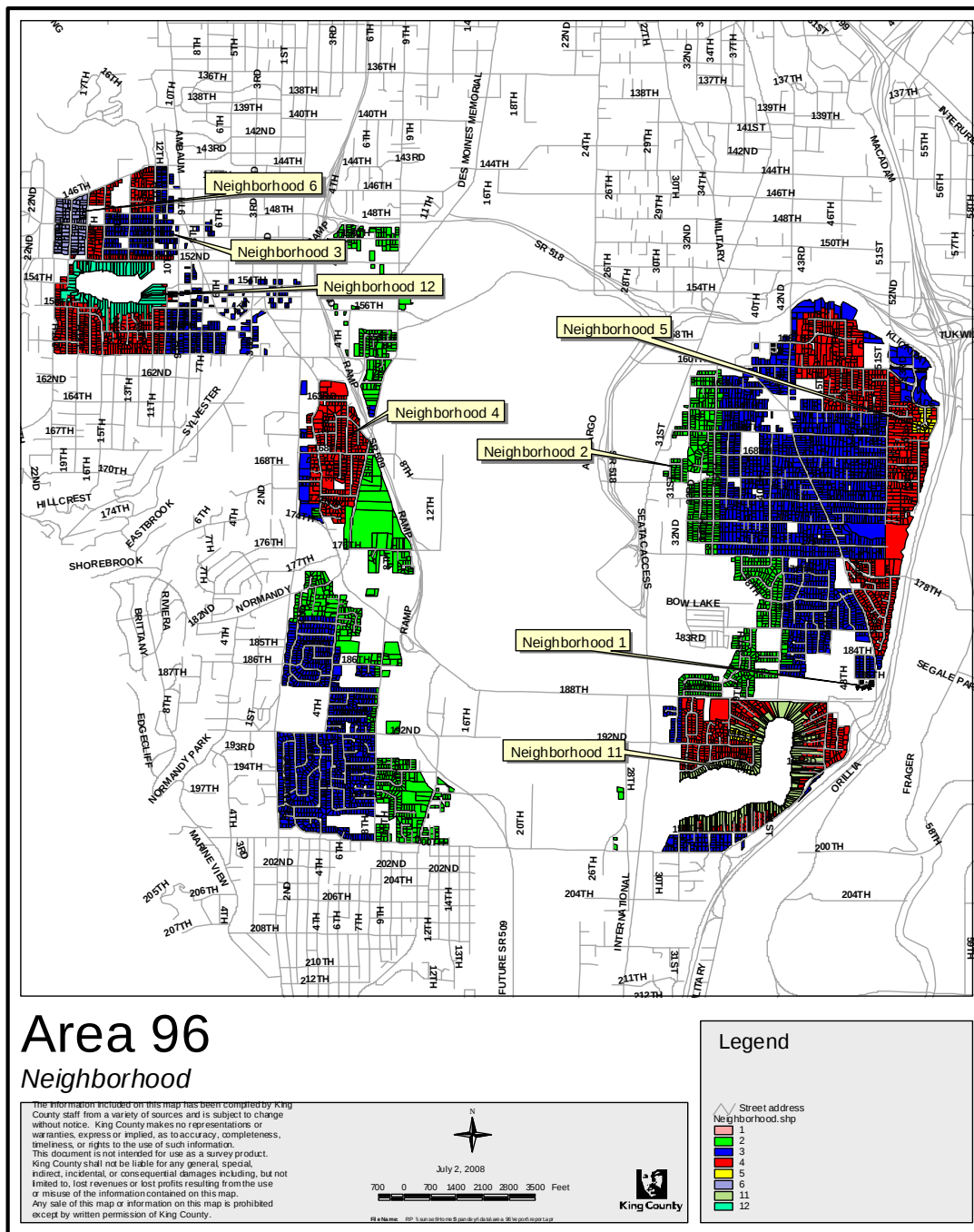
Wft.Access Rights	Adjustment
Yes	5%

Waterfront Proximity	Adjustment
Yes	10%

It should be noted that only the highest view adjustment will be applied to a parcel. If a parcel has an excellent water view (40%), excellent cascade view (15%), excellent Mt. Rainier View (15%), highest of all adjustment (40%) will be applied. Negative adjustments are accumulative. if a parcel has extreme traffic noise (-15%) and topography code 3 (-30%), baseland value of parcel will be adjusted 45% downward.

Land valuation Schedule (Waterfront)				
NBHD Code:	11 & 12		\$\$ per front foot	
Lot Size	Base Land Value	Waterfront Footage	Angle Lake (11)	Lake Burien (12)
0	0	0	0	0
1500	\$ 8,000	5	\$ 2,600	\$ 3,000
3000	\$ 84,000	10	\$ 2,550	\$ 2,950
3500	\$ 86,000	15	\$ 2,500	\$ 2,900
4000	\$ 88,000	20	\$ 2,450	\$ 2,850
4500	\$ 108,000	25	\$ 2,400	\$ 2,800
5000	\$ 116,000	30	\$ 2,350	\$ 2,750
5500	\$ 121,000	35	\$ 2,300	\$ 2,700
6000	\$ 126,000	40	\$ 2,250	\$ 2,650
6500	\$ 132,000	45	\$ 2,200	\$ 2,600
7000	\$ 138,000	50	\$ 2,150	\$ 2,550
7500	\$ 149,000	55	\$ 2,100	\$ 2,500
8000	\$ 156,000	60	\$ 2,050	\$ 2,450
8500	\$ 160,000	65	\$ 2,000	\$ 2,400
9000	\$ 166,000	70	\$ 1,950	\$ 2,350
9500	\$ 169,000	75	\$ 1,900	\$ 2,300
10000	\$ 172,000	80	\$ 1,850	\$ 2,250
11000	\$ 178,000	85	\$ 1,800	\$ 2,200
12000	\$ 184,000	90	\$ 1,750	\$ 2,150
13000	\$ 187,000	95	\$ 1,700	\$ 2,100
14000	\$ 190,000	100	\$ 1,650	\$ 2,050
15000	\$ 193,000	105	\$ 1,600	\$ 2,000
16000	\$ 198,000	110	\$ 1,550	\$ 1,950
18000	\$ 201,000	115	\$ 1,500	\$ 1,900
20000	\$ 204,000	120	\$ 1,450	\$ 1,850
22000	\$ 206,000	125	\$ 1,400	\$ 1,800
24000	\$ 208,000	130	\$ 1,350	\$ 1,750
26000	\$ 208,000	135	\$ 1,300	\$ 1,700
28000	\$ 209,000	140	\$ 1,250	\$ 1,650
30000	\$ 210,000	145	\$ 1,200	\$ 1,600
32000	\$ 211,000	150	\$ 1,150	\$ 1,550
34000	\$ 212,000	155	\$ 1,100	\$ 1,500
36000	\$ 212,000	160	\$ 1,050	\$ 1,450
38000	\$ 213,000	Lot Size 5000 SF, Waterfront footage 50 ft, Angle Lake. 50*2150+116000 BaseLand value= 223,000		
40000	\$ 214,000			
42000	\$ 215,000			
44000	\$ 216,000			
45000	\$ 217,000			

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



Vacant Sales Used In This Physical Inspection Analysis
Area 96

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
001	190000	0093	09/18/07	\$ 200,000	7,620	N	N
001	297080	0134	05/26/05	\$ 105,000	5,249	N	N
002	052204	9163	05/23/07	\$ 137,000	21,195	N	N
002	052204	9163	06/22/06	\$ 130,000	21,195	N	N
002	391740	0170	06/13/06	\$ 112,400	7,803	N	N
002	391740	0175	06/13/06	\$ 112,400	6,671	N	N
002	784420	0115	09/28/05	\$ 130,000	8,750	N	N
002	784420	0250	08/14/06	\$ 350,000	12,240	Y	Y
002	784420	0260	10/01/07	\$ 525,000	19,034	Y	Y
002	807390	0060	04/06/05	\$ 135,000	7,256	N	N
002	807390	0070	04/06/05	\$ 160,000	7,221	N	N
002	866500	0130	09/21/07	\$ 288,000	9,237	Y	N
002	866500	0140	05/23/07	\$ 317,500	8,641	Y	N
002	866500	0150	03/13/07	\$ 512,500	19,763	Y	Y
002	866500	0160	05/29/07	\$ 475,000	11,563	Y	Y
003	222304	9063	08/03/07	\$ 200,000	15,180	N	N
003	443600	0011	12/04/06	\$ 207,000	7,840	N	N
003	537920	0168	09/07/07	\$ 140,000	8,189	N	N
003	537980	0722	08/04/05	\$ 162,000	8,750	N	N
003	537980	3371	04/13/07	\$ 212,000	7,870	N	N
003	537980	3372	05/31/07	\$ 215,000	7,870	N	N
003	810860	0760	10/11/05	\$ 80,000	25,066	N	N
003	812520	0181	06/13/07	\$ 250,000	7,388	N	N
003	812520	0182	04/10/07	\$ 250,000	7,230	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 96

Sub Are a	Major	Minor	Sale Date	Sale Price	Comments
001	122000	0370	10/08/05	\$ 273,000	TEAR DOWN;
001	122100	0465	06/28/06	\$ 120,000	TEAR DOWN;
001	399020	0126	04/12/05	\$ 171,000	NO MARKET EXPOSURE
001	990000	0280	04/13/05	\$ 171,000	TEAR DOWN
002	024000	0258	08/29/06	\$ 67,000	NO MARKET EXPOSURE;
002	024600	0127	06/28/06	\$ 590,000	TEAR DOWN; NO MARKET EXPOSURE
002	176060	0260	05/27/07	\$ 340,000	TEAR DOWN;
002	292304	9501	06/07/07	\$ 662,257	NO MARKET EXPOSURE
002	612120	0170	11/08/05	\$ 249,950	TEAR DOWN;
002	807390	0060	01/10/05	\$ 160,000	MULTI-PARCEL SALE;
003	537920	0113	11/10/05	\$ 25,000	NON-REPRESENTATIVE SALE;
003	537920	0220	07/31/06	\$ 175,000	NO MARKET EXPOSURE
003	537920	0220	01/13/05	\$ 142,000	NO MARKET EXPOSURE;
003	537980	0722	08/04/05	\$ 162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	537980	1964	10/13/05	\$ 190,000	TEAR DOWN;
003	537980	3475	10/28/05	\$ 170,000	TEAR DOWN;
003	810860	0760	07/06/05	\$ 27,000	NON-REPRESENTATIVE SALE;
003	812520	0185	01/31/05	\$ 75,000	NO MARKET EXPOSURE

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 01/01/2005 to 12/30/2007 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.

835 Sales from 01/01/2005 through 12/30/2007 were used to derive multiplicative model. Multiple regression analysis was used to estimate the value of 6419 single family improved parcels. Data used in the valuation models reflects the property characteristics at the time of sale.

The analysis of this area consisted a review of the vital characteristics that influence property value of the area. These characteristics include land value, neighborhood, views, above grade living area, age, building cost, condition, grade and accessory cost. Adjustments for the characteristics are derived from sales sample. The resulting value estimates were applied to 95.9% of the improved parcels in the area.

There were some cases where the multiple regression equation used to value property was not applied. Appraisers have four other options in valuing such properties. A list of all five valuation options along with some reasons that an appraiser might select a particular type of value estimate follows. Similarly, the valuation process for exception parcels is also noted. In all cases appraiser judgment was used in selecting the value for each parcel.

EMV (Estimated Market Value) – Market derived estimate suited to the majority of properties in the area - those that do not have unusual characteristics, which substantially affect their market value. 95.9% (6156 parcels) of single family homes with only one improvement are valued using this approach.

RCN (Reconstruction Cost New) – Suited to newer construction where there is little or no depreciation. Only three parcels are valued using this approach.

RCNLD (Reconstruction Cost New Depreciation) – Suited to older building where there are few comparable sales. Only 1.07% (69 parcels) of homes are valued using this approach.

Previous Value – Suited to parcels where there is no market evidence of a change in the land or building value. Only one parcel is valued using this approach.

Appraiser Select – A write-in amount where other estimates are not suitable. For example, an adjustment to EMV might be necessary for unusual characteristic, and this adjusted amount becomes a write-in value. 2.96% (190 parcels) of single family homes with one improvement are valued using this approach.

The improved parcel total value models are included later in this report.

Exception Parcels:

EMV was not applied to:

- Buildings grade 3 or less.
- Parcels with more than one improvement.
- Lot Size less than 100 Square feet.
- If EMV is less than base land value.
- Improvements with % obsolescence greater than 0.
- Improvements with % net condition greater than 0.
- Improvements with Percent Complete <100%.
- ❖ Parcels with more than one improvement were valued using EMV for the primary improvement plus a derivative of depreciated cost (RCNLD) for additional improvement(s).
- ❖ If EMV is less than base land value, a derivative of depreciated cost (RCNLD) was used for improvement value.
- ❖ Improvements coded with percent obsolescence were valued at New Improvement value less obsolescence, which then was added to baseland value to get total value.
- ❖ Improvements coded with net condition were valued at depreciated cost.
- ❖ Improvements less than 100% complete were valued at EMV multiplied by percent complete.
- ❖ Townhomes built after 2002 were valued at $EMV - 7\%$.
- ❖ Improvements located in Neighborhood 6 were valued at $EMV * 1.10$.
- ❖ Improvements located on Plat 779640 were valued at $EMV * 1.15$.
- ❖ Improvements located on waterfront were valued at $EMV * 1.07$, if building grade >9.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiplicative Model Area 96

EMV Model Variable	Definition	Transformation
BaseLandC	Base Land Value	$\text{LN}(\text{BaseLand}/1000)$
BldgRcnC	Building Cost New	$\text{LN}(\text{BldgRCN}/1000)$
AccyRcnldC	Accessory Cost New Less Depreciation	$\text{LN}((\text{AccyRCNLD}/1000)+1)$
AgeC	Age (2009- Year Built/Renovation, whichever is greater).	$\text{LN}(\text{Age}+1)$
OldAgeYN	Age of Improvement >69	$(\text{Age}>69)*(\text{LN}(10))$
NewHouseYN	Year Built/Renovation >2002	$((\text{YrRen}>0)*\text{YrRen}+(\text{YrRen}=0)*\text{YrBuilt})>2002*\text{LN}(10)$
LNGradeC	Building Grade	$\text{LN}(\text{Grade})$
ConditionC	Building Condition	$\text{LN}(\text{Cond})$
WftFootC	Waterfront Footage	$\text{LN}(\text{WftFoot}+1)$

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

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

EMV=
EXP(
2.624514+ .1798687*BaseLandC+ .3565673*BldgRcnC+ 8.768322E-03*AccyRcnldC-8.030731E-02*AgeC+ 5.074666E-02*OldAgeYN+ 2.551869E-02*NewHouseYN+ .1812337*LNGradeC+ .2877355*ConditionC+ .1204139*WftFootC)*1000

Truncate to nearest \$1,000

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 96

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	189940	0395	07/02/07	\$ 245,000	550	0	5	1942	4	7620	N	N	1010 SW 151ST ST
001	122100	0399	12/21/05	\$ 175,000	630	0	5	1943	3	8125	N	N	240 SW 154TH ST
001	122100	0465	06/28/06	\$ 385,000	750	0	5	1944	2	15000	N	N	213 SW 154TH ST
001	189940	0430	05/09/07	\$ 225,000	790	0	5	1946	3	7620	N	N	1015 SW 151ST ST
001	122000	0290	09/29/06	\$ 270,000	730	0	6	1953	4	19357	N	N	15420 10TH AVE SW
001	990000	0035	12/12/06	\$ 289,900	740	0	6	1918	3	8040	N	N	1439 SW 148TH ST
001	690220	0345	07/13/06	\$ 265,000	770	0	6	1942	4	7860	N	N	14626 12TH AVE SW
001	690220	0345	08/18/05	\$ 239,950	770	0	6	1942	4	7860	N	N	14626 12TH AVE SW
001	690220	0355	09/19/05	\$ 231,000	770	0	6	1942	3	7860	N	N	14620 12TH AVE SW
001	121900	0265	05/04/05	\$ 224,950	810	0	6	1947	3	7560	N	N	15808 7TH AVE SW
001	763580	0730	09/26/05	\$ 300,000	810	0	6	1920	3	19000	N	N	14915 18TH AVE SW
001	122100	0390	06/09/06	\$ 230,000	820	0	6	1920	2	7500	N	N	228 SW 154TH ST
001	297080	0055	08/29/07	\$ 285,000	820	0	6	1942	4	5200	N	N	14443 11TH AVE SW
001	990000	0400	03/12/07	\$ 299,500	880	0	6	1939	4	8128	N	N	15024 14TH AVE SW
001	121800	0520	03/07/06	\$ 245,000	900	0	6	1949	4	7633	N	N	15814 11TH AVE SW
001	122100	0495	08/22/05	\$ 240,000	900	550	6	1957	3	7500	N	N	220 SW 155TH ST
001	763580	0652	05/10/07	\$ 359,000	900	0	6	1935	4	6259	N	N	1828 SW 152ND ST
001	690220	0120	07/12/05	\$ 300,000	910	910	6	1996	3	6890	N	N	14630 11TH AVE SW
001	990000	0215	12/20/07	\$ 290,000	920	0	6	1932	5	8100	N	N	1250 SW 149TH ST
001	121800	0594	02/14/07	\$ 272,500	930	0	6	1949	4	10576	N	N	15855 10TH AVE SW
001	447640	0209	05/23/05	\$ 230,000	950	0	6	1959	3	8050	N	N	15625 19TH AVE SW
001	297080	0010	01/14/05	\$ 209,500	970	0	6	1937	4	5200	N	N	14407 11TH AVE SW
001	121900	0175	08/21/07	\$ 280,000	980	0	6	1949	3	7560	N	N	15828 8TH AVE SW
001	192304	9069	11/07/05	\$ 265,100	1000	800	6	1924	4	6595	N	N	1232 SW 158TH ST
001	192304	9109	10/26/06	\$ 306,750	1070	0	6	1960	4	8469	N	N	15401 11TH AVE SW
001	143080	0008	11/17/05	\$ 273,000	1090	0	6	1937	4	10007	N	N	1425 SW 144TH PL
001	500600	0150	10/09/06	\$ 335,000	1100	0	6	1944	4	7906	N	N	1441 SW 151ST ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	320720	0105	01/31/07	\$ 273,625	1120	0	6	1949	3	8101	N	N	645 SW 149TH ST
001	763580	0461	10/31/07	\$ 316,000	1120	0	6	1940	3	9500	N	N	14976 21ST AVE SW
001	500600	0170	06/20/05	\$ 255,000	1130	0	6	1944	4	8308	N	N	1458 SW 152ND ST
001	500600	0020	11/09/07	\$ 305,000	1340	0	6	1944	4	7906	N	N	1441 SW 149TH ST
001	122000	0095	08/03/07	\$ 291,000	1360	0	6	1942	4	7130	N	N	15249 9TH AVE SW
001	121800	0590	07/03/06	\$ 325,000	1370	0	6	1951	4	7633	N	N	15837 10TH AVE SW
001	143080	0251	08/16/07	\$ 335,000	1380	0	6	1942	4	15250	N	N	1246 SW 146TH ST
001	122000	1245	10/25/05	\$ 245,000	1410	0	6	1954	3	7500	N	N	415 SW 155TH ST
001	121800	0175	10/20/06	\$ 300,000	1460	0	6	1948	4	7632	N	N	15629 9TH AVE SW
001	121800	0780	04/25/05	\$ 275,950	1470	0	6	1998	3	7144	N	N	15821 8TH AVE SW
001	500600	0105	09/22/05	\$ 289,000	1540	0	6	1944	4	8308	N	N	1457 SW 150TH ST
001	189940	0150	05/31/06	\$ 316,000	1910	0	6	1942	4	7620	N	N	1025 SW 149TH ST
001	990000	0170	05/21/06	\$ 245,000	780	0	7	1943	4	8910	N	N	14803 12TH AVE SW
001	447640	0100	01/13/06	\$ 269,950	880	0	7	1956	4	11325	N	N	15609 20TH AVE SW
001	143080	0216	12/12/05	\$ 330,000	970	900	7	1956	3	21140	N	N	14425 12TH AVE SW
001	990000	0427	09/23/05	\$ 270,000	1000	0	7	1946	4	6223	N	N	1246 SW 152ND ST
001	990000	0427	07/19/05	\$ 245,000	1000	0	7	1946	4	6223	N	N	1246 SW 152ND ST
001	763580	0460	06/27/06	\$ 400,000	1010	1010	7	1948	4	9500	N	N	14970 21ST AVE SW
001	990000	0355	05/26/06	\$ 315,000	1010	0	7	1939	4	6223	N	N	1259 SW 150TH ST
001	121900	0210	03/20/06	\$ 331,000	1020	1020	7	1961	3	7560	N	N	15847 7TH AVE SW
001	143080	0124	05/12/05	\$ 265,000	1020	0	7	1957	3	13125	N	N	14620 14TH AVE SW
001	122000	1275	07/18/05	\$ 321,000	1030	900	7	1955	4	6759	N	N	420 SW 156TH ST
001	143080	0162	08/01/05	\$ 235,000	1040	0	7	1956	3	8000	N	N	14633 12TH AVE SW
001	122000	1170	08/28/06	\$ 339,500	1050	0	7	1952	4	7500	N	N	15505 6TH AVE SW
001	121800	0120	05/18/05	\$ 260,000	1080	790	7	1963	3	7632	N	N	15620 10TH AVE SW
001	447640	0195	03/20/07	\$ 314,500	1160	0	7	1950	4	8700	N	N	15649 19TH AVE SW
001	190000	0106	07/26/06	\$ 403,000	1160	710	7	2006	3	4019	N	N	15028 12TH AVE SW
001	143080	0115	10/30/06	\$ 334,000	1200	0	7	1937	4	12500	N	N	14614 16TH AVE SW
001	297080	0080	08/14/06	\$ 282,500	1200	960	7	1953	3	5669	N	N	1122 SW 146TH ST
001	447640	0010	12/28/07	\$ 328,500	1200	0	7	1976	3	11325	N	N	15612 21ST AVE SW
001	990000	0210	10/03/05	\$ 285,000	1200	0	7	1961	5	8100	N	N	1248 SW 149TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	121800	0455	09/15/05	\$ 280,000	1220	1220	7	1955	3	7071	N	N	1116 SW 160TH ST
001	190060	0045	10/25/07	\$ 370,000	1260	550	7	1963	3	7112	N	N	1202 SW 150TH ST
001	763580	0641	04/12/07	\$ 449,950	1260	790	7	1926	4	9500	N	N	14972 20TH AVE SW
001	121800	0370	04/30/07	\$ 320,000	1270	0	7	1954	4	7632	N	N	15615 11TH AVE SW
001	933480	0145	08/24/07	\$ 359,000	1280	0	7	1951	4	8100	N	N	15672 19TH AVE SW
001	399020	0006	10/23/06	\$ 314,000	1290	0	7	1953	4	9445	N	N	15803 12TH AVE S
001	121800	0190	08/30/06	\$ 306,000	1300	0	7	1954	3	7632	N	N	15643 9TH AVE SW
001	763580	0610	04/23/07	\$ 515,000	1300	1290	7	1947	4	19000	N	N	14942 20TH AVE SW
001	122000	0215	12/06/07	\$ 340,000	1320	800	7	1937	4	7639	N	N	15238 9TH AVE SW
001	933480	0065	03/05/07	\$ 359,950	1330	0	7	1951	4	8100	N	N	15657 18TH AVE SW
001	121900	0450	09/15/06	\$ 379,950	1330	800	7	2006	3	10738	N	N	15804 5TH AVE SW
001	690220	0095	01/20/05	\$ 219,500	1370	0	7	1942	3	7800	N	N	14642 11TH AVE SW
001	122000	1165	08/29/05	\$ 259,000	1390	0	7	1952	3	7500	N	N	15515 6TH AVE SW
001	690220	0335	10/03/05	\$ 298,350	1410	0	7	1942	5	7860	N	N	14632 12TH AVE SW
001	121800	0450	02/28/06	\$ 274,950	1420	0	7	1955	4	7191	N	N	15854 12TH AVE SW
001	933480	0115	07/19/05	\$ 273,500	1430	0	7	1949	3	8160	N	N	15912 19TH AVE SW
001	933480	0105	07/14/06	\$ 353,500	1460	0	7	1949	4	9900	N	N	1814 SW 160TH ST
001	121800	0710	03/17/05	\$ 224,000	1510	0	7	1955	3	6730	N	N	15857 9TH AVE SW
001	143080	0211	03/11/05	\$ 284,000	1540	1160	7	1955	3	9464	N	N	1203 SW 144TH PL
001	933540	0161	04/14/06	\$ 369,000	1550	0	7	1953	4	9200	N	N	15632 18TH AVE SW
001	122100	0479	11/23/05	\$ 265,000	1560	0	7	1925	4	7500	N	N	202 SW 155TH ST
001	192304	9128	08/10/06	\$ 465,000	1560	700	7	1962	4	7798	N	N	15722 14TH PL SW
001	763580	0891	03/04/05	\$ 270,000	1560	0	7	1953	4	16071	N	N	15005 16TH AVE SW
001	933540	0105	09/22/05	\$ 267,000	1590	0	7	1955	4	9570	N	N	1612 SW 160TH ST
001	122100	0560	03/01/06	\$ 347,000	1600	250	7	2005	3	2216	Y	N	111 SW 154TH ST
001	143080	0100	02/23/05	\$ 355,000	1600	0	7	1938	5	12500	N	N	14636 16TH AVE SW
001	933540	0055	03/05/07	\$ 365,500	1600	0	7	1954	4	7245	N	N	15643 16TH AVE SW
001	933480	0060	08/10/06	\$ 355,150	1650	0	7	1951	4	8100	N	N	15651 18TH AVE SW
001	933480	0185	10/18/05	\$ 365,000	1670	0	7	1951	4	8100	N	N	15626 19TH AVE SW
001	447640	0205	07/16/07	\$ 400,000	1690	0	7	1954	4	8625	N	N	15633 19TH AVE SW
001	990000	0410	11/21/06	\$ 415,500	1700	1110	7	1930	5	6181	N	N	15110 14TH AVE SW

