

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Enumclaw Plateau / Area 40

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 309

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$163,300	\$281,800	\$445,100	\$481,000	92.5%	10.51%
2008 Value	\$175,500	\$300,700	\$476,200	\$481,000	99.0%	10.40%
Change	+\$12,200	+\$18,900	+\$31,100		+6.5%	-0.11%
% Change	+7.5%	+6.7%	+7.0%		+7.0%	-1.05%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.11% and -1.05% represent an improvement.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2007 Value	\$172,600	\$258,600	\$431,200
2008 Value	\$185,500	\$274,100	\$459,600
Percent Change	+7.5%	+6.0%	+6.6%

Number of one to three unit residences in the Population: 3591

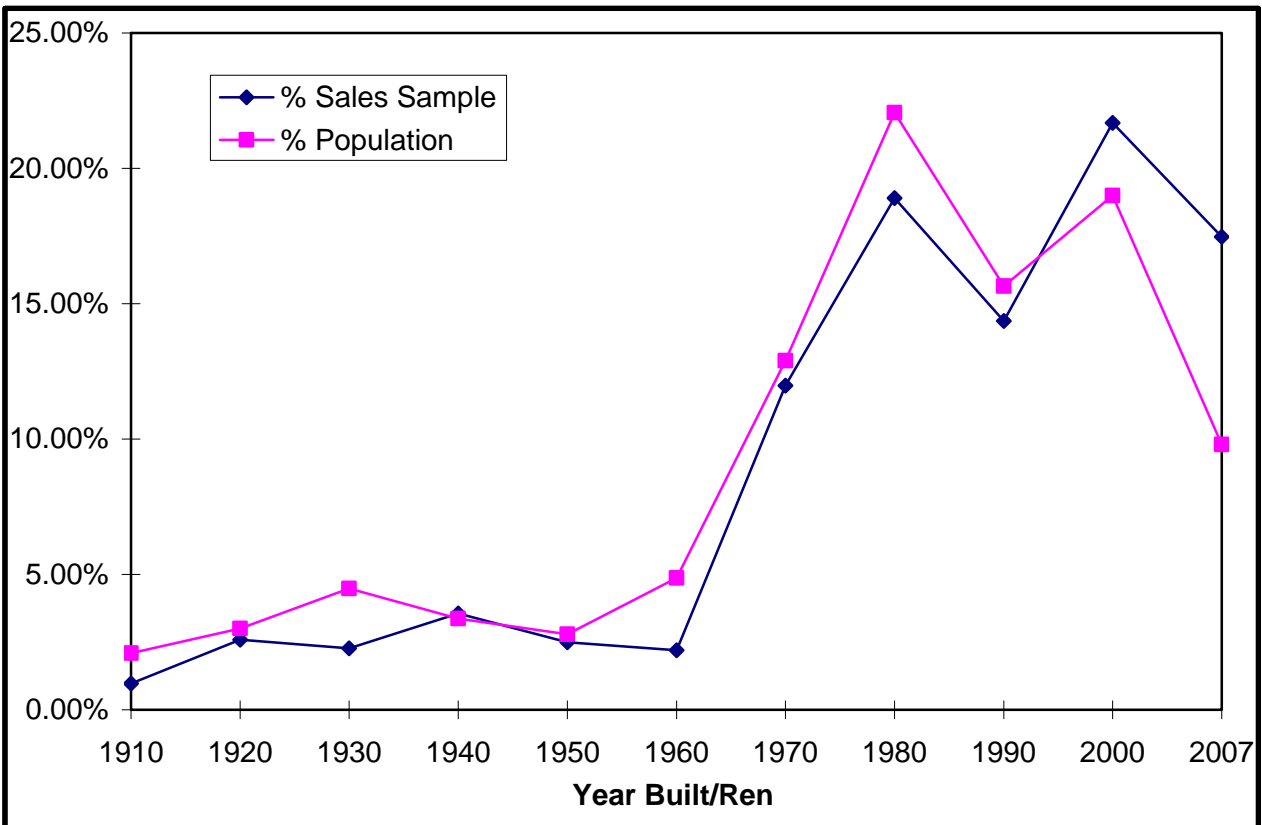
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable is needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in sub area 1 with lot size equal or greater than 10 acres were at a higher average ratio (assessed value/sale price) in comparison to the rest of the population. Therefore these parcels will be adjusted less in comparison to the rest of the population. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and 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	3	0.97%
1920	8	2.59%
1930	7	2.27%
1940	11	3.56%
1950	3	2.50%
1960	3	2.20%
1970	37	11.97%
1980	53	18.90%
1990	63	14.36%
2000	67	21.68%
2007	54	17.48%
	309	

Population		
Year Built/Ren	Frequency	% Population
1910	75	2.09%
1920	108	3.01%
1930	161	4.48%
1940	121	3.37%
1950	100	2.78%
1960	175	4.87%
1970	463	12.89%
1980	792	22.06%
1990	562	15.65%
2000	682	18.99%
2007	352	9.80%
	3591	

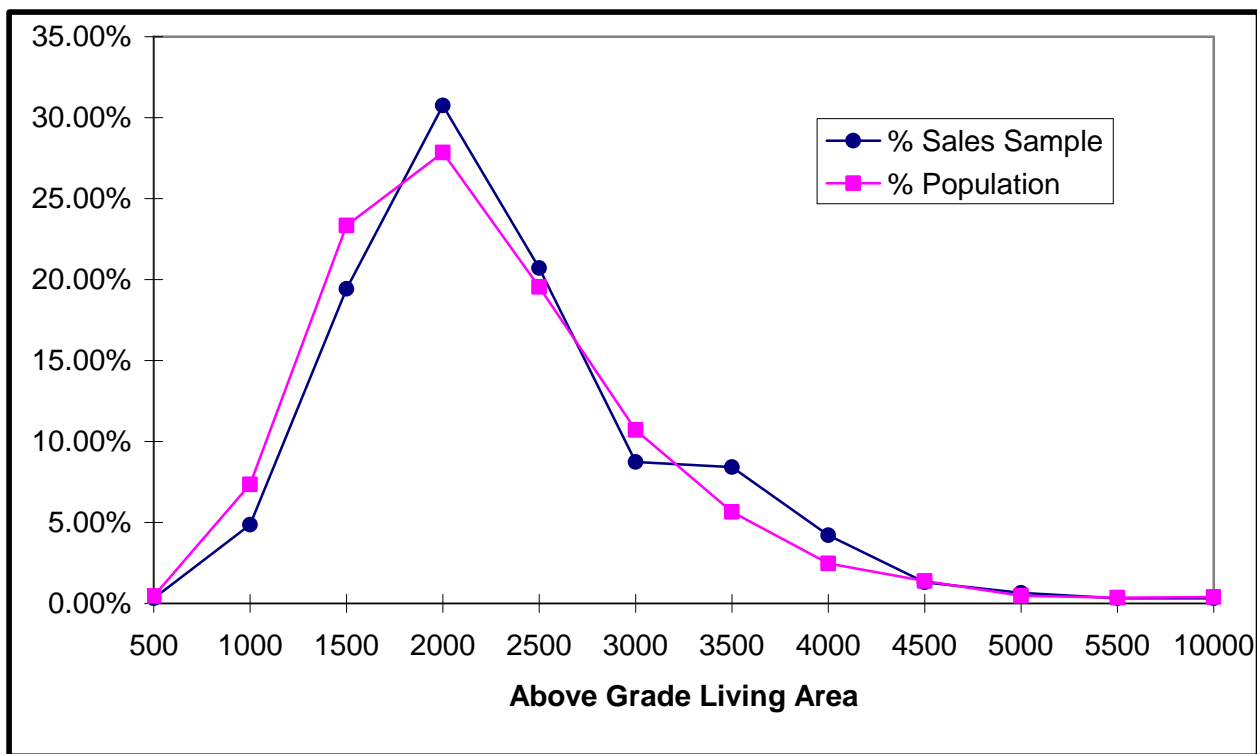


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.32%
1000	15	4.85%
1500	60	19.42%
2000	95	30.74%
2500	64	20.71%
3000	27	8.74%
3500	26	8.41%
4000	13	4.21%
4500	4	1.29%
5000	2	0.65%
5500	1	0.32%
10000	1	0.32%
	309	

Population		
AGLA	Frequency	% Population
500	16	0.45%
1000	264	7.35%
1500	838	23.34%
2000	1000	27.85%
2500	702	19.55%
3000	385	10.72%
3500	203	5.65%
4000	89	2.48%
4500	50	1.39%
5000	17	0.47%
5500	13	0.36%
10000	14	0.39%
	3591	

