

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: W West Seattle / 16

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 924

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$252,400	\$258,800	\$511,200	\$584,700	87.4%	16.40%
2008 Value	\$282,200	\$289,900	\$572,100	\$584,700	97.8%	16.40%
Change	+\$29,800	+\$31,100	+\$60,900		+10.4%	0.00%
% Change	+11.8%	+12.0%	+11.9%		+11.9%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity. There was no change to COV.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$288,800	\$254,300	\$543,100
2008 Value	\$323,000	\$284,800	\$607,800
Percent Change	+11.8%	+12.0%	+11.9%

Number of one to three unit residences in the Population: 5788

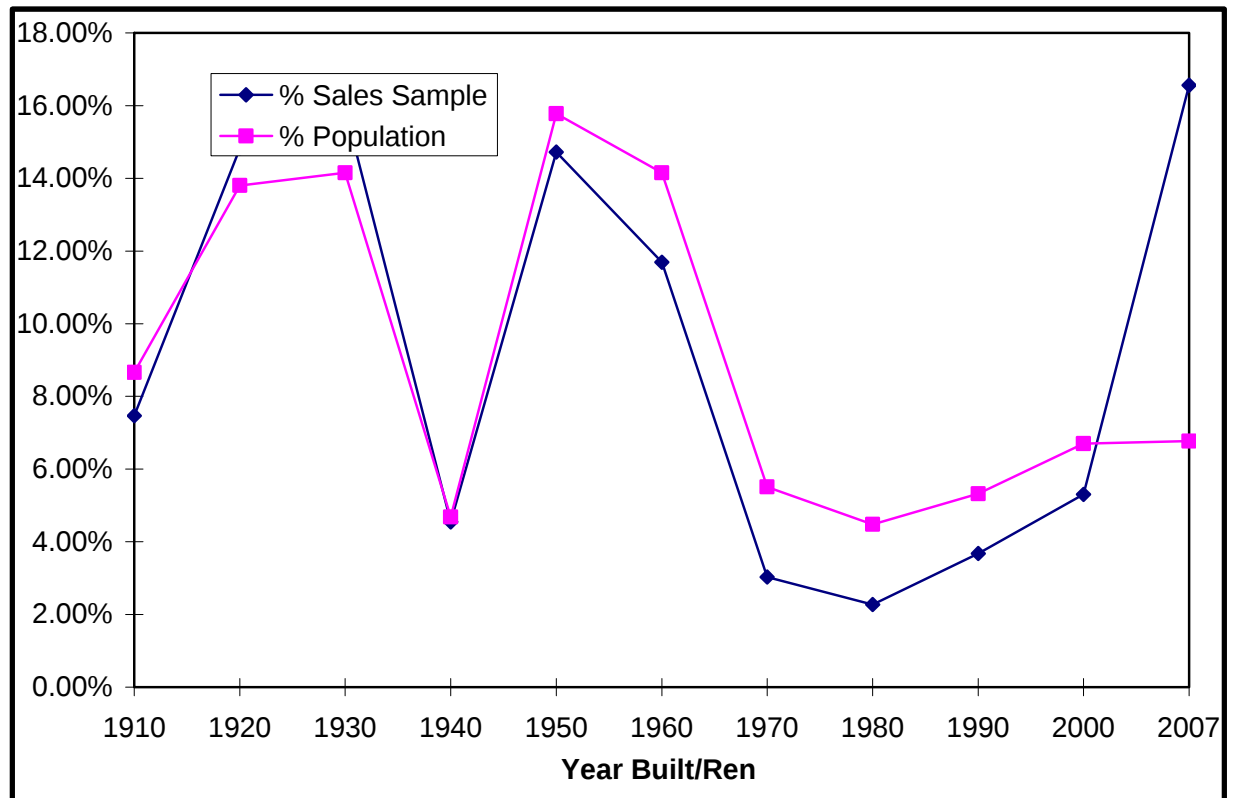
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

The Annual Update Values described in this report improve assessment levels and maintain equity. We recommend posting these values for the 2008 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	69	7.47%
1920	137	14.83%
1930	147	15.91%
1940	42	4.55%
1950	136	14.72%
1960	108	11.69%
1970	28	3.03%
1980	21	2.27%
1990	34	3.68%
2000	49	5.30%
2007	153	16.56%
	924	

Population		
Year Built/Ren	Frequency	% Population
1910	501	8.66%
1920	799	13.80%
1930	819	14.15%
1940	271	4.68%
1950	913	15.77%
1960	819	14.15%
1970	319	5.51%
1980	259	4.47%
1990	308	5.32%
2000	388	6.70%
2007	392	6.77%
	5788	

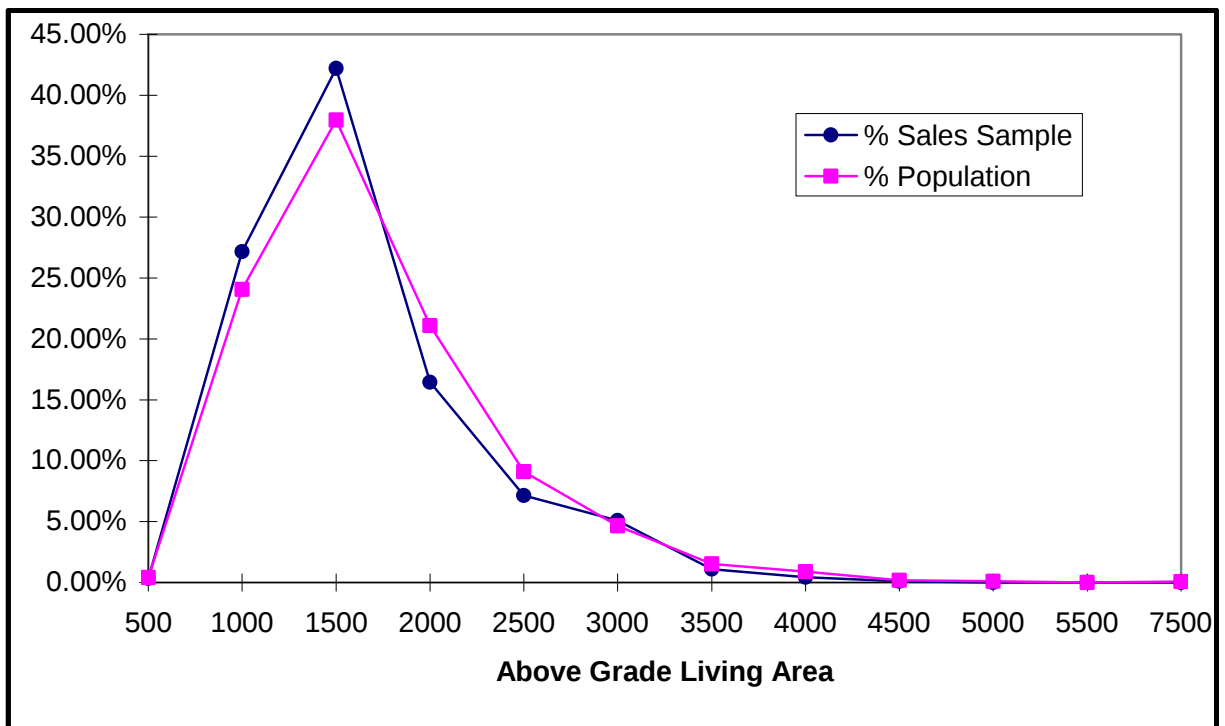


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.32%
1000	251	27.16%
1500	390	42.21%
2000	152	16.45%
2500	66	7.14%
3000	47	5.09%
3500	10	1.08%
4000	4	0.43%
4500	1	0.11%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	924	

Population		
AGLA	Frequency	% Population
500	24	0.41%
1000	1393	24.07%
1500	2197	37.96%
2000	1220	21.08%
2500	526	9.09%
3000	269	4.65%
3500	88	1.52%
4000	51	0.88%
4500	10	0.17%
5000	6	0.10%
5500	0	0.00%
8000	4	0.07%
	5788	

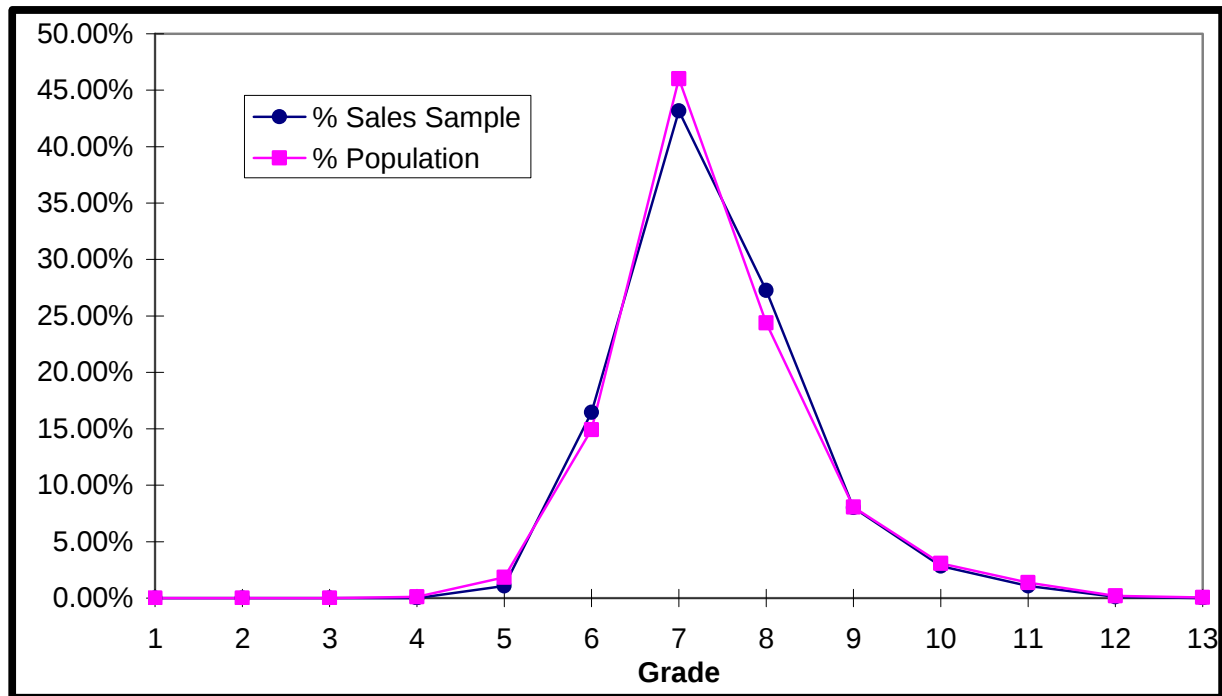


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

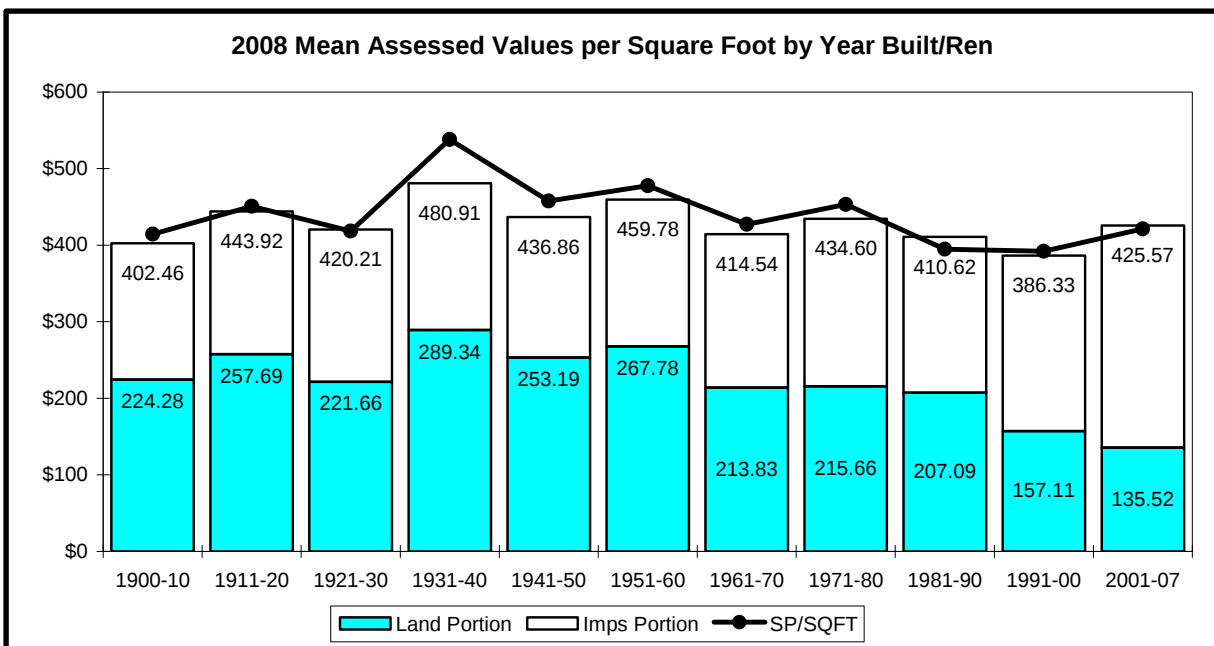
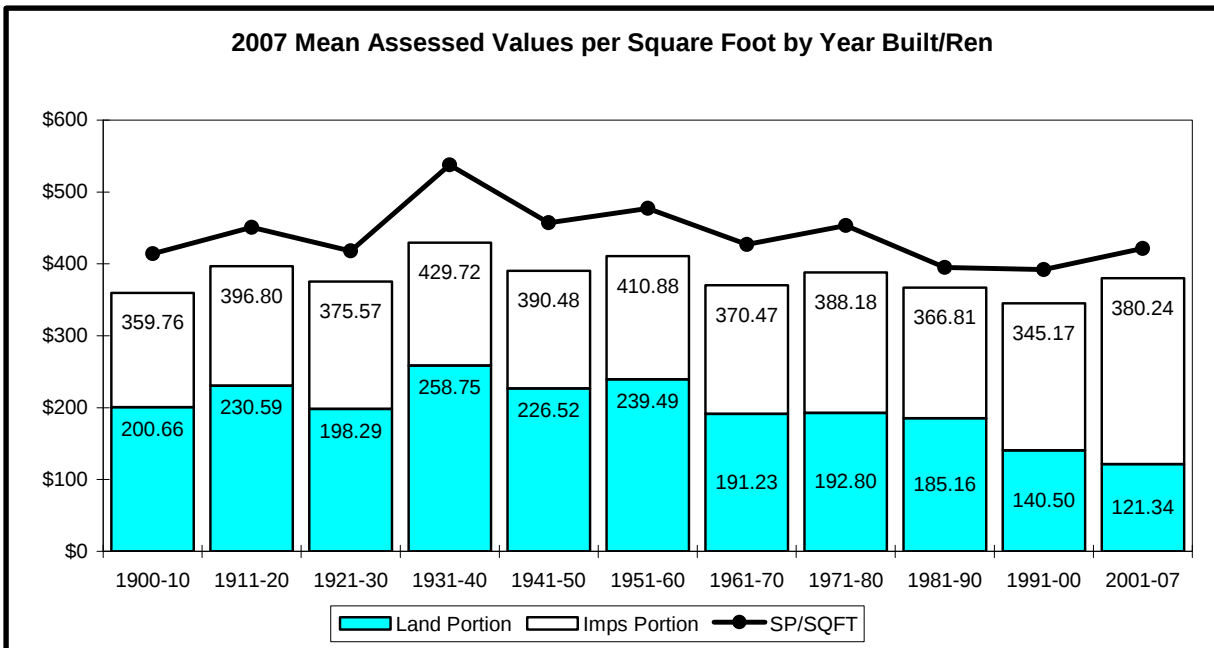
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	1.08%
6	152	16.45%
7	399	43.18%
8	252	27.27%
9	74	8.01%
10	26	2.81%
11	10	1.08%
12	1	0.11%
13	0	0.00%
924		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.10%
5	107	1.85%
6	863	14.91%
7	2664	46.03%
8	1411	24.38%
9	466	8.05%
10	178	3.08%
11	79	1.36%
12	11	0.19%
13	3	0.05%
5788		



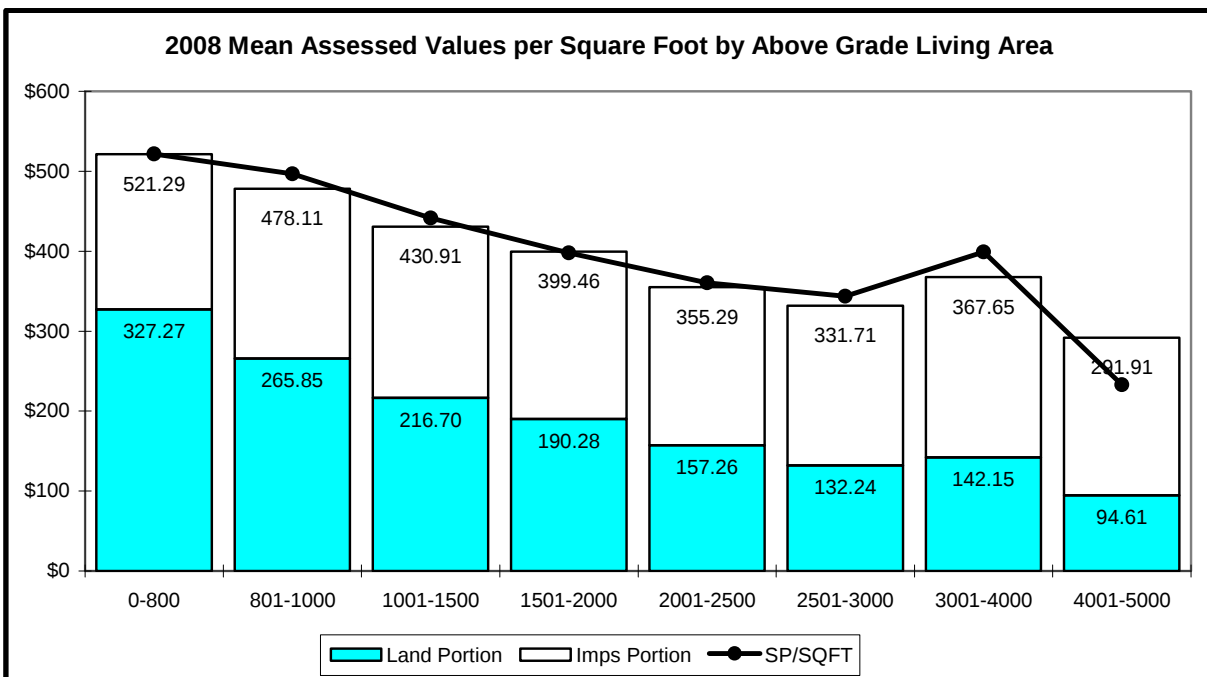
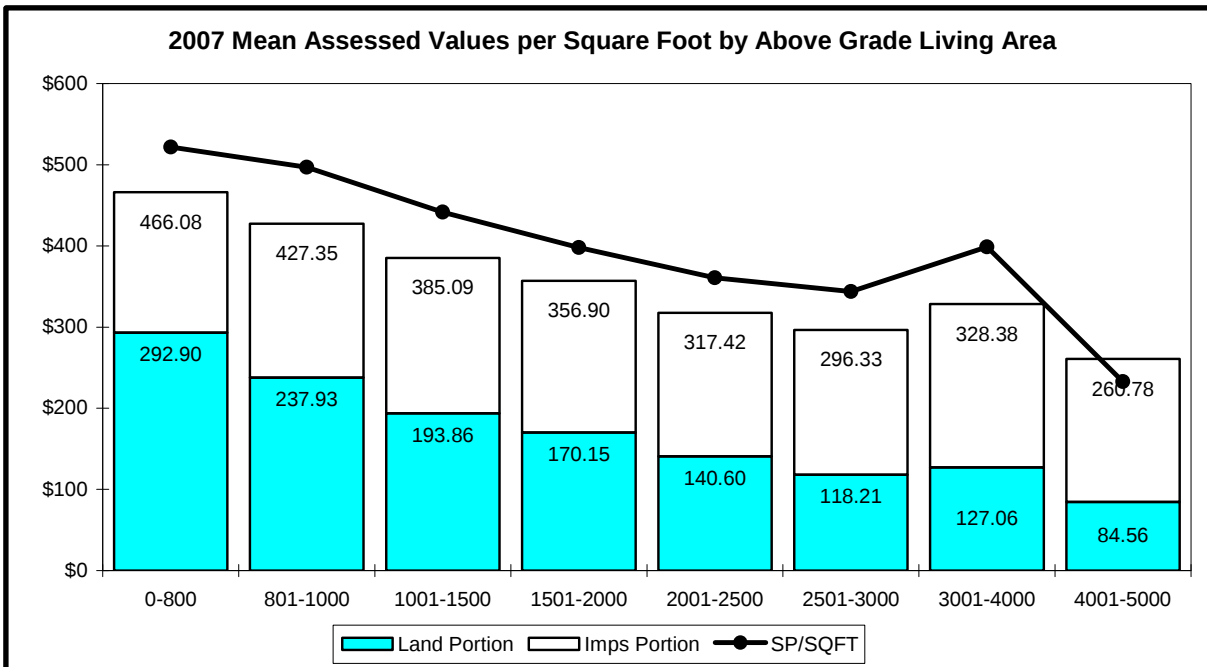
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



