

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Maple Valley / 56

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 748

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$99,500	\$252,300	\$351,800			
2009 Value	\$93,900	\$193,500	\$287,400	\$339,800	84.6%	6.42%
Change	-\$5,600	-\$58,800	-\$64,400			
% Change	-5.6%	-23.3%	-18.3%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

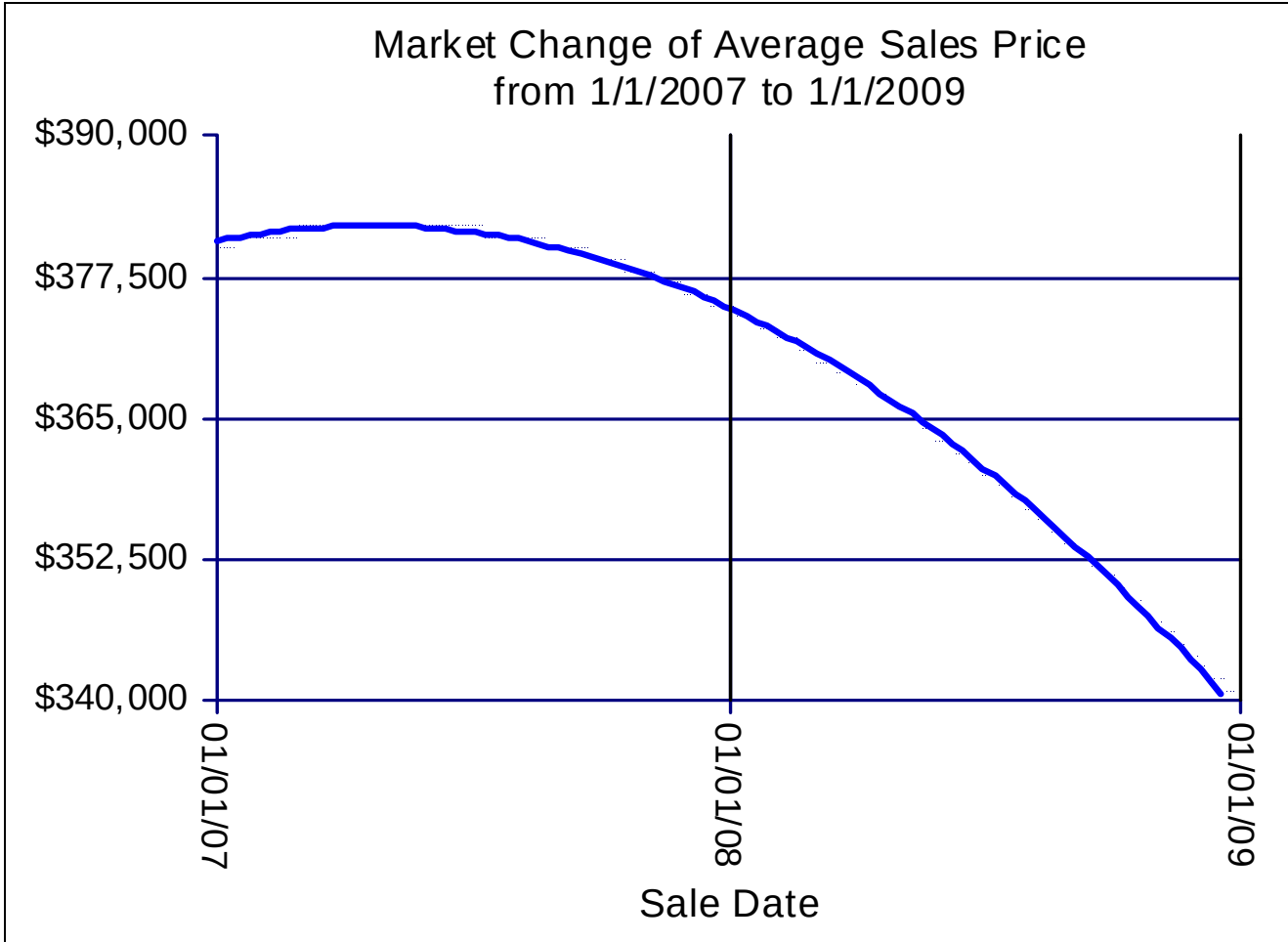
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$104,800	\$242,800	\$347,600
2009 Value	\$99,000	\$188,500	\$287,500
Percent Change	-5.5%	-22.4%	-17.3%

Number of one to three unit residences in the Population: 6056

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for houses built or renovated after 2005, and houses sited in Majors 025537, 541650, 541651, and 549146, which had a higher average ratio in comparison to the rest of the population; therefore, resulting in a larger downward adjustment. The formula adjusts for these differences, thus improving equalization.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

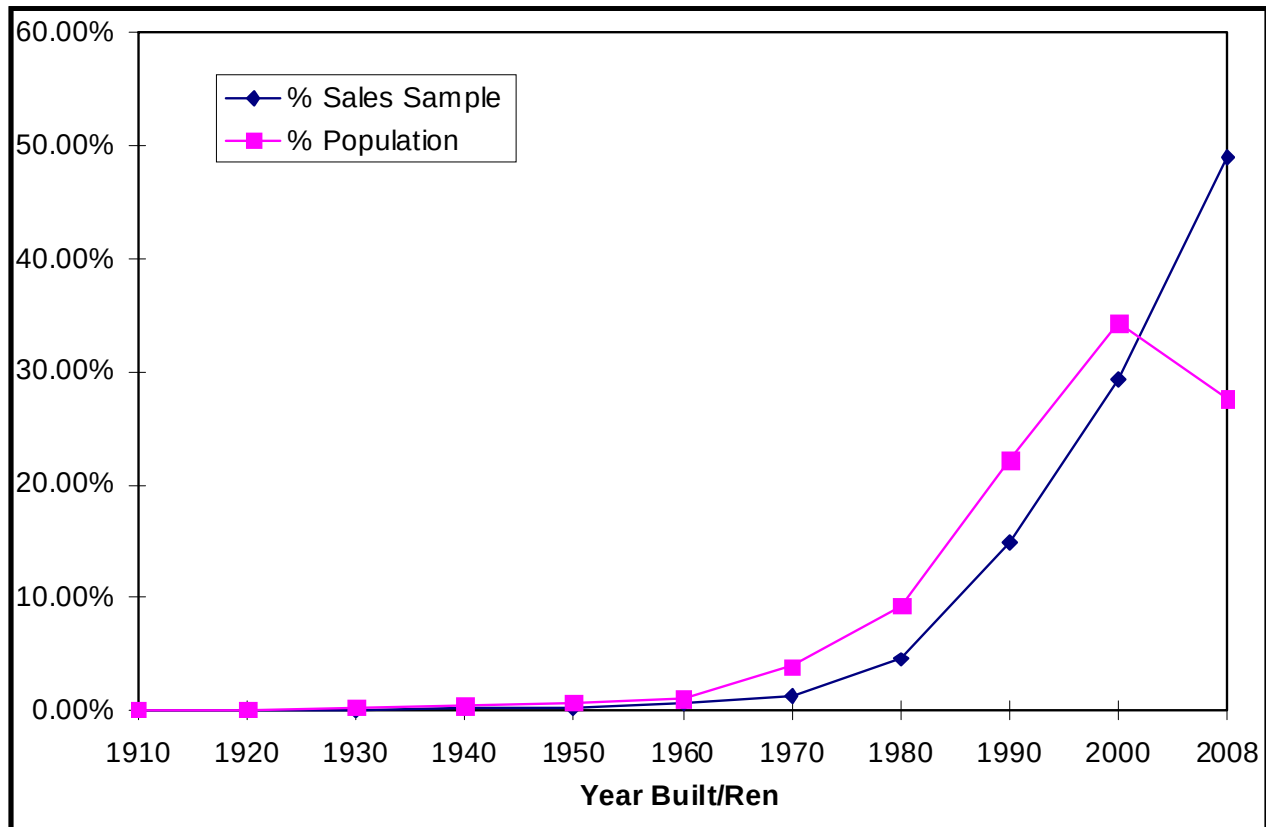
**Market Change of Average Sale Price in Area 56
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.13%
1950	2	0.27%
1960	5	0.67%
1970	10	1.34%
1980	34	4.55%
1990	111	14.84%
2000	219	29.28%
2008	366	48.93%
	748	

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.02%
1930	18	0.30%
1940	27	0.45%
1950	43	0.71%
1960	65	1.07%
1970	235	3.88%
1980	562	9.28%
1990	1347	22.24%
2000	2082	34.38%
2008	1676	27.68%
	6056	

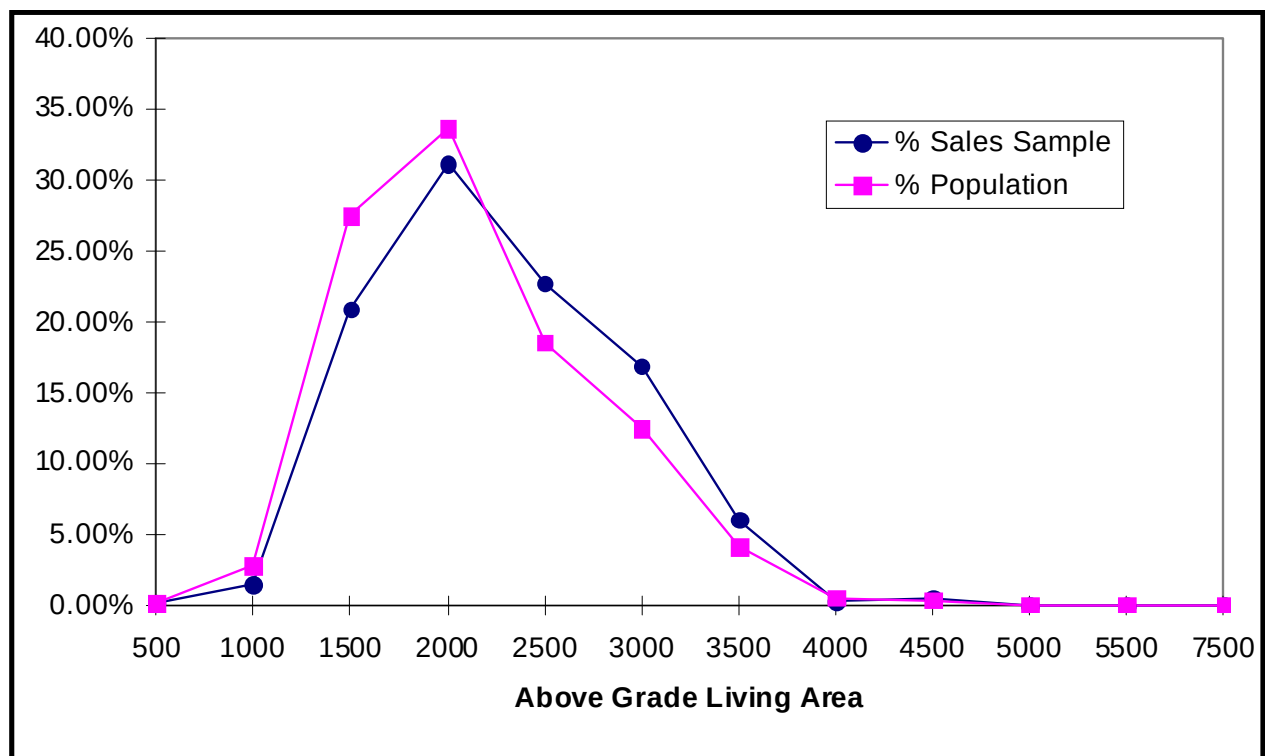


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.13%
1000	11	1.47%
1500	156	20.86%
2000	233	31.15%
2500	170	22.73%
3000	126	16.84%
3500	45	6.02%
4000	2	0.27%
4500	4	0.53%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	748	

Population		
AGLA	Frequency	% Population
500	7	0.12%
1000	167	2.76%
1500	1662	27.44%
2000	2034	33.59%
2500	1121	18.51%
3000	757	12.50%
3500	251	4.14%
4000	31	0.51%
4500	22	0.36%
5000	2	0.03%
5500	1	0.02%
7500	1	0.02%
	6056	

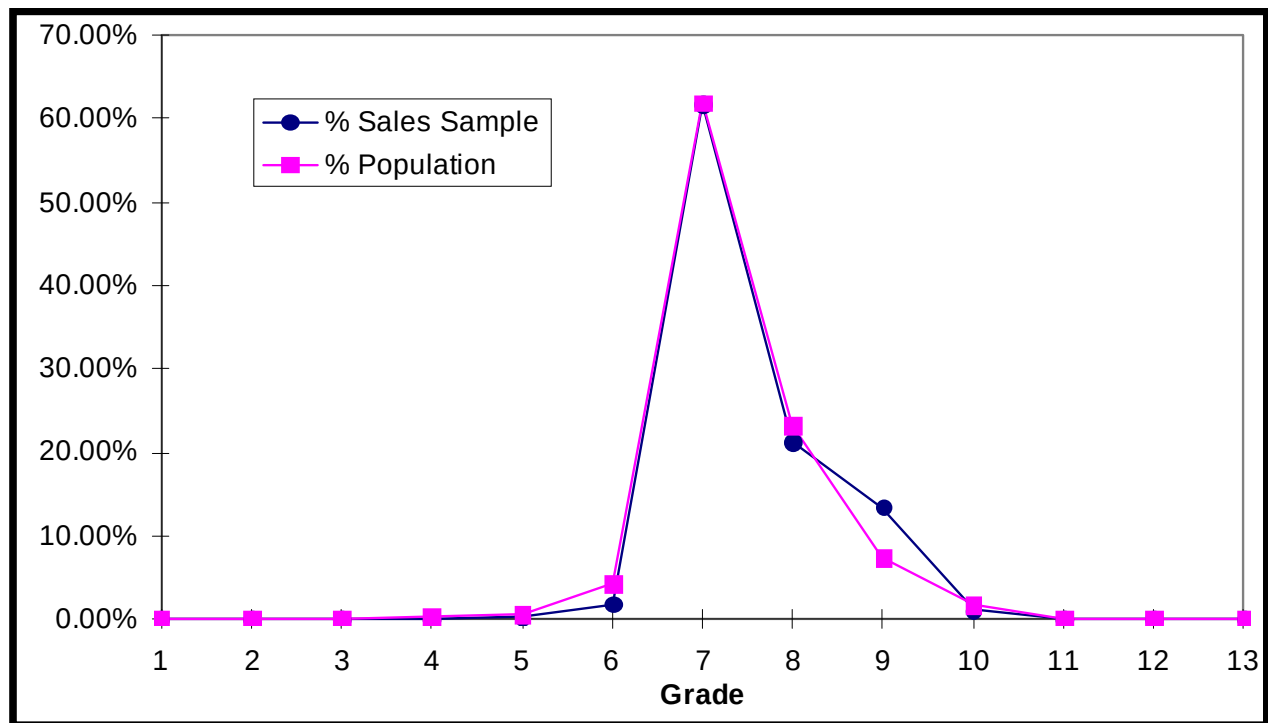


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

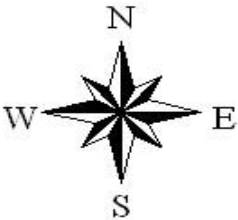
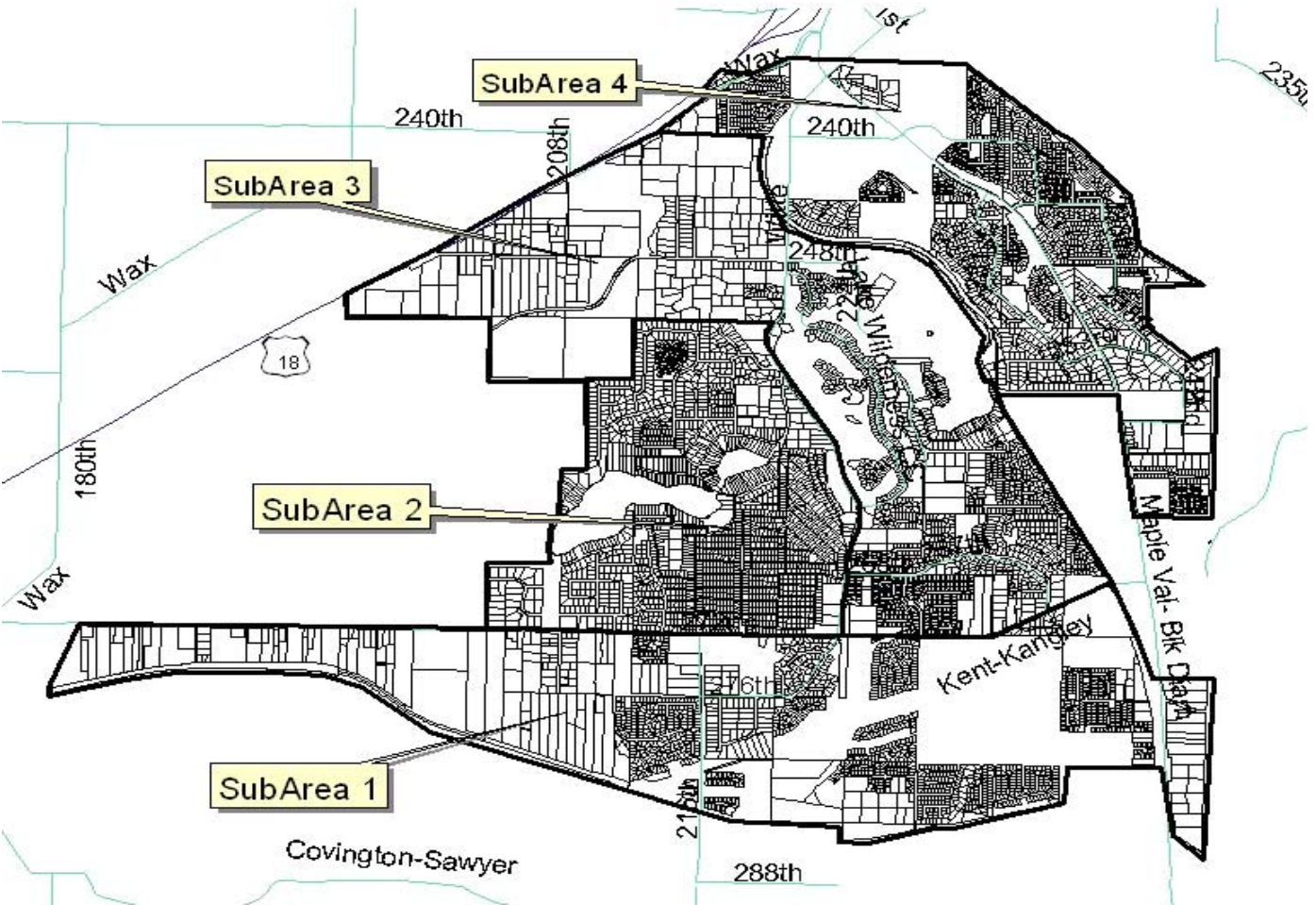
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.27%
6	14	1.87%
7	463	61.90%
8	160	21.39%
9	101	13.50%
10	8	1.07%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	748	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	17	0.28%
5	42	0.69%
6	266	4.39%
7	3756	62.02%
8	1413	23.33%
9	448	7.40%
10	102	1.68%
11	10	0.17%
12	1	0.02%
13	0	0.00%
	6056	



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.