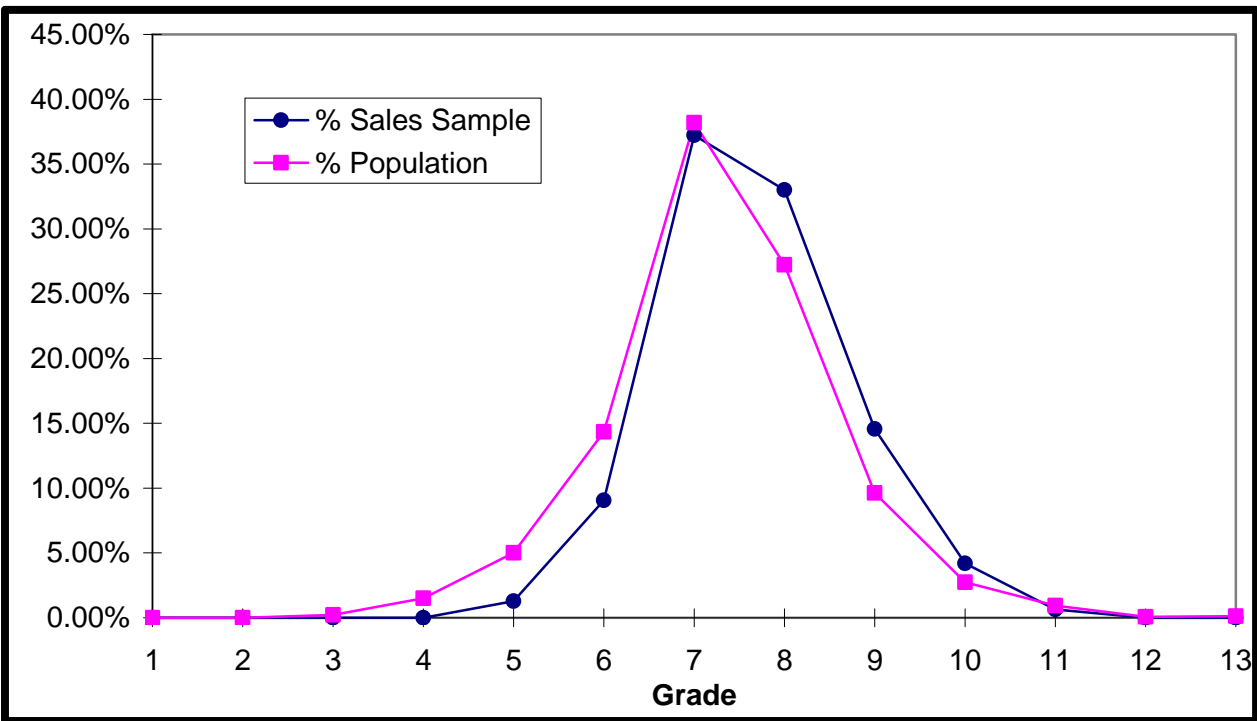


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

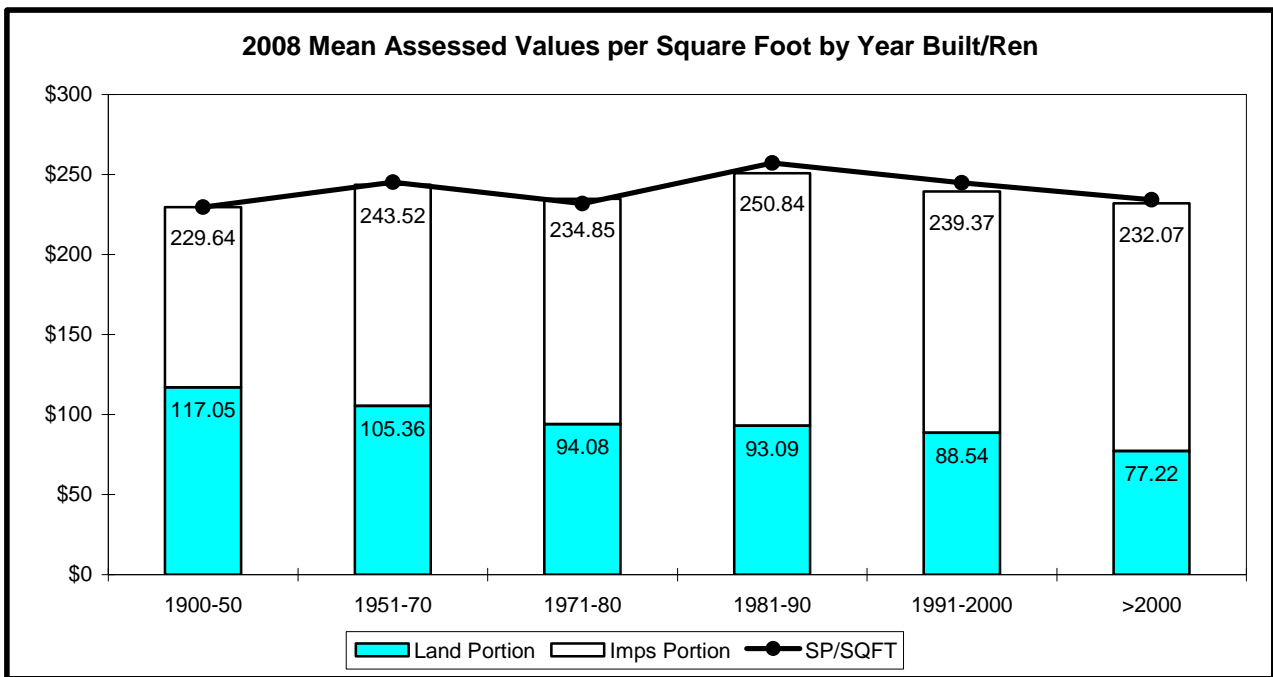
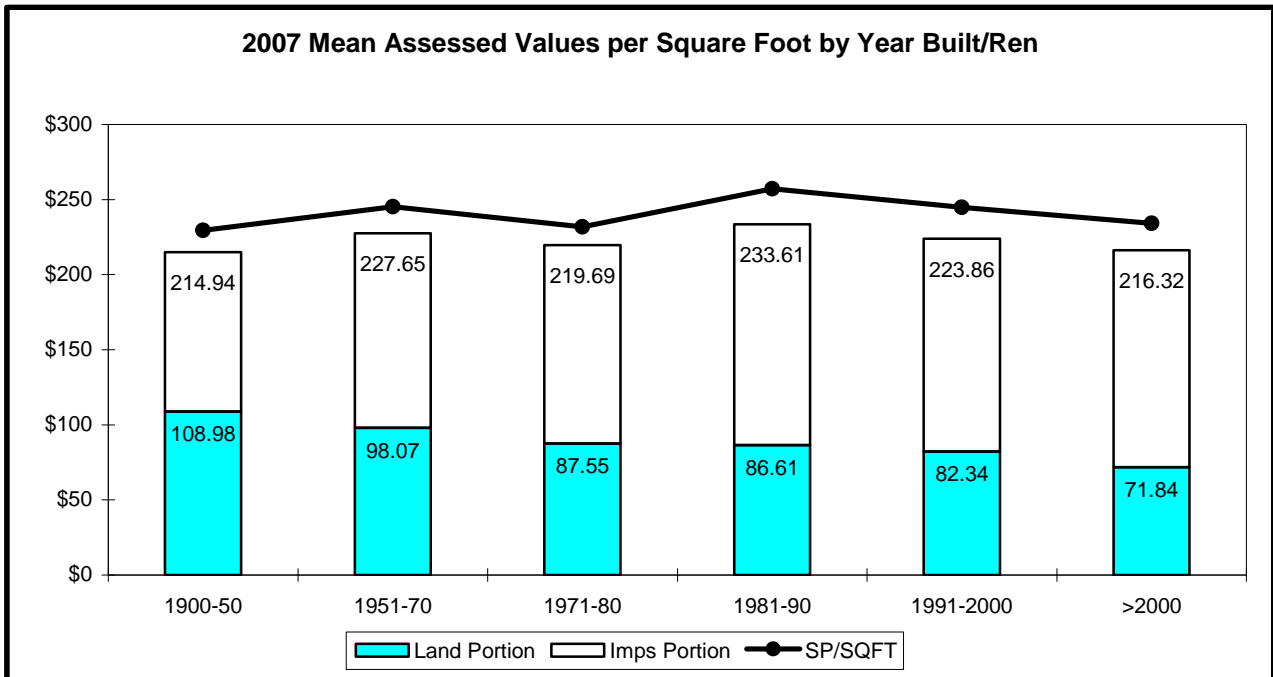
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.29%
6	28	9.06%
7	115	37.22%
8	102	33.01%
9	45	14.56%
10	13	4.21%
11	2	0.65%
12	0	0.00%
13	0	0.00%
	309	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	8	0.22%
4	54	1.50%
5	180	5.01%
6	515	14.34%
7	1371	38.18%
8	978	27.23%
9	346	9.64%
10	98	2.73%
11	34	0.95%
12	3	0.08%
13	4	0.11%
	3591	



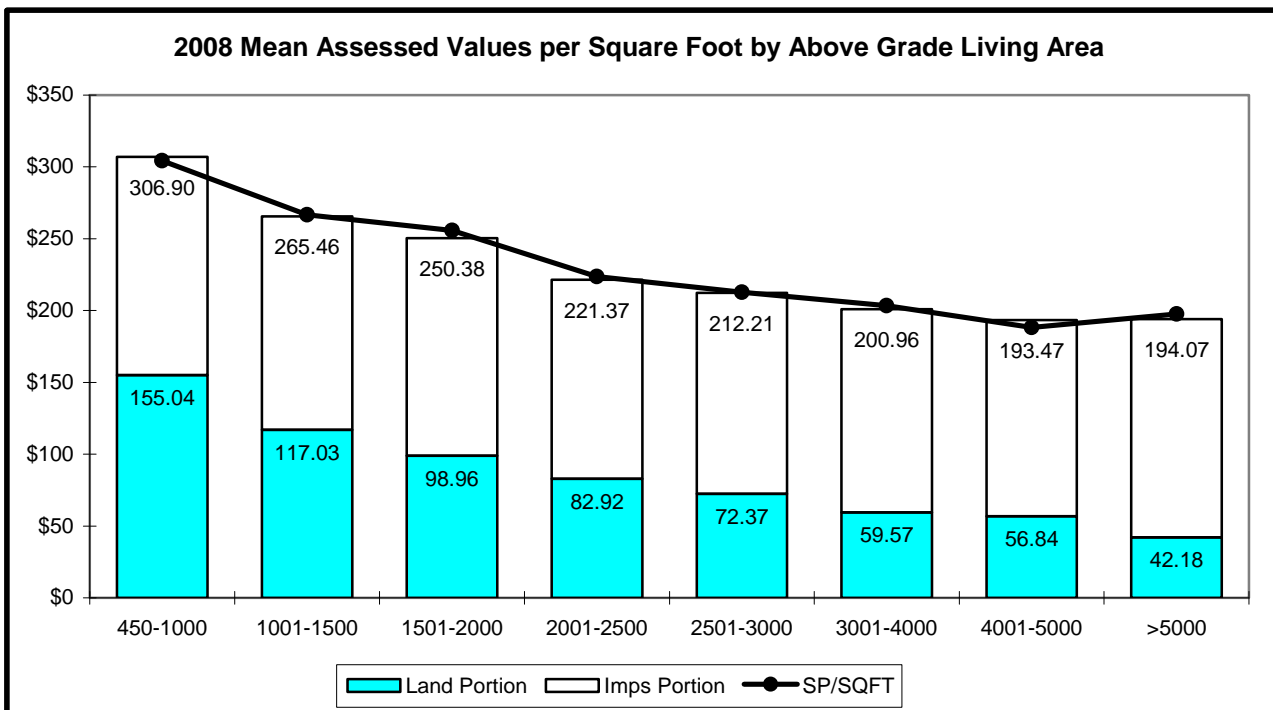
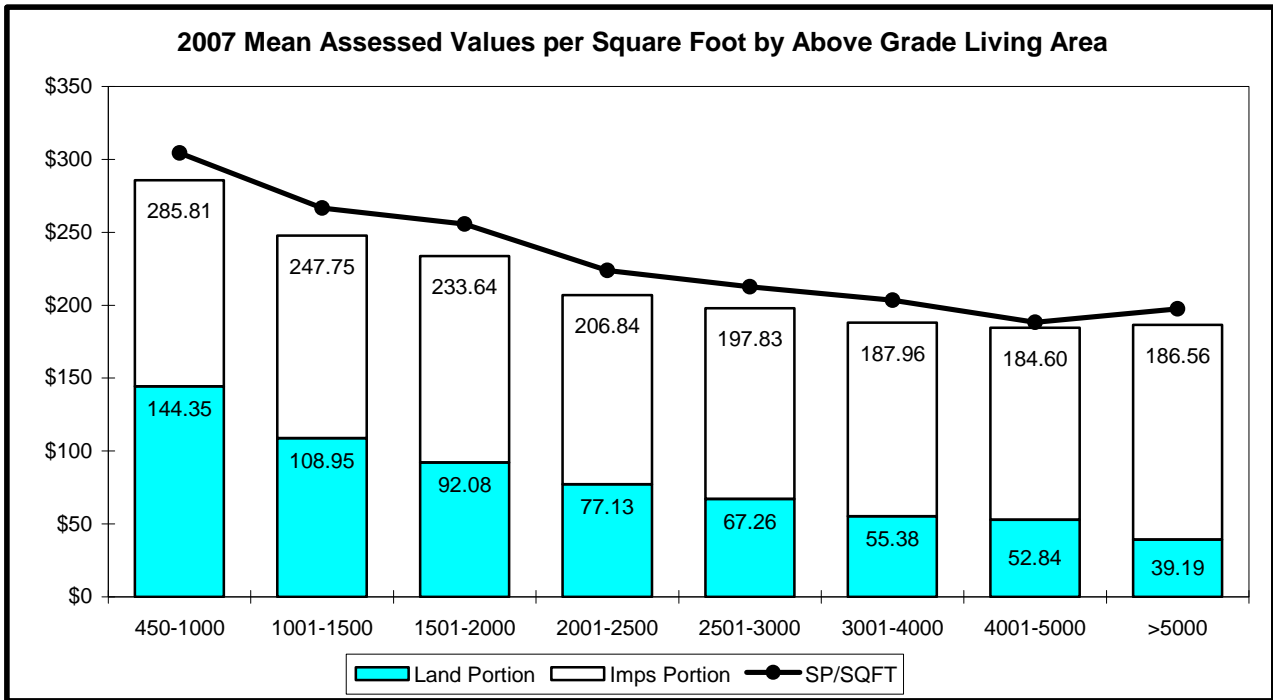
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



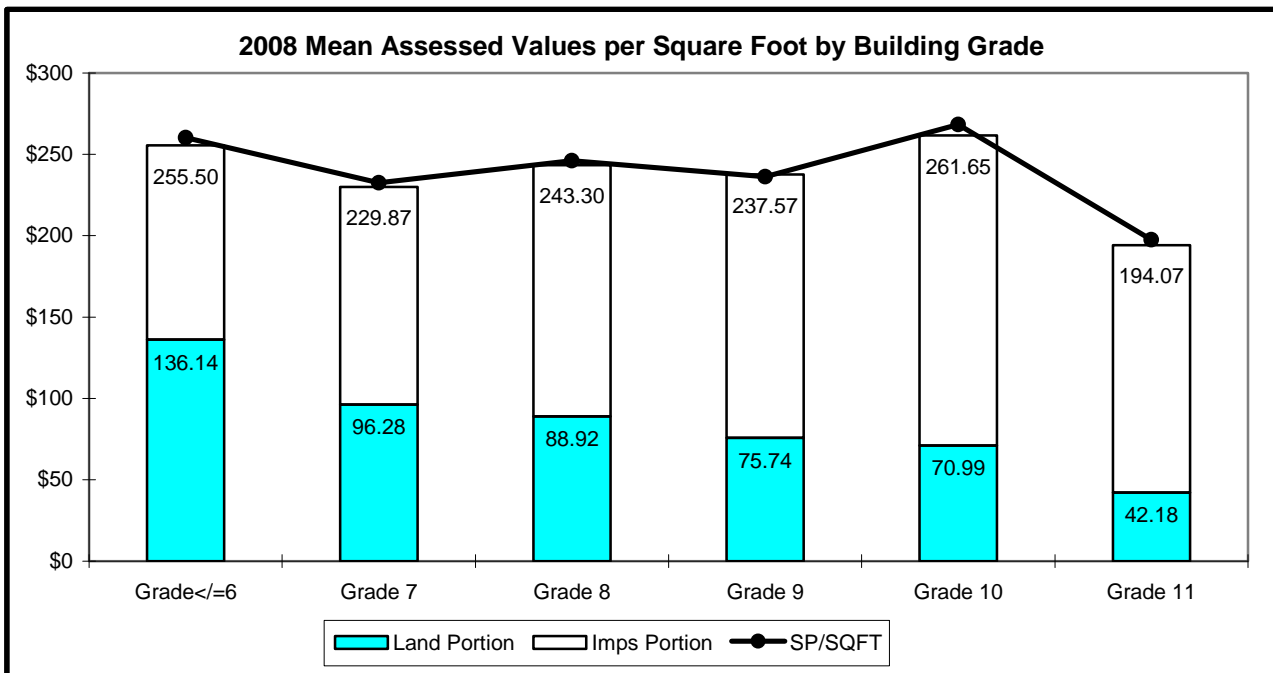
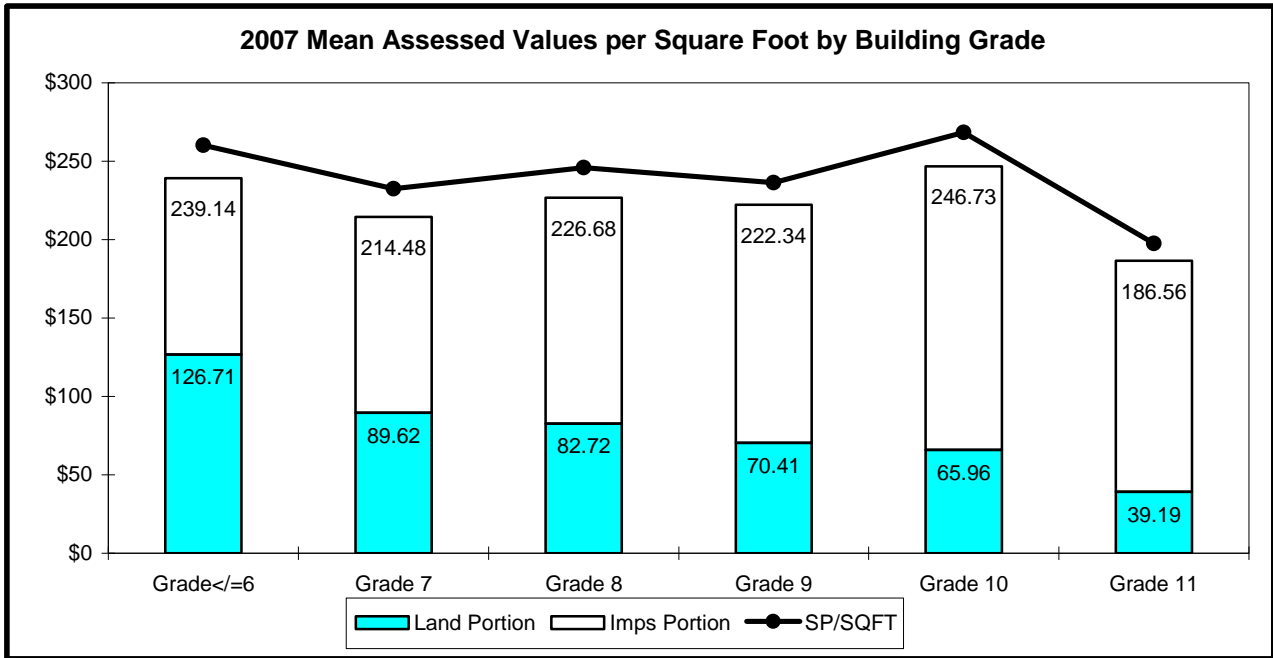
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