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	990000	0125	06/21/07	\$ 350,000	1730	0	7	1944	4	8844	N	N	1257 SW 148TH ST
001	447640	0105	02/04/05	\$ 288,950	1740	0	7	1944	4	10872	N	N	2007 SW 156TH ST
001	121900	0160	06/27/05	\$ 294,200	1750	1340	7	1997	3	7560	N	N	15810 8TH AVE SW
001	763580	0119	07/11/05	\$ 460,000	1750	1170	7	1920	4	6500	N	N	1607 SW 146TH ST
001	122100	0562	02/07/06	\$ 283,000	1780	0	7	2005	3	1803	N	N	115 SW 154TH ST
001	122100	0561	02/03/06	\$ 279,000	1785	0	7	2005	3	1836	N	N	113 A SW 154TH ST
001	189940	0380	09/21/06	\$ 450,000	1790	1120	7	1932	5	3904	N	N	1003 SW 150TH ST
001	399020	0061	01/03/07	\$ 332,500	1830	0	7	1955	4	9620	N	N	15832 16TH AVE SW
001	121800	0800	03/27/07	\$ 425,000	1848	0	7	2002	3	10487	N	N	15845 8TH AVE SW
001	190000	0086	05/23/06	\$ 325,000	1890	0	7	2006	3	3804	N	N	1036 SW 150TH ST
001	190000	0105	11/20/07	\$ 349,500	1950	0	7	2004	3	4366	N	N	15010 12TH AVE SW
001	190000	0107	10/10/06	\$ 365,000	1980	0	7	2006	3	4031	N	N	15040 ` 12TH AVE SW
001	143080	0075	10/10/06	\$ 375,000	2150	0	7	1940	3	14000	N	N	1446 SW 148TH ST
001	121900	0460	12/29/06	\$ 346,000	2170	0	7	1961	4	13330	N	N	15810 5TH AVE SW
001	690220	0080	07/06/06	\$ 400,000	2500	0	7	1972	3	10400	N	N	1018 SW 148TH ST
001	399020	0125	04/13/05	\$ 356,000	930	930	8	2004	3	7400	N	N	1310 SW 160TH ST
001	190060	0175	11/18/05	\$ 325,000	1320	0	8	1992	3	6596	N	N	1223 SW 151ST ST
001	763580	0270	09/07/06	\$ 495,000	1380	320	8	1972	4	12350	N	N	14608 21ST AVE SW
001	121800	0290	03/07/05	\$ 300,500	1420	860	8	1961	4	7632	N	N	15639 10TH AVE SW
001	447640	0095	06/05/07	\$ 497,000	1480	0	8	2003	3	11325	N	N	15621 20TH AVE SW
001	416160	0060	02/27/07	\$ 499,000	1500	0	8	1953	4	10600	N	N	15708 13TH AVE SW
001	763580	0330	10/11/07	\$ 470,000	1600	800	8	1957	4	7200	N	N	2010 SW 149TH ST
001	399020	0020	05/11/05	\$ 323,000	1680	0	8	1991	3	9244	N	N	1309 SW 158TH ST
001	192304	9187	05/03/06	\$ 825,000	1750	860	8	2005	3	12650	Y	Y	1229 SW 152ND ST
001	763580	0595	08/29/07	\$ 508,000	1770	0	8	1996	3	11775	N	N	14932 20TH AVE SW
001	121900	0340	06/07/05	\$ 525,000	1960	1100	8	2004	3	9628	N	N	15813 6TH AVE SW
001	121800	0716	07/10/07	\$ 480,000	1990	0	8	2006	3	7105	N	N	825 SW 158TH ST
001	763580	0352	04/28/06	\$ 489,000	2170	0	8	1997	3	7503	N	N	14639 20TH AVE SW
001	990000	0280	08/17/06	\$ 525,000	2850	0	8	2006	3	6550	N	N	1413 SW 149TH ST
001	190060	0215	06/19/07	\$ 592,000	1990	0	9	2006	3	8890	N	N	1218 SW 152ND ST
001	399020	0091	07/21/05	\$ 380,000	2910	0	9	1986	4	12190	N	N	1430 SW 160TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	242303	9101	03/28/07	\$ 833,900	3120	0	9	1986	4	19630	Y	Y	1811 SW 152ND ST
001	763580	0133	08/11/05	\$ 725,000	4060	0	9	2005	3	13700	N	N	14612 20TH AVE SW
001	192304	9164	01/18/07	\$ 1,700,000	2390	2360	10	2006	3	22259	Y	Y	1216 SW 157TH ST
002	024600	0031	07/08/05	\$ 165,000	650	0	5	1942	5	8151	N	N	906 S 194TH ST
002	391740	0044	03/22/07	\$ 226,495	720	0	5	1970	4	4575	N	N	19816 1/2 DES MOINES MEMORIAL DR S
002	391740	0044	03/25/05	\$ 180,000	720	0	5	1970	4	4575	N	N	19816 1/2 DES MOINES MEMORIAL DR S
002	202304	9218	09/27/06	\$ 239,000	930	0	5	1932	3	7740	N	N	638 S 159TH ST
002	024000	0430	08/23/07	\$ 250,000	1190	0	5	1986	3	10650	N	N	19221 MILITARY RD S
002	443800	0055	09/05/06	\$ 230,150	700	0	6	1953	3	7200	N	N	825 S 194TH ST
002	443800	0170	05/12/05	\$ 180,000	700	0	6	1953	3	6728	N	N	821 S 195TH ST
002	443800	0005	07/11/06	\$ 228,000	720	0	6	1953	3	7397	N	N	802 S 194TH ST
002	443800	0235	10/16/06	\$ 242,000	720	0	6	1953	3	6500	N	N	19410 10TH AVE S
002	443880	0045	07/24/06	\$ 250,000	720	0	6	1954	4	7200	N	N	313 S 185TH ST
002	443880	0150	08/19/05	\$ 213,000	720	0	6	1954	3	8932	N	N	344 S 184TH ST
002	443800	0165	01/12/05	\$ 174,500	730	0	6	1953	3	6728	N	N	815 S 195TH ST
002	443800	0225	07/05/07	\$ 250,000	730	0	6	1953	4	6500	N	N	19422 10TH AVE S
002	443880	0190	03/16/07	\$ 250,000	740	0	6	1954	3	7200	N	N	226 S 184TH ST
002	443880	0085	08/01/05	\$ 180,000	820	0	6	1954	3	8426	N	N	339 S 184TH ST
002	443880	0180	08/17/05	\$ 250,000	840	0	6	1954	4	7200	N	N	308 S 184TH ST
002	023800	0202	03/16/06	\$ 275,000	880	0	6	1952	3	13187	N	N	3716 S 188TH LN
002	443800	0010	09/12/06	\$ 240,000	910	0	6	1953	3	7150	N	N	808 S 194TH ST
002	161440	0025	05/16/05	\$ 217,000	960	0	6	1953	3	7800	N	N	3032 S 200TH ST
002	443800	0025	10/13/05	\$ 228,250	960	0	6	1953	3	7150	N	N	826 S 194TH ST
002	443800	0020	10/17/07	\$ 269,000	990	0	6	1953	5	7150	N	N	820 S 194TH ST
002	052204	9089	03/07/07	\$ 310,000	1020	0	6	1955	4	7187	N	N	19411 8TH AVE S
002	612300	0090	08/25/05	\$ 235,000	1030	0	6	1952	3	8223	N	N	19512 3RD AVE S
002	322304	9142	09/13/05	\$ 228,500	1040	0	6	1950	3	10000	N	N	404 S 192ND ST
002	322304	9058	10/19/07	\$ 365,000	1050	0	6	1937	3	32670	N	N	18628 8TH AVE S
002	176060	0273	05/31/05	\$ 220,000	1070	0	6	1950	3	12000	N	N	313 S 150TH ST
002	176060	0354	08/24/05	\$ 215,000	1080	0	6	1942	3	9477	N	N	645 S 150TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	443800	0085	07/06/06	\$ 256,000	1090	0	6	1953	3	7039	N	N	19411 10TH AVE S
002	322304	9162	04/10/06	\$ 269,950	1110	0	6	1951	4	8446	N	N	18853 8TH AVE S
002	725000	0095	07/31/06	\$ 270,000	1120	500	6	1941	3	8852	N	N	16049 DES MOINES MEMORIAL DR S
002	176060	0260	05/27/07	\$ 340,000	1180	0	6	1928	3	15077	N	N	148 S 152ND ST
002	768620	0345	08/30/07	\$ 290,000	1250	340	6	1947	3	8063	N	N	19619 12TH PL S
002	955820	0190	04/24/06	\$ 227,500	1280	0	6	1954	3	9475	N	N	234 S 186TH ST
002	176060	0156	06/27/06	\$ 260,000	1300	0	6	1978	3	6426	N	N	14847 8TH AVE S
002	443800	0035	08/26/05	\$ 272,000	1310	0	6	1990	3	6362	N	N	801 S 194TH ST
002	161440	0010	02/22/07	\$ 283,348	1330	0	6	1954	4	7800	N	N	3052 S 200TH ST
002	161440	0030	06/02/06	\$ 237,000	1330	0	6	1953	3	9088	N	N	3028 S 200TH ST
002	023900	0509	04/02/07	\$ 265,000	1380	0	6	1934	2	14687	Y	N	19281 MILITARY RD S
002	725000	0110	08/01/06	\$ 277,000	1440	0	6	1982	3	8660	N	N	16028 7TH CT S
002	524560	0005	09/27/05	\$ 221,000	1600	0	6	1955	3	7929	N	N	803 S 196TH ST
002	052204	9050	08/31/05	\$ 290,000	1620	0	6	1991	3	29185	N	N	19526 8TH AVE S
002	024000	0196	10/12/06	\$ 244,950	1650	0	6	1959	3	6975	N	N	3542 S 198TH ST
002	023900	0030	04/15/05	\$ 298,800	2240	0	6	1944	4	13071	N	N	4551 S 192ND LN
002	100120	0005	10/17/05	\$ 280,000	880	0	7	1955	2	8547	N	N	19019 32ND AVE S
002	955820	0270	12/15/05	\$ 214,900	890	0	7	1954	3	10494	N	N	217 S 186TH ST
002	507150	0180	08/05/07	\$ 265,000	910	0	7	1966	3	8791	N	N	648 S 188TH ST
002	725000	0081	03/28/06	\$ 275,400	910	910	7	2002	3	6711	N	N	612 S 162ND ST
002	725000	0081	02/22/05	\$ 230,000	910	910	7	2002	3	6711	N	N	612 S 162ND ST
002	955780	0030	05/22/07	\$ 307,000	940	0	7	1965	4	9747	N	N	18615 8TH AVE S
002	955820	0090	05/22/07	\$ 315,000	940	0	7	1954	3	8125	N	N	18427 2ND AVE S
002	024600	0020	01/06/06	\$ 227,500	970	0	7	1969	3	12890	N	N	820 S 193RD PL
002	322304	9262	04/28/06	\$ 273,000	970	0	7	1966	3	8242	N	N	18460 4TH AVE S
002	612300	0380	04/17/06	\$ 267,000	970	0	7	1953	3	10147	N	N	315 S 193RD ST
002	052204	9051	02/12/07	\$ 343,000	980	410	7	1962	4	7800	N	N	19517 8TH AVE S
002	612360	0120	06/21/06	\$ 269,900	990	0	7	1953	3	10650	N	N	19804 4TH AVE S
002	612390	0140	10/12/06	\$ 325,000	990	0	7	1960	3	8625	N	N	426 S 193RD ST
002	023640	0330	06/07/07	\$ 289,000	1000	0	7	1959	3	7344	N	N	18810 33RD AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	524540	0090	05/04/06	\$ 230,000	1000	0	7	1955	3	10125	N	N	19627 6TH AVE S
002	254650	0090	09/07/05	\$ 254,500	1010	0	7	1965	3	14175	N	N	1018 S 198TH PL
002	524540	0190	07/25/05	\$ 235,000	1010	0	7	1955	3	8804	N	N	609 S 198TH ST
002	524560	0100	08/16/06	\$ 295,000	1010	0	7	1955	4	9364	N	N	19620 10TH AVE S
002	612180	0100	11/14/07	\$ 295,000	1010	530	7	1955	3	10083	N	N	249 S 197TH ST
002	612240	0010	06/30/06	\$ 314,000	1010	500	7	1953	3	8400	N	N	19211 3RD AVE S
002	670600	0140	04/13/06	\$ 278,000	1020	0	7	1959	3	11220	N	N	520 S 200TH ST
002	052204	9131	01/19/06	\$ 333,000	1040	1040	7	1961	3	11524	N	N	401 S 192ND ST
002	201500	0010	04/27/06	\$ 317,950	1050	1000	7	1963	3	9181	N	N	404 S 188TH ST
002	350980	0070	04/19/07	\$ 325,000	1060	1000	7	1965	3	8378	N	N	19027 7TH AVE S
002	507150	0030	05/08/06	\$ 242,000	1070	0	7	1966	3	8087	N	N	651 S 188TH ST
002	507160	0020	06/20/05	\$ 289,950	1070	1070	7	1967	3	8825	N	N	412 S 181ST ST
002	507160	0210	09/10/07	\$ 410,000	1070	950	7	1968	5	8717	N	N	431 S 181ST ST
002	207680	0160	07/07/05	\$ 262,500	1080	1080	7	1959	3	10479	N	N	19018 47TH AVE S
002	322304	9148	05/25/05	\$ 274,000	1080	500	7	1979	3	8700	N	N	322 S 180TH CT
002	795760	0165	09/12/07	\$ 297,500	1080	0	7	1954	3	8562	N	N	19242 2ND AVE S
002	865200	0020	03/06/06	\$ 230,000	1080	0	7	1961	3	12944	N	N	18720 4TH AVE S
002	443880	0095	05/23/07	\$ 364,950	1090	850	7	1954	4	8423	N	N	327 S 184TH ST
002	725000	0125	03/31/05	\$ 320,000	1090	1000	7	1942	5	14328	N	N	455 S 162ND ST
002	778990	0050	03/02/05	\$ 245,000	1090	0	7	1955	3	9170	N	N	624 S 195TH ST
002	809780	0020	06/23/06	\$ 310,000	1100	0	7	1960	3	8400	N	N	741 S 197TH ST
002	023900	0400	12/27/06	\$ 276,450	1110	0	7	1960	3	6990	Y	N	19424 MILITARY RD
002	670600	0090	10/21/05	\$ 290,000	1110	1120	7	1961	3	7903	N	N	19812 5TH AVE S
002	379750	0035	11/19/07	\$ 292,200	1120	0	7	1958	3	10271	N	N	417 S 182ND ST
002	955780	0050	06/12/06	\$ 301,500	1120	0	7	1965	4	10833	N	N	18604 7TH AVE S
002	500720	0010	02/22/07	\$ 296,000	1130	0	7	1955	3	9065	N	N	610 S 194TH ST
002	795760	0175	11/30/05	\$ 275,000	1130	0	7	1954	3	8330	N	N	19256 2ND AVE S
002	795760	0175	02/01/05	\$ 250,000	1130	0	7	1954	3	8330	N	N	19256 2ND AVE S
002	292304	9372	05/08/07	\$ 329,950	1140	500	7	1963	3	14374	N	N	17253 AMBAUM BLVD S
002	322304	9161	06/01/06	\$ 320,000	1140	420	7	1954	3	8317	N	N	18063 OCCIDENTAL AVE S
002	507150	0040	11/29/05	\$ 265,000	1140	0	7	1966	3	8791	N	N	643 S 188TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	955880	0030	08/24/06	\$ 275,000	1140	0	7	1954	3	8400	N	N	18719 OCCIDENTAL AVE S
002	121470	0150	06/16/06	\$ 375,000	1150	1000	7	1963	4	8188	N	N	15806 5TH PL S
002	524540	0240	02/09/07	\$ 282,000	1160	0	7	1955	4	9375	N	N	19629 5TH AVE S
002	524540	0240	01/26/06	\$ 279,000	1160	0	7	1955	4	9375	N	N	19629 5TH AVE S
002	784420	0485	08/22/05	\$ 334,500	1170	580	7	1984	4	8233	N	N	3708 S 194TH ST
002	943240	0020	01/25/05	\$ 200,000	1170	0	7	1951	3	11400	N	N	16421 DES MOINES MEMORIAL DR S
002	955820	0020	06/14/07	\$ 310,000	1170	700	7	1954	4	9088	N	N	18407 OCCIDENTAL AVE S
002	278140	0040	09/30/05	\$ 271,000	1180	0	7	1974	4	9180	N	N	638 S 189TH ST
002	612100	0110	01/27/06	\$ 268,000	1180	0	7	1960	3	9048	N	N	454 S 190TH ST
002	612120	0025	09/18/06	\$ 318,900	1180	340	7	1953	4	9750	N	N	19335 OCCIDENTAL AVE S
002	612300	0110	03/23/05	\$ 227,000	1180	0	7	1953	3	9685	N	N	19550 3RD AVE S
002	085400	0285	05/24/07	\$ 321,000	1190	320	7	1955	3	8395	N	N	16507 4TH AVE S
002	524560	0165	11/28/07	\$ 230,000	1190	0	7	1955	3	8513	N	N	1039 S 197TH ST
002	023800	0041	06/06/06	\$ 335,000	1200	1200	7	1963	3	13299	N	N	4421 S 190TH PL
002	085400	0060	09/07/07	\$ 350,000	1200	270	7	1956	3	8645	N	N	208 S 167TH ST
002	085400	0290	05/15/07	\$ 449,950	1200	960	7	1955	5	8395	N	N	16505 4TH AVE S
002	085400	0300	07/18/05	\$ 284,500	1200	600	7	1955	3	8859	N	N	16501 4TH AVE S
002	121470	0040	05/25/06	\$ 408,000	1200	1200	7	1963	4	8547	N	N	15831 5TH PL S
002	725000	0079	06/06/05	\$ 250,000	1200	1200	7	1986	3	7590	N	N	16034 7TH CT S
002	807390	0080	05/11/07	\$ 665,000	1200	600	7	1926	3	20721	Y	Y	19050 37TH AVE S
002	201500	0290	06/01/07	\$ 319,000	1210	0	7	1962	3	8545	N	N	18810 5TH AVE S
002	507160	0220	05/09/07	\$ 329,750	1210	0	7	1963	3	8494	N	N	423 S 181ST ST
002	523640	0070	03/15/05	\$ 292,000	1220	900	7	1957	3	9769	N	N	229 S 171ST ST
002	024600	0037	07/27/05	\$ 251,101	1240	250	7	1956	3	8099	N	N	922 S 194TH ST
002	085380	0040	02/07/05	\$ 288,500	1240	700	7	1955	4	9341	N	N	16546 4TH AVE S
002	322304	9243	05/10/06	\$ 307,000	1240	0	7	1965	3	9217	N	N	241 S NORMANDY RD
002	612240	0005	09/06/07	\$ 325,000	1240	0	7	1953	3	8668	N	N	19203 3RD AVE S
002	023620	0090	01/17/06	\$ 304,100	1250	650	7	1976	3	7107	N	N	3726 S 189TH PL
002	024600	0035	11/21/07	\$ 364,200	1250	720	7	2002	3	18199	N	N	910 S 194TH ST
002	207680	0210	09/27/07	\$ 315,000	1250	680	7	1959	3	10103	Y	N	19054 47TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	507150	0150	07/26/05	\$ 260,000	1250	0	7	1966	4	8790	N	N	630 S 188TH ST
002	612390	0090	09/27/07	\$ 322,000	1250	0	7	1960	4	9013	N	N	19223 5TH AVE S
002	955880	0070	05/20/05	\$ 243,000	1250	0	7	1955	3	8750	N	N	216 S 187TH ST
002	023900	0525	03/21/07	\$ 296,000	1260	0	7	1951	3	14902	Y	N	19275 MILITARY RD S
002	085420	0015	11/09/05	\$ 390,000	1260	600	7	1958	4	34900	N	N	300 S 165TH ST
002	100100	0040	03/22/06	\$ 265,000	1260	0	7	1955	3	7224	N	N	3050 S 190TH ST
002	100120	0045	03/16/05	\$ 165,000	1260	0	7	1955	2	7491	N	N	19018 32ND AVE S
002	201500	0130	06/08/07	\$ 315,000	1260	0	7	1961	3	8656	N	N	18813 5TH AVE S
002	023800	0242	02/04/05	\$ 255,000	1270	850	7	1967	3	9005	N	N	3717 S 189TH PL
002	507400	0250	01/05/05	\$ 299,000	1270	1140	7	1961	3	11040	N	N	211 S 183RD ST
002	523580	0065	06/10/05	\$ 300,000	1270	900	7	1962	3	6000	N	N	131 S 170TH ST
002	955880	0145	05/10/05	\$ 210,000	1270	0	7	1954	3	8450	N	N	229 S 187TH ST
002	023640	0190	08/09/06	\$ 281,000	1280	400	7	1959	3	7776	N	N	3320 S 192ND ST
002	955820	0125	03/03/06	\$ 269,000	1280	0	7	1954	3	8418	N	N	18414 OCCIDENTAL AVE S
002	023640	0110	02/13/07	\$ 292,000	1290	0	7	1959	4	8800	N	N	18931 33RD AVE S
002	024000	0370	08/09/05	\$ 298,000	1290	580	7	1964	3	8203	N	N	19914 33RD AVE S
002	507400	0035	02/16/05	\$ 299,000	1290	500	7	1962	3	16800	Y	N	18303 OCCIDENTAL AVE S
002	013400	0090	02/09/06	\$ 235,500	1300	0	7	1961	3	8585	N	N	831 S 177TH PL
002	023640	0090	01/25/06	\$ 265,000	1300	0	7	1959	3	8800	N	N	18915 33RD AVE S
002	201500	0260	06/27/05	\$ 301,950	1300	0	7	1961	3	9152	N	N	18830 5TH AVE S
002	523640	0085	10/06/06	\$ 315,000	1300	0	7	1957	4	9769	N	N	251 S 171ST ST
002	612120	0060	03/30/07	\$ 324,950	1300	0	7	1958	4	9750	N	N	19389 OCCIDENTAL AVE S
002	391740	0100	08/09/05	\$ 260,450	1310	0	7	1956	5	9188	N	N	19816 DES MOINES MEMORIAL DR S
002	784420	0445	08/10/07	\$ 320,000	1310	0	7	1959	4	8125	N	N	19222 35TH AVE S
002	024000	0270	03/21/05	\$ 320,000	1320	1320	7	1963	3	9339	N	N	19732 34TH AVE S
002	023640	0100	10/21/05	\$ 255,500	1330	0	7	1959	4	8360	N	N	18923 33RD AVE S
002	052204	9129	02/02/05	\$ 239,500	1350	750	7	1960	3	14810	N	N	19915 9TH AVE S
002	955880	0175	06/28/06	\$ 305,000	1350	0	7	1954	3	8568	N	N	18708 3RD AVE S
002	955880	0175	02/08/05	\$ 236,000	1350	0	7	1954	3	8568	N	N	18708 3RD AVE S
002	612120	0190	02/05/07	\$ 299,000	1360	0	7	1952	3	9702	N	N	137 S 197TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	612300	0360	01/10/06	\$ 240,000	1360	0	7	1954	3	10496	N	N	19501 3RD AVE S
002	612180	0105	08/15/07	\$ 359,950	1370	800	7	1959	3	10425	N	N	253 S 197TH ST
002	612300	0140	11/10/07	\$ 289,950	1370	0	7	1953	3	12368	N	N	229 S 196TH ST
002	023900	0075	05/23/07	\$ 650,000	1380	1100	7	1945	4	37149	Y	Y	19323 46TH AVE S
002	254650	0020	06/06/06	\$ 282,000	1380	0	7	1966	3	8682	N	N	19815 10TH PL S
002	322304	9131	02/16/05	\$ 315,000	1390	1100	7	1990	3	11650	N	N	18021 2ND PL S
002	955820	0265	07/17/06	\$ 285,000	1390	0	7	1954	3	11282	N	N	211 S 186TH ST
002	085400	0155	10/29/07	\$ 359,950	1400	0	7	1956	4	7582	N	N	16725 3RD AVE S
002	085400	0160	06/08/07	\$ 368,000	1400	0	7	1956	4	7582	N	N	16719 3RD AVE S
002	379750	0015	06/29/06	\$ 310,000	1400	0	7	1958	3	8514	N	N	424 S 182ND ST
002	507150	0055	09/15/05	\$ 240,000	1400	0	7	1966	3	8790	N	N	637 S 188TH ST
002	612120	0125	02/20/07	\$ 318,000	1400	0	7	1953	3	9750	N	N	19362 OCCIDENTAL AVE S
002	612120	0125	04/25/06	\$ 309,000	1400	0	7	1953	3	9750	N	N	19362 OCCIDENTAL AVE S
002	363900	0040	08/22/06	\$ 357,216	1410	0	7	1959	4	10450	N	N	16841 DES MOINES MEMORIAL DR S
002	500720	0045	04/18/06	\$ 296,150	1410	0	7	1955	3	8468	N	N	660 S 194TH ST
002	612240	0070	06/18/07	\$ 333,000	1410	0	7	1954	3	8400	N	N	19230 3RD AVE S
002	795760	0020	06/18/07	\$ 368,000	1410	0	7	1955	4	8436	N	N	19209 2ND AVE S
002	342304	9175	06/29/07	\$ 299,950	1420	0	7	1955	4	7840	N	N	3202 S 192ND ST
002	363900	0090	09/30/05	\$ 323,950	1420	1300	7	1957	4	10213	N	N	17004 4TH AVE S
002	778990	0070	09/13/06	\$ 301,500	1420	0	7	1955	4	8827	N	N	648 S 195TH ST
002	507400	0210	04/18/07	\$ 292,500	1430	0	7	1959	3	11040	N	N	120 S 183RD ST
002	784420	0195	11/14/05	\$ 329,900	1430	600	7	1957	3	9375	N	N	19225 35TH AVE S
002	955820	0130	09/14/06	\$ 327,500	1430	0	7	1954	4	7797	N	N	18408 OCCIDENTAL AVE S
002	524560	0055	04/20/05	\$ 251,000	1440	340	7	1955	3	8640	N	N	19635 10TH AVE S
002	023900	0115	05/19/06	\$ 575,000	1450	880	7	1982	3	7280	Y	Y	19419 MILITARY RD S
002	443880	0175	02/05/07	\$ 334,400	1460	0	7	1954	4	7200	N	N	314 S 184TH ST
002	612120	0110	07/12/07	\$ 377,250	1460	0	7	1953	4	9750	N	N	19340 OCCIDENTAL AVE S
002	612240	0075	04/15/05	\$ 244,000	1460	0	7	1954	3	8400	N	N	19238 3RD AVE S
002	955820	0185	04/08/05	\$ 241,500	1470	0	7	1954	3	11276	N	N	240 S 186TH ST
002	023620	0070	09/09/05	\$ 259,950	1480	0	7	1959	3	6973	N	N	3738 S 189TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	612240	0085	08/28/07	\$ 418,000	1480	450	7	1953	4	8914	N	N	306 S 193RD ST
002	085400	0030	10/18/06	\$ 351,250	1490	0	7	1956	3	8600	N	N	209 S 166TH ST
002	507400	0060	08/22/07	\$ 310,000	1490	0	7	1955	4	10963	N	N	176 S 182ND ST
002	024000	0356	09/28/06	\$ 296,950	1520	0	7	1962	3	7350	N	N	19830 32ND AVE S
002	024000	0360	07/22/05	\$ 260,000	1520	0	7	1962	3	8800	N	N	3212 S 200TH ST
002	052204	9044	10/26/05	\$ 267,950	1520	0	7	1961	3	10600	N	N	19609 8TH AVE S
002	443880	0040	06/01/05	\$ 279,000	1520	0	7	1954	4	7514	N	N	307 S 185TH ST
002	201500	0030	03/24/05	\$ 234,950	1540	0	7	1963	3	9014	N	N	416 S 188TH ST
002	207680	0130	06/07/06	\$ 272,900	1540	0	7	1959	3	11057	N	N	19055 47TH AVE S
002	612300	0150	09/07/05	\$ 265,000	1540	0	7	1953	3	9750	N	N	215 S 196TH ST
002	612300	0210	09/21/06	\$ 321,000	1540	0	7	1954	4	10764	N	N	19328 4TH AVE S
002	612360	0220	03/09/06	\$ 280,000	1540	0	7	1953	3	9159	N	N	205 S 198TH ST
002	363900	0045	09/12/06	\$ 305,000	1550	0	7	1957	4	10530	N	N	16851 DES MOINES MEMORIAL DR S
002	023800	0213	09/26/07	\$ 340,000	1560	900	7	1950	3	15722	N	N	3725 S 188TH PL
002	024600	0043	07/25/07	\$ 380,000	1560	1520	7	2005	3	15346	N	N	1002 S 194TH ST
002	024600	0043	10/06/05	\$ 312,000	1560	1520	7	2005	3	15346	N	N	1002 S 194TH ST
002	322304	9182	05/16/06	\$ 327,000	1570	450	7	1956	3	9350	N	N	18040 OCCIDENTAL AVE S
002	612300	0335	09/06/06	\$ 430,000	1580	0	7	1953	4	10098	N	N	19527 3RD AVE S
002	121470	0020	05/31/07	\$ 435,000	1590	1170	7	1964	3	8624	N	N	15847 5TH PL S
002	322304	9154	10/18/06	\$ 380,500	1590	0	7	1960	4	13260	N	N	17619 10TH AVE S
002	363900	0120	07/12/05	\$ 300,000	1600	1380	7	1956	4	9840	N	N	16805 4TH AVE S
002	507400	0100	07/21/05	\$ 300,000	1610	0	7	1957	4	11100	N	N	256 S 182ND ST
002	176060	0347	09/27/06	\$ 425,000	1615	1615	7	1941	3	20210	N	N	15025 8TH AVE S
002	202304	9146	08/07/06	\$ 299,200	1620	0	7	1939	4	10575	N	N	15805 DES MOINES MEMORIAL DR S
002	815860	0015	12/22/06	\$ 284,900	1620	0	7	1965	3	8665	N	N	19077 32ND AVE S
002	611770	0040	08/18/05	\$ 340,000	1640	0	7	1966	3	8973	N	N	654 S 196TH ST
002	795760	0015	12/29/05	\$ 274,950	1670	0	7	1955	3	10282	N	N	19203 2ND AVE S
002	201500	0210	09/06/07	\$ 320,000	1680	0	7	1961	3	8882	N	N	429 S 189TH ST
002	507400	0155	07/27/06	\$ 325,000	1680	0	7	1956	4	11040	N	N	251 S 182ND ST
002	052204	9115	01/11/05	\$ 255,000	1700	340	7	1959	3	8833	N	N	649 S 194TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	725000	0080	01/11/06	\$ 290,000	1700	550	7	1933	3	11082	N	N	610 S 162ND ST
002	292304	9353	08/01/06	\$ 329,000	1720	620	7	1961	3	15246	N	N	17247 AMBAUM BLVD S
002	292304	9475	06/24/05	\$ 319,950	1720	0	7	1987	3	7220	N	N	16828 AMBAUM BLVD S
002	955820	0195	01/05/07	\$ 289,900	1720	0	7	1954	3	9474	N	N	228 S 186TH ST
002	809180	0060	11/08/06	\$ 393,450	1720	0	7	1999	3	6854	N	N	488 S 190TH ST
002	809180	0130	11/17/05	\$ 360,000	1720	0	7	1998	3	6749	N	N	471 S 190TH ST
002	932099	0020	06/07/06	\$ 370,000	1720	0	7	1999	3	4149	N	N	417 S 191ST PL
002	932099	0160	05/31/06	\$ 369,900	1720	0	7	1999	3	4286	N	N	424 S 191ST PL
002	932300	0080	06/10/05	\$ 324,500	1740	0	7	1999	3	8191	N	N	622 S 193RD PL
002	932300	0210	10/03/06	\$ 382,000	1740	0	7	1999	3	9605	N	N	620 S 192ND PL
002	023800	0180	01/03/06	\$ 260,000	1760	0	7	1955	3	11993	N	N	3743 S 188TH ST
002	524560	0065	02/17/05	\$ 251,000	1770	0	7	1955	3	9081	N	N	19715 10TH AVE S
002	784420	0090	05/23/05	\$ 275,000	1770	0	7	1955	3	8750	N	N	19252 33RD AVE S
002	024000	0407	06/10/05	\$ 344,000	1780	0	7	1952	4	24000	N	N	3523 S 198TH ST
002	670600	0120	07/15/05	\$ 245,000	1800	0	7	1961	4	7757	N	N	19824 5TH AVE S
002	809780	0040	12/13/05	\$ 307,000	1810	0	7	1960	4	8400	N	N	725 S 197TH ST
002	391740	0260	07/05/06	\$ 345,500	1820	200	7	1936	3	16678	N	N	920 S 200TH ST
002	955820	0200	12/08/05	\$ 275,000	1820	0	7	1954	3	9472	N	N	222 S 186TH ST
002	322304	9128	07/20/06	\$ 420,000	1830	0	7	1951	3	24500	N	N	18016 OCCIDENTAL AVE S
002	278140	0030	02/13/06	\$ 379,000	1840	0	7	2003	3	11805	N	N	644 S 189TH ST
002	795760	0105	03/01/05	\$ 390,000	1840	420	7	1962	3	9548	N	N	19301 2ND AVE S
002	778990	0030	06/22/07	\$ 321,700	1890	0	7	1962	3	10707	N	N	645 S 195TH ST
002	023640	0290	08/25/05	\$ 299,950	1970	0	7	1959	3	8850	N	N	18906 33RD AVE S
002	024000	0310	10/10/06	\$ 575,000	1980	740	7	1987	3	15207	Y	Y	3224 S 198TH ST
002	052204	9075	04/25/06	\$ 435,500	2020	0	7	1995	3	18472	N	N	19702 8TH AVE S
002	523640	0080	07/27/06	\$ 365,000	2120	0	7	1955	4	9769	N	N	243 S 171ST ST
002	024000	0123	08/25/05	\$ 357,000	2200	0	7	1996	3	8209	N	N	19729 39TH PL S
002	809180	0140	10/28/05	\$ 375,000	2210	0	7	1999	3	9427	N	N	467 S 190TH ST
002	932300	0120	05/10/07	\$ 489,000	2290	0	7	1999	3	7219	N	N	606 S 193RD PL
002	932300	0370	09/29/05	\$ 305,000	2290	0	7	1999	3	11265	N	N	19327 6TH AVE S
002	932300	0140	12/08/05	\$ 365,000	2300	0	7	1999	3	8185	N	N	601 S 192ND PL