Area 56



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 4, 2009

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2007 through 12/31/08 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 7 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 5.5% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x .95, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 748 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.021031 + 8.807734E-02*Plat025537 + 6.368747E-02*Plat549146 + 3.731004E-02*NewYrBltRen

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .817$.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .817$
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .817$

Model Validation

The resulting assessment level is 84.6%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -17.3%. This decrease is due partly to downward 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.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 56 Annual Update Model Adjustments

2009 Total Value = 2008 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.85.

Standard Area Adjustment

-16.75%

New House > 2005 except Majors listed below	Yes
% Adjustment	-19.69%

Majors 541650 & 541651	Yes
% Adjustment	-19.69%

Major 025537	Yes
% Adjustment	-23.36%

Major 549146	Yes
% Adjustment	-21.64%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House parcel built after 2005 would *approximately* receive a -19.69% downward adjustment. 358 parcels in the improved population would receive this adjustment. There were 144 sales.

For instance, a parcel in Majors 541650 & 541651 would approximately receive a -19.69% downward adjustment. 238 parcels in the improved population would receive this adjustment. There were 65 sales.

For instance, a parcel in Major 025537 would approximately receive a -23.36% downward adjustment. 44 parcels in the improved population would receive this adjustment. There were 41 sales.

For instance, a parcel in Major 549146 would approximately receive a -21.64% downward adjustment. 50 parcels in the improved population would receive this adjustment. There were 12 sales.

There were no properties that would receive a multiple variable adjustment.

Generally New House parcels and parcels located in Majors 541650, 541651, 025537 and 549146, were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

88.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 56 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.894	-10.6%
2/1/2007	0.892	-10.8%
3/1/2007	0.891	-10.9%
4/1/2007	0.890	-11.0%
5/1/2007	0.889	-11.1%
6/1/2007	0.890	-11.0%
7/1/2007	0.890	-11.0%
8/1/2007	0.892	-10.8%
9/1/2007	0.894	-10.6%
10/1/2007	0.896	-10.4%
11/1/2007	0.899	-10.1%
12/1/2007	0.903	-9.7%
1/1/2008	0.907	-9.3%
2/1/2008	0.912	-8.8%
3/1/2008	0.917	-8.3%
4/1/2008	0.923	-7.7%
5/1/2008	0.929	-7.1%
6/1/2008	0.936	-6.4%
7/1/2008	0.943	-5.7%
8/1/2008	0.951	-4.9%
9/1/2008	0.960	-4.0%
10/1/2008	0.969	-3.1%
11/1/2008	0.979	-2.1%
12/1/2008	0.989	-1.1%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.890	\$467,000
Sale 2	\$475,000	10/1/2008	0.969	\$460,000
Sale 3	\$515,000	7/1/2008	0.943	\$485,000

* The adjusted sale price has been rounded to the nearest \$1000.

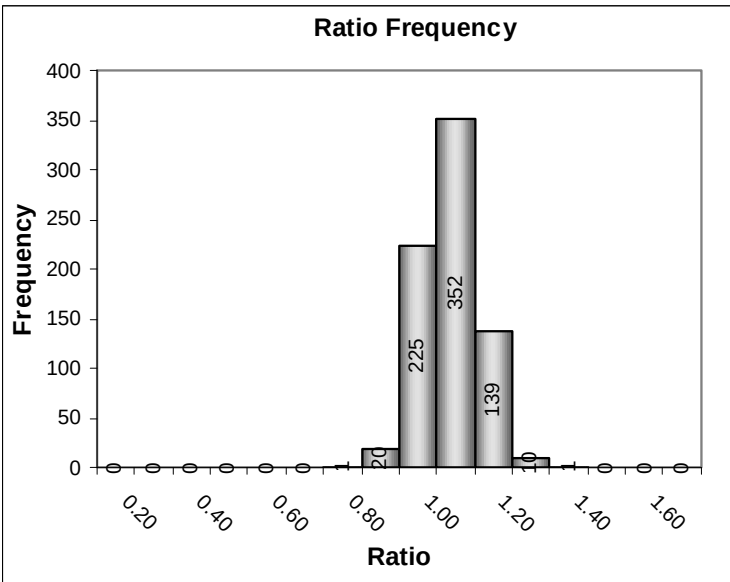
The time adjustment formula for Area 56 is $(1.021031 + 0.0003779292 * \text{SaleDay} + 0.0000003110598 * \text{SaleDaySq} + 0.08807734 * 0.05481283 + 0.06368747 * 0.01604278 + 0.03731004 * 0.2874331) / (1.021031 + 0.08807734 * 0.05481283 + 0.06368747 * 0.01604278 + 0.03731004 * 0.2874331)$

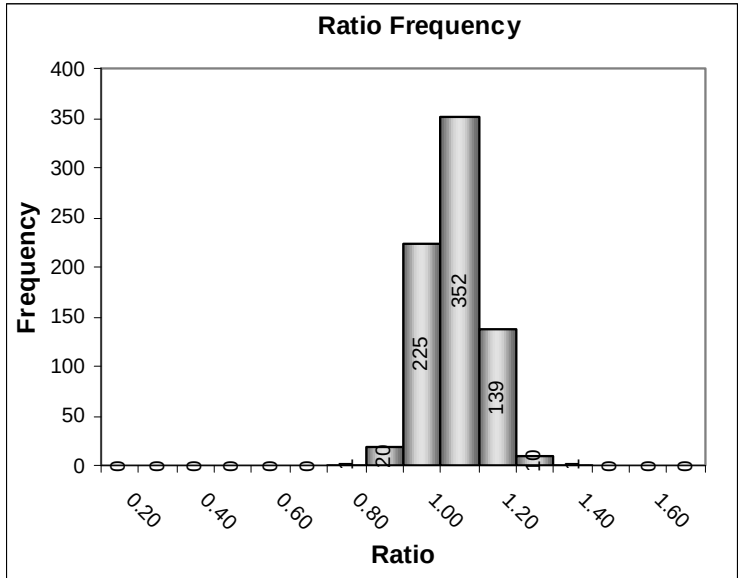
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: S.E. - Team 2	Appr. Date: 01/01/2008	Date of Report: 06/04/2009	Sales Dates: 1/2007 - 12/2008
Area 56 - Maple Valley	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	748		
Mean Assessed Value	351,800		
Mean Adj. Sales Price	339,800		
Standard Deviation AV	78,174		
Standard Deviation SP	76,829		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.038		
Median Ratio	1.036		
Weighted Mean Ratio	1.035		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 56 Sales Prices are adjusted for time to the Assessment Date of 1/1/2009	
Lowest ratio	0.789		
Highest ratio:	1.324		
Coefficient of Dispersion	5.74%		
Standard Deviation	0.075		
Coefficient of Variation	7.21%		
Price Related Differential (PRD)	1.002		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.029		
Upper limit	1.042		
95% Confidence: Mean			
Lower limit	1.032		
Upper limit	1.043		
SAMPLE SIZE EVALUATION			
N (population size)	6056		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.075		
Recommended minimum:	9		
Actual sample size:	748		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	379		
# ratios above mean:	369		
z:	0.366		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



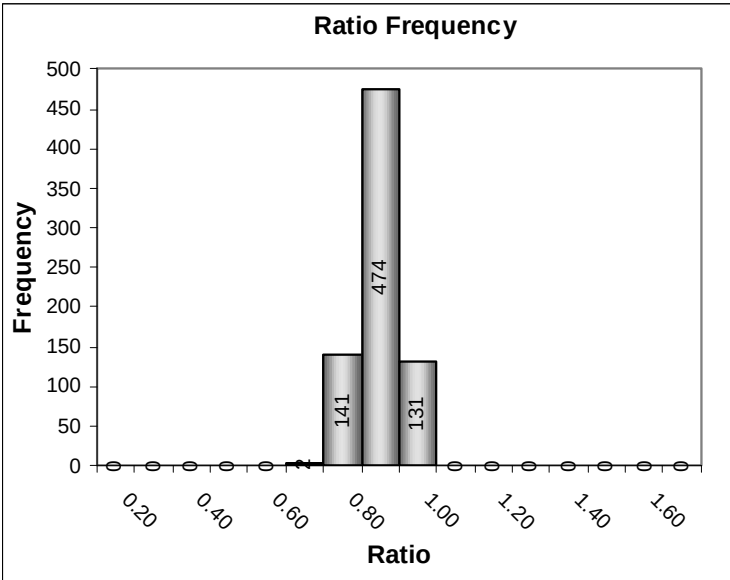
COMMENTS:

1 to 3 Unit Residences throughout area 56

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: S.E. - Team 2	Appr. Date: 01/01/2009	Date of Report: 06/04/2009	Sales Dates: 1/2007 - 12/2008										
Area 56 - Maple Valley	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES										
SAMPLE STATISTICS		Ratio Frequency  A histogram showing the frequency distribution of ratios for 1 to 3 unit residences in area 56. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 500 in increments of 50. The distribution is centered around 0.80. The bar for the 0.75-0.80 ratio range has a frequency of 141. The bar for the 0.80-0.85 ratio range has a frequency of 474. The bar for the 0.85-0.90 ratio range has a frequency of 131. All other ratio ranges have a frequency of 0. <table border="1"><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75 - 0.80</td><td>141</td></tr><tr><td>0.80 - 0.85</td><td>474</td></tr><tr><td>0.85 - 0.90</td><td>131</td></tr><tr><td>Other ranges</td><td>0</td></tr></tbody></table>		Ratio Range	Frequency	0.75 - 0.80	141	0.80 - 0.85	474	0.85 - 0.90	131	Other ranges	0
Ratio Range	Frequency												
0.75 - 0.80	141												
0.80 - 0.85	474												
0.85 - 0.90	131												
Other ranges	0												
Sample size (n)	748												
Mean Assessed Value	287,400												
Mean Sales Price	339,800												
Standard Deviation AV	62,511												
Standard Deviation SP	76,829												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.848												
Median Ratio	0.849												
Weighted Mean Ratio	0.846												
UNIFORMITY													
Lowest ratio	0.656												
Highest ratio:	0.981												
Coefficient of Dispersion	5.12%												
Standard Deviation	0.054												
Coefficient of Variation	6.42%												
Price Related Differential (PRD)	1.003												
RELIABILITY													
95% Confidence: Median													
Lower limit	0.844												
Upper limit	0.854												
95% Confidence: Mean													
Lower limit	0.844												
Upper limit	0.852												
SAMPLE SIZE EVALUATION													
N (population size)	6056												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.054												
Recommended minimum:	5												
Actual sample size:	748												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	371												
# ratios above mean:	377												
z:	0.219												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

COMMENTS:

1 to 3 Unit Residences throughout area 56

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

Sales Prices are adjusted for time to the Assesment Date of 1/1/2009

COMMENTS:

1 to 3 Unit Residences throughout area 56

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

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	312206	9046	3/26/07	\$215,000	\$191,000	660	5	1943	4	12920	N	N	19403 SE 272ND ST
001	342206	9029	8/18/08	\$272,500	\$261,000	1700	6	1992	3	8134	N	N	27608 240TH AVE SE
001	202570	0800	5/9/08	\$292,450	\$272,000	1050	7	1993	3	7666	N	N	23032 SE 282ND CT
001	202570	0470	9/23/08	\$264,950	\$256,000	1120	7	1992	3	8734	N	N	28220 231ST PL SE
001	202570	1370	6/29/07	\$295,000	\$263,000	1150	7	1992	3	7996	N	N	22906 SE 281ST PL
001	202570	0160	6/6/08	\$270,000	\$253,000	1170	7	1992	3	6000	N	N	22916 SE 283RD ST
001	202570	0100	4/4/07	\$315,000	\$280,000	1170	7	1992	3	6288	N	N	28215 230TH AVE SE
001	202570	0450	11/19/07	\$344,950	\$311,000	1170	7	1992	3	22229	N	N	23009 SE 283RD PL
001	231003	0390	11/18/08	\$250,000	\$246,000	1180	7	1993	3	6260	N	N	27609 220TH CT SE
001	231001	0030	2/28/08	\$285,000	\$261,000	1180	7	1990	3	7729	N	N	27330 227TH PL SE
001	231000	0580	1/9/08	\$288,825	\$262,000	1180	7	1990	3	7196	N	N	27423 227TH AVE SE
001	231003	0480	5/14/08	\$306,000	\$285,000	1180	7	1993	3	7303	N	N	22060 SE 277TH ST
001	231001	0140	2/8/07	\$330,000	\$294,000	1180	7	1990	3	7253	N	N	27440 227TH PL SE
001	231000	0040	4/23/07	\$342,000	\$304,000	1200	7	1990	3	7497	N	N	27457 226TH AVE SE
001	231000	0450	12/13/07	\$298,500	\$270,000	1220	7	1989	3	8148	N	N	27408 227TH AVE SE
001	231000	0390	3/12/07	\$333,000	\$296,000	1220	7	1989	3	8054	N	N	27312 226TH AVE SE
001	743710	0780	3/13/08	\$303,000	\$278,000	1260	7	1991	3	6244	N	N	28141 235TH AVE SE
001	743710	0860	8/9/07	\$336,950	\$301,000	1280	7	1991	3	6974	N	N	28100 235TH AVE SE
001	221590	1850	3/12/07	\$314,000	\$280,000	1310	7	1992	3	6999	N	N	27785 213TH CT SE
001	221590	1920	11/14/08	\$283,750	\$279,000	1320	7	1993	3	6673	N	N	27792 213TH CT SE
001	221590	1780	5/10/07	\$319,950	\$285,000	1340	7	1992	3	7000	N	N	27754 212TH PL SE
001	053800	0350	3/30/07	\$316,500	\$282,000	1370	7	1998	3	4698	N	N	27644 238TH AVE SE
001	202570	1090	1/5/07	\$318,990	\$285,000	1370	7	1993	3	6600	N	N	22944 SE 280TH PL
001	202570	0870	5/16/07	\$331,000	\$294,000	1370	7	1992	3	6170	N	N	23041 SE 282ND CT
001	053800	0090	8/1/07	\$335,000	\$299,000	1370	7	1998	3	5400	N	N	23727 SE 277TH PL
001	202570	0350	8/15/07	\$305,000	\$272,000	1400	7	1991	3	6000	N	N	28313 229TH PL SE
001	231000	0110	4/23/08	\$269,000	\$249,000	1410	7	1990	3	7176	N	N	27415 226TH AVE SE
001	221590	0290	4/12/07	\$295,000	\$262,000	1410	7	1992	3	9249	N	N	27933 212TH PL SE
001	221590	0250	11/27/07	\$295,000	\$266,000	1410	7	1992	3	9120	N	N	21162 SE 280TH PL
001	221590	0170	1/30/08	\$300,000	\$273,000	1410	7	1992	3	8590	N	N	21169 SE 280TH PL