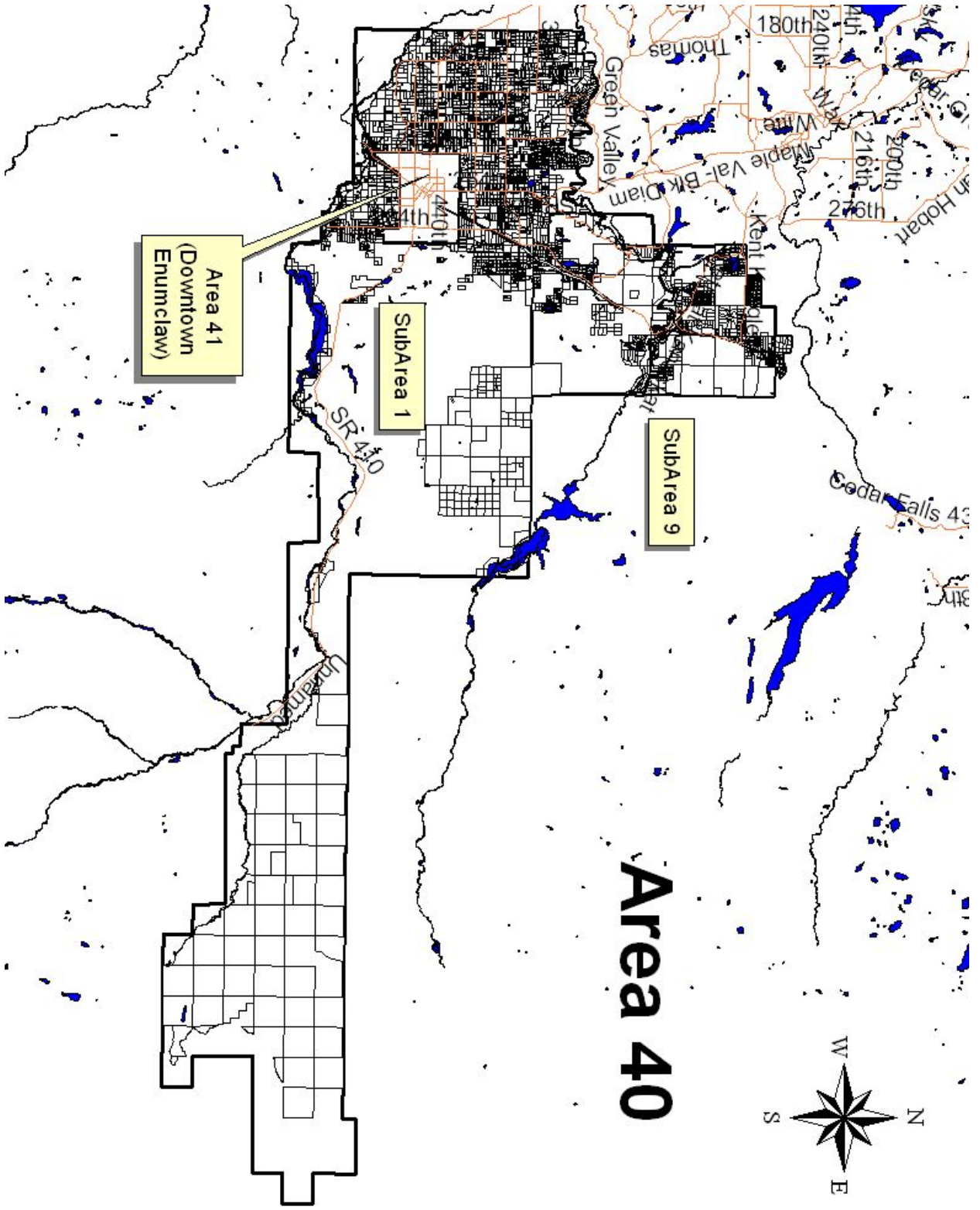


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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.



Annual Update Process

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. Additional studies were performed January 14, 2008, to test the resultant assessment level using later 2007 sales. There were 9 additional usable sales. The weighted mean ratio dropped from .990 to .989 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

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

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

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

Land update

Based on the 75 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 7.5% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

$$2008 \text{ Land Value} = 2007 \text{ Land Value} \times 1.078, \text{ with the result rounded down to the next } \$1,000.$$

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, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 309 usable residential sales in the area. The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that a characteristic based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in sub area 1 with lot size equal or greater than 10 acres were at a higher average ratio (assessed value/sale price) in comparison to the rest of the population. Therefore these parcels will be adjusted less in comparison to the rest of the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2008 \text{ Total Value} = 2007 \text{ Total Value} / 0.9290348 + 0.05943948 * \text{BigLotSub1}$$

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

$$2008 \text{ Improvements Value} = 2008 \text{ Total Value} \text{ minus } 2008 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the total value formula based on the characteristics of the principal improvement.
 - *If a house and mobile home exist, the formula derived from the bldg characteristics 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 * 1.067).
 - *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

Based on 41 usable mobile home sales available for analysis in the area, it was determined that the mobile home parcels will be valued using the improvement % change indicated by the sales sample. The resulting total value is calculated as follows:

$$2008 \text{ Total Value} = 2008 \text{ Land Value} + \text{Previous Improvement Value} * 1.067$$

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 40 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)

7.64%

BigLotSub1

Yes

% Adjustment

-6.47%

Comments

This area was just physically inspected in 2007 for 2008 payable.

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, in Subarea 1, parcels on 10 acres or more would receive a net 1.17% upward adjustment (7.64%-6.47%). There are 323 parcels in the population that would receive this adjustment.

91% (3,268) of the population of 1 to 3 unit residences in the area are adjusted by the overall alone.

Area 40 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 **99.0**

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

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

Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<= 6	32	0.916	0.978	6.7%	0.941	1.014
7	115	0.924	0.991	7.2%	0.973	1.008
8	102	0.917	0.984	7.3%	0.963	1.006
9	45	0.942	1.007	6.9%	0.972	1.042
10	13	0.930	0.984	5.8%	0.928	1.040
11	2	0.948	0.983	3.7%	0.876	1.091
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1950	32	0.941	1.006	6.9%	0.961	1.050
1951-1970	40	0.927	0.992	7.0%	0.961	1.023
1971-1980	53	0.948	1.014	6.9%	0.986	1.041
1981-1990	63	0.908	0.975	7.4%	0.950	1.001
1991-2000	67	0.917	0.977	6.6%	0.953	1.002
>2000	54	0.931	0.997	7.1%	0.968	1.027
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	166	0.927	0.990	6.8%	0.973	1.007
Good	111	0.919	0.985	7.2%	0.967	1.003
Very Good	32	0.940	1.008	7.3%	0.967	1.049
Story	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	159	0.923	0.992	7.4%	0.976	1.007
1.5	54	0.929	0.984	5.9%	0.951	1.017
2	94	0.924	0.989	7.0%	0.968	1.010
2.5	2	0.925	0.988	6.8%	0.031	2.150
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0450-1000	16	0.942	1.012	7.4%	0.954	1.070
1001-1500	60	0.929	0.996	7.2%	0.970	1.022
1501-2000	95	0.913	0.979	7.2%	0.958	0.999
2001-2500	64	0.924	0.989	7.1%	0.962	1.016
2501-3000	27	0.929	0.996	7.3%	0.957	1.035
3001-4000	39	0.928	0.992	6.9%	0.952	1.031

Area 40 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 **99.0**

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

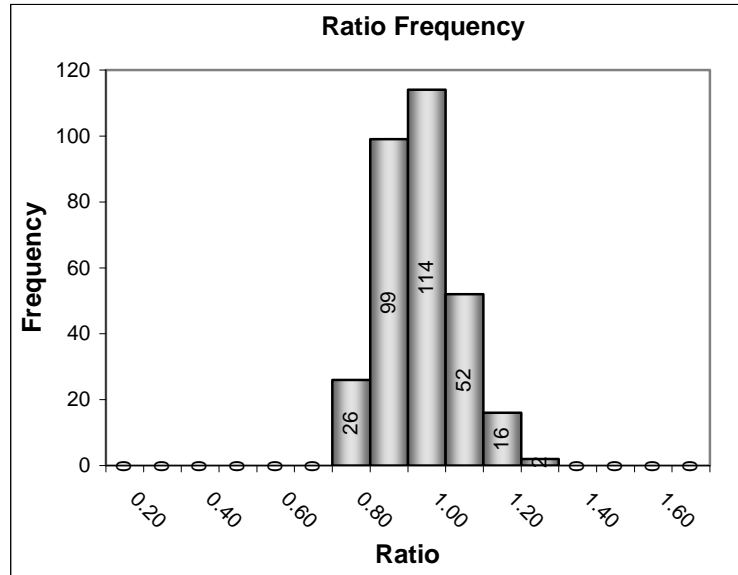
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area (continued)	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
4001-5000	6	0.978	1.027	4.9%	0.989	1.064
>5000	2	0.948	0.983	3.7%	0.876	1.091
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	152	0.918	0.986	7.3%	0.970	1.001
Y	157	0.931	0.994	6.7%	0.976	1.011
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	302	0.925	0.990	6.9%	0.978	1.001
Y	7	0.934	1.005	7.6%	0.932	1.078
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	219	0.930	0.993	6.8%	0.979	1.007
9	90	0.914	0.982	7.5%	0.960	1.005
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
05001-08000	2	0.921	0.988	7.3%	0.873	1.104
08001-12000	6	0.885	0.951	7.5%	0.884	1.018
12001-16000	10	0.891	0.957	7.3%	0.902	1.011
16001-20000	11	0.911	0.978	7.4%	0.910	1.046
20001-30000	8	0.927	0.996	7.5%	0.904	1.089
30001-43559	48	0.950	1.021	7.5%	0.993	1.050
1AC-3AC	96	0.914	0.983	7.5%	0.961	1.004
3.01AC-5AC	57	0.917	0.986	7.5%	0.957	1.015
5.1AC-40AC	71	0.935	0.989	5.7%	0.964	1.014
Big Lot & Sub 1	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	287	0.921	0.991	7.5%	0.978	1.003
Y	22	0.961	0.995	3.5%	0.937	1.034

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2007	Date of Report: 1/10/2008	Sales Dates: 1/2005 - 12/2007
Area Area 40- Enumclaw Plateau	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	309		
Mean Assessed Value	445,100		
Mean Sales Price	481,000		
Standard Deviation AV	164,319		
Standard Deviation SP	179,755		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.932		
Median Ratio	0.924		
Weighted Mean Ratio	0.925		
UNIFORMITY			
Lowest ratio	0.706		
Highest ratio:	1.264		
Coefficient of Dispersion	8.43%		
Standard Deviation	0.098		
Coefficient of Variation	10.51%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.910		
Upper limit	0.938		
95% Confidence: Mean			
Lower limit	0.921		
Upper limit	0.943		
SAMPLE SIZE EVALUATION			
N (population size)	3591		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.098		
Recommended minimum:	15		
Actual sample size:	309		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	163		
# ratios above mean:	146		
z:	0.967		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