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	524540	0075	01/09/06	\$ 320,000	2510	0	7	1955	3	9114	N	N	19602 6TH AVE S
002	052204	9118	04/12/05	\$ 346,000	2610	0	7	1999	3	9755	N	N	511 S 192ND ST
002	052204	9162	10/20/05	\$ 405,000	2680	0	7	1999	3	9871	N	N	505 S 192ND ST
002	932300	0250	02/07/06	\$ 425,000	3080	0	7	1999	3	6802	N	N	604 S 192ND PL
002	342304	9117	01/22/07	\$ 375,000	3100	0	7	1987	3	9147	N	N	19005 37TH AVE S
002	322304	9180	05/05/06	\$ 282,500	1190	800	8	1956	3	10484	N	N	17626 6TH PL S
002	795760	0121	11/07/07	\$ 360,000	1220	1100	8	1954	4	10125	N	N	19235 2ND AVE S
002	507400	0235	07/17/07	\$ 396,000	1230	360	8	1960	3	11040	Y	N	147 S 183RD ST
002	395640	0100	12/28/07	\$ 398,000	1250	940	8	1962	4	7238	N	N	19115 37TH AVE S
002	322304	9139	05/14/07	\$ 585,000	1260	600	8	1952	3	35548	N	N	725 S 176TH ST
002	507160	0110	08/02/07	\$ 419,000	1280	820	8	2007	3	8710	N	N	18120 5TH AVE S
002	507160	0120	06/14/07	\$ 424,950	1280	820	8	2007	3	8241	N	N	18126 5TH AVE S
002	507160	0130	05/21/07	\$ 424,950	1280	820	8	2007	3	8263	N	N	18132 5TH AVE S
002	507160	0180	11/21/07	\$ 400,000	1280	820	8	2007	3	7872	N	N	18151 5TH AVE S
002	784420	0085	03/22/07	\$ 393,778	1290	600	8	1959	3	8750	N	N	19244 33RD AVE S
002	395640	0050	11/09/05	\$ 310,000	1300	660	8	1962	3	9624	N	N	19112 36TH AVE S
002	784420	0530	12/07/07	\$ 367,500	1320	500	8	1957	3	8314	Y	N	3762 S 194TH ST
002	254650	0080	09/14/07	\$ 325,000	1340	0	8	1966	4	9450	N	N	1014 S 198TH PL
002	784420	0595	09/21/05	\$ 370,000	1340	1340	8	1956	3	9000	N	N	3709 S 192ND ST
002	322304	9239	02/08/07	\$ 340,000	1410	0	8	1963	3	9461	N	N	19016 4TH AVE S
002	358525	0020	11/17/06	\$ 361,950	1440	0	8	1997	3	7330	N	N	234 S 163RD PL
002	020020	0170	05/17/05	\$ 340,000	1490	250	8	1979	3	8685	N	N	224 S 172ND PL
002	784420	0230	12/27/05	\$ 525,000	1540	400	8	1959	2	10316	Y	Y	19220 39TH AVE S
002	024000	0412	06/22/07	\$ 392,000	1550	980	8	1997	3	7200	N	N	19907 35TH LN S
002	024000	0412	11/21/05	\$ 350,000	1550	980	8	1997	3	7200	N	N	19907 35TH LN S
002	784420	0295	12/20/07	\$ 716,500	1570	780	8	1956	4	10346	Y	Y	3743 S 194TH ST
002	023640	0180	06/07/07	\$ 350,000	1580	800	8	1959	3	7344	N	N	3312 S 192ND ST
002	784420	0120	03/22/05	\$ 352,000	1710	1310	8	1960	3	8750	N	N	19237 34TH AVE S
002	020020	0160	02/15/05	\$ 330,000	1740	0	8	1979	4	7530	N	N	234 S 172ND PL
002	020020	0020	05/18/05	\$ 265,000	1800	0	8	1979	3	7350	N	N	209 S 172ND PL
002	363900	0115	02/02/06	\$ 290,000	1800	0	8	1958	3	9970	N	N	17042 4TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	259716	0200	07/12/05	\$ 321,000	1810	0	8	1994	3	9384	N	N	19427 6TH AVE S
002	259716	0440	08/19/06	\$ 370,000	1810	0	8	1994	3	7200	N	N	513 S 195TH PL
002	259716	0210	10/26/05	\$ 369,990	1830	0	8	1994	3	8411	N	N	19421 6TH AVE S
002	024000	0259	09/20/07	\$ 400,000	1890	600	8	1978	3	9892	N	N	3423 S 198TH ST
002	024000	0008	07/27/07	\$ 790,000	1920	1640	8	1948	3	21250	Y	Y	19653 MILITARY RD S
002	358525	0010	08/24/05	\$ 360,000	1940	0	8	1996	3	7200	N	N	230 S 163RD PL
002	784420	0030	03/14/06	\$ 415,000	1960	0	8	2002	3	9199	N	N	19239 33RD AVE S
002	612300	0125	08/03/05	\$ 354,900	1970	900	8	1954	3	9230	N	N	19564 3RD AVE S
002	507160	0140	09/24/07	\$ 424,950	2040	0	8	2007	3	7381	N	N	557 S 182ND ST
002	507160	0160	06/14/07	\$ 436,950	2040	0	8	2007	3	9950	N	N	18211 5TH AVE S
002	024000	0096	10/03/06	\$ 428,000	2050	0	8	2003	3	7200	N	N	19772 40TH AVE S
002	023800	0076	08/22/05	\$ 385,000	2070	0	8	2001	3	8872	N	N	4424 S 189TH ST
002	023900	0090	05/11/07	\$ 739,000	2080	0	8	1955	3	27476	Y	Y	19403 MILITARY RD S
002	202304	9557	05/24/07	\$ 501,000	2080	0	8	2007	3	6514	N	N	619 S 159TH ST
002	322304	9122	04/12/06	\$ 386,000	2120	0	8	1985	3	12600	N	N	18020 2ND PL S
002	085420	0030	04/24/07	\$ 382,500	2126	0	8	1955	4	8625	N	N	16425 4TH AVE S
002	024000	0082	12/06/05	\$ 425,000	2130	0	8	2003	3	7200	N	N	19764 40TH AVE S
002	024000	0097	07/27/06	\$ 465,000	2130	0	8	2003	3	7200	N	N	19782 40TH AVE S
002	020020	0150	01/24/06	\$ 360,000	2160	240	8	1979	3	7650	N	N	244 S 172ND PL
002	259716	0320	07/25/05	\$ 349,000	2170	0	8	1995	3	7254	N	N	19500 6TH AVE S
002	176060	0334	11/08/05	\$ 370,000	2190	0	8	1991	3	15362	N	N	629 S 150TH ST
002	024000	0230	05/30/07	\$ 510,000	2200	600	8	1991	4	8400	N	N	3522 S 198TH ST
002	024000	0384	03/21/05	\$ 335,000	2224	0	8	2005	3	7394	N	N	19818 32ND LN S
002	023800	0043	05/11/05	\$ 355,500	2240	0	8	2001	3	9073	Y	N	4465 S 190TH ST
002	177620	0030	02/15/05	\$ 350,000	2250	0	8	2002	3	8100	N	N	4426 S 188TH PL
002	259716	0110	09/08/06	\$ 440,450	2260	0	8	1994	3	8617	N	N	516 S 194TH CT
002	784420	0115	05/09/06	\$ 464,950	2310	0	8	2006	3	8750	N	N	19243 34TH AVE SW
002	547015	0170	5/4/07	475028	2310	0	8	2007	3	7000	N	N	16850 3RD AVE S
002	507160	0150	04/12/07	\$ 439,950	2420	0	8	2007	3	8000	N	N	18204 5TH AVE S
002	507160	0170	04/20/07	\$ 440,000	2420	0	8	2007	3	7747	N	N	18131 5TH AVE S
002	547015	0070	6/7/07	512188	2480	0	8	2007	3	7121	N	N	16929 3RD AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	202304	9556	03/19/07	\$ 500,000	2500	0	8	2007	3	7982	N	N	627 S 159TH ST
002	547015	0020	05/24/07	\$ 494,928	2500	0	8	2007	3	7136	N	N	16851 3RD AVE S
002	547015	0090	11/30/07	452019	2500	0	8	2007	3	6256	N	N	16960 3RD AVE S
002	547015	0140	8/28/07	495720	2500	0	8	2007	3	7000	N	N	16902 3RD AVE S
002	547015	0190	5/21/07	492628	2500	0	8	2007	3	7000	N	N	16828 3RD AVE S
002	202304	9555	05/25/05	\$ 385,000	2532	0	8	2005	3	32447	N	N	616 S 160TH ST
002	202304	9543	03/09/06	\$ 439,950	2550	0	8	2006	3	12342	N	N	595 S 159TH ST
002	523580	0080	05/16/07	\$ 499,950	2750	0	8	2007	3	7200	N	N	113 S 170TH ST
002	523580	0085	05/18/07	\$ 499,950	2770	0	8	2007	3	7200	N	N	105 S 170TH ST
002	547015	0030	05/23/07	\$ 542,143	3020	0	8	2007	3	7133	N	N	16865 3RD AVE S
002	547015	0050	05/21/07	\$ 510,808	3020	0	8	2007	3	7129	N	N	16903 3RD AVE S
002	547015	0100	8/28/07	498000	3020	0	8	2007	3	5899	N	N	16948 3RD AVE S
002	547015	0130	6/15/07	553896	3020	0	8	2007	3	7000	N	N	16916 3RD AVE SE
002	547015	0150	6/13/07	519355	3020	0	8	2007	3	7000	N	N	16896 3RD AVE S
002	547015	0180	5/11/07	520983	3020	0	8	2007	3	7000	N	N	16836 3RD AVE S
002	547015	0080	6/12/07	534105	3170	0	8	2007	3	6360	N	N	16941 3RD AVE S
002	547015	0120	6/27/07	556513	3170	0	8	2007	3	7000	N	N	16926 3RD AVE S
002	547015	0160	10/15/07	497950	3170	0	8	2007	3	7000	N	N	16866 3RD AVE S
002	024000	0383	09/10/07	\$ 509,000	2546	0	9	2005	3	7200	N	N	19824 32ND LN S
002	023900	0110	10/16/07	\$ 830,000	2580	1250	9	1983	3	7200	Y	Y	19415 MILITARY RD S
002	024000	0006	08/10/07	\$ 619,900	2640	660	9	2004	3	10059	Y	N	19649 MILITARY RD S
002	342304	9343	09/25/06	\$ 549,950	2670	0	9	2006	3	17384	N	N	19045 MILITARY RD S
002	866500	0010	12/14/07	530950	2670	0	9	2007	3	7333	N	N	3706 S 191ST PL
002	342304	9277	08/07/06	\$ 559,950	2840	0	9	2006	3	28396	N	N	19017 MILITARY RD S
002	866500	0020	7/17/07	595000	3030	0	9	2007	3	8138	N	N	3712 S 191ST PL
002	866500	0090	8/27/07	599950	3030	0	9	2007	3	7212	N	N	3735 S 191ST PL
002	866500	0040	11/9/07	597500	3200	0	9	2007	3	7282	N	N	3724 S 191ST PL
002	866500	0030	8/16/07	664950	3370	0	9	2007	3	7571	N	N	3718 S 191ST PL
002	866500	0100	12/14/07	600000	3370	0	9	2007	3	7219	N	N	3727 S 191ST PL
002	342304	9342	08/28/06	\$ 609,950	3460	0	9	2006	3	16618	N	N	19029 MILITARY RD
002	342304	9344	08/28/06	\$ 607,000	3460	0	9	2006	3	15796	N	N	19057 MILITARY RD