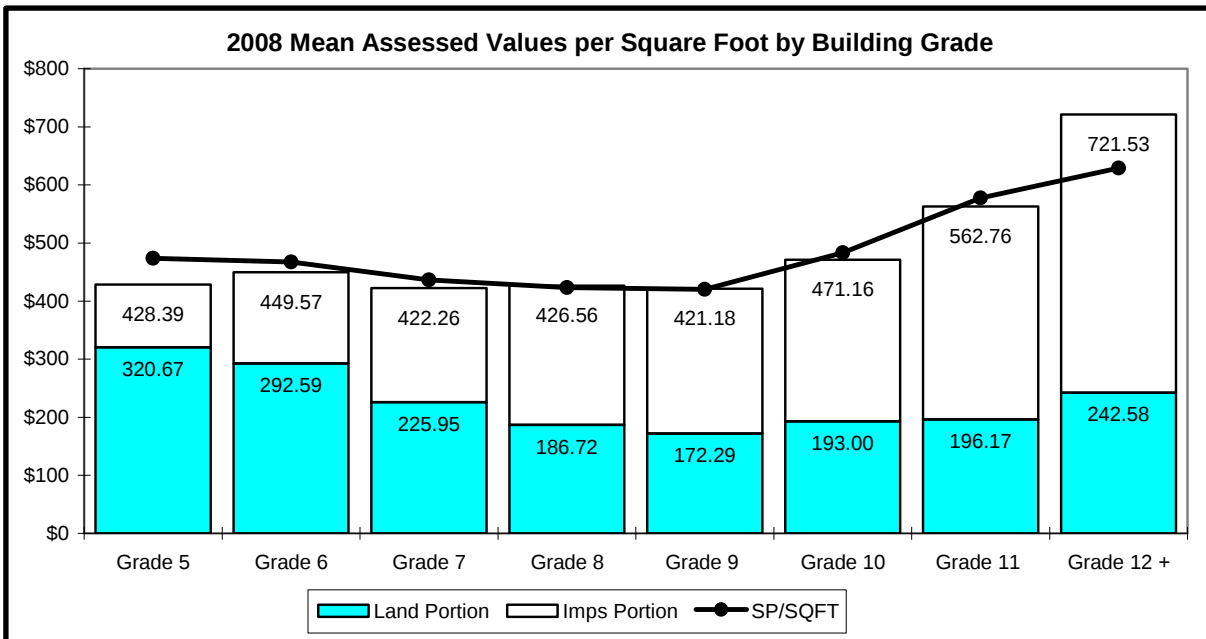
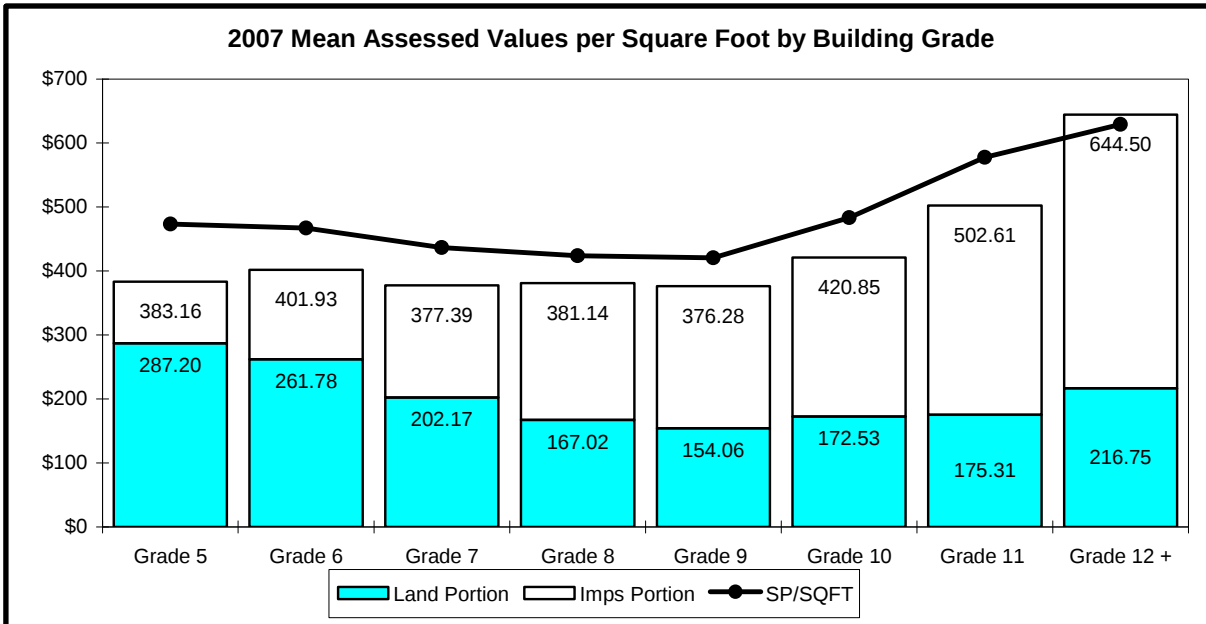
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

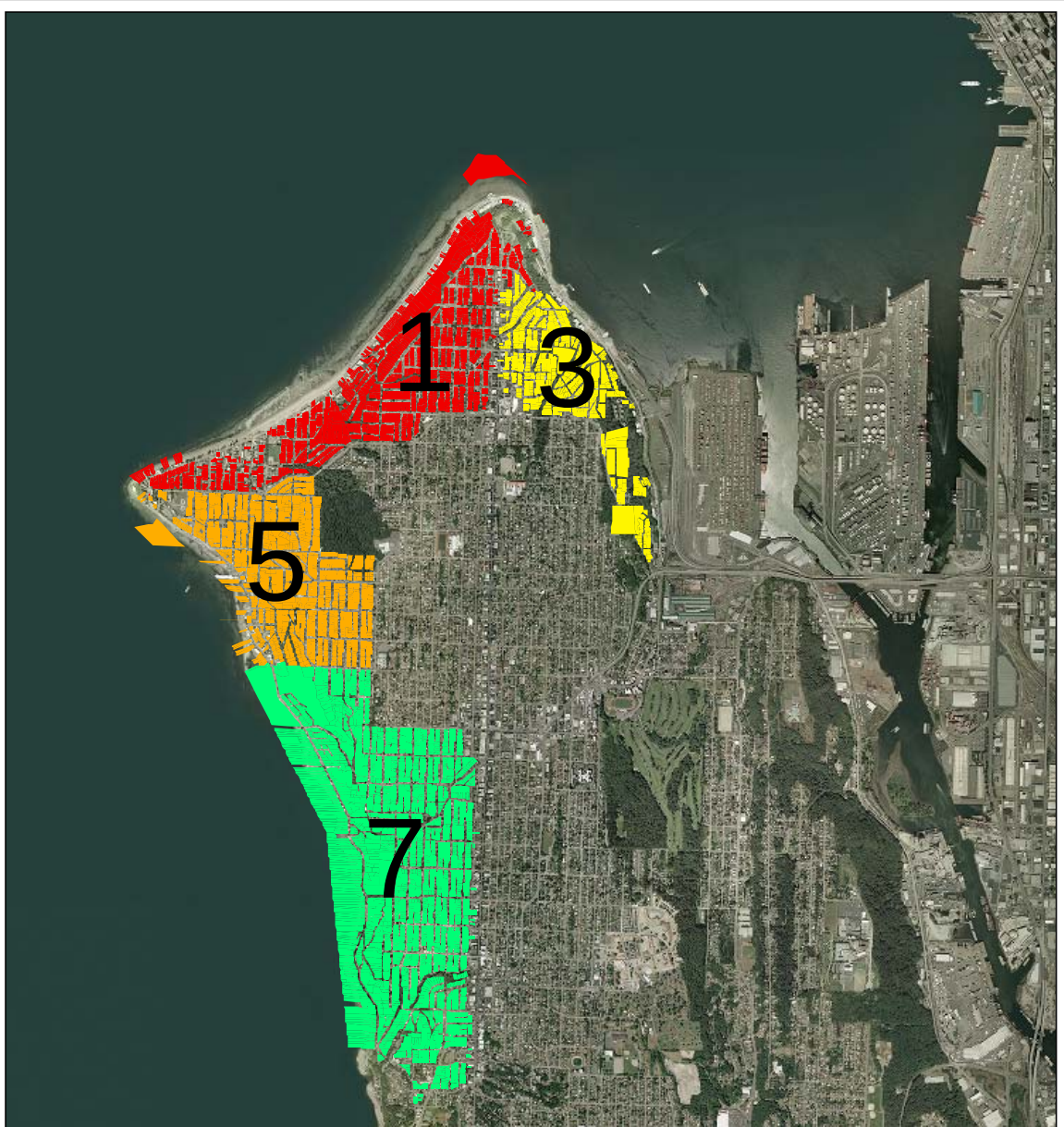


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. No additional adjustments were made for the 4001-5000 category due to insufficient sale representation.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



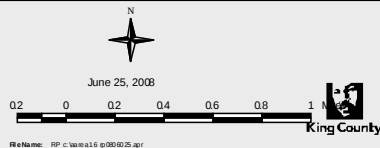
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. No additional adjustments were made for the Grade 12+ category due to insufficient sale representation.



Area 16

Sub Area

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



Legend

Sub Area

- 1
- 3
- 5
- 7

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: June 26, 2008

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

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

Land Update

Based on the 15 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.12, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 924 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels and maintain equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.12

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.12)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.12).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.12, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 16 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Overall (if no other adjustments apply)

12.00%

Comments

The % adjustment shown is what would be applied. 5788 parcels in the improved population would receive this adjustment. There were 924 sales.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.978.

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

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

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
5	10	0.798	0.893	11.8%	0.826	0.960
6	152	0.859	0.960	11.8%	0.936	0.984
7	399	0.861	0.963	11.9%	0.948	0.979
8	252	0.897	1.003	11.9%	0.983	1.024
9	74	0.885	0.991	11.9%	0.941	1.042
10	26	0.861	0.964	11.9%	0.901	1.027
11	10	0.873	0.977	12.0%	0.908	1.045
12	1	1.024	1.147	12.0%	N/A	N/A
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1910	69	0.861	0.963	11.9%	0.929	0.997
1911-1920	137	0.881	0.985	11.9%	0.957	1.013
1921-1930	147	0.900	1.007	11.9%	0.979	1.034
1931-1940	42	0.810	0.907	11.9%	0.855	0.958
1941-1950	136	0.846	0.947	11.9%	0.920	0.974
1951-1960	108	0.862	0.965	11.9%	0.936	0.995
1961-1970	28	0.870	0.974	11.9%	0.910	1.037
1971-1980	21	0.842	0.943	12.0%	0.867	1.020
1981-1990	34	0.930	1.042	12.0%	0.987	1.096
1991-2000	49	0.888	0.994	11.9%	0.946	1.041
>2000	153	0.886	0.992	11.9%	0.965	1.019
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Poor	1	0.914	1.024	12.0%	N/A	N/A
Fair	3	0.773	0.865	11.9%	0.312	1.418
Average	462	0.870	0.974	11.9%	0.958	0.989
Good	377	0.877	0.981	11.9%	0.965	0.997
Very Good	81	0.891	0.997	11.9%	0.966	1.028

Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.978.

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

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

Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	499	0.872	0.975	11.9%	0.961	0.989
1.5	176	0.869	0.973	11.9%	0.946	0.999
2	223	0.883	0.989	11.9%	0.967	1.011
2.5	6	0.951	1.065	12.0%	0.921	1.209
3	17	0.851	0.953	12.0%	0.865	1.042
4	3	0.810	0.906	11.9%	0.678	1.135
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	85	0.893	0.999	11.9%	0.965	1.033
0801-1000	169	0.859	0.962	11.9%	0.940	0.983
1001-1500	390	0.871	0.974	11.9%	0.958	0.990
1501-2000	152	0.897	1.003	11.9%	0.973	1.034
2001-2500	66	0.880	0.984	11.9%	0.945	1.024
2501-3000	47	0.861	0.964	11.9%	0.909	1.019
3001-4000	14	0.822	0.921	12.0%	0.843	0.998
4001-5000	1	1.120	1.254	11.9%	N/A	N/A
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	629	0.878	0.983	11.9%	0.970	0.995
Y	295	0.868	0.972	11.9%	0.952	0.992
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	915	0.875	0.979	11.9%	0.969	0.990
Y	9	0.840	0.941	12.0%	0.780	1.101
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	262	0.866	0.969	11.9%	0.947	0.991
3	83	0.889	0.995	11.9%	0.957	1.032
5	182	0.869	0.973	11.9%	0.949	0.997
7	397	0.880	0.985	11.9%	0.970	1.000

Area16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.978.

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

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

Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	123	0.873	0.978	11.9%	0.952	1.003
03000-05000	307	0.883	0.988	11.9%	0.968	1.008
05001-08000	400	0.874	0.978	11.9%	0.962	0.994
08001-12000	61	0.834	0.933	11.9%	0.895	0.972
12001-16000	20	0.893	1.000	11.9%	0.918	1.082
16001-20000	6	0.904	1.011	11.9%	0.754	1.269
20001-30000	6	0.929	1.040	11.9%	0.858	1.223
30001-43559	1	0.915	1.025	11.9%	N/A	N/A

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2007	Date of Report: 8/4/2008	Sales Dates: 1/2005 - 12/2007																								
Area 16 / W West Seattle	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		Ratio Frequency <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>61</td></tr><tr><td>0.70</td><td>163</td></tr><tr><td>0.80</td><td>288</td></tr><tr><td>0.90</td><td>219</td></tr><tr><td>1.00</td><td>104</td></tr><tr><td>1.10</td><td>54</td></tr><tr><td>1.20</td><td>15</td></tr><tr><td>1.30</td><td>10</td></tr><tr><td>1.40</td><td>5</td></tr><tr><td>1.50</td><td>2</td></tr><tr><td>1.60</td><td>2</td></tr></tbody></table>		Ratio	Frequency	0.60	61	0.70	163	0.80	288	0.90	219	1.00	104	1.10	54	1.20	15	1.30	10	1.40	5	1.50	2	1.60	2
Ratio	Frequency																										
0.60	61																										
0.70	163																										
0.80	288																										
0.90	219																										
1.00	104																										
1.10	54																										
1.20	15																										
1.30	10																										
1.40	5																										
1.50	2																										
1.60	2																										
Sample size (n)	924																										
Mean Assessed Value	511,200																										
Mean Sales Price	584,700																										
Standard Deviation AV	206,710																										
Standard Deviation SP	258,333																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.896																										
Median Ratio	0.879																										
Weighted Mean Ratio	0.874																										
UNIFORMITY																											
Lowest ratio	0.559																										
Highest ratio:	1.609																										
Coefficient of Dispersion	12.68%																										
Standard Deviation	0.147																										
Coefficient of Variation	16.40%																										
Price Related Differential (PRD)	1.025																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.869																										
Upper limit	0.891																										
95% Confidence: Mean																											
Lower limit	0.886																										
Upper limit	0.905																										
SAMPLE SIZE EVALUATION																											
N (population size)	5788																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.147																										
Recommended minimum:	35																										
Actual sample size:	924																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	508																										
# ratios above mean:	416																										
z:	3.027																										
Conclusion:	Non-normal																										

COMMENTS:

1 to 3 Unit Residences throughout Area 17

COMMENTS:

1 to 3 Unit Residences throughout Area 17

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2008	Date of Report: 6/24/2008	Sales Dates: 1/2005 - 12/2007																						
Area 16 / W West Seattle	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		Ratio Frequency <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>14</td></tr><tr><td>0.70-0.80</td><td>69</td></tr><tr><td>0.80-0.90</td><td>163</td></tr><tr><td>0.90-1.00</td><td>258</td></tr><tr><td>1.00-1.10</td><td>207</td></tr><tr><td>1.10-1.20</td><td>110</td></tr><tr><td>1.20-1.30</td><td>68</td></tr><tr><td>1.30-1.40</td><td>14</td></tr><tr><td>1.40-1.50</td><td>12</td></tr><tr><td>1.50-1.60</td><td>10</td></tr></tbody></table>		Ratio Bin	Frequency	0.60-0.70	14	0.70-0.80	69	0.80-0.90	163	0.90-1.00	258	1.00-1.10	207	1.10-1.20	110	1.20-1.30	68	1.30-1.40	14	1.40-1.50	12	1.50-1.60	10
Ratio Bin	Frequency																								
0.60-0.70	14																								
0.70-0.80	69																								
0.80-0.90	163																								
0.90-1.00	258																								
1.00-1.10	207																								
1.10-1.20	110																								
1.20-1.30	68																								
1.30-1.40	14																								
1.40-1.50	12																								
1.50-1.60	10																								
Sample size (n)	924																								
Mean Assessed Value	572,100																								
Mean Sales Price	584,700																								
Standard Deviation AV	231,529																								
Standard Deviation SP	258,333																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	1.002																								
Median Ratio	0.984																								
Weighted Mean Ratio	0.978																								
UNIFORMITY																									
Lowest ratio	0.626																								
Highest ratio:	1.800																								
Coefficient of Dispersion	12.68%																								
Standard Deviation	0.164																								
Coefficient of Variation	16.40%																								
Price Related Differential (PRD)	1.024																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.972																								
Upper limit	0.996																								
95% Confidence: Mean																									
Lower limit	0.992																								
Upper limit	1.013																								
SAMPLE SIZE EVALUATION																									
N (population size)	5788																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.164																								
Recommended minimum:	43																								
Actual sample size:	924																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	508																								
# ratios above mean:	416																								
z:	3.027																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout Area 16

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

COMMENTS:

1 to 3 Unit Residences throughout Area 16

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	927620	1200	10/26/05	\$283,000	670	300	5	1909	3	5040	N	N	2615 49TH AVE SW
001	091300	0050	6/19/07	\$415,000	750	0	5	1908	3	2112	Y	N	2139 BONAIR DR SW
001	091300	0050	9/26/05	\$365,000	750	0	5	1908	3	2112	Y	N	2139 BONAIR DR SW
001	762120	0150	7/17/07	\$469,000	820	0	5	1914	4	3600	N	N	3045 61ST AVE SW
001	350510	0260	3/14/06	\$394,500	1000	0	5	1945	4	5000	N	N	5120 SW OLGA ST
001	637200	0101	3/9/06	\$575,000	600	450	6	1931	4	2016	N	N	2517 56TH AVE SW
001	927420	2390	7/19/06	\$350,000	640	270	6	1906	3	1665	N	N	4519 SW HOLGATE ST
001	350510	0265	4/21/06	\$365,000	700	0	6	1945	3	6700	N	N	5112 SW OLGA ST
001	927620	1130	5/5/05	\$328,000	700	0	6	1918	3	5000	N	N	2620 49TH AVE SW
001	013900	0105	6/30/06	\$809,000	710	710	6	1959	3	3450	Y	N	1716 ALKI AVE SW
001	091300	0325	12/9/05	\$400,000	720	280	6	1916	3	3384	Y	N	2322 HALLECK AVE SW
001	927420	2840	10/2/06	\$485,000	790	0	6	1919	3	2849	N	N	4615 SW HILL ST
001	299780	0115	5/5/05	\$345,000	790	80	6	1947	3	4522	N	N	3009 59TH AVE SW
001	762120	0051	6/10/05	\$350,000	810	0	6	1915	4	2250	N	N	2739 61ST AVE SW
001	058500	0590	2/26/07	\$330,000	810	0	6	1918	3	5000	N	N	5046 SW WAITE ST
001	013900	0100	6/30/06	\$805,000	860	540	6	1950	3	3450	Y	N	1714 ALKI AVE SW
001	765240	0060	10/4/06	\$380,000	860	0	6	1909	3	3600	N	N	2619 MARINE AVE SW
001	927420	0525	1/16/07	\$365,000	870	0	6	1902	3	2875	N	N	1908 44TH AVE SW
001	091300	0185	3/8/07	\$710,000	910	500	6	1920	5	2480	Y	N	2131 52ND AVE SW
001	013900	0130	2/14/07	\$812,500	920	760	6	1920	4	6435	Y	N	1732 ALKI AVE SW
001	013900	0130	7/22/05	\$750,000	920	760	6	1920	4	6435	Y	N	1732 ALKI AVE SW
001	637950	0335	3/2/05	\$355,000	930	0	6	1908	4	5175	N	N	2347 44TH AVE SW
001	387090	0090	5/21/07	\$750,000	980	460	6	1920	4	3480	Y	N	1510 ALKI AVE SW
001	013900	0155	12/23/06	\$705,000	980	0	6	1953	3	4950	Y	N	1752 ALKI AVE SW
001	013900	0155	5/24/06	\$550,000	980	0	6	1953	3	4950	Y	N	1752 ALKI AVE SW
001	927620	1420	5/31/06	\$476,000	990	0	6	1949	3	5500	N	N	2602 50TH AVE SW
001	637200	0195	2/2/05	\$457,922	1010	120	6	1906	4	4520	N	N	2538 57TH AVE SW
001	058500	0420	11/28/05	\$337,000	1010	0	6	1924	3	4500	N	N	5011 SW GRAYSON ST
001	637200	0200	5/23/05	\$435,000	1040	0	6	1922	3	4520	N	N	2534 57TH AVE SW
001	927620	1305	10/9/07	\$399,950	1070	0	6	1907	3	4950	N	N	2658 50TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	386740	0075	10/13/05	\$1,000,000	1100	740	6	1910	5	7120	Y	N	1350 ALKI AVE SW
001	762170	0125	9/28/05	\$429,000	1100	0	6	1915	3	3600	N	N	3024 62ND AVE SW
001	013900	0125	8/25/05	\$900,000	1140	860	6	1918	3	6600	Y	N	1728 ALKI AVE SW
001	013900	0125	9/25/06	\$875,000	1140	860	6	1918	3	6600	Y	N	1728 ALKI AVE SW
001	015100	0055	8/16/06	\$301,640	1180	0	6	1914	3	4920	N	N	3041 64TH AVE SW
001	927420	0085	10/4/07	\$590,000	1500	0	6	1906	4	3400	N	N	4310 SW SEATTLE ST
001	927420	0085	3/20/06	\$489,700	1500	0	6	1906	4	3400	N	N	4310 SW SEATTLE ST
001	927420	0085	7/20/05	\$470,000	1500	0	6	1906	4	3400	N	N	4310 SW SEATTLE ST
001	927220	0875	1/13/05	\$395,000	1560	0	6	1919	3	4125	Y	N	1316 CALIFORNIA AVE SW
001	765240	0035	9/14/06	\$570,000	2060	0	6	1953	3	3520	Y	N	2654 59TH AVE SW
001	765240	0040	9/14/06	\$570,000	2480	0	6	1924	4	3520	N	N	2662 59TH AVE SW
001	014800	0168	4/19/06	\$481,000	750	750	7	1949	4	4720	N	N	3047 63RD AVE SW
001	532310	0132	3/30/06	\$390,000	770	200	7	2006	3	1143	N	N	3042 A 61ST AVE SW
001	637200	0065	8/1/06	\$550,000	780	0	7	1926	3	3600	N	N	2555 57TH AVE SW
001	443260	0100	8/23/07	\$380,000	830	0	7	1923	3	4600	N	N	2205 44TH AVE SW
001	637350	0100	8/12/05	\$465,000	840	375	7	1938	4	4840	N	N	3056 64TH AVE SW
001	015200	0050	5/3/07	\$850,000	860	220	7	1940	4	6000	Y	N	2966 ALKI AVE SW
001	927420	0950	11/18/05	\$438,500	880	360	7	1922	3	4440	N	N	2129 FERRY AVE SW
001	927420	0570	8/29/05	\$350,000	880	0	7	1948	3	1512	N	N	1924 44TH AVE SW
001	532310	0130	3/27/06	\$525,000	890	890	7	1941	4	2496	N	N	3044 61ST AVE SW
001	637200	0155	2/2/06	\$590,000	890	890	7	1997	3	4520	N	N	2565 56TH AVE SW
001	637200	0450	2/8/07	\$465,000	890	0	7	1960	3	5070	N	N	2720 57TH AVE SW
001	928120	0006	8/14/07	\$481,000	900	220	7	1927	3	5000	N	N	4906 SW WAITE ST
001	005900	0710	9/20/07	\$585,000	910	220	7	1941	3	5083	N	N	2700 56TH AVE SW
001	091300	0130	1/18/07	\$985,500	930	0	7	1960	3	8600	Y	N	2150 BONAIR DR SW
001	350810	0175	8/30/06	\$700,000	950	350	7	1966	4	8547	Y	N	2385 HUGHES AVE SW
001	761620	0030	12/20/06	\$403,750	950	0	7	1952	3	5814	N	N	5052 SW OLGA ST
001	091400	0100	3/1/05	\$425,000	950	120	7	1924	3	2860	Y	N	2240 BONAIR PL SW
001	927420	3015	12/5/05	\$560,000	960	0	7	1929	3	5750	N	N	2115 46TH AVE SW
001	058500	0008	7/12/05	\$320,000	1020	0	7	1953	3	4002	N	N	5002 SW PRINCE ST
001	637200	0165	7/28/06	\$350,000	1030	550	7	1912	3	4520	N	N	2575 56TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	005600	0060	5/21/05	\$505,000	1050	550	7	1956	4	4483	Y	N	5730 SW ADMIRAL WAY
001	091400	0111	1/5/07	\$497,000	1070	0	7	1919	3	3200	Y	N	2242 BONAIR PL SW
001	013900	0040	6/28/05	\$880,000	1080	380	7	1910	4	3960	Y	N	1586 ALKI AVE SW
001	927420	1260	1/21/05	\$420,000	1090	560	7	1905	3	5250	N	N	1720 45TH AVE SW
001	637950	0189	6/9/06	\$375,000	1100	160	7	2001	3	1171	N	N	2328 D 44TH AVE SW
001	637950	0187	3/17/05	\$349,500	1100	210	7	2001	3	1175	N	N	2328 C 44TH AVE SW
001	350510	0470	8/25/05	\$350,000	1110	400	7	1951	3	5600	N	N	5102 SW PRITCHARD ST
001	927920	1040	1/7/05	\$565,000	1120	0	7	1928	4	3750	Y	N	1919 47TH AVE SW
001	637950	0495	5/11/07	\$505,000	1120	0	7	1918	4	6250	N	N	2311 45TH AVE SW
001	762220	0065	9/10/07	\$710,000	1140	800	7	1916	4	3536	Y	N	2608 58TH AVE SW
001	005900	0525	6/12/07	\$700,000	1140	220	7	1940	4	4450	Y	N	5500 SW CAMPBELL PL
001	762220	0065	6/22/05	\$649,500	1140	800	7	1916	4	3536	Y	N	2608 58TH AVE SW
001	637200	0435	10/31/06	\$610,000	1140	800	7	1924	5	5070	N	N	2708 57TH AVE SW
001	058500	0360	6/18/07	\$542,000	1160	240	7	1966	3	3700	N	N	5014 SW GRAYSON ST
001	350510	0155	6/1/06	\$420,000	1160	0	7	1949	3	5500	N	N	2515 51ST AVE SW
001	927220	1405	9/6/06	\$528,500	1160	0	7	1925	4	5500	N	N	1525 42ND AVE SW
001	299780	0083	6/26/06	\$523,400	1190	300	7	2005	3	1598	N	N	3045 B 59TH AVE SW
001	299780	0082	9/13/05	\$495,000	1190	300	7	2005	3	1176	N	N	3045 A 59TH AVE SW
001	299780	0083	8/9/05	\$495,000	1190	300	7	2005	3	1598	N	N	3045 B 59TH AVE SW
001	927620	1470	3/23/05	\$462,000	1190	300	7	1912	4	5500	N	N	2621 50TH AVE SW
001	927420	0735	6/9/06	\$538,950	1190	500	7	1950	3	5060	N	N	2124 44TH AVE SW
001	299780	0081	8/24/05	\$480,000	1190	300	7	2005	3	1283	N	N	3043 B 59TH AVE SW
001	299780	0080	12/1/05	\$469,950	1190	300	7	2005	3	1595	N	N	3043 A 59TH AVE SW
001	927420	1395	4/26/06	\$476,000	1190	0	7	1928	4	2280	N	N	4403 SW MASSACHUSETTS ST
001	927420	1395	3/29/05	\$405,000	1190	0	7	1928	4	2280	N	N	4403 SW MASSACHUSETTS ST
001	927220	0700	8/19/05	\$605,000	1200	0	7	1915	4	4400	N	N	1330 44TH AVE SW
001	927920	0950	3/15/05	\$580,000	1210	120	7	1927	4	3700	Y	N	2117 47TH AVE SW
001	927620	1525	4/4/06	\$505,500	1230	900	7	1960	3	5500	N	N	2649 50TH AVE SW
001	014800	0070	7/13/07	\$795,000	1240	0	7	1925	3	7770	N	N	2771 59TH AVE SW
001	637200	0060	5/31/06	\$605,000	1240	0	7	1926	4	3600	N	N	2551 57TH AVE SW
001	005900	0765	11/3/06	\$531,000	1240	240	7	1955	3	6000	Y	N	5320 SW LANDER ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	762120	0140	9/18/06	\$430,000	1260	0	7	1956	3	3600	N	N	3039 61ST AVE SW
001	637450	0005	2/22/07	\$745,000	1270	600	7	1979	4	4854	N	N	6415 SW STEVENS ST
001	927420	1215	8/18/06	\$558,000	1270	410	7	1910	3	2200	N	N	4415 SW MASSACHUSETTS ST
001	253080	0055	1/13/06	\$500,000	1270	0	7	1945	4	5880	N	N	2218 46TH AVE SW
001	091400	0075	7/20/07	\$615,000	1270	400	7	1919	4	3120	Y	N	2220 BONAIR PL SW
001	927220	1085	7/18/05	\$515,000	1270	1070	7	1955	4	3900	N	N	4110 SW ATLANTIC ST
001	350510	0175	8/8/07	\$700,000	1290	740	7	1975	3	8250	N	N	5115 SW WAITE ST
001	637200	0140	7/23/07	\$725,000	1300	1040	7	1997	3	4520	N	N	2555 56TH AVE SW
001	927420	1225	11/29/07	\$535,000	1300	0	7	1914	3	6250	N	N	1708 45TH AVE SW
001	928170	0035	7/16/07	\$639,000	1310	740	7	1959	3	6264	N	N	2328 48TH AVE SW
001	928170	0060	6/28/07	\$620,000	1310	740	7	1959	3	5950	N	N	2340 48TH AVE SW
001	928170	0090	7/21/06	\$540,000	1310	740	7	1960	3	4900	N	N	2356 48TH AVE SW
001	927420	2885	9/24/07	\$615,000	1320	0	7	1918	3	5750	N	N	2120 47TH AVE SW
001	927220	0445	1/17/06	\$525,000	1320	0	7	1900	4	5500	N	N	1321 44TH AVE SW
001	637950	0375	11/28/06	\$460,000	1320	0	7	1911	3	6250	N	N	2346 45TH AVE SW
001	927420	2300	10/26/06	\$575,000	1330	0	7	1929	4	3850	N	N	1737 45TH AVE SW
001	091400	0065	2/8/05	\$509,000	1340	0	7	1933	4	3640	Y	N	2212 BONAIR PL SW
001	927420	2260	12/23/05	\$486,000	1340	0	7	1930	4	3450	N	N	1726 46TH AVE SW
001	091400	0080	9/19/07	\$799,000	1375	420	7	1928	4	2880	Y	N	2224 BONAIR PL SW
001	927620	1215	5/14/07	\$591,000	1380	0	7	1910	3	6000	N	N	2619 49TH AVE SW
001	927620	1215	11/16/05	\$540,000	1380	0	7	1910	3	6000	N	N	2619 49TH AVE SW
001	927120	0020	1/3/06	\$800,000	1380	800	7	1988	4	17230	Y	N	1023 CALIFORNIA WAY SW
001	927920	0231	7/10/07	\$1,100,000	1400	1380	7	2006	3	6221	N	N	4901 SW WALKER ST
001	927920	0231	5/31/06	\$1,020,000	1400	1380	7	2006	3	6221	N	N	4901 SW WALKER ST
001	637950	0305	2/23/07	\$499,500	1400	0	7	1910	4	5750	N	N	2333 44TH AVE SW
001	005900	0490	8/30/05	\$690,000	1420	300	7	1940	5	5400	Y	N	5318 SW ADMIRAL WAY
001	005900	0430	8/23/06	\$635,000	1420	500	7	1940	4	5400	Y	N	5340 SW ADMIRAL WAY
001	637200	0290	8/16/07	\$565,000	1430	0	7	1927	3	5130	N	N	2447 55TH AVE SW
001	637200	0295	8/16/07	\$565,000	1430	0	7	1927	3	5130	N	N	2449 55TH AVE SW
001	350510	0395	1/21/05	\$600,000	1440	200	7	1933	4	7020	Y	N	2666 52ND AVE SW
001	927420	2985	4/27/07	\$637,500	1460	500	7	1910	4	3795	N	N	2127 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	015100	0065	11/20/06	\$625,000	1460	0	7	1951	3	4920	N	N	3047 64TH AVE SW
001	927420	0845	3/21/05	\$495,000	1460	0	7	1929	4	3150	N	N	2140 FERRY AVE SW
001	927220	0675	9/6/05	\$575,000	1470	600	7	1926	4	4400	Y	N	1320 44TH AVE SW
001	927420	0855	2/22/05	\$460,000	1470	400	7	1977	4	3000	N	N	4402 SW WALKER ST
001	091400	0085	6/15/05	\$591,000	1480	380	7	1918	4	3080	Y	N	2228 BONAIR PL SW
001	927420	1490	8/23/07	\$627,000	1500	0	7	1926	4	6250	N	N	1628 45TH AVE SW
001	927420	2520	2/27/06	\$475,000	1520	0	7	1985	3	3125	N	N	1937 45TH AVE SW
001	005900	0445	6/17/05	\$610,000	1540	420	7	1940	4	5400	Y	N	5336 SW ADMIRAL WAY
001	637950	0820	9/19/05	\$425,000	1550	0	7	2004	3	2415	N	N	2354 47TH AVE SW
001	058500	0269	5/25/07	\$510,000	1560	350	7	1948	3	5775	N	N	5054 SW GRAYSON ST
001	532310	0120	8/14/07	\$625,000	1620	0	7	1915	4	4800	N	N	3036 61ST AVE SW
001	091300	0335	3/20/07	\$690,000	1630	240	7	1981	3	3329	Y	N	2319 HOBART AVE SW
001	927620	1536	4/6/05	\$495,000	1790	0	7	1921	4	6250	N	N	5008 SW ADMIRAL WAY
001	927420	3310	11/9/07	\$680,000	1800	0	7	1936	4	5060	N	N	4620 SW HOLGATE ST
001	927420	1050	12/27/05	\$575,000	1850	0	7	1922	4	6250	N	N	1922 45TH AVE SW
001	762170	0135	6/22/05	\$476,000	1900	0	7	1998	4	3600	N	N	3030 62ND AVE SW
001	102403	9001	11/21/06	\$812,500	1950	0	7	1987	4	16538	Y	N	2472 55TH AVE SW
001	013900	0185	7/20/06	\$795,000	2100	0	7	1945	3	4440	Y	N	1768 ALKI AVE SW
001	443260	0164	5/17/07	\$840,000	2260	880	7	2005	3	4400	N	N	4415 SW WALKER ST
001	637950	0605	8/9/07	\$510,000	2280	0	7	1921	3	5750	N	N	2346 46TH AVE SW
001	927620	1445	11/15/07	\$800,000	2320	380	7	1909	5	5500	N	N	2611 50TH AVE SW
001	927220	0010	8/28/07	\$1,605,000	2370	1360	7	1944	3	8963	Y	N	1111 SUNSET AVE SW
001	637950	0190	3/24/05	\$525,000	860	240	8	2006	3	931	N	N	2322 B 44TH AVE SW
001	637950	0190	8/27/06	\$425,000	860	240	8	2006	3	931	N	N	2322 B 44TH AVE SW
001	637950	0192	6/19/06	\$429,500	920	210	8	2006	3	1247	N	N	2322 C 44TH AVE SW
001	637950	0194	7/6/06	\$429,500	920	210	8	2006	3	1358	N	N	2322 A 44TH AVE SW
001	927420	3220	5/8/06	\$620,000	960	160	8	1930	3	5750	N	N	1909 46TH AVE SW
001	637200	0190	4/18/07	\$676,000	960	1000	8	2001	3	4520	N	N	2542 57TH AVE SW
001	637100	0138	11/4/05	\$380,000	1000	255	8	2000	3	1096	N	N	3047 A 60TH AVE SW
001	005900	0666	10/16/06	\$825,000	1060	630	8	1961	4	5974	Y	N	5532 SW LANDER PL
001	637100	0107	11/15/07	\$449,999	1060	270	8	2005	3	1209	N	N	3025 B 60TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	637100	0100	4/5/06	\$430,000	1060	270	8	2005	3	1380	N	N	3021 A 60TH AVE SW
001	637100	0105	12/29/05	\$445,000	1060	270	8	2005	3	1379	N	N	3027 B 60TH AVE SW
001	637100	0107	3/30/06	\$427,000	1060	270	8	2005	3	1209	N	N	3025 B 60TH AVE SW
001	637100	0102	4/17/06	\$425,000	1060	270	8	2005	3	1210	N	N	3023 A 60TH AVE SW
001	637100	0106	2/10/06	\$429,000	1090	200	8	2005	3	789	N	N	3027 A 60TH AVE SW
001	637100	0101	12/30/05	\$425,000	1090	200	8	2005	3	790	N	N	3021 B 60TH AVE SW
001	637100	0108	4/18/07	\$485,000	1100	270	8	2005	3	1418	N	N	3025 A 60TH AVE SW
001	637100	0108	4/20/06	\$438,000	1100	270	8	2005	3	1418	N	N	3025 A 60TH AVE SW
001	637100	0103	3/23/06	\$433,000	1100	270	8	2005	3	1419	N	N	3023 B 60TH AVE SW
001	299780	0024	4/7/06	\$442,450	1120	190	8	2006	3	1264	N	N	3018 A 60TH AVE SW
001	299780	0022	4/21/06	\$434,950	1120	210	8	2006	3	950	N	N	3018 B 60TH AVE SW
001	299780	0020	3/10/06	\$439,950	1120	190	8	2006	3	1263	N	N	3018 C 60TH AVE SW
001	299780	0026	3/2/06	\$459,950	1140	110	8	2006	3	1245	N	N	3016 A 60TH AVE SW
001	299780	0028	5/10/06	\$429,950	1140	240	8	2006	3	1296	N	N	3016 B 60TH AVE SW
001	637200	0267	1/4/07	\$550,000	1150	260	8	2006	3	1440	N	N	2425 A 55TH AVE SW
001	637200	0269	2/28/07	\$539,000	1150	300	8	2006	3	1492	N	N	2425 B 55TH AVE SW
001	637200	0288	2/16/06	\$480,000	1150	300	8	2006	3	1465	N	N	2437 A 55TH AVE SW
001	637200	0284	3/31/06	\$472,000	1150	300	8	2006	3	1467	N	N	2437 B 55TH AVE SW
001	637950	0198	7/11/06	\$430,000	1160	160	8	2006	3	1316	N	N	2324 B 44TH AVE SW
001	637200	0280	5/8/07	\$599,950	1180	380	8	2006	3	2198	N	N	2439 55TH AVE SW
001	637200	0265	7/11/05	\$650,000	1180	380	8	2006	3	2198	N	N	2427 55TH AVE SW
001	637200	0280	3/24/06	\$550,000	1180	380	8	2006	3	2198	N	N	2439 55TH AVE SW
001	637200	0265	4/25/07	\$595,000	1180	380	8	2006	3	2198	N	N	2427 55TH AVE SW
001	927470	0006	10/30/06	\$605,000	1200	80	8	1928	4	2444	N	N	4615 SW WALKER ST
001	637950	0196	8/15/06	\$433,000	1200	160	8	2006	3	1702	N	N	2324 A 44TH AVE SW
001	637950	0745	5/25/07	\$588,000	1221	0	8	1931	4	5750	N	N	2323 46TH AVE SW
001	927420	2200	10/13/05	\$625,000	1310	430	8	1963	4	5750	N	N	4521 SW MASSACHUSETTS ST
001	102403	9042	11/13/07	\$875,000	1340	1340	8	1955	3	19550	Y	N	5510 SW LANDER PL
001	927220	0800	6/14/06	\$675,000	1340	540	8	1939	4	4750	Y	N	1313 CALIFORNIA AVE SW
001	637200	0511	6/2/06	\$975,000	1350	880	8	1956	3	5940	Y	N	2743 56TH AVE SW
001	928170	0200	3/7/07	\$591,000	1350	120	8	1929	4	4200	N	N	2345 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	765240	0056	2/28/05	\$549,000	1395	374	8	2001	3	1801	N	N	2621 A MARINE AVE SW
001	765240	0056	12/11/06	\$541,000	1395	374	8	2001	3	1801	N	N	2621 A MARINE AVE SW
001	058500	0520	4/20/07	\$686,000	1410	500	8	1923	4	5000	Y	N	5061 SW GRAYSON ST
001	637950	0435	5/5/05	\$550,000	1410	700	8	1912	4	6250	N	N	2318 45TH AVE SW
001	927920	1055	2/26/07	\$670,000	1470	0	8	1929	4	5000	Y	N	1927 47TH AVE SW
001	005900	0780	4/13/06	\$615,000	1470	0	8	1930	4	4000	Y	N	5330 SW LANDER ST
001	005900	0780	4/20/05	\$488,500	1470	0	8	1930	4	4000	Y	N	5330 SW LANDER ST
001	927420	2855	7/19/05	\$566,000	1500	0	8	1930	4	2808	N	N	2106 47TH AVE SW
001	927420	1900	3/26/07	\$680,000	1520	0	8	1929	3	4220	N	N	4516 SW SEATTLE ST
001	927420	1900	2/13/06	\$500,000	1520	0	8	1929	3	4220	N	N	4516 SW SEATTLE ST