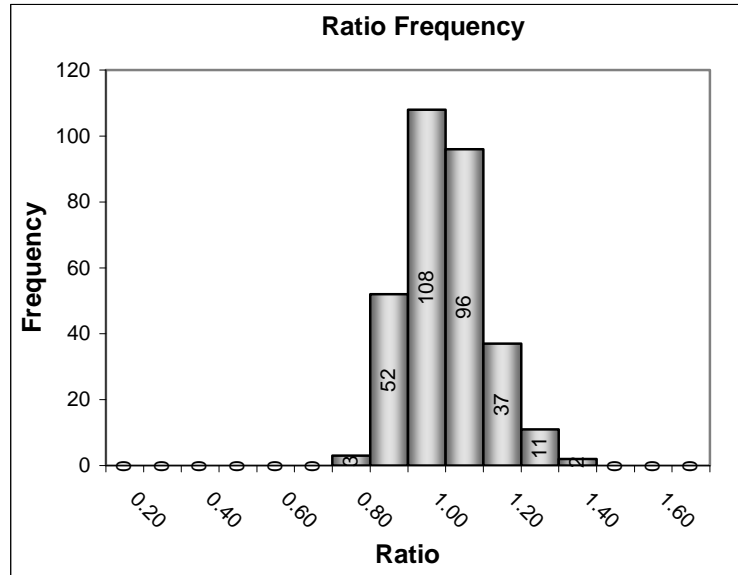
COMMENTS:

1 to 3 Unit Residences throughout area 40

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2008	Date of Report: 1/10/2008	Sales Dates: 1/2005 - 12/2007
Area Area 40- Enumclaw Plateau	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	309		
Mean Assessed Value	476,200		
Mean Sales Price	481,000		
Standard Deviation AV	172,085		
Standard Deviation SP	179,755		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.991		
Weighted Mean Ratio	0.990		
UNIFORMITY			
Lowest ratio	0.759		
Highest ratio:	1.358		
Coefficient of Dispersion	8.34%		
Standard Deviation	0.104		
Coefficient of Variation	10.40%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.977		
Upper limit	1.008		
95% Confidence: Mean			
Lower limit	0.987		
Upper limit	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	3591		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.104		
Recommended minimum:	17		
Actual sample size:	309		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	161		
# ratios above mean:	148		
z:	0.740		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 40

Both assessment level and uniformity have 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 40
(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	312007	9099	4/27/06	\$219,000	770	0	5	1975	3	36263	N	N	47014 286TH AVE SE
001	352006	9027	9/11/05	\$247,500	1010	0	5	1928	4	162862	N	N	25016 SE MUD MOUNTAIN RD
001	352106	9079	3/22/06	\$325,000	540	0	6	1996	3	220662	N	N	24833 SE 380TH ST
001	222006	9163	2/13/07	\$280,000	820	0	6	2002	3	21330	Y	N	43920 228TH AVE SE
001	052007	9009	3/23/05	\$224,000	940	0	6	1937	5	20708	Y	N	29604 SE 392ND ST
001	212006	9042	10/4/05	\$230,000	940	0	6	1940	4	108028	Y	N	22431 SE 436TH ST
001	571140	0010	11/3/05	\$242,000	960	0	6	2004	3	13728	N	N	43909 241ST PL SE
001	132006	9084	7/27/06	\$265,000	970	0	6	2005	3	37024	Y	N	41702 264TH AVE SE
001	222006	9024	8/10/05	\$200,000	1000	0	6	1918	3	53578	Y	N	24011 SE 440TH ST
001	052006	9006	4/6/05	\$351,000	1000	0	6	1962	4	315810	Y	N	38524 200TH AVE SE
001	272006	9047	5/31/06	\$287,950	1030	800	6	1947	4	18700	Y	N	44904 228TH AVE SE
001	122006	9076	7/28/05	\$224,000	1120	0	6	1940	4	12800	Y	N	40122 264TH AVE SE
001	222006	9025	2/10/06	\$430,000	1190	0	6	1922	4	415998	Y	N	44008 228TH AVE SE
001	932610	0080	5/20/05	\$191,000	1200	0	6	1974	4	10679	N	N	41318 213TH AVE SE
001	152006	9013	3/17/06	\$349,950	1220	0	6	1917	5	62726	Y	N	42406 228TH AVE SE
001	262006	9127	1/12/07	\$410,000	1260	0	6	1914	3	788000	N	N	25715 SE 456TH ST
001	941340	0080	6/21/05	\$256,500	1280	0	6	2001	3	11850	Y	Y	52225 SE 496TH PL
001	128400	0052	8/18/06	\$277,000	1290	0	6	1970	5	9669	Y	N	21303 SE 424TH ST
001	222006	9046	8/4/06	\$320,000	1470	0	6	1926	3	104108	Y	N	23109 SE 436TH ST
001	112006	9018	5/19/05	\$465,000	1600	0	6	1927	5	869893	Y	N	25216 SE 416TH ST
001	032006	9019	3/23/07	\$385,000	1650	0	6	1926	5	76230	Y	N	24228 SE 400TH ST
001	152006	9027	2/13/06	\$526,990	1700	0	6	1941	4	341946	Y	N	41920 228TH AVE SE
001	342106	9095	3/29/05	\$385,000	2000	1150	6	1980	3	217800	N	N	23707 SE 376TH ST
001	222006	9086	12/19/05	\$460,000	2110	0	6	1945	5	210830	Y	N	43405 236TH AVE SE
001	312007	9047	5/23/07	\$379,999	840	720	7	2007	3	36783	N	N	47406 288TH AVE SE
001	082007	9060	8/28/06	\$349,900	1100	0	7	1958	3	220413	Y	N	41210 305TH AVE SE
001	272006	9019	2/16/06	\$310,000	1120	0	7	1917	4	98445	Y	N	46319 244TH AVE SE
001	182006	9056	11/9/05	\$342,000	1130	620	7	1996	3	112384	Y	N	42429 188TH AVE SE
001	144330	0050	2/27/06	\$354,000	1180	580	7	1969	3	47916	Y	N	39323 303RD AVE SE
001	132006	9086	1/31/07	\$299,990	1200	0	7	1963	4	37024	Y	N	41720 264TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 40
(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	052006	9017	7/14/06	\$450,000	1230	1100	7	1966	3	2E+06	Y	N	39829 212TH AVE SE
001	342006	9001	4/21/05	\$220,000	1250	0	7	1930	5	21375	Y	N	46529 244TH AVE SE
001	182006	9050	2/21/06	\$286,000	1250	730	7	1967	3	42032	Y	N	42808 AUBURN-ENUMCLAW RD SE
001	322106	9076	12/26/06	\$258,500	1280	0	7	1970	5	12800	N	N	20823 SE 376TH ST
001	162006	9002	8/27/07	\$450,000	1350	0	7	1961	5	198198	Y	N	22307 SE 416TH ST
001	032006	9013	9/15/06	\$325,000	1400	0	7	1970	4	209524	Y	N	39233 244TH AVE SE
001	642700	0003	5/24/07	\$275,000	1400	0	7	1974	4	17134	N	N	24700 SE MUD MOUNTAIN RD
001	312007	9142	10/19/06	\$335,000	1420	0	7	1980	3	37160	Y	N	46914 286TH AVE SE
001	312007	9142	2/24/06	\$323,950	1420	0	7	1980	3	37160	Y	N	46914 286TH AVE SE
001	278131	0030	3/28/07	\$294,000	1430	0	7	1969	4	13539	N	N	23830 SE 472ND ST
001	092006	9016	8/1/06	\$480,000	1430	0	7	1997	3	169012	Y	N	41329 228TH AVE SE
001	322106	9030	8/29/05	\$469,000	1440	0	7	1931	5	240015	Y	N	21029 SE 376TH ST
001	342106	9125	8/3/05	\$340,000	1440	500	7	1984	3	49658	N	N	38024 236TH AVE SE
001	072006	9059	10/16/07	\$462,000	1440	700	7	2006	3	95396	Y	N	19526 SE 416TH ST
001	012006	9043	11/17/06	\$450,000	1480	0	7	1965	3	175546	Y	N	39416 264TH AVE SE
001	222006	9112	6/25/07	\$440,000	1480	790	7	1967	4	104108	Y	N	44622 228TH AVE SE
001	681770	0040	7/12/05	\$337,500	1480	1190	7	1976	4	19956	N	N	41455 212TH AVE SE
001	278131	0010	4/10/06	\$267,500	1490	0	7	1969	4	16963	N	N	23848 SE 472ND ST
001	092006	9020	1/30/07	\$524,500	1540	640	7	1975	4	858567	Y	N	40902 212TH AVE SE
001	202006	9053	11/19/07	\$256,000	1560	0	7	1966	3	18900	Y	N	43706 208TH AVE SE
001	278130	0010	8/11/05	\$338,700	1560	550	7	1968	4	33478	N	N	47205 241ST AVE SE
001	312106	9051	11/21/06	\$415,000	1560	770	7	1969	4	39204	Y	N	37915 188TH AVE SE
001	172006	9097	6/18/07	\$500,000	1570	0	7	1973	4	226050	Y	N	41904 207TH AVE SE
001	272006	9003	10/2/06	\$599,950	1590	0	7	2005	3	427323	Y	N	23627 SE 448TH ST
001	222006	9179	12/26/06	\$350,000	1600	0	7	1972	4	43576	Y	N	43230 236TH AVE SE
001	052006	9019	5/23/06	\$440,000	1600	0	7	2002	3	409028	N	N	20423 SE 384TH ST
001	312007	9036	5/11/06	\$399,000	1610	0	7	1939	5	74488	N	N	46719 284TH AVE SE
001	362006	9007	7/2/07	\$347,000	1610	0	7	1972	4	180923	Y	N	46902 261ST AVE SE
001	056150	0300	5/19/06	\$399,950	1610	1080	7	1989	4	39777	Y	N	38423 251ST PL SE
001	052007	9087	12/8/06	\$440,000	1610	0	7	1990	3	217800	Y	N	38415 304TH AVE SE
001	072007	9055	5/18/07	\$465,000	1630	0	7	1966	3	267022	Y	N	40120 278TH WAY SE

**Improved Sales Used in this Annual Update Analysis
Area 40
(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	278132	0030	4/17/06	\$278,000	1690	0	7	1973	4	15996	N	N	23718 SE 473RD ST
001	222006	9038	8/24/05	\$394,950	1700	0	7	1983	5	80150	Y	N	24018 SE 440TH ST
001	362006	9046	10/29/07	\$228,000	1710	0	7	1917	4	8325	N	N	27517 SE 467TH PL
001	082006	9044	5/25/05	\$324,950	1720	0	7	1966	3	82328	N	N	40823 212TH AVE SE
001	342006	9012	11/3/06	\$299,950	1720	0	7	1973	4	18616	N	N	24311 SE 468TH ST
001	342006	9012	4/20/05	\$248,000	1720	0	7	1973	4	18616	N	N	24311 SE 468TH ST
001	056150	0270	5/15/06	\$379,950	1730	460	7	1991	3	54096	Y	N	38428 251ST PL SE
001	342106	9029	11/28/06	\$397,500	1740	0	7	1969	4	38610	N	N	23008 SE 380TH ST
001	122006	9033	12/22/06	\$519,000	1740	0	7	2005	3	211661	Y	N	41021 264TH AVE SE
001	642700	0890	4/3/06	\$360,000	1768	0	7	2000	3	36464	N	N	24615 SE MUD MOUNTAIN RD
001	052006	9033	4/19/06	\$390,000	1770	0	7	2005	3	65340	Y	N	20017 SE 384TH ST
001	342006	9039	7/21/06	\$471,750	1810	0	7	1919	5	181708	Y	N	23729 SE 468TH WAY
001	362006	9036	4/27/05	\$325,000	1820	0	7	1966	4	32666	N	N	46901 276TH AVE SE
001	278132	0120	9/7/05	\$340,000	1860	0	7	1974	4	21080	N	N	23701 SE 473RD ST
001	052006	9036	1/18/06	\$445,000	1900	0	7	1934	5	212137	N	N	39219 200TH AVE SE
001	042007	9045	3/27/06	\$362,000	1900	0	7	1992	3	72745	N	N	39322 310TH AVE SE
001	072006	9075	5/18/05	\$508,000	1910	630	7	1978	4	319290	Y	N	40306 185TH AVE SE
001	322007	9022	4/11/06	\$374,000	1920	600	7	1967	4	17370	N	N	29520 SE 472ND ST
001	282006	9026	4/6/07	\$474,300	1940	0	7	1919	5	72310	Y	N	21730 SE 456TH ST
001	362006	9028	10/11/06	\$397,000	2012	0	7	1913	4	77015	N	N	47614 260TH AVE SE
001	202006	9025	6/6/05	\$450,000	2040	0	7	1979	4	641203	Y	N	44410 208TH AVE SE
001	202006	9025	10/30/07	\$515,000	2040	0	7	1979	4	641203	Y	N	44410 208TH AVE SE
001	082006	9021	5/2/06	\$370,000	2060	0	7	1900	5	206910	N	N	41209 212TH AVE SE
001	142006	9071	10/26/07	\$435,500	2070	700	7	1963	4	44460	Y	N	42312 252ND WAY SE
001	022006	9058	9/15/05	\$493,000	2080	0	7	1999	3	195584	Y	N	39817 254TH AVE SE
001	681770	0030	8/22/05	\$375,000	2110	0	7	2001	3	34034	N	N	41433 212TH AVE SE
001	342106	9066	4/14/06	\$410,000	2150	0	7	1992	3	43560	N	N	23606 SE 380TH ST
001	072006	9021	5/11/05	\$413,500	2160	880	7	1966	4	174240	Y	N	19021 SE 400TH ST
001	222006	9036	1/4/05	\$360,000	2320	0	7	1926	5	427759	Y	N	43428 236TH AVE SE
001	022006	9090	7/6/05	\$499,500	2350	0	7	1980	4	217800	Y	N	24528 SE 400TH ST
001	342106	9047	6/12/06	\$560,000	2410	0	7	1977	4	217800	N	N	23817 SE 371ST ST