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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
002	023800	0199	04/06/05	\$ 529,950	3290	0	10	2005	3	7893	N	N	3732 S 188TH LN
002	023800	0194	08/16/07	\$ 835,000	3810	0	10	2007	3	20537	N	N	3717 S 188TH LN
002	023800	0014	01/12/07	\$ 610,000	3810	0	10	2006	3	13052	N	N	4583 S 190TH LN
002	023800	0017	12/12/07	\$ 750,000	3820	0	10	2006	3	8964	N	N	4559 S 190TH LN
002	023800	0016	04/17/07	\$ 650,000	3950	0	10	2006	3	7213	N	N	4573 S 190TH LN
002	023800	0192	06/14/05	\$ 625,000	4233	0	10	2005	3	11032	N	N	3724 S 188TH LN
003	443500	0235	09/26/05	\$ 169,950	400	0	5	1947	3	9425	N	N	17049 37TH AVE S
003	537980	0480	06/23/06	\$ 224,800	550	0	5	1942	3	8400	N	N	16202 47TH AVE S
003	537980	0480	04/05/05	\$ 167,500	550	0	5	1942	3	8400	N	N	16202 47TH AVE S
003	537980	0481	04/13/05	\$ 167,000	550	0	5	1942	3	8400	N	N	16208 47TH AVE S
003	537980	0482	04/09/07	\$ 220,000	550	0	5	1942	3	8400	N	N	16216 47TH AVE S
003	537980	2340	10/15/07	\$ 259,500	680	0	5	1942	4	12217	N	N	3747 S 164TH ST
003	443600	0071	12/11/06	\$ 249,950	700	0	5	1950	3	12998	N	N	17317 51ST AVE S
003	537980	1117	02/23/06	\$ 213,500	700	0	5	1943	3	7608	N	N	16119 37TH PL S
003	812520	0561	05/09/06	\$ 252,500	740	0	5	1948	3	12031	N	N	5105 S 170TH ST
003	537980	3930	02/15/05	\$ 201,000	770	0	5	1941	4	10400	N	N	4004 S 170TH ST
003	538100	0433	05/21/07	\$ 249,950	780	0	5	1952	3	10568	N	N	17331 40TH AVE S
003	537980	1005	08/29/05	\$ 225,000	800	0	5	1933	4	4800	N	N	16030 34TH AVE S
003	537980	3220	06/27/06	\$ 330,500	830	0	5	1937	4	15400	N	N	16646 MILITARY RD S
003	537980	1120	05/16/06	\$ 225,000	880	0	5	1953	3	7440	N	N	16105 37TH LN S
003	433600	0040	11/09/06	\$ 400,000	1010	0	5	1950	3	41138	N	N	3214 S 169TH ST
003	812520	0191	01/24/06	\$ 200,000	670	0	6	1941	3	8750	Y	N	17055 53RD AVE S
003	810860	0502	06/13/06	\$ 260,000	680	120	6	1938	4	7280	N	N	4412 S 160TH ST
003	443600	0045	12/11/07	\$ 259,000	700	0	6	1950	4	13974	N	N	4807 S 172ND PL
003	537980	1363	10/17/05	\$ 180,000	710	0	6	1941	3	6832	N	N	16110 32ND AVE S
003	443500	0265	08/04/06	\$ 232,500	740	0	6	1942	3	8700	N	N	17022 35TH AVE S
003	537980	0520	06/16/05	\$ 228,000	760	0	6	1943	4	8400	N	N	4602 S 164TH ST
003	443560	0155	10/26/06	\$ 253,000	770	0	6	1943	3	8700	N	N	17345 33RD AVE S
003	443560	0385	08/21/07	\$ 264,950	770	0	6	1943	3	9425	N	N	17252 34TH AVE S
003	537980	5450	10/21/05	\$ 226,990	770	0	6	1948	3	8937	N	N	4487 S 172ND ST
003	537980	5555	04/27/05	\$ 180,000	770	0	6	1948	3	8920	N	N	4755 S 172ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	443560	0230	03/30/05	\$ 198,850	780	0	6	1943	3	8700	N	N	17326 33RD AVE S
003	443560	0400	02/13/06	\$ 220,000	780	0	6	1943	3	8700	N	N	17316 34TH AVE S
003	537980	4895	03/24/06	\$ 221,350	780	0	6	1947	4	9147	N	N	4222 S 172ND ST
003	537980	5181	04/04/06	\$ 239,000	780	0	6	1954	4	7821	N	N	4208 S 173RD ST
003	443560	0415	10/15/07	\$ 242,000	800	0	6	1943	3	8700	N	N	17332 34TH AVE S
003	537980	5430	05/02/07	\$ 255,000	800	0	6	1948	3	8919	N	N	4467 S 172ND ST
003	538100	0096	05/20/05	\$ 190,000	820	0	6	1942	3	10800	N	N	3754 S 170TH ST
003	443500	0120	08/26/05	\$ 218,360	830	0	6	1947	3	8700	N	N	16823 37TH AVE S
003	537980	5500	01/08/07	\$ 295,000	830	0	6	1948	3	8915	N	N	4725 S 172ND ST
003	537980	6360	02/14/07	\$ 253,000	830	0	6	1928	4	14377	N	N	3424 S 176TH ST
003	538100	0155	05/09/07	\$ 256,000	840	0	6	1944	3	8750	N	N	3763 S 170TH ST
003	537980	1870	03/22/07	\$ 323,000	850	0	6	1950	4	9490	N	N	3704 S 164TH ST
003	537980	5375	08/15/05	\$ 245,000	850	500	6	1930	4	15486	N	N	4632 S 172ND PL
003	537980	6125	10/09/07	\$ 265,000	870	0	6	1939	3	12539	N	N	4442 S 176TH ST
003	538100	0431	04/26/05	\$ 220,000	880	0	6	1952	3	11250	N	N	3768 S 175TH ST
003	714740	0065	10/12/05	\$ 223,500	880	0	6	1955	3	8250	N	N	3857 S 176TH ST
003	537980	5330	07/11/06	\$ 246,000	920	0	6	1949	3	9623	N	N	4449 S 172ND ST
003	538100	0086	04/14/05	\$ 249,999	950	0	6	1953	3	9600	N	N	3768 S 170TH ST
003	443560	0065	09/01/06	\$ 249,000	960	0	6	1943	4	8700	N	N	17037 33RD AVE S
003	537980	1380	04/04/06	\$ 260,000	960	0	6	1940	3	9816	N	N	3221 S 161ST ST
003	537980	1380	04/03/06	\$ 260,000	960	0	6	1940	3	9816	N	N	3221 S 161ST ST
003	537980	1820	09/11/06	\$ 285,500	960	0	6	1928	5	12432	N	N	3740 S 164TH ST
003	537980	5206	01/06/05	\$ 220,000	970	0	6	1957	4	7875	N	N	4026 S 173RD ST
003	100300	0100	09/21/06	\$ 250,000	980	0	6	1954	3	8125	N	N	3236 S 187TH ST
003	100300	0160	07/21/06	\$ 249,000	980	0	6	1954	3	7683	N	N	3421 S 186TH ST
003	100300	0205	11/02/07	\$ 235,000	980	0	6	1954	3	8942	N	N	3203 S 186TH ST
003	731800	0080	10/16/07	\$ 275,000	980	0	6	1955	4	8400	N	N	4815 S 184TH ST
003	731800	0105	07/26/07	\$ 250,000	980	0	6	1955	3	8912	Y	N	18434 49TH AVE S
003	731800	0140	06/07/06	\$ 228,500	980	0	6	1955	3	8167	N	N	4915 S 184TH ST
003	537920	0161	06/27/06	\$ 310,000	990	990	6	2006	3	8189	N	N	16660 51ST AVE S
003	731800	0025	11/07/07	\$ 236,000	1000	0	6	1955	3	7700	N	N	18434 48TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	731800	0025	03/14/06	\$ 230,000	1000	0	6	1955	3	7700	N	N	18434 48TH AVE S
003	731800	0100	02/16/07	\$ 269,500	1000	0	6	1955	3	8739	Y	N	18426 49TH AVE S
003	100340	0275	04/13/06	\$ 280,000	1010	150	6	1955	3	9914	N	N	18432 39TH AVE S
003	100340	0310	05/15/06	\$ 265,000	1010	0	6	1955	4	8732	N	N	3816 S 184TH ST
003	342304	9178	06/24/05	\$ 239,950	1020	0	6	1957	3	11499	N	N	18610 39TH AVE S
003	537980	6155	06/24/05	\$ 253,000	1020	0	6	1971	3	11652	N	N	4425 S 175TH ST
003	443560	0315	11/12/07	\$ 220,000	1030	0	6	1943	3	8700	N	N	17234 33RD AVE S
003	538100	0035	08/19/05	\$ 245,000	1040	0	6	1947	4	11400	N	N	3750 S 168TH ST
003	443560	0055	11/05/07	\$ 195,700	1050	0	6	1943	3	8700	N	N	17025 33RD AVE S
003	537980	3038	11/30/07	\$ 284,950	1060	0	6	1934	4	12030	N	N	4258 S 166TH ST
003	537980	4180	03/01/07	\$ 350,975	1060	780	6	1948	4	11325	N	N	4846 S 170TH ST
003	714740	0105	04/21/06	\$ 226,000	1060	0	6	1956	3	8250	N	N	3808 S 177TH ST
003	714740	0145	09/11/07	\$ 251,000	1060	0	6	1955	3	12909	N	N	3867 S 177TH ST
003	100300	0095	04/18/05	\$ 207,500	1080	0	6	1954	3	8125	N	N	3230 S 187TH ST
003	443500	0190	09/28/06	\$ 283,000	1080	0	6	1943	3	9425	N	N	16804 35TH AVE S
003	537980	5490	06/29/06	\$ 280,000	1100	0	6	1948	3	8913	N	N	4719 S 172ND ST
003	538100	0405	06/25/07	\$ 252,000	1120	0	6	1977	3	10100	N	N	3735 S 173RD ST
003	100340	0245	02/17/06	\$ 254,000	1130	0	6	1954	3	9907	N	N	18512 38TH AVE S
003	100340	0245	05/26/05	\$ 224,950	1130	0	6	1954	3	9907	N	N	18512 38TH AVE S
003	537980	4870	01/26/05	\$ 226,000	1130	0	6	1947	3	8936	N	N	4248 S 172ND ST
003	443500	0615	05/05/05	\$ 230,000	1160	0	6	1942	3	12760	N	N	16655 34TH AVE S
003	537980	3051	10/27/05	\$ 240,950	1160	0	6	1955	4	7824	N	N	4243 S 164TH ST
003	100300	0070	03/27/07	\$ 282,000	1200	0	6	1954	3	7365	N	N	18703 36TH AVE S
003	272304	9099	03/24/05	\$ 195,000	1200	0	6	1960	3	10317	N	N	17304 32ND AVE S
003	443560	0145	12/21/05	\$ 239,000	1200	0	6	1943	4	8700	N	N	17333 33RD AVE S
003	801060	0030	03/15/07	\$ 260,000	1200	0	6	1957	3	9353	N	N	18617 39TH AVE S
003	731800	0030	03/23/05	\$ 215,000	1210	0	6	1955	3	7700	N	N	18442 48TH AVE S
003	731800	0045	04/13/06	\$ 231,000	1210	0	6	1955	3	8400	N	N	18455 49TH AVE S
003	100300	0020	10/11/06	\$ 295,000	1220	0	6	1954	4	7150	N	N	3223 S 187TH ST
003	537980	1970	05/18/06	\$ 268,950	1230	0	6	1967	3	9724	N	N	3207 S 164TH ST
003	100340	0055	10/14/05	\$ 236,000	1240	0	6	1955	3	10803	N	N	3414 S 186TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	537980	3720	04/18/05	\$ 220,900	1260	0	6	1941	3	7927	N	N	16633 MILITARY RD S
003	538100	0145	08/22/07	\$ 275,000	1270	0	6	1940	3	7997	N	N	3745 S 170TH ST
003	100340	0210	10/31/07	\$ 335,000	1290	900	6	1954	4	8823	N	N	3623 S 186TH ST
003	537980	4520	03/14/06	\$ 254,900	1290	0	6	1947	4	9750	N	N	4714 S 172ND ST
003	100340	0225	10/13/05	\$ 248,000	1300	0	6	1954	3	8073	N	N	3638 S 186TH ST
003	537980	3910	05/18/05	\$ 234,800	1310	0	6	1941	3	13090	N	N	4034 S 170TH ST
003	443500	0420	07/08/05	\$ 200,000	1330	0	6	1943	3	8700	N	N	16853 35TH AVE S
003	537980	5475	08/16/07	\$ 289,950	1330	0	6	1948	3	8912	N	N	4711 S 172ND ST
003	537980	5460	03/10/06	\$ 269,000	1360	0	6	1949	4	8910	N	N	4704 S 172ND PL
003	100300	0155	07/16/05	\$ 229,000	1390	0	6	1954	3	7444	N	N	3429 S 186TH ST
003	443500	0270	11/02/06	\$ 265,000	1390	0	6	1942	3	8700	N	N	17016 35TH AVE S
003	443500	0255	06/09/06	\$ 301,000	1400	0	6	1942	4	8700	N	N	17034 35TH AVE S
003	443500	0540	06/20/06	\$ 270,000	1400	0	6	1942	4	8410	N	N	16632 34TH AVE S
003	443500	0360	01/18/06	\$ 230,000	1420	0	6	1942	3	8700	N	N	17016 34TH AVE S
003	433600	0070	10/26/06	\$ 270,000	1440	0	6	1950	3	10500	N	N	3222 S 169TH ST
003	443500	0485	11/10/05	\$ 253,000	1440	0	6	1943	4	8410	N	N	16621 35TH AVE S
003	342304	9140	06/23/05	\$ 286,500	1450	0	6	1951	4	9000	N	N	4213 S 182ND ST
003	731800	0120	06/30/05	\$ 232,000	1450	0	6	1955	4	10297	Y	N	18456 49TH AVE S
003	443560	0070	09/02/05	\$ 260,000	1520	0	6	1943	4	8700	N	N	17039 33RD AVE S
003	100340	0070	08/29/05	\$ 245,000	1530	0	6	1955	3	7700	N	N	3436 S 186TH ST
003	443500	0505	12/14/05	\$ 247,400	1570	0	6	1943	4	8410	N	N	16645 35TH AVE S
003	537980	1400	06/14/05	\$ 267,600	1590	0	6	1946	3	9816	N	N	3237 S 161ST ST
003	342304	9087	05/30/06	\$ 431,000	1630	1000	6	1941	4	17446	N	N	18646 39TH AVE S
003	537980	4882	02/16/05	\$ 205,000	1670	0	6	1948	3	9553	N	N	4236 S 172ND ST
003	537980	3796	07/27/05	\$ 260,000	1730	0	6	1961	3	10960	N	N	4007 S 168TH ST
003	443500	0305	05/24/06	\$ 322,000	1760	0	6	1942	4	8700	N	N	17029 35TH AVE S
003	537980	5060	11/14/05	\$ 340,000	1900	0	6	1993	3	13503	N	N	17225 MILITARY RD S
003	537980	1545	10/17/07	\$ 292,000	820	350	7	1977	3	11550	N	N	3228 S 164TH ST
003	537980	3950	10/09/06	\$ 249,995	850	0	7	1960	3	12743	N	N	4411 S 168TH ST
003	537980	1972	08/15/06	\$ 290,000	900	500	7	1954	3	8580	N	N	3203 S 164TH ST
003	537980	0006	06/26/07	\$ 329,165	910	910	7	1955	3	12000	N	N	4211 S 160TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	537980	2870	09/06/05	\$ 325,000	920	450	7	1947	3	24060	N	N	4644 S 166TH ST
003	714850	0055	11/30/06	\$ 295,000	960	0	7	1958	3	9045	N	N	18251 45TH AVE S
003	537980	4165	08/30/07	\$ 295,000	980	0	7	1954	3	19250	N	N	4830 S 170TH ST
003	537980	4440	07/19/06	\$ 272,500	1000	920	7	1954	3	8010	N	N	17110 MILITARY RD S
003	537980	6600	01/18/06	\$ 247,200	1010	0	7	1955	3	7121	N	N	3361 S 175TH ST
003	537980	4965	10/14/05	\$ 250,000	1020	0	7	1954	3	9600	N	N	17022 40TH AVE S
003	184000	0045	04/26/06	\$ 268,000	1030	470	7	1957	3	15590	N	N	17806 48TH AVE S
003	537980	4663	10/20/06	\$ 299,950	1030	430	7	1963	3	9752	N	N	4837 S 170TH ST
003	537980	6505	07/26/05	\$ 238,000	1030	0	7	1954	3	11669	N	N	3771 S 175TH ST
003	714800	0015	10/24/06	\$ 275,950	1030	0	7	1956	3	10942	N	N	4228 S 177TH ST
003	184040	0100	03/26/07	\$ 302,500	1040	0	7	1961	3	11848	N	N	4337 S 177TH ST
003	433600	0081	06/27/07	\$ 350,000	1040	500	7	1978	4	13939	N	N	16807 33RD AVE S
003	537980	2871	06/21/06	\$ 260,000	1040	0	7	1959	3	9750	N	N	4646 S 166TH ST
003	537980	5931	07/18/07	\$ 335,000	1040	550	7	1975	3	9600	N	N	17336 40TH AVE S
003	538100	0386	09/22/05	\$ 247,000	1040	0	7	1965	3	9300	N	N	3455 S 173RD ST
003	537980	3881	04/13/05	\$ 237,000	1040	0	7	1936	3	14801	N	N	4215 S 168TH LN
003	537980	0420	04/26/06	\$ 364,900	1050	730	7	1984	3	10890	N	N	4804 S 164TH ST
003	538100	0021	09/11/06	\$ 290,500	1050	0	7	1949	3	13775	N	N	3965 S 166TH ST
003	537980	0930	03/03/05	\$ 235,000	1060	700	7	1952	3	22570	N	N	16204 MILITARY RD S
003	537980	4617	03/18/05	\$ 241,950	1060	400	7	1961	3	8426	N	N	17049 51ST AVE S
003	537980	5902	12/08/05	\$ 304,950	1060	750	7	1963	3	9167	N	N	4034 S 175TH ST
003	714740	0155	05/31/06	\$ 218,000	1060	0	7	1955	3	10526	N	N	3853 S 177TH ST
003	272304	9101	09/23/05	\$ 285,000	1070	520	7	1961	3	9876	N	N	17342 32ND AVE S
003	433600	0015	02/08/05	\$ 285,000	1070	1070	7	1961	5	17100	N	N	16618 32ND AVE S
003	433600	0020	11/14/06	\$ 313,000	1070	770	7	1959	3	17100	N	N	16626 32ND AVE S
003	184040	0050	07/23/07	\$ 320,000	1080	360	7	1958	3	9785	N	N	4354 S 177TH ST
003	433600	0092	04/17/06	\$ 320,000	1080	300	7	1978	3	9497	N	N	16804 33RD AVE S
003	537980	2320	01/26/06	\$ 296,000	1080	520	7	1962	3	18975	N	N	3727 S 164TH ST
003	537980	3483	09/14/06	\$ 297,000	1080	320	7	1968	3	7333	N	N	4827 S 166TH ST
003	537980	5360	10/20/05	\$ 280,000	1080	500	7	1964	4	9270	N	N	17230 MILITARY RD S
003	681830	0065	01/31/06	\$ 237,000	1080	150	7	1958	3	8416	N	N	16056 47TH AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	537980	3020	09/20/07	\$ 285,000	1090	0	7	1966	3	8775	N	N	4402 S 166TH ST
003	432640	0035	07/16/07	\$ 303,000	1100	0	7	1957	3	15961	N	N	18041 MILITARY RD S
003	443500	0050	03/09/07	\$ 309,000	1100	0	7	1955	3	8410	N	N	16655 37TH AVE S
003	537980	2945	12/09/05	\$ 299,500	1100	770	7	1958	3	8700	N	N	4611 S 164TH ST
003	538100	0241	10/09/06	\$ 297,000	1100	0	7	1963	4	15175	N	N	3521 S 172ND ST
003	714760	0075	11/29/05	\$ 295,000	1100	600	7	1957	3	10925	N	N	3866 S 178TH ST
003	714800	0245	10/25/06	\$ 288,000	1100	900	7	1956	3	10039	N	N	4311 S 179TH ST
003	885880	0010	02/27/07	\$ 400,000	1110	1000	7	1958	4	11988	Y	N	16615 53RD AVE S
003	156560	0150	05/17/06	\$ 359,000	1120	1000	7	1964	3	9178	N	N	4221 S 185TH ST
003	537980	4710	06/28/05	\$ 267,500	1120	1120	7	1967	3	20626	N	N	4643 S 170TH ST
003	885880	0055	12/05/05	\$ 354,950	1120	900	7	1956	4	6500	N	N	16628 53RD AVE S
003	537920	0166	05/25/05	\$ 289,950	1130	1000	7	1955	3	12750	N	N	5150 S 168TH ST
003	537980	6104	06/20/06	\$ 340,000	1130	530	7	1986	3	11536	N	N	4616 S 176TH ST
003	714760	0005	11/13/07	\$ 240,000	1130	0	7	1956	3	9983	N	N	17606 42ND AVE S
003	714760	0015	08/14/07	\$ 295,000	1130	0	7	1956	3	9212	N	N	17622 42ND AVE S
003	192250	0040	05/24/05	\$ 314,000	1140	900	7	1960	3	8400	N	N	16046 46TH AVE S
003	537980	6316	12/19/07	\$ 355,000	1140	1140	7	1962	4	9917	N	N	17510 MILITARY RD S
003	537980	6470	05/17/07	\$ 320,000	1140	0	7	1966	4	9907	N	N	3836 S 176TH ST
003	810860	0121	04/25/07	\$ 375,000	1140	620	7	1965	3	8505	N	N	4252 S 158TH ST
003	432720	0045	06/16/05	\$ 255,000	1150	0	7	1957	3	8395	N	N	4245 S 183RD ST
003	538100	0036	02/23/06	\$ 279,950	1150	0	7	1994	3	7510	N	N	3748 S 168TH ST
003	272304	9090	03/08/07	\$ 320,000	1160	0	7	1957	4	10199	N	N	3209 S 172ND ST
003	714800	0320	03/23/05	\$ 234,950	1160	0	7	1956	3	10579	N	N	17828 46TH AVE S
003	537980	3990	09/30/05	\$ 279,000	1170	530	7	1993	3	7755	N	N	16840 MILITARY RD S
003	537980	5160	02/16/06	\$ 344,950	1170	1170	7	1951	3	7494	N	N	4224 S 173RD ST
003	681830	0045	11/16/05	\$ 316,875	1170	820	7	1958	4	8416	N	N	16028 47TH AVE S
003	714780	0035	04/26/06	\$ 278,100	1170	0	7	1955	3	9700	N	N	18053 42ND AVE S
003	537980	1350	10/19/06	\$ 279,150	1180	500	7	1950	3	6939	N	N	3218 S 161ST ST
003	537980	3240	03/11/05	\$ 315,000	1180	940	7	1995	3	7212	N	N	4310 S 168TH ST
003	537980	3555	07/19/06	\$ 285,000	1180	1180	7	1954	3	12000	N	N	4629 S 166TH ST
003	537980	4010	12/26/07	\$ 295,000	1180	700	7	1943	3	12300	N	N	16858 MILITARY RD S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	714760	0060	06/21/07	\$ 305,000	1180	0	7	1957	4	13629	N	N	17715 41ST AVE S
003	714800	0155	11/04/05	\$ 217,000	1180	0	7	1956	3	11290	N	N	4339 S 178TH ST
003	537980	3570	12/19/05	\$ 435,000	1190	550	7	1955	3	27500	N	N	4611 S 166TH ST
003	537980	5285	07/18/06	\$ 390,000	1190	830	7	1991	3	10125	N	N	4233 S 172ND ST
003	714800	0110	02/21/06	\$ 260,000	1190	0	7	1956	4	9226	N	N	4334 S 178TH ST
003	714820	0075	03/21/06	\$ 235,000	1190	0	7	1957	3	8978	N	N	18120 46TH AVE S
003	537980	2671	01/02/07	\$ 305,000	1200	0	7	1962	3	9375	N	N	3438 S 166TH ST
003	538040	0015	09/22/05	\$ 279,000	1200	0	7	1952	4	8700	N	N	16910 33RD AVE S
003	714800	0045	10/09/06	\$ 295,000	1200	0	7	1956	3	9121	N	N	4218 S 178TH ST
003	714820	0040	03/29/06	\$ 279,950	1200	0	7	1957	5	8460	N	N	4514 S 181ST ST
003	714830	0180	10/24/05	\$ 263,000	1200	0	7	1961	3	10170	N	N	4010 S 181ST ST
003	807680	0110	03/16/06	\$ 251,090	1200	0	7	1959	3	8938	N	N	16861 31ST PL S
003	156560	0040	04/22/05	\$ 319,950	1210	1170	7	1963	3	10260	N	N	4226 S 185TH ST
003	537980	0605	06/09/06	\$ 303,350	1210	320	7	1964	3	8400	N	N	4404 S 164TH ST
003	537980	0605	03/25/05	\$ 269,500	1210	320	7	1964	3	8400	N	N	4404 S 164TH ST
003	538100	0088	06/06/05	\$ 357,000	1220	890	7	1960	4	11520	N	N	16831 40TH AVE S
003	873275	0010	11/28/05	\$ 298,000	1220	700	7	1984	3	2296	Y	N	18617 48TH PL S
003	873275	0020	10/18/05	\$ 298,000	1220	700	7	1984	3	2310	Y	N	18615 48TH PL S
003	873275	0050	12/20/05	\$ 292,000	1220	700	7	1984	3	2452	Y	N	18621 48TH PL S
003	873275	0190	10/31/05	\$ 305,000	1220	700	7	1984	3	2516	Y	N	18646 48TH PL S
003	884930	0070	04/05/07	\$ 380,000	1240	760	7	1982	3	7941	Y	N	18028 51ST AVE S
003	433600	0106	10/13/05	\$ 320,000	1250	780	7	1987	3	13068	N	N	16801 33RD AVE S
003	537980	0250	06/21/06	\$ 295,000	1250	0	7	1954	3	11835	N	N	4843 S 160TH ST
003	537980	0250	06/21/06	\$ 295,000	1250	0	7	1954	3	11835	N	N	4843 S 160TH ST
003	537980	6102	06/09/06	\$ 320,000	1250	1250	7	1964	4	9430	N	N	4610 S 176TH ST
003	537980	6103	06/23/06	\$ 360,000	1250	920	7	1964	4	9434	N	N	4604 S 176TH ST
003	714800	0185	04/26/06	\$ 264,000	1250	0	7	1956	3	9444	N	N	4376 S 179TH ST
003	100380	0030	08/12/05	\$ 225,950	1270	0	7	1955	3	9755	N	N	18611 32ND AVE S
003	184000	0160	10/31/06	\$ 295,000	1270	300	7	1957	3	8807	N	N	17920 48TH AVE S
003	537980	5182	09/27/05	\$ 245,450	1270	0	7	1963	3	9901	N	N	4050 S 173RD ST
003	537980	0220	07/24/07	\$ 370,000	1280	1250	7	1964	3	8640	N	N	4822 S 162ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	100340	0255	06/19/06	\$ 309,000	1290	0	7	1954	4	7848	N	N	3803 S 185TH ST
003	537980	2880	12/13/05	\$ 318,000	1290	500	7	1958	4	12750	N	N	4715 S 164TH ST
003	537980	6145	07/11/06	\$ 321,000	1290	1210	7	1950	3	11610	N	N	4433 S 175TH ST
003	615420	0040	03/14/06	\$ 351,250	1290	400	7	1963	3	8308	N	N	15836 43RD AVE S
003	810860	0125	02/14/05	\$ 295,000	1290	610	7	1962	3	12324	N	N	15633 44TH AVE S
003	810860	0700	08/11/05	\$ 320,000	1290	1040	7	1956	3	13124	N	N	15819 42ND AVE S
003	537980	2720	08/15/05	\$ 254,000	1300	0	7	1956	3	10275	N	N	3410 S 166TH ST
003	537980	2745	04/17/06	\$ 389,950	1300	830	7	1978	3	10531	N	N	16421 51ST AVE S
003	537980	3405	07/13/06	\$ 342,000	1300	830	7	1956	3	8400	N	N	4816 S 168TH ST
003	538160	0121	06/02/05	\$ 289,950	1300	1200	7	1964	3	15010	N	N	4851 S 175TH ST
003	714800	0025	04/19/06	\$ 299,000	1300	0	7	1956	4	9600	N	N	4221 S 177TH ST
003	537980	2615	07/10/06	\$ 306,000	1310	0	7	1950	4	11505	N	N	3716 S 166TH ST
003	714760	0230	10/20/05	\$ 276,850	1310	0	7	1957	3	11142	N	N	17811 42ND AVE S
003	919860	0035	07/20/05	\$ 339,000	1310	900	7	1959	3	8594	N	N	16002 48TH AVE S
003	339250	0055	11/02/05	\$ 316,300	1320	700	7	1959	3	9189	N	N	17708 43RD AVE S
003	537980	1515	11/14/05	\$ 277,000	1320	800	7	1962	3	8370	N	N	3253 S 162ND ST
003	537980	1520	07/24/06	\$ 280,200	1320	0	7	1942	3	11200	N	N	3258 S 164TH ST
003	884930	0010	01/20/05	\$ 279,950	1320	800	7	1982	3	7941	Y	N	18136 51ST AVE S
003	714760	0045	06/02/05	\$ 219,500	1330	0	7	1958	4	11750	N	N	17629 42ND AVE S
003	537980	0390	10/27/05	\$ 255,500	1340	0	7	1957	4	10890	N	N	4904 S 164TH ST
003	537980	0463	05/11/06	\$ 322,000	1340	500	7	1972	3	9800	N	N	16300 47TH PL S
003	537980	3130	05/01/06	\$ 339,950	1340	620	7	1959	3	10175	N	N	4227 S 164TH ST
003	537980	6390	01/19/05	\$ 258,450	1340	960	7	1940	3	11541	N	N	3450 S 176TH ST
003	810860	0684	09/20/07	\$ 258,950	1340	0	7	1950	3	8400	N	N	4035 S 158TH ST
003	538100	0311	05/19/06	\$ 260,000	1350	0	7	1954	3	7200	N	N	3738 S 173RD ST
003	931490	0170	04/06/05	\$ 281,000	1350	210	7	1962	3	8480	N	N	4512 S 163RD PL
003	537980	2816	01/31/07	\$ 276,900	1360	0	7	1961	3	11175	N	N	4816 S 166TH ST
003	681840	0120	02/16/06	\$ 310,000	1360	480	7	1961	3	11260	N	N	5137 S 164TH ST
003	339538	0030	06/29/07	\$ 279,950	1370	0	7	1987	3	2185	N	N	4038 S 158TH LN
003	339538	0050	07/06/06	\$ 280,000	1370	0	7	1987	3	2185	N	N	4030 S 158TH LN
003	339538	0120	02/10/05	\$ 195,000	1370	0	7	1987	3	2048	N	N	4048 S 159TH LN

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	339538	0210	05/01/06	\$ 264,750	1370	0	7	1987	3	2034	N	N	4033 S 159TH LN
003	812520	0280	05/30/06	\$ 360,000	1370	600	7	1966	4	7842	Y	N	16804 53RD AVE S
003	432640	0015	11/18/05	\$ 247,000	1380	0	7	1957	3	11407	Y	N	18017 MILITARY RD S
003	537980	6170	11/15/05	\$ 249,000	1380	0	7	1956	3	10160	N	N	4409 S 175TH ST
003	537980	4700	07/21/06	\$ 424,950	1390	1200	7	1966	3	27502	N	N	4651 S 170TH ST
003	537980	0003	02/22/06	\$ 320,000	1400	900	7	1957	3	10050	N	N	16036 42ND AVE S
003	537980	0721	08/09/05	\$ 251,375	1410	0	7	1968	3	8500	N	N	16024 40TH PL S
003	537980	4811	04/04/05	\$ 246,950	1410	0	7	1990	3	11411	N	N	4324 S 171ST ST
003	222304	9100	11/16/05	\$ 294,000	1420	0	7	1994	3	7200	Y	N	4610 S 160TH ST
003	537980	4400	06/24/05	\$ 265,000	1420	0	7	1963	4	10265	N	N	17008 MILITARY RD S
003	537980	5730	02/22/05	\$ 324,000	1420	840	7	1978	4	24741	Y	N	17321 MILITARY RD S
003	537980	1525	04/13/06	\$ 380,000	1430	1050	7	1953	3	10800	N	N	16233 34TH AVE S
003	537980	1525	09/23/05	\$ 358,000	1430	1050	7	1953	3	10800	N	N	16233 34TH AVE S
003	537980	2040	08/31/05	\$ 324,000	1430	0	7	1991	3	19251	N	N	16405 34TH AVE S
003	807680	0060	06/25/07	\$ 325,000	1430	0	7	1958	4	8700	N	N	16868 31ST AVE S
003	537980	4718	06/29/07	\$ 355,000	1440	570	7	1984	4	13425	N	N	4635 S 170TH ST
003	538100	0411	07/25/05	\$ 319,000	1440	0	7	1986	3	7200	N	N	17314 38TH PL S
003	272304	9095	12/13/06	\$ 349,950	1450	780	7	1966	3	9872	N	N	17336 32ND AVE S
003	537980	5775	03/15/06	\$ 345,000	1450	1220	7	1956	3	13054	N	N	4458 S 175TH ST
003	538040	0017	04/11/06	\$ 320,000	1460	0	7	1959	4	8700	N	N	16844 33RD AVE S
003	714780	0020	09/29/06	\$ 306,300	1460	0	7	1955	3	9762	N	N	18029 42ND AVE S
003	537920	0167	05/15/07	\$ 319,000	1470	0	7	1959	3	10000	N	N	5116 S 168TH ST
003	538100	0282	01/20/06	\$ 268,950	1470	0	7	1954	3	9913	N	N	17223 40TH AVE S
003	885880	0015	11/26/07	\$ 340,000	1470	0	7	1961	3	11988	Y	N	16625 53RD AVE S
003	100340	0140	08/01/07	\$ 320,000	1480	0	7	1955	3	8000	N	N	18420 38TH AVE S
003	538100	0060	05/25/06	\$ 321,000	1480	880	7	1947	4	10700	N	N	3725 S 168TH ST
003	538100	0425	04/03/07	\$ 348,450	1480	320	7	1955	3	10448	N	N	17323 40TH AVE S
003	443500	0621	07/28/05	\$ 256,000	1500	0	7	1955	3	10875	N	N	16809 34TH AVE S
003	432720	0010	11/07/05	\$ 257,400	1510	0	7	1957	3	8400	N	N	18211 44TH AVE S
003	885880	0070	01/11/07	\$ 398,950	1510	800	7	1957	3	17347	Y	N	16650 53RD AVE S
003	615420	0030	04/17/06	\$ 336,000	1520	310	7	1963	3	9514	N	N	15844 43RD AVE S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	885880	0025	07/20/06	\$ 417,000	1520	1060	7	1959	4	12150	Y	N	16635 53RD AVE S
003	100300	0170	07/02/07	\$ 331,500	1540	0	7	1954	4	8161	N	N	3409 S 186TH ST
003	538100	0401	06/23/05	\$ 259,950	1540	0	7	1963	3	9166	N	N	17324 37TH PL S
003	714760	0295	04/03/06	\$ 298,500	1540	0	7	1957	3	11487	N	N	17820 42ND AVE S
003	537980	0765	11/09/06	\$ 435,000	1540	1000	7	1998	3	9687	N	N	16016 39TH LN S
003	537980	6620	05/26/06	\$ 265,000	1590	0	7	1955	3	7121	N	N	3357 S 175TH ST
003	537980	6130	11/06/07	\$ 366,200	1600	0	7	1984	3	11635	N	N	4441 S 175TH ST
003	681830	0010	03/22/07	\$ 379,500	1600	500	7	1958	4	8575	N	N	16033 47TH AVE S
003	432640	0010	01/17/07	\$ 327,000	1630	0	7	1957	3	10430	Y	N	18011 MILITARY RD S
003	100360	0085	06/13/06	\$ 269,500	1640	0	7	1955	3	11432	N	N	18219 39TH AVE S
003	873275	0100	10/12/06	\$ 340,000	1640	990	7	1984	3	3435	Y	N	18631 48TH PL S
003	537980	4131	09/13/06	\$ 382,000	1650	700	7	1966	4	9000	N	N	4668 S 170TH ST
003	538100	0257	07/01/05	\$ 366,000	1660	1080	7	2003	3	7717	N	N	17223 37TH LN S
003	443500	0090	08/14/07	\$ 325,000	1670	0	7	1943	4	8410	N	N	16614 35TH AVE S
003	537980	3740	12/08/06	\$ 272,500	1680	0	7	1942	3	9179	N	N	16649 MILITARY RD S
003	885880	0005	11/29/05	\$ 329,200	1690	300	7	1958	4	12474	Y	N	16603 53RD AVE S
003	714800	0315	09/13/07	\$ 369,900	1720	0	7	1956	4	10137	N	N	17820 46TH AVE S
003	184030	0110	06/21/07	\$ 328,000	1730	0	7	1962	3	9100	N	N	5040 S 179TH PL
003	537980	0255	06/14/07	\$ 345,000	1750	0	7	1924	3	14233	N	N	4857 S 160TH ST
003	537980	3010	11/15/07	\$ 490,000	1750	900	7	1949	5	23050	N	N	4409 S 164TH ST
003	538100	0432	10/19/07	\$ 319,500	1760	0	7	1952	4	11847	N	N	3762 S 175TH ST
003	538100	0010	11/06/06	\$ 342,800	1770	0	7	1951	4	7250	N	N	3749 S 166TH ST
003	538160	0086	09/17/07	\$ 389,000	1780	0	7	1998	3	17136	N	N	4745 S 175TH ST
003	537920	0225	07/27/07	\$ 463,500	1820	0	7	1956	3	22300	N	N	5165 S 160TH ST
003	537980	4015	02/22/05	\$ 275,000	1840	0	7	1997	3	7222	N	N	4414 S 170TH ST
003	807680	0105	03/03/05	\$ 250,000	1850	300	7	1958	3	8700	N	N	16869 31ST PL S
003	537980	3050	04/09/07	\$ 360,000	1860	0	7	1968	4	13956	N	N	4241 S 164TH ST
003	873280	0100	08/17/06	\$ 325,000	1890	0	7	1966	3	8362	N	N	4261 S 184TH ST
003	537980	2742	11/11/05	\$ 295,000	1900	0	7	1959	3	10531	N	N	16431 51ST AVE S
003	537980	5230	12/20/06	\$ 359,000	1900	320	7	1965	3	11200	N	N	4003 S 172ND ST
003	184000	0075	05/12/05	\$ 269,590	1960	0	7	1957	3	10735	N	N	4719 S 179TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	537980	6190	07/15/05	\$ 320,000	2010	0	7	1976	4	11665	N	N	4255 S 175TH ST
003	100380	0025	05/05/05	\$ 270,000	2020	0	7	1955	3	8453	N	N	18619 32ND AVE S
003	537980	2120	11/02/07	\$ 350,000	2040	0	7	1961	4	19719	N	N	3236 S 166TH ST
003	537980	4362	08/11/05	\$ 359,950	2076	0	7	2005	3	7200	N	N	16824 44TH LN S
003	537980	4361	08/23/05	\$ 362,950	2080	0	7	2005	3	7252	N	N	16816 44TH LN S
003	810860	0580	07/20/05	\$ 314,950	2117	0	7	2005	3	6722	N	N	15826 42ND AVE S
003	537980	4515	09/06/05	\$ 255,000	2150	0	7	1947	3	17876	N	N	4706 S 172ND ST
003	714780	0070	02/17/06	\$ 320,000	2160	0	7	1955	4	10500	N	N	18042 42ND AVE S
003	538100	0390	05/17/06	\$ 418,000	2170	0	7	2001	3	10000	N	N	3605 S 173RD ST
003	537980	4650	06/13/05	\$ 298,500	2200	0	7	1987	3	18260	N	N	4835 S 170TH ST
003	537980	0304	05/01/06	\$ 361,000	2290	0	7	1996	3	10530	N	N	16051 51ST AVE S
003	538100	0459	06/23/05	\$ 352,000	2296	0	7	2005	3	7206	N	N	3724 S 175TH ST
003	537980	0483	06/12/07	\$ 397,000	2300	0	7	1995	3	8400	N	N	16224 47TH AVE S
003	537980	4735	07/31/07	\$ 380,000	2380	0	7	1984	3	10875	N	N	4621 S 170TH ST
003	342304	9338	09/04/07	\$ 400,000	2480	1200	7	1993	3	12657	N	N	17729 38TH AVE S
003	812520	0233	08/29/06	\$ 349,999	2620	0	7	1980	3	11000	Y	N	17075 53RD AVE S
003	931490	0140	01/29/07	\$ 440,000	3250	0	7	1962	4	9010	N	N	16211 45TH AVE S
003	714740	0025	08/02/07	\$ 274,000	1060	0	8	1955	4	9715	N	N	17709 38TH AVE S
003	537980	2932	05/30/07	\$ 425,000	1248	790	8	2007	3	6230	N	N	4605 S 164TH ST
003	885880	0077	04/05/07	\$ 434,950	1280	820	8	2007	3	6520	Y	N	16668 53RD AVE S
003	885880	0079	02/21/07	\$ 429,950	1280	820	8	2007	3	6522	Y	N	16674 53RD AVE S
003	184040	0120	07/19/07	\$ 415,000	1630	540	8	1967	3	14300	N	N	4319 S 177TH ST
003	342304	9160	05/25/07	\$ 397,000	1640	0	8	1989	3	9350	N	N	18214 44TH AVE S
003	537980	3275	04/06/05	\$ 315,000	1680	0	8	1991	3	12500	N	N	4420 S 168TH ST
003	810860	0043	03/21/05	\$ 369,950	1780	1640	8	1997	3	24410	N	N	4432 S 156TH ST
003	185350	0230	05/09/07	\$ 432,000	1830	0	8	1993	4	11100	Y	N	4824 S 177TH CT
003	185350	0030	04/22/05	\$ 347,000	1840	0	8	1993	3	7150	N	N	17762 50TH CT S
003	885880	0052	07/31/06	\$ 437,750	1840	640	8	2006	3	6512	N	N	16618 53RD AVE S
003	885805	0100	02/22/07	\$ 410,000	1860	0	8	1995	3	10881	N	N	17804 50TH CT S
003	779640	0150	07/05/06	\$ 400,000	1930	0	8	1989	3	12885	N	N	16432 53RD PL S
003	885805	0130	05/02/06	\$ 385,000	1940	0	8	1994	3	7653	N	N	17816 50TH CT S

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	812520	0282	12/01/05	\$ 357,096	1960	0	8	2005	3	9465	Y	N	16802 53RD AVE S
003	185350	0100	04/18/07	\$ 398,000	1970	0	8	1995	3	6262	N	N	17720 50TH CT S
003	812520	0281	11/18/05	\$ 359,950	2040	0	8	2005	3	6543	Y	N	16806 53RD AVE S
003	885880	0053	04/13/06	\$ 405,950	2110	0	8	2006	3	6506	N	N	16620 53RD AVE S
003	810860	0505	08/04/05	\$ 376,000	2148	0	8	2005	3	30898	N	N	4272 S 160TH ST
003	537980	2739	07/25/06	\$ 444,450	2170	0	8	2001	3	6920	N	N	16435 51ST AVE S
003	185350	0020	06/19/07	\$ 400,000	2220	0	8	1994	4	6600	N	N	17768 50TH CT S
003	885805	0040	08/28/06	\$ 437,000	2220	0	8	1995	3	7281	N	N	17815 50TH CT S
003	885805	0040	01/20/05	\$ 339,000	2220	0	8	1995	3	7281	N	N	17815 50TH CT S
003	810860	0504	04/05/05	\$ 339,950	2260	0	8	2005	3	7751	N	N	4276 S 160TH ST
003	185350	0060	05/14/07	\$ 438,500	2280	0	8	1993	3	8522	N	N	17744 50TH CT S
003	185350	0060	04/22/05	\$ 365,000	2280	0	8	1993	3	8522	N	N	17744 50TH CT S
003	537980	6090	03/08/06	\$ 459,950	2410	0	8	2006	3	7202	N	N	4467 S 175TH ST
003	537980	6140	04/26/06	\$ 550,000	2440	0	8	2005	3	10808	N	N	4440 S 176TH ST
003	885880	0050	05/31/06	\$ 434,950	2500	0	8	2006	3	6503	N	N	16614 53RD AVE S
003	885880	0051	05/24/06	\$ 427,000	2500	0	8	2006	3	6500	N	N	16616 53RD AVE S
003	537980	0505	11/08/05	\$ 375,000	2514	0	8	2005	3	10019	N	N	4630 S 164TH ST
003	810860	0503	04/05/05	\$ 369,950	2609	0	8	2005	3	9393	N	N	4280 S 160TH ST
003	537980	6165	04/11/06	\$ 575,000	2880	0	8	2005	3	11655	N	N	4418 S 176TH ST
003	537980	3860	12/06/07	\$ 506,475	3180	0	8	2007	3	7217	N	N	16826 40TH LN S
003	537980	3861	07/23/07	\$ 527,000	3180	0	8	2007	3	7217	N	N	16828 40TH LN S
003	537980	3821	05/29/07	\$ 529,950	3380	0	8	2006	3	7496	N	N	16820 40TH LN S
003	537980	3822	06/14/07	\$ 524,950	3410	0	8	2005	3	7496	N	N	16824 40TH LN S
003	537980	3820	09/12/06	\$ 600,000	3560	0	8	2006	3	12500	N	N	4041 S 168TH ST
003	537980	6124	07/25/07	\$ 549,950	3960	0	8	2001	3	11660	Y	N	4448 S 176TH ST
003	779640	0110	02/23/07	\$ 599,950	2400	0	9	1988	4	12427	Y	N	16448 53RD PL S
003	537920	0204	01/27/05	\$ 550,000	2540	820	9	2003	3	8499	Y	N	5305 SLADE WAY
003	537980	2975	04/04/06	\$ 545,000	2590	0	9	2006	3	10903	N	N	16426 44TH CT S
003	537980	2974	04/03/06	\$ 553,000	2600	0	9	2006	3	10903	N	N	16421 44TH CT S
003	537980	4102	11/08/07	\$ 549,000	3020	0	9	2007	3	7210	N	N	16906 46TH PL S
003	443600	0010	08/16/07	\$ 563,000	3080	0	9	2007	3	7210	N	N	4711 S 172ND PL

**Improved Sales Used In This Physical Inspection Analysis
Area 96**

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	779640	0090	10/05/06	\$ 735,000	3150	0	9	1989	4	11422	Y	N	16456 53RD PL S
003	537980	5700	07/17/07	\$ 676,000	3160	750	9	2007	3	10657	N	N	17358 MILITARY RD S
003	538100	0450	08/15/07	\$ 530,000	3290	0	9	2006	3	7993	N	N	17412 37TH LN S
003	537980	6080	03/22/06	\$ 579,950	3379	0	9	2005	3	10210	N	N	4459 S 175TH ST
003	342304	9068	05/31/05	\$ 520,000	3820	700	9	2000	3	7939	N	N	5039 S 178TH ST
003	538100	0451	07/18/07	\$ 560,000	3830	0	9	2007	3	7987	N	N	17406 37TH LN S
003	537980	3475	03/14/07	\$ 720,000	3530	0	10	2006	3	9315	N	N	4837 S 166TH ST
003	812520	0179	10/10/07	\$ 750,000	3890	0	10	2006	3	8352	N	N	5205 S 170TH LN

Improved Sales Removed From This Physical Inspection Analysis
Area 96

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	121800	0065	8/21/07	\$400,000	IMPROVEMENT COUNT > 1
001	121800	0080	8/28/06	\$525,000	IMPROVEMENT COUNT > 1
001	121800	0125	10/24/06	\$325,000	NO MARKET EXPOSURE
001	121800	0180	5/5/06	\$279,000	IMPROVEMENT COUNT > 1
001	121800	0410	10/26/05	\$250,000	NO MARKET EXPOSURE
001	121800	0410	6/10/05	\$180,000	NON-REPRESENTATIVE SALE
001	121800	0425	8/15/07	\$245,000	OBSOLESCENCE CODED
001	121800	0465	3/22/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121800	0470	5/16/07	\$351,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121800	0501	1/17/05	\$222,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	121800	0716	3/29/06	\$215,000	NON-REPRESENTATIVE SALE
001	121800	0785	10/26/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121800	0790	10/27/06	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121800	0790	5/30/06	\$75,000	OBSOLESCENCE CODED
001	121900	0004	11/14/06	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121900	0053	5/7/07	\$249,500	NO MARKET EXPOSURE
001	121900	0165	9/20/05	\$140,000	NO MARKET EXPOSURE
001	121900	0185	3/23/06	\$303,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	121900	0215	3/24/05	\$171,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121900	0323	6/21/07	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	122000	0370	10/8/05	\$273,000	DIAGNOSTIC OUTLIER
001	122000	1270	7/11/07	\$255,000	NO MARKET EXPOSURE
001	122000	1270	2/27/06	\$190,000	NO MARKET EXPOSURE
001	122000	1270	10/7/05	\$225,000	NO MARKET EXPOSURE
001	122100	0399	4/19/06	\$269,950	NO MARKET EXPOSURE
001	122100	0610	4/13/06	\$155,000	NON-REPRESENTATIVE SALE
001	122100	0615	2/22/05	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	122100	0710	10/11/07	\$371,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122200	0033	7/26/07	\$722,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	122200	0034	8/14/07	\$359,748	NO MARKET EXPOSURE
001	143080	0112	2/13/06	\$247,000	NO MARKET EXPOSURE
001	143080	0138	6/8/05	\$250,600	NO MARKET EXPOSURE
001	143080	0212	7/24/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	143080	0238	2/1/07	\$364,000	IMPROVEMENT COUNT > 1
001	189940	0170	8/21/07	\$340,000	IMPROVEMENT COUNT > 1
001	189940	0425	12/22/05	\$274,950	NO MARKET EXPOSURE
001	190000	0085	6/27/05	\$120,000	SEGREGATION AND/OR MERGER
001	190000	0165	8/31/05	\$293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	190060	0205	11/14/05	\$243,000	NO MARKET EXPOSURE
001	190060	0210	5/3/06	\$291,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	190060	0230	12/7/05	\$365,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	190160	0045	5/30/07	\$375,000	NO MARKET EXPOSURE
001	192304	9050	9/27/05	\$827,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192304	9164	9/2/05	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	242303	9096	11/9/05	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	242303	9131	3/15/06	\$315,000	NO MARKET EXPOSURE
001	297080	0025	12/29/06	\$217,500	NO MARKET EXPOSURE
001	297080	0105	1/9/06	\$190,000	PERCENT COMPLETE CODED.
001	297080	0144	2/3/06	\$264,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	399020	0022	9/19/07	\$475,000	NO MARKET EXPOSURE
001	399020	0055	5/1/07	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	399020	0070	12/1/05	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	399020	0105	9/6/05	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	399020	0125	10/4/06	\$406,318	NO MARKET EXPOSURE
001	399020	0126	4/12/05	\$171,000	NO MARKET EXPOSURE
001	425000	0020	9/28/05	\$315,000	NO MARKET EXPOSURE
001	425000	0060	12/24/07	\$297,873	NO MARKET EXPOSURE
001	447640	0045	11/3/06	\$285,925	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	447640	0080	1/5/07	\$359,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	447640	0080	8/4/05	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	447640	0170	11/29/05	\$309,950	NO MARKET EXPOSURE
001	500600	0105	6/7/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	690220	0130	2/23/06	\$376,000	IMPROVEMENT COUNT > 1
001	690220	0345	6/14/06	\$265,000	NO MARKET EXPOSURE
001	690220	0365	4/18/05	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	763580	0120	5/22/06	\$155,975	QUIT CLAIM DEED
001	763580	0121	5/2/07	\$311,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	763580	0130	8/17/05	\$579,950	NO MARKET EXPOSURE
001	763580	0190	6/1/06	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	763580	0220	2/2/05	\$169,000	IMPROVEMENT COUNT > 1
001	763580	0370	12/1/06	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	763580	0540	10/16/06	\$134,000	QUIT CLAIM DEED
001	763580	0561	7/10/07	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	763580	0690	6/28/07	\$392,000	QUIT CLAIM DEED
001	763580	0781	7/22/05	\$297,800	NO MARKET EXPOSURE
001	763580	0820	12/12/05	\$518,000	IMPROVEMENT COUNT > 1
001	933480	0040	7/17/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	933480	0100	12/19/07	\$337,600	RELATED PARTY, FRIEND, OR NEIGHBOR
001	933480	0105	10/27/05	\$187,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	933540	0025	5/12/06	\$379,000	UNFINISHED AREA CODED
001	933540	0080	1/9/06	\$388,000	NO MARKET EXPOSURE
001	990000	0170	10/30/06	\$110,250	QUIT CLAIM DEED
001	990000	0175	5/22/06	\$126,667	NO MARKET EXPOSURE
001	990000	0175	5/22/06	\$126,667	QUIT CLAIM DEED
001	990000	0205	8/21/06	\$288,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	990000	0220	4/26/05	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	990000	0260	8/26/05	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	990000	0280	4/13/05	\$171,000	TEAR DOWN
001	990000	0425	6/22/06	\$323,000	IMPROVEMENT COUNT > 1