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	202570	0760	5/17/07	\$319,000	\$284,000	1410	7	1992	3	6466	N	N	28109 231ST PL SE
001	337000	0035	10/15/07	\$427,000	\$383,000	1410	7	1975	4	11341	N	N	27249 208TH AVE SE
001	743710	0990	3/23/07	\$320,000	\$285,000	1430	7	1992	3	6118	N	N	28023 236TH AVE SE
001	337000	0151	12/12/07	\$360,000	\$325,000	1440	7	1972	4	22124	N	N	27442 208TH AVE SE
001	202570	0260	5/25/07	\$319,950	\$285,000	1490	7	1993	3	7589	N	N	28333 229TH AVE SE
001	202570	0620	3/12/07	\$313,000	\$279,000	1520	7	1992	3	6812	N	N	28004 231ST PL SE
001	743710	0620	10/23/07	\$295,000	\$265,000	1540	7	1991	3	6000	N	N	28021 234TH AVE SE
001	231003	0330	1/10/07	\$307,000	\$274,000	1570	7	1993	3	6897	N	N	22000 SE 277TH ST
001	322206	9050	3/6/08	\$315,000	\$289,000	1600	7	1960	4	20000	N	N	19631 SE 272ND ST
001	231003	0460	5/3/07	\$327,495	\$291,000	1600	7	1993	3	6003	N	N	27620 220TH CT SE
001	053800	0320	11/9/07	\$325,000	\$293,000	1610	7	1999	3	4674	N	N	27653 238TH PL SE
001	221590	0560	6/21/07	\$345,950	\$308,000	1610	7	1992	3	6910	N	N	27921 215TH PL SE
001	231001	0110	9/7/07	\$316,200	\$283,000	1620	7	1990	3	7380	N	N	27424 227TH PL SE
001	231000	0410	9/16/08	\$300,000	\$289,000	1620	7	1989	3	7238	N	N	27328 226TH AVE SE
001	231001	0170	7/3/07	\$324,950	\$289,000	1620	7	1990	3	7132	N	N	22715 SE 275TH ST
001	221590	0050	10/19/07	\$327,350	\$294,000	1630	7	1992	3	7810	N	N	27912 215TH PL SE
001	231003	0270	3/12/08	\$365,000	\$335,000	1640	7	1993	3	6721	N	N	22023 SE 277TH ST
001	743710	0650	3/19/08	\$311,000	\$286,000	1660	7	1992	3	6363	N	N	28003 234TH AVE SE
001	743710	0290	7/9/07	\$364,000	\$324,000	1660	7	1994	3	6179	N	N	28116 232ND PL SE
001	221590	1020	3/5/07	\$319,950	\$285,000	1670	7	1992	3	7181	N	N	27723 212TH PL SE
001	202570	0930	7/2/07	\$359,950	\$320,000	1670	7	1993	3	10197	N	N	28218 230TH AVE SE
001	221590	0180	6/20/07	\$319,000	\$284,000	1690	7	1992	3	7165	N	N	21163 SE 280TH PL
001	202570	0900	7/18/07	\$335,000	\$298,000	1700	7	1993	3	6200	N	N	23022 SE 283RD PL
001	743710	1120	12/16/08	\$322,000	\$320,000	1730	7	1991	3	9098	N	N	28132 236TH AVE SE
001	743710	1090	6/18/07	\$345,000	\$307,000	1740	7	1991	3	7824	N	N	28114 236TH AVE SE
001	202570	0180	6/13/08	\$310,000	\$291,000	1760	7	1991	3	5421	N	N	22904 SE 283RD ST
001	743710	0850	6/5/08	\$331,000	\$310,000	1760	7	1991	3	6976	N	N	28101 235TH AVE SE
001	231006	0170	3/27/08	\$299,000	\$276,000	1770	7	2003	3	5771	N	N	21668 SE 281ST ST
001	500960	0060	5/18/07	\$339,950	\$302,000	1770	7	2003	3	5000	N	N	21644 SE 283RD ST
001	278090	0250	7/12/07	\$347,000	\$309,000	1770	7	2004	3	4884	N	N	27623 240TH AVE SE
001	743710	1170	9/8/08	\$339,000	\$326,000	1770	7	1991	3	7200	N	N	23423 SE 282ND PL