001	927420	1900	1/14/05	\$330,000	1520	0	8	1929	3	4220	N	N	4516 SW SEATTLE ST
001	927420	3320	6/15/06	\$725,000	1550	650	8	1929	4	4400	N	N	4606 SW HOLGATE ST
001	927920	0280	6/1/05	\$613,500	1580	0	8	1941	4	5000	N	N	2160 50TH AVE SW
001	005600	0095	3/17/07	\$805,000	1600	350	8	1929	4	5875	Y	N	5702 SW ADMIRAL WAY
001	927420	1985	10/6/06	\$659,000	1610	460	8	1952	4	6250	N	N	1519 45TH AVE SW
001	637950	0575	6/6/05	\$475,000	1610	650	8	1929	3	5400	N	N	2355 45TH AVE SW
001	927420	0071	10/5/06	\$515,000	1625	0	8	1997	3	1620	N	N	4318 SW SEATTLE ST
001	927420	2005	5/20/05	\$618,600	1630	0	8	1928	3	4748	N	N	4511 SW ATLANTIC ST
001	014800	0840	5/13/06	\$1,275,000	1640	940	8	1960	4	3207	Y	Y	3043 ALKI AVE SW
001	927420	0067	5/17/07	\$575,000	1650	0	8	1997	3	1720	N	N	4314 SW SEATTLE ST
001	014500	0035	9/5/07	\$660,000	1710	530	8	1927	4	4844	Y	N	5618 SW ADMIRAL WAY
001	928120	0165	12/28/05	\$580,000	1780	1200	8	1963	3	5000	N	N	2342 49TH AVE SW
001	927420	2670	9/15/05	\$660,000	1835	0	8	2005	3	2875	N	N	2126 46TH AVE SW
001	637450	0089	1/5/05	\$427,400	1890	0	8	1970	3	5650	N	N	3003 66TH AVE SW
001	637950	0715	8/9/05	\$675,000	1930	0	8	1926	4	5750	Y	N	2307 46TH AVE SW
001	927220	0470	12/12/05	\$720,000	1970	0	8	1923	5	6820	N	N	1333 44TH AVE SW
001	927220	0290	8/8/05	\$900,000	2030	450	8	1925	4	3800	Y	N	1402 SUNSET AVE SW
001	927220	1065	6/29/06	\$413,540	2030	0	8	1926	4	5750	N	N	1332 42ND AVE SW
001	927420	2370	6/24/05	\$553,000	2060	0	8	1984	3	6510	N	N	4503 SW MASSACHUSETTS ST
001	927420	3035	5/24/05	\$680,000	2120	900	8	1901	4	4446	N	N	4607 SW HILL ST
001	927420	0715	3/20/06	\$759,000	2160	0	8	2002	3	4100	N	N	2116 FERRY AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	637950	0415	11/18/05	\$607,500	2240	300	8	1988	3	6250	N	N	2326 45TH AVE SW
001	637950	0576	5/19/06	\$630,000	2590	0	8	2001	3	5400	N	N	4510 SW ADMIRAL WAY
001	927420	2810	4/17/07	\$888,000	2660	170	8	1979	4	8750	N	N	2105 45TH AVE SW
001	927420	2810	1/19/05	\$760,000	2660	170	8	1979	4	8750	N	N	2105 45TH AVE SW
001	928120	0105	2/20/07	\$869,000	2700	1040	8	2006	3	3942	N	N	2300 50TH AVE SW
001	928120	0110	4/25/07	\$849,000	2700	1040	8	2006	3	3943	N	N	2304 50TH AVE SW
001	928120	0110	1/10/06	\$445,000	2700	1040	8	2006	3	3943	N	N	2304 50TH AVE SW
001	637950	0855	4/19/05	\$665,000	2898	1000	8	1993	3	5750	N	N	2336 47TH AVE SW
001	927420	3025	6/15/05	\$899,950	2930	900	8	2005	3	5750	N	N	2111 46TH AVE SW
001	091400	0070	9/21/06	\$1,332,500	3880	1020	8	1995	4	3920	Y	N	2213 HALLECK AVE SW
001	927920	0260	12/11/06	\$835,000	1050	900	9	2006	3	4910	N	N	2148 50TH AVE SW
001	927920	0260	10/11/05	\$465,000	1050	900	9	2006	3	4910	N	N	2148 50TH AVE SW
001	938520	0088	3/13/06	\$655,000	1300	260	9	2005	3	1873	N	N	2444 WICKSTROM PL SW
001	927970	0006	2/28/06	\$900,000	1420	600	9	1951	3	7252	N	N	1936 SUNSET AVE SW
001	938520	0090	4/12/06	\$665,000	1420	240	9	2005	3	2687	N	N	2446 WICKSTROM PL SW
001	927920	0690	11/15/06	\$700,000	1550	855	9	1998	3	4450	N	N	2115 48TH AVE SW
001	927420	0005	5/24/05	\$635,000	1570	140	9	2006	3	1162	N	N	1502 44TH AVE SW
001	927420	0011	4/5/07	\$790,000	1580	400	9	2006	3	2203	N	N	4319 SW ATLANTIC ST
001	927420	1805	4/15/05	\$525,000	1590	0	9	2004	3	2022	N	N	1513 44TH AVE SW
001	927420	1809	1/14/05	\$508,000	1600	320	9	2004	3	1649	N	N	1511 C 44TH AVE SW
001	927420	0007	4/5/07	\$799,950	1620	510	9	2006	3	1193	N	N	1500 44TH AVE SW
001	927420	2955	8/16/06	\$475,000	1660	800	9	2007	3	4590	N	N	4602 SW WALKER ST
001	927420	1685	11/10/05	\$680,000	1814	0	9	1906	5	6250	N	N	1518 45TH AVE SW
001	928020	0050	10/9/06	\$945,000	1900	0	9	1926	4	7824	Y	N	2203 47TH AVE SW
001	637950	0705	5/31/05	\$712,500	1920	400	9	1930	4	3710	N	N	2301 46TH AVE SW
001	927970	0020	1/18/06	\$799,000	1970	750	9	1928	4	5550	N	N	1944 SUNSET AVE SW
001	014800	0265	8/3/07	\$1,150,000	2390	1260	9	1979	4	6320	Y	N	6620 SW ADMIRAL WAY
001	927970	0100	4/4/05	\$875,000	2490	310	9	1928	4	6900	Y	N	1720 SUNSET AVE SW
001	927920	0355	3/24/06	\$979,000	2500	490	9	1948	4	7200	N	N	2127 49TH AVE SW
001	927420	3565	2/1/07	\$1,220,000	2660	900	9	2006	3	4600	N	N	1629 46TH AVE SW
001	015300	0020	6/22/05	\$886,850	2670	0	9	1991	3	3000	Y	N	3112 ALKI AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	091300	0120	3/8/06	\$938,000	2750	0	9	1995	3	3822	Y	N	2134 BONAIR DR SW
001	927970	0013	12/4/07	\$1,525,000	2850	610	9	2007	3	5353	N	N	1933 48TH AVE SW
001	927420	3300	6/4/07	\$1,139,000	2860	0	9	2007	3	3450	N	N	1732 47TH AVE SW
001	015300	0037	2/8/05	\$795,000	1740	430	10	2005	3	2067	Y	N	3130 A ALKI AVE SW
001	927970	0565	7/16/07	\$1,545,000	1960	730	10	1981	4	8570	Y	N	2239 SUNSET AVE SW
001	927920	0750	7/5/05	\$1,200,000	2290	1090	10	1931	4	5500	Y	N	1902 48TH AVE SW
001	637450	0091	8/14/06	\$1,300,000	2690	830	10	2003	3	6662	Y	N	6614 SW ADMIRAL WAY
001	762220	0250	10/19/06	\$1,300,000	3972	1380	10	2003	3	6263	N	N	2717 57TH AVE SW
001	927920	1310	4/4/05	\$1,275,000	1330	1920	11	1995	3	6900	Y	N	1941 BONAIR DR SW
001	091300	0080	8/30/05	\$1,450,000	2690	1204	11	2002	3	2745	Y	N	0
001	091300	0085	8/21/07	\$1,250,000	2690	1204	11	2002	3	2682	N	N	2105 BONAIR DR SW
001	927320	0020	8/10/06	\$1,380,000	2910	840	11	2006	3	4758	Y	N	1312 42ND AVE SW
001	927320	0040	4/19/06	\$1,800,000	3100	1200	11	2006	3	6449	Y	N	1320 42ND AVE SW
001	927320	0030	2/15/06	\$1,837,500	3290	1090	11	2006	3	5778	Y	N	1316 42ND AVE SW
001	013900	0175	3/8/06	\$1,315,000	2090	1360	12	2005	3	3450	Y	N	1764 ALKI AVE SW
003	927570	2885	11/10/05	\$425,000	950	0	5	1931	4	11466	Y	N	2257 LOTUS AVE
003	691120	0010	11/15/07	\$320,000	570	440	6	1921	4	3912	Y	N	3508 SW ADMIRAL WAY
003	927220	1610	9/26/06	\$340,000	600	0	6	1912	4	2750	N	N	1613 42ND AVE SW
003	683770	0195	3/30/06	\$540,000	870	120	6	1916	3	10000	Y	N	2216 WALNUT AVE SW
003	683770	0195	1/4/06	\$425,000	870	120	6	1916	3	10000	Y	N	2216 WALNUT AVE SW
003	927220	2220	1/18/06	\$386,450	880	180	6	1903	4	2013	N	N	1923 FERRY AVE SW
003	927420	4440	4/20/06	\$495,000	950	0	6	1910	4	2288	Y	N	1736 WALNUT AVE SW
003	927570	1600	8/31/07	\$222,000	1060	0	6	1918	3	5640	N	N	2202 FAIRMOUNT AVE SW
003	719280	0145	6/28/05	\$327,000	1400	0	6	1908	3	4480	Y	N	3257 30TH AVE SW
003	927570	1535	3/29/05	\$325,000	1400	0	6	1918	3	16000	N	N	2130 FAIRMOUNT AVE SW
003	632400	0075	2/13/06	\$550,000	790	790	7	1909	5	3780	Y	N	2328 WALNUT AVE SW
003	632400	0005	6/19/07	\$427,000	950	0	7	1925	3	5500	N	N	2324 41ST AVE SW
003	011700	0275	11/21/05	\$352,000	980	0	7	1918	5	2813	N	N	4207 SW WALKER ST
003	011700	0515	3/5/07	\$436,000	1010	450	7	1928	4	4060	N	N	2202 42ND AVE SW
003	011700	0100	5/9/07	\$655,000	1080	580	7	1909	4	5750	N	N	2136 42ND AVE SW
003	927220	1915	3/15/06	\$539,000	1090	0	7	1907	3	4967	N	N	1613 PALM AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	608710	0340	12/10/07	\$397,500	1130	0	7	1928	3	2975	N	N	2309 42ND AVE SW
003	927570	1995	5/31/05	\$549,950	1140	640	7	1938	5	5000	N	N	3759 SW GRAYSON ST
003	011700	0505	7/25/06	\$415,000	1190	0	7	1901	4	5750	N	N	2210 42ND AVE SW
003	632400	0015	9/15/05	\$460,000	1200	340	7	1921	5	2500	N	N	4062 SW PRINCE ST
003	927220	2260	4/12/05	\$210,000	1200	0	7	1908	1	7000	Y	N	1653 EDGEWOOD AVE SW
003	915160	0575	4/13/07	\$850,000	1220	980	7	1966	5	5695	Y	N	2125 ARCH PL SW
003	632400	0026	4/12/07	\$560,000	1230	0	7	1928	4	4000	N	N	4056 SW PRINCE ST
003	927570	2010	10/18/06	\$450,000	1230	0	7	1918	3	4000	N	N	3751 SW GRAYSON ST
003	927570	2200	12/8/06	\$525,000	1360	650	7	1941	5	5000	N	N	3717 SW PRESCOTT PL
003	927220	1790	5/1/07	\$730,000	1370	510	7	1929	4	4800	N	N	1508 42ND AVE SW
003	927570	1915	3/19/07	\$449,000	1380	510	7	1925	4	3360	N	N	3806 SW ADMIRAL WAY
003	719280	0138	3/2/05	\$400,000	1470	0	7	1909	4	7100	Y	N	3261 30TH AVE SW
003	927220	1580	6/28/06	\$506,589	1500	620	7	1925	4	4180	N	N	1623 42ND AVE SW
003	011700	0435	7/5/07	\$605,000	1510	0	7	1907	4	5900	N	N	2219 41ST AVE SW
003	927420	4610	5/30/07	\$558,000	1520	450	7	1922	3	2875	N	N	4109 SW HILL ST
003	683770	0005	1/17/07	\$655,000	1520	500	7	1936	4	5500	N	N	2200 41ST AVE SW
003	927570	1895	7/19/05	\$492,500	1550	480	7	1925	4	4150	N	N	3774 SW ADMIRAL WAY
003	927570	1820	5/31/07	\$682,500	1570	0	7	1918	4	4950	N	N	3774 SW GRAYSON ST
003	608710	0010	6/13/05	\$550,000	1600	600	7	1927	4	4760	N	N	2303 41ST AVE SW
003	927420	4360	6/4/07	\$607,000	1630	240	7	1924	4	4388	N	N	1943 41ST AVE SW
003	927420	4110	7/26/07	\$735,000	1710	710	7	1948	4	4800	N	N	1739 41ST AVE SW
003	927420	4110	12/14/06	\$525,000	1710	710	7	1948	4	4800	N	N	1739 41ST AVE SW
003	915160	0075	1/7/05	\$550,000	1740	950	7	1921	3	4800	Y	N	1933 WALNUT AVE SW
003	011700	0001	12/11/06	\$585,000	1960	0	7	2003	3	3565	N	N	2113 41ST AVE SW
003	927420	4595	8/21/07	\$610,000	2060	0	7	1921	4	2875	N	N	2103 41ST AVE SW
003	683770	0130	11/21/05	\$445,000	790	300	8	1931	4	2500	N	N	4057 SW COLLEGE ST
003	927220	1680	11/28/05	\$555,909	860	400	8	2005	3	1185	N	N	1710 CALIFORNIA AVE SW
003	927220	1683	11/28/05	\$531,214	860	400	8	2005	3	1185	N	N	0
003	927220	1680	2/22/05	\$451,000	860	400	8	2005	3	1185	N	N	1710 CALIFORNIA AVE SW
003	927420	3860	6/2/06	\$505,000	1120	560	8	1958	3	5250	N	N	1919 42ND AVE SW
003	927570	3315	3/30/06	\$519,950	1160	840	8	1952	3	18337	Y	N	2515 39TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	608710	0305	2/14/05	\$449,950	1200	0	8	1928	4	3113	N	N	2301 42ND AVE SW
003	927220	1520	5/24/07	\$750,000	1420	340	8	2006	3	1566	N	N	0
003	927220	1535	12/6/05	\$480,000	1430	200	8	2002	3	1505	N	N	1632 B CALIFORNIA AVE SW
003	927220	1537	3/29/05	\$439,000	1430	200	8	2002	3	1501	N	N	1632 A CALIFORNIA AVE SW
003	927220	1820	4/21/05	\$591,500	1500	750	8	1925	4	5500	N	N	1522 42ND AVE SW
003	927570	2075	11/27/07	\$529,995	1520	460	8	1910	4	5000	N	N	3719 SW GRAYSON ST
003	719280	0195	6/29/07	\$554,950	1570	0	8	2005	3	4704	Y	N	3287 31ST AVE SW
003	927570	2020	3/7/06	\$870,000	1660	700	8	1948	4	9975	Y	N	3700 SW ADMIRAL WAY
003	927570	2020	1/20/06	\$720,000	1660	700	8	1948	4	9975	Y	N	3700 SW ADMIRAL WAY
003	632400	0076	3/10/06	\$575,000	1660	280	8	1910	5	3600	Y	N	2322 WALNUT AVE SW
003	927220	1800	12/8/05	\$735,500	1690	830	8	1998	3	5500	N	N	1514 42ND AVE SW
003	927570	1225	2/8/06	\$900,000	1730	610	8	2002	3	6431	Y	N	2106 FAIRMOUNT AVE SW
003	915160	0660	4/5/05	\$650,000	1820	0	8	1929	4	7200	Y	N	2138 41ST AVE SW
003	927220	2135	9/20/07	\$851,000	1870	550	8	1999	3	8100	Y	N	1728 PALM AVE SW
003	927220	1760	8/8/05	\$472,500	1980	500	8	1954	3	3200	N	N	1707 PALM AVE SW
003	011700	0085	10/8/07	\$780,000	1990	400	8	2004	3	2875	N	N	4122 SW WALKER ST
003	011700	0085	4/8/05	\$660,000	1990	400	8	2004	3	2875	N	N	4122 SW WALKER ST
003	915160	0670	9/11/07	\$1,050,000	2140	640	8	1991	3	7200	Y	N	2132 41ST AVE SW
003	719280	0205	7/16/07	\$705,000	2360	960	8	2005	3	4200	Y	N	3277 31ST AVE SW
003	719280	0205	8/22/05	\$625,450	2360	960	8	2005	3	4200	Y	N	3277 31ST AVE SW
003	719280	0206	8/17/05	\$610,000	2360	960	8	2005	3	4200	Y	N	3275 31ST AVE SW
003	927570	2375	11/9/07	\$1,232,000	2370	1130	8	1988	4	5000	Y	N	2236 PRESCOTT AVE SW
003	927570	2375	8/1/06	\$765,000	2370	1130	8	1988	4	5000	Y	N	2236 PRESCOTT AVE SW
003	915160	0180	6/23/06	\$1,300,000	2520	820	8	1947	4	5980	Y	N	4071 SW HOLGATE ST
003	122403	9028	4/6/05	\$760,000	2530	900	8	1980	3	23551	Y	N	2317 HARBOR AVE SW
003	915160	0181	10/5/06	\$1,150,000	2560	770	8	1910	4	5610	Y	N	4067 SW HOLGATE ST
003	683770	0065	5/15/06	\$715,000	2570	1680	8	1963	3	7500	N	N	2201 WALNUT AVE SW
003	927420	4585	1/3/05	\$657,000	2650	0	8	1992	3	5750	N	N	2107 41ST AVE SW
003	927220	1540	4/20/07	\$515,000	1100	0	9	2002	3	3571	N	N	1628 CALIFORNIA AVE SW
003	927570	3065	4/27/07	\$1,221,500	1430	860	9	1940	5	6900	Y	N	2314 37TH AVE SW
003	927220	2190	4/18/05	\$592,000	1590	640	9	1908	5	6098	N	N	1750 PALM AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	927570	2220	11/1/05	\$787,500	1620	510	9	1987	3	2499	Y	N	3725 SW PRESCOTT PL
003	011700	0065	8/14/06	\$773,000	2120	620	9	1928	4	3750	N	N	2139 41ST AVE SW
003	915160	0061	11/10/06	\$899,950	2390	960	9	1981	3	4800	Y	N	1929 WALNUT AVE SW
003	927570	0945	12/22/05	\$1,100,000	2830	1380	9	1994	3	8625	Y	N	1913 VICTORIA AVE SW
003	957780	0585	3/17/05	\$680,000	960	1530	10	2004	3	3750	Y	N	3408 SW ADMIRAL WAY
005	181880	0041	8/1/06	\$500,000	1030	0	5	1919	4	3096	N	N	3638 BEACH DR SW
005	782870	0092	1/27/05	\$215,000	480	270	6	1918	4	1397	N	N	3223 1/2 62ND AVE SW
005	181880	0046	1/3/06	\$415,000	710	120	6	1929	3	3150	N	N	3644 BEACH DR SW
005	014800	0435	10/6/06	\$400,000	770	0	6	1940	4	6000	N	N	3221 63RD AVE SW
005	014800	0658	4/13/05	\$350,000	790	0	6	1947	3	4000	N	N	6112 SW SPOKANE ST
005	637150	0006	3/20/06	\$440,000	830	0	6	1940	4	3960	N	N	3200 62ND AVE SW
005	239210	0080	8/28/07	\$382,000	880	0	6	1948	4	5750	N	N	4149 51ST AVE SW
005	771260	0135	11/15/06	\$459,000	880	120	6	1947	5	6125	N	N	3851 54TH AVE SW
005	636590	0305	1/21/05	\$361,000	880	0	6	1916	4	5750	Y	N	4037 52ND AVE SW
005	147440	0045	8/1/06	\$477,000	890	0	6	1957	5	4720	N	N	3224 61ST AVE SW
005	181880	0085	11/16/06	\$394,000	930	120	6	1922	3	6864	N	N	3632 61ST AVE SW
005	014800	0450	7/25/05	\$300,000	940	0	6	1955	3	4800	N	N	3209 63RD AVE SW
005	156310	0769	5/9/06	\$380,000	950	0	6	1911	4	2900	N	N	4007 CHILBERG AVE SW
005	239210	0035	6/1/06	\$386,000	1020	900	6	1992	3	5750	N	N	4119 51ST AVE SW
005	102400	0145	8/31/06	\$740,000	1040	1040	6	1958	5	5550	Y	N	3719 59TH AVE SW
005	147440	0010	1/4/05	\$465,000	1510	0	6	1961	3	3588	N	N	3206 61ST AVE SW
005	764690	0350	11/27/07	\$510,000	1760	400	6	1912	3	5250	N	N	5118 SW CHARLESTOWN ST
005	299880	0005	3/16/06	\$410,000	730	260	7	1918	4	5960	Y	N	3260 60TH AVE SW
005	005600	0155	8/28/07	\$689,975	780	380	7	1936	3	5000	Y	N	5723 SW ADMIRAL WAY
005	636590	0215	7/30/07	\$517,500	800	600	7	1948	5	6900	Y	N	4048 52ND AVE SW
005	014800	0405	3/26/05	\$430,000	810	300	7	1940	4	4800	N	N	3247 63RD AVE SW
005	636590	0340	8/28/06	\$399,000	840	250	7	1948	3	5520	N	N	4051 52ND AVE SW
005	205610	0135	3/6/06	\$454,000	860	300	7	1952	4	5000	N	N	4007 53RD AVE SW
005	638450	0035	9/29/05	\$332,500	860	0	7	1952	3	6050	N	N	3818 53RD AVE SW
005	014200	0006	11/20/07	\$364,000	870	0	7	1944	3	4500	N	N	5317 SW DAKOTA ST
005	636590	0055	9/28/05	\$319,950	870	0	7	1948	4	5750	N	N	4027 51ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	205610	0255	12/4/06	\$366,000	870	240	7	1930	5	5000	N	N	4052 54TH AVE SW
005	771260	0260	3/23/07	\$503,000	880	0	7	1918	5	7500	N	N	3812 54TH AVE SW
005	942240	0125	10/26/06	\$525,000	910	120	7	1941	4	4800	N	N	3415 62ND AVE SW
005	637250	0200	6/1/07	\$649,950	920	550	7	1941	4	4800	N	N	3436 61ST AVE SW
005	239210	0090	7/11/07	\$452,000	920	300	7	1948	4	6500	N	N	5102 SW GENESEE ST
005	637250	0200	3/23/05	\$503,000	920	550	7	1941	4	4800	N	N	3436 61ST AVE SW
005	638450	0275	5/24/07	\$530,000	930	800	7	1951	3	5995	N	N	3818 52ND AVE SW
005	782870	0110	9/23/05	\$375,000	930	700	7	1941	4	4200	N	N	6205 SW ADMIRAL WAY
005	014800	0340	9/22/06	\$526,000	970	0	7	1941	4	7089	N	N	3206 64TH AVE SW
005	299830	0135	3/21/06	\$700,000	970	490	7	1953	5	5040	Y	N	3321 58TH AVE SW
005	700770	0210	10/25/05	\$398,000	1000	0	7	1952	4	6000	N	N	5310 SW ORLEANS ST
005	942240	0010	8/2/07	\$630,000	1010	130	7	1918	4	4800	N	N	3404 63RD AVE SW
005	942240	0085	12/8/05	\$455,000	1010	0	7	1958	3	5280	N	N	3447 62ND AVE SW
005	782870	0095	12/14/06	\$550,000	1020	420	7	1960	4	5900	N	N	3219 62ND AVE SW
005	700770	0185	10/4/05	\$350,000	1060	400	7	1950	3	6200	N	N	5324 SW ORLEANS ST
005	638450	0230	3/15/06	\$410,000	1070	0	7	1951	3	7812	N	N	5205 SW CHARLESTOWN ST
005	014800	0705	5/8/06	\$501,000	1070	0	7	1922	4	4440	N	N	3433 61ST AVE SW
005	700770	0170	2/27/06	\$529,950	1080	0	7	1953	4	5956	N	N	5327 SW MANNING ST
005	638450	0430	4/5/05	\$405,000	1080	0	7	1952	4	8946	N	N	3821 51ST AVE SW
005	636590	0135	5/19/05	\$385,000	1080	760	7	1948	5	5635	N	N	4006 52ND AVE SW
005	156310	0740	7/18/07	\$589,950	1100	0	7	1998	3	3360	N	N	4019 59TH AVE SW
005	239210	0310	6/18/07	\$507,950	1130	300	7	1974	4	6210	N	N	4143 52ND AVE SW
005	638450	0015	6/30/05	\$352,000	1130	0	7	1952	4	6050	N	N	3806 53RD AVE SW
005	638450	0255	6/12/07	\$520,000	1140	0	7	1952	4	6300	N	N	3806 52ND AVE SW
005	637150	0080	5/11/07	\$440,000	1140	0	7	1945	3	4800	N	N	3251 61ST AVE SW
005	637150	0080	3/20/07	\$350,000	1140	0	7	1945	3	4800	N	N	3251 61ST AVE SW
005	549620	0219	1/28/05	\$424,000	1150	240	7	1946	3	5800	N	N	4106 55TH AVE SW
005	037500	0165	4/18/07	\$540,000	1160	480	7	1924	5	2350	Y	N	6327 SW MARGUERITE CT
005	005600	0130	9/27/07	\$705,000	1180	1180	7	1940	4	8752	Y	N	5736 SW WINTHROP ST
005	984130	0045	8/14/06	\$512,000	1200	0	7	1928	4	3660	N	N	3223 60TH AVE SW
005	156310	2634	2/7/06	\$575,000	1200	600	7	1947	4	6200	N	N	4024 56TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	181880	0100	8/24/06	\$623,950	1220	300	7	1929	5	4716	N	N	3614 61ST AVE SW
005	636590	0175	6/16/05	\$400,000	1220	400	7	1948	5	5635	Y	N	4026 52ND AVE SW
005	549620	0176	6/27/06	\$549,900	1240	0	7	1947	4	5800	N	N	4126 55TH AVE SW
005	205610	0035	2/7/06	\$424,000	1260	0	7	1948	4	5000	N	N	4016 53RD AVE SW
005	782870	0090	4/13/05	\$498,000	1290	1260	7	1908	5	4504	N	N	3223 62ND AVE SW
005	700770	0145	8/3/06	\$535,000	1300	0	7	1952	4	5400	N	N	5315 SW MANNING ST
005	130930	0155	6/28/06	\$565,000	1300	430	7	1953	4	5000	N	N	5336 SW ORLEANS ST
005	014800	0355	7/14/06	\$499,900	1300	0	7	1941	5	7089	N	N	3222 64TH AVE SW
005	014800	0390	2/23/05	\$530,000	1300	0	7	1942	5	6950	N	N	3258 64TH AVE SW
005	014800	0650	2/5/07	\$530,000	1300	940	7	1926	5	4800	N	N	3411 61ST AVE SW
005	637150	0055	7/13/05	\$475,000	1300	0	7	1928	5	4800	N	N	3242 62ND AVE SW
005	205610	0180	11/6/07	\$540,000	1310	1070	7	1940	5	7500	N	N	4031 53RD AVE SW
005	239210	0321	4/16/07	\$435,000	1320	0	7	1953	4	5750	N	N	4147 52ND AVE SW
005	239210	0321	4/27/05	\$350,000	1320	0	7	1953	4	5750	N	N	4147 52ND AVE SW
005	156310	1190	2/14/05	\$650,000	1360	490	7	2000	3	5200	Y	N	4222 CHILBERG AVE SW
005	205610	0565	7/11/05	\$490,000	1370	0	7	1945	4	5500	N	N	4018 55TH AVE SW
005	205610	0510	2/3/05	\$435,000	1370	0	7	1945	4	5500	N	N	4048 55TH AVE SW
005	636590	0080	12/5/06	\$399,000	1390	450	7	1948	5	5635	N	N	4041 51ST AVE SW
005	771260	0445	5/11/06	\$415,000	1410	0	7	1942	4	6250	N	N	3819 53RD AVE SW
005	942240	0120	5/5/06	\$535,500	1460	1000	7	1965	5	4800	N	N	3419 62ND AVE SW
005	942240	0120	8/25/05	\$465,000	1460	1000	7	1965	5	4800	N	N	3419 62ND AVE SW
005	156310	1025	1/12/07	\$532,000	1468	590	7	2000	3	5000	N	N	4112 58TH PL SW
005	299880	0130	4/14/05	\$849,950	1490	730	7	1941	4	4920	Y	N	3415 59TH AVE SW
005	299880	0125	6/10/05	\$730,000	1530	600	7	1941	5	4920	Y	N	3419 59TH AVE SW
005	156310	2702	5/31/06	\$565,000	1550	0	7	1995	3	5000	Y	N	4056 56TH AVE SW
005	014800	0370	8/16/07	\$589,000	1553	0	7	1941	4	7089	N	N	3238 64TH AVE SW
005	005600	0220	8/13/07	\$640,000	1630	0	7	1926	3	6000	Y	N	5725 SW WINTHROP ST
005	014800	0590	9/15/06	\$775,000	1640	800	7	1941	4	7042	Y	N	3420 59TH AVE SW
005	637250	0285	6/21/07	\$755,000	1698	550	7	1985	4	4800	N	N	3413 60TH AVE SW
005	637250	0155	11/17/05	\$499,950	1760	0	7	1926	4	4800	N	N	3406 61ST AVE SW
005	156310	0445	5/17/05	\$504,500	1770	0	7	1903	3	2055	Y	N	5963 SW CARROLL ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	638450	0445	10/10/07	\$610,000	1780	170	7	1952	4	8946	N	N	3815 51ST AVE SW
005	156310	0645	4/11/07	\$645,000	1830	700	7	1914	4	5000	N	N	4109 CHILBERG AVE SW
005	014200	0165	5/29/07	\$550,000	1960	310	7	1949	4	6050	N	N	4135 53RD AVE SW
005	637400	0239	6/28/06	\$622,500	2010	0	7	1948	4	4800	N	N	3247 64TH AVE SW
005	239210	0450	7/18/07	\$475,000	940	260	8	1949	4	8625	N	N	4110 53RD AVE SW
005	156310	0568	9/25/07	\$511,500	960	260	8	2004	3	1350	N	N	0
005	156310	3020	9/29/05	\$484,000	1040	940	8	2002	3	6825	N	N	4111 55TH AVE SW
005	299830	0140	4/19/07	\$745,000	1090	650	8	1947	4	7560	Y	N	3315 58TH AVE SW
005	205610	0465	11/15/07	\$480,000	1090	520	8	1971	4	5000	N	N	4049 54TH AVE SW
005	156310	0561	8/22/07	\$459,950	1105	65	8	2002	3	1256	N	N	4154 B BEACH DR SW
005	156310	0557	8/1/07	\$505,000	1110	185	8	2002	3	1266	N	N	4156 A BEACH DR SW
005	156310	0557	3/23/05	\$388,500	1110	185	8	2002	3	1266	N	N	4156 A BEACH DR SW
005	156310	0565	5/3/05	\$429,990	1120	380	8	2004	3	1350	N	N	4160 BEACH DR SW
005	549620	0104	2/13/07	\$540,000	1170	0	8	1947	4	5800	N	N	5408 SW GENESEE ST
005	181880	0039	3/23/07	\$460,000	1190	0	8	1984	3	1601	Y	N	3628 BEACH DR SW
005	021940	0060	9/9/05	\$647,000	1190	1060	8	1955	4	7677	Y	N	3265 56TH AVE SW
005	156310	2430	3/2/05	\$1,200,000	1220	1000	8	1949	5	6300	Y	N	4046 HILLCREST AVE SW
005	156310	2600	9/27/05	\$570,000	1230	770	8	1941	4	6200	Y	N	4008 56TH AVE SW
005	156310	2600	3/22/05	\$430,000	1230	770	8	1941	4	6200	Y	N	4008 56TH AVE SW
005	021940	0070	11/7/07	\$745,000	1240	560	8	1955	5	7684	Y	N	3303 56TH AVE SW
005	021940	0080	9/12/05	\$775,000	1280	400	8	1956	3	8976	Y	N	3315 56TH AVE SW
005	021940	0105	4/3/07	\$775,000	1280	580	8	1956	3	7250	Y	N	3339 56TH AVE SW
005	299880	0020	3/14/06	\$725,000	1300	0	8	1959	4	6000	Y	N	3371 59TH AVE SW
005	021900	0015	10/26/07	\$762,000	1360	460	8	1954	4	10363	Y	N	3214 56TH AVE SW
005	156310	1750	11/1/07	\$751,250	1400	650	8	1958	4	6000	Y	N	4106 AIKINS AVE SW
005	014800	0467	8/30/07	\$845,000	1410	1130	8	1948	4	8746	Y	N	3259 57TH AVE SW
005	152403	9032	9/20/05	\$525,000	1410	0	8	2002	3	1366	N	N	3849 59TH AVE SW
005	005600	0210	6/20/07	\$745,000	1420	940	8	1940	4	7317	Y	N	5722 SW HANFORD ST
005	156310	0577	6/26/07	\$572,500	1429	262	8	1998	3	1378	N	N	5908 SW DOUGLAS PL
005	181880	0144	8/24/06	\$850,000	1440	953	8	1955	4	5600	Y	N	3628 59TH AVE SW
005	014800	0526	7/18/05	\$715,000	1450	340	8	1951	4	14000	Y	N	3258 57TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	299880	0135	6/25/07	\$650,000	1460	300	8	1954	4	9840	Y	N	3401 59TH AVE SW
005	637250	0050	4/26/07	\$575,000	1480	500	8	1965	3	4680	N	N	3226 60TH AVE SW
005	130930	0115	7/14/06	\$875,000	1490	930	8	2005	3	6991	Y	N	3660 55TH AVE SW
005	021900	0035	11/2/05	\$690,000	1500	550	8	1954	4	7997	Y	N	3236 56TH AVE SW
005	014800	0616	11/13/06	\$730,000	1530	600	8	1961	3	7900	Y	N	3449 58TH AVE SW
005	130930	0061	8/13/07	\$549,950	1550	0	8	1953	4	5956	Y	N	5333 SW MANNING ST
005	637250	0235	7/12/07	\$770,000	1560	0	8	1927	4	4800	Y	N	3453 60TH AVE SW
005	156310	2555	6/25/07	\$850,000	1570	660	8	1946	3	5000	Y	N	4011 56TH AVE SW
005	949020	0110	12/31/07	\$610,540	1580	200	8	1979	3	8580	N	N	5522 SW ANDOVER ST
005	949020	0090	10/17/07	\$680,000	1580	910	8	1979	4	8580	N	N	5610 SW ANDOVER ST
005	205610	0195	4/11/05	\$545,000	1594	892	8	1995	3	5000	N	N	4037 53RD AVE SW
005	299830	0195	8/9/05	\$760,000	1600	1100	8	1969	3	11600	Y	N	5717 SW HINDS ST
005	014500	0105	8/12/05	\$570,000	1690	0	8	1936	4	4000	Y	N	5625 SW ADMIRAL WAY
005	181880	0040	2/5/07	\$800,000	1710	570	8	1918	4	4084	N	N	3636 BEACH DR SW
005	181880	0040	12/28/05	\$645,000	1710	570	8	1918	4	4084	N	N	3636 BEACH DR SW
005	014200	0223	7/12/06	\$601,400	1710	840	8	1995	3	4500	N	N	5303 SW DAKOTA ST
005	927820	0196	7/6/05	\$750,000	1760	1200	8	1958	5	13650	Y	N	5226 SW DAKOTA ST
005	637250	0215	5/23/05	\$565,000	2030	180	8	1947	4	4800	Y	N	3448 61ST AVE SW
005	782870	0061	12/27/06	\$735,000	2160	0	8	1907	4	7080	N	N	3253 62ND AVE SW
005	152403	9034	3/29/06	\$1,300,000	2240	0	8	1981	3	5175	Y	Y	3811 BEACH DR SW
005	075500	0005	11/21/05	\$1,045,000	2280	0	8	1974	3	4000	Y	N	3318 BEACH DR SW
005	181880	0102	4/24/06	\$359,950	2330	0	8	2007	3	4978	N	N	3622 61ST AVE SW
005	771260	0330	8/12/05	\$615,000	2340	0	8	1999	3	4750	N	N	3848 54TH AVE SW
005	205610	0245	4/4/07	\$745,000	2550	0	8	1992	3	5700	N	N	5314 SW DAKOTA ST
005	949020	0050	2/9/06	\$765,000	2680	540	8	2000	3	7250	N	N	5615 SW BRADFORD ST
005	299880	0095	4/6/06	\$980,000	2696	790	8	2002	4	7200	Y	N	3452 60TH AVE SW
005	014800	0476	4/21/05	\$800,000	2900	480	8	1982	3	12050	Y	N	3233 57TH AVE SW
005	152403	9004	9/23/05	\$975,000	2910	0	8	1965	4	8350	N	N	3816 BEACH DR SW
005	637400	0120	2/28/06	\$850,000	3000	0	8	2004	3	6435	Y	N	6421 SW HINDS ST
005	075500	0062	4/14/05	\$630,000	1210	300	9	2005	3	1437	Y	N	3216 B ALKI AVE SW
005	075500	0060	5/19/05	\$655,000	1320	420	9	2005	3	1610	Y	N	3216 C ALKI AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	637250	0260	5/23/05	\$560,000	1340	200	9	1928	4	4800	Y	N	3433 60TH AVE SW
005	299830	0245	10/14/05	\$695,000	1550	670	9	1956	4	6720	Y	N	5718 SW SPOKANE ST
005	014800	0654	12/22/05	\$570,000	1580	0	9	1985	3	6000	N	N	3437 61ST AVE SW
005	037500	0130	10/26/06	\$682,000	1690	400	9	1982	3	7825	Y	N	6305 SW MARGUERITE CT
005	021900	0005	11/17/05	\$765,000	1740	1250	9	1953	4	12233	Y	N	5511 SW HANFORD ST
005	513500	0050	7/5/06	\$1,199,500	1770	1050	9	1952	3	5934	Y	N	3715 55TH AVE SW
005	513500	0045	9/23/05	\$1,390,000	1800	1300	9	2005	3	6650	Y	N	3824 56TH AVE SW
005	014800	0585	2/15/05	\$615,000	1810	460	9	1982	4	7362	Y	N	3346 59TH AVE SW
005	156310	1955	12/19/05	\$1,020,000	1857	1500	9	2002	3	11500	Y	N	4007 57TH AVE SW
005	738850	0091	7/3/06	\$1,100,000	1860	1150	9	1988	4	10361	Y	N	5614 SW MANNING ST
005	181880	0217	3/16/05	\$800,000	1950	1500	9	1947	3	11958	Y	N	5762 SW ORLEANS ST
005	005600	0205	7/27/06	\$627,500	1960	300	9	1926	4	4200	Y	N	5703 SW ADMIRAL WAY
005	005600	0205	3/9/05	\$550,000	1960	300	9	1926	4	4200	Y	N	5703 SW ADMIRAL WAY
005	014800	0608	11/7/06	\$698,000	1970	780	9	1948	4	6175	Y	N	5806 SW SPOKANE ST
005	014800	0608	11/21/05	\$551,000	1970	780	9	1948	4	6175	Y	N	5806 SW SPOKANE ST
005	014800	0663	8/30/05	\$648,000	2077	0	9	1985	4	5160	N	N	6108 SW SPOKANE ST
005	014800	0539	10/12/07	\$1,075,000	2090	1000	9	1925	5	8239	Y	N	3219 56TH PL SW
005	014800	0539	6/22/06	\$850,000	2090	1000	9	1925	5	8239	Y	N	3219 56TH PL SW
005	299830	0145	8/30/05	\$1,225,000	2131	1057	9	1992	3	8700	Y	N	3346 58TH AVE SW
005	014200	0120	7/28/06	\$712,000	2150	0	9	1995	3	7500	N	N	5308 SW GENESEE ST
005	014200	0075	3/24/05	\$629,950	2460	0	9	1999	3	6047	Y	N	4142 54TH AVE SW
005	156310	2685	3/20/06	\$740,000	2523	450	9	1995	3	3750	Y	N	4048 56TH AVE SW
005	210270	0010	8/15/07	\$875,000	2840	0	9	2006	3	5750	Y	N	6010 SW ORLEANS ST
005	205610	0235	5/30/07	\$872,000	3260	0	9	2003	3	5713	N	N	5304 SW DAKOTA ST
005	637400	0070	10/22/07	\$1,472,975	1624	758	10	1995	4	4500	Y	N	3428 BEACH DR SW
005	037500	0090	3/29/06	\$1,060,000	1850	990	10	2005	3	3820	Y	N	6324 SW WILTON CT
005	637400	0035	11/16/06	\$1,390,000	2513	0	10	2001	3	4408	Y	N	3414 BEACH DR SW
005	513500	0175	7/21/05	\$735,000	2940	1770	10	2007	3	7620	Y	N	5645 SW ORLEANS ST
005	075500	0013	1/3/05	\$1,425,000	3030	0	10	2004	3	2256	Y	N	0
005	075500	0015	3/14/05	\$1,300,000	3030	0	10	2004	3	2256	Y	N	3310 BEACH DR SW
005	021920	0005	1/8/07	\$880,000	3090	0	10	1991	3	11565	Y	N	5666 SW SPOKANE ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	014800	0305	11/27/07	\$1,500,000	3560	0	10	1977	3	9450	Y	N	6621 SW ADMIRAL WAY
007	431570	0110	2/14/06	\$229,000	480	0	5	1918	4	3529	N	N	7011 FAUNTLEROY WAY SW
007	370290	0175	9/18/07	\$320,000	620	0	5	1918	3	5200	N	N	4846 50TH AVE SW
007	281060	0160	4/20/05	\$266,000	700	0	5	1918	4	4480	N	N	4319 SW HOLLY ST
007	370290	0165	8/31/05	\$260,000	460	0	6	1918	4	5600	N	N	4851 49TH AVE SW
007	762570	4080	4/26/07	\$335,000	530	180	6	1918	3	4800	N	N	6323 46TH AVE SW
007	431570	0050	8/31/07	\$339,900	590	0	6	1907	3	4720	N	N	7122 FAUNTLEROY WAY SW
007	762570	3540	4/18/07	\$376,000	650	0	6	1918	4	6000	N	N	6026 45TH AVE SW
007	135830	0050	3/30/06	\$326,000	660	0	6	1944	3	5040	N	N	4747 48TH AVE SW
007	762570	3590	10/9/06	\$337,000	660	0	6	1918	4	4800	N	N	6021 45TH AVE SW
007	757120	0045	11/28/06	\$359,950	670	0	6	1943	3	5850	Y	N	4850 46TH AVE SW
007	762570	1211	6/29/05	\$242,500	670	0	6	1919	4	2600	N	N	4410 SW FINDLAY ST
007	281060	0050	10/26/05	\$339,000	680	0	6	1917	3	4480	N	N	4328 SW WILLOW ST
007	762570	3575	8/23/07	\$398,000	690	0	6	1923	4	6000	N	N	6001 45TH AVE SW
007	762570	1935	12/13/06	\$330,000	700	0	6	1943	3	4000	N	N	5957 46TH AVE SW
007	370290	0155	4/24/06	\$318,000	700	0	6	1943	4	5460	N	N	4902 SW HUDSON ST
007	814960	0395	8/17/05	\$315,000	700	0	6	1943	3	4680	N	N	4718 47TH AVE SW
007	757120	0110	4/4/05	\$315,000	700	0	6	1943	3	4350	Y	N	4604 SW HUDSON ST
007	370290	0155	4/22/05	\$255,000	700	0	6	1943	4	5460	N	N	4902 SW HUDSON ST
007	762570	3805	8/28/07	\$390,000	710	0	6	1943	4	6000	N	N	6006 47TH AVE SW
007	431570	0065	10/10/06	\$303,500	710	0	6	1907	5	4600	N	N	7109 SYLVAN LN SW
007	762570	2065	1/14/05	\$313,900	710	100	6	1943	4	6000	N	N	5952 46TH AVE SW
007	941740	0160	11/9/05	\$329,900	720	0	6	1909	4	4800	N	N	6049 48TH AVE SW
007	239160	1085	7/22/05	\$240,000	720	0	6	1943	3	5750	N	N	4402 52ND AVE SW
007	793400	0065	11/21/05	\$342,950	740	290	6	1904	4	6400	N	N	5038 49TH AVE SW
007	431620	0050	7/17/06	\$375,000	750	0	6	1912	4	5000	N	N	6772 48TH AVE SW
007	031200	0065	1/18/06	\$340,000	750	0	6	1950	3	5120	N	N	4841 48TH AVE SW
007	570550	0105	5/11/05	\$322,000	760	0	6	1920	3	6120	N	N	5032 50TH AVE SW
007	931980	0030	2/16/06	\$345,000	770	0	6	1942	3	6600	N	N	4727 49TH AVE SW
007	280960	0045	8/24/05	\$400,000	780	0	6	1914	4	5100	N	N	4315 SW MILLS ST
007	762570	2025	6/21/06	\$462,000	780	520	6	1917	5	6000	N	N	5927 45TH AVE SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	859590	0020	9/1/06	\$362,000	780	120	6	1947	4	5760	N	N	4746 48TH AVE SW
007	762570	3405	3/21/05	\$345,000	780	0	6	1918	3	6500	N	N	6036 44TH AVE SW
007	135830	0060	8/16/07	\$432,500	790	260	6	1947	3	5040	N	N	4739 48TH AVE SW
007	422990	0035	6/12/06	\$429,950	790	0	6	1917	4	6250	N	N	5420 49TH AVE SW
007	793600	0460	8/30/06	\$602,000	790	0	6	1921	4	15628	Y	N	5421 49TH AVE SW
007	762570	1277	7/7/06	\$336,500	790	0	6	1910	5	3000	N	N	4315 SW BRANDON ST
007	252340	0055	11/1/06	\$350,000	800	0	6	1920	3	6650	N	N	4415 SW HUDSON ST
007	762570	3480	6/27/05	\$370,000	800	800	6	1941	3	6250	N	N	6033 44TH AVE SW
007	814960	0135	2/22/06	\$406,430	800	310	6	1924	3	5850	Y	N	4708 46TH AVE SW
007	762570	3480	3/29/05	\$310,000	800	800	6	1941	3	6250	N	N	6033 44TH AVE SW
007	814960	0135	6/24/05	\$285,000	800	310	6	1924	3	5850	Y	N	4708 46TH AVE SW
007	859590	0060	5/24/06	\$425,000	810	310	6	1950	3	5440	N	N	4741 47TH AVE SW
007	859590	0060	9/6/05	\$392,800	810	310	6	1950	3	5440	N	N	4741 47TH AVE SW
007	793500	0181	11/28/07	\$379,700	810	120	6	1909	4	3750	N	N	6319 49TH AVE SW
007	793400	0080	7/10/07	\$427,500	820	0	6	1927	3	3055	N	N	4824 SW DAWSON ST
007	570550	0060	6/20/07	\$410,000	820	220	6	1944	3	6120	N	N	5033 50TH AVE SW
007	570550	0075	2/21/06	\$345,000	830	0	6	1922	4	4800	N	N	4922 SW DAWSON ST
007	859590	0065	7/12/06	\$359,000	830	0	6	1905	4	8160	N	N	4735 47TH AVE SW
007	762570	3931	5/1/07	\$455,000	860	300	6	1915	4	8961	N	N	6417 MARSHALL AVE SW
007	793600	0694	7/19/06	\$405,000	860	0	6	1921	4	7560	N	N	4711 SW DAWSON ST
007	558020	0045	3/28/05	\$355,000	860	0	6	1918	4	5080	N	N	5232 49TH AVE SW
007	031200	0230	3/21/07	\$396,500	870	0	6	1943	4	4200	N	N	4711 SW HUDSON ST
007	370290	0180	8/13/07	\$371,000	870	0	6	1918	4	5200	N	N	4850 50TH AVE SW
007	390210	0195	1/24/05	\$279,800	870	0	6	1941	3	3600	N	N	4960 LEWIS PL SW
007	031200	0215	4/9/07	\$518,000	880	870	6	1916	4	5120	N	N	5021 47TH AVE SW
007	939370	0050	2/23/07	\$393,000	880	0	6	1925	3	6400	N	N	4823 48TH AVE SW
007	793400	0130	7/14/06	\$380,000	880	0	6	1948	4	6144	N	N	5033 48TH AVE SW
007	939370	0050	2/18/05	\$322,500	880	0	6	1925	3	6400	N	N	4823 48TH AVE SW
007	762570	1540	9/24/07	\$385,950	910	0	6	1910	3	6250	N	N	5623 44TH AVE SW
007	281060	0165	4/29/05	\$349,950	910	130	6	1918	3	4928	N	N	4315 SW HOLLY ST
007	370290	0186	7/25/05	\$342,500	910	0	6	1953	4	5500	N	N	4926 SW HUDSON ST

Improved Sales Used in this Annual Update Analysis
Area 16
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	281060	0165	9/21/07	\$335,000	910	130	6	1918	3	4928	N	N	4315 SW HOLLY ST
007	031200	0200	5/14/07	\$453,000	920	360	6	1929	4	5120	N	N	5026 48TH AVE SW
007	762570	1720	5/5/06	\$420,000	920	0	6	1918	4	6000	N	N	5636 46TH AVE SW
007	762570	0930	10/3/05	\$371,500	920	0	6	1908	4	6000	N	N	5417 46TH AVE SW
007	762570	4315	6/12/06	\$369,000	930	0	6	1939	4	4050	N	N	6605 FAUNTLEROY WAY SW
007	370290	0100	6/15/05	\$363,000	950	0	6	1918	3	6120	N	N	5012 50TH AVE SW
007	931980	0005	8/8/07	\$420,200	960	0	6	1942	3	6600	N	N	4703 49TH AVE SW
007	931980	0005	4/6/05	\$369,950	960	0	6	1942	3	6600	N	N	4703 49TH AVE SW
007	031200	0105	9/25/07	\$529,000	970	170	6	1920	4	5120	N	N	4848 48TH AVE SW
007	762570	0740	1/21/05	\$347,000	980	0	6	1909	4	6000	N	N	4414 SW BRANDON ST
007	762570	1760	11/9/07	\$417,000	990	120	6	1912	3	6000	N	N	5603 46TH AVE SW
007	570550	0070	1/9/06	\$314,000	990	0	6	1949	3	4800	N	N	5050 50TH AVE SW
007	762570	2122	3/8/07	\$419,950	1010	120	6	1918	4	4000	N	N	4411 SW JUNEAU ST
007	762620	0280	11/16/06	\$403,300	1030	140	6	1920	4	5000	N	N	6525 FAUNTLEROY WAY SW
007	793500	0196	5/15/07	\$357,000	1030	0	6	1940	3	3750	N	N	6329 49TH AVE SW
007	955720	0070	4/12/05	\$435,000	1080	540	6	1949	3	3825	N	N	7109 44TH AVE SW
007	738450	0045	3/16/07	\$480,150	1080	0	6	1920	4	4000	N	N	4710 BEACH DR SW
007	762570	3945	10/4/06	\$385,000	1080	0	6	1955	3	7775	N	N	6439 MARSHALL AVE SW
007	793600	0452	4/19/07	\$602,000	1130	0	6	1921	3	16293	Y	N	5427 49TH AVE SW
007	198120	0032	5/2/05	\$525,000	1130	0	6	1926	3	6540	Y	N	7030 BEACH DR SW
007	762570	4105	10/29/07	\$370,650	1140	0	6	1926	5	6000	N	N	6404 47TH AVE SW
007	280960	0065	8/21/07	\$460,000	1160	0	6	1910	4	5100	N	N	4321 SW MILLS ST
007	280960	0065	6/5/07	\$375,000	1160	0	6	1910	4	5100	N	N	4321 SW MILLS ST
007	941740	0335	7/18/05	\$350,000	1170	0	6	1917	5	5000	N	N	6029 47TH AVE SW
007	762570	1740	5/10/06	\$408,000	1180	0	6	1908	4	6000	N	N	5616 46TH AVE SW
007	762570	1740	8/23/05	\$345,000	1180	0	6	1908	4	6000	N	N	5616 46TH AVE SW
007	031200	0180	3/5/05	\$382,500	1230	0	6	1925	3	5304	N	N	5012 48TH AVE SW
007	239160	1030	9/19/05	\$325,000	1230	0	6	1948	4	5750	Y	N	4435 51ST AVE SW
007	939370	0090	8/8/06	\$453,000	1260	920	6	1918	4	5120	N	N	4804 48TH AVE SW
007	743600	0276	3/1/05	\$898,000	1280	0	6	2006	3	4231	Y	Y	6563 BEACH DR SW
007	793400	0095	11/22/06	\$409,950	1320	0	6	1922	3	5200	N	N	4814 SW DAWSON ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	1387	10/26/07	\$372,000	1480	0	6	1922	5	4333	N	N	4327 SW BRANDON ST
007	764940	0155	7/12/05	\$498,000	2518	0	6	1910	4	3050	N	N	5400 BEACH DR SW
007	762570	3501	6/13/06	\$389,950	620	500	7	1918	3	4500	N	N	4404 SW GRAHAM ST
007	910000	0060	1/14/05	\$295,000	660	0	7	1908	4	4080	N	N	5105 46TH AVE SW
007	757120	0150	7/5/07	\$452,760	710	600	7	1922	4	4797	N	N	4840 47TH AVE SW
007	431570	0405	2/14/06	\$246,000	720	0	7	1913	3	13000	N	N	4612 SW MAPLE WAY
007	762570	1780	4/25/07	\$452,500	730	0	7	1925	4	6000	N	N	5623 46TH AVE SW
007	762570	2115	7/18/06	\$360,000	730	0	7	1918	2	6000	N	N	4515 SW JUNEAU ST
007	762570	3622	7/30/07	\$402,000	730	0	7	1918	5	3840	N	N	4504 SW GRAHAM ST
007	762570	3622	5/11/06	\$370,000	730	0	7	1918	5	3840	N	N	4504 SW GRAHAM ST
007	762570	2205	1/4/07	\$358,500	730	0	7	1918	3	6000	N	N	5932 45TH AVE SW
007	762570	2115	11/5/07	\$300,000	730	0	7	1918	2	6000	N	N	4515 SW JUNEAU ST
007	762570	3622	4/22/05	\$325,000	730	0	7	1918	5	3840	N	N	4504 SW GRAHAM ST
007	281060	0021	1/25/06	\$322,500	760	300	7	2003	3	1203	N	N	6717 B CALIFORNIA AVE SW
007	941740	0220	9/20/05	\$354,000	770	390	7	1941	4	4880	N	N	6001 48TH AVE SW
007	860890	0155	9/25/07	\$475,000	780	400	7	1944	4	5850	Y	N	4817 46TH AVE SW
007	762570	3650	5/2/05	\$340,000	780	140	7	1943	3	5160	N	N	6038 46TH AVE SW
007	860890	0155	10/21/05	\$409,000	780	400	7	1944	4	5850	Y	N	4817 46TH AVE SW
007	762570	3675	10/28/05	\$255,000	780	0	7	1943	3	4800	N	N	6014 46TH AVE SW
007	762570	3400	4/27/05	\$338,950	800	0	7	1924	3	6500	N	N	6042 44TH AVE SW
007	281560	0220	8/28/07	\$513,000	820	0	7	1944	3	7290	N	N	5637 48TH AVE SW
007	793500	0115	6/14/07	\$410,000	820	0	7	1954	3	3750	N	N	6056 50TH AVE SW
007	743600	0110	2/3/05	\$300,600	820	0	7	1910	4	4500	N	N	6320 49TH AVE SW
007	356080	0010	7/21/05	\$425,000	830	100	7	1945	3	5000	N	N	4935 SW DAWSON ST
007	356080	0030	8/28/06	\$469,000	830	830	7	1945	4	5900	N	N	4911 SW DAWSON ST
007	793600	0690	5/17/05	\$369,000	830	0	7	1948	3	6075	N	N	4703 SW DAWSON ST
007	762570	3555	6/2/06	\$412,000	830	310	7	1940	4	6000	N	N	6012 45TH AVE SW
007	762570	3725	3/24/05	\$345,000	830	0	7	1950	3	6000	N	N	6033 46TH AVE SW
007	793600	0286	4/24/07	\$460,000	840	500	7	1952	3	2660	N	N	5013 51ST AVE SW
007	762570	1635	8/5/05	\$454,500	840	420	7	1925	4	3000	N	N	4419 SW FINDLAY ST
007	955720	0090	1/31/07	\$400,000	840	0	7	1924	4	4250	N	N	7111 WOODSIDE PL SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762620	0090	7/14/05	\$375,000	840	360	7	1952	4	12384	N	N	6615 BEVERIDGE PL SW
007	762570	1750	10/9/06	\$366,000	840	0	7	1926	4	6000	N	N	5606 46TH AVE SW
007	762570	2020	9/7/05	\$445,500	850	0	7	1917	4	6000	N	N	5921 45TH AVE SW
007	356080	0070	7/28/06	\$399,000	850	190	7	1945	3	6800	N	N	4910 SW CANADA DR
007	135830	0005	6/14/05	\$374,000	850	0	7	1925	3	5040	N	N	4732 49TH AVE SW
007	762570	1915	9/15/06	\$405,400	850	0	7	1919	4	6000	N	N	5937 46TH AVE SW
007	281560	0280	11/15/06	\$440,000	860	0	7	1915	4	3960	N	N	4815 SW FINDLAY ST
007	762570	1515	2/6/07	\$430,000	860	190	7	1921	3	6500	N	N	5602 44TH AVE SW
007	762570	2030	9/13/07	\$408,000	870	0	7	1918	3	6000	N	N	5933 45TH AVE SW
007	762570	1985	10/5/07	\$339,000	870	0	7	1916	3	6000	N	N	5912 47TH AVE SW
007	281560	0010	11/13/06	\$467,500	890	240	7	1952	3	4059	N	N	4719 SW FINDLAY ST
007	762570	0821	10/20/05	\$479,000	890	120	7	1916	5	3960	N	N	5202 45TH AVE SW
007	762570	0760	9/9/05	\$400,000	890	140	7	1916	3	6000	Y	N	5270 45TH AVE SW
007	793400	0115	7/17/06	\$358,000	890	0	7	1941	4	6400	N	N	5047 48TH AVE SW
007	431570	0717	6/7/07	\$560,000	910	910	7	1953	4	5100	Y	N	7109 47TH AVE SW
007	814960	0415	8/5/05	\$354,500	910	0	7	1920	3	5850	N	N	4722 47TH AVE SW
007	939370	0110	7/21/05	\$340,000	910	150	7	1924	4	5120	N	N	4822 48TH AVE SW
007	762620	0110	8/8/05	\$335,000	910	500	7	1958	4	9561	N	N	6626 BEVERIDGE PL SW
007	793600	0457	3/20/06	\$505,000	920	770	7	2002	3	10439	N	N	5407 49TH AVE SW
007	281010	0040	9/12/07	\$515,000	930	0	7	1917	3	4160	N	N	4327 SW WILLOW ST
007	941740	0155	7/14/06	\$432,950	930	340	7	1917	3	4800	N	N	6055 48TH AVE SW
007	710410	0116	9/4/07	\$430,000	930	200	7	1920	4	4095	N	N	4705 SW JUNEAU ST
007	281010	0075	2/20/07	\$425,000	940	0	7	1923	4	3360	N	N	4355 SW WILLOW ST
007	793500	0180	2/7/05	\$310,000	940	0	7	1939	4	3750	N	N	6318 50TH AVE SW
007	910000	0070	12/26/06	\$655,000	950	730	7	1924	4	5080	Y	N	5215 ERSKINE WAY SW
007	281010	0090	5/24/07	\$405,000	950	0	7	1923	4	3008	N	N	4359 SW WILLOW ST
007	710410	0115	9/26/06	\$415,000	950	200	7	1928	3	3640	N	N	4707 SW JUNEAU ST
007	762570	3935	5/24/07	\$437,000	960	250	7	1956	3	8600	N	N	6427 MARSHALL AVE SW
007	762570	1625	12/13/06	\$440,000	960	0	7	1910	4	6000	N	N	5610 45TH AVE SW
007	422990	0225	6/29/05	\$400,000	960	900	7	1951	3	6250	Y	N	5403 47TH AVE SW
007	762570	0651	5/25/07	\$434,000	970	0	7	1914	3	3936	N	N	4317 SW DAWSON ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	4230	10/4/05	\$426,000	970	120	7	1939	4	6250	N	N	6327 44TH AVE SW
007	793400	0185	8/14/06	\$425,000	970	450	7	1919	4	6400	N	N	5107 47TH AVE SW
007	762620	0070	5/12/06	\$527,600	980	980	7	1956	4	12960	N	N	6603 BEVERIDGE PL SW
007	762570	3430	8/29/07	\$469,000	980	0	7	1915	4	6500	N	N	6012 44TH AVE SW
007	762570	0826	6/23/05	\$348,000	980	0	7	1922	3	4080	N	N	4417 SW DAWSON ST
007	762570	1800	4/17/07	\$515,000	990	0	7	1915	3	6000	N	N	5643 46TH AVE SW
007	762570	1155	4/11/05	\$446,950	990	0	7	1947	4	6250	N	N	5403 44TH AVE SW
007	941740	0270	3/8/07	\$440,000	990	450	7	1952	4	6250	N	N	6034 48TH AVE SW
007	762570	2070	5/17/06	\$455,000	990	770	7	1948	4	6000	N	N	5946 46TH AVE SW
007	281060	0075	8/30/05	\$330,000	990	0	7	1922	3	4000	N	N	6716 FAUNTLEROY WAY SW
007	793600	0283	4/23/07	\$475,000	1000	300	7	1951	3	6800	N	N	5111 SW HUDSON ST
007	281060	0125	4/28/05	\$349,950	1020	120	7	1926	4	5457	N	N	4411 SW HOLLY ST
007	743600	0010	8/10/06	\$499,950	1030	770	7	1949	4	4750	N	N	4817 SW GRAHAM ST
007	281060	0045	12/20/05	\$475,000	1030	610	7	1926	3	4480	N	N	4324 SW WILLOW ST
007	762570	4500	12/18/06	\$417,700	1030	0	7	1912	4	6500	N	N	6542 44TH AVE SW
007	793400	0252	8/8/05	\$400,000	1030	500	7	1918	3	5304	Y	N	5247 46TH AVE SW
007	252340	0161	4/20/05	\$387,000	1030	750	7	1920	4	5100	N	N	5007 46TH AVE SW
007	431570	0015	6/19/06	\$550,000	1040	0	7	1935	3	4000	Y	N	7001 CALIFORNIA AVE SW
007	390210	0115	4/26/07	\$400,000	1040	120	7	1925	3	6000	N	N	4921 ERSKINE WAY SW
007	252340	0163	10/23/07	\$455,000	1050	570	7	1951	3	4896	N	N	5013 46TH AVE SW
007	281560	0070	12/18/07	\$565,000	1050	640	7	2007	3	6968	N	N	5622 48TH AVE SW
007	941740	0120	11/7/05	\$395,000	1050	0	7	1952	3	4840	N	N	6038 49TH AVE SW
007	762570	4250	9/26/05	\$430,000	1050	0	7	1910	5	4800	N	N	6310 45TH AVE SW
007	431620	0090	11/22/06	\$407,000	1050	640	7	1976	4	5000	N	N	6786 48TH AVE SW
007	431570	0515	3/16/07	\$625,000	1060	380	7	1914	3	7500	N	N	4622 SW MYRTLE ST
007	884630	0095	1/29/07	\$500,000	1060	0	7	1931	4	4800	N	N	7130 44TH AVE SW
007	281010	0025	1/22/07	\$485,425	1060	0	7	1917	4	4738	N	N	4313 SW WILLOW ST
007	281010	0025	8/24/05	\$445,000	1060	0	7	1917	4	4738	N	N	4313 SW WILLOW ST
007	764940	0075	4/4/07	\$542,500	1060	1060	7	1919	4	4230	N	N	5301 SW SHORE PL
007	762570	3550	1/27/06	\$429,000	1060	250	7	1918	4	6000	N	N	6016 45TH AVE SW
007	431570	1134	6/28/06	\$660,000	1070	400	7	1954	4	7651	Y	N	6734 BEACH DR SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	431570	1134	8/2/05	\$513,000	1070	400	7	1954	4	7651	Y	N	6734 BEACH DR SW
007	941740	0385	7/8/05	\$431,500	1080	0	7	1948	4	5000	N	N	5932 48TH AVE SW
007	762570	1190	5/10/05	\$385,200	1080	380	7	1921	4	6250	N	N	5435 44TH AVE SW
007	710410	0056	9/8/06	\$465,000	1090	0	7	1918	3	5642	N	N	4809 SW JUNEAU ST
007	793600	0651	1/24/07	\$368,000	1090	0	7	1966	3	5120	N	N	4710 48TH AVE SW
007	031200	0100	9/22/06	\$390,000	1090	0	7	1975	5	5120	N	N	4846 48TH AVE SW
007	762620	0290	12/11/07	\$300,000	1100	550	7	1952	3	5000	N	N	6535 FAUNTLEROY WAY SW
007	762570	4241	11/7/05	\$459,950	1110	0	7	1911	4	5400	N	N	6314 45TH AVE SW
007	931980	0060	7/27/05	\$329,950	1110	0	7	1959	3	5000	N	N	4714 50TH AVE SW
007	762620	0235	4/14/06	\$487,500	1120	0	7	1925	4	5500	N	N	6613 HOLLY PL SW
007	762570	0730	9/26/05	\$429,950	1120	430	7	1954	4	6250	N	N	5281 44TH AVE SW
007	860890	0125	4/19/05	\$495,950	1120	1120	7	1944	5	5850	Y	N	4803 46TH AVE SW
007	762570	0750	2/10/05	\$374,950	1120	0	7	1921	4	6000	N	N	5280 45TH AVE SW
007	793600	0409	12/2/05	\$610,000	1130	400	7	1954	4	24332	N	N	5456 BEACH DR SW
007	281560	0045	12/11/07	\$420,000	1130	0	7	1961	3	5096	N	N	5611 47TH AVE SW
007	762570	0775	7/28/05	\$410,000	1130	1300	7	1911	4	6000	N	N	5254 45TH AVE SW
007	762570	0715	5/9/07	\$545,000	1140	270	7	1954	3	6250	N	N	5267 44TH AVE SW
007	762620	0220	10/9/06	\$585,000	1140	120	7	1928	4	5100	N	N	6601 HOLLY PL SW
007	762570	3685	8/23/05	\$340,000	1140	0	7	1943	3	5160	N	N	6006 46TH AVE SW
007	793600	0420	7/22/07	\$1,495,000	1150	240	7	1937	5	3943	Y	Y	5415 BEACH DR SW
007	793600	0420	4/11/05	\$1,172,000	1150	240	7	1937	5	3943	Y	Y	5415 BEACH DR SW
007	762570	3983	10/10/06	\$482,000	1150	650	7	1959	4	6985	N	N	6478 48TH AVE SW
007	762570	1220	1/29/07	\$484,000	1150	0	7	1921	5	6000	N	N	5450 45TH AVE SW
007	431570	0490	2/8/06	\$500,000	1150	0	7	1909	5	7250	N	N	4627 SW MAPLE WAY
007	762570	1220	8/5/05	\$404,000	1150	0	7	1921	5	6000	N	N	5450 45TH AVE SW
007	280960	0165	4/18/07	\$449,500	1160	0	7	1915	4	5100	N	N	4344 SW FRONTENAC ST
007	431570	0870	9/11/06	\$524,500	1170	0	7	1918	5	4473	N	N	6715 47TH PL SW
007	743600	0070	7/17/06	\$505,000	1170	540	7	1948	4	4425	N	N	6303 47TH AVE SW
007	570550	0015	9/10/07	\$487,500	1170	420	7	1950	4	5500	Y	N	5024 SW DAWSON ST
007	380750	0020	6/12/06	\$475,000	1190	580	7	1988	3	4250	N	N	7143 WOODSIDE PL SW
007	252340	0040	3/27/07	\$400,000	1190	0	7	1978	3	6600	Y	N	4339 SW HUDSON ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	260030	0105	8/28/06	\$514,950	1200	400	7	1947	4	6150	N	N	4816 51ST AVE SW
007	793600	0555	5/10/07	\$528,000	1200	300	7	1947	4	6000	Y	N	4756 51ST PL SW
007	252340	0115	2/21/06	\$525,000	1200	1200	7	1941	4	4600	Y	N	5011 ERSKINE WAY SW
007	793600	0555	2/28/05	\$358,000	1200	300	7	1947	4	6000	Y	N	4756 51ST PL SW
007	394890	0075	3/7/07	\$564,950	1210	0	7	1920	3	4907	Y	N	6705 HOLLY PL SW
007	031200	0280	10/11/06	\$461,000	1210	600	7	1961	4	5103	N	N	5028 49TH AVE SW
007	762570	4420	9/14/06	\$445,000	1210	0	7	1919	5	5450	N	N	6616 FAUNTLEROY WAY SW
007	394890	0075	1/4/05	\$328,950	1210	0	7	1920	3	4907	Y	N	6705 HOLLY PL SW
007	260030	0080	11/16/07	\$631,000	1220	0	7	1946	3	6100	N	N	4807 50TH AVE SW
007	260030	0080	1/20/05	\$529,950	1220	0	7	1946	3	6100	N	N	4807 50TH AVE SW
007	762570	2145	5/26/06	\$530,000	1220	0	7	1927	4	6250	N	N	5927 44TH AVE SW
007	939370	0160	12/18/07	\$507,000	1230	560	7	1953	4	5120	N	N	4707 SW EDMUNDS ST
007	431570	0714	1/17/07	\$565,000	1230	420	7	1953	4	11610	N	N	7117 47TH AVE SW
007	793600	0461	6/30/06	\$575,000	1230	0	7	1948	3	12267	Y	N	5403 49TH AVE SW
007	793500	0505	3/22/05	\$430,000	1230	0	7	1940	4	13500	Y	N	5934 BEACH DR SW
007	858740	0006	8/9/06	\$679,000	1240	0	7	1956	4	7680	Y	N	4500 53RD AVE SW
007	764990	0175	2/21/07	\$491,000	1250	400	7	1925	4	4300	N	N	5011 SW DAWSON ST
007	743600	0205	12/2/05	\$650,000	1260	0	7	1937	5	24550	Y	N	6536 BEACH DR SW
007	031200	0260	1/21/05	\$355,000	1270	600	7	1964	3	5120	N	N	5014 49TH AVE SW
007	252340	0065	3/15/06	\$587,500	1280	720	7	1916	5	6000	Y	N	5006 ERSKINE WAY SW
007	762570	1075	8/1/05	\$415,000	1290	0	7	1910	4	6000	N	N	5443 45TH AVE SW
007	814960	0055	6/22/05	\$598,000	1300	470	7	1920	4	6350	Y	N	4727 45TH AVE SW
007	380750	0100	5/4/05	\$499,950	1300	600	7	1955	4	4675	Y	N	7135 44TH AVE SW
007	762570	2050	7/24/07	\$590,000	1320	600	7	1956	3	6000	N	N	5953 45TH AVE SW
007	764940	0055	11/21/06	\$609,160	1320	410	7	1941	3	3962	N	N	5306 BEACH DR SW
007	431570	0890	6/7/05	\$565,000	1320	510	7	1968	4	8460	N	N	6717 MURRAY AVE SW
007	762570	2050	1/11/07	\$413,000	1320	600	7	1956	3	6000	N	N	5953 45TH AVE SW
007	814960	0455	4/2/07	\$535,000	1330	0	7	1921	4	8775	N	N	4748 47TH AVE SW
007	762570	1730	9/2/05	\$459,950	1330	0	7	1913	4	6000	N	N	5626 46TH AVE SW
007	570550	0040	11/22/06	\$479,950	1330	240	7	1920	4	9125	N	N	5008 SW DAWSON ST
007	644140	0045	3/1/05	\$550,000	1340	660	7	1949	4	7140	Y	N	5322 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762620	0155	7/24/06	\$582,000	1370	0	7	1920	5	5450	Y	N	6669 BEVERIDGE PL SW
007	280960	0115	2/23/05	\$338,500	1370	0	7	1911	4	5000	N	N	4353 SW MILLS ST
007	793400	0040	6/5/05	\$325,000	1380	0	7	1998	3	5334	N	N	4900 SW DAWSON ST
007	390210	0035	11/19/07	\$729,500	1390	350	7	1926	4	6350	Y	N	4832 45TH AVE SW
007	793500	0210	5/20/05	\$425,000	1420	0	7	1918	4	7500	N	N	6342 50TH AVE SW
007	793500	0655	7/18/05	\$635,000	1460	1200	7	1960	4	7866	Y	N	6330 ATLAS PL SW
007	762570	0845	7/23/07	\$720,000	1470	1050	7	1908	4	8000	Y	N	5230 ERSKINE WAY SW
007	431570	1131	8/1/06	\$742,000	1470	400	7	1962	3	5400	Y	N	6725 48TH AVE SW
007	644140	0015	8/24/06	\$588,000	1470	0	7	1913	5	4760	Y	N	5311 46TH AVE SW
007	762570	1335	8/7/07	\$499,000	1500	0	7	1907	5	6500	N	N	4326 SW FINDLAY ST
007	793650	0040	4/19/07	\$377,712	1510	0	7	1929	3	18152	Y	N	5636 BEACH DR SW
007	793400	0106	7/7/06	\$459,500	1520	120	7	1954	4	5360	N	N	5059 48TH AVE SW
007	431570	0902	5/22/06	\$555,000	1520	1500	7	1979	4	8472	N	N	6741 MURRAY AVE SW
007	762570	0595	10/25/05	\$460,000	1560	630	7	1951	3	6500	N	N	5260 44TH AVE SW
007	764990	0145	9/26/07	\$445,000	1560	0	7	1987	3	4400	Y	N	5025 SW DAWSON ST
007	762570	1715	5/22/06	\$511,000	1560	0	7	1920	5	6000	Y	N	5642 46TH AVE SW
007	762570	1715	4/21/05	\$449,900	1560	0	7	1920	5	6000	Y	N	5642 46TH AVE SW
007	814960	0365	11/22/05	\$535,000	1600	0	7	1943	4	4640	N	N	4623 SW ALASKA ST
007	762570	0685	10/24/05	\$574,000	1600	360	7	1926	4	6250	Y	N	5235 44TH AVE SW
007	911300	0150	12/5/05	\$489,000	1600	400	7	1942	4	6250	Y	N	5450 48TH AVE SW
007	762570	4190	6/23/06	\$464,000	1610	0	7	1912	5	6000	N	N	6314 46TH AVE SW
007	762620	0310	8/15/05	\$404,759	1640	0	7	1917	4	4400	N	N	6555 FAUNTLEROY WAY SW
007	762570	2320	4/2/07	\$635,000	1660	0	7	1922	4	6500	Y	N	5936 44TH AVE SW
007	762570	4255	10/24/05	\$525,000	1660	960	7	1930	5	6000	N	N	4421 SW GRAHAM ST
007	431570	0165	4/27/07	\$600,000	1700	0	7	1918	2	11500	N	N	7022 46TH AVE SW
007	911300	0160	1/18/06	\$490,000	1730	0	7	1925	4	6250	N	N	5454 48TH AVE SW
007	644140	0070	5/5/05	\$423,500	1760	0	7	1918	4	6240	Y	N	5302 47TH AVE SW
007	762570	3440	1/31/05	\$432,500	1790	340	7	1927	3	4250	Y	N	6002 44TH AVE SW
007	814960	0045	5/16/05	\$535,000	1800	0	7	1909	5	6350	Y	N	4725 45TH AVE SW
007	760360	0010	12/28/05	\$750,000	1840	0	7	1925	4	5000	Y	N	4512 BEACH DR SW
007	432220	0040	2/14/06	\$490,000	1940	0	7	1916	4	3474	N	N	7326 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	390210	0100	12/4/06	\$475,000	1960	0	7	1990	3	6000	N	N	4907 ERSKINE WAY SW
007	793500	0190	2/3/06	\$595,000	2220	360	7	1908	4	7500	N	N	6322 50TH AVE SW
007	762570	4090	7/18/05	\$585,000	2260	0	7	2000	3	5400	N	N	6331 46TH AVE SW
007	281560	0130	6/9/05	\$645,000	2820	970	7	1926	4	6850	N	N	5649 47TH AVE SW
007	149530	0466	7/11/07	\$611,500	3110	0	7	1911	3	6350	Y	N	4736 45TH AVE SW
007	394890	0020	10/5/07	\$480,000	690	620	8	1912	5	4500	Y	N	6729 HOLLY PL SW
007	356080	0015	11/15/07	\$494,000	850	630	8	1945	5	5000	N	N	4929 SW DAWSON ST
007	356080	0015	12/15/05	\$435,950	850	630	8	1945	5	5000	N	N	4929 SW DAWSON ST
007	059300	0020	11/14/07	\$802,000	960	530	8	1958	4	6750	N	N	5406 SW BEACH DRIVE TER
007	537620	0015	3/26/07	\$522,000	960	200	8	1949	3	5248	N	N	7138 45TH AVE SW
007	281010	0015	2/21/07	\$315,000	960	60	8	2007	3	872	N	N	6903 CALIFORNIA AVE SW
007	762570	1444	2/12/07	\$369,500	980	180	8	2006	3	962	N	N	5641 B CALIFORNIA AVE SW
007	762570	1442	12/29/06	\$329,500	980	180	8	2006	3	1006	N	N	5643 B CALIFORNIA AVE SW
007	281010	0013	2/12/07	\$332,000	990	60	8	2007	3	1346	N	N	6901 CALIFORNIA AVE SW
007	281010	0017	2/21/07	\$334,000	1000	60	8	2007	3	1111	N	N	6905 CALIFORNIA AVE SW
007	394890	0010	8/30/06	\$669,000	1020	540	8	1999	3	4500	Y	N	6727 HOLLY PL SW
007	762570	0881	10/4/07	\$599,000	1030	810	8	1947	5	8300	Y	N	5264 46TH AVE SW
007	214120	0030	3/25/05	\$467,500	1040	960	8	1981	3	6341	N	N	4431 53RD AVE SW
007	281010	0023	3/28/07	\$385,000	1050	300	8	2007	3	1493	N	N	4301 SW WILLOW ST
007	281010	0021	3/13/07	\$374,900	1050	300	8	2007	3	935	N	N	4303 SW WILLOW ST
007	762570	1446	12/13/06	\$381,500	1090	290	8	2006	3	1378	N	N	5641 A CALIFORNIA AVE SW
007	281010	0019	1/23/07	\$369,500	1120	120	8	2007	3	1251	N	N	4305 SW WILLOW ST
007	814960	0115	6/9/06	\$528,000	1140	0	8	1910	5	5969	Y	N	4757 45TH AVE SW
007	762570	2185	8/23/07	\$553,000	1150	240	8	1953	4	6000	N	N	5952 45TH AVE SW
007	762620	0300	4/22/05	\$421,500	1150	0	8	1928	4	5000	N	N	6545 FAUNTLEROY WAY SW
007	762570	1438	10/27/06	\$389,500	1150	310	8	2006	3	1400	N	N	5645 A CALIFORNIA AVE SW
007	762570	1440	12/6/06	\$389,500	1150	310	8	2006	3	1401	N	N	5645 B CALIFORNIA AVE SW
007	431570	0742	7/13/05	\$528,000	1161	1121	8	2001	3	4000	N	N	7007 47TH AVE SW
007	793600	0726	5/21/06	\$630,000	1180	840	8	1952	3	6530	Y	N	5325 47TH AVE SW
007	762570	1125	5/24/07	\$602,000	1190	280	8	1954	4	6000	N	N	5426 46TH AVE SW
007	431570	0013	4/27/07	\$409,500	1200	280	8	2006	3	1275	N	N	7015 CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	431570	0007	7/13/06	\$375,000	1200	120	8	2006	3	1355	N	N	7019 CALIFORNIA AVE SW
007	431570	0017	4/10/07	\$407,000	1200	280	8	2006	3	1269	N	N	7017 CALIFORNIA AVE SW
007	431570	0011	8/30/06	\$405,000	1200	280	8	2006	3	1199	N	N	7021 CALIFORNIA AVE SW
007	762570	0866	2/26/07	\$587,000	1210	1210	8	1963	5	3750	Y	N	5245 45TH AVE SW
007	431570	1145	12/14/06	\$700,000	1230	400	8	1950	4	5850	Y	N	6762 BEACH DR SW
007	762570	3840	4/6/05	\$437,000	1230	800	8	1952	4	7350	N	N	6426 49TH AVE SW
007	760310	0030	6/21/06	\$938,000	1240	240	8	1941	4	5776	Y	N	4630 BEACH DR SW
007	239160	1505	6/1/07	\$980,000	1250	1300	8	1939	5	5750	Y	N	4515 51ST PL SW
007	281010	0030	5/13/05	\$481,000	1270	0	8	2001	3	4160	N	N	4317 SW WILLOW ST
007	390210	0160	8/24/06	\$445,000	1310	350	8	1950	3	4500	N	N	4928 ERSKINE WAY SW
007	793600	0570	5/25/05	\$475,000	1310	810	8	1959	4	7680	Y	N	4708 51ST PL SW
007	910000	0095	5/23/07	\$625,000	1320	600	8	1965	3	4080	Y	N	4510 SW HEINZE WAY
007	431570	1127	6/23/05	\$428,500	1320	300	8	1955	3	6160	N	N	6723 48TH AVE SW
007	910000	0095	10/21/05	\$440,000	1320	600	8	1965	3	4080	Y	N	4510 SW HEINZE WAY
007	793500	0450	2/8/05	\$975,000	1330	240	8	2003	3	15022	Y	N	5921 ATLAS PL SW
007	281560	0135	7/20/07	\$540,000	1340	510	8	1931	4	3901	N	N	4712 SW JUNEAU ST
007	793650	0044	10/19/05	\$507,475	1350	70	8	1928	4	6250	N	N	5617 49TH AVE SW
007	281560	0305	12/29/05	\$625,000	1380	660	8	1952	3	6800	Y	N	5655 49TH AVE SW
007	762570	0880	6/28/05	\$575,000	1380	310	8	1952	3	8300	Y	N	5263 45TH AVE SW
007	743550	0120	3/16/05	\$420,000	1380	250	8	1964	3	4660	N	N	5235 ERSKINE WAY SW
007	814960	0265	3/14/06	\$580,000	1380	600	8	1960	4	5850	Y	N	4711 46TH AVE SW
007	059300	0030	6/21/07	\$803,000	1390	620	8	1966	3	11644	N	N	5401 SW BEACH DRIVE TER
007	149530	0499	10/4/06	\$855,000	1430	730	8	1988	3	5207	Y	N	4750 45TH AVE SW
007	149530	0499	1/5/06	\$579,975	1430	730	8	1988	3	5207	Y	N	4750 45TH AVE SW
007	743600	0081	9/20/07	\$733,000	1450	50	8	1963	4	6250	N	N	4714 SW EDDY ST
007	743600	0081	6/24/05	\$462,000	1450	50	8	1963	4	6250	N	N	4714 SW EDDY ST
007	059300	0045	3/7/06	\$535,000	1470	0	8	1958	3	6050	N	N	4850 BEACH DR SW
007	793500	0530	5/23/05	\$584,500	1520	220	8	1986	3	8000	Y	N	5954 BEACH DR SW
007	431570	0435	8/13/07	\$650,000	1530	830	8	1910	4	8250	N	N	6729 46TH AVE SW
007	793400	0245	8/2/06	\$659,000	1540	1230	8	1983	4	5100	Y	N	5257 46TH AVE SW
007	232403	9074	8/15/05	\$649,950	1560	170	8	1928	3	6321	Y	N	4839 45TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	390210	0050	5/20/05	\$459,000	1670	550	8	1985	3	6000	N	N	4812 RUTAN PL SW
007	814960	0010	5/25/07	\$640,000	1840	680	8	1988	3	6350	Y	N	4707 45TH AVE SW
007	762570	3624	7/14/06	\$650,000	1870	990	8	2003	3	4320	N	N	6049 45TH AVE SW
007	793650	0007	2/23/06	\$1,914,158	1880	1500	8	1950	5	9206	Y	Y	5469 BEACH DR SW
007	214120	0050	9/14/05	\$600,000	1890	0	8	1983	3	6341	Y	N	4411 53RD AVE SW
007	743600	0235	7/15/07	\$2,100,000	1930	890	8	1979	3	10561	Y	Y	6321 BEACH DR SW
007	793500	0075	5/22/06	\$893,099	1980	140	8	1908	3	11000	Y	N	6007 49TH AVE SW
007	431570	0556	8/7/07	\$860,000	2000	1740	8	1954	4	5628	N	N	4618 SW OTHELLO ST
007	793600	0604	11/28/05	\$650,000	2000	1000	8	1940	4	12575	N	N	4423 54TH AVE SW
007	762570	0985	4/18/05	\$625,000	2020	0	8	1920	4	6000	Y	N	5448 47TH AVE SW
007	793500	0675	5/3/05	\$750,000	2070	970	8	1955	4	23546	Y	N	6350 BEACH DR SW
007	793600	0655	5/15/07	\$659,000	2100	0	8	1992	3	5036	N	N	4715 47TH AVE SW
007	793600	0656	7/2/07	\$584,000	2100	0	8	1991	3	5051	N	N	4719 47TH AVE SW
007	280960	0120	11/27/06	\$615,000	2170	0	8	2004	3	3157	N	N	4349 SW MILLS ST
007	762620	0130	6/23/06	\$569,000	2240	0	8	1988	3	9584	N	N	6641 BEVERIDGE PL SW
007	390210	0175	9/20/06	\$665,000	2300	0	8	1931	4	5250	Y	N	4942 ERSKINE WAY SW
007	762570	4240	3/7/05	\$583,000	2340	0	8	1999	3	5400	N	N	6318 45TH AVE SW
007	431570	0275	1/26/07	\$580,000	2380	0	8	2004	3	4950	N	N	4508 SW OTHELLO ST
007	941740	0334	11/30/05	\$590,000	2430	0	8	2004	3	5000	N	N	6035 47TH AVE SW
007	743600	0140	8/29/07	\$747,000	2440	0	8	2004	3	5000	N	N	4758 SW EDDY ST
007	762570	4510	4/27/06	\$652,000	2450	0	8	1994	3	6500	N	N	6530 44TH AVE SW
007	431570	0447	11/27/06	\$666,250	2540	0	8	1989	3	9531	N	N	6717 46TH AVE SW
007	941740	0340	10/9/06	\$590,000	2560	0	8	2006	3	5000	N	N	6025 47TH AVE SW
007	644140	0035	1/29/07	\$995,000	2800	670	8	1940	5	10634	Y	N	4616 SW BRANDON ST
007	390210	0030	6/8/05	\$580,000	1670	0	9	1930	4	5650	Y	N	4826 45TH AVE SW
007	281560	0015	2/25/05	\$715,000	1750	0	9	1929	4	4680	Y	N	4703 SW FINDLAY ST
007	793600	0365	9/21/05	\$810,000	1850	0	9	1999	3	11324	Y	N	5062 BEACH DR SW
007	762570	4053	2/7/05	\$695,000	1900	270	9	1997	3	7423	Y	N	6468 MARSHALL AVE SW
007	762570	1790	2/15/07	\$779,999	1910	920	9	2006	3	6000	Y	N	5631 46TH AVE SW
007	760360	0030	2/22/07	\$830,000	2090	300	9	1950	4	10638	Y	N	4501 56TH AVE SW
007	793600	0453	7/1/05	\$980,900	2150	310	9	1926	4	30590	Y	N	5431 49TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	252340	0045	1/8/07	\$798,950	2150	690	9	2006	3	6650	N	N	4401 SW HUDSON ST
007	793500	0570	5/8/06	\$1,000,000	2360	810	9	1994	3	10437	Y	N	6029 ATLAS PL SW
007	793600	0253	11/23/05	\$669,000	2520	300	9	1912	4	26400	Y	N	4872 BEACH DR SW
007	793600	0463	12/16/05	\$749,000	2560	0	9	2006	3	7210	N	N	5415 49TH AVE SW
007	762570	1010	4/18/05	\$829,950	2630	0	9	1990	3	6000	Y	N	5420 47TH AVE SW
007	859590	0025	11/1/06	\$355,000	2700	0	9	2007	3	5376	N	N	4750 48TH AVE SW
007	793600	0456	9/27/07	\$1,400,000	2940	1200	9	2006	3	12485	Y	N	5411 49TH AVE SW
007	793600	0456	4/26/06	\$1,300,000	2940	1200	9	2006	3	12485	Y	N	5411 49TH AVE SW
007	764990	0165	7/25/06	\$930,000	2940	1020	9	2006	3	5000	N	N	5015 SW DAWSON ST
007	793600	0454	3/8/06	\$1,350,000	3000	1170	9	2006	3	13555	Y	N	5415 49TH AVE SW
007	793650	0180	3/27/07	\$1,800,000	1960	1850	10	1951	4	9392	Y	Y	5941 BEACH DR SW
007	738450	0020	6/28/05	\$1,315,000	1980	140	10	1928	4	4171	Y	Y	4715 BEACH DR SW
007	760310	0095	10/5/05	\$1,295,000	2220	550	10	1998	3	8625	Y	N	4622 57TH AVE SW
007	762570	0910	3/21/07	\$1,005,000	2370	800	10	2006	3	4135	Y	N	5324 46TH AVE SW
007	762620	0185	7/25/07	\$965,000	2440	580	10	2006	3	3800	N	N	6629 HOLLY PL SW
007	015800	0015	8/10/06	\$1,171,000	2460	510	10	1993	3	13345	Y	N	6562 BEACH DR SW
007	764940	0130	1/29/07	\$720,000	2460	0	10	1995	3	3481	Y	N	5118 SW CANADA DR
007	764940	0130	5/3/06	\$608,000	2460	0	10	1995	3	3481	Y	N	5118 SW CANADA DR
007	762570	0935	8/26/06	\$875,000	2500	0	10	2001	3	6000	N	N	5423 46TH AVE SW
007	015800	0040	3/26/07	\$1,367,500	3260	1190	10	1980	3	14800	Y	N	6543 49TH AVE SW
007	015800	0040	11/18/05	\$1,260,000	3260	1190	10	1980	3	14800	Y	N	6543 49TH AVE SW
007	793500	0515	2/1/06	\$950,000	4080	0	10	2000	3	12500	Y	N	5940 BEACH DR SW
007	793650	0109	9/24/05	\$1,775,000	2370	1250	11	1977	4	6430	Y	Y	5617 BEACH DR SW
007	239160	1480	4/3/06	\$1,575,000	2860	1030	11	2005	3	7188	Y	N	4500 52ND AVE SW
007	793500	0580	6/23/05	\$1,550,000	3460	1840	11	2004	3	9551	Y	N	6037 ATLAS PL SW
007	793600	0591	3/7/05	\$1,625,000	3598	0	11	2002	3	20530	Y	N	4570 54TH AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	005900	0625	4/5/05	\$293,046	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	005900	0710	9/20/07	\$585,000	RELOCATION - SALE TO SERVICE
001	013900	0035	9/9/05	\$350,000	PREVIMP<=25K
001	013900	0095	8/18/05	\$850,000	OBSOL
001	013900	0195	5/11/05	\$685,000	PREVIMP<=25K
001	014500	0005	10/3/05	\$775,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
001	014800	0175	9/21/05	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	014800	0260	4/25/05	\$855,000	PREVIMP<=25K;TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	015200	0030	5/9/06	\$832,000	IMP COUNT
001	091300	0060	1/11/07	\$301,115	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	091400	0075	9/27/07	\$157,513	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	253080	0005	8/26/05	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	299780	0015	7/24/06	\$750,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	299780	0120	9/28/07	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	350510	0210	5/26/06	\$1,050,000	OBSOL
001	350810	0215	3/1/05	\$508,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	386740	0355	7/14/05	\$725,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	386740	0360	8/22/06	\$900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	386740	0375	10/30/07	\$1,000,000	PREVIMP<=25K
001	387090	0085	2/1/05	\$420,000	%COMPL
001	532310	0130	6/1/05	\$420,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
001	637100	0145	12/7/06	\$665,000	NO MARKET EXPOSURE
001	637100	0145	7/13/06	\$650,000	NO MARKET EXPOSURE
001	637200	0069	12/23/05	\$2,200,000	DOR RATIO;MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
001	637200	0190	7/17/06	\$326,709	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	637300	0055	12/23/06	\$376,410	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	637300	0130	10/28/05	\$447,000	IMP COUNT
001	637350	0015	3/21/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	637950	0145	1/27/06	\$207,607	QUIT CLAIM DEED
001	637950	0147	1/27/06	\$148,361	DOR RATIO;QUIT CLAIM DEED
001	637950	0149	1/26/06	\$148,416	DOR RATIO;QUIT CLAIM DEED
001	637950	0165	5/5/06	\$858,000	IMP COUNT
001	761620	0080	11/5/07	\$436,000	UNFIN AREA
001	762120	0060	7/30/07	\$780,000	NO MARKET EXPOSURE
001	762220	0135	2/20/07	\$599,000	UNFIN AREA
001	762220	0145	10/3/07	\$500,000	ACTIVE PERMIT BEFORE SALE>25K
001	927120	0015	4/21/06	\$1,500,000	NO MARKET EXPOSURE
001	927220	0090	4/28/05	\$1,300,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	927220	0385	7/11/06	\$59,144	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
001	927220	0415	3/2/05	\$93,350	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
001	927220	0415	3/1/05	\$93,350	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	927220	1415	4/3/07	\$581,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927220	2780	1/3/05	\$725,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927420	0015	9/14/07	\$775,000	NO MARKET EXPOSURE
001	927420	0025	5/31/07	\$755,000	NO MARKET EXPOSURE
001	927420	0067	5/7/07	\$575,000	RELOCATION - SALE TO SERVICE
001	927420	0069	11/15/05	\$457,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927420	0755	10/25/06	\$187,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	927420	0930	2/23/05	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927420	0990	5/1/07	\$549,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927420	1515	11/16/06	\$53,349	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
001	927420	1685	11/10/05	\$680,000	RELOCATION - SALE TO SERVICE
001	927420	2260	12/5/05	\$486,000	RELOCATION - SALE TO SERVICE
001	927420	2770	10/17/05	\$285,000	DOR RATIO; %COMPL
001	927420	2995	11/28/05	\$432,300	OBSOL
001	927420	3470	9/12/07	\$1,800,000	SALE PRICE DOES NOT APPEAR TO REPRESENT ASSESSORS CHARACTERISTICS
001	927420	3565	9/15/05	\$325,000	DOR RATIO; BUILDER OR DEVELOPER SALES
001	927620	1295	3/10/06	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927920	0231	9/23/05	\$575,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	927970	0135	7/18/07	\$2,010,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
001	927970	0385	4/26/06	\$1,480,000	OBSOL
001	928020	0060	5/24/06	\$554,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	928170	0200	3/7/07	\$591,000	RELOCATION - SALE TO SERVICE
001	938520	0080	4/28/06	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	938520	0095	9/21/05	\$11,250	DOR RATIO
003	011700	0425	10/9/06	\$800,000	UNFIN AREA
003	122403	9005	5/2/06	\$1,820,000	DOR RATIO
003	719280	0139	6/14/07	\$245,000	PREVIMP<=25K
003	719280	0205	7/16/07	\$705,000	RELOCATION - SALE TO SERVICE
003	719280	0215	8/7/06	\$412,500	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
003	798740	0280	2/22/05	\$56,519	DOR RATIO; IMP COUNT; PREVIMP<=25K; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	798740	0300	4/13/05	\$327,600	IMP COUNT; PREVIMP<=25K; BUILDER OR DEVELOPER SALES
003	915160	0095	6/22/05	\$905,000	1031 TRADE
003	927220	1515	9/7/05	\$629,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	927220	1515	5/15/07	\$539,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	927220	1990	9/19/07	\$1,150,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	927220	1990	2/22/06	\$1,150,000	NO MARKET EXPOSURE
003	927220	2220	7/12/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	927220	2260	7/10/06	\$134,000	EXEMPT FROM EXCISE TAX
003	927220	2260	1/29/07	\$165,000	NO MARKET EXPOSURE
003	927220	2270	4/12/05	\$410,000	OBSOL
003	927220	2270	10/20/06	\$360,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
003	927570	1225	5/29/07	\$813,478	BANKRUPTCY - RECEIVER OR TRUSTEE
003	927570	2171	2/22/05	\$509,000	NO MARKET EXPOSURE
003	927570	2355	1/19/05	\$27,812	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	927570	2670	3/15/06	\$2,350,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
005	005600	0145	9/21/05	\$665,000	%COMPL
005	007800	0030	3/30/06	\$975,000	NO MARKET EXPOSURE
005	014200	0050	5/24/06	\$431,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	014200	0103	3/28/06	\$327,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	014800	0390	2/4/05	\$332,023	QUIT CLAIM DEED
005	014800	0425	1/27/05	\$431,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	014800	0596	6/21/05	\$340,000	DOR RATIO
005	014800	0668	10/10/06	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	102400	0125	5/11/07	\$516,900	IMP COUNT
005	102400	0125	9/1/05	\$420,000	IMP COUNT
005	102400	0165	4/27/07	\$785,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	102500	0035	4/28/06	\$850,000	NO MARKET EXPOSURE
005	130930	0180	9/15/06	\$364,000	PREVIMP<=25K
005	152403	9030	4/19/07	\$980,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
005	156310	0030	10/27/05	\$1,500,000	NO MARKET EXPOSURE
005	156310	0085	9/12/07	\$900,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
005	156310	0130	8/10/07	\$1,195,000	NO MARKET EXPOSURE
005	156310	0440	6/5/07	\$895,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
005	156310	0465	11/10/05	\$380,000	PREVIMP<=25K
005	156310	0515	8/27/07	\$280,000	DOR RATIO;QUIT CLAIM DEED
005	156310	0805	4/15/05	\$400,000	DOR RATIO
005	156310	0805	11/13/06	\$79,400	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
005	156310	2005	2/25/05	\$925,000	SALE PRICE DOES NOT APPEAR TO REPRESENT ASSESSORS CHARACTERISTICS
005	156310	2440	9/26/06	\$407,500	NO MARKET EXPOSURE
005	156310	2634	2/7/06	\$575,000	RELOCATION - SALE TO SERVICE
005	181880	0146	3/10/05	\$678,000	%COMPL
005	205610	0155	6/21/07	\$157,387	DOR RATIO;QUIT CLAIM DEED
005	210270	0010	1/14/05	\$120,000	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	239210	0210	7/13/06	\$186,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	239210	0385	6/8/07	\$509,625	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	239210	0395	5/31/06	\$144,844	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	513500	0020	7/14/06	\$333,125	%COMPL
005	513500	0045	3/28/05	\$576,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	513500	0120	8/9/05	\$750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	513500	0147	7/5/06	\$775,000	OBSOL
005	549620	0065	9/16/05	\$524,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	636590	0215	7/21/05	\$404,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	636590	0285	5/21/07	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	637250	0040	3/28/06	\$99,248	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
005	637400	0090	6/7/06	\$840,000	IMP COUNT
005	638450	0275	12/7/05	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	638450	0405	3/20/07	\$437,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	700770	0015	12/13/05	\$605,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	782870	0035	5/5/05	\$200,000	DOR RATIO;STATEMENT TO DOR
005	942240	0026	8/31/05	\$530,000	IMP COUNT
005	942240	0120	5/5/06	\$535,500	RELOCATION - SALE TO SERVICE
005	984130	0050	6/29/05	\$560,949	OBSOL
007	031200	0005	10/17/06	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	031200	0280	10/2/06	\$461,000	RELOCATION - SALE TO SERVICE
007	156310	0400	2/27/07	\$501,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	156310	0400	3/23/06	\$1,002,000	SEGREGATION AND/OR MERGER
007	214120	0116	10/22/07	\$1,150,000	DOR RATIO;IMP COUNT
007	232403	9074	3/25/05	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	239160	1390	1/2/07	\$1,000,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	239160	1625	3/2/05	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	252340	0105	6/13/05	\$232,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
007	252340	0200	12/7/06	\$147,451	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	281010	0015	1/10/06	\$700,000	IMP CHARACTERISTICS CHANGED SINCE SALE
007	281010	0025	1/19/07	\$485,425	RELOCATION - SALE TO SERVICE
007	281010	0105	1/19/06	\$120,731	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	281010	0110	2/21/07	\$414,000	OBSOL
007	281560	0006	1/23/06	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	281560	0055	8/29/06	\$295,000	DOR RATIO;%COMPL;TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	281560	0200	6/21/07	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	281560	0235	3/22/06	\$344,950	UNFIN AREA
007	281560	0290	10/3/07	\$14,865	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	352290	0061	4/1/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	356080	0015	5/17/05	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	356080	0035	10/26/06	\$89,154	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	380750	0020	7/23/07	\$475,000	NO MARKET EXPOSURE
007	394890	0045	10/20/06	\$183,486	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	431570	0431	10/24/06	\$275,000	%COMPL
007	431570	0892	11/20/06	\$570,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	431570	1133	7/20/05	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	431620	0060	8/23/05	\$395,000	%NETCOND
007	558020	0020	1/4/05	\$242,500	DOR RATIO;TEAR DOWN
007	644140	0060	9/1/06	\$312,283	DOR RATIO;STATEMENT TO DOR
007	710410	0015	9/10/07	\$325,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	738450	0025	1/28/05	\$579,000	NO MARKET EXPOSURE
007	743550	0116	3/3/06	\$430,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	743600	0070	7/14/06	\$505,000	RELOCATION - SALE TO SERVICE
007	743600	0240	9/5/07	\$1,380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	757120	0035	2/2/05	\$136,092	DOR RATIO;QUIT CLAIM DEED
007	760310	0005	4/10/06	\$819,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	760360	0030	4/25/06	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	0635	2/16/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	0670	10/24/07	\$72,000	DOR RATIO
007	762570	0755	10/27/05	\$183,819	DOR RATIO
007	762570	0780	4/8/05	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	0866	5/26/06	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	0910	7/29/05	\$325,000	DOR RATIO
007	762570	0935	8/26/06	\$875,000	RELOCATION - SALE TO SERVICE;
007	762570	1055	6/5/06	\$490,000	UNFIN AREA
007	762570	1440	7/21/05	\$735,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	762570	1470	8/12/05	\$525,000	UNFIN AREA
007	762570	1505	8/10/07	\$750,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	762570	1620	2/13/06	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	1790	8/31/05	\$325,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	2265	5/19/06	\$910,000	NO MARKET EXPOSURE
007	762570	2270	4/20/06	\$910,000	NO MARKET EXPOSURE
007	762570	3405	1/5/07	\$172,225	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
007	762570	3490	4/7/05	\$225,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	3580	6/22/06	\$329,000	ACTIVE PERMIT BEFORE SALE>25K
007	762570	3636	5/11/05	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	3912	9/20/05	\$354,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	3925	3/3/05	\$371,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	762570	3945	6/20/05	\$94,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	762570	4140	2/4/05	\$315,000	NO MARKET EXPOSURE
007	762570	4165	4/25/05	\$321,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	762570	4385	1/26/07	\$115,096	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	762620	0035	4/26/05	\$233,750	DOR RATIO;TEAR DOWN
007	762620	0100	6/24/05	\$507,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	762620	0100	5/13/05	\$452,512	EXEMPT FROM EXCISE TAX
007	762620	0295	5/31/06	\$465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	764940	0020	8/21/07	\$1,400,000	NO MARKET EXPOSURE
007	764940	0090	7/11/05	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	764940	0155	1/28/06	\$765,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	764990	0015	4/30/07	\$950,000	NO MARKET EXPOSURE
007	764990	0020	8/6/05	\$1,198,000	OBSOL
007	764990	0165	4/13/05	\$295,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	766670	7740	3/2/05	\$1,895,000	%COMPL;TEAR DOWN
007	793500	0445	11/16/06	\$349,000	DOR RATIO;PREVIMP<=25K
007	793500	0460	3/16/05	\$829,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0071	4/18/05	\$431,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	793600	0082	5/22/07	\$140,499	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
007	793600	0127	6/26/07	\$750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	793600	0128	9/26/05	\$115,000	OBSOL;PREVIMP<=25K;CORPORATE AFFILIATES
007	793600	0230	3/21/06	\$2,460,000	NO MARKET EXPOSURE
007	793600	0348	9/25/07	\$1,350,000	NO MARKET EXPOSURE
007	793600	0417	6/29/05	\$870,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0500	8/23/05	\$200,000	NO MARKET EXPOSURE
007	793600	0532	6/8/07	\$552,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	793600	0539	4/18/05	\$850,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0634	8/3/07	\$850,000	NO MARKET EXPOSURE
007	793600	0727	5/23/07	\$351,981	DOR RATIO;CORPORATE AFFILIATES
007	793650	0010	6/14/05	\$725,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	814960	0105	6/2/05	\$427,000	UNFIN AREA
007	814960	0365	6/27/05	\$137,500	DOR RATIO;QUIT CLAIM DEED
007	814960	0425	8/19/05	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	814960	0470	4/2/07	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	858740	0025	7/12/06	\$739,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	884630	0015	12/21/07	\$300,000	PREVIMP<=25K
007	911300	0111	1/6/05	\$70,031	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	911300	0170	6/6/07	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	931980	0040	1/25/05	\$118,564	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
007	931980	0045	7/6/07	\$799,950	IMP COUNT
007	931980	0045	8/21/07	\$780,000	IMP COUNT

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	931980	0045	5/18/05	\$435,000	IMP COUNT;TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	931980	0076	4/18/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	941740	0175	3/7/05	\$415,000	UNFIN AREA
007	941740	0250	5/25/07	\$245,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	941740	0280	7/12/06	\$465,000	UNFIN AREA
007	941740	0435	12/15/05	\$59,000	DOR RATIO;QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 16***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
1	091300	0099	1/3/06	\$780,000	5000	Y	N
1	927120	0010	1/18/06	\$750,000	22667	Y	N
1	927220	1050	2/10/06	\$630,000	5000	Y	N
3	927220	2240	2/14/07	\$175,000	8500	Y	N
3	927220	2250	3/30/06	\$115,000	5100	Y	N
3	927220	2250	10/12/06	\$159,000	5100	Y	N
3	927570	0856	2/23/05	\$160,000	4500	N	N
3	927570	2865	11/9/05	\$42,000	10806	Y	N
3	927570	3420	4/15/05	\$268,000	6000	N	N
3	957780	0405	4/27/06	\$295,000	8370	N	N
3	957780	0475	3/10/06	\$230,000	4900	Y	N
3	957780	0475	7/8/05	\$210,000	4900	Y	N
5	014800	0528	8/17/07	\$346,500	21632	Y	N
5	102400	0079	2/15/06	\$161,000	4700	Y	N
5	152403	9039	5/23/06	\$310,000	4536	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 16***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	091300	0106	7/26/05	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	091300	0445	4/29/05	\$150,000	DOR RATIO;PREVIMP<=25K
1	761620	0125	2/22/05	\$35,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K;GOVERNMENT AGENCY
1	927220	0160	10/6/05	\$477,000	DOR RATIO;PREVIMP<=25K
3	798740	0625	12/21/07	\$200,000	RELATED PARTIES
3	927220	2275	5/15/06	\$125,000	NO MARKET EXPOSURE
3	927570	1235	1/31/06	\$370,200	DOR RATIO;SELLING OR BUYING COSTS AFFECTING PRICE
3	927570	1525	3/29/05	\$34,000	NO MARKET EXPOSURE
5	014800	0470	2/7/06	\$110,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	515420	0055	6/27/06	\$158,000	NO MARKET EXPOSURE
7	762570	3345	9/5/07	\$1,450,000	DOR RATIO;PREVIMP<=25K;MULTI-PARCEL SALE
7	793500	0305	5/15/06	\$1,800,000	TEAR DOWN;
7	793500	0412	9/26/06	\$31,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County

Department of Assessments

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

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

Scott Noble
Assessor

MEMORANDUM

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

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

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

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

SN:swr