Improved Sales Used in this Annual Update Analysis
Area 40
(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	072006	9019	7/26/05	\$665,000	2690	0	7	1989	4	425581	Y	N	19124 SE 416TH ST
001	222006	9050	9/28/05	\$402,500	2770	0	7	1977	4	27600	Y	N	22917 SE 436TH ST
001	072006	9054	9/21/06	\$598,000	2980	0	7	2004	3	217800	Y	N	19133 SE 409TH ST
001	342106	9083	12/20/06	\$510,000	3000	0	7	1983	4	108900	N	N	38011 238TH AVE SE
001	352106	9073	8/11/06	\$535,000	3120	0	7	1991	3	208652	N	N	24831 SE 372ND ST
001	072007	9037	6/10/05	\$470,000	3670	0	7	1900	5	36000	Y	N	40115 278TH WAY SE
001	272006	9023	1/24/07	\$375,000	1200	0	8	1968	4	18906	Y	N	24103 SE 448TH ST
001	272006	9023	8/12/05	\$305,950	1200	0	8	1968	4	18906	Y	N	24103 SE 448TH ST
001	292106	9083	1/24/06	\$400,000	1360	700	8	1974	3	189486	N	N	19814 SE 368TH ST
001	980450	0140	7/15/05	\$369,950	1370	720	8	1975	3	47044	Y	N	39421 260TH AVE SE
001	721550	0205	6/14/07	\$450,000	1400	510	8	1975	4	98881	N	N	27021 SE 382ND ST
001	605500	0140	7/12/05	\$527,000	1400	1020	8	1996	3	38312	Y	N	27800 SE 400TH WAY
001	342106	9071	5/26/06	\$399,950	1420	820	8	1987	4	41448	N	N	38027 244TH AVE SE
001	312007	9146	9/27/06	\$485,000	1510	1420	8	1997	3	96000	N	N	46457 288TH PL SE
001	022006	9092	9/6/07	\$479,950	1550	890	8	1980	4	36903	Y	N	39603 258TH AVE SE
001	162006	9091	10/6/05	\$390,000	1560	1560	8	1985	3	91476	Y	N	21307 SE 416TH ST
001	192006	9046	6/30/06	\$608,000	1580	0	8	1991	3	321472	Y	N	43510 192ND AVE SE
001	312007	9131	6/14/06	\$419,000	1600	830	8	1988	4	35046	Y	N	28927 SE 472ND ST
001	222006	9201	6/1/06	\$375,000	1610	880	8	1979	4	35359	Y	N	24313 SE 436TH ST
001	312007	9027	11/23/05	\$479,000	1650	1390	8	1976	3	259617	N	N	47502 288TH AVE SE
001	144330	0160	11/1/05	\$380,000	1670	0	8	1977	4	35126	Y	N	39308 303RD AVE SE
001	342106	9084	12/8/06	\$541,352	1740	520	8	1978	4	118267	N	N	38125 238TH AVE SE
001	072007	9042	4/25/07	\$559,000	1740	0	8	1983	4	88842	Y	N	40921 278TH AVE SE
001	342106	9161	6/23/05	\$320,000	1750	0	8	1996	3	35000	N	N	38114 236TH AVE SE
001	061907	9094	7/31/06	\$565,000	1760	1520	8	1963	4	220413	N	N	48706 284TH AVE SE
001	142240	0230	11/20/07	\$329,000	1760	0	8	1976	3	45590	N	N	39908 226TH AVE SE
001	312007	9070	2/22/05	\$355,000	1780	0	8	2004	3	36580	Y	N	29005 SE 472ND ST
001	342006	9033	5/26/05	\$330,000	1800	0	8	1935	4	103953	N	N	46919 244TH AVE SE
001	342106	9073	8/10/06	\$499,000	1820	580	8	1977	4	217800	N	N	23810 SE 380TH ST
001	322106	9036	4/7/05	\$477,000	1840	0	8	1968	4	208216	Y	N	38021 212TH AVE SE
001	342106	9086	9/28/05	\$449,999	1860	1190	8	1977	4	58370	N	N	38303 238TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 40
(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	282106	9029	12/29/06	\$560,000	1870	1130	8	1975	3	594594	N	N	36707 212TH WAY SE
001	980450	0230	4/12/07	\$430,000	1880	0	8	1974	3	176501	Y	N	38820 258TH AVE SE
001	312106	9082	11/27/07	\$629,950	1890	0	8	1987	3	203425	Y	N	37628 192ND AVE SE
001	342106	9037	9/19/07	\$421,000	1900	0	8	1977	4	87120	N	N	38320 238TH AVE SE
001	072006	9081	4/25/05	\$420,000	1920	0	8	1988	3	217800	Y	N	19100 SE 408TH ST
001	980451	0050	9/22/06	\$602,000	1950	760	8	1985	5	51108	Y	N	25715 SE 398TH ST
001	980451	0060	12/1/05	\$478,000	1970	860	8	1983	4	50541	Y	N	25723 SE 398TH ST
001	352106	9055	6/29/07	\$570,000	1970	500	8	1986	3	121605	N	N	24512 SE 384TH ST
001	056150	0180	8/1/05	\$445,000	1980	0	8	2002	3	40697	N	N	24723 SE 387TH ST
001	082007	9053	2/1/05	\$467,500	2010	0	8	1965	5	103672	Y	N	41032 300TH AVE SE
001	312007	9133	11/1/05	\$392,000	2076	0	8	2001	3	48389	Y	N	47224 288TH AVE SE
001	342106	9146	7/25/07	\$537,500	2080	0	8	1991	4	49222	N	N	38230 236TH AVE SE
001	112006	9043	7/7/06	\$660,000	2100	0	8	2002	3	423839	Y	N	40404 244TH AVE SE
001	322007	9030	2/8/07	\$580,000	2110	0	8	1988	4	220249	N	N	47513 294TH AVE SE
001	112006	9048	1/9/06	\$535,500	2180	0	8	1985	3	217800	Y	N	25003 SE 406TH ST
001	342106	9030	4/12/07	\$559,000	2230	0	8	1986	4	217800	Y	N	23321 SE 380TH ST
001	072007	9062	5/9/06	\$502,000	2240	0	8	1979	4	50965	Y	N	40220 278TH WAY SE
001	102006	9007	8/8/07	\$685,000	2240	0	8	1994	3	437956	Y	N	23016 SE 406TH ST
001	011906	9028	9/6/06	\$660,000	2330	0	8	1967	5	86248	N	Y	27221 SE MUD MOUNTAIN RD
001	022006	9129	6/6/05	\$580,000	2340	0	8	2002	3	107593	Y	N	24612 SE 390TH ST
001	332007	9017	1/10/06	\$463,000	2370	0	8	1997	3	33150	Y	N	47926 323RD AVE SE
001	352106	9068	4/4/06	\$560,000	2400	0	8	1989	4	193115	N	N	37614 250TH AVE SE
001	061907	9082	10/23/07	\$530,000	2420	700	8	1994	3	344124	N	N	48410 284TH AVE SE
001	605500	0270	3/28/07	\$530,000	2430	0	8	1988	3	39077	Y	N	27442 SE 402ND ST
001	072006	9080	7/26/05	\$729,950	2470	0	8	1991	3	435600	Y	N	41003 196TH AVE SE
001	182006	9038	1/13/05	\$492,000	2530	0	8	1988	3	179902	Y	N	42019 196TH AVE SE
001	122006	9106	9/16/06	\$618,000	2560	0	8	1993	3	201682	Y	N	40122 268TH AVE SE
001	222006	9204	8/4/06	\$486,500	2570	0	8	1987	4	52707	Y	N	44323 240TH PL SE
001	342106	9079	9/21/06	\$435,000	2580	0	8	1981	4	44250	N	N	24124 SE 380TH ST
001	282106	9026	9/14/06	\$574,000	2620	0	8	2006	3	108900	N	N	36543 218TH AVE SE
001	302007	9076	3/30/05	\$680,000	2700	0	8	1992	3	695217	N	N	27920 SE 464TH ST

Improved Sales Used in this Annual Update Analysis
Area 40
(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	605500	0010	1/31/07	\$569,950	2760	760	8	2005	3	35512	Y	N	40109 273RD AVE SE
001	142006	9009	4/16/07	\$655,000	2850	0	8	1991	3	381585	Y	N	24606 SE 424TH ST
001	605500	0210	3/21/05	\$373,000	2950	0	8	1983	3	38408	Y	N	27407 SE 401ST ST
001	605500	0210	3/24/06	\$449,950	2950	0	8	1983	3	38408	Y	N	27407 SE 401ST ST
001	312106	9036	8/31/06	\$629,950	3020	0	8	1992	3	360241	N	N	37304 188TH AVE SE
001	056150	0150	7/26/06	\$529,950	3160	0	8	1994	4	37980	N	N	24525 SE 387TH ST
001	292106	9110	5/1/07	\$667,500	3240	0	8	2004	3	236095	N	N	36526 208TH AVE SE
001	342106	9136	1/5/07	\$689,000	3260	0	8	1998	3	435600	N	N	23022 SE 384TH ST
001	302007	9075	5/19/06	\$630,000	3300	0	8	1990	3	217800	N	N	46031 284TH AVE SE
001	282106	9030	7/27/07	\$599,000	3390	0	8	1992	4	165963	N	N	36513 212TH WAY SE
001	056150	0140	3/10/05	\$420,000	3630	0	8	1992	3	37958	Y	N	24511 SE 387TH ST
001	022006	9026	6/20/05	\$445,000	3640	0	8	1974	3	107593	Y	N	25606 SE 400TH ST
001	092006	9123	7/12/07	\$648,000	3640	0	8	2006	3	30833	N	N	40317 228TH AVE SE
001	172006	9085	12/14/05	\$398,000	3950	0	8	1972	3	44866	Y	N	43026 208TH AVE SE
001	362006	9032	4/15/05	\$600,000	4150	0	8	1967	4	385970	N	N	46840 260TH AVE SE
001	162006	9070	4/19/06	\$590,000	1550	1310	9	1976	4	352836	Y	N	21828 SE 424TH ST
001	312007	9053	10/27/05	\$580,000	1610	750	9	1981	3	207781	N	N	47607 288TH AVE SE
001	352106	9028	8/9/05	\$537,000	1790	1790	9	1997	3	90169	N	N	36915 249TH AVE SE
001	278133	0090	5/12/06	\$500,000	1820	1040	9	1984	4	20800	Y	N	47214 235TH AVE SE
001	144330	0110	8/24/06	\$590,000	1840	0	9	2005	3	58370	Y	N	39524 303RD AVE SE
001	312106	9046	5/11/07	\$775,000	1960	520	9	1966	4	868150	Y	N	37901 183RD AVE SE
001	022006	9105	9/1/05	\$612,500	1960	1530	9	1988	4	108900	Y	N	25519 SE 392ND ST
001	000640	0011	4/1/05	\$585,000	2070	1260	9	1990	3	457815	Y	N	19816 SE 456TH WAY
001	342106	9143	5/24/05	\$485,000	2180	1260	9	2004	3	40800	N	N	38231 244TH AVE SE
001	352106	9143	8/11/06	\$529,950	2210	0	9	1992	3	73320	N	N	36831 249TH AVE SE
001	322106	9012	6/28/05	\$444,500	2250	0	9	1976	4	43560	Y	N	37707 200TH AVE SE
001	012006	9033	10/7/05	\$741,000	2310	2270	9	1999	3	159429	Y	N	38410 ENUMCLAW-FRANKLIN RD SE
001	605500	0450	4/8/05	\$400,000	2360	0	9	1994	3	32701	Y	N	27304 SE 403RD ST
001	262106	9059	6/13/05	\$544,000	2370	610	9	1991	3	210830	Y	N	35803 249TH AVE SE
001	262106	9034	6/25/07	\$630,000	2370	0	9	2003	3	108900	N	N	25148 SE 367TH WAY
001	122006	9003	4/4/06	\$599,000	2420	0	9	1989	3	215622	Y	N	27005 SE 407TH ST

Improved Sales Used in this Annual Update Analysis
Area 40
(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	172006	9011	9/6/06	\$625,000	2420	0	9	1998	3	248292	Y	N	42230 200TH AVE SE
001	352106	9150	7/20/05	\$525,000	2440	0	9	1996	3	71002	N	N	36923 249TH AVE SE
001	352106	9115	5/18/05	\$480,000	2561	0	9	2000	3	40678	N	N	38232 244TH AVE SE
001	172006	9069	6/11/07	\$730,000	2600	0	9	1984	3	435600	Y	N	20211 SE 416TH ST
001	322106	9045	11/1/05	\$639,000	2610	640	9	1968	4	428630	Y	N	38005 200TH AVE SE
001	162006	9050	2/22/05	\$445,000	2640	0	9	2003	3	24000	Y	N	22622 SE 419TH ST
001	012006	9085	4/29/05	\$510,000	2770	0	9	1991	4	370695	Y	Y	38611 264TH AVE SE
001	122006	9074	8/18/06	\$825,000	2770	0	9	2000	3	313632	Y	N	41315 268TH AVE SE
001	082006	9068	9/20/07	\$563,000	2800	0	9	1975	4	98881	Y	N	20926 SE 416TH ST
001	072007	9046	3/26/07	\$610,000	2890	0	9	1991	3	75794	Y	N	40106 278TH AVE SE
001	142006	9124	4/24/06	\$680,000	3080	0	9	1984	3	405979	Y	N	25615 SE 416TH ST
001	102006	9060	5/30/06	\$845,000	3150	0	9	1998	3	438181	Y	N	23313 SE 406TH ST
001	102006	9060	3/23/05	\$765,000	3150	0	9	1998	3	438181	Y	N	23313 SE 406TH ST
001	042006	9055	3/6/06	\$838,000	3210	500	9	1980	4	265716	Y	N	22604 SE 392ND ST
001	122006	9071	8/9/06	\$665,000	3270	0	9	2005	3	189486	Y	N	40110 268TH AVE SE
001	042007	9049	10/24/06	\$776,000	3340	0	9	1991	3	213008	Y	N	39428 308TH AVE SE
001	262106	9039	4/21/05	\$649,950	3460	0	9	2003	3	107157	N	N	25130 SE 367TH WAY
001	262106	9060	5/19/05	\$648,000	3570	1000	9	1991	4	200376	Y	N	35817 249TH AVE SE
001	352106	9154	5/20/05	\$540,000	3580	0	9	2002	3	119900	N	N	24726 SE 372ND ST
001	342106	9128	5/19/05	\$509,950	3600	0	9	2004	3	40666	N	N	38325 244TH AVE SE
001	342106	9127	3/4/05	\$499,950	3950	0	9	2004	3	40980	N	N	38309 244TH AVE SE
001	152006	9063	2/21/07	\$825,000	4200	0	9	1969	4	426016	Y	N	42721 244TH AVE SE
001	052006	9068	10/24/05	\$735,000	2160	1400	10	1988	3	435600	N	N	20616 SE 396TH ST
001	142006	9092	9/26/07	\$1,275,000	2970	0	10	1989	4	413820	Y	N	41809 252ND WAY SE
001	122006	9097	6/8/07	\$985,000	3150	0	10	1987	4	207781	Y	N	26920 SE 411TH ST
001	012006	9095	2/28/07	\$879,000	3230	0	10	2003	3	89931	Y	N	40010 274TH AVE SE
001	122006	9091	7/13/05	\$799,000	3321	0	10	1999	3	202989	Y	N	26927 SE 407TH ST
001	061907	9093	1/28/05	\$970,000	3590	1230	10	1998	3	220849	N	N	28635 SE 487TH ST
001	362106	9053	6/24/05	\$999,000	3850	0	10	1995	3	441574	Y	N	26258 SE 380TH LN
001	022006	9091	5/8/07	\$880,000	3990	0	10	1994	3	174240	Y	N	25303 SE 394TH ST
001	332106	9008	9/10/07	\$965,000	4110	0	10	2005	3	797148	Y	N	37308 212TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 40
(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	332106	9008	11/8/06	\$900,000	4110	0	10	2005	3	797148	Y	N	37308 212TH WAY SE
001	605500	0190	4/9/07	\$1,025,000	5490	0	11	2003	3	40130	Y	N	27447 SE 401ST ST
001	322007	9007	4/11/07	\$1,375,000	6600	0	11	2000	3	970516	Y	N	29708 SE 472ND ST
009	240880	0230	6/29/07	\$220,000	800	0	5	1940	3	49658	N	N	31825 SE 268TH ST
009	262207	9117	5/27/05	\$200,000	960	320	5	1937	4	12903	N	N	26719 346TH AVE SE
009	232207	9033	12/20/05	\$182,000	480	480	6	1983	4	14100	N	N	35119 SE 254TH ST
009	187140	0490	9/7/05	\$179,950	860	0	6	1969	4	5500	N	N	35229 VEAZIE-CUMBERLAND RD SE
009	187140	0335	4/12/05	\$195,950	1000	0	6	1900	4	12375	N	N	35314 312TH WAY SE
009	102107	9097	1/17/07	\$280,000	1040	0	6	1983	4	42893	N	N	30446 KANASKAT-KANGLEY RD SE
009	082107	9071	10/14/05	\$164,500	1130	0	6	1980	4	76230	N	N	31801 293RD AVE SE
009	262207	9098	11/2/06	\$258,000	2080	0	6	1940	5	9360	N	N	34631 SE 268TH PL
009	282207	9086	10/14/05	\$339,950	1070	280	7	1987	3	54610	N	N	26807 316TH AVE SE
009	240880	0231	10/20/05	\$260,000	1100	290	7	1967	4	49658	N	N	31803 SE 268TH ST
009	187140	0680	9/9/05	\$252,950	1120	400	7	1984	4	6215	N	N	30817 SE 352ND ST
009	322207	9136	5/2/06	\$334,500	1200	0	7	1977	5	55321	N	N	28125 307TH AVE SE
009	042107	9044	4/17/06	\$310,000	1220	0	7	1987	3	31200	N	N	32104 SE RETREAT-KANASKAT RD
009	282207	9052	5/18/07	\$425,000	1220	360	7	1990	3	87581	N	N	26739 316TH AVE SE
009	282207	9028	6/7/07	\$295,000	1250	0	7	1981	4	49864	N	N	27131 314TH AVE SE
009	122107	9033	7/3/06	\$422,000	1320	0	7	1993	3	275399	N	N	35625 SE COURTNEY RD
009	187140	0235	7/19/06	\$285,000	1320	0	7	1998	3	12581	N	N	31204 SE 356TH ST
009	187140	0250	9/30/05	\$239,950	1390	0	7	1996	3	13537	N	N	31216 SE 356TH ST
009	262207	9137	5/25/05	\$344,250	1400	1400	7	1979	5	98881	Y	N	34228 SE 257TH ST
009	187140	0225	10/6/06	\$281,950	1400	0	7	1999	3	11000	N	N	35512 312TH WAY SE
009	322107	9080	2/16/06	\$318,000	1450	340	7	1978	4	38097	N	N	38104 292ND AVE SE
009	405800	0080	7/25/05	\$425,000	1490	580	7	2005	3	94663	N	N	28633 RETREAT-KANASKAT RD SE
009	240880	0200	5/25/07	\$451,000	1540	0	7	1978	4	99316	N	N	31616 SE 270TH ST
009	322207	9171	2/4/05	\$328,000	1600	0	7	1989	4	32239	N	N	28231 303RD AVE SE
009	262207	9152	8/23/06	\$468,450	1610	0	7	1984	4	121968	N	N	26329 348TH AVE SE
009	342107	9035	5/30/06	\$285,000	1620	0	7	1990	3	45302	Y	N	37628 EAST LAKE WALKER DR SE
009	322107	9032	4/16/07	\$449,000	1630	0	7	2003	3	72745	N	N	37538 VEAZIE-CUMBERLAND RD SE
009	405800	0060	7/29/05	\$351,950	1640	580	7	1976	3	94300	N	N	28425 296TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 40
(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
009	042107	9087	10/12/05	\$319,900	1660	0	7	1988	4	36180	N	N	29209 322ND AVE SE
009	240880	0271	10/30/07	\$417,000	1680	0	7	1960	5	99316	N	N	32126 SE 270TH ST
009	322107	9112	9/21/07	\$565,000	1750	0	7	1981	3	216057	N	N	29311 SE 374TH ST
009	322207	9126	2/21/06	\$346,500	1810	0	7	1975	4	64904	N	N	28444 RETREAT-KANASKAT RD SE
009	322207	9148	9/17/07	\$392,500	1830	0	7	1979	4	52233	N	N	28127 303RD AVE SE
009	092107	9027	10/31/06	\$519,900	1830	0	7	2005	3	516186	N	N	30433 312TH WAY SE
009	282107	9071	6/1/06	\$447,000	1870	0	7	1983	4	142005	N	N	36213 312TH AVE SE
009	172107	9028	11/15/07	\$278,000	1950	0	7	1969	3	43560	N	N	33317 293RD AVE SE
009	240880	0450	7/12/06	\$449,500	1950	0	7	1970	4	99752	N	N	31621 SE 266TH ST
009	042107	9063	5/3/06	\$432,125	2020	0	7	1972	5	215622	N	N	29403 313TH AVE SE
009	322107	9175	5/21/07	\$452,100	2060	0	7	1987	4	47932	N	N	29806 SE 370TH ST
009	042107	9134	4/7/06	\$449,900	2080	0	7	1990	4	48787	N	N	29224 322ND AVE SE
009	052107	9026	12/23/05	\$449,950	2120	0	7	1999	3	348694	Y	N	30109 SE RETREAT-KANASKAT RD
009	240880	0120	11/19/07	\$400,000	2140	0	7	1959	5	49658	N	N	31620 SE KENT-KANGLEY RD
009	262207	9058	9/17/05	\$349,888	2260	0	7	2005	3	32640	N	N	34628 SE 268TH ST
009	262207	9037	11/8/05	\$335,000	2260	0	7	2005	3	31621	N	N	34639 SE 268TH ST
009	322107	9071	10/4/05	\$469,950	2290	0	7	1992	3	243064	N	N	29300 SE 371ST ST
009	322107	9097	11/22/05	\$348,000	2350	0	7	1940	5	18400	N	N	37231 VEAZIE-CUMBERLAND RD SE
009	405800	0040	3/13/06	\$437,000	2370	0	7	1976	5	81600	N	N	28422 296TH AVE SE
009	282207	9088	8/1/05	\$360,000	2380	0	7	1988	3	54687	N	N	27014 314TH AVE SE
009	282207	9047	3/6/06	\$416,000	2620	0	7	1981	5	54797	N	N	27105 309TH AVE SE
009	342107	9077	9/19/06	\$353,950	980	890	8	1992	3	231750	Y	N	37630 EAST LAKE WALKER DR SE
009	142107	9104	2/27/06	\$649,000	1266	690	8	1999	3	1E+06	Y	N	32707 349TH WAY SE
009	292107	9034	4/5/05	\$449,500	1370	0	8	1982	5	162478	Y	N	30415 SE 355TH ST
009	102107	9099	4/27/07	\$349,900	1410	580	8	1987	4	20466	N	N	30452 KANASKAT-KANGLEY RD SE
009	042107	9089	3/2/05	\$369,950	1430	860	8	2005	3	96703	N	N	32310 SE 291ST ST
009	232207	9015	7/25/05	\$415,000	1510	0	8	1995	3	182952	N	N	25530 350TH AVE SE
009	122107	9046	11/1/07	\$380,000	1550	0	8	1984	4	136662	N	N	35935 SE 311TH ST
009	042107	9022	2/25/06	\$546,000	1620	950	8	1986	4	252648	N	N	29921 321ST AVE SE
009	142107	9094	3/1/07	\$585,000	1790	0	8	2000	3	269600	N	N	34184 SE 327TH PL
009	416960	0050	8/2/07	\$645,500	1810	770	8	1990	4	45465	Y	Y	30435 SE LAKE RETREAT NORTH DR

Improved Sales Used in this Annual Update Analysis
Area 40
(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
009	416960	0050	1/31/06	\$590,000	1810	770	8	1990	4	45465	Y	Y	30435 SE LAKE RETREAT NORTH DR
009	416960	0050	5/9/05	\$585,000	1810	770	8	1990	4	45465	Y	Y	30435 SE LAKE RETREAT NORTH DR
009	042107	9115	5/25/06	\$378,000	1850	0	8	1992	3	39300	Y	N	29610 322ND AVE SE
009	342207	9078	8/3/05	\$440,000	1910	0	8	1996	3	220849	N	N	28211 338TH AVE SE
009	332107	9011	7/6/07	\$469,450	1930	0	8	1992	3	44431	Y	N	30808 SE 384TH ST
009	282207	9037	2/22/05	\$415,000	2020	0	8	1996	3	198000	N	N	31020 SE 268TH ST
009	282207	9105	10/23/07	\$399,950	2060	0	8	1990	3	54450	N	N	26625 309TH AVE SE
009	322107	9095	3/20/07	\$569,950	2110	0	8	1972	4	198634	N	N	37420 VEAZIE-CUMBERLAND RD SE
009	282107	9075	6/5/07	\$570,220	2220	0	8	2001	3	127631	N	N	36409 312TH AVE SE
009	032107	9090	12/12/06	\$650,000	2220	0	8	2004	3	871636	Y	N	28920 327TH WAY SE
009	282107	9054	8/3/06	\$520,000	2350	0	8	1992	3	219106	N	N	36108 312TH AVE SE
009	240880	0545	5/25/06	\$679,000	2360	0	8	2005	3	209959	N	N	32224 SE 266TH ST
009	240880	0545	7/14/05	\$544,000	2360	0	8	2005	3	209959	N	N	32224 SE 266TH ST
009	082107	9037	3/27/07	\$495,000	2400	0	8	2004	3	77972	N	N	31926 293RD AVE SE
009	262207	9140	9/26/06	\$449,900	2430	0	8	1994	3	98881	N	N	34109 SE 257TH ST
009	042107	9046	3/1/05	\$369,950	2460	0	8	2004	3	53143	N	N	29328 318TH AVE SE
009	322207	9039	3/17/05	\$590,000	2580	0	8	1981	4	43200	Y	Y	29913 SE LAKE RETREAT NORTH DR
009	322107	9079	5/30/06	\$499,950	2660	0	8	1984	4	217800	N	N	38215 297TH PL SE
009	322107	9183	6/18/05	\$549,500	3090	0	8	1998	3	51155	N	N	38146 VEAZIE-CUMBERLAND RD SE
009	032107	9063	5/10/05	\$870,000	3330	0	8	1999	3	436035	N	N	29422 333RD AVE SE
009	322207	9170	8/4/06	\$620,000	4690	0	8	1991	5	37697	N	N	28219 303RD AVE SE
009	322207	9199	3/22/05	\$575,000	2620	0	9	2000	3	229125	N	N	27230 304TH AVE SE
009	292107	9066	4/20/06	\$700,000	3030	0	9	2005	3	261796	N	N	29420 SE 352ND ST
009	322207	9206	7/5/07	\$799,000	3050	0	9	2003	3	214058	Y	N	30729 SE KENT-KANGLEY RD
009	322207	9206	3/30/05	\$699,750	3050	0	9	2003	3	214058	Y	N	30729 SE KENT-KANGLEY RD
009	322107	9130	1/5/05	\$448,000	3090	0	9	2005	3	54731	N	N	37721 297TH PL SE
009	142107	9092	11/15/07	\$630,000	3500	0	9	1994	3	217797	Y	N	32507 342ND AVE SE
009	032107	9080	12/6/05	\$651,750	3500	0	9	2001	3	298386	Y	N	32330 SE 307TH ST
009	052107	9027	6/20/06	\$869,950	3480	0	10	2005	3	647577	Y	N	30217 SE RETREAT-KANASKAT RD
009	352207	9032	7/26/06	\$865,000	3660	0	10	2006	3	239157	N	N	27538 340TH AVE SE
009	322207	9167	9/7/06	\$989,000	4890	0	10	2005	3	212568	Y	N	30721 SE KENT-KANGLEY RD

**Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012006	9022	11/9/05	\$386,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	012006	9052	6/27/07	\$190,000	NON-REPRESENTATIVE SALE
001	012006	9064	12/27/06	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	022006	9117	10/10/05	\$189,000	DOR RATIO;%COMPL
001	032006	9005	10/20/05	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	032006	9011	11/22/05	\$550,000	NO MARKET EXPOSURE; PARTIAL INTEREST
001	032006	9019	9/14/06	\$309,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	032006	9043	9/7/06	\$500,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
001	032006	9062	4/26/07	\$225,000	UNFIN AREA;NO MARKET EXPOSURE
001	042007	9041	5/5/05	\$196,000	DIAGNOSTIC OUTLIER
001	052006	9036	1/18/06	\$445,000	RELOCATION - SALE TO SERVICE
001	052006	9078	7/24/06	\$250,000	DIAGNOSTIC OUTLIER
001	052007	9005	7/26/07	\$534,995	PRESENT CHAR DO NOT MATCH SALE CHAR
001	052007	9054	3/13/07	\$302,000	DIAGNOSTIC OUTLIER
001	052007	9055	8/7/07	\$555,000	DIAGNOSTIC OUTLIER
001	052007	9084	3/20/06	\$312,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	052007	9101	11/3/05	\$159,000	DOR RATIO
001	061907	9040	11/8/06	\$220,000	DIAGNOSTIC OUTLIER
001	062006	9007	4/21/05	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	062006	9027	12/9/05	\$340,000	DIAGNOSTIC OUTLIER
001	062006	9038	3/22/07	\$475,000	OPEN SPACE/RELATED PARTY
001	062006	9048	3/15/07	\$320,000	OPEN SPACE/RELATED PARTY
001	062006	9085	3/18/05	\$360,000	OPEN SPACE/BANKRUPTCY
001	062006	9086	3/1/05	\$108,500	DOR RATIO
001	062007	9029	1/4/05	\$470,000	NO MARKET EXPOSURE; FORCED SALE
001	072006	9002	12/13/06	\$450,000	DIAGNOSTIC OUTLIER
001	072006	9014	3/25/05	\$455,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	072006	9014	5/5/06	\$227,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	072006	9040	8/24/05	\$229,836	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	072006	9059	7/14/06	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	082006	9067	2/14/07	\$800,000	NO MARKET EXPOSURE
001	082006	9072	2/8/05	\$150,950	DOR RATIO
001	082007	9032	9/9/05	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	082007	9074	3/17/05	\$285,000	NO MARKET EXPOSURE; RELATED PARTY
001	082007	9081	8/18/05	\$154,000	DOR RATIO;%COMPL
001	082007	9086	2/24/06	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	092006	9031	10/26/06	\$102,770	FORCED SALE
001	092006	9104	11/3/05	\$550,000	DOR RATIO;OPEN SPACE
001	092006	9123	5/30/06	\$240,000	DOR RATIO;NON-REPRESENTATIVE SALE
001	122006	9052	4/30/07	\$225,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
001	122006	9069	1/24/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	132006	9084	1/12/05	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	142006	9081	6/10/05	\$439,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	142006	9122	11/12/07	\$621,384	FORCED SALE
001	142006	9122	7/26/06	\$850,000	OPEN SPACE/CONTRACT OR CASH SALE

**Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	142240	0070	3/23/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	142240	0240	8/9/07	\$439,000	IMP COUNT > 1
001	144330	0150	7/26/05	\$370,000	NO MARKET EXPOSURE; RELATED PARTY
001	152006	9013	1/26/05	\$232,500	NO MARKET EXPOSURE
001	152006	9029	10/28/05	\$11,600	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
001	152006	9031	1/21/05	\$300,000	DIAGNOSTIC OUTLIER
001	152006	9034	5/25/07	\$499,000	DIAGNOSTIC OUTLIER
001	152006	9036	4/25/07	\$745,000	IMP COUNT > 1;ESTATE ADMINISTRATOR
001	152006	9037	3/30/06	\$81,700	DOR RATIO;/EASEMENT OR RIGHT-OF-WAY
001	152006	9038	11/11/05	\$40,400	DOR RATIO;/EASEMENT OR RIGHT-OF-WAY
001	152006	9059	8/1/05	\$336,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	152006	9063	8/8/06	\$229,384	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
001	152006	9067	2/3/06	\$302,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	152006	9085	1/16/07	\$650,000	OPEN SPACE/RELATED PARTY
001	162006	9036	7/8/05	\$385,000	NO MARKET EXPOSURE
001	172006	9064	10/9/06	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	172006	9094	1/18/06	\$425,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
001	172006	9128	9/1/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	182006	9024	1/26/05	\$172,000	NO MARKET EXPOSURE; TENANT
001	182006	9056	5/5/05	\$215,250	RELATED PARTY, FRIEND, OR NEIGHBOR
001	182007	9042	6/11/07	\$325,000	PRESENT CHAR DO NOT MATCH SALE CHAR
001	192006	9050	8/17/07	\$800,000	OPEN SPACE/RELATED PARTY
001	202006	9027	1/31/05	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	212006	9030	5/27/05	\$425,000	NO MARKET EXPOSURE; RELATED PARTY
001	212006	9053	6/7/07	\$900,000	OPEN SPACE/RELATED PARTY
001	212006	9056	4/22/05	\$282,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	222006	9037	12/8/06	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	222006	9039	10/16/07	\$218,250	PRESENT CHAR DO NOT MATCH SALE CHAR
001	222006	9061	7/12/05	\$297,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	222006	9073	7/26/06	\$52,500	DOR RATIO;QUIT CLAIM DEED
001	222006	9082	6/12/06	\$185,000	PREVIMP<=25K
001	222006	9082	9/6/05	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	222006	9136	10/3/06	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	222006	9146	10/4/06	\$445,000	NO MARKET EXPOSURE; RELATED PARTY
001	222006	9153	3/18/05	\$287,000	%COMPL;NO MARKET EXPOSURE
001	222006	9179	2/26/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	222006	9184	6/5/06	\$325,000	NO MARKET EXPOSURE
001	235960	0040	1/24/05	\$143,750	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	242360	0050	8/8/05	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	252006	9021	12/14/06	\$521,250	OPEN SPACE/RELATED PARTY
001	262106	9015	8/23/06	\$935,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	262106	9053	6/7/05	\$547,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	262106	9063	6/23/06	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	272006	9001	12/22/06	\$465,000	DIAGNOSTIC OUTLIER
001	272006	9024	9/26/05	\$760,000	IMP COUNT > 1

**Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	272006	9027	6/15/05	\$366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	272006	9037	1/11/06	\$770,000	CORPORATE AFFILIATES
001	272006	9062	10/20/06	\$349,000	NO MARKET EXPOSURE
001	272006	9067	12/5/05	\$475,000	NO MARKET EXPOSURE
001	282006	9040	11/9/05	\$1,200,000	IMP COUNT > 1
001	282006	9048	5/8/06	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	282106	9023	10/4/05	\$40,000	DOR RATIO;OBSOL;RELATED PARTY
001	282106	9030	8/23/06	\$515,177	BANKRUPTCY - RECEIVER OR TRUSTEE
001	282106	9030	10/12/05	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	282106	9079	9/6/06	\$305,000	%COMPL;PRESALE
001	302007	9052	8/20/07	\$110,867	DOR RATIO;QUIT CLAIM DEED
001	312007	9013	6/9/06	\$410,000	DIAGNOSTIC OUTLIER
001	312007	9024	7/18/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	312007	9047	5/22/06	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	312007	9055	5/2/05	\$359,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	312007	9092	9/21/05	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	312007	9136	5/2/07	\$786,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	312007	9136	12/13/06	\$712,332	FORCED SALE
001	312106	9020	2/24/05	\$262,373	BANKRUPTCY - RECEIVER OR TRUSTEE
001	312106	9020	8/13/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	312106	9093	3/2/06	\$659,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	322007	9019	2/7/06	\$750,000	NO MARKET EXPOSURE
001	322106	9025	7/10/06	\$349,000	NO MARKET EXPOSURE
001	322106	9032	5/21/07	\$100,000	NON-REPRESENTATIVE SALE
001	322106	9076	5/1/06	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	342006	9027	6/7/05	\$245,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	342006	9034	5/14/07	\$245,700	DIAGNOSTIC OUTLIER
001	342006	9038	10/12/06	\$319,900	IMP COUNT > 1
001	342006	9075	7/2/07	\$305,000	DIAGNOSTIC OUTLIER
001	342106	9053	6/5/06	\$150,000	DOR RATIO;%COMPL
001	342106	9079	1/11/07	\$114,679	DOR RATIO;QUIT CLAIM DEED
001	352006	9036	8/12/05	\$284,612	DOR RATIO;QUIT CLAIM DEED
001	352006	9036	7/24/07	\$280,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	352106	9001	9/20/05	\$225,000	NO MARKET EXPOSURE; TRADE
001	352106	9005	7/25/05	\$174,403	DOR RATIO
001	362006	9033	7/14/06	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	362106	9050	10/14/05	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	605500	0080	4/24/06	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	605500	0100	1/14/05	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	605500	0170	1/21/05	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	606100	0070	5/31/05	\$320,000	NO MARKET EXPOSURE; RELATED PARTY
001	642700	0420	2/7/06	\$163,500	DOR RATIO;%COMPL
001	732771	0120	6/1/05	\$440,000	IMP COUNT > 1
001	932610	0080	10/30/07	\$215,000	DIAGNOSTIC OUTLIER
001	941340	0095	5/12/05	\$365,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	941340	0185	1/10/06	\$41,667	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	980450	0560	10/23/05	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	032107	9032	6/7/05	\$454,000	NON-REPRESENTATIVE SALE
009	032107	9039	7/18/07	\$768,000	PRESENT CHAR DO NOT MATCH SALE CHAR
009	032107	9082	5/27/05	\$220,000	DOR RATIO;OPEN SPACE
009	042107	9102	4/19/05	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	042107	9109	7/29/05	\$172,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	042107	9173	1/13/05	\$302,350	NON-REPRESENTATIVE SALE
009	082107	9087	6/27/06	\$802,000	MULTI-PARCEL
009	082107	9102	10/24/05	\$245,000	DOR RATIO;OPEN SPACE
009	082107	9103	11/8/05	\$265,000	DOR RATIO;%COMPL;OPEN SPACE
009	102107	9042	12/29/05	\$25,000	DOR RATIO;%NETCOND;PREVIMP<=25K
009	102107	9042	7/5/06	\$50,000	DOR RATIO;%NETCOND;PREVIMP<=25K
009	102107	9042	3/29/06	\$30,000	DOR RATIO;%NETCOND;PREVIMP<=25K
009	102107	9042	9/14/06	\$30,000	DOR RATIO;%NETCOND;PREVIMP<=25K
009	102107	9042	2/10/05	\$120,000	DOR RATIO;%NETCOND;PREVIMP<=25K
009	102107	9042	2/10/05	\$140,000	DOR RATIO;%NETCOND;PREVIMP<=25K
009	102107	9043	9/9/05	\$135,000	DIAGNOSTIC OUTLIER
009	102107	9149	9/8/06	\$238,600	NO MARKET EXPOSURE
009	122107	9014	12/19/06	\$320,000	DOR RATIO;NO MARKET EXPOSURE
009	122107	9058	11/1/07	\$119,500	DOR RATIO;QUIT CLAIM DEED
009	187140	0680	5/6/05	\$120,000	DOR RATIO;NON-REPRESENTATIVE SALE
009	222107	9033	4/11/07	\$670,000	OPEN SPACE/TIMBER AND FOREST LAND
009	222107	9041	3/7/05	\$115,000	DOR RATIO;%COMPL;OPEN SPACE
009	240880	0090	4/11/05	\$302,500	DIAGNOSTIC OUTLIER
009	262207	9039	3/25/05	\$92,412	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	262207	9063	1/17/06	\$100,000	DOR RATIO;BUILDER OR DEVELOPER SALES
009	262207	9063	7/19/06	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	262207	9152	9/7/05	\$50,281	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
009	262207	9166	4/13/06	\$165,000	DOR RATIO;OPEN SPACE
009	262207	9169	10/24/05	\$184,900	DOR RATIO;OPEN SPACE
009	282207	9047	9/12/05	\$288,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	282207	9063	11/7/06	\$167,493	DOR RATIO;QUIT CLAIM DEED
009	292107	9030	1/12/06	\$282,000	%COMPL;NO MARKET EXPOSURE
009	292107	9050	4/6/06	\$235,888	DOR RATIO;OPEN SPACE
009	292107	9050	4/5/07	\$1,019,214	OPEN SPACE/TIMBER AND FOREST LAND
009	292107	9071	4/6/06	\$178,888	DOR RATIO;OPEN SPACE
009	292107	9074	8/23/06	\$325,000	DOR RATIO;OPEN SPACE
009	292107	9074	9/26/05	\$183,888	DOR RATIO;OPEN SPACE/TIMBER AND FOREST LAND
009	292107	9084	4/25/06	\$245,888	%COMPL;OPEN SPACE
009	292107	9090	4/25/06	\$238,888	DOR RATIO;OPEN SPACE
009	292107	9091	5/12/06	\$235,888	DOR RATIO;OPEN SPACE
009	322107	9032	3/14/06	\$259,238	CONTRACT OR CASH SALE; NO MARKET EXPOSURE
009	322107	9035	8/18/05	\$164,105	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
009	322107	9047	7/20/07	\$529,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	322107	9111	4/18/05	\$135,000	DOR RATIO
009	322107	9117	10/20/05	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	322207	9023	5/18/07	\$60,000	DOR RATIO;%NETCOND;PREVIMP<=25K
009	322207	9048	10/9/07	\$350,000	RELATED PARTIES
009	322207	9076	1/19/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	322207	9108	9/13/05	\$213,703	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	322207	9112	9/8/06	\$488,500	IMP COUNT > 1
009	322207	9117	7/28/05	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	322207	9124	8/10/05	\$350,000	IMP COUNT > 1
009	322207	9138	3/9/06	\$384,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	322207	9170	8/4/06	\$620,000	RELOCATION - SALE TO SERVICE
009	322207	9205	1/18/07	\$264,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	332107	9074	8/5/05	\$125,000	DOR RATIO
009	342107	9060	7/29/05	\$195,000	DIAGNOSTIC OUTLIER
009	342107	9069	1/31/07	\$368,500	DIAGNOSTIC OUTLIER
009	352207	9024	10/9/07	\$866,035	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	352207	9024	3/1/05	\$162,428	DOR RATIO;%COMPL;OPEN SPACE
009	410200	0075	5/29/07	\$305,000	PRESENT CHAR DO NOT MATCH SALE CHAR
009	410200	0115	5/25/07	\$253,000	PRESENT CHAR DO NOT MATCH SALE CHAR
009	410200	0125	5/27/05	\$260,000	DIAGNOSTIC OUTLIER
009	410200	0135	10/27/05	\$180,000	DIAGNOSTIC OUTLIER
009	416960	0035	3/9/07	\$465,950	PRESENT CHAR DO NOT MATCH SALE CHAR
009	712340	0075	9/14/05	\$277,000	IMP COUNT > 1;SEGREGATION AND/OR MERGER

**Vacant Sales Used in this Annual Update Analysis
Area 40**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	012006	9009	03/05	\$160,000	782990	Y	N
001	012006	9039	06/06	\$135,000	77536	Y	N
001	012006	9060	01/07	\$278,000	204296	Y	N
001	051907	9019	08/06	\$190,000	307098	N	N
001	052006	9004	07/05	\$190,000	648796	N	N
001	052006	9026	05/06	\$160,000	387684	N	N
001	052006	9059	10/05	\$225,000	409464	N	N
001	052006	9076	08/06	\$298,500	427759	Y	N
001	052007	9021	04/06	\$180,000	231549	Y	N
001	052007	9041	11/05	\$100,000	68757	N	N
001	062006	9004	08/06	\$280,000	569764	N	N
001	062006	9017	06/07	\$450,000	1658850	N	N
001	062006	9017	04/05	\$328,950	1658850	N	N
001	062007	9036	12/06	\$225,000	181209	Y	N
001	082006	9018	06/05	\$285,000	415562	Y	N
001	082006	9057	12/06	\$200,000	108900	Y	N
001	102006	9035	04/07	\$150,000	178596	N	N
001	112006	9021	10/07	\$260,000	871200	Y	N
001	112006	9025	10/07	\$525,000	871200	Y	N
001	112006	9063	11/06	\$175,000	851598	Y	N
001	132006	9158	05/06	\$200,000	425581	Y	N
001	142250	0095	10/07	\$155,000	67082	N	N
001	152006	9069	08/07	\$55,000	323215	N	N
001	202006	9057	07/06	\$350,775	871200	Y	N
001	222006	9194	04/06	\$205,000	435600	Y	N
001	262106	9017	04/07	\$290,000	107157	N	N
001	262106	9043	04/05	\$150,000	92347	N	N
001	272006	9006	03/06	\$269,000	210394	Y	N
001	272006	9006	02/05	\$200,000	210394	Y	N
001	312007	9084	06/05	\$20,000	18000	N	N
001	312007	9101	09/06	\$140,000	348480	N	N
001	312007	9137	05/07	\$135,000	35899	N	N
001	312106	9010	05/07	\$275,000	867715	N	N
001	322106	9093	06/05	\$190,500	429501	Y	N
001	342006	9058	10/05	\$35,000	17729	Y	N
001	342106	9005	10/06	\$305,000	1132560	N	N
001	352106	9021	06/07	\$300,000	491356	N	N
001	352106	9121	09/06	\$114,500	550011	N	N
001	352106	9122	12/05	\$99,950	601575	N	N
001	362106	9068	10/05	\$418,000	280090	Y	N
001	362106	9069	01/05	\$516,000	323651	Y	N
001	605500	0380	06/06	\$225,000	35219	Y	N
001	721550	0190	08/06	\$150,000	98881	N	N
001	721550	0260	07/07	\$163,000	138956	N	N
009	032107	9086	08/07	\$350,000	440392	Y	N
009	032107	9089	02/06	\$400,000	872071	Y	N

**Vacant Sales Used in this Annual Update Analysis
Area 40**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
009	042107	9078	09/06	\$92,500	120225	N	N
009	042107	9189	06/06	\$259,000	210685	N	N
009	042107	9190	10/06	\$295,000	217710	N	N
009	082107	9057	09/07	\$25,000	27250	N	Y
009	082107	9072	09/06	\$105,000	77972	N	N
009	082107	9085	06/06	\$31,000	117042	N	N
009	082107	9094	05/06	\$90,000	46609	N	N
009	102107	9017	06/07	\$46,000	32500	N	N
009	112107	9042	06/07	\$160,000	167605	N	N
009	112107	9043	01/07	\$170,000	184546	N	N
009	132107	9034	06/07	\$180,000	51003	Y	N
009	142107	9015	03/07	\$185,000	871200	N	N
009	262207	9125	07/06	\$190,000	260924	N	N
009	262207	9191	04/05	\$145,000	217800	N	N
009	282207	9051	09/06	\$190,000	87581	N	N
009	292107	9046	07/05	\$225,000	265716	N	N
009	292107	9093	09/06	\$165,000	168577	Y	N
009	292107	9094	07/06	\$197,500	154202	Y	N
009	292107	9096	10/06	\$176,800	196020	Y	N
009	292107	9098	07/06	\$197,500	201247	Y	N
009	322207	9007	10/07	\$248,000	218450	N	N
009	322207	9109	04/05	\$126,000	45738	N	N
009	342107	9021	07/06	\$150,000	52272	N	N
009	342107	9021	10/07	\$145,468	52272	N	N
009	342207	9028	09/05	\$126,000	98010	N	N
009	342207	9079	08/05	\$150,000	221284	N	N
009	352207	9026	07/07	\$305,000	198210	N	N
009	352207	9034	03/05	\$162,427	285875	N	N
009	352207	9036	10/05	\$235,000	200409	N	N

**Vacant Sales Removed in this Annual Update Analysis
Area 40**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	022006	9087	12/05	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	051907	9023	01/05	\$49,000	NO MARKET EXPOSURE
001	052007	9027	05/07	\$219,000	CORPORATE AFFILIATES
001	052007	9080	03/05	\$165,000	RELATED PARTY, FRIEND OR NEIGHBOR
001	052007	9118	07/07	\$242,000	CORPORATE AFFILIATES
001	056150	0230	04/07	\$26,000	QUESTIONABLE SALE
001	062006	9086	02/06	\$128,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	062007	9036	06/06	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	062007	9041	01/05	\$55,000	NO MARKET EXPOSURE
001	081700	0210	10/07	\$468,950	MULTI-PARCEL SALE:GOVERNMENT AGENCY
001	081700	0210	01/06	\$115,000	NO MARKET EXPOSURE
001	102006	9058	02/06	\$275,000	CONTRACT OR CASH SALE
001	102006	9058	08/06	\$444,000	NO MARKET EXPOSURE
001	112006	9034	03/05	\$275,000	SELLING COST AFFECTING SALE PRICE
001	122006	9012	01/05	\$55,000	NO MARKET EXPOSURE
001	142006	9086	07/05	\$29,000	GOVERNMENT AGENCY;QUESTIONABLE
001	142006	9086	11/06	\$160,000	EASEMENT OR RIGHT-OF-WAY
001	142006	9086	11/06	\$50,000	EASEMENT OR RIGHT-OF-WAY
001	142240	0030	08/05	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	152006	9001	05/07	\$160,000	FORCED SALE
001	152006	9068	08/06	\$15,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
001	152006	9070	08/06	\$37,000	NO MARKET EXPOSURE
001	152006	9078	08/07	\$20,000	EASEMENT OR RIGHT-OF-WAY
001	152006	9082	11/06	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	182007	9053	03/07	\$40,000	FORCED SALE
001	212006	9027	02/05	\$90,000	1031 TRADE; NO MARKET EXPOSURE
001	212006	9052	06/07	\$100,000	FORCED SALE
001	222006	9193	11/06	\$348,000	NO MARKET EXPOSURE
001	252006	9047	03/06	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	282006	9012	07/06	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	312007	9123	09/06	\$425,000	NON-REPRESENTATIVE SALE
001	312106	9107	05/05	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	332106	9008	02/05	\$199,000	NON-REPRESENTATIVE SALE
001	342106	9039	04/07	\$20,882	RELATED PARTY, FRIEND, OR NEIGHBOR
001	352106	9013	03/06	\$220,000	NO MARKET EXPOSURE
001	352106	9074	07/06	\$50,000	QUIT CLAIM DEED
001	362006	9029	03/06	\$40,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
001	362006	9038	02/05	\$56,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	721550	0300	08/06	\$88,000	NO MARKET EXPOSURE
001	721550	0300	12/05	\$24,000	NO MARKET EXPOSURE
001	980451	0140	02/07	\$110,000	NON-REPRESENTATIVE SALE
009	032107	9065	07/05	\$160,000	NON-REPRESENTATIVE SALE
009	032107	9078	01/05	\$124,000	NON-REPRESENTATIVE SALE
009	042107	9017	03/07	\$282,500	CORPORATE AFFILIATES
009	042107	9041	06/06	\$48,600	NON-REPRESENTATIVE SALE
009	082107	9004	08/06	\$80,000	ESMT-RIGHT OF WAY
009	082107	9004	08/06	\$140,000	ESMT-RIGHT OF WAY

**Vacant Sales Removed in this Annual Update Analysis
Area 40**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	082107	9006	02/05	\$65,000	NO MARKET EXPOSURE
009	082107	9094	02/05	\$42,000	FORCED SALE; DIVORCE
009	102107	9144	06/07	\$80,000	CORPORATE AFFILIATES
009	102107	9145	06/07	\$80,000	CORPORATE AFFILIATES
009	102107	9146	06/07	\$80,000	CORPORATE AFFILIATES
009	112107	9041	04/05	\$99,500	GOVERNMENT AGENCY;QUESTIONABLE
009	132107	9034	09/05	\$86,300	CORPORATE AFFILIATES
009	132107	9045	11/06	\$245,000	CONTRACT OR CASH SALE
009	142107	9024	04/05	\$140,000	GOVERNMENT AGENCY;QUESTIONABLE
009	142107	9063	07/07	\$27,500	QUIT CLAIM DEED
009	142107	9090	06/07	\$50,000	GOVERNMENT AGENCY;QUESTIONABLE
009	202107	9026	09/07	\$61,000	QUIT CLAIM DEED
009	212107	9031	09/06	\$10,650,000	MULTI-PARCEL SALE
009	262207	9132	07/06	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	262207	9133	09/06	\$92,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	282107	9095	01/06	\$325,000	MULTI-PARCEL SALE W/COMMERCIAL PROP.
009	282207	9051	12/05	\$115,000	NO MARKET EXPOSURE
009	292107	9066	06/05	\$150,000	CORPORATE AFFILIATES;TIMBER/FOREST
009	322107	9102	01/06	\$37,500	NO MARKET EXPOSURE
009	342107	9058	03/05	\$14,000	EASEMENT OR RIGHT-OF-WAY
009	342107	9078	09/05	\$103,000	NON-REPRESENTATIVE SALE
009	342107	9085	04/07	\$135,000	RELATED PARTIES
009	342207	9033	05/05	\$60,000	NO MARKET EXPOSURE
009	342207	9038	03/05	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	352207	9026	11/05	\$106,000	NON-REPRESENTATIVE SALE
009	712340	0146	07/07	\$17,500	NO MARKET EXPOSURE