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	202570	0190	11/7/07	\$325,000	\$292,000	1780	7	1991	3	7962	N	N	28301 229TH AVE SE
001	743710	0660	2/20/08	\$316,000	\$289,000	1790	7	1992	3	6368	N	N	28004 234TH AVE SE
001	202570	0150	3/6/07	\$370,000	\$329,000	1800	7	1992	3	6000	N	N	22922 SE 283RD ST
001	743710	0960	10/8/07	\$375,000	\$336,000	1800	7	1992	3	6168	N	N	28115 236TH AVE SE
001	202570	1260	4/22/08	\$300,000	\$278,000	1810	7	1992	3	6272	N	N	22949 SE 280TH PL
001	202570	1380	3/26/07	\$333,500	\$297,000	1810	7	1992	3	6899	N	N	22802 SE 281ST PL
001	202570	0530	5/19/08	\$314,500	\$293,000	1830	7	1993	3	6000	N	N	28118 231ST PL SE
001	186470	0460	7/16/07	\$329,950	\$294,000	1830	7	2007	3	4982	N	N	27219 213TH PL SE
001	186470	0470	8/9/07	\$329,950	\$294,000	1830	7	2007	3	5011	N	N	27217 213TH PL SE
001	186470	0320	10/11/07	\$329,950	\$296,000	1830	7	2007	3	5164	N	N	27218 212TH AVE SE
001	186470	0440	10/29/07	\$330,000	\$297,000	1830	7	2007	3	5557	N	N	21238 SE 273RD PL
001	186470	0390	11/26/07	\$338,615	\$305,000	1830	7	2007	3	5557	N	N	21218 SE 273RD PL
001	743710	0240	8/27/07	\$370,000	\$331,000	1890	7	1993	3	6203	N	N	28020 232ND PL SE
001	231003	0210	7/16/08	\$339,000	\$321,000	1900	7	1993	3	6425	N	N	22059 SE 277TH ST
001	231003	0070	7/10/07	\$389,000	\$346,000	1900	7	1994	3	9408	N	N	22118 SE 277TH ST
001	053800	0460	2/22/08	\$325,000	\$297,000	1910	7	1998	3	4598	N	N	27631 238TH AVE SE
001	231003	0140	3/31/08	\$355,000	\$327,000	1910	7	1993	3	7729	N	N	22139 SE 277TH ST
001	278091	0030	9/23/08	\$312,000	\$302,000	1920	7	2004	3	5606	N	N	24031 SE 277TH PL
001	231006	0110	8/24/07	\$334,500	\$299,000	1960	7	2003	3	5928	N	N	21663 SE 281ST ST
001	500960	0150	5/15/07	\$335,000	\$298,000	1970	7	2003	3	8931	N	N	21647 SE 283RD ST
001	186470	0300	11/6/07	\$350,000	\$315,000	1970	7	2007	3	7098	N	N	27210 212TH AVE SE
001	186470	0190	7/25/07	\$357,000	\$318,000	1970	7	2007	3	5366	N	N	21227 SE 273RD PL
001	186470	0170	8/8/07	\$359,950	\$321,000	1970	7	2007	3	5000	N	N	21235 SE 273RD PL
001	186470	0230	9/27/07	\$359,950	\$322,000	1970	7	2007	3	5000	N	N	27233 212TH AVE SE
001	186470	0410	10/2/07	\$359,950	\$323,000	1970	7	2007	3	5000	N	N	21226 SE 273RD PL
001	561600	0020	8/20/07	\$367,000	\$328,000	1980	7	2004	3	4744	N	N	28112 226TH PL SE
001	221590	0620	1/18/07	\$320,000	\$286,000	2000	7	1992	3	7466	N	N	27819 215TH PL SE
001	221590	0490	6/11/07	\$359,950	\$320,000	2000	7	1992	3	7000	N	N	21314 SE 280TH ST
001	221590	0540	5/8/07	\$363,950	\$324,000	2000	7	1992	3	7837	N	N	21520 SE 280TH ST
001	025537	0200	6/29/07	\$322,408	\$287,000	2020	7	2007	3	4182	N	N	27831 242ND PL SE
001	025537	0330	4/21/08	\$310,000	\$287,000	2020	7	2008	3	4900	N	N	27705 242ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	025537	0180	7/12/07	\$325,990	\$290,000	2020	7	2007	3	4127	N	N	27839 242ND PL SE
001	025537	0070	12/27/07	\$350,385	\$317,000	2020	7	2008	3	3600	N	N	24213 SE 278TH ST
001	053800	0120	6/6/07	\$357,500	\$318,000	2020	7	1998	3	5400	N	N	23813 SE 277TH PL
001	025537	0550	8/12/08	\$333,000	\$318,000	2020	7	2008	3	4046	N	N	24214 SE 277TH ST
001	025537	0110	9/18/07	\$356,875	\$319,000	2020	7	2007	3	3593	N	N	27820 242ND PL SE
001	025537	0270	12/19/07	\$353,000	\$319,000	2020	7	2008	3	4129	N	N	27727 242ND PL SE
001	025537	0560	5/6/08	\$345,990	\$322,000	2020	7	2008	3	4046	N	N	24218 SE 277TH ST
001	025537	0080	9/6/07	\$362,000	\$324,000	2020	7	2007	3	3600	N	N	24209 SE 278TH ST
001	025537	0540	8/22/08	\$338,085	\$324,000	2020	7	2008	3	4046	N	N	24210 SE 277TH ST
001	025537	0290	2/29/08	\$355,000	\$325,000	2020	7	2008	3	4129	N	N	27719 242ND PL SE
001	025537	0310	12/12/07	\$359,570	\$325,000	2020	7	2008	3	4144	N	N	27711 242ND PL SE
001	025537	0250	9/19/07	\$371,430	\$332,000	2020	7	2007	3	4128	N	N	27811 242ND PL SE
001	025537	0100	4/1/08	\$362,657	\$335,000	2020	7	2008	3	3600	N	N	27816 242ND PL SE
001	025537	0530	3/6/08	\$365,200	\$335,000	2020	7	2008	3	4048	N	N	24206 SE 277TH ST
001	025537	0060	1/16/08	\$372,620	\$339,000	2020	7	2007	3	4500	N	N	24217 SE 278TH ST
001	025537	0520	3/20/08	\$374,600	\$345,000	2020	7	2008	3	4812	N	N	24202 SE 277TH ST
001	025537	0030	9/8/08	\$388,300	\$374,000	2020	7	2008	3	3600	N	N	27710 243RD PL SE
001	510890	0230	9/23/08	\$295,500	\$286,000	2040	7	2004	3	7360	N	N	27453 237TH PL SE
001	510890	0110	8/18/08	\$320,500	\$306,000	2040	7	2004	3	5936	N	N	27414 237TH PL SE
001	053800	0290	1/7/08	\$339,950	\$309,000	2070	7	1999	3	4709	N	N	27635 238TH PL SE
001	053800	0360	7/3/07	\$395,000	\$352,000	2070	7	1998	3	4698	N	N	27638 238TH AVE SE
001	053800	0540	9/18/08	\$305,000	\$294,000	2080	7	1998	3	4709	N	N	27634 237TH PL SE
001	186470	0130	6/11/07	\$369,950	\$329,000	2080	7	2007	3	4700	N	N	21309 SE 273RD PL
001	053800	0230	1/10/07	\$345,000	\$308,000	2090	7	1999	3	5500	N	N	27618 238TH PL SE
001	053800	0130	4/23/08	\$340,000	\$315,000	2090	7	1998	3	5402	N	N	23819 SE 277TH PL
001	025537	0490	7/11/08	\$358,260	\$339,000	2160	7	2008	3	3800	N	N	24211 SE 277TH ST
001	025537	0120	7/12/07	\$385,250	\$343,000	2160	7	2007	3	5512	N	N	27824 242ND PL SE
001	025537	0580	12/22/08	\$359,990	\$359,000	2160	7	2007	3	4046	N	N	24226 SE 277TH ST
001	025537	0350	5/2/08	\$396,804	\$369,000	2160	7	2008	3	4138	N	N	27701 242ND PL SE
001	231006	0070	7/15/08	\$360,000	\$341,000	2310	7	2003	3	6270	N	N	21639 SE 281ST ST
001	025537	0150	9/18/08	\$319,990	\$309,000	2350	7	2008	3	7297	N	N	27851 242ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	278090	0010	10/12/07	\$370,000	\$332,000	2450	7	2003	3	4714	N	N	27607 239TH PL SE
001	561600	0140	7/24/07	\$382,500	\$341,000	2490	7	2004	3	4628	N	N	28108 225TH PL SE
001	186470	0150	8/29/07	\$393,000	\$351,000	2490	7	2007	3	5386	N	N	21243 SE 273RD PL
001	186470	0180	5/16/07	\$395,000	\$351,000	2490	7	2007	3	5000	N	N	21231 SE 273RD PL
001	186470	0120	5/7/07	\$406,000	\$361,000	2490	7	2007	3	6067	N	N	21313 SE 273RD PL
001	186470	0030	3/7/08	\$394,950	\$362,000	2490	7	2007	3	5071	N	N	27220 213TH PL SE
001	156050	0170	5/1/07	\$379,950	\$338,000	2560	7	2002	3	5369	N	N	24009 SE 279TH ST
001	025537	0170	8/3/07	\$358,775	\$320,000	2580	7	2007	3	4127	N	N	27843 242ND PL SE
001	025537	0210	8/14/07	\$358,225	\$320,000	2580	7	2007	3	4128	N	N	27827 242ND PL SE
001	025537	0260	9/13/07	\$375,000	\$335,000	2580	7	2007	3	4129	N	N	27805 242ND PL SE
001	025537	0320	6/10/08	\$359,775	\$337,000	2580	7	2008	3	4422	N	N	27707 242ND PL SE
001	025537	0510	11/8/07	\$376,930	\$339,000	2580	7	2008	3	4522	N	N	24203 SE 277TH ST
001	025537	0220	7/11/07	\$391,510	\$349,000	2580	7	2007	3	4128	N	N	27823 242ND PL SE
001	025537	0240	8/22/07	\$392,225	\$350,000	2580	7	2007	3	4128	N	N	27815 242ND PL SE
001	025537	0280	11/6/07	\$394,985	\$355,000	2580	7	2008	3	4129	N	N	27723 242ND PL SE
001	025537	0300	11/23/07	\$396,715	\$358,000	2580	7	2008	3	4129	N	N	27715 242ND PL SE
001	025537	0380	8/9/07	\$404,040	\$360,000	2580	7	2007	3	3800	N	N	24212 SE 278TH ST
001	025537	0370	9/10/07	\$410,920	\$367,000	2580	7	2007	3	3800	N	N	24208 SE 278TH ST
001	510890	0210	6/18/07	\$429,000	\$382,000	2580	7	2004	3	5534	N	N	27441 237TH PL SE
001	025537	0500	7/24/08	\$354,600	\$337,000	2690	7	2008	3	3800	N	N	24207 SE 277TH ST
001	025537	0360	7/9/07	\$379,328	\$338,000	2690	7	2007	3	4615	N	N	24204 SE 278TH ST
001	025537	0230	8/23/07	\$386,650	\$345,000	2690	7	2007	3	4128	N	N	27819 242ND PL SE
001	278091	0040	11/15/07	\$386,550	\$348,000	2690	7	2004	3	4370	N	N	24035 SE 277TH PL
001	025537	0050	4/17/08	\$389,545	\$361,000	2690	7	2008	3	3724	N	N	27718 243RD PL SE
001	025537	0340	9/10/08	\$371,340	\$357,000	2700	7	2008	3	4131	N	N	27703 242ND PL SE
001	025537	0090	7/19/07	\$358,950	\$320,000	2710	7	2007	3	4366	N	N	24205 SE 278TH ST
001	025537	0190	7/17/07	\$349,640	\$312,000	2720	7	2007	3	4127	N	N	27835 242ND PL SE
001	186470	0220	3/5/08	\$399,950	\$367,000	2960	7	2007	3	5000	N	N	27239 212TH AVE SE
001	186470	0480	7/26/07	\$418,000	\$373,000	2960	7	2007	3	11648	N	N	27215 213TH PL SE
001	186470	0200	8/23/07	\$429,950	\$384,000	2990	7	2007	3	5050	N	N	27247 212TH AVE SE
001	231004	0310	4/12/07	\$408,000	\$363,000	1620	8	1999	3	7787	N	N	27914 226TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	221590	1130	6/15/07	\$389,950	\$347,000	1850	8	1992	3	7480	N	N	21336 SE 277TH ST
001	221590	1940	3/27/07	\$364,950	\$325,000	1940	8	1993	3	8316	N	N	21325 SE 277TH PL
001	231010	0140	4/3/07	\$390,000	\$347,000	1990	8	2003	3	7385	N	N	22412 SE 280TH PL
001	231015	0030	5/5/08	\$352,300	\$328,000	2080	8	2005	3	3736	N	N	28120 227TH PL SE
001	231004	0400	8/31/07	\$405,000	\$362,000	2080	8	1998	3	6983	N	N	27928 227TH CT SE
001	231010	0260	3/13/07	\$388,000	\$345,000	2120	8	2002	3	5574	N	N	22431 SE 280TH PL
001	221590	0350	3/25/08	\$373,750	\$344,000	2150	8	1992	4	7806	N	N	27805 212TH PL SE
001	231011	0140	11/4/08	\$380,000	\$372,000	2180	8	2004	3	10500	N	N	28014 227TH PL SE
001	231004	0210	12/22/08	\$322,000	\$321,000	2220	8	1999	3	5805	N	N	22423 S 279TH ST
001	221590	1460	6/2/08	\$355,000	\$332,000	2220	8	1992	3	6825	N	N	27737 215TH AVE SE
001	231004	0070	11/20/08	\$338,950	\$334,000	2220	8	1999	3	6578	N	N	22614 S 279TH ST
001	231010	0340	1/6/07	\$394,900	\$353,000	2240	8	2002	3	5086	N	N	22512 SE 281ST ST
001	231010	0010	2/20/08	\$365,000	\$334,000	2250	8	2003	3	5474	N	N	28028 225TH PL SE
001	231004	0260	5/29/07	\$435,000	\$387,000	2260	8	1999	3	9326	N	N	22513 S 279TH ST
001	231015	0010	7/26/07	\$391,500	\$349,000	2262	8	2005	3	5380	N	N	28104 227TH PL SE
001	231004	0160	4/1/08	\$381,000	\$351,000	2330	8	2001	3	6000	N	N	22430 SE 279TH ST
001	231011	0050	11/9/07	\$372,000	\$335,000	2340	8	2004	3	6801	N	N	22614 SE 280TH PL
001	231015	0060	4/2/07	\$385,000	\$343,000	2380	8	2005	3	5648	N	N	28132 227TH PL SE
001	231010	0100	2/19/08	\$390,000	\$357,000	2390	8	2003	3	5140	N	N	22432 SE 280TH PL
001	231004	0170	3/21/07	\$406,000	\$361,000	2390	8	2008	3	6001	N	N	22424 SE 279TH ST
001	231011	0150	6/22/07	\$424,000	\$377,000	2410	8	2004	3	6373	N	N	28018 227TH PL SE
001	231002	0140	6/25/08	\$399,000	\$376,000	2450	8	1995	3	7397	N	N	22765 SE 277TH PL
001	885651	0050	6/12/07	\$396,950	\$353,000	2460	8	2006	3	4411	N	N	27426 238TH PL SE
001	885651	0080	3/19/07	\$396,950	\$353,000	2460	8	2006	3	5094	N	N	27410 238TH PL SE
001	885651	0240	5/11/07	\$397,000	\$353,000	2460	8	2006	3	4964	N	N	27443 238TH PL SE
001	885651	0010	6/1/07	\$414,450	\$369,000	2460	8	2006	3	4868	N	N	27446 238TH PL SE
001	231011	0180	10/8/07	\$400,000	\$359,000	2520	8	2005	3	5952	N	N	22650 SE 281ST ST
001	231010	0190	10/19/07	\$438,500	\$394,000	2530	8	2004	3	9529	Y	N	28019 224TH AVE SE
001	885651	0250	3/22/07	\$445,950	\$397,000	2720	8	2006	3	6072	N	N	27445 238TH PL SE
001	278120	0030	11/9/07	\$470,000	\$423,000	2720	8	2005	3	5762	N	N	27615 236TH CT SE
001	885651	0260	11/30/07	\$399,950	\$361,000	2810	8	2006	3	4957	N	N	27451 238TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	771400	0300	2/7/08	\$400,000	\$365,000	2820	8	2004	3	4602	N	N	27413 237TH AVE SE
001	771400	0280	1/14/08	\$447,500	\$407,000	2850	8	2004	3	4650	N	N	27420 236TH PL SE
001	885651	0040	8/6/07	\$405,000	\$361,000	2870	8	2006	3	4391	N	N	27430 238TH PL SE
001	885651	0030	7/2/07	\$409,950	\$365,000	2870	8	2006	3	4470	N	N	27436 238TH PL SE
001	885651	0060	2/14/07	\$426,170	\$380,000	2870	8	2006	3	4508	N	N	27420 238TH PL SE
001	885651	0130	8/28/08	\$410,000	\$393,000	2870	8	2006	3	5671	N	N	23718 SE 274TH ST
001	771400	0130	8/7/07	\$432,000	\$385,000	2890	8	2004	3	4418	N	N	27403 236TH PL SE
001	885651	0090	5/1/07	\$454,450	\$404,000	2930	8	2006	3	5110	N	N	27404 238TH PL SE
001	885651	0020	7/19/07	\$444,450	\$396,000	3060	8	2007	3	4696	N	N	27440 238TH PL SE
001	885651	0070	1/24/07	\$461,830	\$412,000	3060	8	2006	3	4577	N	N	27414 238TH PL SE
001	885651	0110	5/15/07	\$504,302	\$449,000	3060	8	2006	3	5748	N	N	23732 SE 274TH ST
002	680700	0120	1/17/07	\$340,000	\$304,000	680	5	1936	4	6172	Y	Y	21520 SE 262ND ST
002	154580	0910	9/28/07	\$200,000	\$179,000	740	6	1960	4	8024	N	N	21609 SE 266TH PL
002	154580	5140	7/12/07	\$239,950	\$214,000	770	6	1960	4	7500	N	N	26562 221ST PL SE
002	154580	1000	10/17/07	\$239,950	\$215,000	770	6	1972	4	7686	N	N	21663 SE 266TH PL
002	154580	0650	8/1/08	\$215,000	\$205,000	670	7	1948	4	8092	N	N	21611 SE 266TH ST
002	415630	0160	9/13/07	\$282,500	\$253,000	920	7	1980	3	9767	N	N	27125 SE 271ST PL
002	154580	2000	2/5/08	\$269,900	\$246,000	960	7	1983	3	7698	N	N	21627 SE 270TH ST
002	154580	2050	11/7/07	\$277,950	\$250,000	960	7	1983	3	7698	N	N	21659 SE 270TH ST
002	154580	6720	6/22/07	\$336,000	\$299,000	1020	7	1977	4	8800	N	N	26036 221ST PL SE
002	154580	3280	2/27/07	\$280,450	\$250,000	1040	7	1996	3	7625	N	N	21805 SE 268TH ST
002	154580	7820	11/11/08	\$253,500	\$249,000	1060	7	1997	3	7303	N	N	21322 SE 271ST ST
002	680700	0090	7/30/07	\$262,500	\$234,000	1070	7	1962	3	12136	N	N	25917 216TH PL SE
002	154580	5350	7/1/08	\$277,900	\$262,000	1070	7	1996	3	8510	N	N	26719 223RD PL SE
002	154580	6620	3/18/08	\$297,000	\$273,000	1070	7	1996	3	11280	N	N	26023 222ND CT SE
002	154580	6450	1/29/07	\$295,000	\$263,000	1080	7	1979	3	8000	N	N	26253 222ND PL SE
002	154580	8750	5/19/08	\$288,250	\$269,000	1100	7	1980	3	8100	N	N	22036 SE 271ST PL
002	154580	5420	8/19/08	\$304,000	\$291,000	1110	7	1983	4	7500	N	N	26530 221ST AVE SE
002	154580	5520	7/2/08	\$289,000	\$273,000	1120	7	1996	3	7500	N	N	26555 221ST PL SE
002	154580	3590	8/26/08	\$228,000	\$218,000	1130	7	1965	4	8320	N	N	21860 SE 268TH ST
002	415630	0580	12/28/07	\$345,000	\$313,000	1130	7	1980	3	9601	N	N	21203 SE 268TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	154580	1640	8/24/07	\$297,500	\$266,000	1140	7	1986	3	7686	N	N	21636 SE 269TH ST
002	154580	6170	4/25/07	\$367,000	\$326,000	1150	7	1983	3	18238	N	N	26342 222ND AVE SE
002	154580	0470	1/16/07	\$313,500	\$280,000	1160	7	1988	3	8058	N	N	26815 216TH AVE SE
002	154580	2020	7/9/08	\$300,550	\$284,000	1160	7	1990	3	7698	N	N	21641 SE 270TH ST
002	154580	0810	6/27/08	\$304,000	\$286,000	1160	7	1997	3	7540	N	N	21652 SE 266TH PL
002	154580	4790	1/28/08	\$318,000	\$290,000	1160	7	1980	4	8540	N	N	22010 SE 267TH ST
002	154580	8280	12/12/07	\$260,000	\$235,000	1180	7	1979	3	8100	N	N	22026 SE 269TH PL
002	154580	7290	10/1/08	\$257,250	\$249,000	1180	7	1978	3	18680	N	N	26518 214TH AVE SE
002	154580	8480	8/18/07	\$285,000	\$254,000	1180	7	1983	3	8500	N	N	22005 SE 270TH ST
002	154580	5770	1/10/07	\$320,000	\$286,000	1180	7	2004	3	7800	N	N	26331 221ST CT SE
002	154580	3190	6/7/07	\$313,000	\$278,000	1190	7	1979	3	8249	N	N	21860 SE 270TH ST
002	154580	1100	6/18/07	\$280,000	\$249,000	1200	7	1966	3	7686	N	N	21636 SE 267TH ST
002	154580	0980	7/2/07	\$306,000	\$272,000	1210	7	1988	3	7686	N	N	21651 SE 266TH PL
002	154580	5030	6/22/07	\$315,000	\$280,000	1210	7	1998	3	5460	N	N	26523 222ND AVE SE
002	154580	6030	1/12/07	\$324,950	\$290,000	1210	7	1987	3	10920	N	N	22024 SE 260TH PL
002	154580	2280	4/17/08	\$294,000	\$272,000	1230	7	1984	3	8272	N	N	21653 SE 271ST ST
002	154580	2890	7/25/07	\$310,500	\$277,000	1270	7	1988	3	7625	N	N	27010 218TH AVE SE
002	154580	2330	2/25/08	\$289,950	\$266,000	1290	7	1987	4	7358	N	N	27117 218TH AVE SE
002	154580	1780	5/15/07	\$272,000	\$242,000	1300	7	1987	3	7109	N	N	21653 SE 269TH ST
002	729660	0150	6/5/07	\$421,978	\$375,000	1300	7	1980	3	17686	N	N	21746 SE 259TH ST
002	154580	2750	1/7/08	\$281,000	\$255,000	1310	7	1987	3	7930	N	N	21832 SE 271ST PL
002	154580	4920	4/23/08	\$265,000	\$246,000	1330	7	1986	3	7500	N	N	26611 221ST PL SE
002	154580	3880	8/27/08	\$269,950	\$259,000	1340	7	1989	3	7931	N	N	21829 SE 266TH PL
002	154580	5360	7/20/07	\$313,000	\$279,000	1340	7	1989	3	8892	N	N	26727 223RD PL SE
002	154580	1340	11/12/08	\$252,000	\$248,000	1350	7	1987	3	7686	N	N	21660 SE 268TH ST
002	154580	1340	3/7/07	\$300,000	\$267,000	1350	7	1987	3	7686	N	N	21660 SE 268TH ST
002	154580	4850	11/26/07	\$295,000	\$266,000	1360	7	1984	3	7500	N	N	26628 221ST AVE SE
002	154580	5460	2/21/08	\$288,000	\$264,000	1370	7	1997	3	7500	N	N	26552 221ST AVE SE
002	144273	0120	8/14/07	\$324,950	\$290,000	1370	7	1983	3	16200	N	N	21309 SE 252ND PL
002	154580	8050	4/22/08	\$279,900	\$259,000	1380	7	1980	4	8100	N	N	22031 SE 268TH ST
002	154580	1520	9/8/07	\$279,000	\$249,000	1390	7	1984	3	7686	N	N	21653 SE 268TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	154580	8945	3/23/07	\$310,000	\$276,000	1410	7	1989	3	8288	N	N	26904 222ND AVE SE
002	154580	5670	10/23/07	\$301,500	\$271,000	1460	7	1986	3	7560	N	N	26549 221ST AVE SE
002	154580	7160	3/12/08	\$301,700	\$277,000	1470	7	1978	3	8276	N	N	21418 SE 268TH PL
002	154580	3640	3/14/08	\$260,000	\$239,000	1500	7	1987	3	7930	N	N	21833 SE 267TH ST
002	154580	1350	9/25/08	\$274,900	\$266,000	1500	7	1987	3	7686	N	N	21654 SE 268TH ST
002	154580	3020	8/20/07	\$315,000	\$281,000	1510	7	1989	3	7930	N	N	21847 SE 270TH ST
002	154580	7880	3/24/08	\$279,950	\$258,000	1530	7	1978	4	8614	N	N	21311 SE 271ST ST
002	154580	3340	9/19/08	\$315,000	\$304,000	1530	7	1986	4	7930	N	N	21828 SE 269TH ST
002	154580	0210	4/25/07	\$282,000	\$251,000	1540	7	1987	3	7345	N	N	21715 SE 265TH ST
002	154580	0370	6/18/08	\$310,000	\$291,000	1560	7	1987	4	13694	N	N	26657 216TH AVE SE
002	154580	3860	8/18/08	\$290,000	\$277,000	1570	7	1989	3	7931	N	N	21843 SE 266TH PL
002	415630	0560	10/29/08	\$279,950	\$274,000	1600	7	1981	3	9602	N	N	21219 SE 268TH ST
002	144130	0210	4/26/07	\$359,900	\$320,000	1600	7	1994	3	8253	N	N	21637 SE 256TH PL
002	154580	0100	9/17/08	\$281,500	\$272,000	1610	7	1952	3	7500	N	N	21521 SE 265TH PL
002	144130	0130	3/16/07	\$342,500	\$305,000	1610	7	1994	3	8544	N	N	21606 SE 257TH PL
002	154580	6280	6/28/07	\$320,000	\$285,000	1630	7	1997	3	11800	N	N	26106 220TH PL SE
002	154580	8160	5/21/07	\$287,777	\$256,000	1640	7	1988	3	8300	N	N	22005 SE 269TH ST
002	154580	2710	3/25/08	\$311,900	\$287,000	1650	7	1989	3	7625	N	N	27122 218TH AVE SE
002	154580	8270	3/13/07	\$285,000	\$254,000	1670	7	1978	3	8100	N	N	22034 SE 269TH PL
002	154580	7050	5/18/07	\$329,950	\$293,000	1680	7	2002	3	7954	N	N	22208 SE 261ST PL
002	154580	1230	7/16/07	\$299,950	\$267,000	1690	7	1987	3	7686	N	N	21635 SE 267TH ST
002	154580	2180	5/10/07	\$319,950	\$285,000	1690	7	1990	3	8111	N	N	21622 SE 271ST ST
002	154580	3330	8/30/07	\$329,950	\$295,000	1690	7	2004	3	7930	N	N	21820 SE 269TH ST
002	154580	5720	12/17/07	\$296,000	\$268,000	1720	7	1989	3	9350	N	N	26604 220TH PL SE
002	415630	0350	7/21/08	\$287,450	\$273,000	1720	7	1983	3	9601	N	N	21214 SE 270TH ST
002	154580	5720	4/30/07	\$311,950	\$277,000	1720	7	1989	3	9350	N	N	26604 220TH PL SE
002	154580	1140	6/12/07	\$344,500	\$307,000	1720	7	2002	3	7923	N	N	21610 SE 267TH ST
002	154580	4080	6/15/07	\$318,000	\$283,000	1730	7	1987	3	7800	N	N	21853 SE 266TH ST
002	154580	7800	3/27/07	\$303,950	\$270,000	1750	7	1979	4	9130	N	N	21304 SE 271ST ST
002	154580	7720	11/8/07	\$320,000	\$288,000	1770	7	2001	3	7630	N	N	21318 SE 270TH ST
002	154580	6790	11/12/07	\$299,900	\$270,000	1780	7	1989	3	7320	N	N	22003 SE 267TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	144130	0100	5/21/08	\$350,000	\$327,000	1840	7	1994	3	8190	N	N	21623 SE 257TH PL
002	144130	0120	3/25/08	\$366,000	\$337,000	1840	7	1994	3	6552	N	N	21611 SE 257TH PL
002	154580	8900	12/11/08	\$333,333	\$331,000	1860	7	1999	3	8140	N	N	27106 222ND AVE SE
002	154580	4580	1/4/08	\$319,500	\$290,000	1890	7	1987	3	8125	N	N	21848 SE 265TH ST
002	154580	6600	7/22/08	\$303,000	\$287,000	1900	7	1996	3	8664	N	N	26035 222ND CT SE
002	025200	0410	7/26/07	\$367,500	\$328,000	1920	7	1966	4	18928	N	N	21040 SE 268TH ST
002	154580	3720	2/11/08	\$317,000	\$290,000	1970	7	1989	3	7626	N	N	26660 218TH AVE SE
002	031830	0070	11/1/07	\$429,900	\$387,000	2000	7	1988	3	12966	N	N	21039 SE 268TH CT
002	154580	2230	9/12/08	\$309,000	\$298,000	2076	7	1996	3	8888	N	N	21621 SE 271ST ST
002	415630	0620	3/20/07	\$443,950	\$395,000	2120	7	1990	3	9663	N	N	26717 213TH PL SE
002	154580	7400	7/6/07	\$483,000	\$430,000	3750	7	1963	3	15515	N	N	26519 214TH AVE SE
002	144280	0340	8/8/07	\$245,950	\$219,000	1070	8	1981	3	3120	N	N	25423 213TH AVE SE
002	144280	0280	7/5/07	\$269,000	\$240,000	1070	8	1983	3	3294	N	N	25415 213TH AVE SE
002	144280	0310	12/17/07	\$229,500	\$208,000	1240	8	1981	3	4050	N	N	25421 213TH AVE SE
002	031830	0080	6/15/07	\$362,000	\$322,000	1340	8	1993	3	12741	N	N	21035 SE 268TH CT
002	154580	6010	3/26/08	\$350,000	\$322,000	1360	8	1978	3	9450	N	N	22010 SE 260TH PL
002	940660	0030	10/9/08	\$330,000	\$321,000	1370	8	1989	3	20520	N	N	21919 SE 255TH PL
002	144274	0240	10/29/08	\$362,000	\$354,000	1430	8	1987	3	13500	N	N	25707 210TH AVE SE
002	282206	9100	6/8/07	\$420,000	\$374,000	1470	8	1984	4	40043	N	N	25818 220TH AVE SE
002	144280	0470	3/9/07	\$265,000	\$236,000	1520	8	1980	3	2981	N	N	25433 213TH AVE SE
002	144280	0550	5/22/07	\$269,999	\$240,000	1520	8	1982	3	2147	N	N	25426 213TH AVE SE
002	144280	0500	8/13/07	\$280,000	\$250,000	1520	8	1980	3	4115	N	N	25433 213TH AVE SE
002	144280	0100	6/19/07	\$309,950	\$276,000	1740	8	1986	3	3640	N	N	25422 213TH PL SE
002	144280	0100	6/12/08	\$294,700	\$277,000	1740	8	1986	3	3640	N	N	25422 213TH PL SE
002	144280	0600	7/23/08	\$285,000	\$270,000	1750	8	1985	3	3972	N	N	25419 213TH PL SE
002	144280	0190	11/1/07	\$299,450	\$269,000	1800	8	1993	3	2683	N	N	24414 213TH PL SE
002	144273	0220	5/29/08	\$430,000	\$402,000	1850	8	1985	4	13775	N	N	25411 212TH PL SE
002	144280	0410	7/16/07	\$311,000	\$277,000	1870	8	1980	3	3792	N	N	25429 213TH AVE SE
002	144280	0390	7/15/08	\$312,500	\$296,000	1870	8	1980	3	3120	N	N	25429 213TH AVE SE
002	144271	0080	4/17/08	\$515,000	\$477,000	1890	8	1979	3	25570	N	N	25117 215TH PL SE
002	154580	7570	8/24/07	\$360,000	\$322,000	1940	8	2007	3	7848	N	N	21437 SE 268TH PL

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	144274	0430	6/26/08	\$424,000	\$399,000	1950	8	1988	3	22500	N	N	21119 SE 256TH PL
002	144271	0200	8/27/07	\$390,000	\$348,000	1990	8	1988	3	12750	N	N	25321 215TH PL SE
002	144274	0210	1/30/07	\$397,500	\$355,000	1990	8	1986	3	13500	N	N	25627 210TH AVE SE
002	144271	0180	7/31/07	\$380,000	\$339,000	2060	8	1979	3	13902	N	N	25225 215TH PL SE
002	144273	0250	8/4/08	\$420,000	\$400,000	2110	8	1987	3	13775	N	N	25513 212TH PL SE
002	031830	0130	3/21/07	\$375,000	\$334,000	2170	8	1993	3	7443	N	N	21007 SE 268TH CT
002	144274	0370	4/26/07	\$435,000	\$387,000	2240	8	1979	3	12500	N	N	21008 SE 257TH PL
002	025200	0630	6/20/07	\$519,950	\$463,000	2450	8	1992	3	13500	N	N	26825 210TH AVE SE
002	154580	2120	9/24/08	\$350,000	\$338,000	2580	8	2005	3	7698	N	N	21660 SE 271ST ST
002	144270	0350	3/5/07	\$529,900	\$472,000	2580	8	1978	4	15912	N	N	25636 214TH AVE SE
002	282206	9075	7/24/08	\$570,000	\$541,000	3050	8	1994	3	41700	N	N	25720 217TH AVE SE
002	508850	0210	6/11/07	\$469,000	\$417,000	1390	9	1989	3	9968	N	N	25816 214TH AVE SE
002	144276	0110	2/7/08	\$435,000	\$397,000	2110	9	1988	3	15253	N	N	25209 217TH PL SE
002	330386	0570	12/1/08	\$452,000	\$447,000	2580	9	2008	3	7205	N	N	21212 SE 260TH ST
002	330386	0350	1/15/08	\$500,000	\$454,000	2580	9	2006	3	7015	N	N	21314 SE 259TH ST
002	330386	0310	11/9/07	\$605,000	\$545,000	2580	9	2007	3	10011	N	N	21310 SE 258TH PL
002	144276	0090	9/6/07	\$539,950	\$483,000	2620	9	1990	3	15353	N	N	25208 217TH PL SE
002	330386	0620	6/2/08	\$468,000	\$438,000	2680	9	2007	3	6000	N	N	21236 SE 260TH ST
002	330386	0050	4/4/07	\$519,000	\$462,000	2680	9	2007	3	8456	N	N	25914 214TH AVE SE
002	330386	0550	5/14/07	\$520,000	\$462,000	2680	9	2007	3	6000	N	N	21311 SE 259TH ST
002	330386	0190	9/14/07	\$534,170	\$478,000	2680	9	2007	3	7159	N	N	25913 212TH AVE SE
002	144270	0500	6/26/07	\$481,500	\$429,000	2710	9	1976	3	14289	N	N	21555 SE 254TH PL
002	330386	0470	6/14/07	\$547,570	\$487,000	2720	9	2007	3	6883	N	N	21211 SE 259TH ST
002	144274	0310	9/5/07	\$520,000	\$465,000	2760	9	1982	3	14400	N	N	21015 SE 257TH PL
002	330386	0030	3/4/08	\$530,000	\$486,000	2790	9	2007	3	8547	N	N	25900 214TH AVE SE
002	330386	0630	2/11/08	\$470,000	\$429,000	2810	9	2007	3	6000	N	N	21242 SE 260TH ST
002	330386	0090	5/12/08	\$475,000	\$442,000	2810	9	2008	3	7250	N	N	21229 SE 260TH ST
002	330386	0010	7/11/07	\$596,000	\$531,000	2810	9	2007	3	10959	N	N	25824 214TH AVE SE
002	144270	0100	6/25/08	\$550,000	\$518,000	2870	9	1977	4	14250	N	N	25329 215TH PL SE
002	330386	0560	3/3/08	\$480,000	\$440,000	3010	9	2007	3	6343	N	N	21315 SE 259TH ST
002	330386	0200	6/10/08	\$480,000	\$450,000	3010	9	2008	3	6368	N	N	25907 212TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	330386	0120	5/19/08	\$495,000	\$462,000	3010	9	2008	3	7250	N	N	21217 SE 260TH ST
002	330386	0060	3/12/07	\$534,000	\$475,000	3010	9	2007	3	7011	N	N	25920 214TH AVE SE
002	330386	0080	9/10/07	\$540,000	\$483,000	3010	9	2007	3	7250	N	N	21233 SE 260TH ST
002	330386	0020	6/16/08	\$515,000	\$484,000	3010	9	2007	3	7161	N	N	25830 214TH AVE SE
002	330386	0490	10/29/07	\$555,000	\$499,000	3010	9	2007	3	6000	N	N	21219 SE 259TH ST
002	330386	0330	1/14/08	\$564,895	\$513,000	3010	9	2007	3	9240	N	N	25812 213TH AVE SE
002	330386	0040	2/28/08	\$480,000	\$440,000	3060	9	2007	3	7085	N	N	25908 214TH AVE SE
002	330386	0650	7/29/08	\$504,000	\$479,000	3060	9	2007	3	6272	N	N	21252 SE 260TH ST
002	330386	0070	3/7/07	\$543,000	\$483,000	3060	9	2007	3	8313	N	N	25926 214TH AVE SE
002	330386	0220	9/18/07	\$578,000	\$517,000	3060	9	2007	3	7194	N	N	25829 212TH AVE SE
002	144270	0430	5/21/08	\$565,000	\$527,000	3180	9	1978	3	23809	N	N	21521 SE 255TH CT
002	144272	0240	7/23/07	\$696,000	\$620,000	4250	10	1981	3	22278	N	N	25831 211TH AVE SE
003	252530	0310	2/15/07	\$261,000	\$233,000	950	6	1969	4	6380	N	N	26511 234TH CT SE
003	252530	0480	12/27/07	\$255,000	\$231,000	960	6	1977	4	7200	N	N	23339 SE 267TH PL
003	252530	0010	6/26/08	\$255,000	\$240,000	1040	6	1977	3	14000	N	N	23426 SE 267TH PL
003	252531	0280	3/19/08	\$275,000	\$253,000	1060	6	1981	5	10001	N	N	26722 232ND AVE SE
003	252531	0230	12/6/07	\$309,250	\$279,000	1060	6	1981	4	14190	N	N	23208 SE 267TH PL
003	252530	0030	4/6/07	\$265,000	\$236,000	1400	6	1976	4	10403	N	N	23404 SE 267TH PL
003	252531	0660	10/22/08	\$268,250	\$262,000	1110	7	1981	4	10800	N	N	23309 SE 265TH ST
003	252531	0180	11/2/07	\$300,000	\$270,000	1110	7	1980	3	10332	N	N	26431 233RD AVE SE
003	252531	0450	3/3/08	\$280,000	\$257,000	1130	7	1981	3	9652	N	N	23322 SE 266TH ST
003	940652	0020	9/8/08	\$268,000	\$258,000	1200	7	1996	3	6600	N	N	23114 SE 267TH PL
003	940652	0900	8/9/07	\$302,500	\$270,000	1206	7	1995	3	6999	N	N	26709 227TH AVE SE
003	940658	0160	9/18/07	\$314,950	\$282,000	1220	7	1994	3	11582	N	N	21929 SE 249TH PL
003	412380	0200	6/25/08	\$308,000	\$290,000	1230	7	1985	3	6618	N	N	22116 SE 251ST CT
003	940655	0020	8/8/08	\$313,950	\$299,000	1300	7	1994	3	9126	N	N	26423 227TH CT SE
003	940652	0710	3/26/07	\$340,000	\$303,000	1320	7	1995	3	8268	N	N	22823 SE 266TH ST
003	940658	0130	11/9/07	\$273,000	\$246,000	1370	7	1961	4	13202	N	N	21907 SE 249TH PL
003	940656	0140	6/4/07	\$319,950	\$285,000	1390	7	1996	3	8151	N	N	22725 SE 266TH ST
003	541650	0580	11/24/08	\$275,000	\$271,000	1440	7	2005	3	3800	N	N	22543 SE 268TH PL
003	541650	0330	8/23/07	\$335,000	\$299,000	1440	7	2005	3	4000	N	N	26839 225TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940656	0170	4/28/07	\$319,950	\$285,000	1564	7	1996	3	7831	N	N	22713 SE 266TH ST
003	412380	0250	3/2/07	\$299,995	\$267,000	1590	7	1986	3	6286	N	N	25008 LAKE WILDERNESS COUNTRY C DR SE
003	940652	0370	12/1/08	\$277,500	\$274,000	1646	7	1994	3	8127	N	N	22814 SE 266TH ST
003	940652	0240	5/7/07	\$324,950	\$289,000	1646	7	1996	3	6806	N	N	26641 231ST PL SE
003	940652	0290	9/6/07	\$348,000	\$311,000	1646	7	1996	3	12414	N	N	22924 SE 266TH ST
003	412380	0060	7/18/07	\$415,000	\$370,000	1650	7	1989	5	7114	N	N	25027 LAKE WILDERNESS COUNTRY C DR SE
003	940652	0690	5/13/08	\$329,900	\$307,000	1654	7	1994	3	7625	N	N	22807 SE 266TH ST
003	940652	0690	1/3/07	\$359,000	\$321,000	1654	7	1994	3	7625	N	N	22807 SE 266TH ST
003	379350	0030	2/12/07	\$319,950	\$285,000	1670	7	2003	3	6525	N	N	23317 SE 261ST CT
003	379350	1380	2/23/07	\$330,000	\$294,000	1670	7	2003	3	8804	N	N	25923 234TH AVE SE
003	412380	0380	5/10/07	\$389,950	\$347,000	1700	7	1986	3	6156	N	N	22223 SE 250TH ST
003	808165	0170	3/14/07	\$334,500	\$298,000	1710	7	1996	3	5877	N	N	23621 SE 267TH PL
003	808165	0210	1/8/07	\$357,900	\$320,000	1710	7	1996	3	6647	N	N	23640 SE 267TH PL
003	808165	0100	6/14/07	\$363,950	\$324,000	1710	7	1997	3	6929	N	N	26549 236TH PL SE
003	541650	0440	10/8/07	\$330,000	\$296,000	1750	7	2005	3	3720	N	N	22541 SE 269TH PL
003	541650	0080	9/13/07	\$345,000	\$309,000	1750	7	2005	3	3800	N	N	26838 226TH PL SE
003	541650	0570	7/1/08	\$333,900	\$315,000	1750	7	2005	3	3800	N	N	22539 SE 268TH PL
003	541651	0600	12/23/08	\$297,750	\$297,000	1790	7	2005	3	5002	N	N	22914 SE 269TH ST
003	885694	0040	2/14/07	\$326,450	\$291,000	1860	7	2005	3	4444	N	N	26821 224TH AVE SE
003	252540	0010	10/2/07	\$343,000	\$307,000	1870	7	2004	3	5634	N	N	26828 233RD CT SE
003	541650	0490	12/20/07	\$315,000	\$285,000	1890	7	2005	3	3800	N	N	22538 SE 269TH PL
003	379350	1260	8/27/07	\$342,500	\$306,000	1890	7	2002	3	8251	N	N	23416 SE 261ST CT
003	379350	0830	2/28/07	\$352,000	\$314,000	1890	7	2001	3	6324	N	N	26230 235TH AVE SE
003	379350	0470	3/21/07	\$355,000	\$316,000	1890	7	2002	3	6575	N	N	23222 SE 263RD CT
003	379350	1420	4/19/07	\$354,950	\$316,000	1890	7	2003	3	7149	N	N	25926 232ND CT SE
003	379350	0010	9/22/08	\$327,995	\$317,000	1890	7	2002	3	7776	N	N	23305 SE 261ST CT
003	379350	0070	3/21/07	\$356,000	\$317,000	1890	7	2003	3	6691	N	N	26126 SE 232ND PL
003	379350	1140	5/17/07	\$369,900	\$329,000	1890	7	2003	3	7103	N	N	23432 SE 262ND ST
003	541650	0610	6/13/07	\$369,950	\$329,000	1890	7	2005	3	4200	N	N	26833 226TH PL SE
003	379350	0150	10/23/07	\$360,000	\$323,000	1910	7	2003	3	7598	N	N	26012 232ND PL SE
003	940655	0080	5/3/07	\$335,000	\$298,000	1930	7	1994	3	7060	N	N	22709 SE 264TH PL

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	252540	0120	7/18/07	\$369,500	\$329,000	1950	7	2005	3	7787	N	N	23317 SE 269TH ST
003	940652	0630	6/4/07	\$356,000	\$317,000	1975	7	1994	3	7392	N	N	22848 SE 264TH CT
003	940652	0980	6/6/07	\$383,125	\$341,000	1975	7	1996	3	14347	N	N	26771 230TH PL SE
003	940652	0950	7/19/07	\$392,000	\$349,000	1975	7	1995	3	14077	N	N	26743 227TH AVE SE
003	541651	0730	8/5/08	\$309,000	\$294,000	1980	7	2005	3	5000	N	N	22916 SE 268TH PL
003	541650	0130	4/8/08	\$345,000	\$319,000	1980	7	2005	3	4458	N	N	26818 226TH PL SE
003	541651	0890	11/5/07	\$360,000	\$324,000	1990	7	2005	3	6267	N	N	22917 SE 269TH ST
003	252540	0100	5/8/08	\$310,000	\$288,000	2000	7	2005	3	5437	N	N	23307 SE 269TH ST
003	808165	0400	2/7/07	\$367,000	\$327,000	2000	7	1997	3	5827	N	N	26546 236TH PL SE
003	808165	0440	9/21/07	\$365,000	\$327,000	2000	7	1997	3	9036	N	N	26518 236TH PL SE
003	541651	0580	5/23/08	\$330,000	\$308,000	2020	7	2005	3	5000	N	N	22904 SE 269TH ST
003	940656	0020	12/5/08	\$318,000	\$315,000	2039	7	1996	3	6000	N	N	22724 SE 266TH ST
003	940656	0160	10/4/07	\$375,000	\$336,000	2039	7	1996	3	11506	N	N	22707 SE 266TH ST
003	379350	0450	4/9/08	\$338,900	\$313,000	2140	7	2002	3	6447	N	N	23230 SE 263RD CT
003	379350	0500	5/30/08	\$356,950	\$334,000	2160	7	2001	3	6300	N	N	26214 232ND PL SE
003	379350	0400	12/3/07	\$360,000	\$325,000	2180	7	2002	3	6976	N	N	23235 SE 262ND CT
003	412381	0010	9/4/08	\$409,950	\$394,000	2230	7	1993	3	8259	N	N	25201 LAKE WILDERNESS COUNTRY C DR SE
003	379350	0640	7/31/07	\$384,950	\$343,000	2340	7	2001	3	7753	N	N	26306 233RD AVE SE
003	379350	0650	1/15/08	\$364,900	\$332,000	2390	7	2001	3	6808	N	N	26312 233RD AVE SE
003	379350	0380	1/3/08	\$384,950	\$349,000	2390	7	2001	3	6600	N	N	23227 SE 263RD CT
003	379350	0060	8/21/07	\$375,000	\$335,000	2610	7	2003	3	6300	N	N	23310 SE 262ND ST
003	379350	1160	7/18/08	\$387,500	\$367,000	2610	7	2003	3	7743	N	N	23422 SE 262ND ST
003	542295	0300	3/17/08	\$354,475	\$326,000	2630	7	2006	3	4171	N	N	22845 SE 271ST PL
003	542295	0070	7/5/07	\$440,000	\$392,000	2630	7	2006	3	5843	N	N	22822 SE 271ST PL
003	379350	0720	3/25/08	\$384,950	\$355,000	2760	7	2001	3	9404	N	N	23425 SE 263RD ST
003	379350	0850	10/7/08	\$400,000	\$388,000	3000	7	2001	3	6551	N	N	26220 235TH AVE SE
003	379350	1350	5/6/08	\$480,000	\$446,000	3400	7	2003	3	7699	N	N	25930 234TH AVE SE
003	379350	1110	5/31/07	\$508,000	\$452,000	4130	7	2002	3	7570	N	N	26215 235TH AVE SE
003	379350	1060	11/19/07	\$518,250	\$467,000	4130	7	2003	3	7617	N	N	23403 SE 262ND ST
003	412382	0090	5/13/08	\$390,000	\$363,000	1510	8	1990	3	6945	N	N	25507 LAKE WILDERNESS COUNTRY C DR SE
003	412382	0020	10/16/07	\$371,250	\$333,000	1740	8	1987	3	6900	N	N	25319 LAKE WILDERNESS COUNTRY C DR SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	412381	0240	11/18/08	\$365,000	\$359,000	1760	8	1987	3	11384	N	N	25228 LAKE WILDERNESS COUNTRY C DR SE
003	412700	0415	6/14/07	\$480,000	\$427,000	1780	8	1988	3	17596	Y	N	22835 SE LAKE WILDERNESS DR
003	412382	0060	8/21/07	\$395,000	\$353,000	1860	8	1987	3	7527	N	N	25409 LAKE WILDERNESS COUNTRY C DR SE
003	412383	0230	10/3/07	\$417,000	\$374,000	1870	8	1990	3	8400	N	N	26225 LAKE WILDERNESS COUNTRY C DR SE
003	412381	0260	7/7/08	\$380,000	\$359,000	1880	8	1990	3	9589	N	N	25216 LAKE WILDERNESS COUNTRY C DR SE
003	940652	1221	2/2/07	\$360,000	\$321,000	1930	8	2003	3	7150	N	N	23225 SE 267TH PL
003	940653	0160	5/10/07	\$375,000	\$334,000	1970	8	2005	3	4558	N	N	22520 SE 267TH ST
003	412384	0380	5/4/07	\$445,000	\$396,000	2110	8	1990	3	7745	N	N	26026 225TH CT SE
003	412384	0150	1/25/07	\$412,000	\$368,000	2120	8	1991	3	6557	N	N	25521 223RD CT SE
003	412383	0450	6/26/08	\$450,000	\$424,000	2170	8	1990	3	6868	N	N	25902 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0540	3/11/08	\$405,000	\$372,000	2220	8	1990	3	6008	N	N	22503 SE 261ST ST
003	541651	0300	7/26/07	\$382,450	\$341,000	2240	8	2005	3	5000	N	N	22829 SE 268TH PL
003	541651	0250	9/10/07	\$384,000	\$343,000	2240	8	2005	3	5002	N	N	22803 268TH PL SE
003	541651	0410	3/26/07	\$409,950	\$365,000	2240	8	2005	3	5002	N	N	22818 SE 268TH PL
003	541651	0130	4/6/07	\$414,000	\$368,000	2240	8	2005	3	5000	N	N	22834 SE 269TH ST
003	541650	0730	4/20/07	\$415,000	\$369,000	2380	8	2005	3	5522	N	N	27101 226TH AVE SE
003	541650	0720	7/9/08	\$394,500	\$373,000	2380	8	2005	3	5135	N	N	27031 226TH AVE SE
003	541650	0870	2/12/07	\$421,000	\$375,000	2380	8	2005	3	7232	N	N	27133 227TH PL SE
003	541651	0170	9/3/07	\$425,950	\$381,000	2380	8	2006	3	5003	N	N	22814 SE 269TH ST
003	541651	0200	5/16/08	\$409,950	\$382,000	2380	8	2006	3	4913	N	N	22802 SE 269TH ST
003	541651	0140	11/19/07	\$429,404	\$387,000	2380	8	2005	3	5000	N	N	22830 SE 269TH ST
003	940653	0030	2/1/08	\$377,000	\$344,000	2400	8	2005	3	4000	N	N	22415 SE 267TH ST
003	940651	0120	10/31/07	\$532,500	\$479,000	2410	8	1997	3	26791	N	N	24404 214TH AVE SE
003	541651	0280	6/20/07	\$414,950	\$369,000	2420	8	2006	3	4998	N	N	22819 SE 268TH ST
003	541651	0220	8/16/07	\$420,000	\$375,000	2420	8	2005	3	5386	N	N	22830 227TH PL SE
003	541651	0390	3/5/07	\$429,950	\$383,000	2420	8	2005	3	5000	N	N	22828 SE 268TH PL
003	541651	0470	1/30/07	\$429,950	\$384,000	2420	8	2005	3	5161	N	N	22710 SE 268TH PL
003	541650	1080	8/12/08	\$379,950	\$363,000	2570	8	2005	3	4750	N	N	22616 SE 271ST ST
003	541651	0290	4/15/08	\$400,000	\$370,000	2570	8	2005	3	5000	N	N	22823 SE 268TH PL
003	541651	0190	4/18/07	\$437,950	\$390,000	2570	8	2006	3	4998	N	N	22806 SE 269TH ST
003	541651	0160	4/5/07	\$439,950	\$391,000	2570	8	2006	3	5000	N	N	22820 SE 269TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	541651	0260	6/4/07	\$415,000	\$369,000	2580	8	2005	3	5249	N	N	22809 SE 268TH PL
003	541651	0420	2/14/07	\$439,950	\$392,000	2580	8	2005	3	5053	N	N	22812 SE 268TH PL
003	347050	0050	11/4/08	\$430,000	\$421,000	2820	8	2005	3	5250	N	N	26028 231ST PL SE
003	212206	9178	7/31/08	\$570,000	\$542,000	2860	8	1990	3	43598	N	N	21653 SE 249TH ST
003	940653	0250	6/11/08	\$389,880	\$366,000	3140	8	2005	3	6039	N	N	22430 SE 267TH ST
003	178620	0070	12/4/08	\$530,000	\$525,000	2420	9	2004	3	11919	N	N	22746 SE 263RD CT
003	541651	1060	2/21/08	\$425,000	\$389,000	2560	9	2006	3	5366	N	N	26923 229TH PL SE
003	178620	0010	8/9/07	\$548,000	\$489,000	2580	9	2003	3	11780	N	N	22706 SE 263RD CT
003	178620	0090	8/25/08	\$540,000	\$517,000	2580	9	2004	3	11124	N	N	22733 SE 263RD CT
003	178620	0120	5/22/07	\$539,950	\$480,000	2590	9	2003	3	9598	N	N	22717 SE 263RD CT
003	541651	1020	12/1/07	\$435,000	\$393,000	2610	9	2006	3	5692	N	N	22821 SE 270TH ST
003	541650	1000	2/7/08	\$398,000	\$363,000	2630	9	2005	3	5733	N	N	22645 SE 270TH PL
003	412700	0282	2/11/08	\$575,000	\$525,000	2730	9	1992	3	19338	N	N	25804 226TH PL SE
003	541651	1000	1/24/08	\$426,000	\$388,000	2750	9	2006	3	5000	N	N	22823 SE 270TH ST
003	541651	0960	6/5/08	\$417,000	\$391,000	2750	9	2006	3	4785	N	N	27012 229TH PL SE
003	541651	0950	3/19/08	\$435,000	\$400,000	2750	9	2006	3	4855	N	N	27006 229TH PL SE
003	541651	0990	8/16/07	\$469,000	\$419,000	2800	9	2006	3	5000	N	N	22839 SE 270TH ST
003	541651	1160	4/19/07	\$479,400	\$426,000	2800	9	2006	3	5000	N	N	27015 228TH PL SE
003	541651	1090	9/15/08	\$409,900	\$395,000	2820	9	2006	3	5000	N	N	22828 SE 270TH ST
003	541651	1120	2/11/08	\$445,000	\$406,000	2820	9	2006	3	4677	N	N	22814 SE 270TH ST
003	541651	1040	1/18/07	\$461,000	\$412,000	2820	9	2006	3	5000	N	N	26913 229TH PL SE
003	541650	0940	12/16/08	\$450,000	\$447,000	2820	9	2005	3	5375	N	N	27034 227TH PL SE
003	541650	0970	10/20/08	\$385,000	\$375,000	2960	9	2005	3	5677	N	N	27016 227TH PL SE
003	541650	0930	12/18/08	\$391,000	\$389,000	2960	9	2005	3	5150	N	N	27102 227TH PL SE
003	541651	1150	3/20/07	\$440,000	\$392,000	2960	9	2006	3	5014	N	N	27009 228TH PL SE
003	541651	1180	6/15/07	\$447,500	\$398,000	2960	9	2006	3	5000	N	N	27025 228TH PL SE
003	541651	1110	4/20/07	\$452,500	\$402,000	2960	9	2006	3	5361	N	N	22818 SE 270TH ST
003	541651	1100	6/22/07	\$452,500	\$403,000	2960	9	2006	3	5075	N	N	22824 SE 270TH ST
003	541651	1210	3/22/07	\$455,500	\$405,000	2960	9	2006	3	5200	N	N	27039 228TH PL SE
003	541651	1080	6/20/07	\$462,500	\$412,000	2960	9	2006	3	5000	N	N	22834 SE 270TH ST
003	940670	0130	8/10/07	\$480,000	\$428,000	2960	9	2005	3	6817	N	N	26306 230TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	541651	0900	4/20/07	\$495,395	\$441,000	2960	9	2006	3	6825	N	N	26910 229TH PL SE
003	541651	0030	4/25/07	\$515,000	\$458,000	2960	9	2005	3	6454	N	N	22743 SE 269TH ST
003	541651	0970	5/1/07	\$452,500	\$402,000	2963	9	2006	3	5366	N	N	22849 SE 270TH ST
003	541651	1010	1/29/07	\$439,500	\$392,000	3190	9	2006	3	5000	N	N	22827 SE 270TH ST
003	541651	0930	1/4/08	\$440,000	\$399,000	3190	9	2006	3	4995	N	N	26924 229TH PL SE
003	541651	1190	4/27/07	\$449,500	\$400,000	3190	9	2006	3	5150	N	N	27029 228TH PL SE
003	541651	1030	1/11/07	\$451,500	\$403,000	3190	9	2006	3	6804	N	N	26909 229TH PL SE
003	541651	1170	4/20/07	\$454,500	\$404,000	3190	9	2006	3	5000	N	N	27019 228TH PL SE
003	940670	0100	3/6/07	\$460,000	\$410,000	3190	9	2004	3	5893	N	N	23034 SE 263RD ST
003	541651	1070	2/19/07	\$466,500	\$416,000	3190	9	2006	3	5000	N	N	22840 SE 270TH ST
003	541651	1200	10/23/07	\$467,000	\$419,000	3190	9	2006	3	5000	N	N	27035 228TH PL SE
003	541651	0980	8/6/07	\$477,000	\$425,000	3190	9	2006	3	5000	N	N	22845 SE 270TH ST
003	541651	1220	6/21/07	\$477,000	\$425,000	3190	9	2006	3	7268	N	N	27047 228TH PL SE
003	541651	1130	3/28/07	\$481,500	\$428,000	3190	9	2006	3	5307	N	N	22808 SE 270TH ST
003	412700	0640	12/4/08	\$800,000	\$792,000	2670	10	2008	3	8216	Y	N	22848 SE LAKE WILDERNESS DR S
003	412700	0645	6/16/08	\$900,000	\$845,000	2820	10	2004	3	8022	Y	Y	23004 SE LAKE WILDERNESS DR S
004	272206	9082	10/18/07	\$155,000	\$139,000	460	6	1957	4	8811	N	N	25850 MAPLE VALLEY-BLACK DIAMON RD SE
004	858850	0080	12/11/07	\$254,000	\$230,000	1350	6	1969	2	15305	N	N	23705 SE 250TH ST
004	858850	0360	5/14/08	\$249,000	\$232,000	1350	6	1969	4	14226	N	N	23714 SE 250TH ST
004	858850	0360	4/10/08	\$259,000	\$239,000	1350	6	1969	4	14226	N	N	23714 SE 250TH ST
004	666120	0100	5/23/07	\$260,000	\$231,000	1032	7	1995	3	3610	N	N	22759 SE 242ND PL
004	666120	0190	7/24/07	\$255,000	\$227,000	1053	7	1996	3	3659	N	N	22723 SE 242ND PL
004	940760	0250	5/13/08	\$254,000	\$237,000	1060	7	1987	3	7412	N	N	21710 SE 237TH ST
004	940760	0090	2/13/07	\$278,450	\$248,000	1060	7	1987	3	6309	N	N	21803 SE 237TH ST
004	940760	0120	8/3/07	\$279,000	\$249,000	1060	7	1987	3	6732	N	N	21825 SE 237TH ST
004	940760	0230	7/31/07	\$284,850	\$254,000	1060	7	1987	3	7295	N	N	21720 SE 237TH ST
004	511326	0490	7/1/08	\$242,000	\$228,000	1100	7	1992	3	6742	N	N	21824 SE 239TH ST
004	511326	0530	1/10/07	\$286,000	\$255,000	1100	7	1991	3	6622	N	N	21732 SE 239TH ST
004	414245	0310	10/15/07	\$295,000	\$265,000	1160	7	2004	3	4529	N	N	24320 226TH AVE SE
004	414245	0240	5/23/07	\$305,000	\$271,000	1160	7	2004	3	5071	N	N	22480 SE 244TH ST
004	414245	0230	4/10/07	\$319,450	\$284,000	1160	7	2004	3	5060	N	N	22479 SE 244TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	070570	0970	1/16/07	\$295,000	\$263,000	1230	7	1994	3	9717	N	N	24501 234TH WAY SE
004	070570	0920	4/24/07	\$325,000	\$289,000	1230	7	1993	3	6767	N	N	23415 SE 245TH ST
004	885695	0090	1/30/07	\$305,000	\$272,000	1260	7	1994	3	8840	N	N	24212 234TH WAY SE
004	885695	0430	9/24/08	\$289,950	\$280,000	1260	7	1994	3	6988	N	N	23331 SE 243RD PL
004	885696	0440	3/2/07	\$317,000	\$282,000	1260	7	1995	3	6610	N	N	23228 SE 241ST CT
004	885695	0030	4/21/08	\$304,950	\$283,000	1260	7	1994	3	7079	N	N	24308 234TH WAY SE
004	885696	0060	10/3/07	\$317,000	\$284,000	1260	7	1994	3	6995	N	N	23932 234TH PL SE
004	885695	0050	10/15/08	\$295,000	\$287,000	1260	7	1994	3	9944	N	N	24228 234TH WAY SE
004	511326	0500	3/23/07	\$307,990	\$274,000	1280	7	1992	3	6444	N	N	21816 SE 239TH ST
004	885695	0330	6/5/08	\$305,000	\$286,000	1290	7	1994	3	7026	N	N	23227 SE 242ND ST
004	511326	0080	3/24/08	\$288,600	\$266,000	1300	7	1991	3	7003	N	N	21729 SE 239TH ST
004	511326	0390	12/5/07	\$295,000	\$266,000	1300	7	1991	3	6762	N	N	21705 SE 238TH ST
004	511326	0120	2/1/07	\$303,000	\$270,000	1300	7	1991	3	7201	N	N	21827 SE 239TH ST
004	511326	0120	1/24/07	\$303,000	\$270,000	1300	7	1991	3	7201	N	N	21827 SE 239TH ST
004	414245	0270	1/17/07	\$307,000	\$274,000	1300	7	2003	3	3601	N	N	24330 226TH AVE SE
004	414245	0520	6/5/07	\$311,950	\$278,000	1300	7	2004	3	4019	N	N	22425 SE 243RD ST
004	414245	0420	9/26/07	\$312,500	\$280,000	1300	7	2004	3	4598	N	N	22432 SE 243RD ST
004	511326	0440	7/13/07	\$336,000	\$299,000	1300	7	1991	3	7303	N	N	21731 SE 238TH ST
004	666120	0430	1/24/08	\$266,250	\$242,000	1342	7	1996	3	3272	N	N	22774 SE 242ND ST
004	666120	0130	5/14/07	\$285,000	\$253,000	1342	7	1995	3	3000	N	N	22747 SE 242ND PL
004	666120	0030	9/26/07	\$287,000	\$257,000	1342	7	1995	3	5054	N	N	22787 SE 242ND PL
004	666120	0080	2/14/07	\$295,000	\$263,000	1342	7	1995	3	3011	N	N	22767 SE 242ND PL
004	940760	0200	3/6/07	\$302,000	\$269,000	1350	7	1987	3	6957	N	N	21822 SE 237TH ST
004	940645	0120	8/21/07	\$349,000	\$312,000	1414	7	1998	3	7908	N	N	23803 216TH PL SE
004	940645	0070	7/30/07	\$355,000	\$317,000	1414	7	1998	3	7854	N	N	23825 216TH PL SE
004	885695	0180	7/5/07	\$334,000	\$297,000	1440	7	1994	3	6973	N	N	23228 SE 242ND ST
004	885696	0250	11/20/07	\$338,000	\$305,000	1440	7	1995	3	11220	N	N	23855 232ND CT SE
004	885696	0500	4/14/08	\$330,000	\$305,000	1440	7	1995	3	8800	N	N	23928 232ND PL SE
004	885695	0100	4/28/08	\$339,950	\$316,000	1440	7	1994	3	8793	N	N	23405 SE 242ND ST
004	940715	0270	10/25/07	\$295,000	\$265,000	1444	7	1995	3	7936	N	N	24223 SE 261ST PL
004	511615	0080	5/9/07	\$338,000	\$301,000	1450	7	1996	3	14438	N	N	21672 SE 239TH PL

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	940715	0080	7/18/07	\$319,950	\$285,000	1460	7	1996	3	6091	N	N	24102 SE 261ST PL
004	940715	0170	2/9/07	\$325,000	\$290,000	1460	7	1995	3	7980	N	N	24218 SE 261ST PL
004	885697	0120	5/3/07	\$299,395	\$266,000	1520	7	2000	3	3207	N	N	22900 SE 240TH PL
004	885697	0110	4/18/07	\$312,250	\$278,000	1520	7	2000	3	4015	N	N	22904 SE 240TH PL
004	885697	0050	3/14/07	\$314,950	\$280,000	1520	7	2003	3	3696	N	N	22920 SE 240TH PL
004	885697	0010	7/6/07	\$314,999	\$281,000	1520	7	2003	3	4227	N	N	22932 SE 240TH PL
004	885697	1070	4/5/07	\$316,500	\$282,000	1520	7	2002	3	5224	N	N	22932 SE 241ST PL
004	885697	0240	6/13/07	\$318,500	\$283,000	1520	7	2001	3	3119	N	N	22917 SE 241ST PL
004	667900	0400	4/18/07	\$323,800	\$288,000	1560	7	2003	3	4200	N	N	23628 SE 243RD PL
004	667900	0130	2/26/07	\$325,000	\$289,000	1560	7	2002	3	4244	N	N	23523 SE 243RD PL
004	667900	0210	3/3/08	\$315,000	\$289,000	1560	7	2002	3	4093	N	N	23423 SE 243RD PL
004	667900	0500	3/16/07	\$325,000	\$289,000	1560	7	2003	3	4263	N	N	23507 SE 243RD ST
004	940715	0140	10/4/07	\$317,500	\$285,000	1600	7	1996	3	6490	N	N	24138 SE 261ST PL
004	885697	0310	2/4/08	\$314,000	\$286,000	1600	7	2002	3	3474	N	N	23003 SE 241ST PL
004	940715	0350	2/26/08	\$315,000	\$289,000	1600	7	1995	3	6250	N	N	24101 SE 261ST PL
004	885697	0960	1/18/07	\$324,000	\$289,000	1600	7	2003	3	3057	N	N	22925 240TH PL SE
004	885697	0030	5/14/08	\$322,000	\$300,000	1600	7	2003	3	3507	N	N	22926 SE 240TH PL
004	667900	1010	1/31/08	\$349,995	\$319,000	1600	7	2003	3	5250	N	N	24105 236TH AVE SE
004	414245	0370	1/4/07	\$310,000	\$277,000	1610	7	2004	3	4266	N	N	22452 SE 243RD ST
004	070570	0550	4/16/07	\$322,500	\$287,000	1660	7	1995	3	8926	N	N	23843 SE 246TH ST
004	070570	0230	12/21/07	\$332,000	\$301,000	1660	7	1994	3	7776	N	N	24421 236TH CT SE
004	070570	0610	3/19/07	\$353,000	\$314,000	1660	7	1995	3	6996	N	N	23808 SE 247TH PL
004	070570	0370	9/16/08	\$299,950	\$289,000	1670	7	1994	3	8497	N	N	23830 SE 245TH ST
004	667900	0110	6/18/07	\$337,000	\$300,000	1670	7	2003	3	4714	N	N	23605 SE 243RD PL
004	667900	0140	6/18/07	\$342,300	\$305,000	1670	7	2002	3	4238	N	N	23519 SE 243RD PL
004	667900	0180	6/26/07	\$349,950	\$312,000	1670	7	2002	3	4215	N	N	23503 SE 243RD PL
004	667900	0810	4/11/08	\$329,950	\$305,000	1680	7	2003	3	6341	N	N	23424 SE 240TH PL
004	885696	0470	3/7/08	\$320,000	\$294,000	1700	7	1996	3	5272	N	N	24006 232ND PL SE
004	070573	0330	3/19/07	\$349,950	\$311,000	1700	7	2000	3	5979	N	N	23806 SE 249TH PL
004	070570	0140	5/8/07	\$353,500	\$314,000	1700	7	1997	3	6698	N	N	24429 235TH CT SE
004	954283	0350	7/3/07	\$331,000	\$295,000	1780	7	2006	3	3600	N	N	26147 243RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	954283	0260	4/4/07	\$357,995	\$318,000	1780	7	2006	3	3448	N	N	26143 242ND CT SE
004	414245	0540	6/3/08	\$319,950	\$300,000	1790	7	2004	3	4745	N	N	22441 SE 243RD ST
004	414245	0250	12/4/07	\$340,000	\$307,000	1790	7	2004	3	4063	N	N	22476 SE 244TH ST
004	954283	0280	10/8/07	\$299,950	\$269,000	1830	7	2006	3	3204	N	N	26135 242ND CT SE
004	954283	0390	8/15/07	\$340,405	\$304,000	1830	7	2006	3	4788	N	N	26131 243RD PL SE
004	940715	0060	6/25/08	\$338,000	\$318,000	1850	7	1996	3	6110	N	N	24036 SE 261ST PL
004	885696	0280	2/21/07	\$359,950	\$321,000	1860	7	1995	3	8378	N	N	23915 232ND PL SE
004	885697	0530	2/8/07	\$362,500	\$323,000	1860	7	2000	3	5321	N	N	24217 231ST PL SE
004	885696	0330	5/8/08	\$356,000	\$331,000	1860	7	1995	3	7700	N	N	24007 232ND PL SE
004	885696	0580	8/10/07	\$372,950	\$333,000	1860	7	1995	3	8735	N	N	23923 233RD WAY SE
004	885696	0280	11/18/08	\$338,800	\$334,000	1860	7	1995	3	8378	N	N	23915 232ND PL SE
004	954283	0380	10/18/07	\$300,000	\$269,000	1880	7	2006	3	3420	N	N	26135 243RD PL SE
004	954283	0270	9/13/07	\$319,950	\$286,000	1880	7	2006	3	3558	N	N	26139 242ND CT SE
004	954283	0410	7/28/08	\$310,000	\$295,000	1880	7	2007	3	4353	N	N	26206 243RD PL SE
004	954283	0610	8/12/08	\$320,000	\$305,000	1880	7	2006	3	4259	N	N	24204 SE 263RD PL
004	954283	0430	1/25/08	\$337,115	\$307,000	1880	7	2007	3	4200	N	N	26214 243RD PL SE
004	954283	0470	6/12/07	\$377,275	\$336,000	1880	7	2007	3	5195	N	N	24309 SE 263RD PL
004	414245	0530	6/23/08	\$314,950	\$296,000	1890	7	2004	3	4745	N	N	22431 SE 243RD ST
004	414245	0150	5/8/07	\$379,900	\$338,000	1890	7	2004	3	3600	N	N	22447 SE 244TH ST
004	667900	0920	7/22/08	\$305,000	\$289,000	1910	7	2003	3	5250	N	N	24126 235TH AVE SE
004	954283	0310	8/28/07	\$331,939	\$297,000	1940	7	2006	3	3693	N	N	26136 242ND CT SE
004	885697	0570	3/16/07	\$375,000	\$334,000	1940	7	2000	3	7107	N	N	24232 231ST PL SE
004	070571	0670	2/1/07	\$379,195	\$338,000	1950	7	1995	3	7000	N	N	23437 SE 248TH ST
004	070571	0650	7/25/07	\$389,000	\$347,000	1950	7	1995	3	7000	N	N	23711 SE 248TH ST
004	070571	0570	2/13/07	\$398,000	\$355,000	1950	7	1996	3	7346	N	N	23829 SE 248TH ST
004	667900	1040	2/8/07	\$360,000	\$321,000	1960	7	2003	3	5174	N	N	23514 SE 240TH PL
004	511326	0010	7/17/08	\$334,200	\$317,000	1980	7	1991	3	7372	N	N	21611 SE 239TH ST
004	414245	0670	12/26/08	\$308,000	\$307,000	1990	7	2004	3	3600	N	N	22424 SE 244TH ST
004	667900	0870	5/17/07	\$363,000	\$323,000	2000	7	2003	3	5250	N	N	24100 235TH AVE SE
004	070570	0910	2/27/07	\$355,000	\$316,000	2010	7	1993	3	7036	N	N	23423 SE 245TH ST
004	070570	0930	3/6/07	\$400,000	\$356,000	2010	7	1993	3	6991	N	N	23409 SE 245TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	885697	0380	3/14/07	\$377,000	\$336,000	2020	7	2002	3	5538	N	N	24201 231ST AVE SE
004	070570	0350	3/9/07	\$380,000	\$338,000	2020	7	1994	3	7266	N	N	23814 SE 245TH ST
004	070570	0500	6/21/07	\$390,000	\$347,000	2020	7	1994	3	7306	N	N	23828 SE 246TH ST
004	954283	0340	12/4/07	\$334,366	\$302,000	2030	7	2007	3	3600	N	N	26151 243RD PL SE
004	954283	0240	4/25/07	\$365,950	\$325,000	2030	7	2006	3	3541	N	N	26151 242ND CT SE
004	885697	0890	4/4/07	\$400,000	\$356,000	2050	7	2000	3	6129	N	N	24016 231ST AVE SE
004	954283	0250	9/27/07	\$306,000	\$274,000	2090	7	2006	3	3674	N	N	26147 242ND CT SE
004	954283	0440	4/19/07	\$339,889	\$302,000	2090	7	2007	3	4200	N	N	26218 243RD PL SE
004	954283	0480	6/12/08	\$332,950	\$312,000	2090	7	2008	3	3821	N	N	24305 SE 263RD PL
004	885696	0300	8/7/08	\$369,000	\$352,000	2130	7	1995	3	8313	N	N	23927 232ND PL SE
004	954283	0400	6/30/08	\$319,000	\$301,000	2140	7	2007	3	5507	N	N	26156 243RD PL SE
004	954283	0290	7/18/07	\$354,090	\$316,000	2140	7	2006	3	4796	N	N	26131 242ND CT SE
004	954283	0330	12/13/07	\$360,465	\$326,000	2140	7	2007	3	3548	N	N	26152 242ND CT SE
004	954283	0460	6/1/07	\$389,830	\$347,000	2140	7	2007	3	4246	N	N	26226 243RD PL SE
004	355800	0140	11/20/07	\$365,000	\$329,000	2180	7	2002	3	4790	N	N	23834 SE 248TH PL
004	885697	0870	5/23/08	\$370,000	\$345,000	2180	7	2002	3	5700	N	N	24026 231ST AVE SE
004	070573	0220	4/19/07	\$389,000	\$346,000	2180	7	2000	3	7007	N	N	24810 239TH CT SE
004	070570	0040	10/17/07	\$400,000	\$359,000	2180	7	1994	3	8795	N	N	23418 SE 244TH CT
004	070571	0860	6/23/08	\$346,270	\$326,000	2190	7	1995	3	10314	N	N	23381 SE 246TH PL
004	070571	0530	3/7/07	\$386,999	\$345,000	2190	7	1996	3	7061	N	N	23834 SE 248TH ST
004	070570	0160	6/22/07	\$390,000	\$347,000	2190	7	1997	3	7185	N	N	24422 235TH CT SE
004	070571	0660	5/3/07	\$390,000	\$347,000	2190	7	1995	3	7000	N	N	23703 SE 248TH ST
004	070571	0190	5/13/08	\$375,000	\$349,000	2190	7	1995	3	7230	N	N	23424 SE 247TH CT
004	070571	0040	6/13/08	\$383,700	\$360,000	2190	7	1996	3	8294	N	N	23420 SE 246TH PL
004	070571	0270	10/23/08	\$375,000	\$366,000	2190	7	1995	3	8050	N	N	23419 SE 247TH CT
004	667900	0730	9/19/08	\$345,000	\$333,000	2200	7	2003	3	5752	N	N	24131 235TH AVE SE
004	667900	0260	8/19/08	\$349,000	\$334,000	2200	7	2002	3	4269	N	N	23432 SE 243RD ST
004	940715	0300	7/12/07	\$376,000	\$335,000	2200	7	1996	3	8563	N	N	24205 SE 261ST PL
004	070571	0480	3/12/07	\$383,000	\$341,000	2200	7	1996	3	10048	N	N	23736 SE 248TH ST
004	070571	0450	3/4/08	\$389,950	\$358,000	2200	7	1997	3	9181	N	N	24714 237TH PL SE
004	954283	0630	6/2/08	\$339,950	\$318,000	2210	7	2006	3	3909	N	N	24212 SE 263RD PL

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	954283	0450	10/25/07	\$379,725	\$341,000	2210	7	2007	3	4207	N	N	26222 243RD PL SE
004	954283	0100	4/16/08	\$352,500	\$326,000	2240	7	2007	3	3230	N	N	26149 242ND AVE SE
004	954283	0740	7/17/08	\$339,950	\$322,000	2250	7	2007	3	3900	N	N	24229 SE 262ND PL
004	954283	0370	2/27/07	\$392,045	\$349,000	2250	7	2006	3	3600	N	N	26139 243RD PL SE
004	954283	0800	4/23/08	\$370,490	\$343,000	2270	7	2008	3	4254	N	N	24205 SE 262ND PL
004	667900	1330	6/10/08	\$379,000	\$355,000	2330	7	2002	3	7599	N	N	23732 243RD PL SE
004	667900	1270	4/27/07	\$375,000	\$334,000	2350	7	2004	3	7907	N	N	23714 SE 243RD ST
004	667900	1530	10/10/07	\$359,000	\$322,000	2500	7	2004	3	5250	N	N	24237 237TH WAY SE
004	954283	0620	7/21/08	\$369,950	\$351,000	2600	7	2006	3	3907	N	N	24208 SE 263RD PL
004	954283	0720	9/27/07	\$400,000	\$358,000	2600	7	2007	3	4140	N	N	26209 243RD PL SE
004	667900	0680	8/3/08	\$351,000	\$334,000	2720	7	2003	3	6300	N	N	23509 SE 242ND PL
004	667900	0680	1/19/07	\$374,000	\$334,000	2720	7	2003	3	6300	N	N	23509 SE 242ND PL
004	667900	0680	8/21/08	\$389,500	\$373,000	2720	7	2003	3	6300	N	N	23509 SE 242ND PL
004	667900	1250	7/3/07	\$431,000	\$384,000	2980	7	2004	3	8750	N	N	23631 SE 242ND CT
004	667900	1050	5/16/08	\$399,000	\$372,000	3120	7	2003	3	6947	N	N	23518 SE 240TH PL
004	412400	0200	9/25/07	\$308,500	\$276,000	1130	8	1987	3	15694	N	N	24433 224TH AVE SE
004	412400	0120	3/27/07	\$342,500	\$305,000	1390	8	1986	3	16481	N	N	24400 222ND AVE SE
004	549146	0500	5/28/08	\$326,900	\$306,000	1730	8	2003	3	3637	N	N	24709 233RD PL SE
004	549146	0320	3/6/08	\$327,500	\$300,000	1740	8	2003	3	3600	N	N	24605 232ND PL SE
004	549146	0200	5/5/08	\$357,000	\$332,000	1750	8	2002	3	5093	Y	N	24708 233RD PL SE
004	549146	0010	4/10/07	\$320,000	\$285,000	1760	8	2003	3	3866	N	N	24705 232ND PL SE
004	549146	0310	4/12/07	\$335,000	\$298,000	1760	8	2003	3	3600	N	N	24531 232ND PL SE
004	549146	0490	1/9/08	\$325,000	\$295,000	1820	8	2003	3	3967	N	N	24713 233RD PL SE
004	549146	0110	11/26/07	\$345,000	\$311,000	1840	8	2003	3	3880	N	N	23227 SE 248TH ST
004	549146	0270	6/20/08	\$390,000	\$367,000	1840	8	2003	3	4982	N	N	24602 232ND PL SE
004	330395	1120	2/12/08	\$420,000	\$384,000	1850	8	1992	3	9504	N	N	23053 SE 246TH PL
004	549146	0350	5/23/07	\$348,500	\$310,000	1880	8	2003	3	3600	N	N	24617 232ND PL SE
004	549146	0330	12/10/07	\$353,000	\$319,000	1880	8	2003	3	3600	N	N	24609 232ND PL SE
004	549146	0240	1/23/08	\$381,000	\$347,000	1880	8	2003	3	6157	Y	N	24614 232ND PL SE
004	330395	0960	2/1/08	\$409,000	\$373,000	1930	8	1994	3	14023	N	N	23101 SE 243RD PL
004	885764	0530	2/1/07	\$409,000	\$365,000	1940	8	2002	3	2783	N	N	23617 230TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	330395	0900	3/25/08	\$409,000	\$377,000	1940	8	1994	3	8501	N	N	23117 SE 246TH PL
004	330395	0170	5/22/07	\$589,900	\$525,000	1980	8	1994	3	18634	N	N	23068 SE 245TH PL
004	885764	0630	3/29/07	\$402,000	\$358,000	2030	8	2001	3	4069	N	N	23721 230TH PL SE
004	549146	0180	7/19/07	\$370,000	\$330,000	2040	8	2003	3	5040	Y	N	24716 233RD PL SE
004	885764	0520	1/22/08	\$390,000	\$355,000	2070	8	2002	3	4025	N	N	23615 230TH PL SE
004	330395	0060	8/12/08	\$370,000	\$353,000	2080	8	1996	3	8866	N	N	23048 SE 243RD PL
004	330395	0950	3/22/07	\$399,500	\$356,000	2140	8	1996	3	14816	N	N	24520 231ST AVE SE
004	330395	1110	9/29/08	\$389,950	\$378,000	2140	8	1992	3	8325	N	N	23054 SE 246TH PL
004	885764	0440	7/13/07	\$374,900	\$334,000	2190	8	2006	3	3926	N	N	23628 230TH PL SE
004	885764	0420	5/25/07	\$384,000	\$342,000	2190	8	2005	3	3746	N	N	23706 230TH PL SE
004	328800	0100	2/7/07	\$525,000	\$468,000	2210	8	1997	3	8000	N	N	25031 235TH WAY SE
004	239571	0040	1/25/07	\$379,000	\$338,000	2230	8	2005	3	6200	N	N	25037 234TH PL SE
004	156593	0050	9/25/07	\$488,000	\$437,000	2270	8	2007	3	3931	N	N	24026 221ST LN SE
004	330395	0420	8/20/08	\$487,500	\$466,000	2270	8	1995	3	12303	N	N	24611 230TH WAY SE
004	330395	0770	5/8/07	\$470,000	\$418,000	2330	8	1994	3	7807	N	N	24828 231ST AVE SE
004	940657	0350	3/19/07	\$385,500	\$343,000	2340	8	2003	3	5420	N	N	25021 234TH PL SE
004	885764	0890	3/5/07	\$495,000	\$441,000	2380	8	2002	3	6408	N	N	23025 SE 238TH ST
004	330395	0630	3/9/07	\$474,500	\$422,000	2390	8	1994	3	9802	N	N	24927 231ST AVE SE
004	239571	0020	8/24/07	\$397,500	\$355,000	2420	8	2005	3	6495	N	N	25029 234TH PL SE
004	330395	0980	7/9/07	\$425,000	\$379,000	2510	8	1996	3	9123	N	N	23113 SE 243RD PL
004	330395	1220	8/9/07	\$485,000	\$433,000	2550	8	1992	3	8240	N	N	24721 231ST AVE SE
004	330395	0740	7/18/07	\$485,000	\$432,000	2580	8	1994	3	9061	N	N	23115 SE 249TH CT
004	940657	0330	7/11/07	\$387,000	\$345,000	2590	8	2003	3	7373	N	N	25013 234TH PL SE
004	885764	0770	5/10/07	\$480,000	\$427,000	2590	8	2002	3	6918	N	N	23921 230TH PL SE
004	330395	0840	3/28/07	\$460,000	\$409,000	2620	8	1992	3	8765	N	N	24706 231ST AVE SE
004	330395	1000	8/28/07	\$432,950	\$387,000	2650	8	1996	3	10043	N	N	23125 SE 243RD PL
004	156593	0150	6/16/08	\$483,990	\$455,000	2700	8	2007	3	4050	N	N	24017 220TH PL SE
004	940659	0340	5/14/07	\$485,000	\$431,000	2860	8	1983	3	17899	N	N	24270 229TH AVE SE
004	222206	9104	4/10/08	\$449,950	\$416,000	2864	8	1999	3	7594	N	N	23806 SE 248TH PL
004	885764	0130	10/23/07	\$530,000	\$476,000	2910	8	2001	3	6872	N	N	23822 231ST PL SE
004	885764	0080	5/23/07	\$555,000	\$494,000	3030	8	2002	3	5987	N	N	23920 231ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	330395	1340	7/9/07	\$565,000	\$503,000	3080	8	1996	3	11222	N	N	23013 SE 249TH PL
004	259172	0010	2/5/08	\$580,000	\$529,000	2220	9	1989	3	38489	N	N	23710 SE 253RD PL
004	940659	0090	2/28/07	\$429,990	\$383,000	2300	9	2006	3	3766	N	N	24249 229TH AVE SE
004	940659	0050	6/20/07	\$439,990	\$392,000	2300	9	2007	3	4760	N	N	24261 229TH AVE SE
004	940659	0070	7/10/07	\$439,990	\$392,000	2300	9	2007	3	3800	N	N	24257 229TH AVE SE
004	940659	0010	10/17/07	\$439,990	\$395,000	2300	9	2007	3	4785	N	N	24275 229TH AVE SE
004	940659	0020	8/1/07	\$442,490	\$395,000	2300	9	2007	3	4329	N	N	24271 229TH AVE SE
004	940659	0060	7/2/07	\$449,990	\$401,000	2300	9	2007	3	3800	N	N	24259 229TH AVE SE
004	940659	0140	8/14/07	\$449,990	\$402,000	2300	9	2007	3	5336	N	N	24233 229TH AVE SE
004	940659	0120	9/24/07	\$449,000	\$402,000	2380	9	2007	3	4903	N	N	24237 229TH AVE SE
004	401705	0830	4/29/08	\$494,950	\$459,000	2440	9	1990	3	15318	N	N	23611 SE 254TH ST
004	330395	0340	8/30/07	\$530,000	\$474,000	2450	9	1992	3	9216	N	N	24511 229TH CT SE
004	259172	0290	7/11/08	\$550,000	\$520,000	2510	9	1989	3	36161	N	N	25312 237TH PL SE
004	940654	0150	2/8/07	\$535,000	\$477,000	2715	9	2000	3	7077	N	N	25044 235TH CT SE
004	259172	0060	4/11/07	\$599,950	\$534,000	2780	9	1989	3	43527	N	N	23750 SE 253RD PL
004	401705	0550	5/25/07	\$685,000	\$609,000	2910	9	1994	3	19467	N	N	25329 232ND AVE SE
004	940659	0040	2/5/07	\$475,000	\$424,000	2920	9	2006	3	5094	N	N	24263 229TH AVE SE
004	940659	0310	8/7/07	\$497,500	\$444,000	2950	9	2007	3	4447	N	N	24258 229TH AVE SE
004	940659	0100	3/22/07	\$499,990	\$445,000	2950	9	2006	3	5000	N	N	24245 229TH AVE SE
004	940659	0290	10/19/07	\$465,000	\$417,000	2970	9	2007	3	4000	N	N	24250 229TH AVE SE
004	885764	0260	10/2/08	\$540,000	\$523,000	2980	9	2003	3	8908	N	N	23707 231ST CT SE
004	885764	0310	10/4/07	\$525,000	\$471,000	3020	9	2003	3	7405	N	N	23108 SE 238TH ST
004	885764	0270	6/22/07	\$566,000	\$504,000	3030	9	2002	3	10489	N	N	23711 231ST CT SE
004	940659	0320	3/13/07	\$519,990	\$463,000	3060	9	2006	3	5868	N	N	24262 229TH AVE SE
004	940659	0300	11/19/07	\$510,000	\$460,000	3100	9	2007	3	4025	N	N	24254 229TH AVE SE
004	940659	0030	5/31/07	\$534,990	\$476,000	3100	9	2006	3	4394	N	N	24267 229TH AVE SE
004	885764	0280	1/24/07	\$550,000	\$491,000	3120	9	2003	3	8366	N	N	23715 231ST CT SE
004	885764	0280	1/24/07	\$550,000	\$491,000	3120	9	2003	3	8366	N	N	23715 231ST CT SE
004	259172	0110	10/16/08	\$565,700	\$551,000	3120	9	1989	3	35795	N	N	23812 SE 253RD PL
004	940659	0330	3/22/07	\$534,990	\$476,000	3190	9	2006	3	6839	N	N	22910 SE 244TH ST
004	401705	0930	6/25/07	\$670,000	\$596,000	3220	9	1990	3	25404	N	N	25323 236TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	401705	0270	8/10/07	\$599,950	\$535,000	2590	10	1990	3	13693	N	N	25218 234TH AVE SE
004	401705	0480	7/5/07	\$660,000	\$588,000	3150	10	1990	3	13698	N	N	23216 SE 253RD PL
004	401705	0610	7/25/07	\$638,500	\$569,000	3440	10	1991	3	14490	N	N	25324 232ND AVE SE
004	401705	0630	1/16/08	\$717,000	\$652,000	3870	10	1991	3	15161	N	N	23211 SE 253RD PL
004	957710	0010	8/18/08	\$699,950	\$669,000	4140	10	2008	3	7096	N	N	24942 235TH WAY SE

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	025537	0390	8/16/07	\$395,590	DIAGNOSTIC OUTLIER
001	025537	0600	12/20/08	\$458,180	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
001	053800	0320	9/15/07	\$335,250	RELOCATION - SALE TO SERVICE
001	053800	0540	9/18/08	\$305,000	RELOCATION - SALE TO SERVICE
001	156050	0100	8/8/08	\$289,000	EXEMPT FROM EXCISE TAX
001	156050	0170	4/30/07	\$379,950	RELOCATION - SALE TO SERVICE
001	186470	0300	2/1/07	\$235,000	TEAR DOWN
001	202570	0060	11/17/08	\$249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	202570	0110	5/17/07	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
001	202570	0220	9/16/08	\$259,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	202570	1090	1/10/07	\$318,550	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
001	202570	1370	1/4/07	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	221590	0890	1/22/08	\$262,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	221590	1030	6/26/07	\$339,950	1031 TRADE
001	221590	1460	1/9/08	\$358,500	RELOCATION - SALE TO SERVICE
001	221590	1620	4/15/08	\$145,388	DOR RATIO;QCD; RELATED PARTY/FRIEND/NGHBR
001	221590	2000	7/20/07	\$289,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
001	231000	0640	3/4/08	\$320,000	DIAGNOSTIC OUTLIER
001	231010	0340	1/6/07	\$394,900	RELOCATION - SALE TO SERVICE
001	255818	0050	9/19/07	\$455,000	DIAGNOSTIC OUTLIER
001	332206	9049	6/14/07	\$930,000	DIAGNOSTIC OUTLIER
001	332206	9055	5/7/07	\$407,000	DIAGNOSTIC OUTLIER
001	332206	9062	9/18/08	\$275,000	DIAGNOSTIC OUTLIER
001	332206	9063	5/23/07	\$625,000	DIAGNOSTIC OUTLIER
001	332206	9085	11/28/07	\$588,000	DIAGNOSTIC OUTLIER
001	332206	9085	12/11/07	\$4,700	DOR RATIO;QCD; RELATED PARTY/FRIEND/NGHBR
001	332206	9105	2/21/07	\$164,888	DOR RATIO;QCD; EXEMPT FROM EXCISE TAX
001	337000	0025	2/14/07	\$358,000	DIAGNOSTIC OUTLIER
001	342206	9029	8/31/07	\$780,000	IMP. CHARS CHANGED SINCE SALE; CHANGE OF USE
001	342206	9068	8/29/07	\$855,000	DIAGNOSTIC OUTLIER
001	342206	9075	8/29/07	\$950,000	DIAGNOSTIC OUTLIER
001	500960	0020	11/24/08	\$265,000	BANKRUPTCY - TRUSTEE; GOVT AGENCY
001	500960	0070	12/29/08	\$259,950	DIAGNOSTIC OUTLIER
001	561600	0010	11/11/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	561600	0100	4/3/08	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	743710	0650	3/19/08	\$311,000	RELOCATION - SALE TO SERVICE
001	743710	0750	12/3/08	\$274,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	743710	0750	6/20/08	\$272,977	EXEMPT FROM EXCISE TAX
001	771400	0120	8/14/08	\$342,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	771400	0300	2/7/08	\$409,500	RELOCATION - SALE TO SERVICE
001	771400	0360	8/6/08	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	885651	0120	12/30/08	\$371,000	RELOCATION - SALE TO SERVICE
002	025200	0150	5/22/07	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	144280	0280	6/24/08	\$274,950	DIAGNOSTIC OUTLIER
002	144280	0340	3/15/07	\$130,852	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	144280	0500	12/3/08	\$130,720	DOR RATIO;QCD; RELATED PARTY/FRIEND/NGHBR
002	154580	0750	8/29/08	\$249,320	EXEMPT FROM EXCISE TAX
002	154580	0870	9/25/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	154580	1030	4/2/08	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	1380	2/23/07	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	154580	1420	5/21/07	\$250,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	154580	2820	3/8/07	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	154580	4860	12/12/08	\$228,750	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	4890	10/7/08	\$225,000	DIAGNOSTIC OUTLIER
002	154580	5750	12/11/07	\$219,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	154580	5990	12/18/07	\$297,630	EXEMPT FROM EXCISE TAX
002	154580	6490	1/10/07	\$221,629	DIAGNOSTIC OUTLIER
002	154580	6580	3/5/08	\$269,000	DIAGNOSTIC OUTLIER
002	154580	6720	6/20/07	\$336,000	RELOCATION - SALE TO SERVICE
002	154580	8900	12/5/08	\$333,333	RELOCATION - SALE TO SERVICE
002	154580	8905	6/9/08	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	154580	8945	2/27/07	\$310,000	RELOCATION - SALE TO SERVICE
002	212206	9133	2/21/07	\$172,000	DOR RATIO
002	330386	0530	12/20/07	\$474,010	UNFINISHED AREA
002	330386	0540	3/21/07	\$520,000	DOR RATIO;PREVIMP<=25K
002	330386	0610	8/20/08	\$465,000	ACTIVE PERMIT PRE SALE>25K;%COMPL;UNFIN AREA
002	330386	0640	4/5/07	\$512,000	UNFINISHED AREA
002	378310	0080	4/23/08	\$38,000	DOR RATIO;GOV; EXEMPT FROM EXCISE TAX
002	378310	0180	3/28/08	\$679,950	DIAGNOSTIC OUTLIER
002	415630	0560	7/9/08	\$178,598	EXEMPT FROM EXCISE TAX
002	415630	0610	12/31/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	680700	0215	3/27/08	\$1,090,000	DIAGNOSTIC OUTLIER
002	680700	0270	7/16/07	\$215,500	IMP COUNT
002	729660	0115	10/11/07	\$333,333	ESTATE ADMIN; RELATED PARTY/FRIEND/NEIGHBOR
002	857840	0025	6/14/07	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	178620	0090	8/22/08	\$602,000	RELOCATION - SALE TO SERVICE
003	202206	9037	7/2/08	\$12,100	DOR RATIO;%NETCOND;PREVIMP<=25K;QCD
003	202206	9121	7/31/08	\$445,000	DIAGNOSTIC OUTLIER
003	202206	9171	1/11/07	\$515,000	OPEN SPACE DESIGNATION CONTD/OK'D AFTER SALE
003	202206	9191	8/9/07	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	212206	9074	9/26/08	\$420,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	212206	9084	6/5/08	\$735,000	DIAGNOSTIC OUTLIER
003	252530	0310	1/9/07	\$213,500	DIAGNOSTIC OUTLIER
003	252531	0110	4/13/07	\$350,000	DIAGNOSTIC OUTLIER
003	252531	0400	5/28/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	252531	0400	4/10/08	\$258,988	EXEMPT FROM EXCISE TAX
003	272206	9073	1/17/08	\$62,826	DOR RATIO;EXEMPT FROM EXCISE TAX
003	379350	0830	2/26/07	\$352,000	RELOCATION - SALE TO SERVICE
003	379350	1380	2/23/07	\$330,000	RELOCATION - SALE TO SERVICE
003	412380	0300	2/26/07	\$260,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	412384	0390	12/5/07	\$421,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	412700	0269	2/19/08	\$393,390	DIAGNOSTIC OUTLIER
003	412700	0420	6/6/08	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	412700	0475	8/20/07	\$355,000	UNFINISHED AREA
003	412700	0485	1/11/07	\$469,166	DIAGNOSTIC OUTLIER
003	541650	0110	8/1/08	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	541650	0360	11/27/07	\$168,909	DOR RATIO;QCD; RELATED PARTY/FRIEND/NGHBR
003	541650	0580	11/24/08	\$275,000	RELOCATION - SALE TO SERVICE
003	541650	0870	11/24/08	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	541651	0020	4/25/07	\$494,950	DIAGNOSTIC OUTLIER
003	541651	0820	8/25/08	\$270,000	DIAGNOSTIC OUTLIER
003	541651	0820	5/9/08	\$297,956	EXEMPT FROM EXCISE TAX
003	541651	0890	11/16/07	\$360,000	RELOCATION - SALE TO SERVICE
003	541651	0930	1/18/08	\$37,919	DOR RATIO;CORRECTION DEED
003	541651	0930	1/18/08	\$440,000	RELOCATION - SALE TO SERVICE
003	542295	0270	11/7/08	\$305,000	DIAGNOSTIC OUTLIER
003	542295	0300	3/3/08	\$352,500	RELOCATION - SALE TO SERVICE
003	542295	0320	7/9/08	\$274,479	BANKRUPTCY-TRUSTEE;EXEMPT FROM EXCISE TAX
003	808165	0260	10/24/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	885694	0110	3/7/08	\$149,806	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	885694	0180	11/1/07	\$315,000	DIAGNOSTIC OUTLIER
003	940652	0320	5/24/07	\$89,120	DOR RATIO;QCD; RELATED PARTY/FRIEND/NGHBR
003	940653	0030	2/21/07	\$359,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	070570	0350	3/9/07	\$380,000	RELOCATION - SALE TO SERVICE
004	070571	0100	7/25/07	\$381,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	070571	0250	5/5/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	162206	9041	1/7/08	\$257,000	DIAGNOSTIC OUTLIER
004	162206	9041	12/8/08	\$50,000	DOR RATIO;QUIT CLAIM DEED
004	212206	9134	3/26/07	\$285,889	DIAGNOSTIC OUTLIER
004	222206	9050	9/25/08	\$279,000	DIAGNOSTIC OUTLIER
004	272206	9087	7/20/07	\$2,475,000	DOR RATIO
004	272206	9101	7/20/07	\$2,250,000	DIAGNOSTIC OUTLIER
004	330395	0770	5/3/07	\$470,000	RELOCATION - SALE TO SERVICE
004	330395	1110	5/19/08	\$389,995	RELOCATION - SALE TO SERVICE
004	330395	1120	7/12/07	\$334,950	BANKRUPTCY - RECEIVER OR TRUSTEE
004	330395	1700	7/10/07	\$124,818	DOR RATIO;QCD; RELATED PARTY/FRIEND/NGHBR
004	355800	0030	1/10/08	\$280,000	DIAGNOSTIC OUTLIER
004	401705	0250	1/5/07	\$574,450	DIAGNOSTIC OUTLIER
004	401705	0250	1/2/07	\$574,450	RELOCATION - SALE TO SERVICE
004	401705	0730	2/8/07	\$500,000	DIAGNOSTIC OUTLIER
004	401705	1150	7/10/08	\$490,000	FORCED SALE; RELOCATION - SALE BY SERVICE
004	401705	1150	12/8/07	\$572,500	FORCED SALE; RELOCATION - SALE TO SERVICE
004	414245	0660	8/12/08	\$154,295	DOR RATIO;QCD; RELATED PARTY/FRIEND/NGHBR
004	511326	0080	2/25/08	\$288,600	RELOCATION - SALE TO SERVICE
004	549146	0180	7/10/07	\$370,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	666120	0380	4/20/07	\$98,316	DOR RATIO;QCD; RELATED PARTY/FRIEND/NHBR
004	667900	0330	6/8/07	\$135,430	DOR RATIO;QUIT CLAIM DEED
004	667900	0430	6/7/07	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	667900	0730	7/31/08	\$345,000	RELOCATION - SALE TO SERVICE
004	667900	1190	8/10/07	\$391,887	EXEMPT FROM EXCISE TAX
004	729987	0020	12/3/07	\$196,500	DOR RATIO
004	729987	0030	12/3/07	\$197,800	DOR RATIO
004	858850	0240	1/25/07	\$205,000	DIAGNOSTIC OUTLIER
004	858850	0330	4/5/07	\$78,366	DOR RATIO;QCD; RELATED PARTY/FRIEND/NHBR
004	885697	0060	8/30/07	\$165,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
004	885697	0090	8/12/08	\$212,000	ESTATE ADMIN; RELATED PARTY/FRIEND/NEIGHBOR
004	885697	0140	5/17/07	\$129,117	DOR RATIO;QUIT CLAIM DEED
004	885697	0570	5/6/08	\$334,310	EXEMPT FROM EXCISE TAX
004	885697	0570	7/22/08	\$329,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	940645	0140	3/11/08	\$129,065	DOR RATIO;QCD; RELATED PARTY/FRIEND/NHBR
004	940654	0010	3/15/07	\$384,950	DIAGNOSTIC OUTLIER
004	940659	0110	6/19/07	\$381,000	DIAGNOSTIC OUTLIER
004	940715	0270	10/25/07	\$295,000	RELOCATION - SALE TO SERVICE
004	940715	0300	7/12/07	\$376,000	RELOCATION - SALE TO SERVICE
004	954283	0790	10/1/08	\$345,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

***Vacant Sales Used in this Annual Update Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
2	025200	1060	5/23/07	\$75,000	13000	N	N
2	154580	5950	7/3/07	\$129,950	11005	N	N
2	154580	8850	4/14/08	\$92,500	7500	N	N
2	154580	8850	4/11/07	\$95,000	7500	N	N
3	202206	9032	2/6/08	\$160,000	48352	N	N
4	729987	0040	1/4/08	\$197,800	7000	N	N
4	729987	0110	1/4/08	\$196,500	7542	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	332206	9050	5/8/07	\$337,000	MULTI-PARCEL SALE
1	332206	9106	5/7/07	\$168,000	CORPORATE AFFILIATES
1	342206	9037	6/12/08	\$4,547	QUIT CLAIM DEED
1	681751	0320	5/18/07	\$72,500	IMP. CHAR CHANGED SINCE SALE; MOBILE HOME
2	330386	0230	9/15/08	\$470,000	IMPROVED SALE
3	212206	9066	5/22/07	\$50,000	TRUST SALE; NON-REPRESENTATIVE SALE

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.