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	990000	0427	6/13/07	\$330,000	NO MARKET EXPOSURE
001	990000	0427	2/24/05	\$178,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	023640	0020	2/25/05	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	023640	0110	11/16/05	\$210,000	NO MARKET EXPOSURE
002	023640	0130	11/5/07	\$300,000	NO MARKET EXPOSURE
002	023640	0220	2/19/06	\$240,000	NO MARKET EXPOSURE
002	023640	0270	4/21/05	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	023650	0140	2/25/05	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023650	0170	2/23/06	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	023650	0180	1/13/05	\$135,333	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	023650	0190	6/22/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023650	0210	8/30/07	\$250,000	NO MARKET EXPOSURE
002	023660	0060	1/5/07	\$350,000	NO MARKET EXPOSURE
002	023660	0180	12/18/07	\$81,654	QUIT CLAIM DEED
002	023800	0010	8/15/05	\$116,000	QUIT CLAIM DEED
002	023800	0010	7/8/05	\$235,000	NO MARKET EXPOSURE
002	023800	0068	7/11/05	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023800	0178	11/7/06	\$290,000	NO MARKET EXPOSURE
002	023800	0186	6/6/07	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	023800	0187	5/23/06	\$228,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	023800	0189	4/1/06	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023800	0215	7/13/07	\$14,825	QUIT CLAIM DEED
002	023800	0215	12/13/05	\$385,400	NO MARKET EXPOSURE
002	023800	0216	7/13/07	\$19,675	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023800	0216	4/22/05	\$475,000	IMPROVEMENT COUNT > 1
002	023800	0285	6/26/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023900	0060	10/12/05	\$572,000	Obsolescence coded
002	023900	0060	4/12/05	\$380,000	NON-REPRESENTATIVE SALE
002	023900	0125	4/9/07	\$525,000	IMPROVEMENT COUNT > 1
002	023900	0225	2/25/05	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023900	0400	9/28/05	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	023900	0510	10/7/05	\$107,040	QUIT CLAIM DEED
002	023900	0554	6/27/05	\$86,742	QUIT CLAIM DEED
002	024000	0056	10/23/06	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	024000	0080	3/20/06	\$545,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	024000	0136	5/31/07	\$240,000	NO MARKET EXPOSURE
002	024000	0261	7/17/06	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	024000	0261	2/28/05	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	024000	0269	4/2/07	\$233,000	TEAR DOWN
002	024000	0269	8/2/05	\$95,361	NO MARKET EXPOSURE
002	024000	0274	5/25/06	\$210,000	NO MARKET EXPOSURE
002	024000	0345	4/22/05	\$345,000	IMPROVEMENT COUNT > 1
002	024000	0355	5/11/05	\$379,000	NO MARKET EXPOSURE
002	024000	0357	5/30/07	\$116,921	RELATED PARTY, FRIEND, OR NEIGHBOR
002	024000	0371	2/16/05	\$184,950	UNFINISHED AREA CODED
002	024000	0374	6/6/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	024000	0383	2/23/05	\$369,950	NO MARKET EXPOSURE
002	024000	0385	3/9/05	\$417,900	DIAGNOSTIC OUTLIER
002	024000	0405	10/17/05	\$254,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	024000	0435	5/29/07	\$330,000	NO MARKET EXPOSURE
002	024600	0127	6/28/06	\$590,000	PLOTTAGE
002	042204	9178	5/10/05	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	052204	9008	3/9/05	\$201,500	DIAGNOSTIC OUTLIER
002	052204	9141	5/23/05	\$262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	085380	0015	9/10/07	\$62,750	QUIT CLAIM DEED
002	085380	0045	7/12/07	\$361,000	NO MARKET EXPOSURE
002	085380	0145	11/9/05	\$264,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	085400	0015	5/9/07	\$277,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	085400	0290	6/23/05	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	085420	0005	3/14/05	\$255,000	NO MARKET EXPOSURE
002	100100	0035	3/22/06	\$250,000	NO MARKET EXPOSURE
002	100120	0025	6/10/05	\$227,010	EXEMPT FROM EXCISE TAX
002	121470	0200	9/28/05	\$340,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	161440	0010	8/17/06	\$219,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	176060	0156	2/3/05	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	176060	0158	1/29/07	\$210,000	NO MARKET EXPOSURE
002	176060	0169	1/25/06	\$37,200	QUIT CLAIM DEED
002	176060	0173	8/11/05	\$225,597	QUIT CLAIM DEED
002	176060	0187	7/26/05	\$320,000	SEGREGATION AND/OR MERGER
002	176060	0195	6/21/05	\$293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	176060	0270	11/2/06	\$329,000	NO MARKET EXPOSURE
002	176060	0288	3/10/06	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	176060	0290	6/7/05	\$52,000	IMPROVEMENT COUNT > 1
002	176060	0315	8/28/07	\$140,000	STATEMENT TO DOR
002	176060	0347	9/7/05	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	202304	9123	6/23/05	\$399,950	ACTIVE PERMIT BEFORE SALE>25K
002	202304	9146	8/7/06	\$20,800	NON-REPRESENTATIVE SALE
002	202304	9146	5/26/05	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	202304	9160	1/4/06	\$321,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	202304	9539	1/11/05	\$207,037	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	207640	0025	4/8/05	\$191,000	NO MARKET EXPOSURE
002	207640	0040	12/26/06	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	207680	0060	3/25/05	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	207680	0150	5/4/06	\$104,059	NO MARKET EXPOSURE
002	228640	0110	3/12/07	\$290,000	NO MARKET EXPOSURE
002	228640	0110	11/3/06	\$226,000	NO MARKET EXPOSURE
002	292304	9326	2/23/05	\$231,000	UNFINISHED AREA CODED
002	292304	9397	3/10/05	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	292304	9442	2/18/05	\$260,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	322304	9049	4/2/07	\$1,150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	322304	9210	4/12/06	\$206,000	NON-REPRESENTATIVE SALE
002	322304	9245	1/6/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	322304	9273	3/3/06	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	342304	9164	4/8/05	\$245,000	NO MARKET EXPOSURE
002	342304	9175	6/20/05	\$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	363900	0040	2/3/06	\$259,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	363900	0045	12/8/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	363900	0055	1/7/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	363900	0145	6/2/06	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	363900	0155	8/14/06	\$390,000	NO MARKET EXPOSURE
002	391740	0175	3/6/07	\$330,000	Obsolescence coded
002	391740	0320	8/30/06	\$245,000	IMPROVEMENT COUNT > 1
002	394440	0010	1/26/06	\$208,281	RELATED PARTY, FRIEND, OR NEIGHBOR
002	395640	0080	4/10/07	\$357,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	395640	0080	11/16/05	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	443800	0070	2/16/07	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	443880	0040	4/5/07	\$253,500	NON-REPRESENTATIVE SALE
002	507150	0040	2/7/07	\$104,810	RELATED PARTY, FRIEND, OR NEIGHBOR
002	507150	0040	11/24/06	\$104,810	QUIT CLAIM DEED
002	507400	0145	9/1/07	\$392,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	520620	0045	4/11/05	\$175,000	GOVERNMENT AGENCY
002	523580	0085	1/12/05	\$113,500	TEAR DOWN
002	524560	0025	7/25/05	\$210,100	GOVERNMENT AGENCY
002	611220	0050	11/8/07	\$187,984	FORCED SALE
002	612120	0025	9/16/05	\$81,545	QUIT CLAIM DEED
002	612120	0045	9/10/05	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	612120	0050	12/1/06	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	612120	0170	11/8/05	\$249,950	TEAR DOWN
002	612180	0110	3/8/07	\$45,100	QUIT CLAIM DEED
002	612300	0185	6/7/07	\$120,388	QUIT CLAIM DEED
002	612300	0235	12/11/07	\$250,000	FORCED SALE
002	612300	0235	7/2/06	\$355,500	STATEMENT TO DOR
002	612360	0020	7/13/06	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	612360	0305	12/28/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	612380	0055	8/2/06	\$335,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	666700	0070	11/17/06	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	725000	0086	11/21/05	\$279,000	RELOCATION - SALE TO SERVICE
002	725000	0086	11/21/05	\$279,000	RELOCATION - SALE BY SERVICE
002	725000	0129	11/28/05	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	725000	0146	11/9/06	\$519,000	NO MARKET EXPOSURE
002	725000	0155	11/7/07	\$455,000	NO MARKET EXPOSURE
002	768620	0295	6/9/05	\$291,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	768620	1920	9/19/07	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	768620	1920	6/29/07	\$160,000	NON-REPRESENTATIVE SALE
002	784420	0235	1/11/06	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	784420	0330	4/18/07	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	784420	0540	3/1/06	\$274,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	809780	0040	8/30/05	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	866500	0050	11/9/07	\$626,950	DIAGNOSTIC OUTLIER
002	866500	0050	12/4/06	\$2,820,000	MULTIPARCEL SALE
002	866500	0060	10/9/07	\$579,950	DIAGNOSTIC OUTLIER
002	866500	0060	12/4/06	\$2,820,000	MULTIPARCEL SALE
002	866500	0070	9/11/07	\$690,000	DIAGNOSTIC OUTLIER
002	866500	0070	12/4/06	\$2,820,000	MULTIPARCEL SALE
002	866500	0080	12/4/06	\$2,820,000	MULTIPARCEL SALE
002	866500	0110	8/27/07	\$667,500	DIAGNOSTIC OUTLIER
002	866500	0110	12/4/06	\$2,820,000	MULTIPARCEL SALE
002	866500	0120	7/17/07	\$634,950	ACTIVE PERMIT BEFORE SALE>25K
002	866500	0150	3/13/07	\$512,500	DIAGNOSTIC OUTLIER
002	866500	0160	5/29/07	\$475,000	DIAGNOSTIC OUTLIER
002	943260	0010	4/19/05	\$192,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	955820	0100	1/17/07	\$122,001	QUIT CLAIM DEED
002	955820	0195	7/29/06	\$201,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	099600	0015	2/13/07	\$161,000	NO MARKET EXPOSURE
003	100300	0070	7/7/05	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	100340	0060	3/6/06	\$96,400	QUIT CLAIM DEED
003	100340	0085	4/12/06	\$282,400	Obsolescence coded
003	115720	0071	8/18/06	\$222,500	NO MARKET EXPOSURE
003	115720	0072	8/4/06	\$415,000	NO MARKET EXPOSURE
003	184000	0025	7/20/06	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	184030	0220	6/21/05	\$267,000	NO MARKET EXPOSURE
003	185350	0190	11/9/05	\$375,450	OBSOLESCENCE CODED
003	185350	0290	10/8/07	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	222304	9044	1/7/05	\$250,000	SEGREGATION AND/OR MERGER
003	222304	9060	8/23/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	238660	0010	7/28/06	\$215,000	NO MARKET EXPOSURE
003	272304	9091	7/25/07	\$360,000	NO MARKET EXPOSURE
003	272304	9091	1/21/06	\$245,000	NO MARKET EXPOSURE
003	282304	9131	7/13/05	\$430,000	IMPROVEMENT COUNT > 1
003	342304	9025	3/30/05	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	342304	9230	6/6/05	\$120,970	QUIT CLAIM DEED
003	342304	9253	10/27/05	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	342304	9262	4/2/07	\$338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	342304	9288	11/2/05	\$29,300	QUIT CLAIM DEED
003	342304	9291	4/27/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	352304	9059	9/22/05	\$165,000	QUIT CLAIM DEED
003	432500	0035	9/26/06	\$313,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	432500	0105	9/24/07	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	432700	0075	1/14/05	\$139,833	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	432730	0005	4/7/06	\$20,000	QUIT CLAIM DEED
003	433600	0020	5/16/05	\$275,000	NO MARKET EXPOSURE
003	433600	0060	10/17/05	\$60,040	RELATED PARTY, FRIEND, OR NEIGHBOR
003	433600	0115	10/24/05	\$302,000	NO MARKET EXPOSURE
003	443500	0230	6/30/05	\$213,600	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	443500	0270	7/20/06	\$79,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	443500	0295	12/3/07	\$300,000	OBSOLESCENCE CODED
003	443500	0295	10/12/07	\$270,929	OBSOLESCENCE CODED
003	443500	0295	2/17/06	\$325,000	OBSOLESCENCE CODED
003	443500	0315	3/2/06	\$239,000	NO MARKET EXPOSURE
003	443500	0315	6/16/05	\$169,900	NO MARKET EXPOSURE
003	443500	0320	3/22/07	\$314,000	IMPROVEMENT COUNT > 1
003	443500	0350	9/13/06	\$305,800	UNFINISHED AREA CODED
003	443500	0350	2/18/05	\$209,000	UNFINISHED AREA CODED
003	443500	0380	2/24/06	\$225,000	OBSOLESCENCE CODED
003	443500	0425	1/26/06	\$233,000	NO MARKET EXPOSURE
003	443500	0445	2/23/07	\$290,000	NO MARKET EXPOSURE
003	443500	0455	12/4/07	\$300,000	NO MARKET EXPOSURE
003	443500	0480	5/21/07	\$259,000	NO MARKET EXPOSURE
003	443500	0490	9/12/05	\$234,500	OBSOLESCENCE CODED
003	443500	0510	8/8/07	\$163,400	NO MARKET EXPOSURE
003	443500	0550	2/1/07	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	443500	0560	8/29/05	\$150,000	NO MARKET EXPOSURE
003	443500	0590	3/16/06	\$236,300	IMPROVEMENT COUNT > 1
003	443560	0010	1/18/05	\$122,698	NON-REPRESENTATIVE SALE
003	443560	0015	2/23/07	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	443560	0015	9/22/06	\$183,650	NO MARKET EXPOSURE
003	443560	0080	10/17/05	\$230,000	NO MARKET EXPOSURE
003	443560	0085	10/23/06	\$255,000	NO MARKET EXPOSURE
003	443560	0085	11/16/05	\$209,194	STATEMENT TO DOR
003	443560	0095	4/19/06	\$80,000	NON-REPRESENTATIVE SALE
003	443560	0160	12/6/05	\$244,000	NO MARKET EXPOSURE
003	443560	0170	11/27/06	\$160,000	NO MARKET EXPOSURE
003	443560	0205	12/2/05	\$225,000	NO MARKET EXPOSURE
003	443560	0215	10/19/05	\$150,000	NON-REPRESENTATIVE SALE
003	443560	0225	5/3/07	\$320,000	NO MARKET EXPOSURE
003	443560	0225	4/29/05	\$202,000	NO MARKET EXPOSURE
003	443560	0255	4/14/05	\$280,000	NO MARKET EXPOSURE
003	443560	0295	9/22/06	\$197,000	NO MARKET EXPOSURE
003	443560	0310	6/6/05	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	443560	0330	3/1/05	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	443560	0380	4/4/07	\$279,000	NO MARKET EXPOSURE
003	443560	0385	1/23/06	\$178,480	NO MARKET EXPOSURE
003	443600	0010	5/25/05	\$201,900	SEGREGATION AND/OR MERGER
003	443600	0011	12/4/06	\$207,000	Tear Down
003	443600	0035	7/27/05	\$221,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	443600	0050	10/6/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537920	0062	7/28/05	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537920	0065	3/27/06	\$525,000	TEAR DOWN
003	537920	0140	7/14/05	\$345,000	NO MARKET EXPOSURE
003	537920	0146	7/26/05	\$280,000	NO MARKET EXPOSURE

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	537920	0165	8/12/05	\$230,000	NO MARKET EXPOSURE
003	537920	0202	5/23/07	\$12,000	NON-REPRESENTATIVE SALE
003	537980	0004	2/26/05	\$235,000	GOVERNMENT AGENCY
003	537980	0221	7/25/05	\$225,000	NO MARKET EXPOSURE
003	537980	0300	7/27/05	\$224,300	NO MARKET EXPOSURE
003	537980	0483	4/26/05	\$289,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	0500	8/15/05	\$280,200	NO MARKET EXPOSURE
003	537980	0540	8/15/05	\$222,000	NO MARKET EXPOSURE
003	537980	0603	11/27/06	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	1150	8/2/06	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	1160	8/21/07	\$475,000	OBSOLESCENCE CODED
003	537980	1180	2/9/05	\$272,250	NO MARKET EXPOSURE
003	537980	1380	1/31/06	\$62,786	QUIT CLAIM DEED
003	537980	1500	3/27/07	\$287,000	NO MARKET EXPOSURE
003	537980	1500	2/9/07	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	1675	7/14/05	\$242,500	OBSOLESCENCE CODED
003	537980	1710	4/19/06	\$59,554	QUIT CLAIM DEED
003	537980	1745	8/1/05	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	1800	5/16/07	\$1,700,000	MOBILE HOME
003	537980	1810	9/23/05	\$86,560	QUIT CLAIM DEED
003	537980	1860	8/30/06	\$250,000	NO MARKET EXPOSURE
003	537980	1870	5/19/06	\$170,000	NO MARKET EXPOSURE
003	537980	1920	7/10/07	\$350,000	SEGREGATION AND/OR MERGER
003	537980	1920	12/22/05	\$325,000	SEGREGATION AND/OR MERGER
003	537980	1964	10/13/05	\$190,000	TEAR DOWN
003	537980	2290	7/5/06	\$255,000	NO MARKET EXPOSURE
003	537980	2290	5/22/06	\$140,000	NO MARKET EXPOSURE
003	537980	2340	3/20/07	\$193,355	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	2650	11/16/05	\$360,000	NO MARKET EXPOSURE
003	537980	2660	11/16/05	\$165,000	NON-REPRESENTATIVE SALE
003	537980	2700	5/1/06	\$240,000	NO MARKET EXPOSURE
003	537980	2860	11/10/06	\$312,000	DIAGNOSTIC OUTLIER
003	537980	2900	5/26/06	\$420,000	NO MARKET EXPOSURE
003	537980	2932	3/15/06	\$119,950	TEAR DOWN
003	537980	3055	8/14/06	\$210,000	NO MARKET EXPOSURE
003	537980	3150	7/12/06	\$94,835	QUIT CLAIM DEED
003	537980	3310	9/26/07	\$320,000	NO MARKET EXPOSURE
003	537980	3360	4/5/06	\$243,000	SEGREGATION AND/OR MERGER
003	537980	3370	1/13/05	\$316,000	SEGREGATION AND/OR MERGER
003	537980	3435	3/3/06	\$188,000	NO MARKET EXPOSURE
003	537980	3475	10/28/05	\$170,000	TEAR DOWN
003	537980	3490	2/20/07	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	3730	6/21/06	\$125,000	NO MARKET EXPOSURE
003	537980	3735	6/21/06	\$300,000	NO MARKET EXPOSURE
003	537980	3761	8/23/05	\$238,000	NO MARKET EXPOSURE
003	537980	3772	8/8/07	\$244,000	NO MARKET EXPOSURE

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	537980	3773	1/29/07	\$325,000	NO MARKET EXPOSURE
003	537980	3790	10/5/07	\$330,000	NO MARKET EXPOSURE
003	537980	3860	2/8/06	\$145,000	SEGREGATION AND/OR MERGER
003	537980	3933	3/16/06	\$225,000	NO MARKET EXPOSURE
003	537980	3940	4/6/06	\$279,975	NO MARKET EXPOSURE
003	537980	3970	4/12/06	\$390,000	SEGREGATION AND/OR MERGER
003	537980	4032	10/19/05	\$250,000	NO MARKET EXPOSURE
003	537980	4052	6/12/07	\$249,000	NO MARKET EXPOSURE
003	537980	4060	10/25/07	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	4140	12/8/06	\$24,335	EXEMPT FROM EXCISE TAX
003	537980	4206	8/16/06	\$299,000	NO MARKET EXPOSURE
003	537980	4220	1/4/06	\$350,000	NO MARKET EXPOSURE
003	537980	4230	10/10/07	\$225,000	NO MARKET EXPOSURE
003	537980	4326	9/26/05	\$382,000	ACTIVE PERMIT BEFORE SALE>25K
003	537980	4390	11/17/07	\$148,435	QUIT CLAIM DEED
003	537980	4410	8/22/07	\$450,000	NO MARKET EXPOSURE
003	537980	4410	6/22/06	\$330,000	NO MARKET EXPOSURE
003	537980	4522	9/22/05	\$489,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	4555	7/18/06	\$422,000	NO MARKET EXPOSURE
003	537980	4602	8/30/06	\$120,000	QUIT CLAIM DEED
003	537980	4630	8/28/06	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	4630	1/3/06	\$40,000	QUIT CLAIM DEED
003	537980	4635	8/18/05	\$230,000	NO MARKET EXPOSURE
003	537980	4779	6/27/05	\$277,000	NO MARKET EXPOSURE
003	537980	4811	8/23/07	\$287,000	NO MARKET EXPOSURE
003	537980	4813	8/2/07	\$304,400	NO MARKET EXPOSURE
003	537980	4965	7/12/06	\$285,000	NO MARKET EXPOSURE
003	537980	5140	11/14/05	\$227,000	NO MARKET EXPOSURE
003	537980	5223	1/5/07	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	5370	8/15/06	\$334,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	5460	10/12/05	\$183,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	5575	10/27/06	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	5580	7/26/05	\$249,950	PERCENT NET CONDITION CODED.
003	537980	5581	10/18/06	\$439,000	NO MARKET EXPOSURE
003	537980	5581	6/27/06	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	5700	12/28/05	\$150,000	TEAR DOWN
003	537980	5740	4/20/06	\$292,500	TEAR DOWN
003	537980	5843	7/27/07	\$205,000	NO MARKET EXPOSURE
003	537980	5885	12/7/05	\$285,000	NO MARKET EXPOSURE
003	537980	6085	6/14/05	\$199,950	SEGREGATION AND/OR MERGER
003	537980	6210	1/12/06	\$135,000	NON-REPRESENTATIVE SALE
003	537980	6270	5/31/05	\$226,800	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	6310	9/14/05	\$224,950	NO MARKET EXPOSURE
003	537980	6314	1/11/05	\$123,000	NON-REPRESENTATIVE SALE
003	537980	6370	10/20/05	\$160,000	NO MARKET EXPOSURE
003	538100	0010	6/29/06	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	538100	0010	4/11/05	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538100	0031	6/30/05	\$154,500	NO MARKET EXPOSURE
003	538100	0049	9/14/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538100	0049	7/5/05	\$84,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538100	0105	8/30/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	538100	0140	3/9/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	538100	0156	9/20/05	\$257,500	NO MARKET EXPOSURE
003	538100	0156	5/3/05	\$197,500	NO MARKET EXPOSURE
003	538100	0190	4/4/07	\$366,000	NO MARKET EXPOSURE
003	538100	0257	1/20/05	\$385,000	NO MARKET EXPOSURE
003	538100	0366	10/14/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538100	0380	12/29/06	\$400,000	IMPROVEMENT COUNT > 1
003	538100	0420	1/18/05	\$225,000	NO MARKET EXPOSURE
003	538100	0450	6/15/05	\$241,800	TEAR DOWN
003	538100	0467	6/23/05	\$272,000	NO MARKET EXPOSURE
003	538160	0015	9/26/06	\$355,000	NO MARKET EXPOSURE
003	538160	0025	10/2/06	\$300,000	NO MARKET EXPOSURE
003	538160	0087	6/2/06	\$298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538160	0087	3/28/06	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538160	0121	5/24/07	\$360,000	NO MARKET EXPOSURE
003	538160	0121	2/16/05	\$217,000	NO MARKET EXPOSURE
003	714740	0095	4/21/05	\$216,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	714740	0185	1/4/06	\$256,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	714760	0010	2/17/05	\$172,660	BANKRUPTCY - RECEIVER OR TRUSTEE
003	714760	0030	2/21/05	\$237,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	714780	0005	9/20/07	\$183,000	NON-REPRESENTATIVE SALE
003	714780	0045	8/15/05	\$245,500	OBSOLESCENCE CODED
003	714800	0185	12/12/07	\$144,282	QUIT CLAIM DEED
003	807680	0055	2/19/05	\$220,000	NO MARKET EXPOSURE
003	810860	0020	6/14/06	\$220,000	NO MARKET EXPOSURE
003	810860	0201	10/27/06	\$111,921	EXEMPT FROM EXCISE TAX
003	810860	0201	8/4/05	\$255,000	NO MARKET EXPOSURE
003	810860	0523	3/11/05	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	810860	0582	11/10/05	\$270,385	Tear Down
003	810860	0681	8/5/05	\$201,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	810860	0762	6/29/07	\$225,000	DIAGNOSTIC OUTLIER
003	812520	0150	4/14/06	\$657,000	OBSOLESCENCE CODED
003	812520	0171	9/9/05	\$294,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	812520	0181	6/13/07	\$250,000	DIAGNOSTIC OUTLIER
003	812520	0185	12/26/07	\$600,000	NON-REPRESENTATIVE SALE
003	812520	0232	4/15/05	\$450,000	NO MARKET EXPOSURE
003	812520	0280	2/15/05	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	812520	0300	10/31/05	\$295,000	NO MARKET EXPOSURE
003	812520	0310	10/5/07	\$225,000	NO MARKET EXPOSURE
003	812520	0420	4/6/05	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	812520	0450	8/31/07	\$365,000	NO MARKET EXPOSURE

***Improved Sales Removed From This Physical Inspection Analysis
Area 96***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	812520	0480	7/11/06	\$270,000	NO MARKET EXPOSURE
003	856740	0005	10/19/05	\$223,000	NO MARKET EXPOSURE
003	856740	0015	3/24/06	\$285,000	NO MARKET EXPOSURE
003	884930	0270	4/6/05	\$264,000	NO MARKET EXPOSURE
003	884930	0280	3/26/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	884970	0010	4/6/06	\$236,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	885880	0025	1/29/06	\$317,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	885880	0035	10/26/06	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	885880	0070	10/26/05	\$284,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	885880	0075	9/28/06	\$435,000	NO MARKET EXPOSURE
003	885880	0075	10/25/05	\$465,000	SEGREGATION AND/OR MERGER
003	885880	0075	4/28/05	\$375,000	NO MARKET EXPOSURE

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 98.3%. 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 +13.4%. 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 96 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 98.3.

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	24	0.729	0.880	20.8%	0.816	0.944
6	172	0.860	0.983	14.3%	0.965	1.002
7	473	0.877	0.998	13.8%	0.986	1.009
8	128	0.862	0.983	14.0%	0.960	1.005
9	29	0.822	0.927	12.8%	0.888	0.966
10	9	0.726	0.894	23.2%	0.799	0.989
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1910-1940	42	0.793	0.982	23.8%	0.936	1.027
1941-1950	117	0.841	0.961	14.2%	0.936	0.985
1951-1960	323	0.868	0.985	13.5%	0.971	0.999
1961-1970	111	0.873	0.996	14.1%	0.975	1.018
1971-1990	61	0.864	1.001	15.9%	0.968	1.034
1991-2000	60	0.919	0.984	7.1%	0.955	1.013
2001 - +	121	0.846	0.977	15.5%	0.954	1.000
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	6	0.828	0.975	17.7%	0.707	1.242
Average	607	0.876	0.987	12.7%	0.977	0.997
Good	206	0.821	0.970	18.3%	0.953	0.988
Very Good	16	0.812	1.001	23.3%	0.927	1.074
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	595	0.859	0.984	14.5%	0.974	0.994
1.5	73	0.869	0.995	14.5%	0.964	1.026
2	166	0.864	0.978	13.1%	0.959	0.997
3	1	0.783	0.955	21.9%	N/A	N/A
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	782	0.865	0.986	14.0%	0.977	0.994
Y	53	0.823	0.955	16.0%	0.923	0.988

Area 96 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 98.3.

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
< 801	50	0.820	0.937	14.2%	0.902	0.973
801-1000	80	0.836	0.974	16.5%	0.946	1.001
1001-1500	408	0.866	0.988	14.1%	0.976	1.000
1501-2000	161	0.885	1.001	13.1%	0.981	1.022
2001-2500	71	0.871	0.991	13.7%	0.960	1.022
2501-3000	22	0.865	0.998	15.3%	0.933	1.062
3001-3500	31	0.815	0.932	14.4%	0.905	0.959
3501 - +	12	0.791	0.918	16.1%	0.863	0.973
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	823	0.865	0.985	13.9%	0.976	0.994
Y	12	0.762	0.931	22.2%	0.865	0.997
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	123	0.857	0.957	11.7%	0.931	0.983
2	338	0.858	0.985	14.7%	0.972	0.998
3	374	0.865	0.990	14.5%	0.978	1.003
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3001	11	0.933	1.102	18.2%	0.996	1.209
3001-5000	11	0.809	0.957	18.3%	0.892	1.022
5001-8000	217	0.870	0.984	13.1%	0.967	1.001
8001-12000	471	0.866	0.988	14.0%	0.977	0.998
12001-16000	76	0.858	1.000	16.6%	0.972	1.028
16001-20000	22	0.871	0.973	11.8%	0.911	1.035
20001-30000	20	0.746	0.886	18.7%	0.805	0.968
30001-43560	7	0.775	0.875	12.8%	0.615	1.134

Physical Inspection Ratio Study Report (Before)

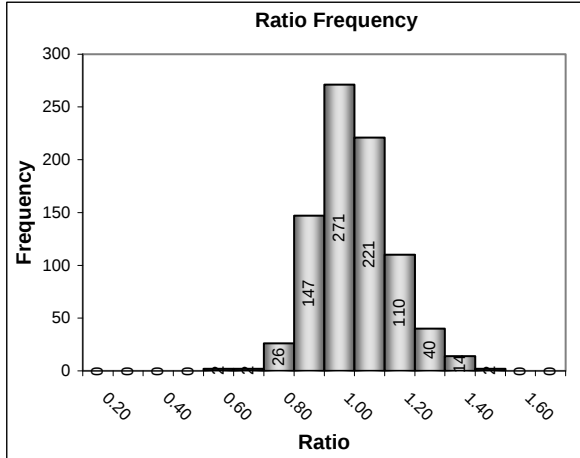
2007 Assessment

District/Team: WC / Team - 2	Lien Date: 01/01/2007	Date of Report: 07/31/2008	Sales Dates: 1/2005- 12/2007
Area 96	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		Ratio Frequency	
Sample size (n)	835		
Mean Assessed Value	287,300		
Mean Sales Price	333,700		
Standard Deviation AV	85,886		
Standard Deviation SP	115,535		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.877		
Median Ratio	0.866		
Weighted Mean Ratio	0.861		
UNIFORMITY			
Lowest ratio	0.405		
Highest ratio:	1.473		
Coefficient of Dispersion	11.46%		
Standard Deviation	0.125		
Coefficient of Variation	14.30%		
Price Related Differential (PRD)	1.019		
RELIABILITY		COMMENTS: 1 to 3 Unit Residences throughout area 96.	
95% Confidence: Median			
Lower limit	0.853		
Upper limit	0.880		
95% Confidence: Mean			
Lower limit	0.869		
Upper limit	0.886		
SAMPLE SIZE EVALUATION			
N (population size)	6419		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	835		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	440		
# ratios above mean:	395		
z:	1.557		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Physical Inspection Ratio Study Report (After)

2008 Assessment

District/Team: WC / Team - 2	Lien Date: 01/01/2008	Date of Report: 07/07/2008	Sales Dates: 1/2005 - 12/2007
Area 96	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	835		
Mean Assessed Value	328,000		
Mean Sales Price	333,700		
Standard Deviation AV	97,717		
Standard Deviation SP	115,535		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.000		
Median Ratio	0.989		
Weighted Mean Ratio	0.983		
UNIFORMITY			
Lowest ratio	0.557		
Highest ratio:	1.441		
Coefficient of Dispersion	10.03%		
Standard Deviation	0.125		
Coefficient of Variation	12.53%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.978		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.009		
SAMPLE SIZE EVALUATION			
N (population size)	6419		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	835		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	449		
# ratios above mean:	386		
z:	2.180		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 96.

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

Mobile Home Analysis

Scope of Mobile Home Data

There are 81 parcels in Area 96 that are improved with a mobile home and 11 sales used in the valuation. Sales used were from 1/1/2005 through 12/31/2007. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A sales comparison along with market adjusted cost approach was used to appraise the mobile homes.

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is 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.

The model used a basic cost approach for the mobile home unit based upon the physical characteristics of the mobile home. Characteristics specified were single wide, double-wide or triple-wide mobile home, quality and condition, size and year built. The following adjustments were applied:

Class I Mobile Homes:	Total value = Land +(Cost New Less Depreciation + \$20,000)
Class II Mobile Homes:	Total Value = Land +(Cost New Less Depreciation +\$15,000)
Class III Mobile Homes:	Total Value = Land + (Cost New Less Depreciation + \$12,000)

Application of the market-adjusted cost approach resulted in an improvement of the assessment level for mobile homes of 72.8% to 94% and improvement in the coefficient of variation of 23.5% to 12.79%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2007 and 2008 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, 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 on population from the 2007 assessments of 27.4%. This increase is due to upward market changes over time and the previous assessment level.

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

Mobile Home Sales Used In This Physical Inspection Analysis
Area 96

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front	Situs Address
002	052204	9074	06/04/2007	\$ 185,990	10,000	N	N	123 S 192ND ST
002	292304	9389	10/13/2006	\$ 190,000	21,344	N	N	816 S 176TH ST
002	768620	1450	10/23/2007	\$ 212,000	10,400	N	N	19906 12TH LN S
003	342304	9264	08/02/2007	\$ 225,000	9,239	N	N	18670 39th Ave S.
003	342304	9294	06/15/2005	\$ 195,000	10,705	N	N	18232 42ND AVE S
003	537980	0652	03/29/2007	\$ 187,975	8,276	N	N	4236 S 164TH ST
003	537980	2121	12/17/2007	\$ 213,000	10,110	N	N	3238 S 166TH ST
003	537980	5111	07/14/2005	\$ 229,950	9,962	N	N	17233 MILITARY RD S
003	538100	0126	10/04/2007	\$ 205,000	11,300	N	N	3705 S 170TH ST
003	538100	0262	11/28/2006	\$ 320,000	8,630	N	N	17224 37TH LN S
003	538100	0296	03/17/2007	\$ 240,000	10,273	N	N	17247 40TH AVE S

**Mobile Home Sales Removed From This Physical Inspection Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	121900	0313	07/06/2005	70,000	DIAGNOSTIC OUTLIER
002	768620	1495	04/14/2006	125,000	NON-REPRESENTATIVE SALE; MOBILE HOME;
002	768620	1495	07/19/2005	105,000	NON-REPRESENTATIVE SALE; MOBILE HOME;
003	342304	9023	06/27/2007	150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	537980	4202	03/16/2005	195,000	DIAGNOSTIC OUTLIER
003	537980	4597	06/21/2005	115,000	DIAGNOSTIC OUTLIER
003	538100	0017	10/26/2005	117,500	RELATED PARTY, FRIEND, OR NEIGHBOR;

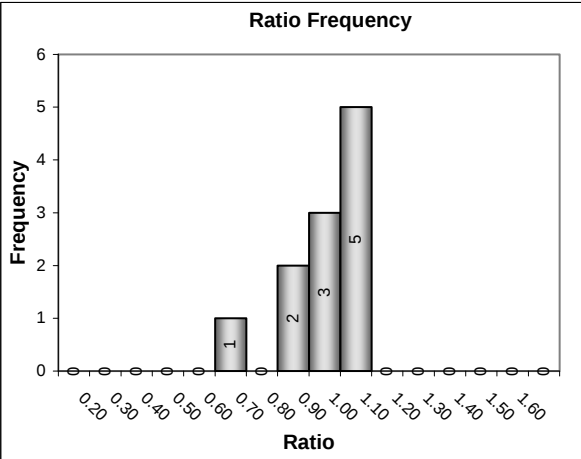
Mobile Home Ratio Study Report (Before)

2007 Assessment

District/Team: WC / Team - 2	Lien Date: 01/01/2007	Date of Report: 07/17/2008	Sales Dates: 1/2005- 12/2007
Area 96	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		Ratio Frequency	
Sample size (n)	11		
Mean Assessed Value	159,000		
Mean Sales Price	218,500		
Standard Deviation AV	43,749		
Standard Deviation SP	38,139		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.730		
Median Ratio	0.694		
Weighted Mean Ratio	0.728		
UNIFORMITY			
Lowest ratio	0.481		
Highest ratio:	1.035		
Coefficient of Dispersion	17.42%		
Standard Deviation	0.171		
Coefficient of Variation	23.50%		
Price Related Differential (PRD)	1.003		
RELIABILITY		COMMENTS: Mobile Homes throughout area 96.	
95% Confidence: Median			
Lower limit	0.545		
Upper limit	0.974		
95% Confidence: Mean			
Lower limit	0.628		
Upper limit	0.831		
SAMPLE SIZE EVALUATION			
N (population size)	81		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.171		
Recommended minimum:	45		
Actual sample size:	11		
Conclusion:			
NORMALITY			
Binomial Test			
# ratios below mean:	7		
# ratios above mean:	4		
z:	0.905		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Mobile Home Ratio Study Report (After)

2008 Assessment

District/Team: WC / Team - 2	Lien Date: 01/01/2008	Date of Report: 07/17/2008	Sales Dates: 1/2005 - 12/2007
Area 96	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		Ratio Frequency 	
Sample size (n)			
Mean Assessed Value			
Mean Sales Price			
Standard Deviation AV			
Standard Deviation SP			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio			
Median Ratio			
Weighted Mean Ratio			
UNIFORMITY			
Lowest ratio			
Highest ratio:			
Coefficient of Dispersion			
Standard Deviation			
Coefficient of Variation			
Price Related Differential (PRD)			
RELIABILITY		COMMENTS: Mobile Homes throughout area 96. Both assessment level and uniformity have been improved by application of the recommended values.	
95% Confidence: Median			
Lower limit			
Upper limit			
95% Confidence: Mean			
Lower limit			
Upper limit			
SAMPLE SIZE EVALUATION			
N (population size)			
B (acceptable error - in decimal)			
S (estimated from this sample)			
Recommended minimum:			
Actual sample size:			
Conclusion:			
NORMALITY			
Binomial Test			
# ratios below mean:			
# ratios above mean:			
z:			
Conclusion:			
*i.e. no evidence of non-normality			

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.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

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

Email: assessor.info@kingcounty.gov

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr