Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: North Central W. Seattle/ Area 48
Previous Physical Inspection: 2005

Improved Sales:
Number of Sales: 382
Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary

	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	$201,300	$178,200	$379,500			
2010 Value	$201,300	$174,800	$376,100	$413,000	91.1%	14.13%
Change	+$0	-$3,400	-$3,400			
% Change	0%	-2%	-1%			

*COV is a measure of uniformity; the lower the number the better the uniformity.
** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. 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 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 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 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2009 Value	$219,300	$165,100	$384,400
2010 Value	$219,300	$164,800	$384,100
Percent Change	0%	0%	0%

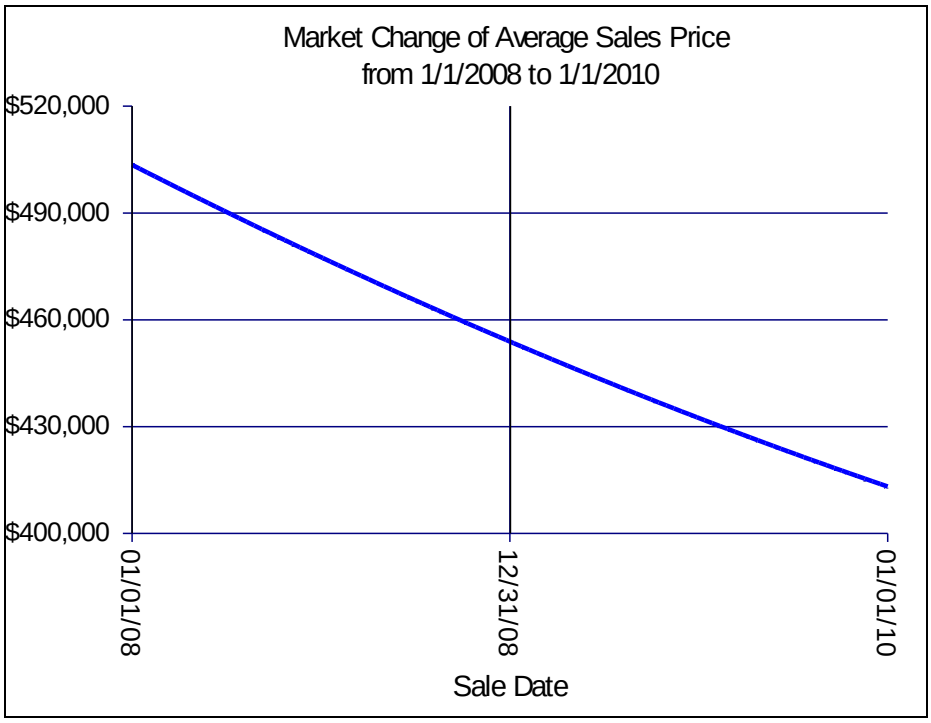
Number of one to three unit residences in the Population: 5435

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a small group of townhouses was found to need a significant downward adjustment leaving the remainder of the area with no further adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

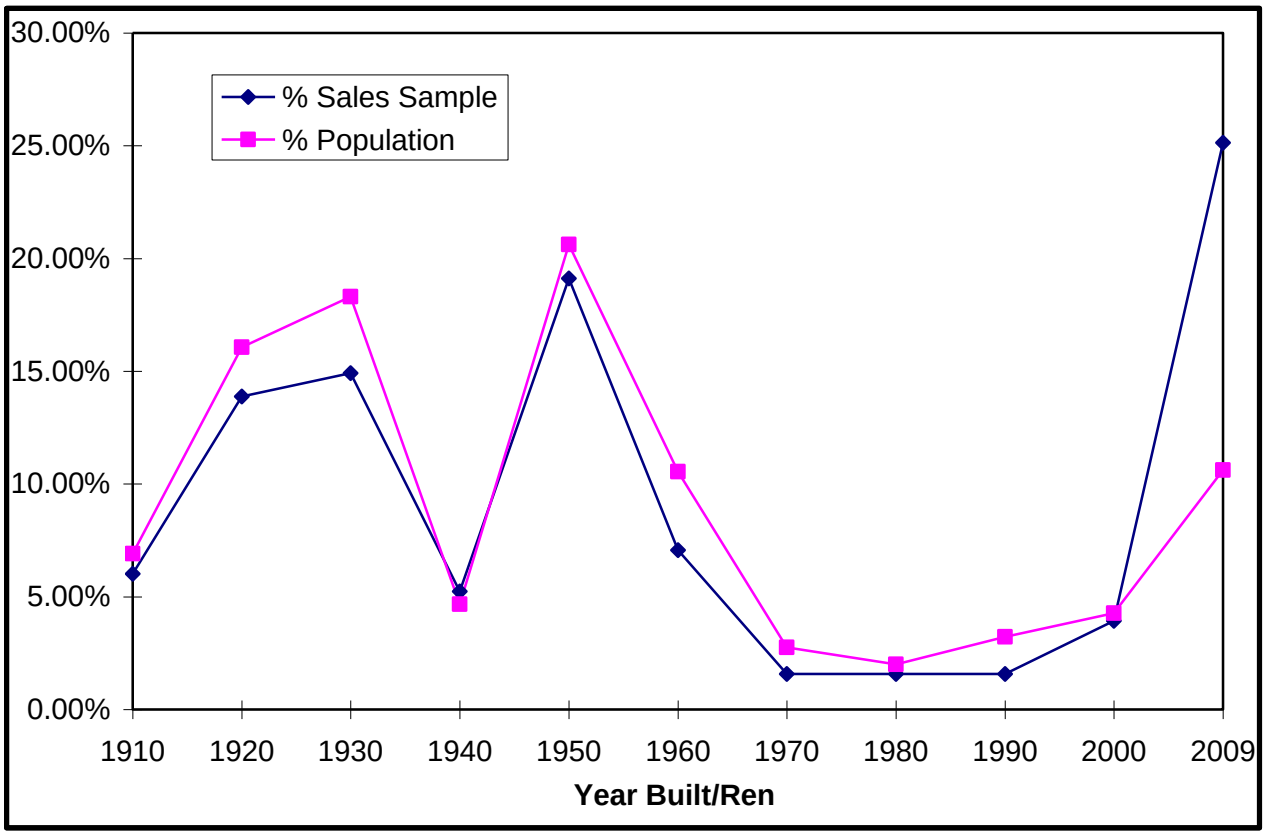
Market Change of Average Sale Price in Area 48
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	23	6.02%
1920	53	13.87%
1930	57	14.92%
1940	20	5.24%
1950	73	19.11%
1960	27	7.07%
1970	6	1.57%
1980	6	1.57%
1990	6	1.57%
2000	15	3.93%
2009	96	25.13%
	382	

Population		
Year Built/Ren	Frequency	% Population
1910	376	6.92%
1920	873	16.06%
1930	995	18.31%
1940	254	4.67%
1950	1121	20.63%
1960	573	10.54%
1970	150	2.76%
1980	109	2.01%
1990	175	3.22%
2000	232	4.27%
2009	577	10.62%
	5435	

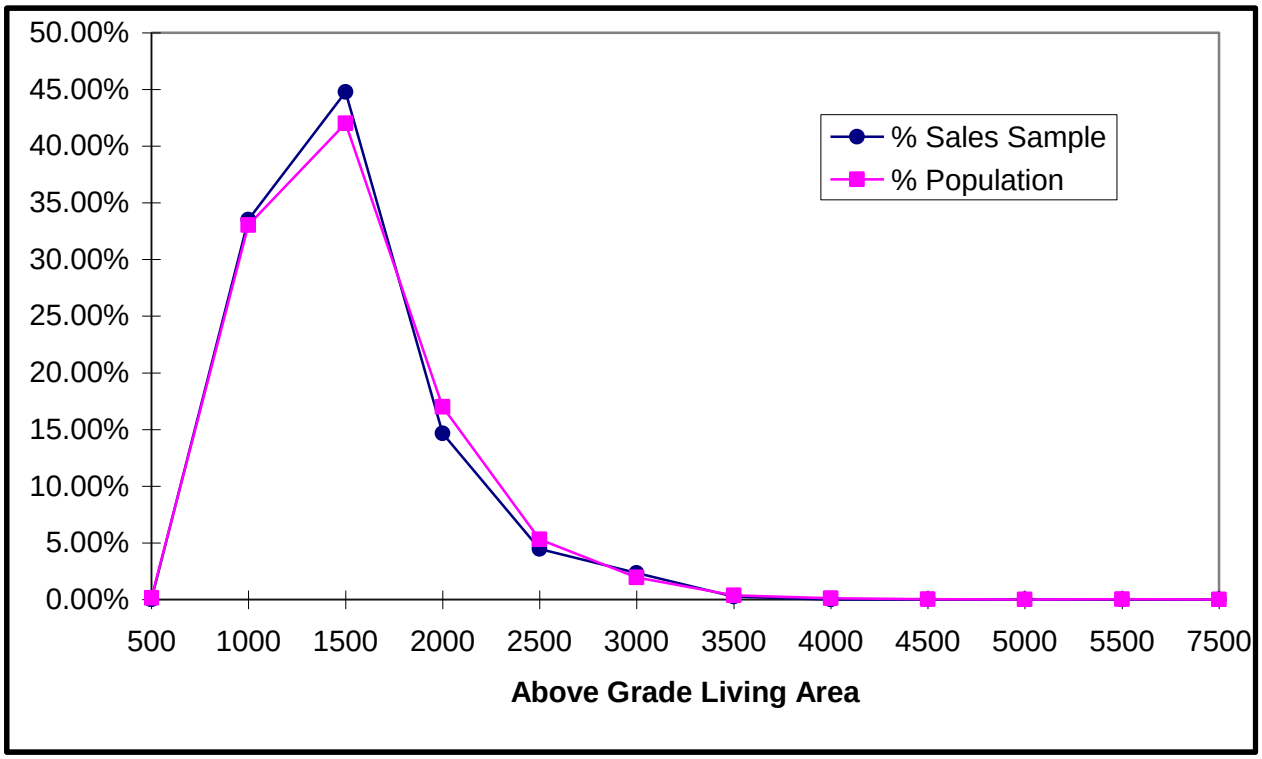


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	128	33.51%
1500	171	44.76%
2000	56	14.66%
2500	17	4.45%
3000	9	2.36%
3500	1	0.26%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	382	

Population		
AGLA	Frequency	% Population
500	8	0.15%
1000	1795	33.03%
1500	2284	42.02%
2000	923	16.98%
2500	289	5.32%
3000	106	1.95%
3500	20	0.37%
4000	6	0.11%
4500	2	0.04%
5000	0	0.00%
5500	2	0.04%
7500	0	0.00%
	5435	

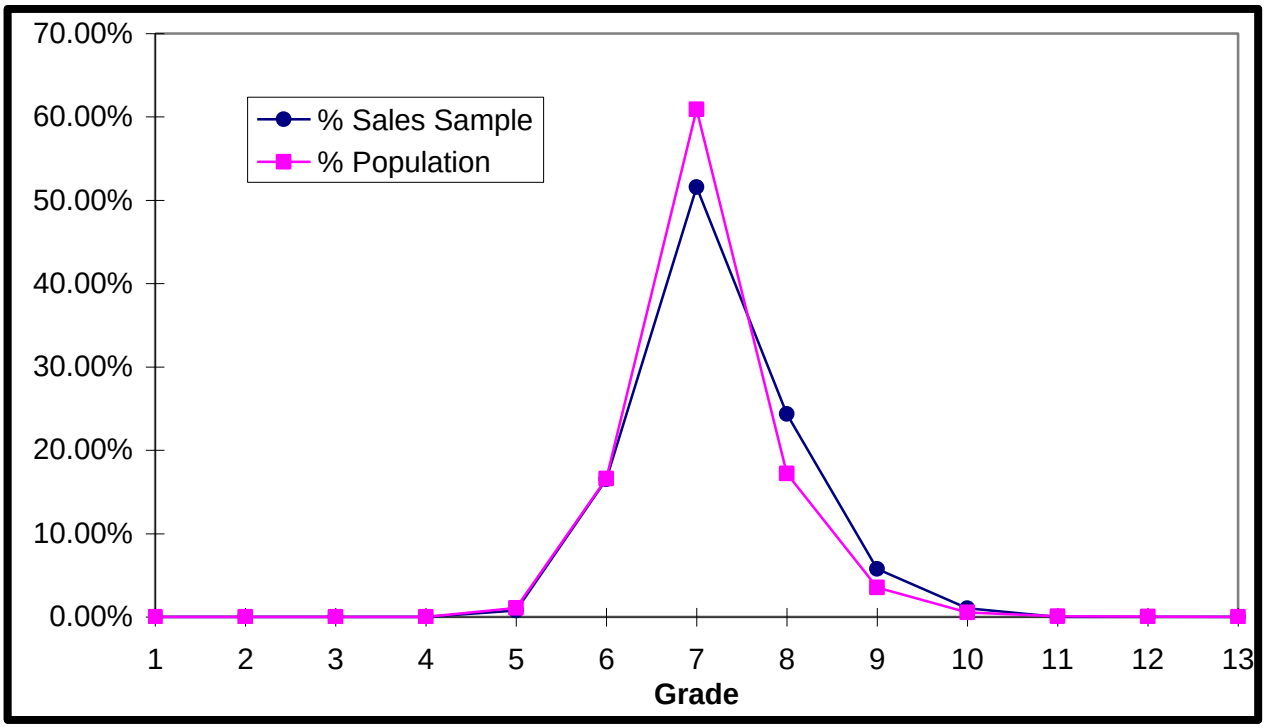


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

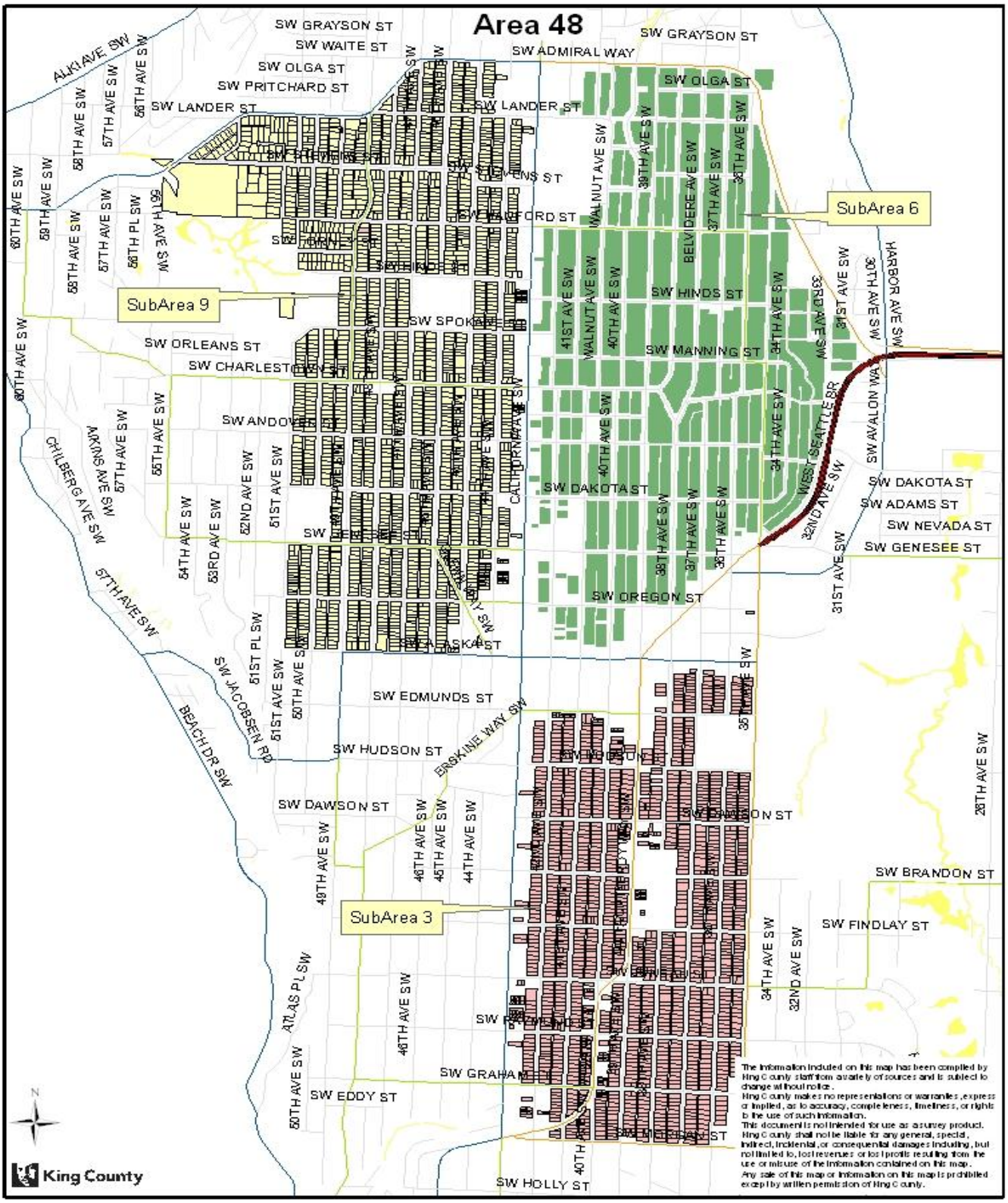
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.79%
6	63	16.49%
7	197	51.57%
8	93	24.35%
9	22	5.76%
10	4	1.05%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	382	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	58	1.07%
6	902	16.60%
7	3310	60.90%
8	935	17.20%
9	193	3.55%
10	29	0.53%
11	5	0.09%
12	2	0.04%
13	0	0.00%
	5435	



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 48
SubArea 6
SubArea 9
SubArea 3
SW GRAYSON ST
SW WAITE ST
SW OLGA ST
SW PRITCHARD ST
SW LANDER ST
SW ADMIRAL WAY
SW STEVENS ST
SW HINDS ST
SW SPOKANE ST
SW ORLEANS ST
SW CHARLESTON ST
SW ANDOVER ST
SW DAKOTA ST
SW ADAMS ST
SW NEVADA ST
SW GENESEE ST
SW OREGON ST
SW ALASKA ST
SW EDMUNDS ST
SW HUDSON ST
SW DAWSON ST
SW BRANDON ST
SW FINDLAY ST
SW GRAHAM ST
SW EDDY ST
SW HOLLY ST
SW AVALON WAY
HARBOR AVE SW
WEST SEATTLE BR
ALKI AVE SW
BEACH DR SW
CHILBERG AVE SW
SW JACOBSEN RD
ERSKINE WAY SW
ATLAS PL SW
CALIFORNIA AVE SW
WALNUT AVE SW
BELVIDERE AVE SW
BRIDGE WAY SW
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King County

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: May 10, 2010

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 1/1/2008 through 1/1/2010 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 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. 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

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.0, with the result rounded down to the next $1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a small group of townhouses was found to need a significant downward adjustment leaving the remainder of the area for further adjustment.

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 382 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / (0.9246868 + .2711204* Plat 129430) x .925*

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 36.

Improved Parcel Update (continued)

Exceptions:

*If multiple houses exist on a parcel, the -1 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) *0 .99.
*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 -1 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) *0.99.
*If land value =< $1,000 no adjustment is applied.
*If improvements and accessories =< $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

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 91.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of 0%. This no change is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes

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

Area 48 Annual Update Model Adjustments

2010 Total Value = 2009 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 0.925.

Standard Area Adjustment

0.00%

Major 129430	**Yes**
% Adjustment	-22.65%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, an improvements located on plat 129430 would *approximately* receive a -22.65% downward adjustment. 16 parcels in the improved population would receive this adjustment. There were 13 sales.

99.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 48 Sale Price changes (Relative to 1/1/2010 valuation date.)

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

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.820	-18.0%
2/1/2008	0.827	-17.3%
3/1/2008	0.835	-16.5%
4/1/2008	0.842	-15.8%
5/1/2008	0.850	-15.0%
6/1/2008	0.857	-14.3%
7/1/2008	0.865	-13.5%
8/1/2008	0.872	-12.8%
9/1/2008	0.880	-12.0%
10/1/2008	0.887	-11.3%
11/1/2008	0.895	-10.5%
12/1/2008	0.902	-9.8%
1/1/2009	0.910	-9.0%
2/1/2009	0.918	-8.2%
3/1/2009	0.925	-7.5%
4/1/2009	0.932	-6.8%
5/1/2009	0.940	-6.0%
6/1/2009	0.947	-5.3%
7/1/2009	0.955	-4.5%
8/1/2009	0.962	-3.8%
9/1/2009	0.970	-3.0%
10/1/2009	0.977	-2.3%
11/1/2009	0.985	-1.5%
12/1/2009	0.992	-0.8%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	**Sales Price**	**Sales Date**	**Adjustment factor**	**Adjusted Sales price***
Sale 1	$525,000	4/1/2008	0.842	$442,000
Sale 2	$475,000	10/1/2009	0.977	$464,000
Sale 3	$515,000	7/1/2009	0.955	$492,000

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

The time adjustment formula for Area 48 is (.9246868+ 2.302881E-04*SaleDay+ .2711204*3.403141E-02)/ (.9246868+ .2711204*3.403141E-02)

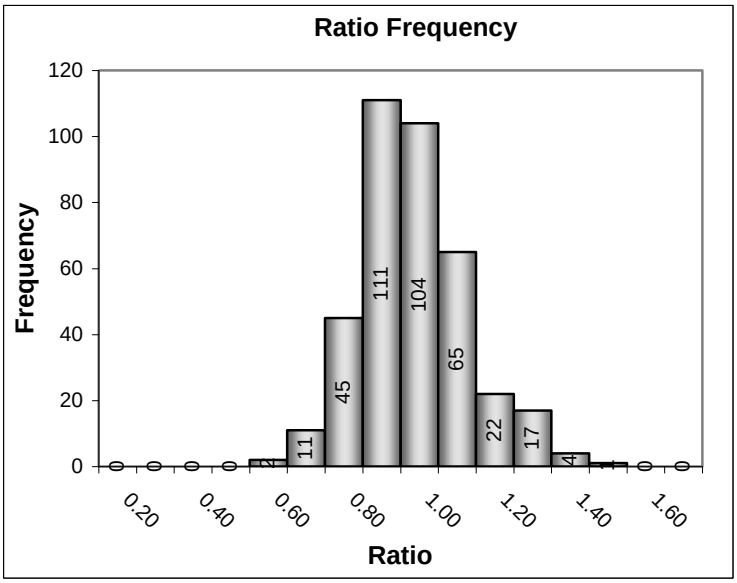
SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:
WC Team 3	01/01/2009	05/10/2010	1/2008 - 12/2009
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
48/ North Central W. Seattle	RPAN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	382
Mean Assessed Value	379,500
Mean Adj. Sales Price	413,000
Standard Deviation AV	102,678
Standard Deviation SP	117,852
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.933
Median Ratio	0.919
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.587
Highest ratio:	1.457
Coefficient of Dispersion	11.80%
Standard Deviation	0.140
Coefficient of Variation	15.02%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.903
Upper limit	0.941
95% Confidence: Mean	
Lower limit	0.919
Upper limit	0.947
SAMPLE SIZE EVALUATION	
N (population size)	5435
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.140
Recommended minimum:	31
Actual sample size:	382
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	205
# ratios above mean:	177
z:	1.433
Conclusion:	***Normal****
***i.e. no evidence of non-normality**	



COMMENTS:

1 to 3 Unit Residences throughout area 48.

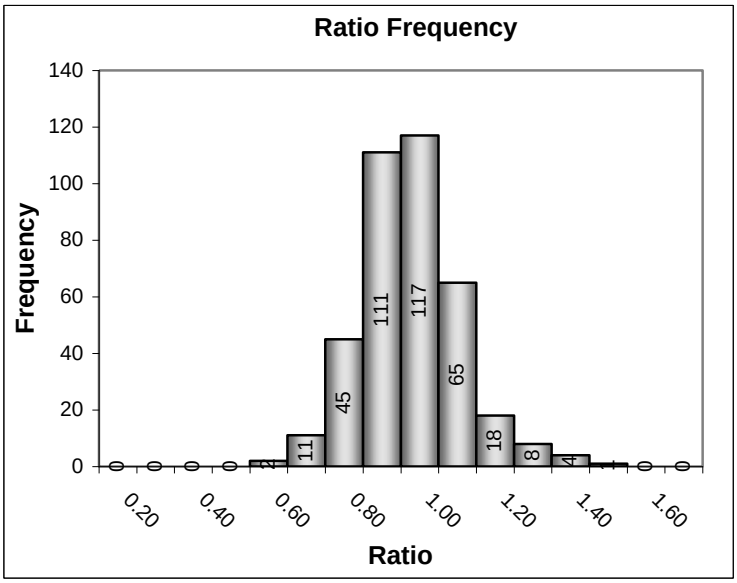
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:
WC Team 3	01/01/2010	05/10/2010	1/2008 - 12/2009
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
48/ North Central W. Seattle	RPAN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	382
Mean Assessed Value	376,100
Mean Sales Price	413,000
Standard Deviation AV	102,168
Standard Deviation SP	117,852
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.917
Weighted Mean Ratio	0.911
UNIFORMITY	
Lowest ratio	0.587
Highest ratio:	1.457
Coefficient of Dispersion	10.82%
Standard Deviation	0.131
Coefficient of Variation	14.13%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.903
Upper limit	0.932
95% Confidence: Mean	
Lower limit	0.911
Upper limit	0.937
SAMPLE SIZE EVALUATION	
N (population size)	5435
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.131
Recommended minimum:	27
Actual sample size:	382
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	198
# ratios above mean:	184
z:	0.716
Conclusion:	***Normal****
***i.e. no evidence of non-normality**	



COMMENTS:

1 to 3 Unit Residences throughout area 48.

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessement Date of 1/1/2010

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	006600	0450	5/14/09	$375,000	$354,000	770	5	1914	3	6550	N	N	6036 38TH AVE SW
003	762570	3250	9/2/08	$324,000	$285,000	830	5	1919	3	6250	N	N	6047 42ND AVE SW
003	762470	0005	5/21/08	$339,000	$290,000	550	6	1940	4	4000	Y	N	4101 SW HUDSON ST
003	762570	0115	8/5/08	$325,000	$284,000	670	6	1984	3	4000	N	N	3921 SW DAWSON ST
003	246190	0625	10/26/09	$315,000	$310,000	750	6	1911	3	6250	N	N	5606 41ST AVE SW
003	006600	0485	10/8/09	$332,000	$325,000	750	6	1918	3	6419	N	N	3717 SW RAYMOND ST
003	762570	3015	6/17/08	$385,000	$332,000	760	6	1942	4	2893	N	N	6053 FAUNTLEROY WAY SW
003	006600	0210	9/24/09	$315,000	$307,000	790	6	1916	4	6400	N	N	5936 39TH AVE SW
003	762570	0015	10/24/08	$244,000	$218,000	820	6	1913	4	2353	N	N	5211 FAUNTLEROY WAY SW
003	387490	0090	8/25/09	$373,500	$362,000	860	6	1919	3	7772	N	N	6314 36TH AVE SW
003	309500	0285	5/22/09	$245,000	$231,000	890	6	1912	3	5040	Y	N	5020 37TH AVE SW
003	246190	0825	10/12/09	$365,500	$358,000	910	6	1918	4	6000	N	N	5633 41ST AVE SW
003	762570	2710	2/26/08	$443,000	$369,000	920	6	1917	4	6250	N	N	5912 41ST AVE SW
003	762570	3005	9/9/08	$355,000	$313,000	930	6	1942	4	2850	N	N	6043 FAUNTLEROY WAY SW
003	246190	0325	12/9/09	$324,000	$322,000	930	6	1911	4	3751	N	N	4010 SW FINDLAY ST
003	246190	0810	9/26/09	$367,000	$358,000	950	6	1919	4	6000	N	N	5647 41ST AVE SW
003	309500	0215	12/22/09	$355,610	$355,000	960	6	1911	4	5250	N	N	5049 36TH AVE SW
003	612660	1445	8/6/09	$393,000	$379,000	960	6	1947	4	5405	N	N	4832 38TH AVE SW
003	006600	0250	7/9/09	$255,000	$244,000	1040	6	1917	2	6681	N	N	6001 38TH AVE SW
003	762570	2695	2/5/09	$408,500	$375,000	1050	6	1925	4	6250	N	N	5926 41ST AVE SW
003	309500	0255	9/12/08	$537,775	$475,000	1060	6	1928	4	4445	Y	N	5044 37TH AVE SW
003	528820	0150	6/30/09	$410,350	$392,000	1200	6	1919	3	6670	Y	N	4730 37TH AVE SW
003	246190	0700	7/9/08	$417,500	$362,000	1300	6	1914	4	6000	N	N	5637 40TH AVE SW
003	757920	0590	11/30/09	$424,000	$421,000	780	7	1956	4	5750	Y	N	4840 41ST AVE SW
003	325940	0024	11/18/09	$242,500	$240,000	800	7	2000	3	700	N	N	5214 E FAUNTLEROY WAY SW
003	006600	0285	9/29/08	$330,000	$293,000	800	7	1943	3	6550	N	N	6037 38TH AVE SW
003	139430	0060	12/17/09	$350,000	$349,000	810	7	1944	4	6656	N	N	5956 37TH AVE SW
003	762570	2731	3/18/09	$370,000	$344,000	830	7	1942	3	4800	N	N	5911 39TH AVE SW
003	006600	0430	1/29/09	$380,000	$348,000	830	7	1943	4	6943	N	N	6056 38TH AVE SW
003	772360	0045	6/24/09	$355,000	$338,000	870	7	1918	4	5500	N	N	5225 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	757920	0600	8/28/09	$428,000	$415,000	870	7	1956	5	5750	Y	N	4846 41ST AVE SW
003	612660	1425	10/1/09	$380,000	$371,000	880	7	1947	4	5405	N	N	4842 38TH AVE SW
003	772360	0140	10/7/09	$510,000	$499,000	920	7	1951	4	6250	N	N	5209 36TH AVE SW
003	232403	9079	4/24/08	$402,500	$341,000	940	7	1941	3	5650	N	N	6007 35TH AVE SW
003	743550	0010	3/11/08	$385,000	$322,000	980	7	1948	3	6000	N	N	5006 40TH AVE SW
003	731240	0040	8/4/09	$435,000	$419,000	1000	7	1919	3	5000	Y	N	5401 36TH AVE SW
003	246190	0494	1/18/08	$323,000	$266,000	1010	7	2007	3	1352	N	N	5413 B FAUNTLEROY WAY SW
003	246190	0492	2/28/08	$324,950	$271,000	1010	7	2007	3	1350	N	N	5413 A FAUNTLEROY WAY SW
003	762570	0019	6/9/08	$315,000	$271,000	1020	7	2007	3	2141	N	N	5213 B FAUNTLEROY WAY SW
003	762570	0017	6/4/08	$318,500	$273,000	1020	7	2007	3	1508	N	N	5213 A FAUNTLEROY WAY SW
003	006600	0460	8/14/08	$460,000	$403,000	1020	7	1975	3	6550	N	N	6026 38TH AVE SW
003	762570	3220	3/23/09	$370,000	$344,000	1030	7	1949	4	6250	N	N	6017 42ND AVE SW
003	772360	0225	7/31/08	$450,000	$392,000	1040	7	1953	4	6250	Y	N	5220 37TH AVE SW
003	006600	0465	7/2/08	$452,000	$391,000	1060	7	1952	4	6550	N	N	6020 38TH AVE SW
003	757920	0975	7/25/08	$540,000	$470,000	1060	7	1929	4	5750	Y	N	4811 41ST AVE SW
003	246190	0410	5/14/08	$400,000	$341,000	1070	7	1908	4	6000	N	N	5426 40TH AVE SW
003	516670	0090	6/3/08	$455,000	$390,000	1080	7	1956	3	6300	N	N	5032 38TH AVE SW
003	612660	0060	4/3/08	$419,500	$354,000	1090	7	1988	4	4230	Y	N	4721 37TH AVE SW
003	006600	0415	9/16/09	$450,000	$438,000	1090	7	1944	3	6500	N	N	6047 37TH AVE SW
003	139280	0030	3/5/08	$475,000	$397,000	1100	7	1940	4	6400	Y	N	5930 36TH AVE SW
003	139280	0040	12/3/08	$454,000	$410,000	1100	7	1940	4	6400	Y	N	5922 36TH AVE SW
003	762570	0296	10/14/09	$439,000	$430,000	1110	7	1939	4	5400	N	N	4102 SW BRANDON ST
003	762570	2395	9/25/09	$326,000	$318,000	1130	7	1961	4	6250	N	N	5939 42ND AVE SW
003	082600	0112	1/6/09	$340,000	$310,000	1140	7	2008	3	1268	N	N	6327 B 42ND AVE SW
003	139380	0060	5/19/09	$385,000	$363,000	1140	7	1940	3	6400	Y	N	6000 36TH AVE SW
003	762570	0295	10/16/08	$415,000	$370,000	1140	7	1939	4	5400	N	N	4108 SW BRANDON ST
003	762570	2520	9/22/09	$500,000	$488,000	1150	7	1918	4	4800	N	N	5937 41ST AVE SW
003	082600	0565	1/2/08	$454,000	$372,000	1160	7	1919	4	4800	Y	N	6325 39TH AVE SW
003	309500	0075	8/18/09	$465,000	$449,000	1180	7	1921	4	4956	N	N	5057 35TH AVE SW
003	234930	0027	9/1/09	$342,000	$332,000	1240	7	2005	3	1823	N	N	5622 A FAUNTLEROY WAY SW
003	129130	0020	5/18/09	$358,200	$338,000	1240	7	1929	4	4720	N	N	5617 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	325940	0085	10/8/09	$462,000	$452,000	1240	7	1962	3	7057	N	N	5214 38TH AVE SW
003	309500	0260	10/29/09	$469,000	$462,000	1240	7	1927	4	5080	Y	N	5040 37TH AVE SW
003	772360	0235	5/22/08	$550,000	$470,000	1260	7	1956	3	6500	N	N	5226 37TH AVE SW
003	309500	0060	3/27/08	$434,000	$365,000	1290	7	1927	3	4680	N	N	5045 35TH AVE SW
003	762570	2755	6/12/08	$434,500	$374,000	1300	7	1942	3	4800	N	N	5933 39TH AVE SW
003	082600	0480	10/28/09	$395,000	$389,000	1300	7	1912	4	4800	N	N	6330 40TH AVE SW
003	246190	0760	8/17/09	$440,600	$426,000	1380	7	1918	3	6250	N	N	5622 42ND AVE SW
003	082600	0380	8/21/09	$467,000	$452,000	1380	7	1914	5	4800	N	N	6351 40TH AVE SW
003	731240	0085	8/14/08	$464,000	$406,000	1400	7	1960	4	4800	N	N	5410 36TH AVE SW
003	762570	2987	1/2/08	$337,500	$277,000	1401	7	2001	3	2101	N	N	6021 B FAUNTLEROY WAY SW
003	762570	2983	5/30/08	$323,950	$278,000	1401	7	2001	3	1774	N	N	6021 A FAUNTLEROY WAY SW
003	246190	0604	5/20/08	$329,500	$281,000	1404	7	2002	3	1998	N	N	5619 FAUNTLEROY WAY SW
003	139430	0020	11/6/08	$420,000	$376,000	1430	7	1944	4	6400	N	N	5916 37TH AVE SW
003	612660	1120	10/31/08	$429,000	$384,000	1440	7	1969	3	6000	N	N	4841 38TH AVE SW
003	516670	0150	3/2/09	$510,500	$472,000	1490	7	1958	4	6656	N	N	5059 38TH AVE SW
003	246190	0490	7/23/08	$335,000	$291,000	1630	7	1949	3	3298	N	N	5411 FAUNTLEROY WAY SW
003	762570	2537	5/29/08	$475,000	$407,000	1670	7	1922	3	4000	N	N	4110 SW RAYMOND ST
003	528820	0270	8/13/09	$467,500	$451,000	1740	7	1907	4	5750	Y	N	4745 36TH AVE SW
003	246190	0365	4/2/09	$310,000	$289,000	1900	7	1910	4	6000	N	N	5417 40TH AVE SW
003	006600	0440	5/6/08	$541,000	$460,000	2150	7	1989	3	6550	N	N	6046 38TH AVE SW
003	232403	9158	10/7/09	$287,500	$281,000	910	8	2007	3	1540	N	N	5442a FAUNTLEROY WAY SW
003	762570	2634	12/20/08	$245,000	$222,000	930	8	2008	3	1007	N	N	5935 A FAUNTLEROY WAY SW
003	762570	2635	1/6/09	$246,000	$224,000	930	8	2008	3	715	N	N	5935 B FAUNTLEROY WAY SW
003	762570	2637	12/24/08	$279,000	$253,000	940	8	2008	3	1392	N	N	5937 C FAUNTLEROY WAY SW
003	762570	2638	8/7/08	$320,000	$280,000	940	8	2008	3	1068	N	N	5937 B FAUNTLEROY WAY SW
003	082600	0437	6/4/09	$310,000	$294,000	940	8	2007	3	991	N	N	6300 C FAUNTLEROY WAY SW
003	939670	0020	9/15/08	$317,500	$280,000	942	8	2007	3	1287	N	N	5418 C FAUNTLEROY WAY SW
003	762570	2636	12/16/08	$235,000	$213,000	950	8	2008	3	944	N	N	6935 C FAUNTLEROY WAY SW
003	082600	0441	11/16/09	$312,450	$309,000	950	8	2007	3	1415	N	N	6306 D FAUNTLEROY WAY SW
003	939670	0026	6/23/08	$343,950	$297,000	954	8	2007	3	1321	N	N	5416 A FAUNTLEROY WAY SW
003	762570	2639	8/21/08	$324,950	$285,000	960	8	2008	3	1473	N	N	5937 A FAUNTLEROY WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	082600	0433	9/3/09	$312,000	$303,000	960	8	2007	3	1351	N	N	6300 A FAUNTLEROY WAY SW
003	232403	9162	2/7/08	$345,000	$286,000	1140	8	2007	3	1223	N	N	5044 A FAUNTLEROY WAY SW
003	232403	9160	7/1/08	$339,950	$294,000	1140	8	2007	3	1226	N	N	5046 A FAUNTLEROY WAY SW
003	232403	9161	3/4/08	$353,622	$295,000	1140	8	2007	3	1725	N	N	5046 B FAUNTLEROY WAY SW
003	232403	9163	6/19/08	$348,510	$300,000	1140	8	2007	3	1722	N	N	5044 B FAUNTLEROY WAY SW
003	762570	2940	8/14/09	$350,000	$338,000	1180	8	2007	3	1325	N	N	6020 B FAUNTLEROY WAY SW
003	762570	2939	4/10/09	$337,000	$315,000	1200	8	2007	3	1325	N	N	6026 A FAUNTLEROY WAY SW
003	129730	0210	12/28/09	$610,000	$609,000	1220	8	2000	3	6250	Y	N	5047 42ND AVE SW
003	762570	2944	5/21/09	$370,000	$349,000	1240	8	2007	3	1500	N	N	6022 A FAUNTLEROY WAY SW
003	762570	2937	12/14/09	$372,000	$370,000	1240	8	2007	3	1425	N	N	6024 A FAUNTLEROY WAY SW
003	232403	9109	12/9/09	$472,460	$470,000	1260	8	1958	4	8960	Y	N	5933 36TH AVE SW
003	757920	0773	5/29/08	$445,000	$381,000	1350	8	2004	3	1031	N	N	4115 SW EDMUNDS ST
003	757920	0735	7/21/08	$410,000	$357,000	1550	8	2003	3	1476	N	N	4809 A 40TH AVE SW
003	762570	2885	8/8/08	$550,000	$481,000	1610	8	1978	4	6000	Y	N	6043 39TH AVE SW
003	762570	0350	8/22/08	$624,950	$548,000	1840	8	1995	4	6250	Y	N	5212 42ND AVE SW
003	612660	0950	3/10/08	$510,000	$427,000	1360	9	2007	3	1693	N	N	4840 C 40TH AVE SW
003	609520	0020	4/29/09	$464,000	$436,000	1520	9	2007	3	857	N	N	5920 B CALIFORNIA AVE SW
003	609520	0050	2/11/08	$555,000	$461,000	1520	9	2007	3	947	N	N	5922 B CALIFORNIA AVE SW
003	609520	0040	1/22/08	$575,000	$474,000	1520	9	2007	3	1620	N	N	5922 A CALIFORNIA AVE SW
003	609520	0060	4/24/09	$510,000	$478,000	1790	9	2007	3	1911	N	N	5922 C CALIFORNIA AVE SW
003	609520	0010	1/22/08	$615,000	$507,000	1790	9	2007	3	1396	N	N	5920 A CALIFORNIA AVE SW
003	609520	0070	5/12/08	$600,000	$511,000	1790	9	2007	3	1910	N	N	5924 A CALIFORNIA AVE SW
003	762570	0290	5/14/08	$700,000	$597,000	2524	9	2001	3	7200	N	N	5247 41ST AVE SW
006	095200	5230	1/3/08	$390,000	$320,000	670	5	1910	3	2800	N	N	3812 SW OREGON ST
006	757770	0047	5/1/08	$390,000	$331,000	600	6	1918	4	3350	N	N	4060 SW CHARLESTOWN ST
006	095200	5205	5/15/08	$404,915	$345,000	610	6	1917	3	2875	Y	N	4446 39TH AVE SW
006	347580	0050	6/6/08	$379,950	$326,000	720	6	1926	4	4674	N	N	4072 SW HANFORD ST
006	928580	0830	6/16/08	$545,000	$469,000	770	6	2007	3	6100	Y	N	3820 37TH AVE SW
006	231390	0720	10/2/08	$285,000	$253,000	790	6	1915	3	2100	N	N	3915 SW HINDS ST
006	095200	3705	8/26/09	$350,000	$339,000	790	6	1951	3	5750	N	N	4106 37TH AVE SW
006	928580	0800	12/7/09	$325,000	$323,000	800	6	1944	3	4575	Y	N	3616 SW ANDOVER ST

Improved Sales Used in this Annual Update Analysis
Area 48
(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
006	929730	1450	4/3/08	$440,000	$371,000	830	6	1942	5	4364	Y	N	4035 FAUNTLEROY WAY SW
006	746590	0020	5/13/09	$285,000	$269,000	840	6	1921	3	5000	N	N	3260 39TH AVE SW
006	798740	1175	9/5/08	$395,000	$348,000	840	6	1950	3	3650	Y	N	3306 35TH AVE SW
006	095200	1755	5/8/09	$459,000	$432,000	840	6	1923	4	5750	N	N	4049 41ST AVE SW
006	787250	0135	5/21/09	$430,000	$406,000	850	6	1918	4	5000	N	N	3417 42ND AVE SW
006	746590	0185	3/21/08	$425,000	$357,000	870	6	1910	3	3750	N	N	3428 39TH AVE SW
006	095200	3535	7/10/09	$520,000	$498,000	880	6	1947	4	5750	Y	N	4140 38TH AVE SW
006	095200	5280	12/3/09	$225,000	$223,000	910	6	1909	3	5750	N	N	4409 39TH AVE SW
006	095200	1975	7/20/09	$380,000	$365,000	910	6	1919	4	4313	N	N	4027 42ND AVE SW
006	791510	0345	5/19/09	$299,500	$283,000	940	6	1912	3	5000	N	N	3232 WALNUT AVE SW
006	032400	0185	11/24/08	$312,000	$281,000	950	6	1929	4	5000	N	N	3702 42ND AVE SW
006	791510	0185	4/22/09	$413,500	$388,000	960	6	1939	4	5562	N	N	3206 40TH AVE SW
006	928580	0665	4/14/08	$334,950	$283,000	970	6	1918	3	6266	N	N	3839 35TH AVE SW
006	095200	0745	5/6/08	$540,000	$459,000	1000	6	1915	5	5750	Y	N	4030 38TH AVE SW
006	095200	3575	2/17/09	$350,000	$323,000	1150	6	1943	3	4945	N	N	4103 37TH AVE SW
006	798740	0865	4/12/09	$340,000	$318,000	1170	6	1917	3	3750	Y	N	3317 SW HINDS ST
006	095200	3855	5/15/09	$449,000	$423,000	1440	6	1910	4	2875	N	N	4121 36TH AVE SW
006	095200	0125	4/17/08	$415,000	$351,000	1930	6	1940	3	5750	N	N	4055 35TH AVE SW
006	095200	6987	3/7/08	$338,400	$283,000	760	7	2004	3	1044	N	N	4543 A 40TH AVE SW
006	928580	0946	2/10/08	$375,000	$311,000	760	7	1943	3	4370	N	N	3703 SW CHARLESTOWN ST
006	095200	6905	9/22/08	$361,000	$320,000	800	7	1945	4	2816	N	N	4503 40TH AVE SW
006	928580	0085	9/17/08	$398,950	$353,000	800	7	1940	3	5000	Y	N	3456 37TH AVE SW
006	300980	0015	5/29/09	$312,000	$295,000	831	7	1946	4	4750	N	N	3006 39TH AVE SW
006	083800	0045	11/24/09	$372,500	$369,000	858	7	1923	3	3680	N	N	2720 39TH AVE SW
006	929730	0500	6/25/08	$387,500	$334,000	870	7	1950	4	4000	Y	N	3855 33RD AVE SW
006	929730	0410	3/26/09	$490,000	$456,000	870	7	1927	4	4000	Y	N	3816 35TH AVE SW
006	929730	0490	3/27/08	$380,000	$320,000	890	7	1927	3	4000	Y	N	3847 33RD AVE SW
006	928580	0456	4/16/09	$475,000	$445,000	890	7	1942	4	5627	Y	N	3734 BELVIDERE AVE SW
006	095200	0805	6/1/09	$314,250	$298,000	910	7	1952	3	4600	N	N	4054 38TH AVE SW
006	928580	0515	11/20/09	$400,000	$396,000	910	7	1927	4	4048	N	N	3723 36TH AVE SW
006	132403	9090	6/11/08	$540,000	$464,000	920	7	1947	3	5526	Y	N	3818 33RD AVE SW

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Area 48
(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
006	928580	0375	7/22/09	$420,000	$403,000	940	7	1947	3	6085	Y	N	3732 38TH AVE SW
006	928580	0841	11/5/09	$270,000	$266,000	950	7	1913	3	6067	N	N	3617 SW CHARLESTOWN ST
006	051300	0725	4/28/09	$367,900	$345,000	950	7	1913	3	4830	N	N	2908 WALNUT AVE SW
006	432120	0700	5/4/09	$485,000	$456,000	960	7	1925	5	5000	N	N	3432 37TH AVE SW
006	929730	0615	10/7/08	$502,000	$446,000	980	7	1955	3	3387	Y	N	3850 33RD AVE SW
006	083800	0095	6/20/08	$360,000	$310,000	990	7	1923	3	3956	N	N	2922 39TH AVE SW
006	929730	1580	11/17/08	$335,000	$301,000	1000	7	1926	2	4049	Y	N	4042 34TH AVE SW
006	757820	0105	12/31/09	$395,000	$395,000	1020	7	2006	3	4664	N	N	3440 WALNUT AVE SW
006	095200	0475	6/2/08	$466,000	$400,000	1020	7	1943	3	5750	Y	N	4032 37TH AVE SW
006	422940	0015	9/25/08	$400,000	$354,000	1030	7	1927	3	4089	N	N	3256 42ND AVE SW
006	095200	0945	3/25/08	$551,000	$463,000	1030	7	1941	3	5750	Y	N	4055 38TH AVE SW
006	757770	0530	6/18/08	$549,950	$474,000	1030	7	1925	3	5175	N	N	3903 42ND AVE SW
006	095200	6925	7/16/09	$365,000	$350,000	1040	7	1945	4	3170	N	N	4511 40TH AVE SW
006	301630	0265	12/15/09	$390,500	$389,000	1050	7	1914	3	5000	N	N	3226 42ND AVE SW
006	928580	0677	6/16/09	$425,000	$404,000	1050	7	1918	4	4100	N	N	3508 SW ANDOVER ST
006	422940	0280	6/13/08	$458,000	$394,000	1080	7	1928	3	3728	N	N	3425 41ST AVE SW
006	051300	0380	3/27/08	$575,000	$484,000	1080	7	1947	4	5750	N	N	3009 FAIRMOUNT AVE SW
006	095200	3710	12/23/09	$415,000	$414,000	1090	7	1975	3	5750	N	N	4112 37TH AVE SW
006	231390	0361	3/7/08	$625,026	$523,000	1100	7	1915	5	5500	N	N	3261 WALNUT AVE SW
006	095200	5860	4/23/08	$560,000	$475,000	1110	7	1940	3	5750	N	N	4447 41ST AVE SW
006	095200	1080	6/11/08	$557,000	$479,000	1120	7	1948	5	5750	Y	N	4054 39TH AVE SW
006	231390	0350	1/12/09	$480,000	$438,000	1130	7	1918	4	5000	N	N	3269 WALNUT AVE SW
006	095200	1140	7/13/09	$635,000	$608,000	1140	7	1918	4	5750	Y	N	4021 39TH AVE SW
006	929730	0270	12/24/09	$230,000	$230,000	1150	7	1915	2	4000	Y	N	3825 34TH AVE SW
006	083800	0100	8/18/08	$430,000	$377,000	1150	7	1924	3	4232	N	N	2761 38TH AVE SW
006	928580	0770	6/3/09	$419,950	$398,000	1160	7	1923	3	4880	N	N	3829 36TH AVE SW
006	929730	0625	2/11/08	$512,000	$425,000	1170	7	1985	3	5440	Y	N	3860 33RD AVE SW
006	095200	5750	10/6/09	$400,500	$392,000	1190	7	1958	3	5750	N	N	4452 41ST AVE SW
006	870160	0030	9/2/09	$478,000	$464,000	1190	7	1929	3	5000	N	N	3212 39TH AVE SW
006	757770	0136	7/7/08	$585,000	$507,000	1200	7	1927	4	5175	N	N	3819 42ND AVE SW
006	095200	4850	2/13/08	$520,000	$432,000	1210	7	2004	3	5750	Y	N	4416 38TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	083800	0080	7/28/09	$460,000	$442,000	1210	7	1926	5	3680	N	N	2914 39TH AVE SW
006	929730	0390	5/22/08	$400,000	$342,000	1240	7	1928	3	4000	Y	N	3830 35TH AVE SW
006	746590	0500	9/10/08	$600,000	$529,000	1240	7	1941	4	6072	N	N	3272 38TH AVE SW
006	231390	0105	9/2/09	$482,500	$468,000	1270	7	1962	3	5821	N	N	3263 39TH AVE SW
006	095200	1120	1/9/09	$565,000	$515,000	1270	7	1909	3	5750	Y	N	4013 39TH AVE SW
006	934540	0625	7/22/08	$355,000	$309,000	1290	7	1916	3	3200	N	N	3801 SW ADMIRAL WAY
006	300980	0150	7/23/09	$544,000	$522,000	1300	7	1927	4	3515	N	N	3009 38TH AVE SW
006	928580	0475	5/9/08	$559,500	$476,000	1320	7	1977	3	5000	Y	N	3716 BELVIDERE AVE SW
006	929730	1535	3/4/09	$323,000	$299,000	1400	7	1940	3	5085	N	N	4118 35TH AVE SW
006	231390	0230	1/2/08	$665,000	$545,000	1400	7	1919	3	5000	N	N	3265 40TH AVE SW
006	432120	0890	4/15/09	$415,000	$388,000	1420	7	1929	3	5000	N	N	3437 37TH AVE SW
006	928580	0015	7/10/09	$490,000	$469,000	1420	7	1927	3	4567	Y	N	3613 35TH AVE SW
006	791510	0360	6/10/08	$554,000	$476,000	1430	7	1930	3	5000	N	N	3228 WALNUT AVE SW
006	746590	0110	1/2/08	$662,500	$543,000	1430	7	1928	5	5000	N	N	3259 38TH AVE SW
006	764590	0260	10/5/09	$629,950	$616,000	1440	7	1927	4	3680	N	N	3031 BELVIDERE AVE SW
006	095200	5105	7/9/09	$620,000	$593,000	1450	7	1910	4	5750	Y	N	4402 39TH AVE SW
006	757820	0120	7/17/09	$448,000	$429,000	1470	7	1946	4	5000	N	N	3450 WALNUT AVE SW
006	870160	0195	11/24/08	$399,950	$360,000	1490	7	1929	4	5000	N	N	3209 38TH AVE SW
006	095200	0755	5/5/09	$549,000	$516,000	1520	7	1979	4	5175	Y	N	4034 38TH AVE SW
006	095200	0495	9/23/08	$543,400	$481,000	1550	7	1926	4	5118	Y	N	4040 37TH AVE SW
006	300980	0100	6/24/08	$605,000	$522,000	1570	7	1926	3	4750	N	N	3046 39TH AVE SW
006	095200	5015	9/21/09	$415,000	$405,000	1600	7	1925	3	5750	Y	N	4417 38TH AVE SW
006	757770	0531	7/20/09	$382,000	$366,000	1620	7	1925	4	5175	N	N	3905 42ND AVE SW
006	296090	0045	7/30/09	$509,450	$490,000	1630	7	1940	4	6000	N	N	3031 37TH AVE SW
006	300980	0140	8/18/08	$485,000	$425,000	1660	7	1927	3	3515	N	N	3007 38TH AVE SW
006	422940	0125	3/13/08	$575,000	$482,000	1700	7	1946	3	7366	N	N	3259 41ST AVE SW
006	746590	0490	12/17/09	$660,000	$658,000	1750	7	1923	3	6073	N	N	3268 38TH AVE SW
006	231390	0630	10/14/09	$695,000	$681,000	1770	7	1917	5	5500	N	N	3436 WALNUT AVE SW
006	231390	0830	7/8/08	$505,000	$438,000	1840	7	1910	4	4424	N	N	3417 39TH AVE SW
006	928580	0277	7/15/08	$699,000	$607,000	1990	7	1910	3	4550	N	N	3716 39TH AVE SW
006	501950	0205	12/24/09	$615,000	$614,000	2030	7	1905	5	5500	N	N	2640 WALNUT AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	934540	0395	4/24/08	$696,000	$590,000	2180	7	1919	4	4450	N	N	3767 SW ADMIRAL WAY
006	870160	0490	11/19/08	$622,000	$559,000	2270	7	1920	4	4950	Y	N	3238 BELVIDERE AVE SW
006	132403	9079	5/19/09	$433,880	$410,000	760	8	1980	3	4188	Y	N	3822 33RD AVE SW
006	095200	6827	7/23/08	$345,000	$300,000	850	8	2007	3	1254	N	N	4524 A 41ST AVE SW
006	095200	6825	5/27/08	$357,450	$306,000	850	8	2007	3	1254	N	N	4524 B 41ST AVE SW
006	929730	0560	5/21/08	$700,000	$598,000	910	8	1925	5	4000	Y	N	3832 34TH AVE SW
006	095200	6821	7/23/08	$349,950	$304,000	940	8	2007	3	900	N	N	4522 A 41ST AVE SW
006	095200	6823	5/22/08	$358,972	$307,000	940	8	2007	3	900	N	N	4522 B 41ST AVE SW
006	928580	1015	6/9/09	$615,000	$584,000	1070	8	1945	4	7923	Y	N	3924 39TH AVE SW
006	095200	2480	1/17/08	$415,000	$342,000	1090	8	2007	3	1436	N	N	4122 A 42ND AVE SW
006	095200	2482	1/17/08	$418,000	$344,000	1090	8	2007	3	1436	N	N	4122 B 42ND AVE SW
006	095200	2484	1/17/08	$410,000	$338,000	1140	8	2007	3	1436	N	N	4120 B 42ND AVE SW
006	095200	2486	8/11/09	$364,000	$351,000	1140	8	2007	3	1436	N	N	4120 A 42ND AVE SW
006	095200	2334	7/23/08	$380,000	$331,000	1160	8	2006	3	1436	N	N	4113 B 42ND AVE SW
006	757770	0473	7/29/08	$375,000	$327,000	1165	8	2007	3	1220	N	N	3906 A CALIFORNIA AVE SW
006	757770	0483	7/31/08	$377,500	$329,000	1165	8	2007	3	1253	N	N	3912 B CALIFORNIA AVE SW
006	757770	0475	10/9/08	$375,000	$333,000	1165	8	2007	3	1319	N	N	3908 A CALIFORNIA AVE SW
006	757770	0482	8/27/08	$379,950	$334,000	1165	8	2007	3	1279	N	N	3912 A CALIFORNIA AVE SW
006	757770	0484	5/6/08	$425,000	$362,000	1165	8	2007	3	1322	N	N	3910 B CALIFORNIA AVE SW
006	095200	6906	3/25/08	$417,000	$350,000	1220	8	2002	3	1469	N	N	4505 A 40TH AVE SW
006	764590	0075	9/9/09	$520,000	$505,000	1260	8	1953	4	4416	Y	N	3057 36TH AVE SW
006	757770	0211	10/23/08	$675,000	$603,000	1280	8	1914	5	5175	Y	N	3815 41ST AVE SW
006	301630	0145	11/16/09	$469,450	$464,000	1290	8	1935	4	5000	N	N	3223 42ND AVE SW
006	934540	0350	12/1/09	$340,000	$337,000	1300	8	1926	4	10000	N	N	2620 BELVIDERE AVE SW
006	857540	0085	2/6/08	$548,000	$454,000	1300	8	1950	3	5000	Y	N	3241 36TH AVE SW
006	548920	0125	7/3/08	$720,000	$623,000	1370	8	1914	4	5300	Y	N	2757 BELVIDERE AVE SW
006	957780	0095	7/29/08	$625,000	$545,000	1570	8	1929	4	5000	N	N	2743 37TH AVE SW
006	798740	1085	6/25/09	$460,000	$438,000	1730	8	1999	3	2500	Y	N	3303 34TH AVE SW
006	095200	5515	5/20/08	$535,000	$457,000	1730	8	2005	3	3075	N	N	4401 40TH AVE SW
006	764590	0345	7/22/09	$570,000	$547,000	1730	8	2000	3	3680	N	N	3022 38TH AVE SW
006	231390	0829	8/26/09	$718,000	$695,000	2440	8	2009	3	4307	N	N	3419 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	928580	0455	7/8/08	$1,055,000	$914,000	2500	8	1990	5	7123	Y	N	3740 BELVIDERE AVE SW
006	762870	0065	9/24/08	$580,000	$514,000	1620	9	2008	3	3605	Y	N	3656 FAUNTLEROY AVE SW
006	095200	1835	7/1/08	$638,750	$552,000	2090	9	2002	3	5750	N	N	4022 42ND AVE SW
006	762870	0030	9/30/09	$600,000	$586,000	2360	9	2008	3	4120	N	N	3042 SW MANNING ST
006	762870	0050	12/12/08	$652,000	$590,000	2360	9	2008	3	4120	N	N	3048 SW MANNING ST
006	762870	0030	9/3/08	$689,950	$607,000	2360	9	2008	3	4120	N	N	3042 SW MANNING ST
006	762870	0045	10/13/08	$699,000	$622,000	2360	9	2008	3	4120	N	N	3046 SW MANNING ST
006	934540	0700	8/3/09	$750,000	$722,000	2470	9	2009	3	4000	N	N	2614 39TH AVE SW
006	762870	0060	10/1/08	$680,000	$603,000	2520	9	2008	3	4120	Y	N	3056 SW MANNING ST
006	231390	0060	10/8/08	$880,000	$782,000	2670	9	2008	3	5000	N	N	3278 40TH AVE SW
006	095200	1445	5/6/08	$698,063	$594,000	3260	9	2006	3	5750	N	N	4031 40TH AVE SW
006	929730	0060	5/28/08	$975,000	$835,000	1190	10	1987	3	6700	Y	N	3400 SW MANNING ST
006	934540	0150	3/24/08	$1,155,000	$970,000	2330	10	1937	5	5000	Y	N	2652 37TH AVE SW
006	798740	0570	1/22/08	$940,000	$775,000	2480	10	2007	3	6975	Y	N	3414 FAUNTLEROY AVE SW
006	798740	0953	10/14/08	$770,000	$686,000	2800	10	1995	3	5000	Y	N	3414 34TH AVE SW
009	927620	0895	3/4/08	$365,000	$305,000	680	6	1910	4	1625	N	N	4721 SW ADMIRAL WAY
009	001000	0140	9/17/08	$290,000	$256,000	700	6	1909	4	4600	N	N	4119 47TH AVE SW
009	301030	0150	1/11/08	$395,187	$325,000	780	6	1918	4	4407	N	N	4614 SW DAKOTA ST
009	239160	2210	9/8/09	$337,000	$327,000	840	6	1947	4	5750	N	N	4508 49TH AVE SW
009	239160	2635	11/10/09	$320,000	$316,000	880	6	1921	3	5175	N	N	4539 47TH AVE SW
009	013600	0085	1/3/08	$355,000	$291,000	890	6	1952	3	2775	N	N	2729 GARLOUGH AVE SW
009	790520	0222	11/17/08	$360,000	$324,000	900	6	1910	4	3588	N	N	3651 45TH AVE SW
009	348780	0175	2/28/08	$500,000	$417,000	930	6	1941	3	5184	Y	N	4427 45TH AVE SW
009	348830	0075	1/20/09	$428,500	$392,000	1010	6	1918	3	5600	N	N	4411 46TH AVE SW
009	916110	0005	6/3/08	$335,000	$287,000	1020	6	1919	3	5750	N	N	4003 47TH AVE SW
009	942440	0170	6/4/08	$365,000	$313,000	1030	6	1910	4	4480	N	N	4114 49TH AVE SW
009	916110	0080	5/19/08	$400,000	$342,000	1040	6	1943	4	5750	N	N	4039 47TH AVE SW
009	149330	0200	8/4/08	$412,000	$360,000	1040	6	1914	3	5850	N	N	3456 45TH AVE SW
009	790520	0223	9/5/08	$377,500	$333,000	1050	6	1909	5	4524	N	N	4502 SW CHARLESTOWN ST
009	239160	2640	3/10/09	$383,000	$355,000	1230	6	1929	3	4600	N	N	4541 47TH AVE SW
009	019400	0705	5/16/08	$432,000	$369,000	1260	6	1925	4	4292	N	N	4127 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	927720	0131	10/7/09	$504,950	$494,000	1660	6	1957	3	17550	N	N	5237 SW STEVENS ST
009	927720	0195	2/20/09	$333,500	$308,000	740	7	1950	3	5000	N	N	3045 GARLOUGH AVE SW
009	539860	0075	11/17/09	$417,000	$412,000	800	7	1950	4	5969	N	N	3837 48TH AVE SW
009	942440	0095	6/25/09	$415,000	$396,000	810	7	1947	3	5115	Y	N	4141 49TH AVE SW
009	790470	0035	8/31/09	$295,000	$286,000	820	7	2005	3	1188	N	N	4439 C 44TH AVE SW
009	790520	0381	9/15/09	$399,950	$389,000	820	7	1927	4	4720	N	N	4620 SW CHARLESTOWN ST
009	501350	0095	3/25/08	$510,000	$429,000	820	7	1950	3	7125	N	N	3239 46TH AVE SW
009	239160	0025	6/12/09	$399,000	$379,000	850	7	1942	4	4600	N	N	4413 47TH AVE SW
009	501400	0070	3/6/09	$315,000	$292,000	860	7	1950	4	6413	N	N	3443 49TH AVE SW
009	338990	0935	2/27/08	$360,000	$300,000	860	7	1994	3	5850	N	N	4506 47TH AVE SW
009	272670	0040	4/8/09	$338,500	$316,000	860	7	1952	4	6661	N	N	3238 49TH AVE SW
009	916110	0670	2/23/09	$350,000	$323,000	860	7	1948	4	5500	N	N	4032 50TH AVE SW
009	916110	0905	10/29/08	$417,500	$373,000	860	7	1949	4	5750	N	N	4026 51ST AVE SW
009	501400	0100	10/5/09	$449,950	$440,000	860	7	1950	3	6413	N	N	3415 49TH AVE SW
009	501400	0090	5/15/09	$469,000	$442,000	860	7	1950	5	6413	N	N	3423 49TH AVE SW
009	239160	2185	7/30/09	$329,000	$316,000	870	7	1947	3	5750	N	N	4553 49TH AVE SW
009	239160	2105	4/15/09	$346,500	$324,000	870	7	1947	4	5750	N	N	4513 49TH AVE SW
009	927620	0875	4/23/09	$380,000	$356,000	880	7	1923	3	3700	N	N	2634 48TH AVE SW
009	239160	0090	9/5/08	$455,000	$401,000	880	7	1942	3	4600	N	N	4445 47TH AVE SW
009	019400	0265	5/27/09	$412,750	$390,000	890	7	1949	4	5750	N	N	4108 46TH AVE SW
009	239160	0605	4/15/08	$467,500	$395,000	890	7	1947	4	5750	Y	N	4402 50TH AVE SW
009	338990	0545	3/26/08	$510,000	$429,000	890	7	1941	4	5850	Y	N	4507 45TH AVE SW
009	916110	0090	4/27/09	$501,000	$470,000	900	7	1929	4	5750	N	N	4045 47TH AVE SW
009	957180	0060	5/18/09	$360,000	$340,000	910	7	1947	3	7250	N	N	3015 49TH AVE SW
009	019400	0255	5/27/09	$425,000	$402,000	920	7	1946	4	6670	N	N	4102 46TH AVE SW
009	790520	0170	11/23/09	$357,500	$354,000	940	7	1924	4	4680	N	N	3645 44TH AVE SW
009	272670	0005	4/15/09	$410,000	$384,000	960	7	1952	4	5758	N	N	3202 49TH AVE SW
009	537320	0035	7/3/08	$559,500	$484,000	990	7	1941	3	6100	N	N	3032 52ND AVE SW
009	019400	0055	2/6/08	$444,900	$369,000	1000	7	1926	4	5800	N	N	4128 47TH AVE SW
009	239160	2195	8/25/08	$405,500	$356,000	1030	7	1947	3	5750	N	N	4557 49TH AVE SW
009	790470	0031	5/19/08	$547,500	$468,000	1030	7	1950	3	2509	N	N	4439 A 44TH AVE SW

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Area 48
(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
009	348780	0065	12/7/09	$420,000	$417,000	1040	7	1946	4	5250	Y	N	4431 GLENN WAY SW
009	927620	0555	11/13/09	$475,000	$469,000	1070	7	1939	4	5750	N	N	2641 46TH AVE SW
009	790520	0121	9/14/09	$468,750	$456,000	1080	7	1927	4	4680	N	N	3839 44TH AVE SW
009	501400	0190	7/16/08	$439,950	$382,000	1090	7	1950	4	7112	N	N	4904 SW ANDOVER ST
009	574260	0035	7/9/08	$465,000	$403,000	1100	7	1953	4	5700	N	N	3820 48TH AVE SW
009	239160	2010	5/20/08	$425,000	$363,000	1120	7	1958	3	5750	N	N	4526 50TH AVE SW
009	570850	0045	10/20/09	$490,000	$481,000	1130	7	1906	4	5850	N	N	3222 45TH AVE SW
009	942440	0285	10/17/08	$495,000	$441,000	1140	7	2008	3	5616	Y	N	4111 48TH AVE SW
009	790520	0186	10/23/08	$575,000	$513,000	1160	7	1919	4	4680	N	N	3640 45TH AVE SW
009	149280	0185	4/9/08	$565,000	$477,000	1170	7	1955	3	7500	N	N	4920 SW FORNEY ST
009	301030	0376	9/24/09	$567,000	$553,000	1180	7	1954	3	5750	N	N	4018 46TH AVE SW
009	790520	0190	7/16/09	$485,000	$465,000	1220	7	1949	4	7605	N	N	3626 45TH AVE SW
009	550570	0068	7/27/09	$330,000	$317,000	1230	7	1946	4	5400	N	N	4808 SW CHARLESTOWN ST
009	149280	0410	9/24/08	$378,500	$335,000	1230	7	1948	3	5000	N	N	4910 SW HINDS ST
009	570850	0195	7/15/08	$460,000	$399,000	1260	7	1909	4	5800	N	N	3219 44TH AVE SW
009	281310	0080	10/8/08	$485,000	$431,000	1260	7	1946	4	6250	N	N	3018 48TH AVE SW
009	957180	0075	6/18/09	$440,000	$419,000	1270	7	1955	3	8476	N	N	3033 49TH AVE SW
009	790520	0350	11/2/09	$332,000	$327,000	1330	7	1951	3	6201	N	N	3808 47TH AVE SW
009	301030	0460	8/4/08	$618,888	$540,000	1330	7	1946	4	4680	Y	N	4502 SW DAKOTA ST
009	301030	0655	1/31/08	$585,000	$484,000	1350	7	1940	3	5750	N	N	4022 45TH AVE SW
009	927720	0360	12/8/09	$550,000	$547,000	1370	7	1947	3	8053	N	N	3045 48TH AVE SW
009	927820	0016	3/27/08	$535,000	$450,000	1380	7	1925	3	8200	N	N	3229 47TH AVE SW
009	790520	0155	9/16/09	$402,000	$391,000	1400	7	1923	4	4563	N	N	3611 44TH AVE SW
009	855990	0005	12/18/08	$318,500	$289,000	1430	7	1950	3	4134	N	N	4903 SW ADMIRAL WAY
009	927620	1740	5/2/08	$387,000	$329,000	1430	7	1911	3	7500	N	N	2731 47TH AVE SW
009	348830	0095	7/23/09	$350,000	$336,000	1430	7	1957	3	5311	N	N	4433 46TH AVE SW
009	301030	0930	9/24/09	$400,000	$390,000	1440	7	1925	5	5750	N	N	4010 44TH AVE SW
009	301030	0310	6/17/08	$450,000	$388,000	1490	7	2003	3	2875	Y	N	4013 46TH AVE SW
009	927830	0015	8/28/08	$472,500	$415,000	1590	7	1939	3	6933	N	N	3245 45TH AVE SW
009	927620	1805	7/15/08	$630,000	$547,000	1600	7	1946	5	5700	N	N	4712 SW STEVENS ST
009	927620	0255	7/17/09	$615,000	$590,000	1670	7	1909	4	6250	N	N	2613 45TH AVE SW

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Area 48
(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
009	801010	0155	5/12/08	$645,000	$550,000	1990	7	1907	4	6250	N	N	2740 45TH AVE SW
009	800960	0091	8/21/08	$381,000	$334,000	920	8	1950	3	4550	N	N	4420 SW STEVENS ST
009	790470	0009	5/16/08	$434,500	$371,000	1002	8	2006	3	1505	N	N	4415 B 44TH AVE SW
009	790520	0037	5/22/08	$490,000	$419,000	1010	8	1926	4	5733	N	N	3636 44TH AVE SW
009	013600	0270	3/18/08	$588,500	$494,000	1090	8	1970	5	6000	N	N	5015 SW ADMIRAL WAY
009	790520	0060	6/25/09	$360,000	$343,000	1260	8	2006	3	1099	N	N	3819 C CALIFORNIA AVE SW
009	570850	0270	8/5/08	$450,000	$393,000	1260	8	1931	3	3135	N	N	3200 44TH AVE SW
009	500850	0185	8/21/08	$451,000	$396,000	1320	8	1931	4	6250	N	N	3027 45TH AVE SW
009	129430	0040	7/9/09	$384,950	$368,000	1360	8	2008	3	1233	N	N	3421 A CALIFORNIA AVE SW
009	129430	0034	7/9/09	$384,950	$368,000	1360	8	2008	3	1211	N	N	3421 D CALIFORNIA AVE SW
009	129430	0031	9/21/09	$384,950	$375,000	1360	8	2008	3	1216	N	N	3411 D CALIFORNIA AVE SW
009	129430	0036	10/21/09	$379,950	$373,000	1380	8	2008	3	912	N	N	3421 C CALIFORNIA AVE SW
009	129430	0038	10/26/09	$379,950	$374,000	1380	8	2008	3	914	N	N	3421 B CALIFORNIA AVE SW
009	801010	0400	4/9/09	$486,000	$454,000	1540	8	1996	3	5672	N	N	2738 44TH AVE SW
009	129430	0022	8/7/09	$379,950	$366,000	1560	8	2008	3	874	N	N	3409 C CALIFORNIA AVE SW
009	129430	0026	8/23/09	$379,950	$368,000	1560	8	2008	3	871	N	N	3423 B CALIFORNIA AVE SW
009	129430	0028	8/25/09	$379,950	$368,000	1560	8	2008	3	874	N	N	3423 C CALIFORNIA AVE SW
009	129430	0021	9/21/09	$379,950	$370,000	1560	8	2008	3	871	N	N	3409 B CALIFORNIA AVE SW
009	129430	0023	5/26/09	$379,950	$359,000	1620	8	2008	3	1309	N	N	3409 D CALIFORNIA AVE SW
009	129430	0032	6/22/09	$379,950	$362,000	1620	8	2008	3	1271	N	N	3423 D CALIFORNIA AVE SW
009	129430	0020	7/22/09	$379,950	$365,000	1620	8	2008	3	1227	N	N	3409 A CALIFORNIA AVE SW
009	129430	0024	7/22/09	$379,950	$365,000	1620	8	2008	3	1266	N	N	3423 A CALIFORNIA AVE SW
009	500850	0175	3/3/08	$535,000	$447,000	1620	8	1932	3	6250	N	N	3033 45TH AVE SW
009	927620	1015	10/28/09	$463,000	$456,000	1620	8	1948	4	6900	N	N	2651 48TH AVE SW
009	927620	0265	7/8/09	$582,350	$557,000	1660	8	1995	3	6250	N	N	2619 45TH AVE SW
009	005900	0220	8/27/08	$747,950	$657,000	1690	8	1957	4	6300	Y	N	2721 53RD AVE SW
009	013600	0220	1/29/09	$560,000	$513,000	1810	8	1994	3	2500	N	N	2712 GARLOUGH AVE SW
009	149280	0286	2/4/08	$635,000	$526,000	1810	8	1994	3	5000	N	N	4941 SW FORNEY ST
009	239160	0848	8/11/08	$630,000	$551,000	1860	8	2007	3	3770	N	N	4408 51ST AVE SW
009	019400	0800	9/15/09	$657,000	$640,000	1870	8	2006	3	4640	N	N	4114 44TH AVE SW
009	677520	0050	6/6/08	$615,000	$528,000	1880	8	1991	3	6100	N	N	3247 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	927620	0535	5/1/09	$538,000	$505,000	1980	8	1908	4	5750	N	N	2631 46TH AVE SW
009	916110	0550	8/12/09	$550,000	$531,000	2150	8	2001	3	5511	N	N	4035 49TH AVE SW
009	338990	0735	11/10/09	$467,000	$461,000	2170	8	1910	4	5850	Y	N	4540 46TH AVE SW
009	239160	2240	5/1/09	$499,950	$470,000	2340	8	1997	3	5750	N	N	4522 49TH AVE SW
009	019400	0485	3/17/09	$500,000	$464,000	2550	8	1995	3	5750	Y	N	4109 45TH AVE SW
009	239160	1895	11/10/09	$665,000	$656,000	2550	8	1997	3	5750	Y	N	4529 50TH AVE SW
009	539860	0095	9/25/09	$733,000	$715,000	2870	8	2006	3	5969	N	N	3855 48TH AVE SW
009	294010	0065	6/19/08	$1,150,000	$991,000	1440	9	1962	5	15737	Y	N	5230 SW FOREST ST
009	500850	0075	2/4/08	$799,000	$662,000	1960	9	2007	3	5750	N	N	3036 46TH AVE SW
009	149280	0005	5/21/08	$729,950	$624,000	2570	9	2004	3	5000	N	N	5027 SW HANFORD ST
009	150180	0070	9/10/09	$802,000	$780,000	2600	9	2009	3	5600	N	N	3038 44TH AVE SW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	006600	0035	3/19/09	$380,000	MAINTENANCE NOT PICKED UP
003	082600	0111	9/11/09	$325,000	DIAGNOSTIC OUTLIERS
003	082600	0191	2/20/09	$315,000	DIAGNOSTIC OUTLIERS
003	082600	0191	10/25/08	$377,000	RELOCATION - SALE TO SERVICE
003	082600	0395	12/26/08	$101,419	QUIT CLAIM DEED
003	082600	0465	8/26/09	$409,900	PREVIMP<=25K
003	139280	0025	2/3/09	$372,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	232403	9069	11/7/08	$102,640	QUIT CLAIM DEED
003	232403	9121	8/5/08	$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	232403	9129	8/7/08	$280,000	QUIT CLAIM DEED
003	232403	9129	8/5/08	$261,676	QUIT CLAIM DEED
003	232403	9130	10/1/09	$230,000	DOR RATIO
003	246190	0040	9/18/08	$600,000	IMP COUNT>1
003	246190	0195	7/17/09	$1,002,500	DIAGNOSTIC OUTLIERS
003	246190	0480	11/19/09	$507,800	IMP COUNT >1
003	246190	0795	12/15/08	$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	246190	0805	9/18/09	$216,250	DIAGNOSTIC OUTLIERS
003	309500	0010	11/11/09	$280,000	UNFINISHED AREA CODED
003	309500	0025	10/23/08	$192,246	QUIT CLAIM DEED
003	612660	0060	4/3/08	$419,500	RELOCATION - SALE TO SERVICE
003	757920	0490	7/17/09	$500,000	PREVIMP<=25K
003	757920	0740	7/31/09	$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	762570	0110	5/21/09	$319,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	762570	0200	10/12/09	$417,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	762570	0370	10/10/09	$345,000	GOVERNMENT AGENCY
003	762570	0450	2/25/08	$825,000	PREVIMP<=25K
003	762570	2710	2/21/08	$443,000	RELOCATION - SALE TO SERVICE
003	762570	2995	8/12/08	$159,211	QUIT CLAIM DEED
003	762570	3176	5/16/08	$62,463	QUIT CLAIM DEED
003	762570	3255	3/18/09	$315,000	DIAGNOSTIC OUTLIERS
003	772360	0115	1/15/08	$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	051300	0515	1/15/09	$156,224	QUIT CLAIM DEED
006	095200	0246	12/15/09	$167,724	QUIT CLAIM DEED
006	095200	1120	8/1/08	$565,000	RELOCATION - SALE TO SERVICE
006	095200	1805	10/1/09	$438,000	IMP COUNT >1
006	095200	2480	6/26/08	$83,000	QUIT CLAIM DEED
006	095200	2935	10/29/09	$38,243	DOR RATIO
006	095200	3425	6/25/08	$300,000	PREVIMP<=25K
006	095200	3545	8/20/09	$199,477	QUIT CLAIM DEED
006	095200	3630	10/22/09	$405,000	ACTIVE PERMIT BEFORE SALE>25K
006	095200	3665	6/1/09	$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	095200	4905	10/27/09	$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	095200	4915	7/16/08	$380,000	PREVIMP<=25K
006	095200	5230	8/18/09	$226,500	GOVERNMENT AGENCY
006	095200	5480	1/10/08	$361,500	PREVIMP<=25K

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	095200	5940	6/22/09	$375,000	PREVIMP<=25K
006	095200	6040	6/22/09	$375,000	PREVIMP<=25K
006	095200	6055	6/22/09	$375,000	PREVIMP<=25K
006	132403	9096	6/30/09	$1,000,000	NOT ENOUGH REPRESENTATION
006	300980	0185	11/19/08	$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	347580	0025	11/22/09	$140,000	DOR RATIO
006	608710	1085	1/10/08	$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	635600	0005	10/1/09	$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	746590	0110	1/2/08	$662,500	RELOCATION - SALE TO SERVICE
006	757770	0315	8/25/08	$999,000	IMP COUNT >1
006	764590	0020	2/29/08	$483,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	798740	0520	8/13/09	$140,000	GOVERNMENT AGENCY
006	798740	0953	2/25/08	$902,500	RELOCATION - SALE TO SERVICE
006	798740	0955	10/13/09	$571,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	870160	0490	11/19/08	$622,000	RELOCATION - SALE TO SERVICE
006	928580	0106	10/13/08	$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	928580	0140	6/25/09	$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	928580	0400	2/14/08	$440,000	OBSOLESCENCE CODED
006	928580	0625	8/28/09	$499,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	928580	1011	10/15/09	$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	929730	0465	8/7/08	$72,500	QUIT CLAIM DEED
006	929730	0480	9/9/09	$275,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	929730	1660	6/9/09	$321,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	934540	0170	7/2/09	$710,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	934540	0295	9/15/09	$495,000	DIAGNOSTIC OUTLIERS
006	934540	0700	11/4/08	$150,000	DOR RATIO
009	005900	0080	9/9/09	$289,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	005900	0160	1/22/08	$690,000	PERCENT COMPLETE CODED
009	019400	0740	11/3/08	$730,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	149280	0286	2/4/08	$635,000	RELOCATION - SALE TO SERVICE
009	150180	0070	8/5/08	$260,000	DOR RATIO
009	239160	0775	6/12/09	$408,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	239160	2005	11/17/08	$382,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	239160	2230	8/27/09	$327,500	PREVIMP<=25K
009	239160	2320	9/19/08	$414,000	PREVIMP<=25K
009	239160	2505	10/20/09	$699,000	ACTIVE PERMIT BEFORE SALE>25K
009	239160	2507	12/9/09	$675,000	ACTIVE PERMIT BEFORE SALE>25K
009	348780	0025	12/9/08	$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	348780	0065	11/21/08	$500,000	NO MARKET EXPOSURE
009	348780	0075	2/1/08	$360,000	PREVIMP<=25K
009	348780	0155	9/29/09	$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	501350	0235	5/28/09	$325,000	PREVIMP<=25K
009	501350	0275	9/11/09	$317,000	PREVIMP<=25K
009	501350	0290	8/27/09	$348,500	PREVIMP<=25K
009	501400	0090	5/14/09	$469,000	RELOCATION - SALE TO SERVICE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	570850	0005	5/26/08	$574,950	UNFINISHED AREA CODED
009	570850	0005	5/26/08	$574,950	UNFINISHED AREA CODED
009	570850	0005	5/26/08	$574,950	UNFINISHED AREA CODED
009	638500	0025	4/23/08	$437,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	790470	0076	3/10/08	$300,304	QUIT CLAIM DEED
009	790470	0128	9/24/09	$367,000	MAINTENANCE NOT PICKED UP
009	790520	0240	8/22/08	$349,950	PREVIMP<=25K
009	790520	0290	5/13/08	$500,000	PREVIMP<=25K
009	801010	0080	7/23/08	$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	916110	0346	4/15/09	$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	916110	0595	12/10/09	$299,600	PREVIMP<=25K
009	927620	0135	2/4/09	$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	927620	0665	9/8/09	$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	927620	1570	9/16/09	$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	927620	2281	9/4/08	$89,796	DOR RATIO
009	927720	0050	6/25/08	$132,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	927770	0040	10/28/09	$325,000	PREVIMP<=25K
009	927770	0065	10/15/09	$362,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	942440	0170	8/31/09	$339,500	NO MARKET EXPOSURE
009	957180	0047	10/10/08	$399,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	957180	0065	8/20/08	$143,932	QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis
Area 48

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
006	798740	0550	03/19/2009	$ 140,000	5000	Y	N
006	934540	0355	12/02/2009	$ 200,000	5000	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 48

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	095200	2249	11/06/2008	$ 335,000	ImpSale
007	095200	2251	12/12/2008	$ 345,000	ImpSale

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)
Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

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.

King County

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor